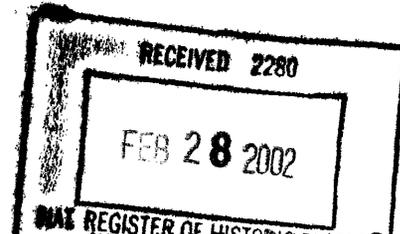


United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several National Historic Sites. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 75B)*. Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Cole Camp, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

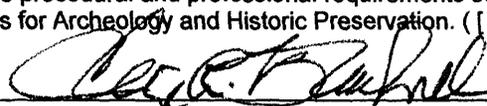
- I. Settlement and Pre-Railroad Development: 1839 to 1880
- II. Early Railroad Era: 1881-1914
- III. Early Twentieth Century Development: 1915-1951
- IV. Architectural Development: ca. 1861-1951

D. Form Prepared by

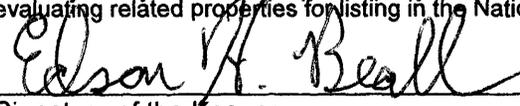
name/title Debbie Sheals (for The City of Cole Camp: Contact, Bob Owens, 660-668-4613.)
 organization Independent Contractor date November, 2001
 street & number 406 W. Broadway telephone 573-874-3779
 city or town Columbia state Missouri zip code 65203

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. () See continuation sheet for additional comments.)

 26 February 2002
 Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date
Missouri Department of Natural Resources
 State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

 April 11, 2002
 Signature of the Keeper Date of Action



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 2

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

TABLE OF CONTENTS

Note: page numbers begin at 1 for each section.

E. Statement of Historic Contexts	
I. Settlement and Pre-Railroad Development: 1839 to 1880	5
II. Early Railroad Era: 1881-1914	11
III. Early Twentieth Century Development: 1915-1951	20
IV. Architectural Development: ca. 1861-1951	25
Chronology of Notable Events	43
F. Associated Property Types (with description, significance, and registration requirements.)	
a. Single Pen	1
b. Two Room Folk	2
Double Pen	3
Hall and Parlor	3
c. Late Victorian	6
Folk Victorian	8
Italianate	8
Second Empire	8
Gothic Revival	8
d. Queen Anne	10
e. Romanesque Revival	13
f. Commercial Building	15
Two-Part Commercial Block	15
One-Part Commercial Block	16
Boomtown Front	17
Gable-Front	17
Broad-Front Commercial	17
g. Gabled Ell	21
Cross Plan	22
h. I-house	24
i. Urban Farmstead	26
j. Pyramidal	29
Pyramid Square	30
Foursquare	30
k. Bungalow	32
l. Automobile Related Commercial	35
Commercial Garage	35
Filling Station	35
G. Geographical Data	1
H. Summary of Identification and Evaluation Methods	1
I. Major Bibliographical References	1

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 3

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

INTRODUCTION

Cole Camp is located less than twenty miles south of Sedalia, Missouri, in the Williams Township of Benton County. The town slogan provides an apt description of the surrounding countryside: "Cole Camp -Where Benton County's Ozarks and Prairies Meet." The town is located in the northeast corner of the county, and is surrounded by farmland. The land to the north is relatively flat prairie, with some gently rolling hills. The foothills of the Ozark mountains lie to the south, and much of the county is dominated by the presence of Truman Lake and the western edge of the Lake of the Ozarks. The lakes occupy the former path of the Osage River, which was an early transportation artery for the area.

Cole Camp is bisected by Missouri State Highway 52, (Main Street within the City Limits) an east-west road which intersects State Highway 65 four miles west of town. The blocks in the southern part of town, a portion of which dates to the late 1850s, are laid out at a 45 degree angle to the compass points. (See Figure One.) Those blocks align with the historic Butterfield Trail, which enters the town from the southwest. The current City Park, which also contains the town's water tower, was the original Public Square.

The blocks in the north part of town were platted after the Missouri Pacific Railroad came through in 1880. The northern blocks are laid out with the compass points, and align roughly with the former railbed, which went out of use in the 1940s. Commercial properties are concentrated along Highway 52 (Main Street) and Maple Street, in the north-central part of town, while the area south of the highway is predominantly residential.

Cole Camp has a long, rich history which began in the early decades of the 19th century. It is like many other Missouri towns, in that access to transportation played a major role in its physical development. The first buildings to be erected in the settlement were located at the intersection of major trails in use at the time. Later, the coming of the railroad had a dramatic, nearly overnight impact upon the town. The railroad ran just north of the original settlement, and the business center quickly shifted in that direction to be close to the rails. Those patterns of development remain apparent, and intact buildings from all periods of the town's history grace the streets of Cole Camp yet today.

The importance of those historic resources has long been recognized in the community, and local histories include much information about both existing and former historic buildings in the area. That interest led to the initiation of an architectural and historical survey of the town in the late 1990s. The survey project, which took place in 1998 and early 1999, documented all of the intact historic resources within the city limits of Cole Camp. Several hundred properties were field checked, and basic information was compiled for 252 of the most intact historic properties in the town. (Those properties will hereafter be referred to as the "survey group.") The survey helped link individual properties more directly with existing local histories, and identified broad historical

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 4

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

contexts for the community in general.

The survey also found that many of the buildings in the community are potentially eligible for inclusion in the National Register. One of the most intact groupings of such buildings is in the commercial center, along Main and Maple Streets. Two residential areas were also found to have a significant concentration of intact resources, and there are many individual sites as well. This Multiple Property Documentation form is being used to provide an efficient mechanism for nomination of those resources. The first phase of the nomination process has been the creation of this cover document, with an associated nomination for the Central Cole Camp Historic District.

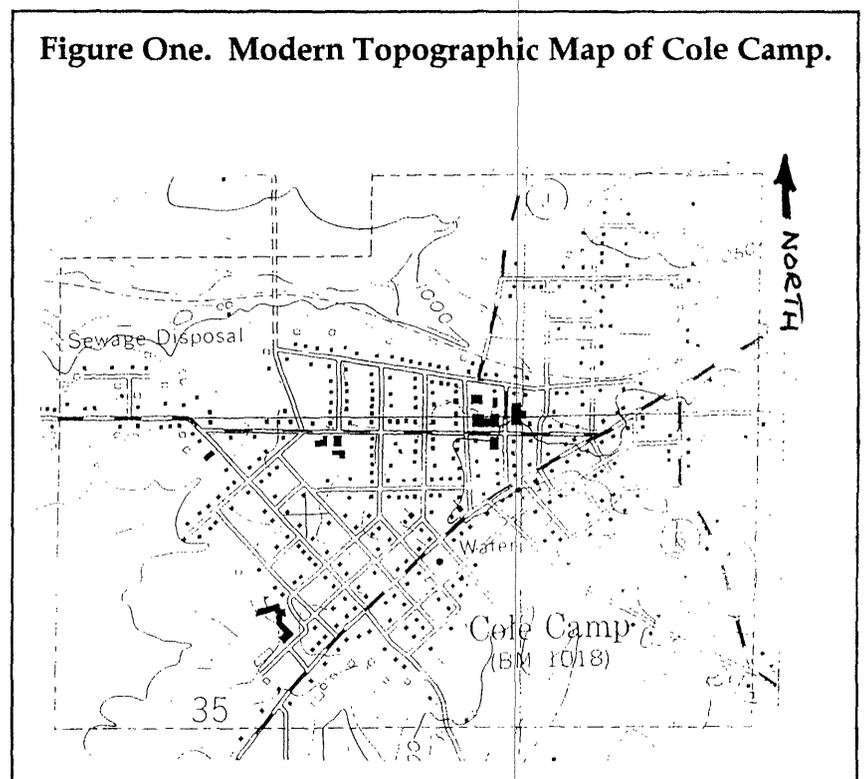
This cover document, which is heavily based upon the information gathered during the survey project, establishes historic contexts, property types, and registration requirements for all potentially eligible historic resources in the community. The narrative description of the town's history has been organized around three major periods of development, which, along with the overall architectural history, form the four historic contexts included in this section of the Cover Document. Individual property types and associated information are identified in Section F.

The periods of development are as follows:

I. Settlement and Pre-Railroad Development: 1839 to 1880. This period covers the earliest history of the community, beginning with the founding of the town in 1839, and ending with the coming of the railroad in 1880. Most of the resources which survive from this period are residential.

II. Early Railroad Era: 1881-1914. The introduction of rail service in 1880 had an immediate, intense effect upon community development, and the majority of the historic resources in the town today still reflect that period of growth. Most of the buildings in the present commercial center were built during this period.

III. Early Twentieth Century Development: 1915-1951. This last period saw continued prosperity, with a slower rate of growth. Most new construction occurred in established residential areas. △



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 5

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

I. Settlement and Pre-Railroad Development: 1839-1880.

Cole Camp has a long history of Euro-American occupation; the original part of the town was home to one of the county's first post offices, which was run by Kentucky native Ezekial Williams. Williams was one of the most prominent early settlers in the area; Williams Township and Williams Creek are both named in his honor. As one county history put it, "the old story of Cole Camp always begins with Ezekial Williams (1775-1884)."¹ Williams, an early Missouri pioneer of national repute, first passed through the area in 1818, while working on a military road which ran between Palmyra, Missouri and Ft. Smith, Arkansas.² That road, which still runs through the county, played an important part in the settlement of Cole Camp and the surrounding countryside. It was in place from the first days of settlement, and was referred to as "the old road" as early as the 1870s.³ It runs through Cole Camp today and is still known as the Boonville Road.

Williams, who returned to the area around 1830, is said to have been the first "Anglo-Saxon settler in Benton County."⁴ He started a trading business and farm a few miles southwest of the present townsite soon after his return, and was very active in the establishment of Benton County. He was one of the first Judges of Election, and it was in his home that the first election in Williams Township was held. The first County Court to meet after Benton County's organization in 1835 awarded Williams a merchant's license, and shortly after gave him a license to operate one of the county's first post offices as well.⁵ Williams named the post office "Cole Camp," reportedly after his home township in Kentucky.

A few years after Williams opened his post office, the first building in what is now Cole Camp was erected. It was a house, built by Dr. Hosea Powers, a lawyer who later served in the Missouri State Senate. (The "Dr." was probably an honorary title, there is no evidence that he practiced medicine.) Powers' house was in a good location for a settlement. It was located near the intersection of at least three major roads, the Butterfield Trail, the Boonville Road, and the

¹ Cole Camp Area Historical Society, Cole Camp Area History: 1839-1976, (Shawnee Mission, KS: Kes-Print, Inc, 1976) p. 6.

² Leroy R. Hafen, The Mountain Men and the Fur Trade of the Far West: Biographical Sketches of the Participants. (Glendale, CA: Arthur H. Clark, Co. 1972), pp. 393-409.

³ James H. Lay and George C. Worth, History of Benton County, MO, (Warsaw, MO: Proposed Benton County Historical Society, ca. 1912, typescript copy from the collection of Robert Owens, Cole Camp.) p. 6.

⁴ Lay, p. 7.

⁵ Cole Camp Area Historical Society, p. 5.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 6

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Versailles-Jefferson City Road, which came in from the east. Several houses and stores were built after Powers', and within a few years there was a small settlement at that intersection. Ezekial Williams followed the business, and moved his post office there, after which the settlement took the name of the post office. The town has been called Cole Camp ever since.⁶ It is generally held that Cole Camp was founded in 1839, although this appears to be based more on when the post office moved to town than any formal plat or organized development.

It can be argued that another early settler, Hosea Powers, had as much to do with the town founding as did Williams. In addition to building the first house in the area, he at one time owned much of the land now within the city limits. An early county history noted that Powers was "moving west, without any plan as to where he should locate," when he "came upon the spot where Cole Camp now stands, and being pleased with the location, he at once determined to settle upon it."⁷ Powers was apparently a multi-talented individual, in addition to being a lawyer and a politician, he was a surveyor and real estate developer. He laid out his own claim, and soon sold house or store lots to other individuals.

Powers received a patent for 80 acres of land surrounding the intersection of the old roads in 1839, and apparently continued to acquire adjoining land for much of the next ten or fifteen years.⁸ He and his wife, Adeline, sold off small parcels near the intersection to at least three other early settlers. Septimus Martin, one of the settlement's first store keepers, bought a lot in 1848, and Samuel Fowler bought one in 1852. The land Fowler purchased is still called the "Fowler Lot" in legal descriptions, and the Martin store site, which is now occupied by the ca. 1914 Boeschen House, continues to be a separate property.⁹

It was also about that time that Powers first sold land to William C. Blakey, who bought a small lot next to Fowler's from him in 1852. In 1855 Powers sold Blakey a much larger parcel, consisting of nearly all of Powers' original patent. That parcel included most of the land upon which the original town is located, and several more acres north of the old road intersection. It is not clear if Powers died shortly after that, or simply moved on; he disappears from records after the mid 1850s.

William Blakey, and his brother, Yelverton C. Blakey, played a major role in the

⁶ Cole Camp Area Historical Society, p. 6.

⁷ Lay, p. 10.

⁸ Land transfers have been traced through abstracts for several different survey properties, and not all land transfers were included in those records. County deed indexes are a bit sketchy for that time period.

⁹ Abstract for Lot 5 and 8, Block 9, Original Town of Cole Camp.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 7

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

development of the village of Cole Camp, and it is they who are credited with transforming the trading settlement into a formal town. They were aided by the introduction of stage service to the area. In 1858 the Butterfield Stage line between Boonville and Springfield began running through the settlement. The plat for the original town of Cole Camp was filed at the Benton County courthouse around the same time.

Although the plat is undated and gives no owner or surveyor's name, much of the town was laid out on the land William Blakey bought from Powers. Also, the 1860 Missouri State Gazetteer and Business Directory describes Cole Camp as having been "laid out in 1857 by the Blakey Brothers," and other accounts note that the early settlement was once called "Blakey Town."¹⁰ (It was also known by the more colorful name of "Lick Skillet," for reasons unknown.) It has been assumed, therefore, that the Blakey's filed the plat for the original town of Cole Camp.

The town was laid out just southwest of the intersection, and is oriented to the Butterfield Trail, which was called Main Street on the plat. (See Figure Two.) The plat includes an open public square on the northern edge of the town, surrounded by evenly spaced streets and blocks. Street names show further evidence of Blakey involvement, as there is a Blakey Street right in the center of town. The only other street believed to be named after a person is Ferguson Street, which was probably named after hotel proprietor J. C. Ferguson.¹¹

The town was soon greatly expanded by the creation of Blakey's Addition, which nearly doubled its size. That addition was presumably platted for the Blakey brothers, as well; the filed version also lacks names or a date. The 1862 tax book for Benton County includes an assessment for a lot in Blakey's Addition, and it has therefore been assumed that it was platted ca. 1861.

By the eve of the Civil War, Cole Camp had developed into a busy, well-balanced community, with at least one school, two churches and a number of businesses and homes. The 1860 Missouri State Gazetteer and Business Directory listed more than thirty five different businesses in Cole Camp, as well as two school teachers, two ministers and a justice of the peace. That list of businesses and professionals also shows that there was much construction underway. There were four different brick makers, five carpenters, and two real estate agents.

The Blakey family was well represented in that group; Goodwin Blakey had a general store, as did "Blakey and Bros.", Y. C. Blakey was the post master, and W. C. Blakey owned a livery stable and sold real estate. Very early deed records also show that they owned numerous lots in both Cole Camp and Blakey's addition, and that Wm. C. owned the most.

¹⁰ Southerland and McEvoy, Missouri State Gazetteer and Business Directory, (St. Louis: Sutherland and McEvoy, 1860) p. 59.

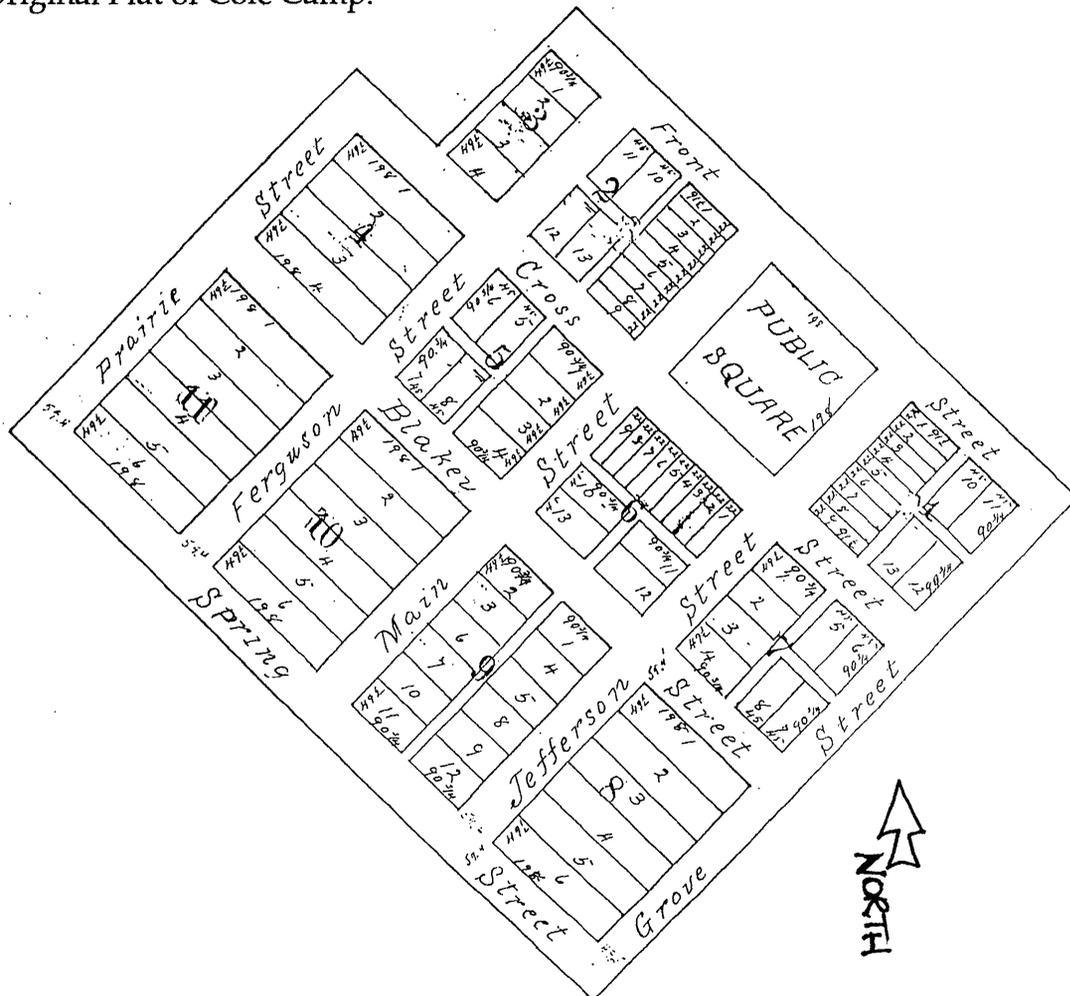
¹¹ Ferguson is among the business owners listed in the Cole Camp entry of the 1860 Missouri State Gazetteer and Business Directory, p. 59.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 8

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Figure Two. Original Plat of Cole Camp.



The Blakey's did not, however, do quite as well with their real estate ventures as they had planned. In 1867, William and Y. C. Blakey filed for bankruptcy, and by 1869 they were living in Cooper and Johnson Counties.¹² It is possible that the Civil War was at least partly responsible for the bankruptcy. The war may have interrupted development to such an extent that they were unable to capture the profit they needed to, or they may simply have left the area for political reasons.

As with most Missouri communities, development halted with the Civil War. Stage service was discontinued in 1861, and Cole Camp was brought into the conflict very early. The town was

¹² Abstract for Lots 5 and 6, Block 9, Original Town of Cole Camp.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 9

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

the site of one of the first battles of the war and the second in Missouri: the "Battle of Cole Camp," which took place June 19, 1861.¹³ Settlement patterns in the county had created a tense situation, with area residents fiercely divided over the issue of slavery. The "old stock" Americans in the southern part of the county were confederate sympathizers, while German immigrants who were living mainly north and east of Cole Camp were strongly pro-Union.

At least one surviving historic house in the area, the H. H. Parks house, which is just west of town on Highway 52, was the scene of a war-related conflict. Local history holds that Parks was killed at that house by Union forces, who suspected him of supplying information to southern sympathizers.¹⁴

Although tensions remained high throughout the war, there was little physical damage to the town, and things appear to have settled down relatively quickly afterwards. As one source put it: "After the war it seems the area made a smooth transition to a peaceful mode of life, and progress resumed with less turmoil and conflict than was experienced in so much of the nation."¹⁵ County plat and tax records also indicate that things returned to normal fairly quickly, and that the town continued to grow. Two small additions were platted in 1866, and the land tax records for 1869 show that both the original town and Blakey's addition were seeing further development.¹⁶ Historical sources also show that Cole Camp was a thriving community in the period immediately following the war.

A series of articles which ran in the Benton County Enterprise of Warsaw, Missouri in 1934 documented the memories of Viola Huse Moore, who came to Cole Camp as a child in 1866. In an article titled "Cole Camp in 1866," she wrote: "Proceeding through town on Main Street [now Butterfield] we viewed with interest the buildings on either side...the residence and saddlery shop of Louis Rothganger...the two story building of Fred Feldman...Mittlebach's store...the neat little residence of the merchant and his wife...the post office..the public square..."¹⁷ Ms. Huse described

¹³ Robert Owens, et. al., Hier Snackt Wi Plattdeutsch: Here We Speak Low German, (Cole Camp: City of Cole Camp, 1989) pp. 179-192.

¹⁴ Owens, et. al., pp. 201-202.

¹⁵ Cole Camp Area Historical Society, p.113.

¹⁶ Benton County Records show that Feldman's Addition and Fowler's Addition were both filed in 1866. The lot lines in Feldman's Addition line up directly with those in Blakey's Addition, leading to speculation that Feldman laid out his addition earlier, but did not file it until after the war.

¹⁷ Viola Huse Moore, "Cole Camp in 1866." (Third article in a series, the Benton County Enterprise, Warsaw, MO, 1933.)

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 10

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

several different residences, as well as a number of two story business buildings and a large brick hotel, which hosted "public meetings, banquets, balls, etc." That hotel was the Keeney House, which was located at what is now 601 W. Butterfield. The house there today is said to have been built of bricks salvaged from that large early structure.¹⁸

Cole Camp continued its steady growth into the 1870s. The 1876-77 Gazetteer entry for the town noted that the population at that time was "perhaps 300," up from 200 in 1860. That population increase can be attributed in part to a marked increase in German immigration to the community. German immigrants had begun settling in the area as early as the 1840s, but it was not until after the war that the influx into Cole Camp became significant. Census records show that by 1850, 37% of the families in Williams township were from Germany, up from 25% the decade before.¹⁹ That trend continued even more strongly after the war, to the point that German heritage became a dominant force in the social and commercial history of the community.

The immigration to Cole Camp followed national and statewide trends. The United States experienced a major influx of German speaking immigrants during the nineteenth century; the total foreign-born population of the United States in the last half of the nineteenth century ranged from 25% to 30% German.²⁰ The Midwest states were especially popular destinations for the immigrants, and significant numbers of Germans settled in Missouri. Census figures show that by 1890, nearly 125,000 Missourians were German-born, and approximately twice that number were German speaking.²¹ That tide of immigration left a lasting impression. Twentieth century studies have shown that Americans with German ancestry currently form the largest European ethnic group in the country, and it has been estimated that nearly forty percent of Missouri's modern population has some German ancestry.²²

Many of the immigrants who settled in Cole Camp were Lutherans from the northern German province of Hanover. They spoke a German dialect known as "Low German", which is

¹⁸ Owens, et. al., p. 142. and Cole Camp Area Historical Society, p. 38.

¹⁹ Cole Camp Area Historical Society, p. 6.

²⁰ Hildegard Binder Johnson, "The Location of German Immigrants in the Middle West," Annals of the Association of American Geographers, Vol. XLI No. 1. (March, 1951) p. 1.

²¹ Adolf E. Schroeder, The Immigrant Experience. (Columbia: University of Missouri and the State Historical Society of Missouri, 1988), p. 28.

²² Adolf E. Schroeder, "To Missouri, Where the Sun of Freedom Shines: Dream and Reality on the Western Frontier," and Donald M. Lance, "Settlement Patterns, Missouri Germans, and Local Dialects," both in The German-American Experience in Missouri (Columbia: University of Missouri Press, 1986.)

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 11

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

still spoken in the community today. The German heritage of Cole Camp has been well documented in the locally produced book *Hier Snackt Wi Plattdeutsch: Here We Speak Low German*, and residents of the town continue to recognize and celebrate that tradition. The families of many of those early German immigrants remain in Cole Camp today, and a comparison of early census records with a modern Cole Camp phone book reveals many of the same family names.

The scarcity of remaining resources from the earliest period of town development belies the fact that Cole Camp was a prosperous community relatively early in the 19th century. The population increased from 200 in 1860 to 500 in 1880, and continued to rise in the following decades. In the late 1870s, business interests were given a significant boost, via the building of railroad tracks through the area. Access to rail service was to have a profound and lasting effect upon Cole Camp.

II. Early Railroad-Era: 1881-1914.

As was the case for countless other American towns, the coming of the railroad had a huge impact upon Cole Camp. Between the time the railroad first came through and the eve of WWI, fully two thirds of the historic buildings in the community today were built, and the physical boundaries of the town more than quadrupled. The community saw a significant increase in both residential and commercial development, and the appearance of the town today still reflects that period of growth.

The Missouri Pacific Railroad started work on a rail line from Sedalia to Warsaw in the late 1870s, and in the fall of 1880, the first train came through Cole Camp. The new rails ran north of the original town, and development immediately shifted north to be close to the tracks. The train was running through the Cole Camp area by September of that year, and the full run from Sedalia to Warsaw was completed on November 20.²³ In October of the same year, a plat for the "Railroad Addition to Cole Camp," which nearly doubled the size of the town, was filed at the county courthouse.

It is interesting to note that the Railroad Addition did not actually touch the borders of the existing town, and for a few years Cole Camp consisted of two separate areas. (See Figure Three.) Later additions, combined with an incorporation in 1897, united the two areas, although there are still parts of town that do not appear to have ever been formally platted.

The Railroad Addition was platted by a group of local residents who had incorporated a year earlier as the Osage Valley Construction Company. County records show that the trustees created the corporation specifically to take advantage of the pending rail service. The articles of incorporation stated that the "object of said company is to build and construct railroads,

²³ Cole Camp Area Historical Society, p. 11.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 12

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

embankments, and bridges."²⁴ The trustees of the corporation were Alonzo R. Kieffer, John R. Freed, and Cyrus Newkirk. At least two of those men were Cole Camp residents. Freed was included in the 1879-80 Cole Camp business listings as a doctor and partner in a drug store, and Kieffer was part of a family who had been in the area since before the Civil War.

Kieffer's parents, Luther and Polly Kieffer, were in Cole Camp as early as 1859, when they bought a large parcel of land near Old Cole Camp from W. C. Blakey. Although Luther Kieffer died in 1864 without developing any of the land, it remained in his family. His three sons, Alonzo R., George, and Garret S, later developed much of it, and all became quite active in the business community.²⁵ As mentioned, A. R. Kieffer was involved with platting the Railroad Addition, and tax records show that his brother George owned a very large number of the lots in the Railroad Addition before they were developed. George later became a lumber dealer, brickmaker, and builder. Garret S. Keiffer was very active in the business community; he was first president of the first bank in town, served at least one term as mayor, ran a dry goods store, and platted the GSK Addition with a partner in 1899.

A new depot was built near the north end of Maple Street soon after the railroad was completed, and the area south of it, in the east end of the Railroad Addition, quickly developed into a new commercial center. It functions as such yet today. One local history noted that when the railroad opened "the businessmen and tradesman from the business district around the public square packed up their wares, their equipment, and their energies, and moved closer to the railroad."²⁶

This was a typical, and practical, development. It was naturally desirable for businesses to be close to the depot to allow easy access to shipping services. Similar developments took place all over the Midwest; one history of small towns mentioned that "every country town exerted itself to be a railroad town" and that "construction of freight and passenger stations brought a swarm of tradesmen and mechanics to purchase lots."²⁷ By the 1890s the business district occupied several blocks of the Railroad Addition, and only a few businesses remained in the south part of town.

Figure Three. Additions to Cole Camp, 1880-1884. Base map from Cole Camp Area History, additions

²⁴ Abstract for survey property #23. Incorporation papers.

²⁵ Abstract for survey property #23, affidavit with Kieffer family history from Alonzo Rouse, Aug. 3, 1897.

²⁶ Cole Camp Area Historical Society, p. 15.

²⁷ Lewis Atherton, Mainstreet on the Middle Border, (Bloomington: Indiana University Press, 1984) pp. 6, 229.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 13

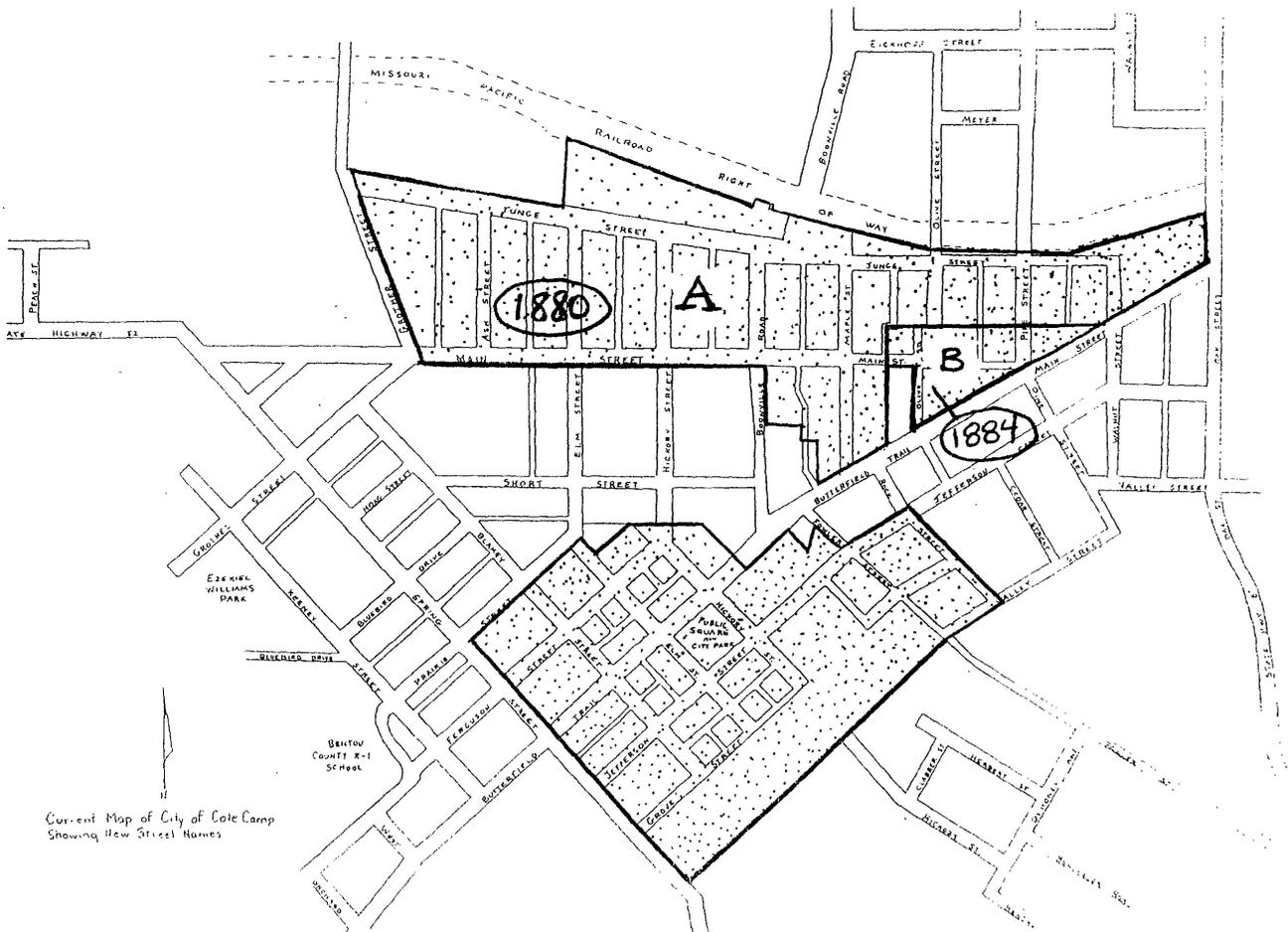
Historic Resources of Cole Camp, Missouri
Benton County, Missouri

mapped by Debbie Sheals, from County plat records, and the 1904 Atlas map.

A. Railroad Addition, 1880

B. Smasal's Addition, 1884

Other shaded areas were platted before 1880.



Current Map of City of Cole Camp
Showing New Street Names

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 14

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

One of the establishments which remained in the south part of town was also one of the community's more enduring historic businesses. Fajen's Store operated for decades in a brick commercial building located just a few doors off the original public square. Fajen's brick store at 304 West Butterfield was built ca. 1884, and, while it contained a general store run by Louis Schroeder when new, it is best known for its long association with the Fajen family.²⁸ Henry G. Fajen was operating a store there in the 1890s, and his son Oscar H. Fajen carried on the business into the middle part of the twentieth century. Oscar Fajen bought the building in 1928, and his widow Emma Fajen, owned it into the 1970s.

An ad for Fajen's which ran in an 1899 edition of the Cole Camp Courier shows that by that time, the original part of town was considered the "old town". From the ad: "DON'T FAIL TO CALL AT MY STORE IN OLDTOWN, when in town, to see what I have and to learn my prices...YOU CAN ALWAYS GET SOMETHING YOU WANT.....Call and see me. H. G. FAJEN."²⁹ The Fajen's Store building is the only 19th century business building left in the Original Town of Cole Camp. It is also the oldest, and one of the most intact, of all the commercial buildings in Cole Camp.

The building was built by Louis Grother, a prominent local citizen who owned several local businesses over the years, including three different drugstores. Although the Fajen's building was owned by Grother or his heirs from the time of its construction until the 1920s, he does not appear to have ever operated a business there. Grother's first drugstore was in a frame building which sat directly west of the Fajen's Store.³⁰

The record of Grother's drugstore locations parallels the commercial history of the town; he kept moving north. He started out near the public square of the original town, then moved to a new building at the corner of Butterfield Trail and Maple, and finally moved a bit further north, to a building on South Maple, near the center of the commercial district. (The two later stores are part of the proposed Central Cole Camp Historic District, as are most of the post-Railroad commercial properties in town.)

Grother's second building, the ca. 1896 Bellview Hotel, is one of the largest surviving historic commercial buildings in town today. The large brick building at the south end of Maple Street has commercial spaces on the ground floor with hotel rooms on the upper level. There is also a two-story residential unit attached to the west edge of the hotel, set back a bit from the street. That may have been the home of early hotel keepers; Grother and his family lived in a

²⁸ Esser, "Locations in Old Cole Camp," p. 10.

²⁹ Cole Camp Courier, March, 1899.

³⁰ There is a historic photo of the building with the early drugstore next to it in Owens, et. al. p. 124.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 15

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

freestanding frame house nearby. Grother retained ownership of that property into the late 1920s, which was after he moved his shop to a rented space closer to the central business district.

The Bellview was the newest of three hotels which were in operation at the south end of Maple Street during that period. The oldest was the ca. 1861 City Hotel (later Eding Hotel), a two story frame building located on Butterfield just west of Maple Street. That establishment served as a stage stop in the 1800s, and remained in operation into the early 1900s; it was demolished in 1957.³¹ The other early hotel on the block, the ca. 1888 Melvin Hotel, has survived, however. It is a two story frame building, located just a few doors from the Bellview. The Melvin Hotel was run by Benjamin Melvin when new, and later by his widow Sara. Their son, Dr. James M. Melvin, also had his office on the second floor.

Another prominent businessman of the time, Henry Eickhoff, also owned property on Maple Street. Eickhoff was a skilled furniture maker who practiced his trade in Cole Camp for decades. Like Louis Grother, Eickhoff had started out in business in the old part of town and moved north when the railroad came through. His early house was near the original public square, at 303 Jefferson St. (That ca. 1861 building is still in existence; it is one of the oldest intact houses in the community today.) He made furniture and caskets in a shop behind the house before moving to Maple Street. He continued his business in two buildings located on North Maple Street. Remarkably, Eickhoff's Maple Street buildings still contain some early woodworking equipment. A description of Eickhoff's shop from a local history noted that "fancy trims for houses, etc., were made here."³² Many of the porches found on Cole Camp houses of this era are markedly similar, and it seems likely that many of their components were manufactured in Henry Eickhoff's shop.

Eickhoff also owned another furniture store on Second Street (now Main). He bought that building in 1915 from William Beckman, with whom he is said to have been in business sometime in the late 1800s. The Second Street store is still an Eickhoff furniture store; it is the present location of the E. L. Eickhoff furniture store. E. L. Eickhoff is the grandson of Henry Eickhoff; Henry's son, Edward Lewis (also E. L.) operated the store on Main Street before the younger E. L. took over.

The Eickhoff family also played an important role in the residential development of the community. In 1907 and 1911 Henry Eickhoff and his brother Albert G. filed plats for residential development north of the railroad tracks. Part of that area is yet known as Eickhoff Hill. Most of A. G. Eickhoff's Addition was developed over the next few decades, as were the southernmost

³¹ Cole Camp Area Historical Society, p. 15, and the 1900 census entry, which showed that David Biddle was the hotel keeper at that time.

³² Cole Camp Area Historical Society, p. 16.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 16

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

blocks of Henry Eickhoff's, and the area today contains one of the more cohesive collections of intact historic houses in Cole Camp.

The north end of Maple Street, which was closest to the depot, developed a less than savory reputation in the last part of the 19th century. The west side of that block (across from Eickhoff's shop) became lined with saloons and billiard parlors soon after that area began to develop into a commercial center. Those establishments attracted the patronage of a unruly crowd of heavy drinkers, and the area was known as "Battle Row" into the early 1900s. Local history holds that many of those patrons were from railroad crews, first from the Missouri Pacific Line, and later from the Rock Island, which was built about 1.5 miles north of Cole Camp. The area was even known as "Rock Island Venue" by some early town residents.

The rowdiness was fairly well-contained however, and the rest of the community continued to developed at a steady pace. As one local history put it "if the citizens stayed off Battle Row, or out of the way of fights that might spill over into other parts of town, they could avoid this seamier side of the community."³³ It was also noted that temperance meetings in town were well attended during that period, no doubt as a reaction to the atmosphere on North Maple.

Unruly crowds notwithstanding, by the turn of the 20th century, Cole Camp was thriving. The statistics are impressive:

- The population jumped from 600 people in 1890 to just over 900 in 1910.
- The number of businesses listed in the state Gazetteer increased from 19 in 1890, to 48 in 1899.
- Six new Additions were platted between 1890 and 1910.
- Cole Camp was incorporated as a village in 1897, and as a fourth class city in 1900.

The 1904 map of Cole Camp which was included in the county atlas of that year shows that the city limits had expanded greatly, and the town was nearly as big as it is today. (See Figure Four.) That physical growth was accompanied by a significant building boom. Almost half of the historic buildings in the town today were built between 1891 and 1910, and almost all of the existing historic commercial buildings in the community today were built before 1915. A scan of local papers published around the turn of the century revealed many notices of new construction, as well as an observation printed in 1898 that, "Geo. Kieffer, the lumber dealer, informs us that according to the signs, there will be more buildings erected in Cole Camp this season than ever before."³⁴

George Kieffer was one of many area businessmen to have benefitted from the new prosperity brought by the railroad. He owned property all over the community at one time or

³³ Owens, et. al., p. 146. Most of those early saloons were gone by the time the town was mapped by the Sanborn Company in 1930, and only one remains in existence today.

³⁴ Cole Camp Courier, Aug. 12, 1898.

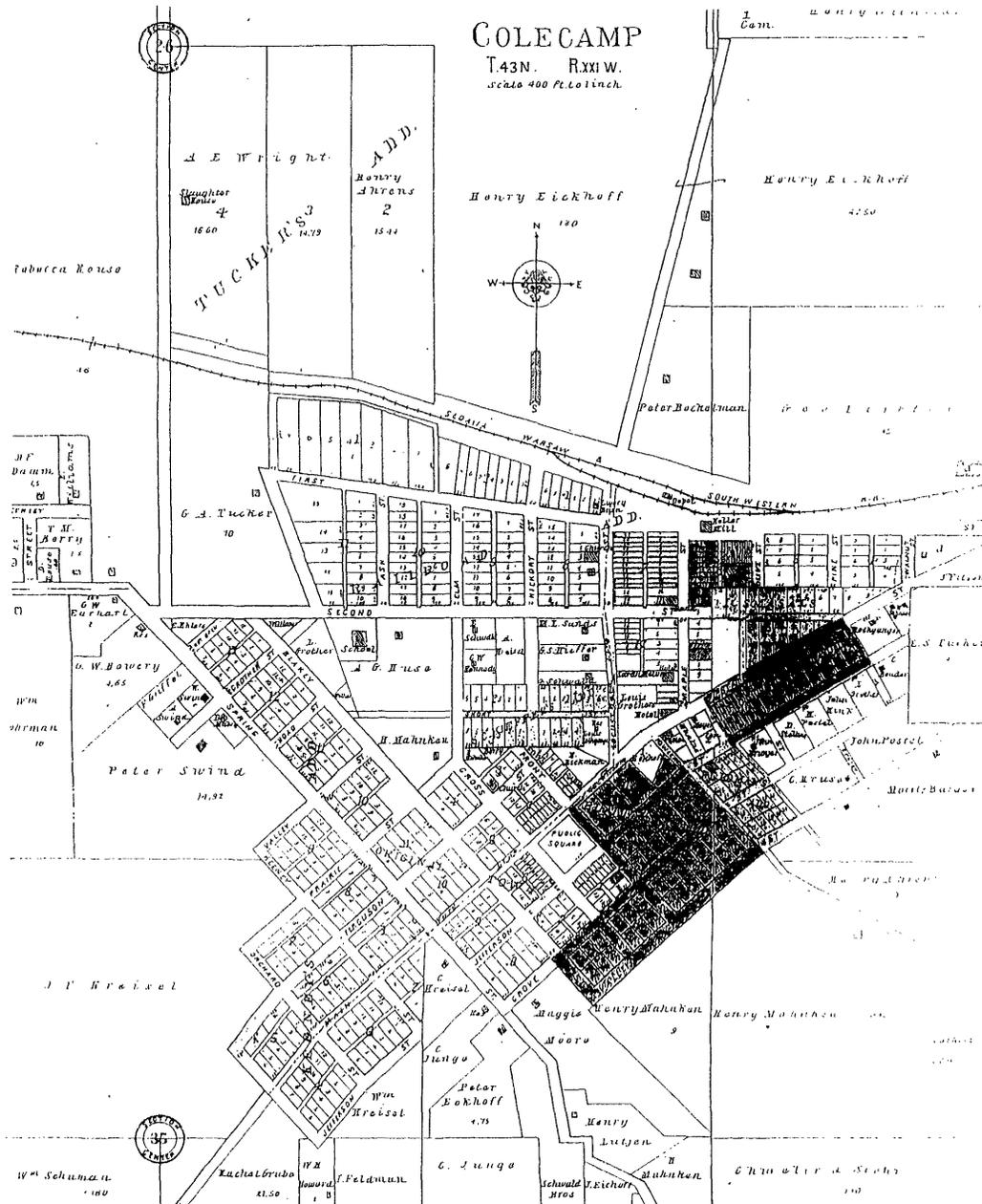
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 17

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

another, and capitalized on the construction boom by operating the above-mentioned lumber business, as well as a brick yard and a general contracting business. His lumber company building is still standing on the east side of Maple Street, as is the Keiffer family home across the street from it.

Figure Four. Atlas Map of Cole Camp, 1904.



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 18

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Kieffer's small frame house, which was built ca. 1894, is the only Second Empire style building in the survey group, and one of the more highly styled small houses in town. It is likely that Kieffer built the house from plans ordered through his lumber business. The family apparently moved into larger quarters as their means allowed. Kieffer also owned a much larger house on North Hickory Street, which was built around the turn of the century. The two-story frame house on Hickory also features the type of finely crafted woodwork one would expect to find on a lumber dealer's home.

Kieffer's involvement with general contracting included work on several business buildings in town. An article in the Cole Camp paper of May 26, 1898 noted that "ground was broken for three new brick store buildings last week....Kieffer and Lauchlan have the contracts for these buildings and the brick is now being made at their brickyard west of town." The article was referring to a row of three commercial buildings on what was then Second St. One of those has since been demolished; the other two are in the 100 block of E. Main Street.

The "Lauchlan" of Kieffer and Lauchlan was presumably M. A. Lauchlan, who was referred to in an earlier paper as "our brick maker."³⁵ Several of the commercial buildings in town, including those mentioned above, feature ornate brick cornices which may be Lauchlan's handiwork. One of the most elaborate and intact such cornices can be found on the buildings now located at 105 and 107 E. Main St. (The cornice is continuous across both facades.)

Kieffer and Lauchlan also had the contract for the Citizens Bank Building, which was built on the northwest corner of the intersection of Main and Maple in 1898.³⁶ The strength of the business community during that period is attested to by the fact that both banks in operation at that time erected new buildings in the commercial district around the turn of the century. The Peoples Bank Building went up directly across Maple from the Citizens Bank just a few years later, in 1906. Both of those buildings survive, and are two of the largest historic commercial buildings in the community today.

The Citizens Bank, which was the first, and for a time the only, bank in town, had been in operation at another location on Maple Street since 1893.³⁷ (George Kieffer was founding secretary, and G. S. Kieffer was the first elected president.) The People's Bank was the second bank in Cole Camp, and was followed in 1920 by the last to be established, the Farmers Bank. All three banks remained in business until the Depression, when the Peoples Bank folded, and the other two were reorganized to form the Citizens-Farmers Bank. The Citizens-Farmers Bank is still in operation,

³⁵ Cole Camp Courier, Nov. 11, 1897.

³⁶ Owens, et. al., p. 115.

³⁷ Cole Camp Historical Society, pp. 67-71.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 19

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

and continues to occupy the brick building erected by Keiffer and Lauchlan in 1898.

Technological advances and railroad-induced prosperity also made possible various improvements to the town's infrastructure and other public amenities. Telephone service was established in 1899, and a city waterworks was put in place in 1911. The town's first electric plant was put in operation in the teens—a local history noted that, at first, electricity was only available for lighting from dark until 11p.m., and half days on Wednesday "so that the weekly ironing could be done."³⁸ And, although the public roads were all of dirt until the 1920s or 30s, by the early teens, the city had installed concrete walkways across major intersections, and made it the job of the City Marshall to keep them swept.³⁹ (A good sign that Battle Row had calmed down.) The town could also boast of its own newspaper beginning in the early 1890s on; the Cole Camp Courier, which is still in operation, began publication in 1893.⁴⁰

One of the first residential areas to be developed after the railroad came through is located around Short Street, just south of Main Street. Much of Short Street is in the G.S. Kieffer Addition, which was platted in 1899, and apparently immediately developed. Every house now in that Addition was built well before 1929, and all are relatively intact and in good condition. There are also several intact houses west of that addition, in the Mahnken Block, which was platted by Henry Mahnken in 1908, and the High School Zone, which was first platted by J. H. Frederich in 1913.

The southern part of town also saw residential development during that period. In spite of its early function as the business center, the area is today nearly exclusively residential, and the streets are filled with a diverse mix of houses. It is not at all unusual to find houses from several different decades on the same block, often sitting side by side. One of the largest additions to the south part of town occurred in 1885, when Keeney's Addition was platted. At least a few of the houses in Keeney's Addition appear to pre-date that plat, and it is possible that there was construction going on in that part of town even before it was filed.

Many of the congregations in town also replaced their modest early churches with large new buildings in the first decades of the new century; four of the five historic churches in town were built in the teens, and three of those replaced early buildings. The Trinity Lutheran Church, on Butterfield at the southern end of Maple Street, was built in 1911, the Congregational Church on Boonville Road was built in 1913, and St. Paul's Evangelical Lutheran Church was built in 1917 at Front and Jefferson Streets. All three of those churches are sizeable brick buildings which are very much intact, and in good to excellent condition. As in many communities, they are some of the

³⁸ Cole Camp Historical Society, p. 78.

³⁹ Owens, et. al., p. 147.

⁴⁰ Cole Camp Historical Society, p. 72.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 20

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

largest and most elaborate buildings in town yet today.

The coming of the railroad brought significant physical and socioeconomic changes to Cole Camp. The entire layout of the town changed, as did business and social opportunities. The effect that the railroad had on the community was typical of early towns throughout the Midwest and other parts of the country. One railroad history claimed that "the use of the word 'revolutionary' is overworked in contemporary conversation...but it is the correct term to use to describe the impact of the railroad on American society late in the nineteenth, and into the twentieth centuries."⁴¹ Rail service meant direct connection to world markets, and the creation of a rail line inevitably had a major effect upon the area it served. Numerous Missouri communities saw significant increases in population and business as a result of rail service, and many others were actually created by or because of the railroad.

In Cole Camp, the railroad served many of the same functions as the early trails had in the ante-bellum period. It anchored the town, provided an influx of business from travelers, and maximized access to distant services. Rail service greatly simplified many everyday transactions for local residents. Prior to 1880, the nearest shipping point in the area was in Sedalia, which at 18 miles away meant a long commute by wagon or horseback. Once the railroad was established, one needed only to walk to the depot on the north end of Maple Street. △

III. Early Twentieth Century Development: 1915-1951

Cole Camp continued to grow in the post WWI era, albeit at a slower pace than in earlier years. Although the population of the town stayed around 900 into the 1930s, the number of new buildings in the community dropped off sharply after the turn of the century. (See Figure Five.) This is probably because so many buildings had been built in the previous period that there was less of a need for new construction. The business section of town was well established along Maple and Main Streets, and most of the residential areas had been laid out and at least partially developed.

There is an interesting first-hand account of Cole Camp life from this period which was written by Juanita Jeffries, who spent her childhood there in the 1920s and 30s. She wrote: "Cole Camp has always been a special place. It was certainly a special and wonderful town when I grew up there during the 1920s and early 1930s...Cole Camp still retains that older charm and historic character and a walk through town today finds most of the old buildings still there."⁴² Ms. Jeffries described many of the businesses in operation when she was a girl, most of which were in

⁴¹ Withuhn, William, ed. Rails Across America, (New York: Salamander Books Ltd., 1993) p.1.

⁴² Juanita Jeffries, "A 1920s Memory Walk Through Cole Camp," (Typescript from the collection of Robert Owens, early 1990s.)

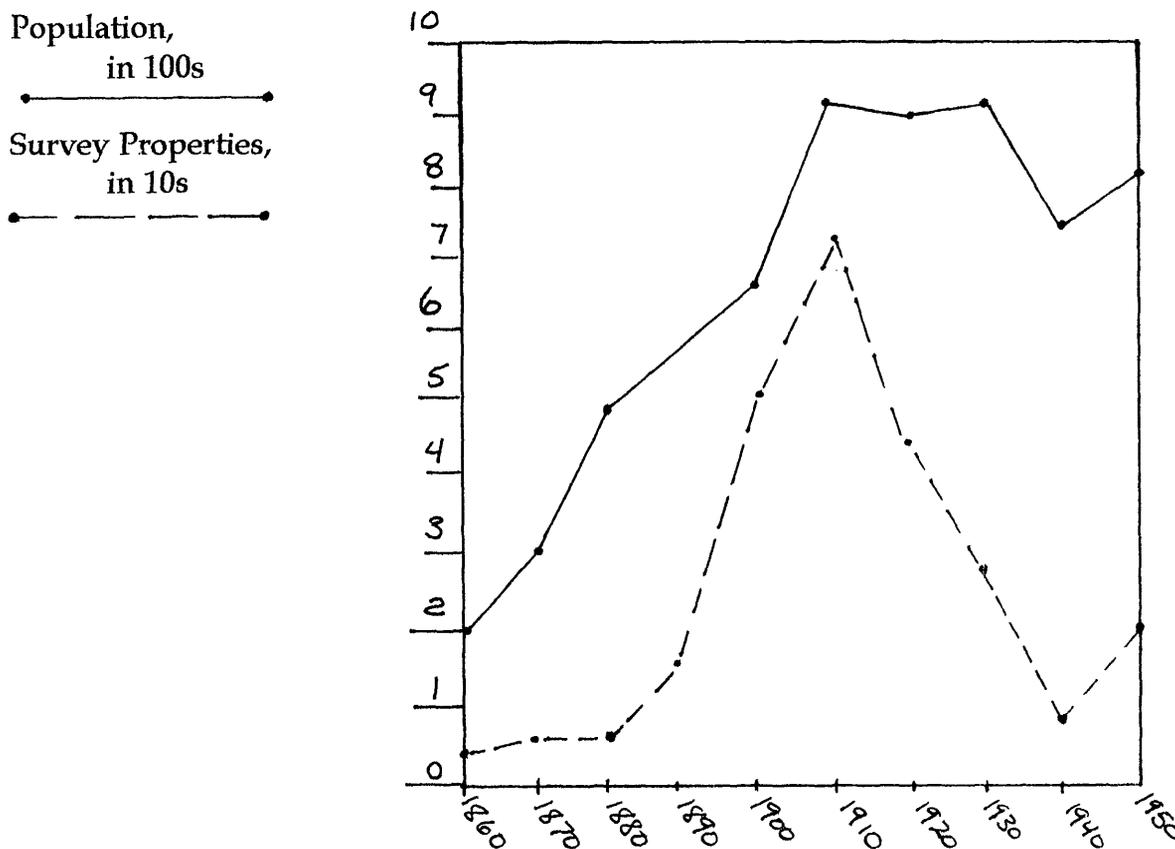
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 21

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

buildings built around the turn of the century.

Figure Five. Early Population and Numbers of Survey Properties.



Population Figures:

Taken from Gazetteers and various issues of the Official State Manual of Missouri.

1860-- 200

1870- approximately 300

1880- 500

1890- 600

1900- 648

1910- 910

1920- 899

1930- 932

1940- 753

1950- 813

1990-approximately 1,200

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 22

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Ms. Jeffries' account includes good descriptions of life at the Bellview Hotel on South Maple. She wrote: "The old Bellview Hotel was a hub of activity. It was the place where all the drummers--traveling salesmen--stayed."⁴³ She also remembered dances at the Henry Eickhoff hall, which was located above his shop on Maple Street. "Upstairs was the exciting place where they had a dance hall. They had great dance bands, and this was the place to be. In order to strengthen the building on nights when they had a dance large posts would be put on the first floor, and against the ceiling so the upstairs would hold the crowd of dancers."⁴⁴

There was at least one store in town which was new when Ms. Jeffries was a child--the Cole Camp Mercantile Building, which was built in the early 1920s on the lot across Main Street from the Peoples Bank. County Merchants' License records for 1924 show that the Cole Camp Mercantile was one of the largest retail establishments in the community at the time. The Cole Camp Mercantile was owned and operated for many years by George and Marie Wellbrock, who moved a house on that lot to make room for the store building.⁴⁵

The open lot just south of the Mercantile was also owned by the Wellbrocks; it was used for ice cream socials and other events for many years, and in the late 1960s the local Jaycees converted it for use as a "Bier Garten" during the annual Cole Camp Fair. The Cole Camp Fair was first held in 1916, and has continued as an annual event into modern times. The 1919 event is said to have been the first street fair held in Benton County.⁴⁶

In the 1920s and 30s, Cole Camp was once again affected by the latest development in transportation; it was during this period that the statewide network of highways was being created. The east-west road through Cole Camp became State Highway 24, and was one of the first stretches in the county to be improved as part of the official Missouri State Road System.⁴⁷ Commercial development during that period included the establishment of businesses which took advantage of the growing popularity of the automobile, including several new gas stations, and at least two commercial car dealerships.

Two of those early gas stations have survived, both of which are on the Butterfield Trail in

⁴³ Jeffries, p. 3.

⁴⁴ Jeffries, p. 20.

⁴⁵ Cole Camp Area Historical Society, p. 29.

⁴⁶ Cole Camp Area Historical Society, pp. 167-187.

⁴⁷ Missouri State Highway Commission, *Missouri's State Road System, Showing Construction Progress to January 1, 1924*, (Map from the collections of the State Historical Society of Missouri, 1924.)

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 23

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

the south part of town. The Leonard Oil Station, at the corner of Butterfield and Boonville Road, and the Frederich Gas Station, at Boonville and Maple, were both built around 1929. Although neither is used as a filling station any more, both look today much as they did in the 1930s.

Two of the earliest and largest commercial garages in Cole Camp also survive. The ca. 1919 Kroenke Dort Sales and Service building, is on the north end of Maple Street, and the ca. 1920 Viets Ford Agency, is on Main Street, near the west edge of the business district. The Viets Ford building has, remarkably, never changed function. It is the current home of WK Chevrolet, and has been in the same hands since 1932.⁴⁸ The Kroenke Dort building has recently returned to its original function.

The school system also expanded during this period, and in 1938 a new gymnasium was built as a PWA project. That gym is the only historic school building in Cole Camp today, as the school system now occupies a complex which was started in 1960. The gymnasium building, which is also the only Art Deco style building in town, now serves as the Cole Camp City Hall.

A public park was established in town in the early years of the new century as well. The Cole Camp City Park is located on the original public square in the south part of town; it came into use as a park in the early 20th century, probably around the time the city water tower was built there in 1911. The park has open picnic shelters, and is ornamented with native stone gateposts. The pump houses for the water tower are also sheathed in native stone. The pump houses and other structures in the park are somewhat newer than the water tower. One pump house was sheathed with stone around 1915 and the other, which also has stone walls, was built in the mid-1920s. The gateposts were probably added around 1923, when sidewalks were installed around the edges of the park.⁴⁹

Residential development continued, and new houses were built in both the north and south parts of town. In general, new development occurred within existing neighborhoods, and the physical size of the town remained much as it was in the late 1910s. Both of the Eickhoff Additions in the north part of town saw more development after 1915 than before, as did the part of the High School Addition located along South Elm Street. A new residential subdivision, the Hyde Park-Frederich Addition, was platted in the south part of town in 1920.

Most of the new houses were built by local builders, many of whom had learned their trade from earlier generations. There are several houses in the survey group which have been attributed to local contractor Ernest Brunjes. He and his son Clarence worked together on some of them, and

⁴⁸ Cole Camp Area Historical Society, pp. 33-34.

⁴⁹ Cole Camp Historical Society, review of city records, pp. 148-149.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 24

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Clarence built others later on in the century.⁵⁰ Ernest Brunjes built primarily frame houses, many of which had porches made of ornamental concrete blocks which he and his crew made themselves. The blocks were made with a special machine which had different plates to allow a variety of patterns. The most common block form mimics rough cut, or "rock-faced" stone.

There are at least eight houses in town which have front porches made of ornamental concrete blocks in one form or another, at least some of which were built by Brunjes. A few also have foundations of the same type of blocks. The ca. 1928 Fred Berger house, at 406 E. Main Street, provides a good example of a Brunjes-built house which uses that type of block. It is a Craftsman bungalow with a recessed porch which has a post and balustrade of rock faced concrete blocks. There is also a low retaining wall in front of the house which is made of the same blocks.

Another family of craftsmen working in this period was the Dieckman family, who have been credited with the construction of more than a dozen of the survey properties. Dietrich, (Dick) Dieckman was a well-known contractor in Cole Camp. He has been associated with at least six different frame houses in Cole Camp, many of which are on North Pine Street. Houses attributed to him range in style and date from a Late Victorian I-house built for his own use around 1914 at 306 N Pine, to several Craftsman style bungalows of the mid-1920s, such as the house at 204 N. Pine, built in 1927 for his son Louis.

Dick Dieckman's father, Fred Sr. may also have built houses in Cole Camp. Both Fred Sr. and Dick Dieckman have been credited with building the ca. 1919 C. F. Berry house on Eickhoff Street; they may have teamed up for that project. Fred Dieckman Sr. is also said to have built two small Late Victorian houses on W. Junge St. in the late 1890s, one of which he later sold to his son, Fred Jr.

Dick Dieckman's son, George A., was also a well-known builder. He was a skilled stonemason as well, having learned the trade from a co-worker during the depression.⁵¹ He built the houses at 408 and 406 N. Pine in the 1940s, the latter of which was for his brother, Louis Dieckman. His skill with stone came in particularly handy in the years immediately following WWII, which were marked by a shortage of building materials.

Although Cole Camp saw little growth in population or geographic area between 1915 and 1951, the community continued to prosper. By 1951, general patterns of development in the community were set, and they are evident yet today. The already well-established business district remained strong, and most residential neighborhoods saw a good deal of new construction. Nearly 30 percent of the historic buildings in Cole Camp were built between 1915 and 1951; the

⁵⁰ Interview with Clarence Brunjes, Cole Camp, March of 1999.

⁵¹ George A. Dieckman, Jr. Letter to Bob Owens, March 9, 1999.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 25

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

vast majority of those are houses. The automobile supplanted the railroad as the preferred mode of transportation, and in 1946, rail service through Cole Camp was discontinued. The early State Highway 24 continues to be the main road through town; it is now State Highway 52. The business district which sprang up with the railroad continues as the principal commercial center, and the surrounding residential neighborhoods still contain many of the homes which were in place at the middle of the 20th century. △

IV. Architectural Development ca. 1861-1951

The architectural development of the town naturally reflects larger patterns of social and economic development. The following section has been divided into the same general chronological periods discussed above. Period I runs from 1861-1880, Period II from 1881-1914, and Period III from 1905-1951. A final discussion of "Patterns in the Built Environment" covers general trends which do not fit neatly within any one time period.

Architectural Development, 1861-1880, Summary: Eleven of the survey properties were built before 1881; they represent roughly 4.5% of the total. Of those eleven properties, four may be eligible for the National Register under this cover document. Cole Camp buildings which were constructed before 1881 are important as rare surviving structures from the earliest days of settlement. The surviving buildings are relatively unstyled, vernacular buildings. Most surviving houses had original floor plans of either one or two rooms. Property types include the **single pen house**, and the **two room folk house**, with the subtypes **double pen**, and the **hall and parlor**.

In spite of the strong evidence that Cole Camp had developed into a bustling community by the middle of the 19th century, remaining buildings from the pre-railroad era are relatively rare. This is partly a function of continued prosperity; there are many new homes in the oldest parts of town which no doubt replaced earlier structures.

Oddly enough, the surviving early buildings are of predominantly frame construction, which is often less enduring than brick. Several descriptions of the town as it appeared in the mid-1800s note the existence of many brick buildings, some of which were substantial two story structures, and the Gazetteer entry shows that several brick makers were in business in 1860. It is not clear exactly why so few of those early brick buildings have survived

One possible explanation is that the mortar used for the ante-bellum buildings was a little too much on the soft side. High lime mortars used on early buildings were always relatively soft, and needed to be, to complement the softer bricks used. However, a mortar that is too soft can literally wash away after continued exposure to the elements, weakening the masonry wall. This may have been the case with some of those early Cole Camp buildings. One historical account, for

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 26

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

example, noted that the Blakey Brothers' two story brick store building was destroyed in a storm in 1890, indicating that the walls were losing structural integrity by that time.⁵² Also, the oldest brick building in town today, Fajen's Store, at 304 W. Butterfield, has notably soft early mortar that has leached almost completely away near the bases of the exterior walls.

Whatever the reason, the surviving buildings tend to be modest residences of some sort of wood construction. Construction methods include standard balloon or platform framing, horizontal log, and heavy frame with nogging, also called *fachwerk*.⁵³ It appears that sawn lumber, which is by far the most common building material, may have been locally available quite early. The 1861-63 county tax book entry for Williams township includes a hefty assessment for Samuel Fowler's "steam mill." (It is not clear if that was a saw or flour mill.) Also, the *Gazetteer* entry for 1860 lists several carpenters and one cabinet and furniture maker, indicating that skilled woodworkers were living in the area quite early in the 19th century.

The houses which have survived from that period represent the earliest types of housing to be erected in Missouri and other frontier areas of the country. Original floorplans included either one or two rooms, and the houses almost always had side-facing gable roofs. Houses with one room plans can be classified as **single pen houses**, and those with a main floorplan of two rooms as a **double pen** or **hall and parlor**, given a general classification here as the **two room folk** house.

Single pen houses are one or one and one half stories tall with side facing gable roofs and a basic one-room floor plan which is roughly square. Kitchen and other support spaces are generally located in a rear ell. Examples in Cole Camp date from ca. 1868 to the late 1800s. The single pen house, which was most commonly built in America between the 1700s and the 1880s, is the simplest and smallest of all vernacular house types. Examples in Cole Camp are rare; only two are known to exist today.

Two-room folk houses, most commonly known as either double pen or hall and parlor houses, are one or one and one half stories tall, and at least two rooms wide and one room deep, with side facing gable roofs. The main entrances are in the widest part of the house, which faces the street. Rear ells are common, either as original rooms or later additions, or both. Examples in Cole Camp include the oldest surviving houses in town, and date from ca. 1861 to ca. 1905.

The difference between the subtypes is most readily identified by fenestration patterns. Double pen houses have two front doors, and hall and parlor houses have just one. The doors of double pen houses each open into a separate front room, while the door of the hall and parlor opens into the larger of two front rooms.

⁵² Rev. Gilbert Esser, C. P. P. S., "Locations in Old Cole Camp," (Typescript booklet on file with the Cole Camp Branch of the Benton County Library, 1970) p. 8.

⁵³ *Fachwerk* will be discussed in more detail later in this document.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 27

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Like the single pen, the two room folk house has a very simple form, and stylistic embellishments are rare, especially on the earliest examples. A few of the later examples in Cole Camp do have limited Victorian style ornamentation. This is also a very old house type; small two-room plan houses have been built in the British Isles for centuries, and the hall and parlor was an established house type when the first settlers landed in America. Two room houses were common in America from the earliest days of settlement into the 1930s. This is a fairly common house type in Cole Camp; approximately 12% of all historic buildings in town are double pen or hall and parlor houses.

Architectural Development, 1881-1914, Summary: One hundred and sixty-five of the survey properties were built between 1881 and 1914; they represent roughly 66% of the total. Of those one hundred and sixty-five properties, up to sixty may be eligible for the National Register under this cover document. Intact buildings from this period are significant for their association with one the town's most important periods of development. The surviving buildings represent a wide range of styles and vernacular types. Architectural styles include **Queen Anne**, **Romanesque**, and other **Late Victorian** styles. Property types include **One and Two Part Commercial Blocks**, as well as the vernacular house types, **Gabled Ell**, **I-house**, and **Pyramidal**. Many of the vernacular houses in town can also be classified as **Folk Victorian** dwellings, and some of the properties are intact **Urban farmsteads**.

The increased communication which came with rail service meant that it was easier to keep up with news and information from all over the country. This was true of architectural styles as well, and many of the houses and business buildings in town reflect that influence. Buildings with varying elements of nationally popular Victorian styles were very common in Cole Camp in the decades following the introduction of rail service to the area.

Most of the houses built in Cole Camp during the railroad era utilized varying elements of the **Queen Anne** style, which was the dominant style for residential architecture of the time.⁵⁴ Houses of the style in Cole Camp can be placed into two different categories: high style Queen Anne, and **Folk Victorian** adaptations.⁵⁵ The major difference between the two categories is in the basic shape of the building. High style houses have much more irregular floor plans and roof

⁵⁴ McAlester, Lee and Virginia, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986) p. 266.

⁵⁵ McAlester, p. 309.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 28

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

lines, as well as such things as one and two story bay windows, which further break up the shape of the building. Folk Victorian houses, which are much simpler, consist of traditional vernacular house forms to which basic Queen Anne, or other Victorian style ornament is added.

One of the best examples of the Queen Anne style in Cole Camp is the ca. 1914 Boeschen house, at 200 South Boonville Road. That house features the type of irregular massing and surface ornamentation which was typical of high style Queen Anne houses throughout the country in the late 1800s and very early 1900s. Herman Boeschen owned one of the better-known stores on Maple Street. (That building has now been remodeled and connected to the Citizens Bank.) Boeschen moved his father's business to Cole Camp from Boeschenville in the late 1890s, and stayed there until 1947. He was described in a local historical account: "Mr. Boeschen was a real German and had quite a sales pitch for those days."⁵⁶

Although most of the buildings in town are vernacular buildings, there is at least one which is known to have been professionally designed. The Citizens Bank is the only survey property for which an architect is known, and may be the only custom designed commercial building in the survey group. A brief note in the local paper noted in March of 1899 that "Anderson the architect" was leaving town and that "he thoroughly understands his business, as is attested to by the new bank building here."⁵⁷ That bank building is built in the **Romanesque** style, and is the only commercial example of the style in the community.

The Romanesque style is characterized by round-arched openings for windows and doors. Brick construction is quite common, as is the type of ornate corbel table found on the Citizens Bank.⁵⁸ The Romanesque style, which was popular nationally from the 1850s to the 1920s, was also used for several of the larger churches in town which were built in the first decades of the 20th century.

The other bank building erected during this period is the Peoples Bank, which is directly across the street from the Citizens Bank. It is nearly as large as the Citizens Bank, and is also of brick. It differs in style and composition, and features a prefabricated metal storefront and cornice. The Peoples Bank utilizes the common commercial building form of the **two part commercial block**.

Two part commercial blocks are two to four stories tall, and are characterized by a horizontal division. The single story lower zones were designed to be used as public or

⁵⁶ Jeffries, p. 17.

⁵⁷ Cole Camp Courier, March, 1899.

⁵⁸ Gowans, Alan, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 189.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 29

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. This building type was popular nationwide from the early 1880s into the 1950s; examples in Cole Camp date from the 1890s to around 1909. There are approximately nine such buildings in Cole Camp today.

The **one part commercial block** is a related building type. One part commercial blocks are just one story tall, with a facade which consists mostly of an open storefront. The one part commercial block is the most common type of historic commercial building in Cole Camp; at least 14 have survived to modern times. One part commercial blocks first came into use nationally in the mid-1800s, and continued to be built into the 1950s or later. Cole Camp examples were built between ca. 1884-ca. 1945.

The storefronts and other elements of both one- and two part commercial blocks often consisted of prefabricated materials. The use of such ready-made building parts was quite widespread at the time, and similar elements can be found on contemporary commercial buildings throughout the country. Applications varied from the use of individual units, such as columns or finials, to entire storefront "kits." Such components were available from a number of manufacturers, all easily shipped by rail to any interested building owner. One account noted that "factory-produced architectural elements, sold by catalogue, offered small-town merchants....an opportunity to order complete 'store fronts' for their buildings. Even without a local architect, the latest in eclectic and lavish ornament could be added to any kind of building, of any age, or any material."⁵⁹

Such components utilized a very generalized version of Picturesque styling, which has been classified here simply as **Late Victorian**. Few of the commercial buildings in town fit into any one of the many substyles of the Victorian movement; a general mix of motifs is much more common to the commercial buildings in Cole Camp, especially on those which feature prefabricated building components. This was common; one architectural history noted that the tail end of the Victorian era saw "vestigial survivals of a wide range of motifs and features...pass over into vernacular and mass-produced commercial building, ultimately to reappear in Popular/Commercial form."⁶⁰

Several railroad era commercial buildings in Cole Camp have entire prefabricated ground floor storefronts, and there are also several which have pressed metal cornices; a few have both. Good examples of buildings which have both are the People's Bank Building and the Bellview Hotel. The name of the manufacturer was often included on a nameplate on the storefront

⁵⁹ Lee H. Nelson, ed., "The 1905 Catalogue of Iron Store Fronts Designed and Manufactured by Geo. L. Mesker and Co," Bulletin of the Association for Preservation Technology, (Vol. IX, No. 4, 1977) p. 3.

⁶⁰ Gowans, p. 189.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 30

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

columns, and therefore the manufacturers of several of the storefronts in Cole Camp are known. The companies best represented in Cole Camp are Christopher and Simpson, of St. Louis, and the Geo. Mesker Co, of Evansville, Indiana.

Christopher and Simpson Storefronts are the most numerous in town; they were used for at least six different buildings. Buildings with their storefronts include the ca. 1894 Schwald Mercantile building, in the 100 Block of South Maple and the ca. 1899 Junge Hardware Store, at 107 E. Main Street. The Christopher and Simpson Company, which was headed by Jacob Christopher, William S. Simpson, and Ernst Schluder, operated in St. Louis from the 1870s until around 1920.⁶¹ All of the Cole Camp buildings which have Christopher and Simpson products have full ground floor storefronts on otherwise brick buildings, and all feature ornamental brick cornices rather than prefabricated metal ones.

At least three of the commercial buildings in town feature the product of the George L. Mesker company, from Evansville, Indiana. The best example of that company's work can be found on the People's Bank Building, which has both a full storefront and an ornate bracketed metal cornice. The Mesker family was well represented in the field of prefabricated building components; there was also a Mesker Bros. Company in the same field. The Mesker Brothers produced storefronts in St. Louis in roughly the same period as Christopher and Simpson. George Mesker was a brother of the St. Louis Meskers. The Meskers were continuing a family tradition; their father, John Bernard Mesker, started his own sheet metal business in Cincinnati in the 1840s, and later opened a factory in Evansville, Indiana.⁶²

George L. Mesker took over the family business in Indiana about the same time his brothers moved to St. Louis. The two companies, "Geo. L. Mesker and Co." and "Mesker Brothers Iron Works" operated independently thereafter, although producing similar products. In addition to embossed nameplates on their storefronts, the two Mesker Companies included more subtle identifying marks; Mesker Brothers fronts often have one or more "fleur-de-lis," while Geo. L. Mesker fronts often featured a stylized morning glory.⁶³ The morning glory emblem can be found on the intact cornice of the People's Bank building, as well as on a remaining portion of a cornice on the Geartner building at 123 N. Maple Street. The latter building also has an ornate, highly intact embossed metal ceiling which may also have been manufactured by the Indiana firm.

While many of the business buildings which were built during this period featured prefabricated building components from other cities, there are at least two which appear to be

⁶¹ Gould's St. Louis Directory, (St. Louis: Gould Publishing Co., various years, 1870-1927.)

⁶² Nelson, p. 3.

⁶³ Nelson, p. 3.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 31

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

mainly local products. They are the Henry Eickhoff Store and Shop on North Maple Street. Both buildings have paneled storefronts at the ground floor level, and the Eickhoff Store also has a bracketed cornice and elaborate trim around the second floor windows, all of wood. It would make sense that the ornamentation for those buildings was custom made, as Henry Eickhoff was a furniture maker.

It is likely that Eickhoff also produced fancy trim for some of the houses in town. Many of the dwellings built during that time period feature Late Victorian ornamentation which includes turned porch posts, gingerbread and spindlework, much of which could have been manufactured in Eickhoff's Maple Street workshop. Most of those houses can be classified as **Folk Victorian**. Folk Victorian houses are the most common type of Late Victorian building in Cole Camp; nearly a quarter of the survey properties (roughly 23%) are vernacular houses to which Victorian era styling has been added. The ornamentation used on Folk Victorian houses in town is generally found only on the front porches, although a few also have matching eave and window decorations.

The Folk Victorian houses in town utilized common one and two room vernacular house types, as well as several vernacular forms which had more recently come into favor. The earliest new house type of the period is the **Gabled Ell**, which is a medium sized house type which has front facing gable end and a side gable wing which is set at a right angle, to form an L-shaped house. There is almost always a front porch along the front of the side wing, which is set back from the plane of the gable end wall. It was especially common to see that house type, which is sometimes also called a Gable Front and Wing, ornamented in the Folk Victorian manner.⁶⁴ Gabled Ells were popular nationally from the 1850s to the 1950s, and in Cole Camp from the 1880s to the 1920s or 30s.

There are also several large frame **I-houses** in Cole Camp which were built during this period. The I-house is one of the largest vernacular house types in Cole Camp. I-houses are one and one half to two stories tall, one room deep and at least two rooms wide. The wide part of the house is always set parallel to the road, to create the broadest possible facade. Several of the survey properties have ornamental front porches which have the same type of Victorian era ornamentation found elsewhere. The I-house is one of the most enduring of all vernacular house types; I-houses were popular nationally from the 1700s into the 1920s, and in Cole Camp from the early 1880s to just after the turn of the century.

I-houses have been strongly associated with rural settings, and the I-houses in Cole Camp are often the centerpieces of **urban farmsteads** located along the edges of the community. Those small farmsteads generally have an assortment of agricultural buildings, and several back up to small acreages outside the city limits. One of the most intact urban farmsteads in the community is

⁶⁴ McAlester, pp. 89-93, and 309-312.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 32

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

the ca. 1914 William Harms property, which is located on North Walnut street, on the northern edge of town. That property is bordered by open fields, and includes a large Folk Victorian I-house, as well as a frame garage and a small frame bank barn, all of which are highly intact and in good to excellent condition.

Another vernacular form to come into use during this period is the **Pyramidal** house, which was built in Cole Camp between the 1890s and the 1930s, and was popular nationally from the 1880s to the 1930s. Pyramidal houses are distinguished by a nearly square floorplan and a pyramidal, equally hipped, roof. This house type has been associated with the rise of railroad access, which made the type of long rafters needed for that roof shape easier to come by. Nearly 8% of the survey properties have a roughly square plan and a pyramidal hip roof.

There are two subtypes of that form, the one or one and one-half story **Pyramid Square** is the smaller and earlier of the two; a very few of those in Cole Camp have limited Victorian ornamentation, usually on the front porch only. A two story version of the same house type is called a **Foursquare**; that house type was more commonly built in the twentieth century. If styled at all, **Foursquares** in Cole Camp tend to utilize ornamentation typical of the Craftsman style, which came into favor there in the late teens and early 1920s. △

Architectural Development, 1915-1951, Summary: Seventy-five of the survey properties were built between 1915 and 1951; they represent roughly 30% of the total. Of those 75 properties, at least 17 may be individually eligible for the National Register. Intact buildings from this period are important as representative examples of the most recent historical period of development. New commercial properties included the **Broad Front Commercial** subtype of the one part commercial block, and **Automobile Related** buildings, which were either **Commercial Garages** or **Filling Stations**. Most of the buildings constructed in this time period are residential properties of the **Craftsman** style; most of those are **Bungalows** or **Foursquares**.

There are several very intact examples of early twentieth century architecture in the survey group. Buildings from that period are the newest, and often the best preserved, of the historic properties in town. There were few high-style or commercial buildings erected during that time period; most of the building going on at that time was in the residential parts of town. And, although construction of earlier house types continued, the use of Victorian ornamentation did not. Most of the buildings of this period feature cleaner lines, and much less applied ornamentation.

Construction of commercial buildings was minimal after 1915, and only one historic retail building in the community dates from this period. It is the ca. 1924 Cole Camp Mercantile Building, which sits across Main Street from the Peoples Bank, at 101 South Maple Street. The Mercantile Building stands out from its older neighbors in that it has a more horizontal emphasis,

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 33

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

with more open display windows. The facade consists of very wide plates of glass, separated by very narrow metal dividers, giving a much lighter effect than the earlier wood and glass storefronts.

The Mercantile building can be classified architecturally as a **Broad Front Commercial** building. A broad front commercial building is one story tall, with a recessed entrance and an ornamental parapet above the wide display windows. The broad front commercial building became popular in the early 20th century, as technology made the wider fronts and greater expanses of display windows possible.⁶⁵ The Cole Camp Mercantile is the only such building in Cole Camp.

Other commercial development seen during this period was related to the growing popularity of the automobile. Surviving **Automobile Related Commercial Buildings** of the period include two **Filling Stations** and two **Commercial Garages**. Nationally, commercial garages and filling stations came into existence in the 1910s, as a result of the exploding national popularity of the automobile. The first gas station in Cole camp opened in 1921, and the surviving automobile-related buildings in Cole Camp were built between ca. 1919 and ca. 1929.⁶⁶ The garages are slightly older than the filling stations; both were built around 1920. Both of the historic filling stations in town, the Frederich and the Leonard Oil Stations, were built in the 1920s. The historic filling stations in town look very much alike; both are very small buildings, with hip roofs which cover both the building and the drive-through service area. The service areas of the gas stations are approximately the same size as the buildings themselves. Both buildings have a vaguely residential feel, with domestic styling and a service area which looks somewhat like a large front porch.

The commercial garages in Cole Camp are among the largest historic buildings in town. Both are simple buildings of brick, one story tall, with very little ornamentation. Brick piers and stepped parapets are used to break up otherwise horizontal massing. The garages were built for both sales and service, and both have large drive-in doorways as well as smaller widow and door openings.

The residential areas of town saw a good deal of new construction during this period. Houses of the period were of nationally popular styles and types. It is likely that at least some of the Cole Camp houses built after 1915 are plan book houses, built from mass-produced plans. Local builder George A. Dieckman is known to have used plans from building magazines, while Ernest Brunjes apparently did not. Mr. Clarence Brunjes remembers that if someone liked a house

⁶⁵ Herbert Gottfried and Jan Jennings, American Vernacular Design 1870-1940: An Illustrated Glossary, (New York: Van Nostrand Company, 1988) p. 249.

⁶⁶ Cole Camp Area Historical Society, p. 41.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 34

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

that he built, he would simply built them one like it.

A few of the survey properties may also utilize some prefabricated components, and there may even be a complete mail-order house or two in the group. At least four of the survey properties were judged to have characteristics which are typical of mail order houses of the day. The ca. 1920 R. C. Frederich house, at 200 South Blakey Street, for example, has a number of stylistic details that are both unusual for the area and typical of mail order houses elsewhere.

This period in history was marked by a rising national popularity of mail order houses, which went a step further than plan companies, and supplied actual building components. Companies such as Sears and Roebuck, and the Lewis Manufacturing Company of Bay City, Michigan offered ready-made house parts, ranging from porch supports, to plans and materials for the entire building, and complete houses were available by mail-order from companies all over the country. The most popular house forms used by such companies are the **bungalow** and the **foursquare**, both of which are found in Cole Camp.

The bungalow is the smaller of those two house types. Bungalows are generally one or one and one half stories tall, and almost always have a prominent front porch. The bungalow was extremely popular nationwide from around 1905 to 1930, and in Cole Camp, from about 1909 to the early 1930s. As discussed above, the two-story foursquare is the larger of the pyramidal house types. Bungalows and foursquares in Cole Camp all have simple **Craftsman** styling.

Craftsman styling is typified by low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, with the top portion being divided into vertical lights and the bottom consisting of one light. The Craftsman style was popular both locally and nationally in the early part of the 20th century. Approximately 15% of the historic buildings in town have at least some Craftsman styling; they include residences as well as the two surviving early filling stations.

The Craftsman movement in America was founded by Gustav Stickley, who spent a good deal of his professional life working for the betterment of residential architecture. He was the publisher of the Craftsman magazine, which was published from 1901-1915. He began his career as a furniture maker, but soon expanded his interests to include architecture. Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple, well made furniture.....it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."⁶⁷

Typical bungalow plans reflect the values that were advocated in Stickley's writings. His

⁶⁷ Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar.1914) p. 18.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 35

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

descriptions of Craftsman architecture apply to many bungalows in the survey area. Most are single storied, "to eliminate the trouble of stair-climbing" and the floor plans are relatively open, to "do away with" the notion "that a house must be a series of cells, room upon room, shut away from all the others".⁶⁸ Living rooms were meant to be important social centers, and as such are well lighted and usually the largest room in the house. Dining rooms are often only partially separated from the living room because "a greater sense of space is added and all things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room."⁶⁹

The Craftsman style and bungalow form were extremely popular in the early decades of the twentieth century, and survey properties built between 1915 and 1935 are almost exclusively of that genre. There are also several older survey properties which were updated during that period to reflect the modern new style. There are several houses in the survey group which appear to have been built in the late 19th century, and remodeled in the twentieth, most often via the addition of a new porch. Those buildings are mostly older hall and parlor plan houses which received a new bungalow type porch. In most case the new porches are stone and frame, although there is one particularly notable ornamental concrete block porch which appears to have been a later addition. That porch is on the Henry Eickhoff House, at 400 N. Boonville Road.

Stone veneer was used for entire houses as well as just new porches, and was very popular in Cole Camp during the 1940s. Part of that popularity stemmed from necessity. As local builder George A. Dieckman's son recently wrote of the house his father built at 406 N. Pine in the 1940s: "There was a severe shortage of building material in the post-war period. The lack of suitable siding resulted in the building being veneered with native stone."⁷⁰ There are at least 16 historic buildings of native stone in Cole Camp. All of them were built after 1915, and most were done after WWII. (Of the 13 houses, at least 6 are credited to G. A. Dieckman.)

One of the more notable stone houses in town was not a Dieckman product, however. The Walt and Mary Weymuth house, at 405 E. Eickhoff, was built by George Weymuth. George Weymuth was the uncle of Walt Weymuth, who still lives in the house. That house has distinctive patterns worked into the stone of the front wall, the most striking of which is a near life-size figure of a man. There is also a star and the letter "W". The Weymuths were also affected by the post-war supply shortage as well; Mrs. Weymuth recalled that they had trouble finding windows when

⁶⁸ Gustav Stickley, More Craftsman Homes, (New York: Craftsman Publishing Company, 1912) p. 2. and "The Craftsman Movement" p. 25.

⁶⁹ More Craftsman Homes, p. 3.

⁷⁰ George A. Dieckman, Jr. Letter to Bob Owens, March 9, 1999.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 36

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

they built their house.⁷¹

The stone for the Weymuth house and many of the houses that G. A. Dieckman built came from a quarry south of town. The quarry is no longer used, and has been partially covered with a small lake, but there is still much loose stone at the surface there. The building stone is sandstone, and appears to have come from relatively shallow shelves of rock which were close to the surface. The stone was applied to the buildings as a veneer, in most cases over a wood frame. The masons often split the rock along the bedding planes to create thinner plates. It was that technique from which the idea for the man on the Weymuth house was born. One of the stones George Weymuth split came out in the shape of two perfect boots, and after that he started looking for other pieces to complete the design.⁷²

That same type of stone was also used for a new Lutheran Church building in 1938, and for the gates and pump houses near the water tower in the City Park. G. A. Dieckman may have been the mason for the park project as well. A surviving historic photo from of the cornerstone dedication for the Lutheran Church project provides a good illustration of the construction methods used for stone veneer buildings of the period. (See Figure 6.)

Figure Six. Laying The Cornerstone of the United Ev. Lutheran Church building in 1938.



⁷¹ Mrs. Mary Weymuth, Oct. 1998.

⁷² Mary Weymuth.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 37

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Patterns in the Built Environment 1861-1951, Summary: It is possible to identify general patterns of development in Cole camp which do not necessarily fit into the chronological periods discussed above. Several of those trends are worth noting. There are a number of buildings in town which were moved very early in their history. Also, many of the houses have significant outbuildings, and there are a number of buildings which share details of construction and ornamentation. There are also a number of building features which reflect the strong German heritage of the community.

There was a rather surprising tendency to move buildings throughout the period of time covered in the survey project. At least six of the survey properties have been moved at some point in their history, and there is evidence that many more were shifted as the town developed. The practice was apparently so prevalent around the turn of the century that the city council felt the need to include a rule about moving buildings in their new Ordinance No. 6, which laid out 100 different sections on the types of behavior which needed to be regulated. That list ran the gamut from keeping "Bawdy Houses" to a prohibition from moving, hauling or transporting any "dwelling, barn, store or other building" on public roads without first obtaining written permission from the "street and alley committee."⁷³

In several cases, buildings were moved to make way for new ones. One of the older houses in town, the M. L. Sands House, at 102 Boonville Road, for example, was moved just a few dozen yards south in the mid-1920s so that a new bungalow could be built close to Main Street. (The new house is located at 100 Boonville Road.) There is also mention of a house being moved to a different spot on its own lot so that the Cole Camp Mercantile building could be built, also in the 1920s.

This was not, however, simply a twentieth century practice. The local paper included a note in 1898 that "the Biddle residence is settled on its new foundation about 100 feet south of the old location, and looks cosy and comfortable."⁷⁴ Construction of another well-known building in town, the Peoples Bank at Main and Maple, resulted in the relocation of the house which had occupied the lot. That project, which involved moving the house and opening a new road as well, was documented in the local history "Locations in New Cole Camp," which even included a map to illustrate the changes.

⁷³ Robert Owens, et. al., pp. 272-281.

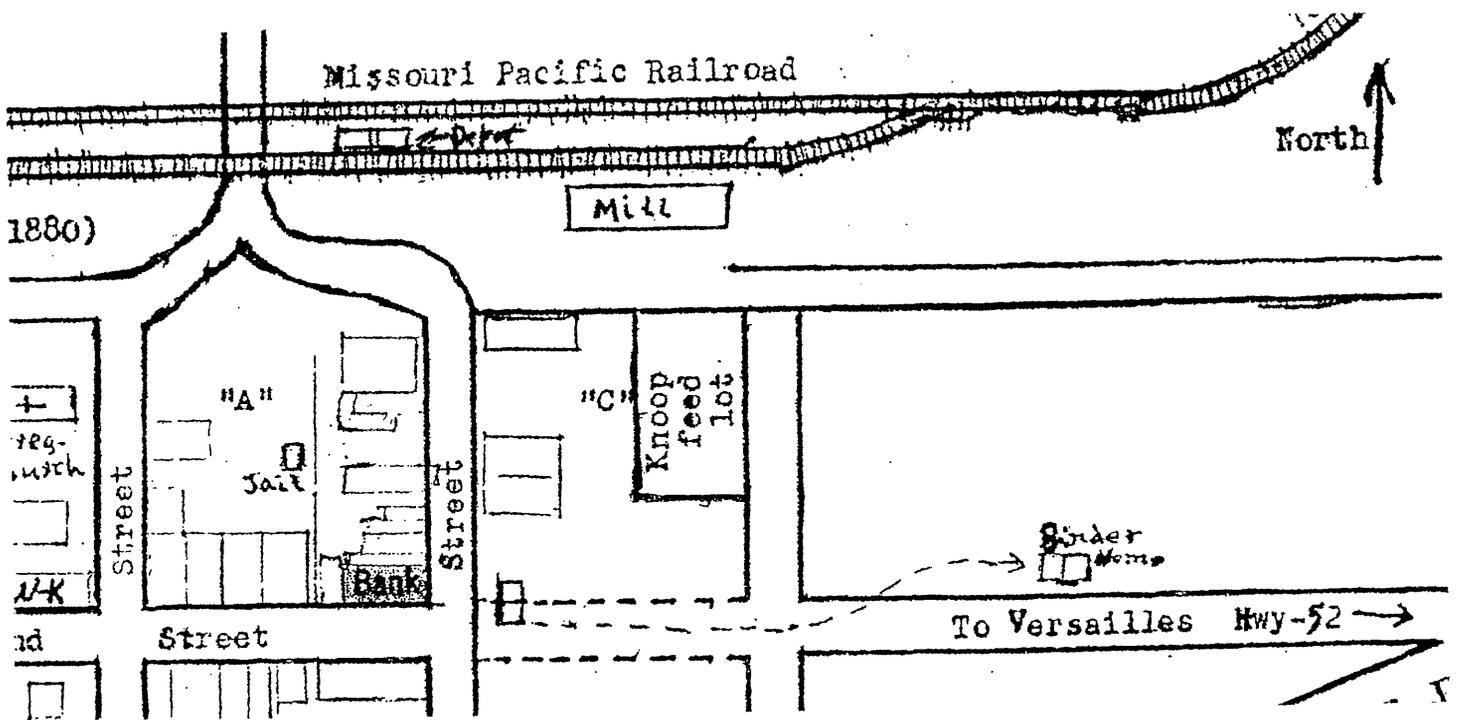
⁷⁴ Cole Camp Courier, March 24, 1898.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 38

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Figure Seven. Map drawn by Rev. Gilbert Esser, for "Locations in New Cole Camp."



There are also many notable historic outbuildings in Cole Camp. Nearly half of the survey properties have at least one outbuilding which is more than 50 years old, and more than 13% have more than one such building. That percentage is higher for residential properties, which naturally have more outbuildings than do commercial ones, and historic photos of the town show that there were once many more such buildings. It is very common to see moderately sized frame sheds set very close to the rear wall of even small houses, usually close to the back door of the house.

These buildings generally have vertical board siding, gable roofs, and doors in the gable ends, which often face the house. They measure roughly 10 by 15 feet, and some have small brick chimneys. Many of them may have functioned historically as smokehouses, wash houses, and workshops; most appear to be used for storage now. At least one housed a large loom in earlier days.⁷⁵ Weaving of fabric and rugs on such looms is an established part of the area's cultural

⁷⁵ Hillard Wilckens remembers the shed on the ca. 1910 house at 206 E. Jefferson as serving that function.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 39

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

history, and at least one loom in the area has been in use for over 150 years.⁷⁶

It is also possible to note commonalities in the ornamentation of certain groups of resources. Many of the Victorian era porches for example, have nearly identical turned porch posts and pilasters, as well as a somewhat unusual flattened hip roof that looks almost like a short mansard roof. Many of the spindles used on those porches are strikingly similar as well.

A number of the houses which have ornamental shingles in their gable ends also share certain details. In addition to the fairly common fishscale pattern, there are a number of houses ornamented with squared, staggered, shingles, as well as several which have combinations of those two shapes. There are at least two houses with gable ends ornamented with a distinctive combination of the two. They have mostly staggered square shakes which are accented with two rows of rounded fishscale shingles near the top of the gable end, and another row along the boundary between shingles and the weatherboards of the main walls. That particular pattern can be found on survey properties, the ca. 1890 Peter Bockelman farmstead in the north part of town, and the ca. 1897 Jost Eickhoff house in the south part of town. A few houses also have a combination of shingle shapes which are laid together to form a pattern of repeating circles.

Although the cultural heritage of the town's many German immigrants has had a lasting effect upon the social history of the community, the mark upon the built environment has been less enduring, and there are few buildings in the town today that would be easily recognizable as "Missouri-German." This is due to a variety of factors, one of the most important of which is the fact that few early buildings of any type have survived. The vast majority of the buildings in Cole Camp today were built after the railroad came through, and therefore reflect an associated access to "modern" architectural principals and stylistic embellishments.

That is not to say that evidence of the town's strong German heritage is completely absent in the buildings of the survey group; "German" building characteristics are still discernable. They include such things as paired front doors, clipped gable roofs, and an unusual gablet and hip roof combination. There are also a few brick buildings in town which exhibit the common German-American feature of arched window openings, as well as a few examples of *fachwerk* or heavy frame construction.

The most dominant such characteristic is the presence of two front doors on even modest dwellings. A significant number of the survey properties, more than 18% of the total, have at least two front doors, many of which are set side by side in the center of the facade. Paired front doors can be found on one story houses which have only two or three rooms, as well as on larger dwellings. The preference for multiple front entries is not confined to simple vernacular forms; even relatively styled dwellings often have more than one front door, although in those cases the

⁷⁶ Hier Snackt Wi Plattdeutsch, p. 62.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 40

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

doors are sometimes set further apart.

A paired entry fenestration pattern has been strongly associated with German-American houses in many parts of the country. As one source put it, "over five million Germans immigrated to America, and the two-door house can be found almost wherever Germans settled."⁷⁷ Although paired front doors are not exclusively German-American, they have been strongly associated with that culture group, and German-American houses with two front doors were built from the earliest days of settlement into the 1920s.⁷⁸ The double entry has been identified with German-Americans in Missouri as well. One study of ethnic geography on the Ozarks noted that "double front doors are quite common" in the "German areas," and another noted that many "Midwest German houses have two exterior doors."⁷⁹

It should be noted here that the presence of paired front doors has also been connected to early log construction and vernacular building practices, especially in association with the double pen vernacular house type. It is likely therefore, that the multiple door tradition in Cole Camp evolved from a number of factors, one of which is the German heritage of its early residents.

Some of the houses in the survey group have rather distinctive roof structures, the forms of which may be associated with the builders' German background. At least four houses have a "clipped gable" or jerkinhead roof, which is a standard gable roof which looks like the corners have been folded down. There are also at least nine houses which have a fairly steeply pitched hip roof which is topped by a small gablet. Similar rooflines have been observed on traditional Hanoverian buildings as well as on other Missouri German structures. (See Figure Eight.)

Longtime Cole Camp resident Hillard Wilckens has noted that the use of clipped gables "means a German carpenter," and several Missouri scholars have recognized the connection as well. Howard Marshall included the clipped gable in a list of "German architectural tendencies" which he identified for the well-documented Missouri-German town of Hermann. Marshall's list is based upon observations of other scholars as well, including Charles Van Ravenswaay, author of the comprehensive look at Missouri-German architecture, The Arts and Architecture of German

⁷⁷ Dennis Domer, and Adena Patterson, "Genesis and Geography of the German-American Two Door House," (Typescript article on file at the Missouri State Cultural Resource Inventory, Jefferson City, MO. n.d.) p. 16.

⁷⁸ Domer and Patterson, Figures 1-17.

⁷⁹ Russell Gerlach, Immigrants in the Ozarks, (Columbia and London: University of Missouri Press, 1976.) p. 93., and Renn, Erin McCawley, "An Introduction to Nineteenth Century Missouri German Architecture," ("Vernacular Architecture Forum, A Guide to the Tours." Compiled by Osmund Overby, 1989) p. 12.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

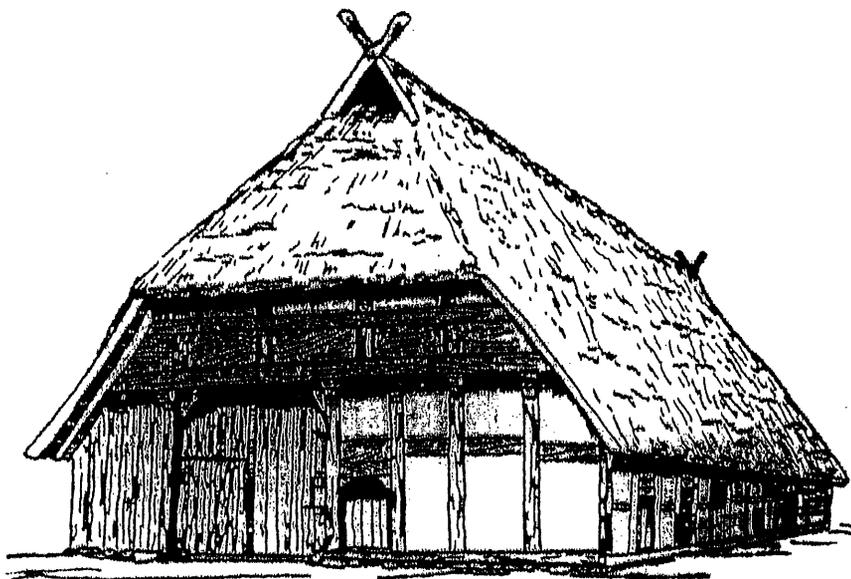
Section number E Page 41

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Settlements in Missouri: Survey of a Vanishing Culture.⁸⁰

The distinctive hip and gable combination may also have its roots in traditional German construction methods. One study of vernacular architecture in Germany included drawings of barn roofs with similar openings at the ridge, one of which was described in that work as a *Giebel mit Uhlenloch* or "gable with owl hole."⁸¹

Figure Eight. German Barn, from Wilhelm Bomann, *Bauerliches Hauswefen und Tagewerk im alten Neidersachsen*, p. 29.



Several of the brick buildings in Cole Camp have window openings which are topped with

⁸⁰ Howard Marshall. "Herman's Architectural Heritage: Elements of the German-American Past, Present, and Future," (Typescript of a reading paper, 1992) and The Arts and Architecture of German Settlements in Missouri: Survey of a Vanishing Culture, (Columbia and London: University of Missouri Press, 1977.)

⁸¹ Wilhelm Bomann, *Bauerliches Hauswefen und Tagewerk im alten Neidersachsen*, (Hannover: Verlag Th. Schafer, 1992 reprint of a 1941 edition) p. 17.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 42

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

segmental brick arches, a construction detail quite commonly associated with Missouri German architecture. The arched tops became popular in Missouri-German communities after the mid-1800s, and are said to have been based upon the *Rundbogenstil*, or "round arch style," which was widely utilized in the German states beginning in the 1830s, and which had moved to the United States by the 1850s.⁸² Missouri-German buildings erected of brick after that time tend to have arched door and window openings, ranging from shallow segmental arches to near semi-circles. It has even been postulated that the arches over the windows of those later buildings tended to become higher as the century progressed.⁸³

This feature occurs in Cole Camp in limited instances, primarily because there are so few brick buildings. A notable example within the survey group is the Fajen's store building, which has some segmentally arched windows in the side wall of the dwelling which is attached to its west wall. Also, the rear walls of several of the commercial buildings in town utilize that type of window opening.

Fachwerk is one of the most distinctly Germanic features found among the survey buildings. Many of the earliest German buildings in Cole Camp, as well as other parts of Missouri, utilize a heavy timber framing method which consists of upright and cross-braced timber frames which are infilled with brick or stone nogging.⁸⁴ As one architectural history put it, "this half-timber construction....made the most of two common building materials. In the old country, buildings were nogged because timber for building was in short supply; in America, the timber framework helped compensate for the shortage of lime needed for strong mortar and hard bricks."⁸⁵ The use of that particular type of construction is also undoubtedly related to the cultural history of the builders. They built what they knew.

The Cole Camp historical museum has a good exhibit of a fachwerk wall which was salvaged from a historic house in the area prior to its demolition, and several of the survey properties are known to contain at least some walls which utilize the same type of construction. These buildings are generally among the most altered of the group, which is not surprising in light of their age, as well as the fact that most are very modest buildings, and therefore subject to more

⁸² Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," *P.A.S.T.* Vol. X, 1987, p. 17.

⁸³ Renn, p. 67.

⁸⁴ Van Ravenswaay, p. 108.

⁸⁵ James C. Massey and Shirley Maxwell, *House Styles in America*, (New York: Penguin Studio, 1996) p. 50.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 43

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

alterations over the years. Remaining examples are, in spite of overall low levels of integrity, important links with the German immigrants who had such an impact upon the history of the community.

As Ms. Jeffries wrote of the town in which she was raised: "It was, and still is a great and wonderful town. What makes it so unique today is that it has retained much of the character of the old town."⁸⁶ A good deal of that character comes from the historic buildings of Cole Camp, an impressive number of which have seen remarkably few alterations over the years. They appear today much as they did when the train stopped often at the end of Maple Street. △

⁸⁶ Jeffries, p. 37.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 44

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Chronology of Notable Events

1818 Ezekial Williams is named by William Clark to lay out part of a military road from Palmyra to Ft. Smith, AR. His stretch ran through present day Benton County. Local history holds that when he reached the Cole Camp area, he said he had found the place to which he wished to retire.

1831 Williams moves to the present Cole Camp area.

1835 Benton County is organized out of Petits and Green Counties. It is named in honor of U. S. Senator Thomas Hart Benton.

1836 ca. First County Court awards Williams a grocer's license. Later the same year he is awarded a post office, which he is said to have named Cole Camp in honor of his home township in Kentucky. His first post office was located southwest of the present town. Cole Camp is in Williams township, which is named for Ezekial Williams.

1839 ca. First house in present Cole Camp is built by Hosea Powers. Powers also files an entry for the East half of the northwest quarter or Section 35, which covers an area south of the present Main Street, and bounded roughly by Elm and Maple Streets and the east and west.

1839, February 26. Williams moves his post office to the present site of Cole Camp, in a log building on the corner of Blakey and Balloon Roads.

1840s. Several stores and residences established in the area which was to become the original town. Former residents of the Hanover Province of Germany begin settling in the area.

1849 Powers sells 1/3 acre to S. Martin, what is now the Boeschen lot.

1852 Powers sells land to William C. Blakey; approximate location: Lot 3 block 1, Blakey's Addn. He also sells 1/3 acre to S. Fowler; current location: probably the "Fowler Lot" near Blakey's Addition.

1854 ca. Wm. C. Blakey has survey done for a small addition northeast of original town.

1857 ca. Plat filed for the Original Town of Cole Camp, probably by the Blakey Bros.

1858 Butterfield Stage Line between Boonville and Springfield starts running through town.

1861 Civil War comes to Cole Camp with the Battle of Cole Camp on June 19. Stage service is discontinued.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number E Page 45

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

1866 Plats filed for Feldman and Fowler's Additions. Blakey's Addition also appears to have been filed at this time, although it could have been done a few years earlier.

1868 Yelverton and Wm. C. Blakey go bankrupt. Samuel Vose assigned to sell off their land.

1880 Missouri Pacific opens a rail line from Sedalia to Warsaw, with tracks through Cole Camp. Railroad Addition is platted, north of the existing town. Commercial center shifts to the north end of Maple Street.

1884 Smasal's Addition added to east edge of Railroad Addition.

1885 Keeney's Addition greatly expands western boundary of original part of town.

1897 Postel's Addition connects north part of town to earlier sections. Cole camp incorporated as a village. Telephone service between Warsaw and Sedalia, via Cole Camp and Mora, is completed.

1898 Lumber dealer and land speculator George Kieffer is quoted in the paper as saying "according to the signs, there will be more buildings erected in Cole Camp this season than ever before." (Cole Camp Courier 8-12-1898)

1900 Tucker's Addition platted north of the railroad. Cole Camp incorporated again as a fourth class city.

1902 Sedalia, Warsaw, and Western Railroad converts to wide gauge track.

1904 The Rock Island Railroad runs tracks one mile north of Cole Camp. North Cole Camp (Nay) platted at that crossing, but never developed.

1907 A. G. Eickhoff Addition platted north of the new business district. Muller's Addition expands eastern boundary.

1911. Eickhoff's Addition Platted north of A. G. Eickhoff's Addition. City waterworks system completed, and water tower installed.

1913, 1916 School Zone is established between old and new parts of town

1920 Hyde Park/Frederick Addition added to southeast part of town.

1939 Centennial of founding celebrated. City sewer system installed.

1946 Rail service through Cole Camp discontinued. 

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 1

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Property Type A: Single Pen House

Description: Single Pen House

The single pen vernacular house type is the smallest house type found in Cole Camp. Although these small houses often have rear appendages, they are, like many vernacular forms, defined by the floorplan of the part of the house which faces the street, which in most cases is the original portion of the building. Single pen houses are one or one and one half stories tall with side facing gable roofs and a basic one-room floor plan which is roughly square. Kitchen and other support spaces are generally located in a rear ell. Examples in Cole Camp date from ca. 1868 to the late 1800s.

Significance: Single Pen House

The single pen house, which was most commonly built in America between the 1700s and the 1880s, has been fittingly referred to as "Architecture's Building Block."¹ It is the simplest and smallest of all vernacular house types. The single pen house is most commonly associated with horizontal log construction. The one room plan works quite well with that construction method, as it was relatively easy to find logs less than twenty feet long and to build in a basic square or slightly rectangular form.

It was not unusual for early settlers to construct single pen log houses or "cabins" as soon as possible, and to replace or enlarge them later as time and finances allowed. Because the small size inevitably led to additions and alterations, intact single pens are rare, in Cole Camp and other parts of Missouri as well.

Only two such houses were identified during the survey project, the ca. 1868 William Dublin house, at the corner of Jefferson and Spring Streets, and another just outside the south town boundary, on the southern end of Spring Street. That house is the ca. 1880 Henry Mahnken house. Both are of wood construction; the house on Jefferson is frame, and the one south of town may be of horizontal log. These house types were probably once quite common in Cole Camp, but now represent a small percentage of the total survey group. Intact examples are significant as very rare survivors of a once common building type.

Registration Requirements: Single Pen Houses

Representative examples of the above property type will be eligible for inclusion in the

¹ Howard Marshall, Folk Architecture in Little Dixie, (Columbia and London: University of Missouri Press, 1981) p. 39.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 2

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other woodwork should remain in place, and doors and windows themselves should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, or close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the Single Pen property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type B. Two-Room Folk House

Description: Two-Room Folk House

Two-room folk houses, most commonly known as either double pen and hall and parlor houses, are among the more modest house types in Cole Camp. Both subtypes are one story tall, and at least two rooms wide and one room deep, with a side facing gable roof. The main entrances are in the widest part of the house, which faces the street. Rear ells are common, either as original rooms or later additions (or both.) Examples in Cole Camp include the oldest surviving houses in town, and date from ca. 1861 to ca. 1905. All are of some sort of frame construction. Architectural ornamentation and stylistic influences are limited or non-existent on early examples, while later houses often have typically Victorian ornamentation. Such ornamentation is most commonly applied to the front porch of the house, and consists of such

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 3

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

things as turned porch posts, decorative bands of spindlework, and scrolled spandrel pieces. Houses within these categories make up roughly 12% of the survey properties.

Subtype: Hall and Parlor House

The hall and parlor house is the most common of the two-room house types in Cole Camp; hall and parlor houses represent roughly two thirds of the historic two-room folk houses in the community. The front rooms of hall and parlor houses are generally of unequal size, with the "parlor" bedroom being the smaller of the two. The single front door, which is often centered on the facade, opens directly into the "hall." Fenestration patterns are generally symmetrical; most hall and parlors in Cole Camp have two windows and one door on the front wall. There are 19 hall and parlor houses in the survey group.

Subtype: Double Pen House

Double pen houses also have two front rooms; they differ from hall and parlors in that their front rooms are nearly identical in size. The primary exterior difference is that even very small examples have two front doors. These houses also tend to have symmetrical fenestration patterns. Some have paired front doors flanked by single windows, while others have more widely separated front doors which are each flanked by windows. A related house type is the *saddlebag house*, in which the two rooms share a central chimney. There are at least 10 double pens and 3 saddlebag houses in Cole Camp.²

Significance: Two-Room Folk House

Modest houses with two primary front rooms were built in America from the earliest days of settlement into the 1930s.³ There are a number of plan variations, and nearly as many different names for them. Those names include hall and parlor, double pen, saddlebag, and dogtrot. The hall and parlor house, with its varied room size, is the most distinct type of the group. The other three terms all refer to houses with nearly equal front rooms, most of which also have two front doors.

The hall and parlor also differs from the other types in that it came to America as a two-room form, rather than developing here out of basic one-room configurations. Small two-room

² That number may vary somewhat. Many of the houses no longer have chimneys, making it difficult to determine house types from exterior observations alone.

³ It should be noted that these houses often had rear ells from the start, and were therefore not strictly two room houses. The classification is based upon the most public part of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 4

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

plan houses have been built in the British Isles for centuries, and the hall and parlor was an established house type when the first settlers landed in America. Hall and parlors were among the earliest dwellings to be built in the American Colonies, and the house type traveled west with the frontier. One scholar of vernacular architecture noted that "at the opening of the eighteenth century this [the hall and parlor plan] was the usual plan of small homes in England and the British sections of New England, the Mid-Atlantic and the Southern Colonies."⁴

Figure Nine. The ca. 1861 Henry Damm House. One of the best examples of the Double Pen subtype in Cole Camp.



⁴ Henry Glassie, Folk Housing in Middle Virginia, (Knoxville: University of Tennessee Press, 1975) p. 75.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 5

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

While hall and parlor houses were traditionally constructed in a wide variety of building materials, many of the other two-room-plan house types have their roots in log construction, and are often related to the single pen house. While it is relatively easy to build a single pen house with horizontal logs, wider houses are a different story. Longer logs are naturally harder to find than shorter ones, and tend to taper too much to use for long walls. Therefore, multiple room log houses, especially those with one room deep plans, often consisted of combinations of single pens. This could be done either as a single building project, or as a result of subsequent additions to a single pen. It is upon the resulting combinations of single pen forms that many of the terms for two-room-plan houses are based. Two rooms, or pens, set side by side with end chimneys create a double pen house, two pens which share a center chimney are a saddlebag house, and two rooms separated by an open passage are referred to as a dogtrot house.

The additive nature of that construction, along with the difficulty of cutting a new door into a log or heavy frame wall, often resulted in a separate entrance for each of the two rooms, a characteristic which is considered one of the defining features of the double pen house type. Two-room-plan houses continued to be built with two front doors long after horizontal log construction was replaced with lighter stud framing and other building methods, and today nearly any one-room deep house with two front rooms and paired front doors is considered a double pen.

It should be noted that paired front doors have also been associated with German-American building traditions, and that some of the earliest double pens in Cole Camp were built by or for German-Americans. Two of the three double pen houses in the survey group which were built before the Civil War were built by or for German Americans, as were many of the other double pen houses and saddlebag houses in the community. The tradition of installing paired front doors on the houses of Cole Camp probably developed from a number of sources, the most prevalent of which were construction practices and Germanic cultural ideals.

The ca. 1861 William Schuman House, at 604 S. Elm Street, provides an interesting example of an early double pen which appears to reflect both of those influences. The small double pen house is one of the oldest survey properties of any type. The house today has only one front door and four front windows; however, a historic photo of the building reveals that there was originally another front door, centered between two of the windows. The house is also said to be constructed partly with horizontal logs and partly of heavy frame with brick nogging, a combination which suggests that it was built in at least two stages. Mr. Schuman, who lived there for decades, operated a blacksmith shop next door to the house. It was probably he who built both stages of the house, expanding as his family and business grew.

Most of the historic small houses in Cole Camp are either double pens or hall and parlors. Double pen houses were among the earliest type of dwelling to be built in the area, and small houses of both types continued to be popular until the end of the 19th century. A variety of

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 6

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

construction methods and materials were used. There are also several post-railroad examples of this property type which gain further significance from intact Victorian-era porches and other ornamentation. The small size of such houses inevitably led to alterations over the years, and intact examples are scarce. Unaltered examples are significant as reflections of a house type which was among the earliest to be built, and which remained popular in Cole Camp for more than half a century.

Registration Requirements: Two-Room Folk House

Representative examples of the above property type and subtypes will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other woodwork should remain in place, and most doors and windows should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Replacement windows, for example, may be acceptable, if they are the only major alteration, and are very similar to the originals in material, individual dimensions, and muntin configuration. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, or close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an early or original porch can outweigh other minor integrity issues.

Representative examples of the two-room folk house type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type C. Late Victorian.

Few of the Victorian era buildings in Cole Camp represent full-blown examples of any

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 7

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

particular style. With the notable exception of a few buildings with Queen Anne and Romanesque styling, most are basically vernacular buildings to which high style characteristics were added, in varying degrees. Those buildings have been given the general classification of **Late Victorian**, and the following types and subtypes are based upon both architectural styles and common vernacular building types.

Description: Late Victorian

The Late Victorian category has been used here to group all Victorian era buildings except for those of the Queen Anne and Romanesque styles, which are important enough in Cole Camp to discuss separately. Late Victorian buildings in Cole Camp were built between 1878 and ca. 1919. They all exhibit characteristics of high-style Victorian architecture, in varying degrees. The term has been used here to describe formally designed buildings as well as basically vernacular ones. It applies to relatively "pure" examples of a particular style such as the Italianate or Second Empire, and to buildings which feature a mixture of Victorian-era styles. It also applies to basic vernacular forms to which Victorian Ornamentation has been added.

Although individual properties show great variation, there is a common attention to picturesque ideals, and frequent use of applied ornamentation. Popular ornamental motifs include scrolled brackets and ornate cornices, especially on commercial buildings, as well as such things as turned porch posts, spindles and other "gingerbread", and ornamental wall shingles. Late Victorian buildings, excluding those in the Queen Anne and Romanesque styles, represent roughly 32% of all styled historic buildings in Cole Camp, and approximately 18% of all of the buildings surveyed. (Many of the buildings in the survey group are simple vernacular buildings with no stylistic attributes.) Adding the other Victorian styles to the group yields a percentage of roughly 52% of the styled buildings and 28% of the total.

National Register guidelines include many different Victorian era movements within the category of Late Victorian, including Romanesque, Queen Anne, Italianate, Second Empire, and Gothic Revival. The latter styles had limited influence in Cole Camp and have therefore been grouped together in this section. There are also many buildings which utilize mixed or more general Victorian design principles, a common occurrence throughout the country. Architectural historian Alan Gowans noted that "once elements of medieval origin get stirred into the Italianate/Second Empire/Renaissance Revival mix, all stylistic coherence vanishes. This is the kind of architecture that the term "Victorian" brings to people's minds."⁵

⁵Alan Gowans, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 197.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 8

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Subtype: Folk Victorian

Folk Victorian houses consist of traditional vernacular house forms to which simple Victorian style ornament is added. The ornamentation is often limited to just the front porch, although eave and window decorations are also used. This is the most common type of Late Victorian building in Cole Camp; nearly a quarter of the survey properties (roughly 23%) are vernacular houses to which Victorian era styling has been added.

Subtype: Italianate

Italianate buildings are generally two stories tall, with widely overhanging eaves supported by ornamental scrolled brackets. On commercial buildings, elaborate bracketed cornices are very common. Windows are often arched or topped with elaborate crowns or lintel pieces. Many of the commercial buildings in Cole Camp have vestigial Italianate styling.

Subtype: Second Empire

Second Empire buildings always have a Mansard (dual-pitched) roof, and often have dormer windows in the lower part of the roof, which is steeply pitched. Cornice lines are frequently accented with ornamental scrolled brackets and heavy molding. The George Keiffer House, at 112 South Maple Street, is the only Second Empire style building in Cole Camp.

Subtype: Gothic Revival

The Gothic Revival Style is marked by an emphasis on verticality, which is often expressed through steeply pitched roofs and equally steep cross-gables. The Gothic pointed arch is a character-defining feature which continues the vertical theme. In Cole Camp, the Gothic influence is seen in a few instances in the use of steep cross gables on traditional I-houses. There is also one church, the ca. 1938 United Evangelical Lutheran Church at Butterfield and Boonville Roads, which features the type of pointed-arched windows typical of the style.

Significance: Late Victorian

The Victorian movement in architecture was widely popular in America from the mid-1800s into the first part of the twentieth century. That time span corresponds with the latter part of the reign of England's Queen Victoria, who ruled from 1837-1901.⁶ The Victorian era in America was marked by technological advances which facilitated many of the stylistic developments of the period. Balloon framing, which used machine sawn studs rather than heavy hewn timbers, often replaced heavy timber and load-bearing masonry, and the growing railroad network

⁶ McAlester, p. 268.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 9

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

allowed widespread distribution of everything from sawn lumber and pre-cut eave brackets to plan books and architectural journals.

The innovation of balloon framing made it easy for builders to break from the boxy forms of earlier styles and building types, and irregular massing became a hallmark of Victorian architecture. The ease with which one could acquire pre-cut gingerbread also made the use of applied ornamentation easy and inexpensive. The more towers, turrets, and tacked-on gingerbread, the better. It was also about this time that mail order plan services became available. The result was an increased availability, and reduced cost, of professional design services.

Victorian architectural ideals were so popular, for so long, that they eventually worked their way into the realm of vernacular architecture. It became common practice to embellish simple vernacular buildings with typically Victorian types of ornamentation. As one history of American houses put it:

Less affluent owners might not be able to afford stained-glass windows or slate roofs or tall, fancy chimneys, but they probably could manage a bit of wood spindle work. A 19th century American ornament, spindle work was a product of our love affair with the newly invented turning lathe, which, along with an efficient railway system, made it cheap and easy to decorate houses all over the country, inside and out, with rows and rows of shapely little sticks.⁷

That passage certainly applies to Cole Camp, where many of the porches of otherwise unadorned vernacular houses sport those "rows and rows of shapely little sticks." It is likely that many of those shapely little sticks were produced right in town, in Henry Eickhoff's shop on Maple Street.

The Fred Dieckman House, at 206 W. Junge St., is a particularly ornate example of a Folk Victorian house. The basic form of the house is that of the Gabled Ell, and the ornamentation is typical of the Queen Anne style of architecture. The recently rehabilitated house has a polygonal bay window and front gable end which are both sheathed with ornamental shingles, as well as a wide front porch with turned porch posts and a spindle-work frieze. It is a product of a local builder; the Dieckman's have been credited with building several of the survey properties. A simpler, and more typical, example can be found in the Frank Spurgeon House, at 111 N. Elm St. It is a simple hall and parlor house with pedimented lintels above the doors and windows, and a central bay porch which has turned posts, scrolled spandrels, and a patterned frieze at the roof line.

Victorian-era architecture in Cole Camp runs the gamut from large high style commercial

⁷ James Massey, and Shirley Maxwell, House Styles in America, (New York: Penguin Studio, 1996) p. 131.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 10

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

buildings to simple two-room houses with a bit of spindle-work on the front porch. They are unified by a common emphasis on the picturesque, and as a group, they are one of the most significant historic property types in Cole Camp today.

Registration Requirements: Late Victorian

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Architectural elements such as front porches and applied ornamentation are character-defining features of the Late Victorian property type, and should therefore be early or original, and highly intact. Door and window openings, especially on principal elevations, should be unaltered, and original wall materials should predominate.

Although alterations and minor changes are practically inevitable in a historic building, they can have a significant impact upon the integrity of buildings of this property type. A Folk Victorian house which received a Craftsman style porch in the 1920s, for example, would not typify the Late Victorian property type. (It may, however, be eligible under a more general property type, such as Gabled Ell.) Replacement windows may be acceptable, if they are very similar to the originals in finish, individual dimensions, and muntin configuration. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Representative examples of the late Victorian property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. Those buildings which were used for commercial purposes may also be eligible under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type D. Queen Anne

Description: Queen Anne

Queen Anne style buildings are distinguished by irregular massing and highly textured wall surfaces. Polygonal bays, steeply pitched roofs and ornate trim are all common. Walls are nearly always enlivened by varied textures, often through the use of patterned shingles and ornamental belt courses. Elaborate porches are common on houses; they often wrap around more than one elevation and feature such things as fancy wooden trim and turned support posts. In Cole Camp, all examples are of frame construction, and all are houses. Queen Anne buildings

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 11

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

represent 31% of all styled buildings in the survey group, and 17% of the total. Examples in Cole Camp were built between ca. 1890 and ca. 1916.

Significance: Queen Anne

The Queen Anne style was first introduced in England by a group of 19th century architects led by Richard Norman Shaw. "Queen Anne" is actually a misnomer; the architecture after which early examples were modeled predated the reign of Queen Anne (1702-1714) by roughly a hundred years. Shaw and his followers were inspired by late medieval buildings, and favored the use of half timbering and patterned masonry. The English Queen Anne style became known in America through pattern books and architectural manuals, and soon evolved into a widely popular indigenous style. One architectural history noted that once the style was introduced in the States—"something really American" happened to it.⁸ American examples of Queen Anne architecture tend to be more lively than their English counterparts, in both form and ornamental treatment, and it was in this country that the use of spindle-work and classical elements became part of the Queen Anne vocabulary.⁹

In Cole Camp, Queen Anne styling is found on residential buildings only. Houses of the genre in Cole Camp can be placed into two different categories: high-style Queen Anne, and Folk Victorian adaptations. The major difference between the two categories within the survey group is in the basic shape of the building. High-style houses have much more irregular floor plans and roof lines, as well as such things as one and two story bay windows, which further break up the shape of the building. Folk Victorian houses, by contrast, generally utilize a common vernacular house form, to which basic Queen Anne, or other Victorian, style ornament is added. Folk Victorian houses and common vernacular forms of the period are identified elsewhere in this section.

There are at least two large high-style Queen Anne style houses in Cole Camp, as well as many other buildings which utilize varying degrees of Queen Anne ornamentation. The most intact high-style Queen Anne house in Cole Camp is also one of the town's largest and most intact houses of any kind. The ca. 1914 H. C. Boeschen House, at 200 S. Boonville Road, is a two and one half story frame house with irregular massing, bay windows and a wrap-around porch. (See Figure Ten.) It is an example of the "Free Classic" subtype, in which classical elements such as columns are used more freely than spindle-work and turned porch posts. Another two story house in that style is located at 100 N. Hickory Street, near Main Street. It was built around 1899

⁸Massey and Maxwell, p. 127.

⁹ McAlester, p. 268.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 12

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

by or for lumber dealer and land developer George Kieffer. It also features frame construction and irregular massing, as well as a cutaway bay window. (A modern porch enclosure has had a deleterious effect upon the integrity of this large house, which does retain its early weatherboarding and much other historic fabric.) As a lumber dealer, Kieffer would have had easy access to plan books, and may have used a plan from a service for that house.

There are also a few smaller houses in town which have irregular ground plans and enough ornamental detailing to be classified as high-style dwellings. The ca. 1909 J. L. Ahrens House, in the 100 block of North Hickory, is a one story house with steeply pitched roofs, pent gables with fishscale shingles, and a small wrap-around porch. A more elaborate one story example is Sunnyside, (ca. 1907) at 1103 Fowler Road. That house also has pent gables filled with ornamental shingles, as well as a steeply roofed tower over the main entrance, and a large wrap-around porch set on slender columns.

Full-blown examples of the Queen Anne style are fairly rare in Cole Camp. The properties listed above, while not the only notable examples, are part of a select group. Intact high-style Queen Anne buildings in Cole Camp are significant as relatively rare examples of an architectural style which was widely popular at the time, and which had a strong effect upon the appearance of the many modest Folk Victorian houses which were erected around the same time.

Registration Requirements: Queen Anne

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Architectural elements such as front porches and applied ornamentation are character-defining features of the Queen Anne property type, and should therefore be early or original, and highly intact. Door and window openings, especially on principal elevations, should be unaltered, and original wall materials should predominate.

Although alterations and minor changes are practically inevitable in a historic building, they can have a significant impact upon the integrity of buildings of this property type. A Queen Anne house which received a Craftsman style porch in the 1920s, for example, would not typify the Queen Anne property type. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration. Alterations to rear eaves and secondary elevations may also be acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Representative examples of the Queen Anne property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. △

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 13

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Figure Ten. The ca. 1914 H. C. Boechen House. One of few high style Queen Anne houses in Cole Camp.



Property Type E. Romanesque Revival

Description: Romanesque Revival

Romanesque Revival style buildings typically have round arched openings for windows, doors, and sometime porches. The style was even called a "Round Style" when it was first popular.¹⁰ Brick construction is quite common, as are ornate corbel tables. Light stone or alternately colored bricks were frequently used to accent red brick wall surfaces. In Cole Camp, the style was used only for larger buildings, including one bank and three churches, all of which are of brick construction, and most of which have elaborate corbel tables as well. The Congregational Church on Boonville Road, in the north part of town was built in 1913, and the Trinity Lutheran Church at the southern end of Maple Street was built in 1911. St. Paul's Evangelical Lutheran Church, at Front and Jefferson Streets, was built in 1917. All are sizeable brick buildings, and all exhibit a good deal of Romanesque Revival styling, most notably in the form of round arches and heavy massing.

¹⁰ Gowans, p. 150.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 14

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Significance: Romanesque Revival

The Romanesque Revival style first appeared in America in the mid-1800s, and was used for various types of buildings into the early 20th century. The use of round arches is a nod to the buildings of ancient Rome, which were the first to utilize arched construction. In America, it has always been strongly associated with brick construction and religious architecture. The Romanesque Revival style is related to the more commonly built Richardsonian Romanesque Style, which became widely popular for a variety of building types around the turn of the century. It differs from Richardsonian Romanesque in a much lighter treatment of surface textures and a similarity of form to the Gothic Revival buildings that were in vogue in the mid-1800s. As one account put it-- "in texture and outline, those early Romanesque buildings resembled their Gothic Revival contemporaries."¹¹ One of the best examples of the early Romanesque style, the 1849 Smithsonian Building in Washington, D. C., was in fact designed by renowned Gothic Revival architect James Renwick.

One of the largest styled commercial buildings in Cole Camp town is a Romanesque Revival style building. The 1898 Citizens Bank Building, at the corner of Main and Maple Streets, was constructed by local contractors Keiffer and Laughlin.¹² It is constructed of red brick, and features paired windows topped with round arches of blond brick, and an elaborate corbeled brick and terra cotta cornice. It remains in use as a bank yet today.

Local religious institutions also utilized Romanesque styling for the impressive red brick churches which were built during this period. One of the largest example of religious architecture in the style is the Trinity Lutheran Church, which is located on Butterfield Trail near its intersection with the Boonville Road. It is a large red brick church with limestone accents and brick corbeling at all eave lines. It also utilizes elements of the Gothic Revival style, most notably in the form of pointed arched windows along the rear wall and pointed arch divisions within the large round arched windows of the main elevations.

Buildings of the Romanesque Revival style in Cole Camp are generally the largest and most highly styled buildings in the survey group. It is known that the bank building is architect-designed, and it is likely that the churches received professional guidance in that field as well. The Cole Camp examples are significant for their stylistic sophistication as well as for their varying roles in the social history of the town.

¹¹ Poppeliers, John C. et. al. What Style Is It? (Washington, D.C.: Preservation Press, 1984) p. 62.

¹² Hier Snackt Wi Plattdeutsch, p. 115.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 15

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Registration Requirements: Romanesque Revival

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other ornamentation should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the Romanesque Revival property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. Those buildings which were used for commercial purposes may also be eligible under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. ◊

Property Type F: Two Part Commercial Block

Description: Two Part Commercial Block

Two part commercial blocks are commercial buildings which are at least two stories tall. They are characterized by a horizontal division of form and function. The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. In Cole Camp, all examples are two stories tall, and most have open plate glass store fronts on the ground floor, and more enclosed second floor spaces. All are located in the main commercial center of Maple and Main Streets. There are at least nine such buildings in Cole Camp, most of which have some type of Late Victorian styling; they were built between ca. 1896 and ca. 1909. Representative examples in Cole Camp include the Henry Eickhoff Store and Shop, and the ca. 1899 Kreisel Hardware Building, all of which are located at the north end of Maple Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 16

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Figure Eleven. The ca. 1899 Henry Eickhoff Store. One of the most intact Two Part Commercial Blocks in the community.



Significance: Two Part Commercial Block

Architectural historian Richard Longstreth describes the two-part commercial block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."¹³ Two-part commercial blocks with Victorian detailing were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, Main Streets throughout the country were lined with them. One scholar noted that the "buildings on Main Street reflect a standardization that became a fact of life in the American small town in

¹³ Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 17

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

the latter half of the nineteenth century."¹⁴

The two part commercial block is said to have its origins in the buildings of Ancient Rome, where it was common for urban building to have a shop on the ground floor and living quarters above. That shop-house form was used in Europe for centuries, and moved to America as the Colonies developed major trading centers. The form eventually developed into a primarily public or business type of building, as residences above the store area became less common.

Two part commercial blocks were built in Cole Camp early on, with the upper floors serving a residential function. A description of the town as it appeared in 1866 noted that there were several two story commercial buildings, including "the two-story saloon and residence of Louis Damm. The upper story was used as a residence...."¹⁵ Although no such buildings have survived in the old part of town, the "new" commercial center boasts many very intact examples.

One of the oldest and most intact two part commercial blocks in the Maple Street commercial center is the ca. 1898 Kreisel Hardware Building, at 126 N. Maple Street. The large two story brick building has an open frame and glass storefront on the ground floor and smaller double hung windows on the second floor. The ground floor housed hardware businesses for much of its early history, and the upper floor, which retains its original ornamental ceiling, was used as a movie theater for part of that time. It is in excellent condition today and continues to function as a commercial property.

A later brick example is located a few doors south of the Kreisel Building, at 110 N. Maple. The ca. 1909 Mussman Bakery/Star Theater features a prefabricated storefront by the St. Louis firm of Christopher and Simpson. The second floor has double-hung windows and a corbeled brick cornice. It is one of the wider such buildings in the survey group, with a pair of side by side commercial spaces on the ground floor.

The two part commercial blocks of Cole Camp generally exhibit some form of Victorian styling, and many sport prefabricated metal and frame building components. They are among the largest and oldest of the commercial property types in town. Intact buildings of this form are significant as examples of a property type which was a favored business building in Cole Camp for decades.

Registration Requirements: Two Part Commercial Block

Representative examples of the above property type will be eligible for inclusion in the

¹⁴ Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) p. 35.

¹⁵ Viola Huse Moore, Cole Camp in 1866," Cole Camp Courier, 1933.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 18

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the facade, should be intact. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Storefront alterations, for example, often represent a natural evolution in the history of the building, and original storefront units are therefore not requisite. The actual ground floor openings themselves should, however, be largely unchanged, and fenestration patterns should be similar to those of the original storefront units, preferably with display windows, bulkheads, and transoms. By the same token, surviving original storefronts represent an especially significant historic resource, and the existence of an original storefront can outweigh other minor integrity issues. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the Two Part Commercial Block property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type G. One Part Commercial Block

Description: One Part Commercial Block

One part commercial blocks are just one story tall, and function much like the lower story of two part commercial blocks. In many cases the building is relatively narrow, and occupies the full width of its lot, often sharing a wall with neighboring buildings. The facade often consists almost exclusively of plate glass or prefabricated storefront panels. Ornamental cornices and space for signage above the storefront are common. In Cole Camp, many of the one part commercial blocks have manufactured storefronts, and all except for one have side and rear walls of brick. There are at least fourteen such buildings in Cole Camp; they were built between ca. 1884 and ca. 1945. Representative examples in Cole Camp include Fajen's Store, (ca. 1884) on Butterfield, and Schwald Mercantile, (ca. 1894) at the corner of Maple and Main.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 19

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Subtype: Boomtown Front

Some one part commercial blocks also have front walls which extend up beyond a front facing gable roof to make the building appear larger than it actually is. The false-front arrangement is sometimes referred to as a "boomtown front." At least four small commercial buildings in Cole Camp have boomtown fronts. The ca. 1894 Kreisel Building, located on the north end of Maple Street, has a false front with a particularly notable bracketed cornice of wood.

Subtype: Broad Front Commercial Block

The broad front commercial block is a later variation of the one part commercial block. It is of the same general form as all one part commercial blocks, but tends to have a more horizontal massing and a particularly open display window. Recessed entrances and ornamental parapets above the display windows are common. The broad front commercial block became popular in the early 20th century, as technology made the wider fronts and greater expanses of display windows possible.¹⁶ The ca. 1924 Cole Camp Mercantile, at Main and Maple, is the only such building in Cole Camp.

Significance: One Part Commercial Block

The type developed in the mid-1800s, in response to a growing need for specialized and relatively inexpensive commercial properties. As one source put it "most one-part commercial blocks constructed during the 19th century were used as retail stores."¹⁷ It was popular in developing commercial areas, as it allowed a landowner to create rentable retail space without investing in a large building right away. Often, property owners built one part commercial blocks with the thought that they could be replaced in the future with larger commercial buildings, a plan that did not always come to fruition, especially in areas like Cole Camp where commercial growth tapered off after the initial period of development.¹⁸

One part commercial blocks were also sometimes constructed in unified rows, with common walls dividing the individual store units. This was done in Cole Camp as well, most notably on Main Street near the east edge of the commercial district. The south side of the street still has two of three original one part commercial blocks which were built as a single

¹⁶ Herbert Gottfried and Jan Jennings, American Vernacular Design 1870-1940: An Illustrated Glossary, (New York: Van Nostrand Company, 1988) p. 249.

¹⁷ Longstreth, p. 55.

¹⁸ Longstreth, p. 55.

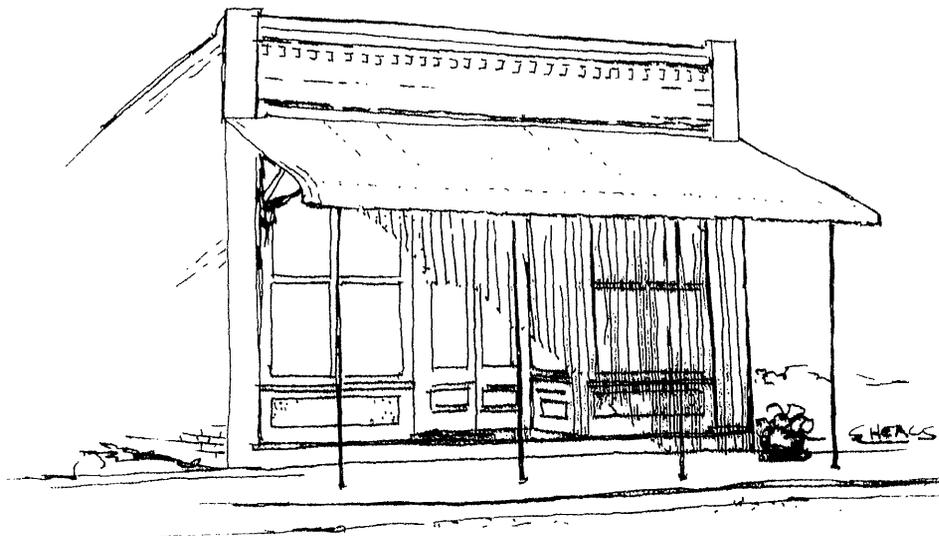
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 20

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

construction project in the late 1890s. Although connected and topped by a continuous cornice, those buildings were built for different clients and have been individually owned through most of their history. The surviving two buildings are located in the 100 block of East Main Street; one is the public library and one is a furniture store.

Figure Twelve. Fajen's Store, ca. 1884. The oldest, and one of the most intact, one part commercial blocks in Cole Camp.



The one part commercial block is the most common commercial property type in Cole Camp, and many of the early examples have seen few alterations over the years. Like the larger two part commercial blocks in the area, many exhibit some form of Victorian styling, and several have prefabricated metal and wood building components. Intact buildings of this type are significant as representative examples of a nationally common building type, and for their strong association with early commercial development in the community.

Registration Requirements: One Part Commercial Block

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 21

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the facade, should be intact. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Storefront alterations, for example, often represent a natural evolution in the history of the building, and original storefront units are therefore not requisite. The actual ground floor openings themselves should, however, be largely unchanged, and fenestration patterns should be similar to those of the original storefront units, preferably with display windows, bulkheads, and transoms. By the same token, surviving original storefronts represent an especially significant historic resource, and the existence of an original storefront can outweigh other minor integrity issues. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the One Part Commercial Block property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type H: Gabled Ell

Description: Gabled Ell

The gabled ell house has a front facing gable end to which a side gable wing is set at a right angle, to form an L-shaped house. There is almost always a front porch along the front of the side wing, which is set back from the plane of the gable end wall. Gabled ells come in one or two stories and can have one wing of a different height than another. This is especially likely in a house which has been expanded to create this form. In some cases, an older vernacular form such as a hall and parlor, would get a new front facing gable wing to expand the house and update its styling. This appears to have been the case for the ca. 1894 Fannie Selover House at 109 N. Hickory, which may have started out as a double pen house. The gabled ell is the most common historic house type in Cole Camp; at least 15% of the all of the survey properties take that form. Most of those houses, which were built between the late 1880s and the mid 1900s, also have some Victorian styling and can also be classified as Folk Victorian houses.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

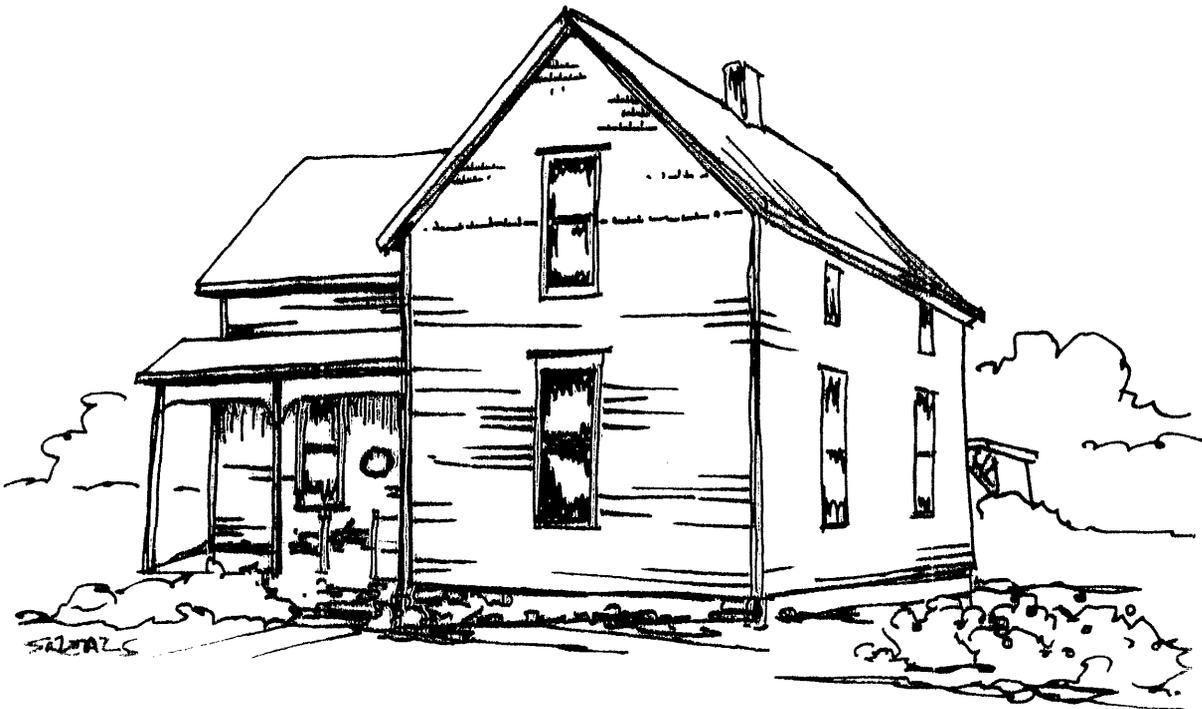
Section number F Page 22

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Subtype: Cross-Plan

A related house type found in Cole Camp is the cross plan house, which is similar to a gabled ell except that it has a side gabled ell on both sides of the front gable end. The houses were frequently built with two front porches, which are similar in form and placement to the porches on gabled ells. Often, each porch has its own entrance. Roughly 5% of the survey properties take this extended form; most have some Victorian styling. A good example of the type is the ca. 1909 M. P. Dillon House, at 108 E. Junge St.

Figure Thirteen. The Jost Eickhoff House, ca. 1904. A highly intact two story gabled ell.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 23

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Significance: Gabled Ell

The gabled ell, also known as the Gable Front and Wing or the Upright and Gable, was a long-lived house type in America. It was popular across the country from the 1850s to the 1950s.¹⁹ It is not surprising that the gabled ell is the most common house type in Cole Camp. Its national popularity has been linked to access to railroad service and milled lumber, which made the more complex plan easier to build, and it was during the railroad era that most of the historic houses in Cole Camp were built. One description of the house type noted that, with the coming of the railroads "abundant lumber and balloon framing led to an expansion of unstyled folk houses with this form."²⁰

The increased popularity of the gabled ell can also be seen as a reaction to the prominence of Victorian styling, with its emphasis on picturesque massing and complex forms. In Cole Camp, many of the historic gabled ells also have some typically Victorian ornamentation, and the gabled ell is one of the most common forms to be used for Folk Victorian houses. It has also been noted that, as was the case in Cole Camp, as the Gabled Ell form gained popularity some older hall and parlor or double pen houses were updated by the addition of a projecting gable bay to create the "new" gabled ell plan. Nationally, the gabled ell replaced the hall and parlor as the dominant folk house form in the early decades of the 20th century.²¹ That was the case in Cole Camp as well; the two room folk house was the dominant vernacular house type before the railroad came through, only to be supplanted by the gabled ell by the turn of the 20th century. Intact gabled ells in Cole Camp today are significant as representative examples of a common house type which was popular both nationally and locally in the late nineteenth and early twentieth century.

Registration Requirements: Gabled Ell

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Although original windows are preferable, replacement windows may be

¹⁹ McAlester, pp. 92-93.

²⁰ McAlester, p. 92.

²¹ McAlester, p. 92.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 24

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the gabled ell property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. Gabled ell houses which have significant amounts of Victorian style ornamentation should be classified, and nominated, as Folk Victorian houses, with a period of significance which corresponds to the year the house took its Folk Victorian form. □

Property Type I: I-house

Description: I-house

The I house is one of the largest vernacular house types in Cole Camp. I-houses are one and one half to two stories tall, one room deep and at least two rooms wide. The wide part of the house is always set parallel to the road, to create the broadest possible facade. Roofs are generally either side-gabled, or hipped, and many examples have open, central bay front porches. One and two story rear eaves are common, both nationally and in Cole Camp. I-houses are not particularly common in Cole Camp; only 6% of the historic buildings there take that form. All of the historic I-houses in Cole Camp are of frame construction.

Significance: I-house

I-houses can be found in many parts of Missouri; the form is widely distributed and easily recognized. It is also one of the most enduring vernacular house types in the state; I-houses were

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 25

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

built in Missouri from the earliest days of settlement into the first decade of the twentieth century. The term "I" house was coined by geographer Fred Kniffen in the 1930s, based on his observation that the builders of such houses in Louisiana often came from Illinois, Indiana, and Iowa. Also, as he noted, "the 'I' seems a not inappropriate symbol in view of the tall, shallow house form it describes."²²

The I-house has its roots in Great Britain, but it reached its final form in the American middle south. I-houses were commonly built in Kentucky, Tennessee and Virginia, and the form moved west with settlers from those areas. As Howard Marshall noted in Folk Architecture in Little Dixie, "this distinctive house type dominates the Little Dixie landscape, as it does the Virginia and Carolina Piedmont and the Kentucky Bluegrass."²³

Although I houses were built in both urban and rural locations, they are frequently associated with farm life and country settings. The I-houses of Cole Camp follow that tendency; most are located along the edges of town, and have, (or had) a few acres of land and several outbuildings associated with them. Most of those are within Urban Farmsteads, a separate property type discussed in the next section. Intact I-houses in Cole Camp are significant as representative examples of one of the community's largest and rarest vernacular house types.

Registration Requirements: I-houses

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration, and most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the

²² Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

²³ Marshall, p. 60.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 26

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, or close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the I-house property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. Also, I-houses which have significant amounts of Victorian style ornamentation should be classified, and nominated, as Folk Victorian houses, with a period of significance which corresponds to the year the house took its Folk Victorian form. Finally, an intact I-house, even one with Folk Victorian styling, within an urban farmstead should be nominated under that classification, and a discussion of style and type should be included in the nomination. △

Property Type J: Urban Farmstead

Description: Urban Farmstead

Although many of the houses in Cole Camp have a significant number of outbuildings, there are a few properties which have specialized collections of resources which classify them as urban farmsteads. The urban farmstead is defined as a grouping of resources, located in an urban or small town setting, with physical and functional characteristics normally associated with rural properties.²⁴ An intact urban farmstead will retain its original house, and enough early outbuildings and other resources to reflect the original agricultural function of the property. Urban farmsteads also frequently include agricultural landscape features and associated structures, such as wells, orchards and fenced gardens. Because the early agricultural function is a defining feature, at least one of the surviving outbuildings must have had a specifically agricultural function to rate an urban farmstead classification. Two storage sheds behind a house, for example, would not classify a property as an urban farmstead. An intact historic house with a

²⁴ Leslie C. Stewart-Abernathy, "Urban Farmsteads: Household Responsibilities in the City," Historical Archaeology, 20 (1986), pps. 5-15.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 27

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

storage shed and a small barn or other animal facility, would belong in that category. Although urban farmsteads are relatively rare in Cole Camp, they are among the largest of the historic property types in the community, in terms of size of the main house as well as overall property size. Representative examples include the Kreisel property, (house, ca. 1907) at 601 West Butterfield, and the William Harms property, (house, ca. 1914) on North Walnut Street.

Significance: Urban Farmstead

The term "urban farmstead" was first used by Leslie C. Stewart-Abernathy, in association with archeological research on 19th century house lots in the Arkansas community of Washington. Stewart-Abernathy wrote in 1983 that he used the term to emphasize the fact that many 19th century small-town house lots in Arkansas and elsewhere "contained a complex assemblage of buildings and spaces that paralleled the inventory and structure of rural farmsteads."²⁵ Such an assemblage reflected that fact that urban households often had to be nearly as self-sufficient as their rural counterparts. Farm families produced items for both household consumption and commercial sales; urban families often had to supply the same types of products for home use, as well as having typically urban occupations, such as keeping a store or working as a teller in a bank, etc.

In the days before such things as supermarkets and public utilities, even businessmen and professionals living in town had to supply many of their own needs. Stewart-Abernathy noted that each urban household, "when possible had to grow some of its own food, feed and care for some of its own animals, acquire its own water through wells, dispose of its own organic and inorganic waste, and store its own fuel for cooking and heating. All these tasks were undertaken in addition to a trade or craft to provide livelihood for the family."²⁶

Near self-sufficiency in the households of small urban communities was common throughout the Midwest into the early decades of the 20th century. Social historian Lewis Atherton, in Mainstreet on the Middle Border, noted that even though "stocks of good were limited" in general stores of the late 1800s, "they were more than adequate when every home in town had their own garden..." canned their own vegetables and otherwise provided goods for family consumption. That often included raising animals and processing meat as well; Atherton observed that "cow barns, pigpens, smokehouses, and chicken houses were standard equipment

²⁵ Leslie C. Stewart-Abernathy, "Urban Farmsteads: Household Responsibilities in the City," Historical Archaeology, 20 (1986), p. 6.

²⁶ Stewart-Abernathy, p. 6.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 28

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

in country towns."²⁷

Although once common, urban farmsteads are now relatively rare. The development of centralized services, public utilities, and better distribution networks eliminated the need for such complex urban houseyards. Once-essential outbuildings fell from use and were removed, and large houselots which included space for such things as home gardens and small pastures were sub-divided for new development. The 1999 National Register nomination of an urban farmstead in Chamois, Missouri noted that although it was common in 19th century rural Missouri "for town-dwelling families to devote a portion of the land to some sort of agricultural production...most of those tiny urban farms have long since vanished, outbuilding by outbuilding."²⁸

Another National Register nomination of an urban farmstead, the Luster urban farmstead in Batesville, Arkansas, documented the tendency for later subdivision and infill. It was noted that the property nominated was significant not only for its house and outbuildings, but also for the small amount of open land around it. It was noted that "the surviving barn, smokehouse, well, and servant quarters on the houselot with the entire rest of the block given over to a surviving pasture contrasts sharply with surrounding blocks on which later urban infill residential development has left the earlier houses now confined to tiny lots."²⁹

The surviving urban farmsteads in Cole Camp tend to have at least some open land associated with them as well. Most are located on relatively densely developed residential streets which are on the edges of the community. From the front, they look like other houses on the block, but most have open pasture behind them, and all have the defining collection of early agricultural outbuildings. Intact urban farmsteads in Cole Camp are significant as representative examples of a now relatively rare property type which once defined the streetscapes of small towns throughout the Midwest.

²⁷ Lewis Atherton, Mainstreet on the Middle Border, (Bloomington: Indiana University Press, 1984) p. 48.

²⁸ Maserang, Roger, et. al. National Register Nomination for the Alvah Washington Townley Farmstead, Chamois, MO, 1999.

²⁹ Stewart-Abernathy, p. 14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 29

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Registration Requirements: Urban Farmsteads

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact urban farmsteads will be residential properties that contain, at minimum, a house and two outbuildings, one of which had a typically agricultural function during the period of significance. Qualifying outbuildings would include such things as smokehouses, barns, milk houses, and chicken houses. Large amounts of open land are not requisite, as long as the early agricultural functions of the property, and the relationship of the buildings to each other, remain evident. All qualifying buildings on the property will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration.

Although the properties must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. An intact collection of outbuildings and related structures, for example, can help to balance minor integrity issues. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original buildings are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the urban farmstead property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and with a period of significance which corresponds to the construction date(s) of all of the resources on the property. For example, a farmstead with a house built ca. 1880, and outbuildings constructed between 1880 and 1900 would have a period of significance of ca. 1880-1900. The vernacular form and/or stylistic characteristics of the main house should also be noted in the urban farmstead nomination. ◊

Property Type K: Pyramidal

Description: Pyramidal

Pyramidal houses are distinguished by a nearly square floorplan and a pyramidal, equally hipped roof. The smaller pyramidal houses of Cole Camp have a somewhat unusual tendency to have truncated hip roofs which are topped in a number of ways. Some simply have a small flat area at the peak, a couple of which appear to have since been topped with small gables to remedy

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 30

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

leaking. Others have small gablets which appear to be original. One of the more intact examples, the ca. 1904 P. G. Muller House, at 301 East Main Street, has an entire square section which raises about 18" above the peak of the hip. The raised section has small square windows and early weatherboards, and appears to be original or early. Nearly 8% of the survey properties have a roughly square plan and a pyramidal hip roof; they were built between ca. 1894 and the late 1920s.

Subtype: Pyramid Square

Pyramid Square houses are the smaller of the pyramidal house types. They are generally one or one and one half stories tall, and often of frame construction. All Cole Camp examples are frame; the very few that have any stylistic ornamentation have simple Folk Victorian type elements such as turned porch posts.

Subtype: Foursquare

The Foursquare is a two story version of the above, sometimes referred to as a "cornbelt cube," after its popularity in the corn belt of the United States. The roofs are often punctuated by dormer windows, and front porches are extremely common. The foursquare became popular later than the more modest pyramid square, and is more commonly associated with early twentieth century housing than that of the Victorian era.

Significance: Pyramidal

This house type has been associated with the rise of railroad access, which made the longer sawn rafters needed for the roof framing more readily available. Pyramidal roofs require a more complex framing plan, but are less expensive to build as fewer long rafters are required. The foursquare is the largest of the two subtypes, and one of the largest popular house types of the early 20th century. The foursquare was often chosen by middle-class families who were moving up to a larger house, as the massive form gave the impression of stability, and was just large enough to appear impressive without being pretentious. The more modest pyramid square is generally considered to be a working-class alternative to the foursquare. In Cole Camp, the smaller version was also the first to be utilized; pyramid square houses in town tend to be a few years older than do foursquares.

That trend follows national developments; the pyramid square house type began appearing in the 1860s and was fairly common by the 1880s. Alan Gowans, in the Comfortable House, traces the origins of the Pyramid Square house to "Classical Revival vernacular variants,

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 31

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

specifically the Classical cottage of the 1835-1855 period."³⁰ The foursquare, on the other hand, is more of a 20th century house type. Gowans considers it to be one of a few essentially new house types to emerge in the early twentieth century.³¹ Like the pyramid square, the foursquare has antecedents in earlier styles and types, most notably the Italianate style. Italianate houses often had the same type of boxy form and wide roof overhangs found on 20th century foursquares.

Both subtypes types were also popular with mail order companies in the early decades of the 20th century, and it is likely that some of the Cole Camp examples were from mail order plans or even kits. The pyramid square could be purchased at a reasonable price from most mail order house catalogs from the late 1800s in to the 1930s. The larger foursquare was particularly popular with mail-order companies, and foursquare variations were offered by all major mail order house companies in the early 1900s. One ad described the foursquare as: "The ever popular square type" which was "thoroughly American in architecture" and "a house anyone will be proud to identify as 'My Home.'"³²

The acceptance of the pyramidal house type in general can be seen as a reflection of the fading popularity of Victorian architectural ideals. The clean lines and self-contained forms offered homeowners a refreshing change from the decorative exuberance of the late Victorian era, and the ready availability of plans via mail-order house made them quite attainable. Intact pyramidal houses in Cole Camp are significant as representative examples of a house type which was nationally popular at the turn of the 20th century.

Registration Requirements: Pyramidal Houses

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered, and windows themselves should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any

³⁰ Gowans, p. 90.

³¹ Gowans, p. 84.

³² Gowans, p. 84.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number F Page 32

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

changes when evaluating eligibility. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the Pyramidal property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type L: Bungalow

Figure Fourteen. The E. H. Brauer House, ca. 1919. An intact bungalow with an ornamental concrete block front porch, and original weatherboard wall cladding.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 33

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Description: Bungalow

The bungalows of the group are single storied houses, which sometimes have rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common, occasionally wrapping around to one side or extending to form a terrace. Front porches are often located under the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts. Many of the front porches of Cole Camp bungalows are constructed of ornamental concrete blocks or faced with native sandstone slabs.

All except for one of the 27 bungalows in the survey group have Craftsman styling, which was also used on several of the foursquares in town. Craftsman styling is typified by low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, with the top portion being divided into vertical lights and the bottom consisting of one light. In all, Craftsman style buildings represent roughly 15% of the survey properties, and bungalows, just over 10% of the total.

Significance: Bungalow

The word "bungalow" comes from the Bengali noun *bangla* which describes a low house with porches on all or most sides. The first use of the term in the English language began in British India as early as the seventeenth century, and referred to simple structures which often served as shelters for travelers. The shelters, sometimes referred to as *dak-bungalows*, were one story in height with a high roof to let the heat rise, and open verandas to catch evening breezes. The term came into widespread use in England in the mid-1800s, at first referring to seaside cottages or second homes and eventually being used in a generic sense to describe modest picturesque dwellings.³³

The use of the word *bungalow* carried over to America, where it was used in a similar manner until the first decade of this century. The creation of the American bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the bungalow style in the early 1900s. Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate,

³³ See Clay Lancaster, The American Bungalow: 1880-1930 (New York: Abbeville Press, 1985) Chapter One for a complete discussion of the origin and use of the term.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 34

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

the underlying design principles were found to apply easily to much more modest dwellings.

One of the oldest and least altered bungalows in Cole Camp is the ca. 1914 H. M. McCall house, at 109 N. Elm St. The Mc Call house has a recessed porch with ornamental concrete block columns and balustrades. It is unique among the survey group in that its walls are sheathed with polygonal asbestos shingles. The gable ends of the roof and upper parts of the walls are dark red, and the bodies of the walls are a dull green. This same type of surface treatment has been observed on outbuildings in town which were built about the same time, but has survived on no other houses.

As the newest of the historic house types, bungalows are naturally among the more intact resources in the community. Many retain their original windows and porches, and have seen few exterior alterations in the last fifty years. Bungalows were extremely popular in Cole Camp from the 1910s to the 1930s. Intact bungalows in the community today are significant as representative examples of a common house type which was very popular, both nationally and locally, through much of the first third of the twentieth century.

Registration Requirements: Bungalow

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered, and windows themselves should be original or at least fifty years old. Because porch style and configuration are a defining feature of the property type, porches must be original.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Representative examples of the bungalow property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. △

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 35

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

Property Type M: Automobile Related Commercial

Description: Automobile Related Commercial

The automobile related commercial building is a twentieth century property type which is directly related to automobile sales or service. Automobile related commercial buildings had as their principal historic function the sale and/or service of America's newest transportation mode, the car. In Cole Camp, there are four surviving historic automobile related commercial buildings, two are commercial garages and two are filling stations. All are located in the center of town, on busy commercial streets. Construction dates for those surviving buildings range from ca. 1919 and ca. 1929.

Subtype: Commercial Garage

Commercial garages are large commercial building which historically housed automobile sales and service operations. They are located in the business district, and are clearly commercial in appearance. The historic commercial garages in Cole Camp look much alike; both are large, low, one story brick buildings with flat roofs, concrete foundations, and very little ornamentation. The walls of both have shallow brick piers to create regularly spaced bays, and each has an elevated parapet wall above the main entrance. Windows are large, and each building has at least one garage type door to allow for cars to be driven in and out. The commercial garages in Cole Camp are among the largest historic buildings in town. The garages are slightly older than the surviving filling stations; the Kroenke Dort building on Maple Street was built around 1919, and the Viets Ford building on Main Street was erected in 1920.

Subtype: Filling Station

Filling stations are small buildings which were built specifically for the sale of gasoline to the general public. The surviving historic filling stations in town are also similar to each other. They are very modest buildings, with large covered drive-through areas which are roughly the same size as the building itself. Both buildings have a vaguely residential feel, with domestic styling and a drive-through area which looks somewhat like a large front porch. This is especially true of the ca. 1929 Frederich Oil Station, at the south end of Maple Street, which is styled to match a large porch which was added to the adjacent residential property at the same time the station was built. Both filling stations utilize limited Craftsman styling, with ornamental exposed rafters, and, on the Frederich Station, tapered porch posts on raised piers. Both also have hip roofs which cover both the building and the drive-through service area. The Leonard Oil Company building is just a block west of the Frederich building, at the corner of Boonville Road and Butterfield. It too was built ca. 1929.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 36

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

History: Automobile Related Commercial

Nationally, commercial garages and filling stations came into existence in the 1910s, as a result of the exploding national popularity of the automobile.³⁴ In less than a decade, the automobile went from being a novelty owned only by a wealthy few, to an integral component of American life. By 1925, automobiles had become the largest industry in the United States, and by the end of that decade, 55% of all American families owned a car.³⁵ That increase created a whole new category of commerce, which naturally had an effect upon the built environment; automobile related commercial buildings soon became part of the American landscape.

The filling station came into existence relatively early in that period of transition; some cities had such facilities before 1910. One history of the gas station noted that "early motorists treated their cars like horses, feeding them petroleum obtained from drums at the local livery, hardware or dry goods store....Eventually price-conscious motorists began bypassing traditional gasoline dealers in favor of a trip directly to the bulk-station." That practice resulted in the development of the filling station, which was described by the same source as a building type which was "at once highly sophisticated and disarmingly simple."³⁶ It should be noted that the term "filling station" is used here in a literal sense. The historic filling stations of Cole Camp had only drive-through lanes and tiny offices; they were not "service stations," a function which would require a space for working on the vehicles as well.

There were facilities in the community where one could go for automobile service, however. By 1920, Cole Camp had two commercial garages, both of which offered sales and service. The Kroenke Dort Sale and Service building was built at the north end of Maple Street around 1919, and the Viets Ford Agency built their building on Main Street in 1920. The Kroenke building soon converted only to service, and a commercial garage was operated there until around 1950. The Viets Ford building, which was the home of the first Ford dealership in the community, has continued in operation in its original function since it opened in 1920. The owners were granted a Chevrolet dealership in 1947, and it continues today as the home of WK Chevrolet.

³⁴ Daniel L. Vieyra, "Gas Stations", in Built in the U.S.A. (Washington, D.C.: Preservation Press, 1985) pp. 86-89.

³⁵ Jean-Pierre Bardou, et. al., The Automobile Revolution: The Impact of an Industry, (Chapel Hill: University of North Carolina Press, 1982) pp. 112-113.

³⁶ Vieyra, p. 86.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 37

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

The historic commercial garages in Cole Camp are among the largest historic buildings of any type in the community, and the WK is especially notable for its longevity of function. Although the early filling stations are no longer in use, they are substantially intact, and continue to reflect their early uses. The surviving automobile related commercial buildings in Cole Camp today are significant as tangible links with the early days of automobile travel in and through the community.

Registration Requirements: Automobile Related Commercial

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the principal elevations, should be intact. Replacement windows may be acceptable, if they are similar to the originals in size and form. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Representative examples of the Automobile related commercial property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

The historic architecture of Cole Camp today provides a fine reflection of the community's rich history. The buildings are lasting reminders of the social and economic conditions under which they were erected.

They enrich our present and provide tangible links with our past.
A little care will ensure that they remain with us for years to come. ❖

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number G. H. Page 1

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

G. Geographical Data.

Although there are several small post-1940s subdivisions in the community, the city limits have not changed substantially since the mid-1920s. The geographical area, therefore, includes all land within the city limits of Cole Camp, as well as the properties which are located on the main roads in and out of town, within a half mile of the city limits.

H. Summary of Identification and Evaluation Methods.

The multiple property listing of the historic resources of Cole Camp is based upon an architectural and historical survey of the entire town which was conducted in 1998 and 1999. That project involved cataloguing and recording basic information about every reasonably intact historic building in the town of Cole Camp--252 properties in all. The survey developed a full inventory of the historic resources of Cole Camp, and linked individual properties with general themes in local and national history. Architectural historian and historic preservation consultant Debbie Sheals of Columbia, MO, was the primary contractor, and Robert Owens of Cole Camp, MO, was the project coordinator. Because local history has been generally well-documented, research for the survey focused upon recording property-specific information, as well as identifying general historical contexts.

Survey field work consisted of identifying and recording all buildings in the town which were likely to have been built before 1951 and which were still substantially intact. It should be noted that field work included recording the location of nearly all of the buildings in town, not just those over fifty years old. (Inventory forms were done only for those over or close to fifty years old.) It has been estimated that approximately 500 properties were identified and mapped. The locations for newer or greatly altered buildings were documented to allow a better analysis of existing concentrations of historic resources, as well as how those resources are impacted by the existence of non-contributing buildings.

Historical research was done throughout the survey project to identify good sources of local history, and to help connect individual properties with prominent early citizens and major historical themes. Both primary and secondary sources were consulted. Primary sources included tax and deed records, historic newspapers and other publications, and local census records. Secondary sources included local and county histories, the most notable of which were *Hier Snackt Wi Plattdeutsch: Here We Speak Low German*, *Cole Camp Area History: 1839-1976*, "Locations in Old Cole Camp," and "Locations in New Cole Camp."

The project also included an important oral history component. Most of the information assembled through oral history came from project coordinator Robert Owens, and lifetime local resident Hillard Wilckens. Mr. Owens grew up in Cole Camp, and returned to live there after many years away. He is an active and knowledgeable historian as well as the primary author of a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number H. Page 2

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

comprehensive social history of the town: Hier Snackt Wi Plattdeutsch: Here We Speak Low German. Mr. Wilckens is a native of Cole Camp who clearly remembers local events and residents from the late 1920s to the present. He was able to name the early residents of an astonishing number of the historic houses in town. A comparison of historic tax records with the names he attached to many of the survey properties revealed that his memory is quite accurate, and the information he provided proved to be especially useful in identifying previously unknown early owners.

Information was also gathered from relatives of early builders, most notably from members of the Dieckman family, and from Mr. Clarence Brunjes. The Dieckman's have a long family history of building houses in Cole Camp; and family members today know of several of the homes they were responsible for. Mr. Clarence Brunjes, who still lives in Cole Camp, spent some time in the construction trade there, and worked with his father, Ernest Brunjes, on a few of the survey properties. The result of such collective memories is that builders have been identified for several of the early buildings in town.

From the survey project came the development of general historic contexts, along with the identification of several individual properties as well as three small potential districts which appeared to have National Register potential. It was also noted in the survey report that a Multiple Property Submission was perhaps the most efficient way to list important local resources in the National Register. The survey report was written with a Multiple Property Submission in mind, and this cover document has been based upon that report. The Central Cole Camp Historic District, which is being nominated as part of this project, is the district judged most clearly eligible for inclusion in the National Register as a result of the survey.

This cover document has been written to include historic contexts and to identify property types for all intact historic resources in the community. The historic contexts in Section E. are based upon chronological periods of development, as well as general patterns of architectural development. The contexts are as follows: *I. Settlement and Pre-Railroad Development: 1839 to 1880; II. Early Railroad Era: 1881-1914; III. Early Twentieth Century Development: 1915-1951; IV. Architectural Development: ca. 1861-1951.* The property types identified in Section E. are based for the most part upon building form, as stylistic characteristics among the survey properties are limited.

Integrity requirements are based upon the author's firsthand knowledge of every historic building in the community, as well as general knowledge of comparable properties throughout the state of Missouri. The electronic database developed during the survey project has been utilized to provide comparative data on such things as general levels of integrity and relative popularity of certain property types or styles. The database makes it very simple, for example, to identify all buildings of a particular building type, and to determine how many of the surviving examples in Cole Camp retain a significant level of integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number H. Page 3

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

It is expected that this cover document will lead to additional National Register nominations from Cole Camp. Likely candidates include one or two small historic districts, one or two urban farmsteads, and several notable individual buildings. Cole Camp has a rich, well-documented history; the streets today are graced with an impressive number of intact historic buildings which reflect that history. △

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 1 Page 1

Historic Resources of Cole Camp, Missouri
Benton County, Missouri

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United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 1 Page 2

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National Register of Historic Places
Continuation Sheet

Section number 1 Page 3

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Continuation Sheet

Section number 1 Page 4

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**National Register of Historic Places
Continuation Sheet**

Section number 1 Page 5

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