NPS Form 10-900
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Bennett-Tobler-Pace-Oliver House

and/or common Oliver House

2. Location

street & number 224 East Adams ___ not for publication

city, town Jackson ___ vicinity of

state Missouri code 29 county Cape Girardeau code 031

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	_X_ museum
_X_ building(s)	_X_ private	_X_ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
	x N/A	___ no	___ military	___ other:

4. Owner of Property

name Jackson Heritage Association

street & number 615 West Main

city, town Jackson ___ vicinity of state Missouri 63755

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds

street & number Cape Girardeau County Courthouse

city, town Jackson state Missouri 63755

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? ___ yes _X_ no

date 1983 ___ federal _X_ state ___ county ___ local

depository for survey records Department of Natural Resources
~~Historic Preservation Program~~

city, town Jefferson City state Missouri 65102

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Oliver House is an ell-shaped, two-story, five-bay brick house, measuring 40' x 18', with a one-story addition (13' x 15') at the east end of the main block (Photo #1) and a two-story service wing, measuring 25' x 15', at the northeast corner of the main block (Photo #3). It is located on a corner lot at the interesection of Adams and Ohio Streets in the southeastern part of Jackson, Missouri.

The principal exterior stylistic elements are the Greek Revival roof with a heavy boxed cornice with returns on the east and west gables, a two-story porch on the south facade, and the corbeled brick cornice on the added rear wing. The main roof is a shallow gable roof of split shakes. Brick chimneys with metal hoods occur at the ridge line of each gable of the main block, one with a brick hood at the mid-point of the ridge line of the service wing, and another one with a metal hood at the north gable end of the service wing, also at the ridge line.

A porch was removed from the east wall of the service wing some time ago. A door, which opened into this porch, has been bricked up. A two-story ell-shaped porch on the west side of the service wing and the north side of the main block had been removed because of deterioration prior to acquisition of the property by the Jackson Heritage Association in 1977. A new porch has been placed in this position.

The house in its present form has an ell-shaped floor plan with two formal rooms on either side of the central hallway in the main block, a one-story addition off the east parlor, a dining room and a kitchen in the rear wing on the first floor. The second floor rooms follow the same floor plan, except for the addition. The upstairs central hall is about four feet wider than the first floor hall.

The interior trim of the main block is intact on both floors. Windows and doors have a simple molded architrave trim. The windows added in the south front walls of the upstairs rooms are similar to the original windows in the gable end walls, except that the trim is slightly larger and less graceful and the window frames are slightly larger and placed higher in the wall. The plaster medallion in the west parlor is original. The mantels in both the parlors are not original to the house. However, the kitchen mantel was in place at the start of the restoration. The two doors of the first floor hall are noteworthy four-panel doors (Photo #7).

History of the Property

There is evidence that a building existed on this block as early as 1817, just two years after the town of Jackson was established by the county commissioners as the county seat. It is suggested by local legend that this original building was a summer kitchen that was used at the time of the first brick house, constructed between 1833 and 1848, and was replaced by the brick addition of 1881. If this is accurate, the building referred to as the summer kitchen may have been of log construction.

James T. Bennett held the property for 15 years. John Cramer, Henry Blumberg, Milford Randol and others held the property for short periods of time, indicating investment or speculative ventures.

The original brick house on Lot #125 was apparently constructed by James M. Bennett between 1833 and 1848, when property that he owned, including a full block of lots (124, 125, 40 and 41), was sold to John Cramer for $300.00. At the time of purchase, Mr. Cramer took out a mortgage for $150.00. Records of the transaction refer to "the place where said Cramer now lives."

Jacob Tobler, who was County Clerk of Cape Girardeau County, acquired the property for $425 in 1853 and sold it for $1,100 to George Ferguson in 1855. The increase in value would seem to indicate significant improvements to the property.

In 1855, the Ferguson family purchased a 100-foot wide portion of lots 124 and 125 on the east edge of the block. The house was located on the south side, Lot 125, and there were outbuildings located on the north part of the corner lot, Lot 124. The outbuildings are shown on the 1901 and 1908 Sanborn insurance maps, but have been replaced with one single-storied building by the time of the preparation of the 1921 Sanborn map. Also, a one-story frame outbuilding is located just north and slightly to the east of the rear service wing on the 1901 and 1908 Sanborn maps, but on the 1921 Sanborn map it has been moved or replaced with a frame building of similar size attached at the north wall of the service wing, but lined up with the west wall. In 1931, the building is no longer there. It may have been a washhouse or an outhouse.

Although Mr. Ferguson, a businessman who moved to Jackson from Cape Girardeau, died in 1858, his widow retained possession of the house. She later married Dr. David T. Pace, who constructed the one-story addition at the east end of the main block for his office. No marriage record has been found to establish the exact date of the marriage.

Robert Burett Oliver acquired the home in 1881 for $2,500.00. The Oliver family moved to Cape Girardeau in 1895 but retained ownership of the house and rented it out until 1919 when it was sold to Asa Flentge for $2,400.00. A bathroom was added in 1923. The lot was further subdivided and two houses were constructed on the new forty-foot lots north of the Oliver house by 1931.

The house was converted into two apartments in 1928. The building remained in use as rental apartments under various owners until it was purchased in 1966 by the Jackson Chamber of Commerce. This action was a result of the Sesquicentennial of Jackson in 1965.

In 1977, ownership of the property was transferred to the Jackson Heritage Association, which has undertaken a careful restoration of the house.

Evolution of the House

The evolution of the house over a period of nearly one and one half centuries may be inferred from information contained in the property abstract, historic photographs, and structural evidence uncovered during the restoration work. A sequence of modifications over time has been posited as a result of investigations and inspections by the staff of the Missouri Heritage Trust on February 17, 1984 and June 1, 1984.

The original building may have been a small three-room five-bay brick cottage of one and one half stories. Physical evidence seems to indicate that the original brick walls of a one and one half story house rose to the height of approximately one foot higher than the present window sills of the second floor. The line of what seems to have been the original gable wall can be seen on the east and west gable walls of the main block.

An unusual feature of the original house may have been a three-bay brick center gable, which included a center door flanked on either side by a six-over-six double-hung window with soldier course lintel. The present arrangement of the five-bay ground floor and seven-bay second floor is unusual. The three openings of the second floor central hall room are the only bays with soldier course lintels. The interior walls of the present second floor hall coincide with the three-bay center section rather than lining up with the brick partition walls of the first floor. Color Polaroid photographs taken during restoration show the brick nogged side walls of a projecting gabled stair hall. Split lathing below the angled plate on a stud frame wall indicate the line of the original roof. Split lathing over the door of the present second floor hall room into the west bedroom and the later machined lathing above that indicate the original ceiling height of the hall. Also, on the west wall of the east bedroom, a change in type of lathing indicates that the original hall room projected beyond the roof on the south and north elevations of the original building. (See photos #8 and #9).

As previously mentioned, improvements of 1853-1855 added greatly to the value of the house. These dates (ca. 1855) would be consistent and correct for the Greek Revival treatment of the roof and cornice of the added full second floor and for the detailing of the two-story front porch.

At some point between 1855 and 1860, a one-room, one-story connection was constructed between the main house and the existing summer kitchen. At a slightly later date, a full second floor addition to this connector was built with a corbeled brick cornice and a shallow gable roof, creating a two-story service wing. A clear line on the brick wall (south wall of the middle bedroom of the rear wing) on either side of the doorway that was cut into the wall at the time of the addition of the second floor of this wing was photographed during restoration work. It clearly marks the line of the original gable roof of the first connecting structure with the summer kitchen. It also indicates that the heavy cornice was carried across the back wall of the main block. The brick of the two-story addition is very similar in appearance and texture of the brick of the main block. There is no foundation under the connecting structure, although the summer kitchen rested on a limestone foundation. A small two-story ell-shaped rear porch was added to the west side of the service wing and the north side of the main block.

By 1881, Dr. Pace replaced the frame summer kitchen with a two-story extension of the rear wing, constructed over the original (summer kitchen) foundation. At the same time, a one-room, one-story addition was built at the east end of the main block, with a porch at the south side of the addition (Photo #2). This room, with no interior passageway, was apparently used as the office of Dr. Pace. The lintels of the two-story addition and the office addition, including a new doorway cut into the east wall of the first floor of the main block, are all segmental arched brick lintels (Photo #3). The brick of this remodeling is a harder brick than was used earlier. The two-story ell porch at the rear was extended to the end of the new addition. The windows in the north wall of the office were standard-sized six-over-six double-hung sash units. A door in the bay closest to the main block on the south front provided access to the office from the sheltered area of the new porch.

Before the turn of the century, interior renovations were made by the Oliver family. The stairs were rebuilt along the east wall of the first floor hall to replace earlier and steeper stairs. This change required the closing up of the original doorway into the east parlor and relocating it closer to the front door. A new doorway was cut into the east wall of the parlor, north of the fireplace, to provide access to the former office, now called the sewing room. Mantels in the front rooms were apparently replaced with proper late Victorian styles and the two front doors were installed on both floors of the south facade. These doors were four-panelled doors, with two upper, round topped panels of glass.

In 1928, the house was converted to an apartment building. Two doors and one window of the rear service wing, one door on the north wall of the main block, center bay, and the door into the east room from the porch were bricked in or

converted to windows in this conversion. The bricks used to alter these openings are dense, dark red bricks typical of the period (Photo #3). These changes were not noticeable before restoration, because the house had been continually painted, probably from the time of the first remodeling in the 1850's (Photo #2). A portion of the early paint has been retained in a doorway leading to the service wing and could be used for color analysis for the eventual repainting of the house, a measure that would not only be accurate for the Greek Revival home, but would also be useful in deterring additional deterioration of the brick.

During the period between 1966 and the transfer of the property to the Jackson Heritage Association in 1977, the porches were removed from the rear of the house because of deterioration, and the building was sandblasted and repointed. Since 1977, the building has been carefully restored as a community project. The entire interior has been rehabilitated, structural repairs made, and redecoration completed. The building is now used as a museum and is operated by volunteers of the Jackson Heritage Association.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_x_ architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music		
_x_ 1800–1899	_x_ commerce	___ exploration/settlement	___ philosophy	___ theater	
___ 1900–	___ communications	___ industry	_x_ politics/government	___ transportation	
		___ invention		___ other (specify)	

Specific dates 1848-1895 **Builder/Architect** Bennett-Tobler-Pace

Statement of Significance (in one paragraph)

The Bennett-Tobler-Pace-Oliver House is eligible for the National Register under Criteria B and C:

The house is associated with the lives of several prominent Jackson families that directly influenced the economy, culture, education, and political development of Jackson and the county.

A rare surviving antebellum home in Cape Girardeau County, the house encompasses fifty years of remodelings and additions during the period of Jackson's greatest prosperity and survives with major stylistic elements intact.

Architecture

The present building, with its Greek Revival facade on an earlier federal building, documents the changing architectural styles and techniques that span the middle fifty years of the nineteenth century. It is one of the few pre-Civil War homes that survive in the City of Jackson.

From its humble beginnings to its showcase era as an eleven-room Victorian home, the Oliver House chronicles its own evolution and the development of Jackson. Its subsequent survival through seventy years of use as rental housing stands in testimony of the declining position of this once important building and its neighborhood. By the time of the Sesquicentennial in 1965, the Oliver house was vacant, a white elephant on the real estate market.

Its recent history, the acquisition by the Jackson Chamber of Commerce, and its transfer to the Jackson Heritage Association, marks this building as a local landmark. Its restoration as a community project, under the direction of the volunteers of the Jackson Heritage Association, has renewed community pride and interest in its heritage. It has developed real significance within the city and the area. The building is now open for tours as a house museum. Many of the original pieces of furniture and decorative items from the Olivers have been acquired through donation or loan to the organization for use in the museum.

Commerce--Politics/Government

The inhabitants of this home over the years have made important contributions to the economic, cultural, educational, and political development of Jackson, the county, and the state. This house was the base for speculators, merchants, land agent, doctor, artist, laborers, businessmen and politicians that have left their mark on the history of Jackson. It has come to stand as a symbol of community identity and pride.

Jacob Tobler was the county clerk at the time he purchased the property (1853). George Ferguson, who acquired the property in 1855, was a merchant and a land agent for the area. Dr. David T. Pace, who made additions to the house prior to 1881, was a physician. B.S.Ferguson, Pace's stepson and the son of George Ferguson, was instrumental in the development of the first telephone line to connect Jackson and Cape Girardeau in December 1877.

The most prominent of the families to occupy the house was the Oliver family, who lived in the house from 1881 until they moved to Cape Girardeau in 1895. Their six children were born here.

Robert Burett Oliver was the prosecuting attorney for the county when he moved into the house. He held that position until he was elected to the Missouri Senate in 1882. In 1885, he was appointed chairman of the Judiciary Committee of the 33rd General Assembly. He served in the Senate until 1888. In 1889 and again in 1896, he was appointed as a member of the Board of Curators of the University of Missouri in Columbia. In 1902, he was elected to the Missouri House of Representatives. As a member of the House, he was instrumental in securing funds for the construction of Academic Hall on the campus of what was to become the Southeast Missouri State University in Cape Girardeau. He also aided in the drafting of the original drainage law which helped turn the swamp land of southeast Missouri into an agricultural empire. In 1926, Mr. Oliver helped organize the Cape Girardeau County Historical Society and served many years as its president.

His wife, Marie Oliver, was to make a name for herself later as the designer of the first official flag of the State of Missouri. Her original flag was destroyed in the fire which destroyed the State Capitol in 1911. The flag was officially adopted in 1913. Upon her death, her second flag was given to the new Capitol. The flag was formally dedicated on May 1, 1944.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name "JACKSON, MO." Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	15	263760	4140320	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification Part of lot 125 of the original town of Jackson, now City of Jackson, Missouri, fronting 100 feet on First South Street by a depth of 112 feet on Second East Street, more particularly described as follows: Beginning at the southeast corner of said lot No. 125 and run west along the north line of First

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title 1. La Cretia Drum Revised, Patrick H. Steele, Sr., June 1984

organization date February 13, 1980

street & number P. O. Box 415 telephone 314/751-4096

city or town Jackson state Missouri 63755

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature John Kurtz 3/6/85

title Director, Department of Natural Resources and State Historic Preservation Officer date

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

GPO 938 835

Abstract, Part of lot 124 and 125, Jackson, Missouri.

Cochran, Katherine Hinchey. A HISTORY OF JACKSON, MISSOURI. Jackson, Missouri: Sesquicentennial Souvenir Historical Program, 1965.

HISTORY OF SOUTHEAST MISSOURI. Chicago: Goodspeed Publishing Co., 1888.

McCandless, Perry. A HISTORY OF MISSOURI. Volume II (1820-1860). Columbia:University of Missouri Press, 1972.

Meyer, Duane G. THE HERITAGE OF MISSOURI. St. Louis: River City Publishing Co., 1982.

Parrish, William E. A HISTORY OF MISSOURI. Volume III (1860-1875). Columbia, Mo.: University of Missouri Press, 1973.

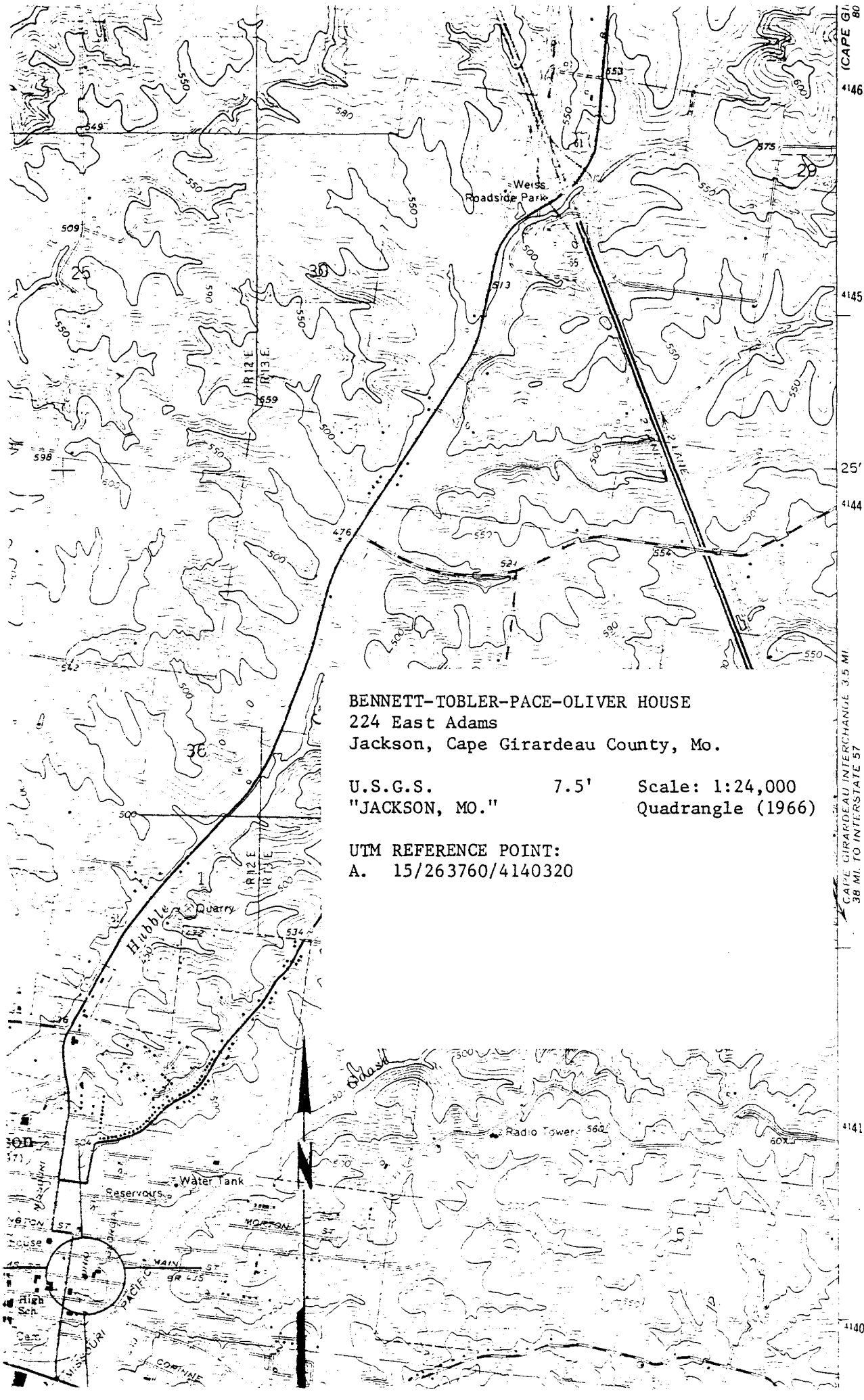
Sanborn Insurance Maps, 1901, 1908, 1921, and 1931.

Steele, Patrick H., Sr. Structure Report, unpublished. Hermann, Missouri.

Thilenius, J., comp. BIOGRAPHY OF CAPE GIRARDEAU COUNTY, compiled from articles in the Southeast Missourian (newspaper), 1976.

South Street, 100 feet to Second East Street, and thence South along the west line of Second East Street 112 feet to the place of beginning.

2.
Bonnie Wright
Cultural Resource Preservationist I
Historic Preservation Program
Division of Parks and Historic Preservation
Department of Natural Resources
P. O. Box 176
Jefferson City, Mo. 65102
Phone: 314/751-4096

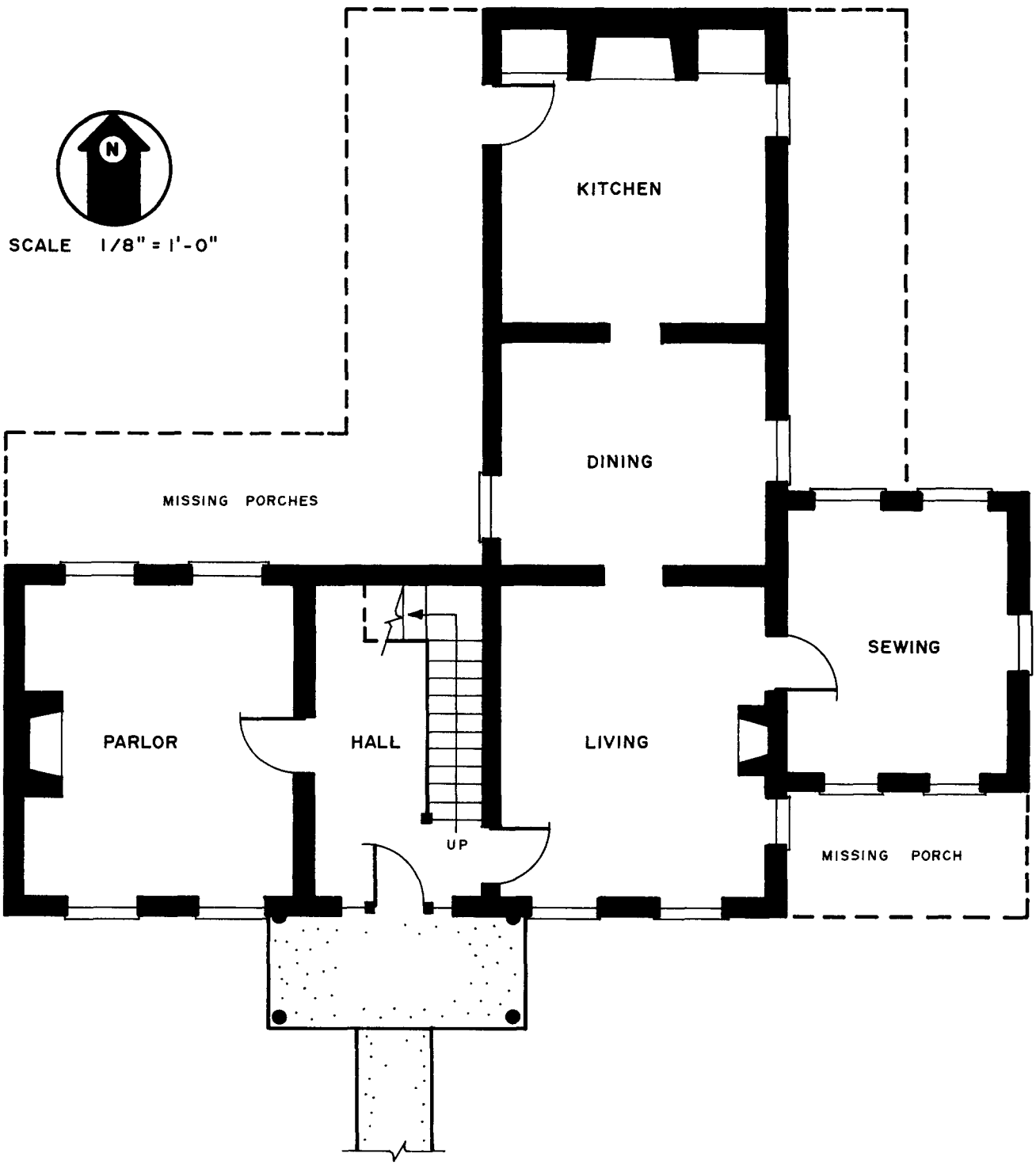


BENNETT-TOBLER-PACE-OLIVER HOUSE
224 East Adams
Jackson, Cape Girardeau County, Mo.

U.S.G.S. 7.5' Scale: 1:24,000
"JACKSON, MO." Quadrangle (1966)

UTM REFERENCE POINT:
A. 15/263760/4140320

FIRST FLOOR PLAN
THE OLIVER HOUSE
JACKSON, MISSOURI



DRAWN FOR: JIM DENNY

DRAWN BY: BILL SMITH

JUNE 1983

OLIVER HOUSE #1 of 9
Jackson, Mo.

Photographer: Joe Haupt
Date: April 15, 1983
Negatives: Joe Haupt
571 Berchman
Jackson, Mo.

Front view looking northwest

OLIVER HOUSE
RESTORATION
A PROJECT OF THE
JACKSON HERITAGE ASSOCIATION

OLIVER HOUSE #2 of 9
Jackson, Mo.

Photographer: Unknown
Date: Unknown
Neg. Loc.: Luedors Studio
427 Broadway
P. O. Box 858
Cape Girardeau,
Mo. 63701

View of primary (south) facade

OLIVER HOUSE #3 of 9
Jackson, Mo.

Photographer: Joe Haupt
Date: April 15, 1983
Negatives: Joe Haupt
571 Berchman
Jackson, Mo.

Side view looking southwest.

OLIVER HOUSE #4 of 9
Jackson, Mo.

Photographer: Joe Haupt
Date: April 15, 1983
Negatives: Joe Haupt
571 Berchman
Jackson, Mo.

Front view looking northeast

OLIVER HOUSE
Jackson, Mo.

#6 of 9

Photographer: Joe Haupt
Date: April 15, 1983
Negatives: Joe Haupt
571 Berchman
Jackson, Mo.

View of parlor looking Northeast

OLIVER HOUSE #7 of 9
Jackson, Mo.

Photographer: Joe Haupt
Date: April 15, 1983
Negatives: Joe Haupt
571 Berchman
Jackson, Mo.

View of parlor looking northwest.

OLIVER HOUSE #9 of 9
Jackson, Mo.

Photographer: Unknown
Date: Unknown; photograph taken during restoration.
Neg. Loc.: Missouri Heritage Trust
P. O. Box 895
Jefferson City, Mo. 65102

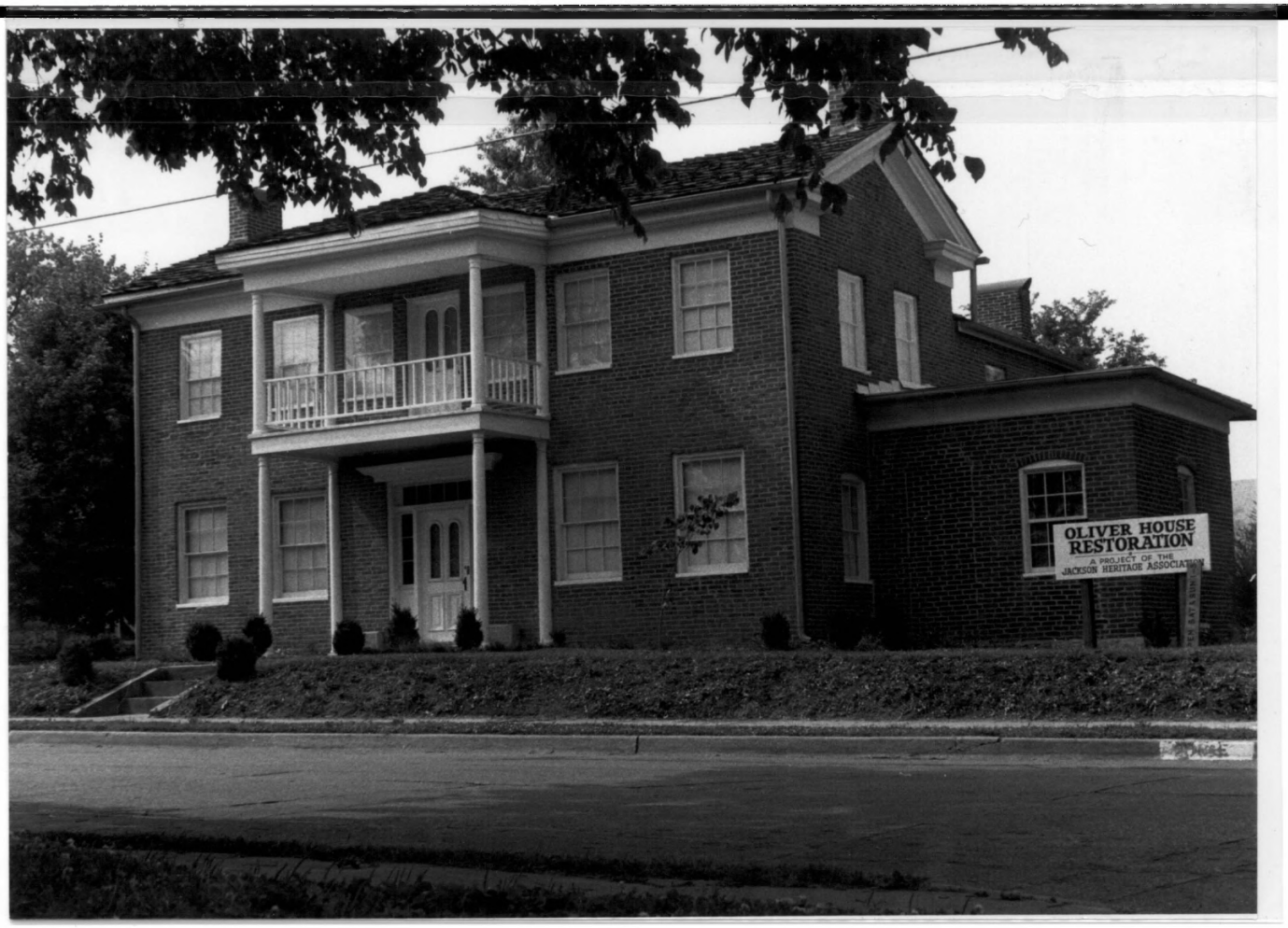
West wall of east bedroom; note height of frame wall, change of lathing.

OLIVER HOUSE #8 of 9
Jackson, Mo.

Photographer: Unknown
Date: Unknown; photograph taken during restoration.
Neg. Loc.: Missouri Heritage Trust
P. O. Box 895
Jefferson City, Mo. 65102

West Wall of upstairs hall room; note angled plate and brick work.

EXTRA PHOTOS


OLIVER HOUSE
RESTORATION
A PROJECT OF THE
JACKSON HERITAGE ASSOCIATION

SMOKING

WEST WALL OF EAST PARLOR FORMER DOORWAY

SOUTH WALL OF MIDDLE BEDROOM SERVICE WING

NOTE - ROOF LINE, CORNICE LINE AS INDICATED BY PAINT

WEST WALL OF
UPSTAIRS HALL ROO

NOTE ANGLED PLATE
AND BRICKWORK

WEST WALL OF
EAST BEDROOM

NOTE HIGHT OF
FRAME WALL,
CHANGE OF LATHE,