

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Maclay Mansion; Rosehill Seminary; Gleim Mansion

AND/OR COMMON

Maclay Mansion

2 LOCATION

STREET & NUMBER

209 West Howard Street

NOT FOR PUBLICATION

CITY, TOWN

Tipton

CONGRESSIONAL DISTRICT

#8 - Hon. Richard H. Ichord

STATE

Missouri

VICINITY OF

CODE

29

COUNTY

Moniteau

CODE

135

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: not in use

4 OWNER OF PROPERTY

NAME

Eleanor J. Maclay

STREET & NUMBER

3633 Overbrook Drive

CITY, TOWN

Dallas

VICINITY OF

STATE

Texas 75205

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC.

Recorder of Deeds

STREET & NUMBER

Moniteau County Courthouse

CITY, TOWN

California

STATE

Missouri 65018

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

1. Missouri Historic Sites Catalogue

DATE

1963

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historical Society of Missouri

CITY, TOWN

Columbia

STATE

Missouri 65201

DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Maclay Mansion, 209 Howard Street, Tipton, Missouri, is a two and 1/2 story, red brick house of ell-shaped plan. Built ca. 1858-60, the five-bay, gable-roofed structure is distinguished by massive end chimneys, a wide, bracketed cornice, and a two-story rear gallery. The primary facade, which faces south, is presently highlighted by three dormers and a central, one-story portico, additions to the original design.

EXTERIOR

The main block of the house, a generous two and 1/2 stories in height, measures approximately 45' in length (east-west) by 36' in depth (north-south). Abutting this section on the northwest end is a two-story wing measuring approximately 40' north-south and 16' east-west. A rear, two-story gallery runs along the inner north and east faces of the ell, extending about 8' from the house proper. A front portico, three bays in width and one story in height, measures about 27' in length (east-west) and 11' in depth (north-south).

The house is constructed of red-orange brick, laid in common bond on a stone foundation. Wall thickness varies from 12" on the main block to 9" on the rear wing. Metal tie rods, terminating in star-shaped ornaments on the exterior, provide added structural support. Cut stone is employed for lugsills and lintels, although some openings are capped by brick segmental arches. Cornice and porch elements are made of wood and painted white. Evidently the house itself was once painted, as traces of reddish paint are clearly visible on wall areas sheltered by the porches. Elsewhere, weathering has eroded most traces of the paint.

The windows, which graduate proportionately in size from the first to attic stories, are double-hung sash with six-over-six lights. Cut stone is employed for lintels on the south (primary) and east facades of the main block, while brick segmental arches with radiating voussoirs trim the windows of the entire west facade and the north end of the wing. Openings on the north side of the main block and the east side of the ell (the sides under the two-story gallery) exhibit a combination of stone lintels and brick segmental arches. Louvered wooden shutters, painted a medium green, remain on most windows. However, they are in a greatly deteriorated condition. Dormer windows are casements with one-by-one lights. Basement windows peek through the foundation level on the eastern half of the main block, their brick lintels arching into the superstructure. They are equipped with bars and fronted by window wells, formed by low, semi-circular brick walls.

The primary entranceway, centered on the south facade, has narrow, recessed sidelights and a recessed, three-light transom. The wooden, single-leaf door is four-panelled, with architrave mouldings framing the panels. An ornate brass bell, operated by rotating a handle on the exterior, is positioned on the inside of the door. A four-panelled screen, echoing the design of the door, has a brass

SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) local historical significance
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

ca. 1858-1860

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The significance of the Maclay Mansion is intertwined with the earliest history of the town of Tipton, Missouri. Built ca. 1858-1860, contemporary with the founding of the town itself, it is a tangible historical reminder of the period of vigorous frontier growth associated with the coming of railroads to central Missouri. Serving briefly as a female seminary until the outbreak of the Civil War, it was used thereafter as a private residence. The home, which has remained in the hands of the Gleim/Maclay family for over one hundred years, has changed little since its original construction and is an excellent example of antebellum brick architecture in Missouri. Filled with original furnishings and innumerable possessions accumulated by the Maclay family, the house is an extraordinary time capsule of life during the second half of the nineteenth century.

The town of Tipton was platted in 1858 by William Tipton Seely.¹ Seely, a veteran of the War of 1812, had been awarded lands in Moniteau County, Missouri, in return for his services to the government.² Arriving in Missouri, he initially settled about three miles northeast of the present site of Tipton, a location on the stage coach line between Jefferson City, Missouri, and Topeka, Kansas. Christening the site "Round Hill," he proceeded to open a well-stocked general store there. However, he soon learned that the proposed Pacific Railroad line south from St. Louis would bypass Round Hill, crossing instead land south of that location. Seely owned that land as well and seized the opportunity to make arrangements with the railroad for right of way through his property. He had the land surveyed and platted, and on March 1, 1858, the first official sale of lots was held. By the time the railroad bed was completed, in August of 1858, Tipton was already a burgeoning town of 250 people.³

Though the official sale of lots was not held until March of 1858, several months earlier lots 288, 289, 290 and 291 of that original plat were conveyed from Seely to Wallace W. Williams via mortgage deed for a consideration of \$1,000.00.⁴ Soon thereafter Williams probably began construction of a substantial brick building which would serve as a female seminary.

Construction of the building may have begun as early as 1858, as part of the general fervor occasioned by the popular conviction that Tipton would become the western terminus of the railroad. However, contemporary references are rather ambiguous. Construction could not have been very advanced at that point, for a newspaper account of November 27, 1858 described Tipton as a "considerable town for its age," but as having no churches or schools.⁵

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Bloch, Paul. "The Maclay Home," California Democrat, October 16, 1975.
2. Brownlee, Richard S. Grey Ghosts of the Confederacy: Guerilla Warfare in the West, 1861-65. Baton Rouge: Louisiana State University Press, 1958.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 2.25 acres

QUADRANGLE NAME "Tipton, Mo."

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 5181916 42781832

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

All of lots numbered 288, 289, 290, 291, 305, 306, 307 and 308 in the Original Town of Tipton, Missouri, and located in the Southwest Quarter of Section 15, Township 45, Range 17 in Moniteau County, Missouri.

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. Claire F. Blackwell, Architectural Historian

ORGANIZATION

Dept. of Nat. Resources, Office of Historic Preservation

DATE

STREET & NUMBER

P.O. Box 176

TELEPHONE

314/751-4096

CITY OR TOWN

Jefferson City

STATE

Missouri 65102

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Handwritten Signature]

TITLE Director, Department of Natural Resources and State Historic Preservation Officer

DATE

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

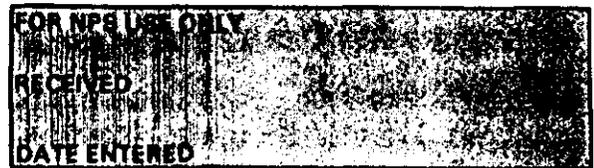
KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
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2. An Archaeological and Historical Survey of Area to be Affected by Construction of Proposed Wastewater Treatment Improvements at Tipton, Missouri
1976
Center for Archaeological Research
Southwest Missouri State University
Springfield, Missouri 65802
3. Cultural Resources Survey of Area for Development into a Park for the City of Tipton, Missouri
1976
American Archaeology Division
University of Missouri
Columbia, Missouri 65211
4. Missouri State Historical Survey
1978
Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65102

ITEM NUMBER 11 PAGE 1

2. Susan Swarner Fischer
117 W. South Street
Warrensburg

816/747-2109
Missouri 64093

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bell once operated by pushing a lever on the outside. A door directly above the main entrance opens onto the balcony atop the front portico. Doorways on the north side of the main block repeat the arrangement of the primary facade and provide access to the rear gallery. Three other entranceways are located on the rear wing, two on the east and one on the west.

A one-story, Classicizing portico marks the center of the south facade. Constructed ca. 1925, it is the third known porch to have graced the Maclay Mansion. Three bays in width, it consists of four unfluted columns and two engaged columns supporting a simple entablature of plain frieze and moulded cornice. Squat, unfluted columns similarly placed above provide intermediate support for a balustrade of open-work railings of geometric design.

A two-story gallery highlights the rear of the building.¹ Extending along the inner northeast corner of the ell, it is composed of square columns with simple balusters forming a railing at the second story level. Pent roofs shelter both sections of the gallery, the one on the east being an extension of the main roof of the ell, and the one on the north extending from beneath the cornice of the main roof. A simple cornice trims the edges of the gallery roofs. Access to the second story is provided by an open-string flight of stairs on the eastern side of the gallery. Its handrail and balusters are similar in form to the gallery balustrade.

The gable roof of the main block is trimmed with a boxed cornice and wide frieze band ornamented with regularly spaced, paired brackets. The gable ends are trimmed with a similar raking cornice with returns. The width of the frieze is such that the outer corners of the attic windows on the gable ends are partially covered. A boxed cornice with wide frieze band is continued on the west side of the wing, minus the brackets. Here the brick lintels of the second story windows are obscured by the width of the frieze. Sawn cedar shingles cover all roofs, except for the flat roof of the front portico, which is covered with tin. Gabled dormers of frame construction project from the roof of the main block, three on the front and one on the rear. Though not original to the house, the dormers are visible in late nineteenth century photographs of the home.

Massive, detached chimneys flank the ridge on the east and west ends of the main block. Another, also detached, is positioned at the center of the west facade of the wing. The chimney tops are decorated with corbelled rows of stretchers and a row of alternating projecting and flush headers. Narrow strips of iron fasten each chimney to the superstructure.

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These chimneys are one of the most interesting features of the house construction. Tall and massive, they lend Maclay Mansion a feeling of solid antebellum elegance. However, oddly enough, they seem to be additions to the original house construction. They differ in bonding from the house itself, being of very randomly laid common bond, while the house is constructed of a neatly laid pattern of common bond consisting of a regular alternation of seven rows of stretchers and a row of headers. The chimneys differ further in coloration of the brick, a difference visible even in the photographs. Perhaps the most unusual feature is the fact that the chimneys were probably not built to service fireplaces. Large enough in size to accommodate two or three flues apiece, the chimneys seem to have been built to service the numerous stoves once distributed throughout the house.

INTERIOR

Basement

A full basement is located beneath the two rooms on the east half of the main block. It has no exterior access, being reached by a short run of stairs leading down from the rear of the main staircase in the central hall. Remains of a brick floor are evident in the southern half of the basement, and the exposed stone foundation forms the basement walls.

Upper Stories

The main block of the house is of central hall plan, with two rooms of roughly equal size on either side of the hall. A variation of this plan occurs on the main floor, however, where the west side is composed of one long room. Said to have served as a classroom originally, the room later served as a living/dining room. The front room across the hall was the formal parlor, and the remaining rooms, nine in all, served as bedrooms.

The central hallway is highlighted by a u-shaped, open-string staircase with moulded walnut handrail and turned walnut balusters. The newel post is also of walnut, a tapering octagonal design surmounted by a moulded knob, and the strings of the stair are ornamented with carved brackets. The stairway runs continuously from the first to the full-size, attic story. Due to settling problems of the foundation, the entire staircase has sagged greatly to the east on the first floor level.

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The first floor of the wing is divided into two kitchens of about equal size. This area may originally have consisted of one long room, as the partition wall is a thin wall constructed of beaded board.

The second story consists of four rooms of nearly equal size. The southernmost of these rooms, once accessible from the gallery, has been converted into a bathroom. Frame partitions were added ca. 1925 at the inner corner of the gallery, forming an enclosed vestibule outside the bathroom. The three remaining rooms open onto the gallery and are presently used for storage of the many belongings accumulated over the years by the family, including the original Franklin stoves which once warmed the house. These rooms are thought to have originally served as dormitory rooms.

Original millwork and flooring have been retained, to a large extent, throughout the house. During renovations of ca. 1925, the flooring in the living/dining area was replaced with narrow strip, tongue and groove, oak flooring. At the same time, new floor joists and a new ceiling were installed. Original, random width, pine floors of tongue and groove construction are intact elsewhere. Chinese grass matting is tacked over the floors on the attic and part of the second stories.

The Classical Revival influence is seen in the woodwork in certain rooms of the house. The most elegant manifestation occurs in the formal parlor, where architrave surrounds form eared lintels over windows and doors. The Classical touch was extended even to the kitchen and the second floor rooms of the wing, though in much simpler form. In general, however, the interior millwork is simple and unpretentious, perhaps reflecting the building's original, utilitarian use.

ALTERATIONS

Alterations to the Maclay Mansion have been minimal and have not affected its historical or architectural integrity. Major exterior changes have been confined to the modification or addition of successive front porticoes and the expansion of the attic story by the addition of roof dormers. Remarkably little alteration has affected the interior, the changes involving renovation of the living/dining room and installation of a more modern bathroom.

The best evidence as to the home's original appearance is found in an early photograph, dating probably ca. 1875-1885. Taken from the southwest, the view shows the primary facade with the earliest known portico intact. One story in height and about one bay in width, it was composed of slender, square columns supporting a simply balustraded balcony.

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The next photograph, dating to the 1890's, shows the first stage of alterations. Viewed from the southwest, the house now sports three dormer windows along the roof of the main block. A two-story portico, lavishly embellished with gingerbread, dominates the primary facade. It appears possible, from a comparison of these two early photographs, that the second porch may have resulted from a vertical extension of the first and its elaboration with further scrollwork. Outlines of this porch are still visible on the second story walls. Judging from the contrast between the color of the brick and the lighter details in wood and stone, this may have been the period when the house was painted red.

The two-story portico remained until ca. 1925, when the home underwent extensive remodelling. Extant architect's plans provide evidence for changes made at this time. The earlier portico was removed, and a one-story, three-bay-wide porch was added, giving the facade a horizontal, rather than strongly vertical, emphasis. This porch, of a Classicizing inspiration, remains today. Interior alterations of this period involved the installation of new floor joists, oak flooring and ceiling in the living/dining room. A vestibule of beaded board was built in the inner corner of the second level of the rear gallery, enclosing the bathroom. The bathroom was modernized, with the addition of new plumbing and fixtures. The architect's plans also specify the installation of underground supports below the central hall areas, indicating the presence of foundation problems at this early date.

SITE

Maclay Mansion is situated on a large, tree-lined site consisting of eight city lots. Facing south toward Howard Street, the house is well shaded and protected from the street by a stand of ancient, hard Maples along the Howard Street frontage. The east boundary is formed by County Route B, the north by Saline Street, and the west by the adjoining property line. The immediate area is quiet and primarily residential; about a block to the south is the Missouri Pacific Railroad Track and beyond, the Tipton town center.

Located on the nominated property are several features of note. Two outbuildings remain, a frame, "four-hole" privy and a rectangular, frame shed. Although not of the original period of the house, they are of historic interest and contribute to the overall historical integrity of the property. Both buildings are located to the rear (north) of the house and are in deteriorating condition. Also remaining on the property is an old root cellar. Presently filled with rubble, it needs to be excavated properly. Two cisterns, one with a working pump, are located directly

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to the east of the rear gallery. The gutter pipes are equipped with a handy regulator and double-end spout in order that rainwater could be diverted into either cistern. According to the memory of Mrs. Dorothy Swarner, there was also at one time an arched, vine-covered arbor which led directly north from the north end of the rear gallery, turning west eventually and heading in the direction of the root cellar.²

CONDITION AND USE

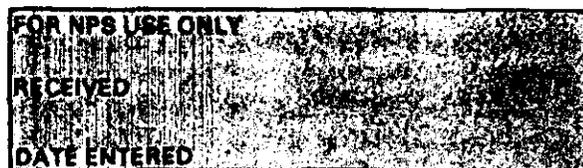
For many years inhabited faithfully in the summers by various members of the family and most recently occupied by Susan and Benny Fischer, Maclay Mansion is presently unoccupied. Though it has been protected from vandalism by the watchful eyes of neighbors, it has begun to deteriorate due to the normal process of weathering. At present it is in fair condition. It is in dire need of a new roof, for leaking has already caused interior damage, and the foundation problem needs correction by installation of jacks or proper supports. The present owner, representing many concerned family members,³ is currently searching for an organization which would preserve the home and its contents and maintain it as a house museum. With the determined efforts of the family behind the project, it is likely that the Maclay Mansion will ultimately be placed in appropriate hands.

FOOTNOTES

1. Maclay Mansion, with rear gallery evident, is shown in an 1869 lithograph showing a "Bird's Eye View of Tipton." A copy of the lithograph is displayed in the Maclay Mansion, and it has been published in: Gloria Knipp, ed., Tipton: A History of the Community (Tipton, Mo.: The Tipton Bicentennial Committee, 1976), p. 27.
2. Interview with Susan Swarner Fischer, August 22, 1978. This information was related to Susan by her grandmother, Dorothy (Maclay) Swarner.
3. Recently the various owners of the Maclay Mansion agreed to consolidate ownership under the name of one family member. On September 15, 1978, Eleanor J. Maclay was awarded quiet title to the property. (Judgment and Decree in Case No. 397 Maclay, vs. Seely, et. al., Circuit Court of Moniteau County, California, Mo.).

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In June of the following year, a barbecue was held in Tipton for the purpose of raising funds for the construction of the "Tipton Seminary."⁶ This would seem a clear reference to the Williams' seminary, but for the fact that newspaper accounts reveal the existence of two contemporary schools in this period. On December 3, 1859, advertisement was made in the Weekly California News for the Tipton Seminary, run by "G.W. Johnson and his Lady."⁷

Not until the April 7, 1860 issue of the Weekly California News did the name Williams appear in connection with a seminary. An essay entitled "Our Neighboring Town Tipton" suggested the imminent opening of the school:

"...Mr. W.W. Williams has his neat brick building, in the same vicinity, nearly completed. This building is designed as a young lady's Seminary, under the control of Mrs. Williams, a most estimable lady, and a successful teacher, who deserves the most liberal encouragement from the people of our county."⁸

By August of the same year, the seminary must have been fairly well completed, for mention was given it again in the California paper, with reference to examinations conducted.

"...Mr. W.W. Williams has built a large and splendid edifice, which will be devoted to female education. Mrs. Williams, his lady, for many years favorably known and highly appreciated, as a successful educator of females, will conduct a select female school. It was our good fortune to be present at the examination of her school, in this place, closing on or about the 15th-ult., and was highly gratified indeed, to witness the success attending the examination, as demonstrated by the facility and accuracy that characterized the recitations. Mrs. Williams' qualifications social and intellectual, are such as to render her complete mistress of her profession. We, therefore, predict for the Tipton Female High School, prosperity and a well merited reputation."⁹

It is therefore evident that Mrs. Mariah M. Williams had been conducting classes by the time the article appeared. However, the first official advertisement for her school did not appear until later that month, on August 11th. The ad specified that "...the third session will begin 1st Mon. in Sept., 1860, and end on last day of Jan., 1861." Basic tuition (including gas and lights) was \$50.00. An extra \$20.00 was required for piano instruction, and another \$5.00 secured use of the piano for practice.¹⁰ In the same issue of the paper, the seminary was praised by the editors:

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"We take especial pleasure in directing the attention of parents to the card of Mrs. M.M. Williams of Tipton, Principal of the above excellent institution Tipton Boarding School. Mrs. W. is well known as a lady of fine acquirements and a most successful and accomplished teacher. Those having daughters to educate would do well to send them to this Institution, where they will receive every attention, and where strict attention will be given to their mental, moral and social instruction."¹¹

At no point in the available documentation is the school referred to as Rosehill Seminary. It is variously referred to as Tipton Female Boarding School, Tipton Female High School and Tipton Female Seminary. However, the name Rosehill Seminary is firmly fixed in the memories of the Maclay family and of the local citizens. This may have been an affectionate nickname for the school or a way of distinguishing it from the counterpart run by the Johnsons, which was called the Tipton Seminary.

The advertisement for the September 1, 1860 - January 31, 1861 session of the Williams' school seems to have been the first and last to appear in the Weekly California News. Although further classes may have been conducted, it is likely that the impending events of the Civil War curtailed the Williams' educational enterprise. On the 23rd of March, 1861, a regiment of local volunteers for the southern cause was formed; Wallace Williams was among those who enlisted. When that group, known as the Moniteau County Rangers, marched off to Jefferson City in May of 1861, Williams headed the ranks as Captain.¹²

Records of the Moniteau County Probate Court indicate that on the 13th day of March, 1861, Wallace and Mariah Williams forfeited their claim to lots 288, 289, 290, and 291. The land, with mortgage and interest still outstanding, was transferred back to William Tipton Seely, original owner and mortgagor.¹³ The relinquishment of their property, coinciding with William's enlistment, confirms the suspension of seminary activities by March 1861 or before. This evidence also seems to lend credence to local history, which has long painted a colorful picture of Wallace Williams as a southern sympathizer who went off to the aid of the south at the first trumpet call.

The period of the Civil War as a whole and the associated events involving the Maclay Mansion are the subject of many romantic legends. One of the stories most often told is that, while encamped at Tipton, Union General John C. Fremont occupied the house. A local account, written in 1920, described the house as follows:

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"The spacious building still standing in good condition which for many years was the Maclay Home was for several years operated as a seminary for young ladies. This building was also used as headquarters by General Fremont during the Civil War."¹⁴

As a town strategically located at the juncture of the Pacific Railroad and the Butterfield Overland Stage Line, Tipton was involved in the Civil War from an early stage. The office of the Weekly California News (which had been advocating the rebel cause) was ransacked in July of 1861, corroborating the presence of Federal troops in the Moniteau County vicinity.¹⁵ However, it was probably not until October of 1861 that General John C. Fremont, Commander of the Western Department of the Union forces, arrived in Tipton.¹⁶

On October 14, 1861, the Cincinnati Daily Commercial reported Fremont's sudden move into Tipton:

"Camp Asboth, near Tipton, Moniteau Co., Mo., Oct. 10th, 1861--For some cause not communicated outside of his military cabinet, General Fremont moved suddenly from California--Camp Dorsheimer--to Tipton, early yesterday morning."¹⁷

Since his appointment as Western Commander, Fremont's abrupt tactics, including the declaration of martial law over Missouri, had enraged government officials.¹⁸ By the time he reached Tipton, Union officials were close behind him, with orders from President Lincoln to inspect his operations and relieve him of command if necessary.

"The national administration at Washington has sent the Secretary of War and Adjutant General to Missouri to make personal observations of his army and to look into the affairs of his Department. These officers overtook Fremont, October 13th, at Tipton, the then western terminus of the Pacific railroad."¹⁹

Thus Fremont's presence in Tipton in October of 1861 is well documented. It is entirely possible that Fremont might have seized the Maclay Mansion (then still known as the building of Wallace Williams) for use as his headquarters while in Tipton. The building was certainly one of the largest and handsomest in town, and Fremont's troops were conveniently bivouaced to the east, on an area which is now part of the fairgrounds.²⁰ However, despite the wealth of oral tradition, little in the way of concrete evidence exists to corroborate this story.

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Yet another Civil War legend is that bushwhackers attempted to burn the Maclay Mansion during the course of the war.²¹ Tipton did become the scene of further action during the war. On October 12, 1863, Confederate General Joseph O. Shelby attacked Tipton, burning the depot and railroad cars,²² and in July of 1864, bushwhackers ambushed the overland stage.²³ An 1867 account of the Shelby skirmish in 1863, described Federal troops as "ambushed behind the large, frame house belonging to Major Williams."²⁴ Despite the fact the house is described as frame, rather than brick, this account has been interpreted as referring to the Maclay Mansion.²⁵

William Tipton Seely had died in December of 1863. As many of his lots were yet unsold, during the administration of his estate these properties were offered at public sale.²⁶ The land once mortgaged by Wallace and Mariah Williams (lots 288, 289, 290 and 291), which had reverted to Seely, was therefore put up for sale once more. Records show the lots were purchased by William H. and Sarah Trigg for \$1,450.00 on May 20, 1864.²⁷ Shortly thereafter, on September 26, 1865, ownership was transferred to John H. Gleim and James B. Maclay for \$400.00.²⁸ From that point on, the house was to remain in the hands of the Gleim/Maclay family.

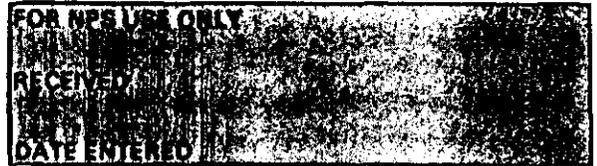
John Gleim was one of the eleven children of Christian Gleim of Pennsylvania.²⁹ John, his brother Frailey M. Gleim and their nephew James B. Maclay had arrived in Tipton before the outbreak of the Civil War, opening a dry goods store in the then booming railroad town. An article appearing in The Tipton Times in 1877 remembered the Gleim brothers fondly:

"In all probability there was no gentleman more universally popular than Dr. Gleim, wherever known, and his memory is still held in the highest regard... John H. Gleim, Esq., was known favorably, not as the brother of the Doctor only, but for his own merit and as one of the whole-souled, progressive gentlemen who act as blessings to any community."³⁰

Soon after purchasing the former Wallace seminary, the Gleim brothers summoned a widowed sister, Mrs. Anna Maria Maclay to Tipton. Anna Maclay moved to Tipton from St. Louis and set up housekeeping in the old house. Soon she, her children and the Gleim brothers were joined by other members of the Gleim family, until eventually three bachelor brothers, five widowed sisters and their children were housed in the capacious home.³¹

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Aside from Anna Maclay, the sisters included Emma Adams, Adela Douthitt, Elizabeth W. McCulloch, and Ellen H. Brown. The brothers included, John, Frailey and Harrison Gleim. Converging on Tipton from Philadelphia, St. Louis and other points, the sisters brought with them all of their furniture and belongings.³² One of the unique features of the Maclay Mansion is that virtually all of their possessions remain collected in the home today.

By ca. 1865, the mercantile firm established by John and Frailey Gleim became known as Maclay & Co., and ownership had passed to Harrison Gleim and Cyrus C. Maclay, a son of Anna Maclay.³³ The prominent firm sold "everything necessary for human necessity," from farm implements and grain to medicines to needles and thread.³⁴ By 1880 the business had grown, and Maclay & Co. had constructed a new building, a "commodious" 60' square. The company soon lent its name to the entire block, which became known as the Maclay Block.³⁵

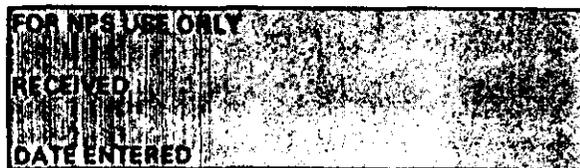
Cyrus and Harrison, like John and Frailey, were active in the local community, serving in various municipal capacities.³⁶ In addition to his mercantile activities, Cyrus served as teller of the Bank of Tipton, eventually becoming President.³⁷ The Gleim sisters were also well respected in the community. Affectionately known as the "Aunties," they were famous for the Christmas party they held annually for all Tipton children. A large tree, decorated with cookies and gifts for all, was placed in the large living/dining room of the house, in preparation for the holiday festivities.³⁸

Gradually the older generations dwindled away, until only Emma Adams remained of the original Gleim family in Tipton. As the Gleim brothers had been bachelors, the Gleim name was not carried on, the Maclay name instead coming to the fore. Cyrus Maclay, who had married Tiptonite Laura Isabel Miller in 1869, moved back into the home and took over as head of the household. Cyrus and Laura produced a family of six children: Martha G., Laura M., Edgar G., Elinora R., William H., and Dorothy C. The Maclay Mansion was to remain in the hands of these children and their children until the present day.³⁹

An account of 1875 had described the home as "...handsomely ornamented with flowers, walks, evergreens; the residence three story brick in the center; large, well arranged and very desirable."⁴⁰ The Maclay Mansion today remains little touched by the passage of time. Virtually the same in appearance and still furnished as though the Maclays might pop in for supper at any moment, the Maclay Mansion is a valuable historical document, well worthy of preservation and admiration.

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The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies outlined in "Missouri's State Historic Preservation Plan." Therefore, the Maclay Mansion is being nominated to the National Register of Historic Places as an example of the themes of "Architecture," "Education," and "Military Affairs."

FOOTNOTES

1. The story of William Tipton Seely and the founding of Tipton is given in: Gloria Knipp, ed., Tipton: A History of the Community (Tipton, Mo.: The Tipton Bicentennial Committee, 1976), pp. 4-7.
2. On August 7, 1850, a patent for Southwest quarter (SW 1/4) of Section Fifteen (15), Township Forty-five (45), Range Seventeen (17) was entered by William T. Seely. See: Official Plat Book of Entries (Recorder of Deeds, Moniteau County Courthouse, California, Mo.).
3. Knipp, ed., Tipton, pp. 4-5.
4. Deed Record Book H (Recorder of Deeds, Moniteau County Courthouse, California, Mo.), p. 351.
5. Weekly California News, November 27, 1858.
6. Weekly California News, June 18, 1859; June 25, 1859.
7. Weekly California News, December 3, 1859.
8. Weekly California News, April 7, 1860. The building previously referred to in the same article was the school run by Mr. and Mrs. G.W. Johnson.
9. Weekly California News, August 4, 1860.
10. Weekly California News, August 11, 1860.
11. Ibid.
12. History of Cole, Moniteau, Morgan, Benton, Miller, Maries and Osage Counties, Missouri (Chicago: The Goodspeed Publishing Co., 1880), p. 359.
13. Deed Record Book H, p. 351.

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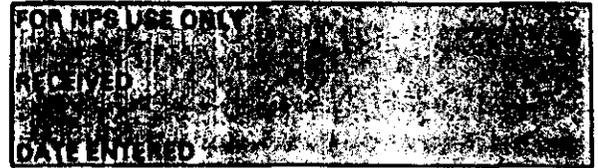
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14. Mina Schricker, "The Early History of Tipton," The Tipton Times, April 9, 1920.
15. Weekly California News, July 20, 1861.
16. Fred Fischer, "Tipton, The First Half-Century" (Research paper, 1973), p. 10.
17. "A Cincinnati Reporter's 1861 Account of General John Fremont's March Across County," California Democrat, June 13, 1968.
18. Richard Brownlee, Grey Ghosts of the Confederacy (Baton Rouge: Louisiana State University Press, 1958), pp. 17, 36.
19. Switzler's Illustrated History of Missouri From 1541 to 1877 (St. Louis: C.R. Barns, 1879), p. 402.
20. Knipp, ed. Tipton, p. 21; Fischer, "Tipton, The First Half-Century," p. 16.
21. Knipp, ed., Tipton, p. 82.
22. History of Cole, Moniteau, Morgan, Benton, Miller, Maries and Osage Counties, Missouri, p. 364.
23. Ibid.
24. John N. Edwards, Shelby and His Men (Cincinnati: Miami Printing and Publishing Company, 1867), p. 208; Howard L. Conard, Encyclopedia of the History of Missouri, Vol. VI (St. Louis: The Southern Historical Company, 1901), p. 193.
25. Robert E. Cooley and Michael J. Fuller, An Archaeological and Historical Survey of Area to be Affected by Construction of Proposed Wastewater Treatment Improvements at Tipton, Missouri: 1976 (Springfield, Mo.: Center for Archaeological Research, Southwest Missouri State University, 1977), p. 21.
26. Knipp, ed., Tipton, p. 6.
27. Deed Record Book J (Recorder of Deeds, Moniteau County Courthouse, California, Mo.), p. 129.
28. Deed Record Book K (Recorder of Deeds, Moniteau County Courthouse, California, Mo.), p. 123.

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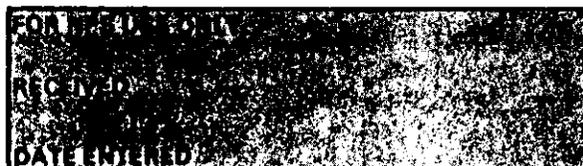
MACLAY MANSION

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29. General information on the Gleim and Maclay families was obtained by a search of the family papers collected in the Maclay Mansion, Tipton, Mo. Further information was gleaned from interviews with Susan Fischer, August 22, 1978; and Eleanor Maclay, Elizabeth Maclay, William Maclay and Martha Shortridge Lawrence, October 15, 1978. For specific information on the Gleim family see: The Descendents of John Gottleaf Godfrey Gleim (Harrisburg, Pa.: Press of the Central Publishing House, n.d.).
30. Knipp, ed., Tipton, p. 32.
31. Family papers, Maclay Mansion, Tipton, Mo.; Interviews with Susan Fischer, August 22, 1978; Eleanor Maclay, Elizabeth Maclay, William Maclay and Martha Shortridge Lawrence, October 15, 1978.
32. Ibid.
33. Knipp, ed., Tipton, p. 32.
34. Ibid.
35. Ibid., p. 82.
36. History of Cole, Moniteau, Morgan, Benton, Miller, Maries and Osage Counties, Missouri, pp. 379-380.
37. Knipp, ed., Tipton, pp. 33-34.
38. Ibid., p. 81.
39. Interview with Susan Fischer, August 22, 1978. The children of Cyrus Maclay are enumerated in: Will Record Book 16 (Recorder of Deeds, Moniteau County Courthouse, California, Mo.), p. 129.
40. Moniteau County, Missouri (California, Mo.: W.W. Hayward & Co., 1875), p. 30.

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MACLAY MANSION

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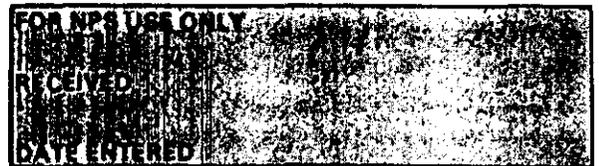
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The Maclay Mansion is significant as one of Tipton's earliest remaining structures and as a building surviving in near-original condition. Built ca. 1858-60, contemporary with the founding of Tipton, it is a landmark in the local community and one of the most important buildings in Moniteau County. It is significant as a well-preserved example of southern-influenced antebellum Missouri architecture, tempered by local skills and traditions.

The Maclay Mansion's significance in the area of education stems from its original construction as a seminary for young ladies. Known variously as the Tipton Female Seminary, Tipton Female High School and Rosehill Seminary, the building's life as an educational facility was cut short by the outbreak of the Civil War in Missouri. Association with events surrounding the Civil War in Moniteau County gives the Maclay Mansion military significance. The Union General John C. Fremont, *Commander of the Western Department of War*, is thought to have used the abandoned seminary (Maclay Mansion) as his headquarters while encamped at Tipton in October of 1861, during his march across Missouri.

The Maclay Mansion is also important in the local history of the community of Tipton on account of its long association with the interrelated Gleim and Maclay families, who have been in possession of the home since 1864. Filled with the original furnishings and innumerable possessions accumulated by the family, the house is a time capsule of life during the second half of the nineteenth century in Missouri. The Maclay Mansion is esteemed by the Tipton community as its most important landmark, and local citizens are presently organizing to save the home, which is currently unoccupied and in a rapidly deteriorating state.

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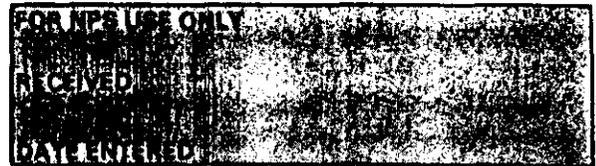
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3. "A Cincinnati Reporter's 1861 Account of General John Fremont's March Across County," California Democrat, June 13, 1968.
4. Columbia, Mo. State Historical Society of Missouri. Historic Sites File.
5. Conard, Howard L. Encyclopedia of the History of Missouri. Vol. VI. St. Louis: The Southern Historical Company, 1901.
6. Conn, J.A. "The Story of Tipton," Tipton Centennial, Tipton, Mo.: n.p., 1958.
7. Cooley, Robert E. and Fuller, Michael J. An Archaeological and Historical Survey of Area to be Affected by Construction of Proposed Wastewater Treatment Improvements at Tipton, Missouri: 1976. Springfield, Mo.: Center for Archaeological Research, Southwest Missouri State University, 1977.
8. Deed Record Book H. Recorder of Deeds, Moniteau County Courthouse, California, Mo.
9. Edwards, John N. Shelby and His Men: The War in the West. Cincinnati: Miami Printing and Publishing Co., 1867.
10. Fischer, Fred. "Tipton, the First Half-Century," Research paper, 1973.
11. Fischer, Susan Swarner. Interview, August 22, 1978.
12. Ford, J.E. A History of Moniteau County, Missouri. [California, Mo.]: Marvin H. Crawford, 1936.
13. History of Cole, Moniteau, Morgan, Benton, Miller, Maries and Osage Counties, Missouri. Chicago: The Goodspeed Publishing Co., 1889.
14. Jones, Mary Jane. "House and Home after 117 Years," Columbia (Mo.) Missourian, December 24, 1975.
15. The Kansas City Star, September 21, 1958.
16. Knipp, Gloria, ed. Tipton: A History of the Community. Tipton, Mo.: The Tipton Bicentennial Committee, 1976.

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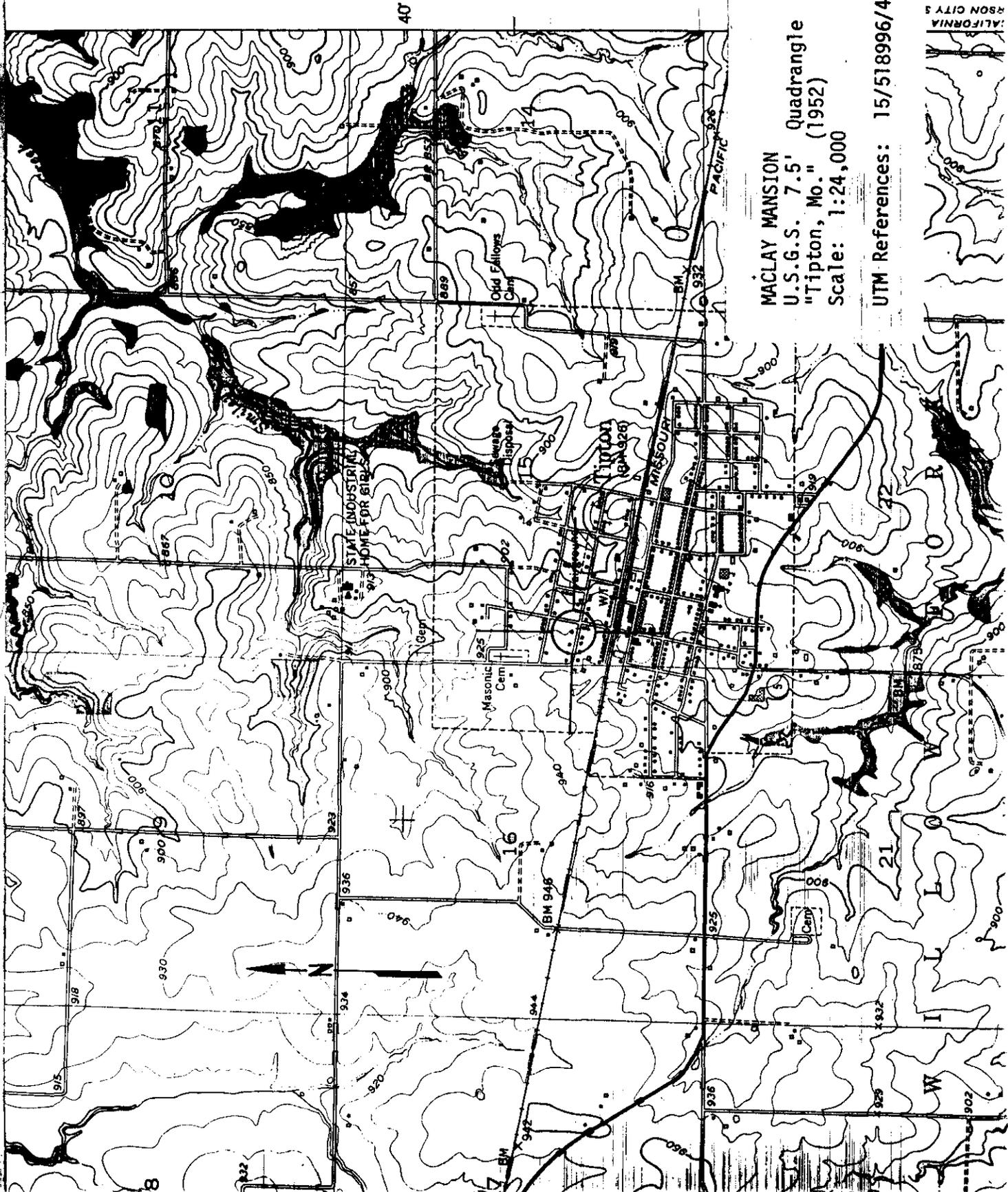


MACLAY MANSION

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17. Maclay, Eleanor; Maclay Elizabeth; Maclay, William; and Lawrence, Martha Shortridge, Interview, October 15, 1978.
18. Maclay, Eleanor R. "The Maclay Home," Tipton Centennial, Tipton, Mo.: n.p., 1958.
19. Maclay, vs. Seely, et al. Judgment and Decree in Case No. 397, Circuit Court of Moniteau County, California, Mo.
20. May, Alan. "Cultural Resource Survey of Area for Development into a Park for the City of Tipton, Missouri." American Archaeology Division, University of Missouri at Columbia, Mo., 1976.
21. Mentzer, Lily Gleim. The Descendents of John Gottleaf Godfrey Gleim. Harrisburg, Pa.: Press of the Central Publishing House, n.d.
22. Moniteau County, Missouri. California, Mo.: W.W. Hayward & Co., 1875.
23. Official Plat Book of Entries. Recorder of Deeds, Moniteau County Courthouse, California, Mo.
24. Ross, P.F. Illustrated Book of the City of Tipton, Missouri. Tipton, Mo.: 1900.
25. Shriker, Mina. "The Early History of Tipton," The Tipton Times, April 9, 1920.
26. Switzler's Illustrated History of Missouri From 1541 to 1877. St. Louis: C.R. Barns, 1879.
27. Tipton, Mo. Maclay Mansion, Family papers.
28. Tipton Weekly Advance, September 1, 1871.
29. Weekly California News, November 27, 1858 - November 2, 1861.
30. Will Record Book 16. Recorder of Deeds, Moniteau County Courthouse, California, Mo.



MACLAY MANSION
 U.S.G.S. 7.5' Quadrangle
 "Tipton, Mo." (1952)
 Scale: 1:24,000

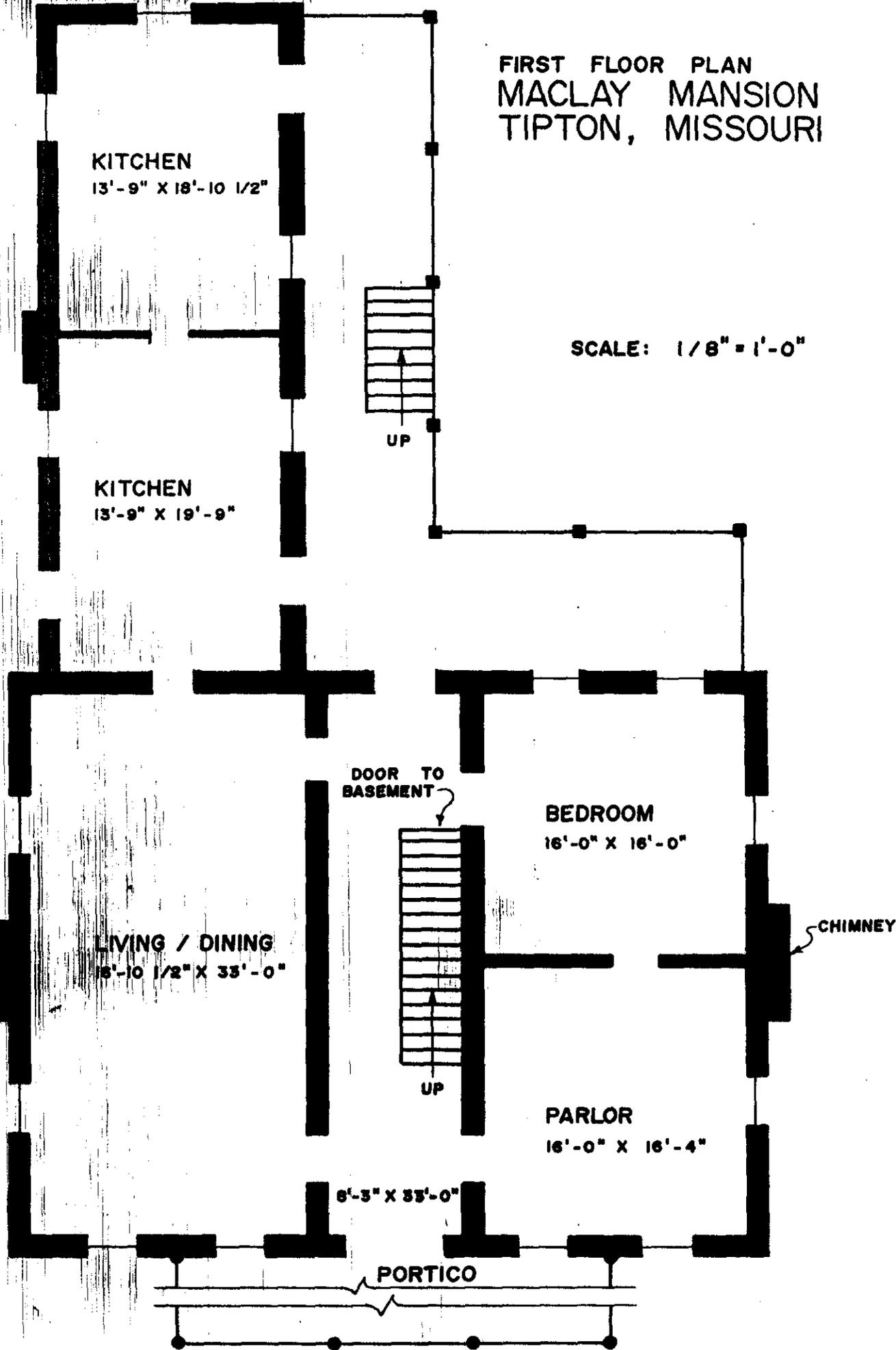
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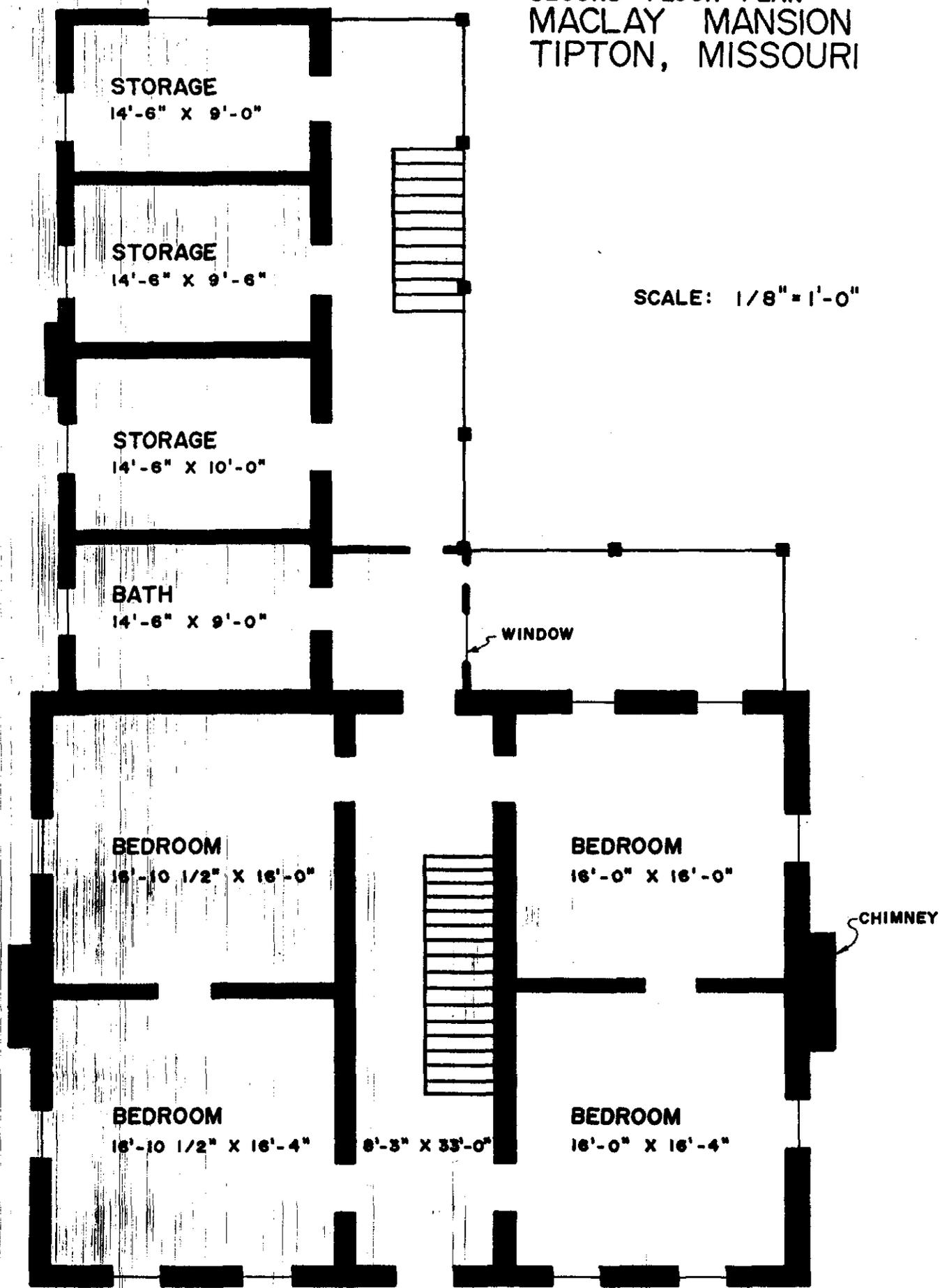
PERSON CITY 5
 CALIFORNIA

FIRST FLOOR PLAN
MACLAY MANSION
TIPTON, MISSOURI

SCALE: 1/8" = 1'-0"



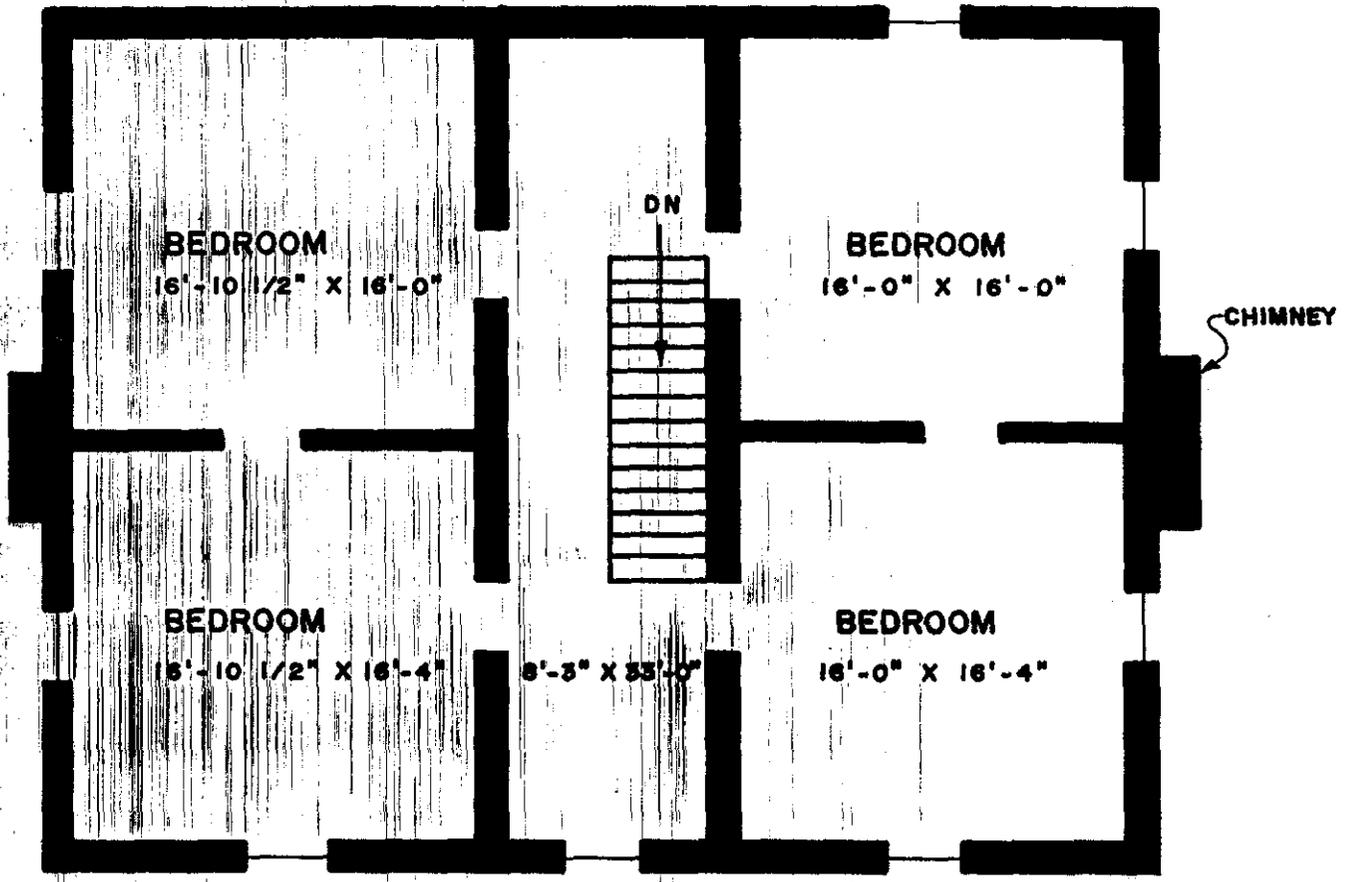
SECOND FLOOR PLAN
 MACLAY MANSION
 TIPTON, MISSOURI



SCALE: 1/8" = 1'-0"

ATTIC PLAN
MACLAY MANSION
TIPTON, MISSOURI

SCALE: 1/8" = 1'-0"



#349

MACLAY MANSION

COUNTY: Moniteau

LOCATION: 209 W. Howard St.
Tipton

OWNER: Eleanor J. MacLay

ADDRESS: 3633 Overbrook Drive
Dallas, Texas 75205

DATE APPROVED BY A.C.: October 27, 1978

DATE SENT TO D.C.: November 15, 1978 (revision sent Feb. 8, 1979)

DATE OF REC. IN D.C.: November 17, 1978

DATE PLACED ON NATIONAL REGISTER: February 26, 1979

DATE CERTIFICATE AWARDED
(AND PRESENTOR) *May 1979*

DATE FILE REVIEWED:

The significance of the Maclay Mansion is intertwined with the earliest history of the town of Tipton, Missouri. Built ca. 1858-1860, contemporary with the founding of the town itself, it is a tangible historical reminder of the period of vigorous frontier growth associated with the coming of railroads to central Missouri. Serving briefly as a female seminary until the outbreak of the Civil War, it was used thereafter as a private residence. The home, which has remained in the hands of the Gleim/Maclay family for over one hundred years, has changed little since its original construction and is an excellent example of antebellum brick architecture in Missouri. Filled with original furnishings and innumerable possessions accumulated by the Maclay family, the house is an extraordinary time capsule of life during the second half of the nineteenth century.

MACLAY MANSION

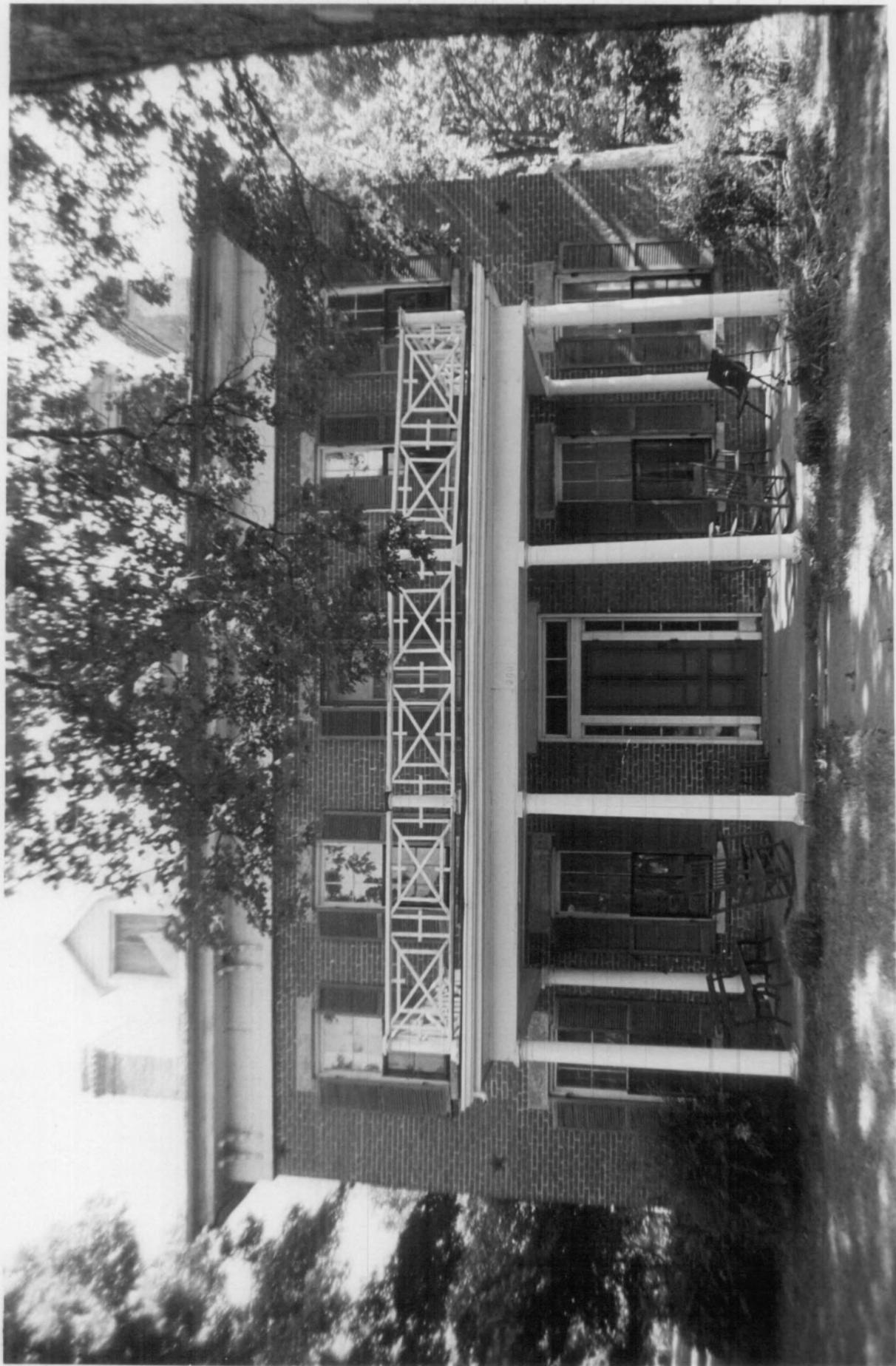
#1

Tipton, Missouri

Photographer: Claire F. Blackwell
August 22, 1978

Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

Primary facade. View from south.

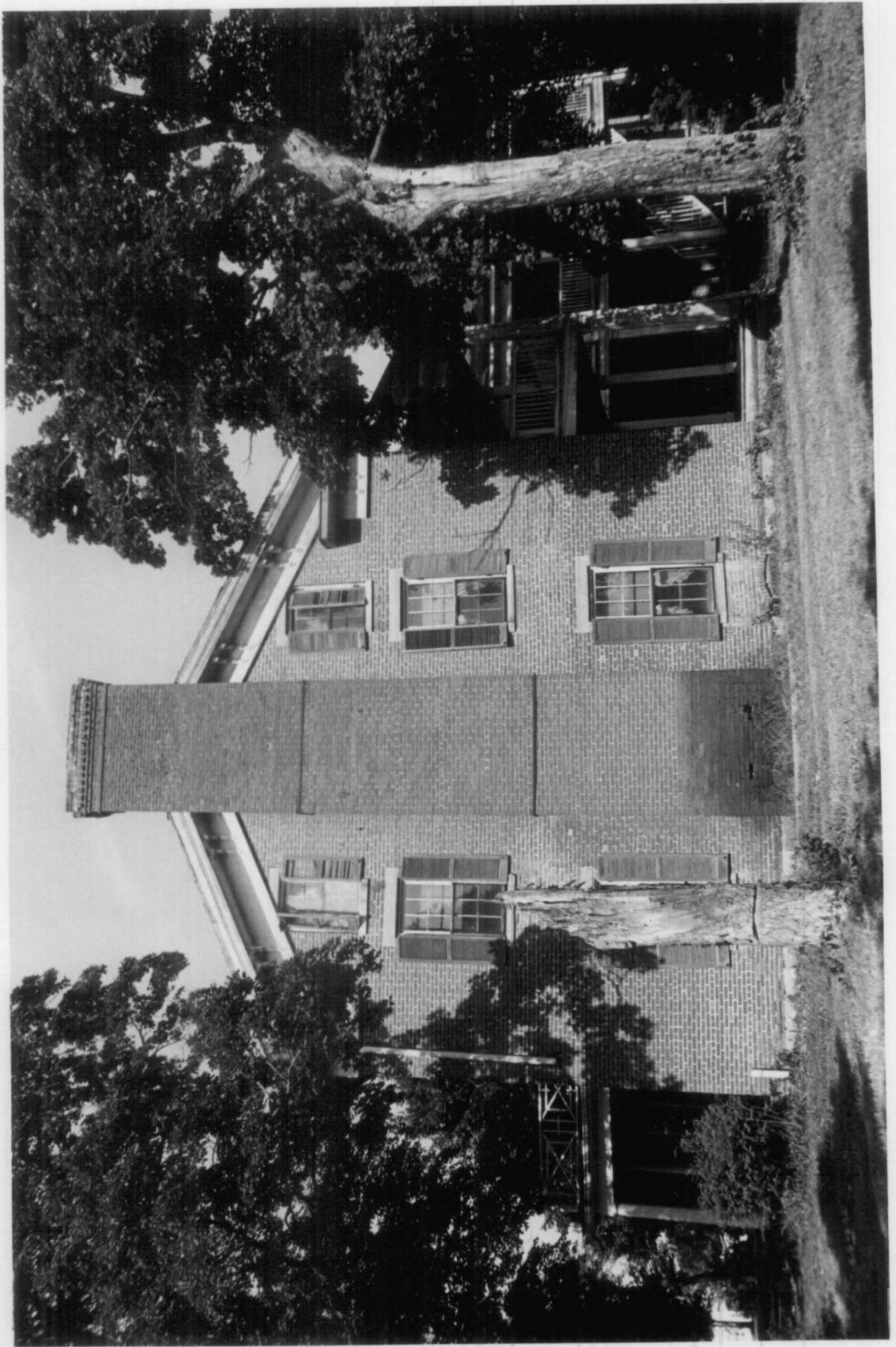


MACLAY MANSION #2

Tipton, Missouri
Photographer: Claire F. Blackwell
August 22, 1978

Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

View from east.



#3

MACLAY MANSION

Tipton, Missouri

Photographer: Claire F. Blackwell

August 22, 1978

Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

View from northeast, showing rear gallery.



MACLAY MANSION #4

Tipton, Missouri

Photographer: Claire E. Blackwell

Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

West facade, view from northwest.



MACLAY MANSION

#5

Tipton, Missouri

Photographer: Claire F. Blackwell

August 22, 1978

Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

Detail of west side of rear wing: View from
southwest.



MACLAY MANSION #6
Tipton, Missouri
Photographer: Claire F. Blackwell
August 22, 1978
Neg. Loc.: Department of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102
View from west, detail showing cornice and
brackets.

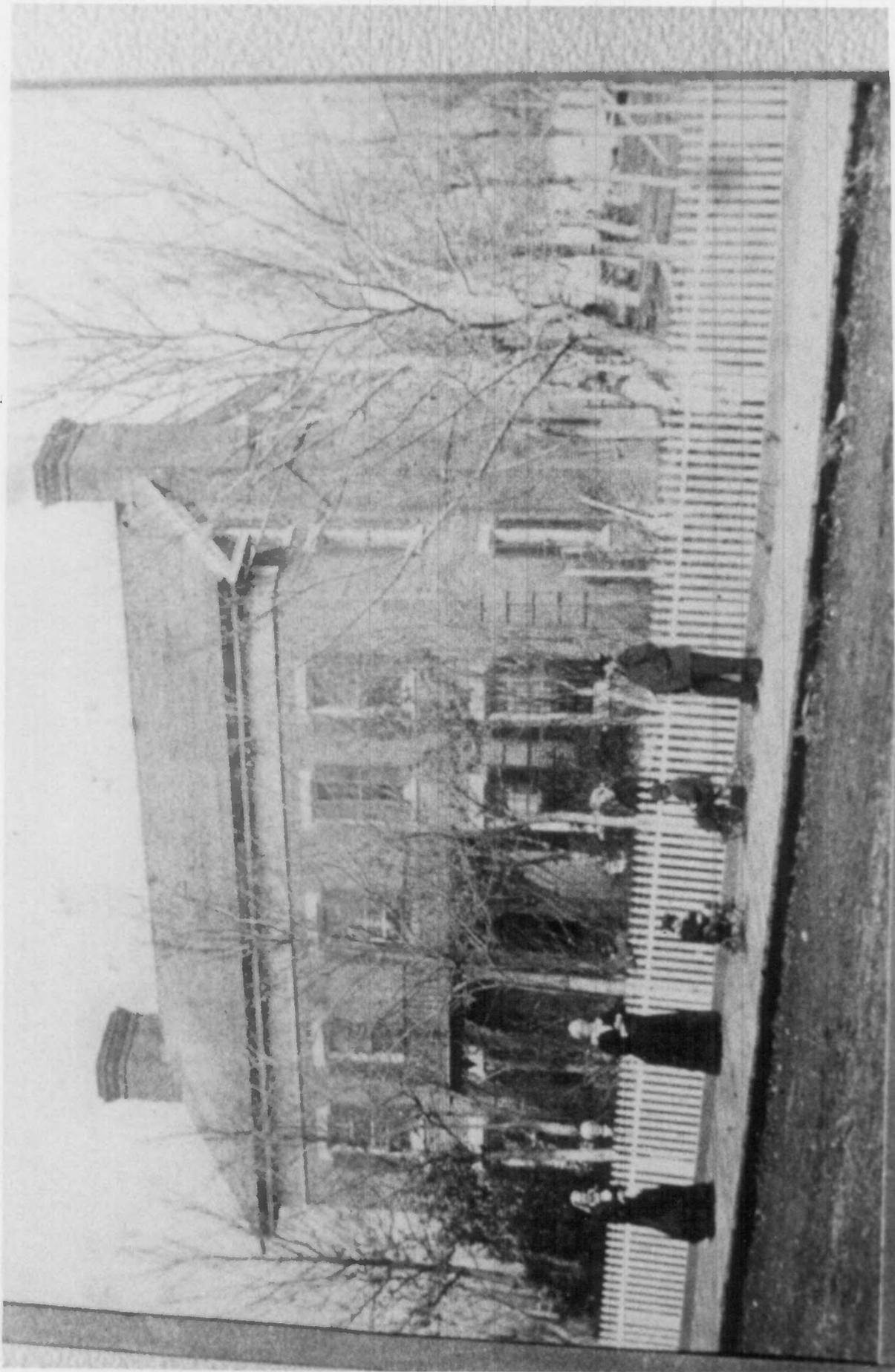


MACLAY MANSION
Tipton Missouri
Photographer: unknown

#7

Copy Neg. Loc.: Dept of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

Historic Photograph, taken from southeast,
showing earliest known portico.



MACLAY MANSION

#8

Tipton, Missouri

Photographer: unknown

Copy Neg. Loc.: Dept. of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

View from southwest. Historic photograph
showing house after addition of dormers and
extension of portico.



#9

MACLAY MANSION

Tipton, Missouri

Photographer: unknown

Copy Neg. Loc.: Dept. of Natural Resources,
P.O. Box 176, Jefferson City, Missouri 65102

Primary facade, view from south. Historic
photograph showing house after addition of
portico ca. 1925.

