



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Clare E. and Glad Robinson Youse Residence
 other names/site number 021-354

2. Location

street & number 532 E 12th St. not for publication
 city or town Baxter Springs vicinity
 state Kansas code KS county Cherokee code 021 zip code 66713

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

SEE FILE
 Signature of certifying official _____ Date _____

 Title _____ State or Federal agency/bureau or Tribal Government

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2	0	Total

Youse Residence
Name of Property

Cherokee County, KS
County and State

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the State Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic: Single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and early 20th century revivals – Neo-
Classical Revival

Materials

(Enter categories from instructions)

foundation: Concrete and stone

walls: Wood

roof: Asphalt

other: Garage constructed of brick

Narrative Description

(Describe the current physical appearance of the property.)

Summary Paragraph (Briefly describe the overall characteristics of the property and its location, setting, and size.)

The Cherokee County department of assessments notes that this large two-story wood-frame Youse residence dates to 1900, however county staff also indicated that the 1900 date is often used for early buildings for which the actual date of construction is unknown (Department of Assessments n.d.). In 1927, Clare (1894-1972) and Glad Youse (1898-1985) purchased what was then a smaller house and hired local architect Truman Martinie to redesign it to reflect the Neo-Classical Revival Style. This south-facing house is located on a large lot that fronts on busy E. 12th Street and is bound by Cherokee Street to the east, E. 11th Street to the north and other residential properties to the west. Twelfth Street is a primary thoroughfare connecting Baxter Springs to neighboring communities and this house has long been a landmark at the east end of town. The building has a cross-gable composite-shingle roof with over-hanging eaves and a two-story gable addition on the east side of the building. The house is sheathed with narrow white-painted clapboards. During the early years of the Youse's ownership the one-story gable-roof brick garage located north of the house was converted for its current use from a previous residence.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

Residence (contributing)

Setting

This house is set back near the middle of the block between E. 11th and 12th Street providing a large front, back and side yards. The property takes up about one-third of the city block on which it is located. A long narrow concrete walk leads from the sidewalk along 12th Street to the front of the house. The walk also wraps around the east side of the building to provide access to entrances on the east and north elevations. A driveway extends from Cherokee Street behind the house to the garage and curves along the west side of the garage to join 11th Street. The driveway separates the house from the backyard. The front and back yards include many mature hickory and oak trees. A euonymus hedge trims the edges of the lawn along Cherokee Street and E. 11th Street.

Exterior

The dominant feature of the house is the full-height gable-roof entry porch that is centered on the primary two-story portion of the façade (south elevation). Below the porch pediment is a frieze consisting of a single wide board with two narrow boards below. Fluted Corinthian columns support the porch. Fluted column shafts like these were common in earlier houses, but after 1925 houses often incorporated slender unfluted (often squared) columns.¹ A porch light on a long chain hangs from the center of the porch roof. The grey-painted concrete slab porch may be approached from the long narrow concrete walk that leads across the front lawn from the sidewalk along E. 12th Street. The edges of the concrete walk are embossed with a repeating linear pattern. A simple black metal railing wraps around the porch and trims the five-step stairway leading to the front door. The façade has a balanced organization with the front door and its upper transom in the middle of the two-story portion of the façade and one-over-one double-hung sash windows located on the walls east and west of the door. Throughout the house the standard window is the one-over-one double-hung sash type surrounded by flat wood trim that has a slightly flared overhanging crown and a narrow sill. The doors are trimmed similarly. Above the front door at the second story level is a smaller one-over-one double-hung sash window and on the walls east and west of it are pairs of the standard windows. The east end of the building's first story protrudes slightly from the primary two-story portion and includes a pair of standard windows. The roof of this portion of the building is used as a second story porch. On the east side of the house set back from the façade is a two-story addition. Early Sanborn Fire Insurance maps show a one-story porch on this side of the house.² On the south elevation of the addition off-set to the west is a door. A ribbon of four standard windows are located on the south wall of the addition's second story.

The east elevation facing Cherokee Street includes the two-story gable-roof addition that projects beyond the rest of the house and is off-set to the north. The addition represents the conversion of a previous one-story side porch into a music room where Glad created her many compositions. At the time of the addition, a second story sunroom was added above the music room. South of the addition a narrow second-story porch provides definition between the first and second stories. The porch floor uses the roof of the first story portion of the house (mentioned above) that protrudes on the east side of the facade. A black metal railing stretches along the edge of the porch, which is accessed by a door on the south wall of the addition near its intersection with the main portion of the house. Pairs of the standard type window are centered on the wall above and below the porch. The east wall of the addition includes two pairs of the standard type windows on the first and second stories. North of the addition centered on the second story wall is a pair of standard windows and directly below them is a single widow of the same design.

The north elevation consists of two parts, the addition, which has an east-west oriented gable roof and the main portion of the house, which has a north-south oriented gable roof. A one-story gable-roof screened in porch is located on the main portion of the house. The north wall of the addition includes two pairs of the standard windows on the first floor and a ribbon of four standard windows with a smaller double-hung sash window to the west on the second floor. On the north elevation of the main portion of the house, the porch is off-set to the east. With no fenestration on the short wall east of it and a single one-over-one double-hung sash window on the large wall west of it. The second story includes two pairs of the standard windows.

The organization of fenestration on the first and second story of the west elevation is the same consisting of a standard-type window on the north end a smaller one-over-one double hung window in the middle and a pair of standard windows on the wall's south end.

¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 1989), 344.

² Sanborn Fire Insurance Co. Maps, 1926 and 1930.

Interior

The interior of the Youse residence exhibits a high degree of architectural integrity from the renovation in 1927. It retains its general room arrangement, wood floors (although some areas are carpeted), plaster walls and ceilings, original woodwork including trim and picture moldings, original wood and glass paneled doors with hardware, and original wood window sashes.

There is a small reception hall inside the home's main entrance; the dominant feature in this space is a dramatic curving wood staircase to the second floor. To the left or west of the entrance hall is a small study or library. To the right or east is a spacious living room. The dominant feature in the carpeted living room is a tile fireplace with wood surround that is situated on an angled wall in the northwest corner of the room. The living room leads into the dining room (located in the center of the house) and a music room along the east side of the house. The dining room features a square-paneled wainscot, which gives it a formal appearance. The exterior walls of the music room are lined with windows providing ample natural light. Mrs. Youse's piano was situated in the corner of this room, where she did much of her composing. Also on the main level is a smaller informal dining area and a kitchen along the back (north) part of the house. There is an enclosed porch at the rear of the house that is accessed through the kitchen.

There is one staircase to the second floor living space, and it can be accessed through the main reception hall or through a side doorway in a back hallway door near the dining area. The stairs and second-floor bedrooms are carpeted, but the second floor central hallway is not. There are four bedrooms and two bathrooms. One bathroom is accessed from the hallway, while the other is situated between two bedrooms. There are built-in cabinets in the hallway for linens and a telephone nook. The wood trim and paneled doors are painted. The doors and windows retain their original hardware.

Garage (contributing)

The white-painted brick garage is located on the northwest corner of the parcel. It originally served as a small one-story house. Eventually, the house was sold to the Youse's who converted it into a garage and photographic dark room. The west half of the building is a garage and the east half retains its original residential character. The entrance to the two-bay garage is located on the building's south elevation. East of the garage is a small double-hung window and a pair of 16-over-1 double-hung windows. The east elevation has the original entrance to the house with a 16-over-one double-hung window to the north and the protruding brick chimney on the wall to the north of the entrance. The same narrow walkway with patterned edges leads to the small concrete porch pad of the house. The east and west gable ends of the house have exposed purlins that support the overhanging composite-shingle roof.

Shed

There is a small wood-frame shed near the northwest corner of the property adjacent to the garage. It features a gable roof, a single five-panel wood door on the east elevation, and is clad with wood clapboards.

8. Statement of Significance

Applicable Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Commerce
- Performing Arts
- Politics/Government

Period of Significance

1927-1945

Significant Dates

1927 – Youse purchased house

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Truman Martinie, Architect

Period of Significance (justification)

The period of significance for this house begins in 1927 when it obtained its current appearance. The house was remodeled during a period of documented housing growth and improvement that resulted from the economic prosperity of the lead and zinc mining era, which ended in the mid 1940s as mining deposits were exhausted.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary Paragraph *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

This house is nominated to the Register of Historic Kansas Places for its association with broad patterns of history because it is illustrative of a period of industrial growth in Baxter Springs, Kansas. Baxter Springs is located in the heart of the Tri-state mining district, where lead and zinc mining prevailed as the major industry for over a century beginning in Kansas with the mineral discovery in the town of Galena in the 1870s. The house reflects a period of great prosperity for Baxter Springs when numerous mining executives, engineers and laborers lived in the community resulting in a broad variety of architectural styles and many finely built homes. This house was remodeled during a boom period of local construction to reflect its current Neo-Classical style.

Elaboration *(Provide a brief history of the property and justify why this property is locally significant.)*

Officially incorporated in 1868, Baxter Springs, Kansas was named for John L. Baxter, who settled 160 acres near the Spring River in 1849. During the Civil War the Union established Fort Blair where a noteworthy confrontation occurred with Confederate guerilla troops lead by William Quantrill. After the war, the budding community became the first frontier cattle town on the southern border of Kansas. Higher prices for beef in the north made it cost effective for Texas cattle raisers to drive herds north. In 1868 a stockyard association offering corrals, water and grazing area for 20,000 head of cattle was established. The cattle trade spurred a considerable amount of activity in Baxter Springs with the community growing to over 4,000 by 1870. One account describes that "at least 80 carpenters were working in Baxter Springs with a backlog of work at least two weeks for each worker." By the mid 1870s, railroads in Texas replaced the need for cattle drives north and the town's population quickly dwindled to a mere 800 by 1876. During the 1880s, the community promoted the health benefits of the springs for which the community drew its name and sustained itself by promoting a sanatorium and bath house that attracted many visitors.

The next building boom for the community would not occur until the early 1900s when lead and zinc mining took hold as the leading industry. As early as 1876, lead and zinc deposits were discovered in nearby Joplin, Missouri and Galena, Kansas (Baxter Springs Citizen 1946). A history of Baxter Springs describes that local mining activity began when A. W. Abrams of New York hired, Clare Youse's father, Oliver M. Youse, to drill a 100 foot-deep water well for his Sunnyside farm three miles south of Baxter Springs. Youse exposed a fine run of ore. This was the first lead and zinc deposit discovered in Oklahoma. A mining town sprang up around the Sunnyside deposit. A historical account of Baxter Springs notes that, "The mining district was extended from Sunnyside to Lincolnville then to Hattenville; from there to Cardine, Pitcher, Treece, Hockerville, and lastly to the doors of Baxter Springs...the foremost town of the entire mining district." This region of rich lead and zinc deposits located in Kansas, Oklahoma, and Missouri became known as the Tri-State mining district.³

By the 1920s the sales of ore in the Tri-State district reached over a million dollars a week, and Baxter Springs due to its location and the machinery plants and supply house located there got her share of the profits. Baxter was the home of many royalty holders and mine operators, and for that reason her banks were full to overflowing with money made from the hundreds of bonanzas of the field.

Newspaper accounts describe the rapid residential growth of Baxter Springs in the 1920s. An article from April 1925 notes "...at present there are more nice homes being built than at any one time in its precedent history..."⁴ Another article explained that "Many houses are being started or in course of construction in Baxter Springs. Some very beautiful and substantial ones are going up for homes, others are being repaired or worked on." In addition to these "substantial homes" the article describes that the real estate market could sustain the addition of 300-400 small 3-5 room houses for mine workers.⁵

It was during this period of growth that Clare and Glad Youse purchased the house at 532 E. 12th Street and began making improvements to it. Clare, the oldest of three children, was 16 years old when his father Oliver, driller of the first Oklahoma mineral deposit, died. Clare took on the responsibility of supporting his mother Minnie (Pennick) Youse, and younger siblings Lloyd and Lillian, who lived in Baxter Springs on Military Avenue. Clare became involved in mining owning leases

³ Baxter Springs Historical Society 1994, p.74.

⁴ *Baxter Springs News*, April 13, 1925, p. 1

⁵ *Baxter Springs News*, May 25, 1925, p. 4.

and creating business relations with other mining interests. It was through his business relationship with James F. Robinson, co-founder of the Commerce Mining and Royalty Company, that Clare met his wife, Gladys who lived in Miami, Oklahoma. Clare and Glad were married in 1920 and established their home in Baxter Springs. In 1927 Clare, Gladys and their young daughter Madolyn purchased this house on a large parcel of land consisting of four lots located at the northwest corner of Cherokee Avenue and 12th Street. When the Youses purchased the residence, the Baxter Springs newspaper announced:

A deal has been consummated whereby Clair [sic] Youse becomes the owner of the J.A. Hawkins home at the north west corner of 12th and Cherokee. The property consists of a lot 130 x190 and a 10 room residence, which Mr. Youse announces it is his intention to remodel and improve, at an outlay of about \$5000. It is now regarded as one of the choice residence properties of Baxter Springs.⁶

Historical research indicated that the Youse residence is located in Block One of the Mann's Township, originally platted in 1869 for an addition to the City of Baxter Springs. Ellen Mann made the first property transaction in 1875, issuing a warranty deed to F. B. Townsend. After various land transfers, a dwelling was constructed on the property, but the date of construction is undetermined. J. J. Fibley and his wife occupied that house until 1917 when the property was transferred to John R. Browne. The next owners were J. A. and Mildred Hawkins who then sold the property to Clare E. and Glad Robinson Youse on May 24, 1927.⁷ Circa 1935, the Youses also purchased the neighboring property to the north from J. B. Arbuthnot. The property included a small house that was later converted into a garage and darkroom. The Youse residence has remained in the family since 1927 and is currently owned by Madolyn Babcock (1924-), the Youse's only child.

Historical family snapshots provide limited information about the original design of this house, which according to early Sanborn Fire Insurance maps had a rectangular two-story plan with a one-story porch across most of the south-facing façade and a larger square shaped porch centered on the longer east elevation.⁸ The earlier design of the house featured a less dramatic façade with a front-facing gable and a broad gable-roofed porch. On either side of the five steps leading to the porch were two stair-stepped concrete-capped rusticated-stone piers without columns. The gable end of the porch was defined by a series of vertical wood pieces between the horizontal header and porch roof. The porch roof had notched exposed rafter ends. While the rest of the house was painted white, the front entrance consisted of dark wood with side transoms and an arched transom above. Similar to the existing gable end on the north elevation, the façade's gable end originally included shingles while the lower wall surfaces were sheathed in clapboards. Without photographic documentation, less is known about the original appearance of the north, east and west elevations of the original house. The early photographs show that the original concrete pathways around the house appear original due to the visible embossed linear pattern on the borders of the pathways in the early photos which reflects the existing pathway design.⁹

The Youses hired locally known Joplin architect Truman Martinie to remodel the house in the Neo-Classical style. Madolyn Youse Babcock recalled that her mother sought a design reflective of the house she grew up in Miami, Oklahoma, which also featured fluted two-story porch columns. Martinie was a member of the St. Louis chapter of the American Institute of Architects. According to a Joplin, Missouri multiple property nomination for downtown buildings, he designed several prominent buildings in Joplin including the State Highway Department building (4th St. and Range Line Rd.) and the Junge Banking Company building (4th St. and Joplin Ave). Other members of the Youse family who lived in Baxter Springs also hired Martinie to design their houses. Clare's brother Lloyd Youse and his wife Frances hired the architect to design their two-story brick home located at 812 Military Avenue.¹⁰ Five years later, Clare's sister Lillian (Youse) Messenger and her husband Ben retained Martinie to design their Neo-Classical style house located at 324 East 13th Street.¹¹ The Messenger's house shares many similarities with the Youse residence.

Clare and Glad were very involved in the local community and each had noteworthy careers. As a young man Clare attended the University of Kansas. In addition to working as a mining executive, he was an oil producer and an active community member serving on the school board for many years and as both a Kansas state representative and senator representing Cherokee County. He served consecutive terms in the State House between 1939 and 1947 and served one term in the Kansas State Senate beginning in 1949. Glad attended Stephens College in Columbia, Missouri, and later studied music with eminent teacher and composer Tibor Serly in New York. She was particularly interested in the sacred

⁶ *Baxter Springs Citizen*, 1927, p.1.

⁷ Cherokee County Deeds.

⁸ Sanborn Fire Insurance Co. 1926 and 1930.

⁹ Youse family photographs.

¹⁰ *Baxter Springs News*, 2005.

¹¹ *Baxter Springs Citizen*, 2006, p.A3

and educational fields of music and wrote over 250 songs and choral works. She is listed as an "interesting public figure" on the Kansas State Historical Society website for Cherokee County. The Youses continued to live in the house with Clare pursuing a political career and Glad composing music until their respective deaths, 1972 and 1986.

9. Major Bibliographical References

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

Babcock, Madolyn Youse. 532 E 12th St. Historical Summary, on file at the Baxter Springs Historical Museum, Baxter Spring, KS. No date.

Baxter Springs Citizen. "City of Baxter Springs Older than Newspaper," May 30, 1946.

Baxter Springs Historical Society, *A Pictorial History of Baxter Springs, Kansas*. Marceline, MO: Heritage House Publishing, 1994.

Baxter Springs News. "Building Many Fine Residences" April 13, 1925.

Baxter Springs News. "Many Good Residences are Now Going Up," May 25, 1925; "The Kansas-Oklahoma Zinc Field: Probably Destined in the Next Few Years to Be the Greatest Zinc Field in the World" September 13, 1925.

Cherokee County Department of Assessments. Tax parcel information obtained online from <http://www.cherokee.kansas.gov>, Columbus, KS. 2011.

State Library of Kansas. "Kansas Legislators Past and Present." 2011. Information obtained online from <http://skyways.lib.ks.us/KSL/legislators/membx.html>

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf Inc., 1989.

Sanborn Map Company. Fire Insurance Map for Baxter Springs, Kansas. 1930. Obtained online from Sanborn.umi.com.

Schwenk, Sally F. "Historic Resources of Joplin, Missouri." Sally Schwenk Associates, Inc. Preservation Professionals, obtained online at www.dnr.mo.gov. 2008.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreage of Property 1 acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

Youse Residence
Name of Property

Cherokee County, KS
County and State

1 15 346192 4098695
Zone Easting Northing

3 15 345224 4098764
Zone Easting Northing

2 15 345224 4098685
Zone Easting Northing

4 15 346192 4098764
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The property is bound by 12th St. to the south, Cherokee St. to the east, 11th St. to the north and other residential properties to the west. The department of assessments describes the house as in Block No. 1, Subdivision M04, Lots 1-3, 12-14.

Boundary Justification (explain why the boundaries were selected)

The boundaries reflect the entire parcel owned by Clare and Glad Youse, including the garage that was previously a separate property.

11. Form Prepared By

name/title Marcia Babcock Montgomery
organization _____ date June 23, 2011
street & number 14645 Sunrise Dr. NE telephone 206-842-2153
city or town Bainbridge Island state WA zip code 98110
e-mail _____

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Madolyn Youse Babcock and Ed Babcock
street & number 1801 Girard Ave. S. telephone 612-377-6694
city or town Minneapolis, MN state 55403 zip code _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs

Youse Residence – 532 E 12th Street, Baxter Springs, KS

Photographer: Sarah Martin

Date: June 28, 2011

- Photo 1 of 12: South (front) elevation, facing N
- Photo 2 of 12: Detail of porch on south elevation, facing N
- Photo 3 of 12: Front lawn, facing SW
- Photo 4 of 12: East (side) and north (rear) elevations, facing SW
- Photo 5 of 12: North (rear) and west (side) elevations, facing SE
- Photo 6 of 12: Garage – south and east elevations, facing NW
- Photo 7 of 12: Interior – main entrance, facing S
- Photo 8 of 12: Interior – staircase to second floor, facing N
- Photo 9 of 12: Interior – corner fireplace in living room, facing NW
- Photo 10 of 12: Interior – first floor music room, facing NW
- Photo 11 of 12: Interior – dining room, facing N
- Photo 12 of 12: Interior – second floor hallway, facing E