

RESTORATION? DEMOLITION?
AN ANTEBELLUM HOME

by

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PREFACE

On September 15, 1687, a Venetian bomb fell on a Turkish powder keg and blew the Parthenon to pieces. The Venetians who did the bombarding and the Turks who used the Parthenon for a powder magazine did not intend its destruction. But the act of war was decisively final. An edifice which had stood for 2,000 years as one of the supreme works of Athenian culture, lay in ruins.

We do not use bombs and powder kegs to destroy irreplaceable structures related to the story of America's civilization. We use the corrosion of neglect or the thrust of bulldozers. The result is the same as in the case of the Parthenon . . . connections between successive generations of Americans—concretely linking their ways of life—are broken by demolition. Sources of memory cease to exist.

Why then are we surprised when surveys tell us that many Americans, young and old, lack even rudimentary knowledge of the national past? We ourselves create the blank spaces by doing nothing when the physical signs of our previous national life are removed from our midst. (Rains:1966:xv)

Perhaps history may best be visualized as a chain with each event represented as a link in that chain. World or national history is the largest and strongest chain. State, local or personal history may be seen as safety guards of smaller links, spanning and connecting major links in the larger chain, much as a safety guard of fine links connects two points in a watch band. Whenever a link is removed, a gap in the flow of the chain is created.

Perhaps nothing short of the total destruction of a people could seriously damage a strong national chain. Even then, some integrity would remain in the chain since records of the civilization would likely survive. But, the integrity of the safety chains is not so easily maintained. Composed of delicate links, they are more susceptible to damage. A gap in one of these chains destroys its ability to function. If enough

guard chains are weakened, the heavier chain they protect, the history of a civilization, is left vulnerable.

The Soulesbury Institute-Glenn home in Batesville, Arkansas, is a vital link in our national history. More than a century old, the Soulesbury Institute records the life, growth, and development of the Glenn family, and the city of Batesville. Today, however, the strength of this link is in doubt. The threat of demolition hangs over the structure.

One intent of this research is to assure that should this architectural link be lost, the record it holds will not vanish with it. The history will be recorded and preserved. Another intent is to present recommendations regarding the alternatives to demolition. For, it is better to preserve the link itself than to preserve only its image.

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Chapter 1

HISTORICAL DEVELOPMENT OF BATESVILLE, THE SOULESBURY INSTITUTE, AND THE GLENN HOME

Indians

For hundreds of years the area from which Arkansas was formed was the domain of various Indian tribes. Early explorers and pioneers in Arkansas found the territory inhabited by three main tribes—the Osage, the Caddo, and the Quapaw. The buffalo-hunting Osage ranged over northern Arkansas, mainly in the upper valleys of the Arkansas River. The Caddoes were farmers living in southwestern Arkansas. The Quapaw, or Arkansas, inhabited the east-central part of the territory. Evidence also suggests that the prehistoric Mound Builders lived in the area. Various burial sites have been found throughout the Ozarks.

As often happened elsewhere in the United States, the Indian tribes indigenous to the area of Arkansas were slowly pushed westward as a stream of white settlers trickled, then poured over the Alleghenies searching for a new home. November 10, 1808, marked the first major removal of Indians from the north-central region of Arkansas. On that date, the Osage ceded their lands in the area to the United States and moved west of Arkansas to the Indian Territory.

In 1817, the lands between the White and the Arkansas Rivers were traded to the Cherokee in return for their lands in Georgia. The Cherokee Nation moved slowly westward to their Arkansas reservation. However, they were not destined to live for long in Arkansas. In 1828, they ceded their

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Arkansas reservation for land in the Indian Territory. With the Cherokee went the last of the strong Indian influence in north-central Arkansas.

Several recorded accounts have been found of Indian contact with the early settlers of Batesville, Arkansas. Generally, the contact consisted of Indians using the Batesville trading posts for selling or trading skins and pelts. Few, if any, Indians remained in the vicinity past the middle of the nineteenth century. By the 1840's, the north-central Arkansas region had become the white man's land.

Exploration and Settlement

The recorded history of the white man in Arkansas dates from 1541 when Hernando De Soto crossed the Mississippi River into Arkansas. De Soto is believed to have spent almost a year in the area, exploring and searching for riches and the "Fountain of Youth." Though he explored vast areas throughout the central United States, Spain made no attempts to settle the land.

After De Soto's exploration, over one hundred years elapsed before the next major contact was made by white men in the region. In 1673, Father Jacques Marquette, and a trader, Louis Joliet, descended the Mississippi River and landed at a point near the mouth of the Arkansas River. Nine years later, on April 9, 1682, Sieur de la Salle claimed all lands drained by the Mississippi for his King, Louis XIV of France. He named the territory Louisiana. And four years later another French explorer, DeTonti, established the first permanent settlement in Arkansas at Arkansas Post.

During the presidency of Thomas Jefferson, the United States purchased the lower part of Louisiana on December 20, 1803. On March 9, 1804, with the acquisition of the upper part of the territory, the

Louisiana Purchase was completed. The United States doubled in size. Out of the land acquired would come the entire states of Louisiana, Arkansas, Missouri, Oklahoma, Nebraska, Iowa, North Dakota, South Dakota, as well as most of Minnesota, Montana, Kansas, and Colorado.

In 1806, the District of Arkansas was created. Increasing settlement led President James Monroe to sign a law creating the Territory of Arkansas on March 2, 1819. Finally, numbering twenty-fifth in order of admission, Arkansas entered the Union in 1836.

Independence County

Nestled in the rolling foothills of the Ozarks in north-central Arkansas lies Independence County. Though the entire Ozark region is often regarded as "hillbilly" country, James (1969:234) points out that Independence County can ably refute the assumption:

. . . it cannot be regarded as poor hill country. Although the northern and southwestern parts are hilly and the soil thin, good farm land lies along the creeks and in the bottoms of Black and White Rivers . . . where the Black merges with the White lie the rich lands of the lowlands of the county.

Within these rich "bottoms" one finds a wide variety of agricultural industries. Livestock and broiler production compete with farming. The major crops of the area include cotton, soy beans, truck crops, fruits, and berries.

Other resources abound in the area. Tree-covered hills form the foundation for a growing lumber industry. The ancient Ozark Mountains themselves yield a wealth of mineral resources which slowly have been developed. Mining of limestone, sandstone, silica sand, phosphate glazing clay, black and white marble is prevalent. The area also holds the most important manganese field in the central United States.

Early in the nineteenth century, settlers started arriving in the

Independence County area seeking a permanent home. The bulk of the settlers came from the states directly east of Arkansas. Worley (1965:27) describes the routes they followed. "They came down the Ohio and crossed the corner of Missouri to get to the region. They came down the Tennessee to take the last part of the same route. They came overland . . . and . . . by ascending the White River from the Mississippi."

Early methods of transportation were often inadequate. Many of the settlers relied on the simple keelboat and came up the river. Settlers coming overland used the tarpole wagon. Neither method, however, was entirely adequate. The shallow-draft keelboats carried only limited cargo and required poling against the river current. The tarpole wagon also had limited cargo capacity. And, as Pennington (1971:22) notes, ". . . it took from 25 to 30 days to travel from mid-Tennessee to the central Ozark region if good traveling weather prevailed. In times of flood stage travelers were often forced to wait for weeks on the Mississippi to recede before attempting a crossing."

Even with the difficulties of poor transportation, the settlers came. Pushing into the region from Tennessee, Kentucky, Virginia, North and South Carolina, they sought land on which to farm and live. Descended from Protestant immigrants from the British Isles, they created in the area the homogeneous, Anglo-Saxon population with traditions that are only now beginning to change.

Though Independence County presently ranks twenty-sixth in population of seventy-six Arkansas counties, this has not always been the case. "Just a little over one hundred years ago, in 1860," McGinnis (1967:35) points out, "Independence County was fourth in the state in population, ranking behind each of the top three . . . by less than 1,000 persons."

Early census records show a steady growth in population from the county's organization on October 20, 1820 until fairly recent times when a decline occurred as people left agriculture looking for other work. The slow development of non-agricultural industry sent many people out of the county to find employment. Today, however, as industry recognizes the material and labor resources available in the region, the industrial job-market is improving and the population is increasing.

Batesville

No available record establishes the exact time of the first white settlement of Batesville. Contemporary accounts show, however, that settlement came well before Arkansas statehood in 1836. It is believed that trappers and hunters, seeking hides and pelts from the abundant game, were camping at the shallows of the White River above Batesville some thirty years earlier. "As early as 1804," states Wayland (1957:7), "a man by the name of McFarland was said to have been living in a log cabin on the bank of the White River, near the mouth of Poke Bayou." And McGinnis (1967:36) offers corroboration of this early settlement:

. . . there was a Spanish Land Grant on White River just above Batesville on Greenbrier Creek. One of the requirements for confirmation of the title of these grants was that a portion of the land was occupied, which means that there were settlers, or at least one, here before 1803.

Though this early settlement is reasonably well documented, most accounts of Batesville's history note 1810 as the time of permanent settlement. In the fall of that year James Trimble, John Austin, Henderson and Lorenzo Lafferty arrived and settled at the point where Poke Bayou met the White River. Their families arrived the following year and other settlers followed.

By 1819, when Henry Rowe Schoolcraft made his tour of the area, he

found a permanent village of fourteen homes named "Poke Bayou" located at the present site of Batesville. A ferry which consisted of keelboats lashed together operated on the river. Poke Bayou was a thriving trading center. Small stores, notably those of John Reed, 1812, Robert Bean, 1814, and John Luttig, 1814, had situated in the village. Settlers traveling on the Military Road or the White River traded at these stores. Also, hunters, trappers, and Indians exchanged furs and hides for supplies at the village trading posts.

Though the first ten years of settlement witnessed slow growth in Poke Bayou, the 1820's portray a different atmosphere. This period records a rapid rise in both population and status for the city. Four major events contributed to the change. The first, mentioned earlier, was the creation of Independence County on October 20, 1820. The second came just two weeks later, November 7, 1820, when the Poke Creek Post Office was opened, thereby establishing at least an erratic link to the outside world. Within the year, Poke Bayou became the county seat of Independence County. And finally, in 1821, the village became the site of the second of two United States Land Offices authorized for the Arkansas Territory.

While each of these events contributed to the growth of Poke Bayou, it was the last which aided development most. Since all land transactions had to be recorded in a Land Office, the Poke Bayou Office brought more and more settlers to the town. Many stayed and settled in the area. Others relied on the town's merchants for provisions and supplies. Poke Bayou rapidly grew into the major trading and shipping point for the county's residents.

During the period of the 1820's, many of the city's best-known citizens established themselves in the area. One of the most famous of

Batesville's past residents was John Ringgold who built what is believed to have been the first brick house in Arkansas Territory. Under the direction of a New Orleans mason, it was constructed by slave labor in 1827. Charles Fenton Mercer Noland who used the name "Pete Whetstone" wrote tale of Arkansas for many eastern newspapers. He is credited with being one of the first sportswriters in the country. Judge Woodson Bates was the first Territorial Delegate to Congress from the Arkansas Territory. In 1824, the name of the town was changed from "Poke Bayou" to "Batesville" in his honor.

If the 1820's mark the early establishment of Batesville as an important city in Arkansas, the next thirty years show steady confirmation of its status. Batesville established itself as the trade center of northern Arkansas. As a major intersection of roads, the town regularly attracted stage coaches with passengers. River traffic was further developed. Around this hub grew a wealthy and important class of planters, merchants, stockmen, lawyers, and skilled craftsmen.

The 1830's witnessed increased emphasis on Batesville's position as a trading center. With the arrival of the steamboat Waverly at Batesville on January 4, 1831, piloted by Captain Pennywit, the city's status was established beyond doubt. Steamboats, such as the Waverly, Steubenville, and Mt. Vernon, carrying up to eight hundred bales of cotton and goods began to make regular trips from Batesville to the markets of St. Louis, Memphis, Natchez and New Orleans. Keelboats still operated on the White River, but their lower cargo rates could not compensate for their slowness and limited capacity. Their demise as a major method of transportation was imminent.

Steamboats not only assisted the city in carrying goods and products out, but they also brought goods into the city from other markets.

The August 2, 1838 issue of the Batesville News shows much of the merchandise offered for sale by H. R. and W. S. Hynson. The following list, compiled from the numerous Hynson advertisements, offers a partial picture of the role the steamers played and their importance in bringing goods into the city:

Hose & gloves, Linnen, Saddlery, Shawls, Handkerchiefs, Nankeen, Gingham & Lasting, Silks & Circassians, Turpentine, Ploughs, Carpeting, Hardware & Joiners Tools, Muslins, Calico, Ribbons & Lace, Domestics, Boots & Shoes, 4,000 pounds of Havanna Coffee, Cotton cards, Coffee Mills, Indigo, Madder, Spice & Pepper, a few Patent Medicines, Hats, Nails

Establishment of Batesville's status brought various new enterprises. The city saw the opening of several churches. Rising interest and wealth led to the opening, in 1836, of the city's first private school, headed by A. W. Lyon. That year also saw the creation of the Batesville Jockey Club which held regularly scheduled horse races. And, May 4, 1838, brought the first issue of the Batesville News, mentioned above. To accomodate the growing wealth of the citizens the first bank in the city was opened in 1838. Commenting on this growth, Fulbright (1971:37) points out that:

. . . as early as 1848, Batesville had nine mercantile stores, two drug store establishments . . . Goodwin's Drug Store, established in 1846, is the oldest drug store in the state . . . two blacksmith shops, two wheelwrights and wagon-makers, two cotton gins and one wool carding machine.

Though many of the wealthy planters around Batesville were farming large tracts of the rich bottom lands along the White River, it should be noted that slavery was not as widespread as many believed. The popular image today is hundreds of slaves toiling in the sun-baked cotton fields. But, this situation is not necessarily true of Batesville and Independence County. For, as Worley (1965:29) points out, "There were, in 1838, exactly one hundred slave-owners in the county out of 503 citizens subject

to a poll tax . . . the one hundred owners together had 207 slaves subject to taxation." This information is included not to denigrate the immorality of slavery, but simply to illuminate the life of Batesville prior to the outbreak of the Civil War.

When the Civil War came, Batesville's citizenry opted for the secessionist position even though slave-holding enjoyed less than widespread enthusiasm. Whatever the reasons behind this position, the end result was inevitable. The growth the city had been enjoying came to a halt as many of the men of the area left to join the Arkansas State Militia, serving primarily in Dyer's Company. Later, when the State Militia was incorporated into the Confederate Army, they served in the Seventh Arkansas Regiment and fought at the Battle of Shiloh.

Seesawing fighting in north-central Arkansas brought alternating Confederate and Federal occupation of Batesville. The first Federal occupation came on May 3, 1862, when troops under the command of General Samuel Curtis took the city. Then, eight months later in January, 1863, Colonel J. O. Shelby's Confederate troops entered the city and remained until summer. Batesville was not occupied from summer until Christmas Day, 1863, when Federal troops again occupied the city. The Christmas occupation by the First Nebraska Calvary, commanded by Colonel Robert Livingston, was the last by the Federal Army.

With the close of the War, the citizens of Batesville again turned their attention toward the development of their town. Steamboat traffic on the White River entered its heyday and had a pronounced effect on the life of the town. Recalling Batesville of 1879, Barnett (1952:18) notes:

We had stage coach and steamboats that carried the mail and passengers to and from Newport. The boats were: the "Alberta" which made tri-weekly trips to St. Louis via Newport and back to

Batesville, the "Green" which made weekly trips to St. Louis and returned . . . and the "Warner" . . . Batesville was an important shipping point . . . there were 10,000 bales of cotton shipped to Memphis and New Orleans . . . Green coffee in big bags, barrels of sugar, kegs and barrels of coconuts, lemons, raisins and candy were brought to Batesville by boat.

Though a seasonal business, usually lasting from December through the end of the spring rains, steamboating on the White River remained popular until the turn of the century. Small steamers came regularly as far as Batesville. Sometimes, if the river was high, the larger, fancier, deeper-draft boats came to the city. Two of the most famous of these were the J. A. Woodson and the Ozark Queen. The Woodson, operating on the river from 1891 to 1896, was one of the few riverboats equipped with electric lights. The Ozark Queen's popularity among the local citizens came partially from the fact that she was built and christened at Batesville in 1896, and partially because she was the last steamer constructed for use on the upper White River.

Widespread use of riverboats led the government to plan the construction of a series of locks and dams on the White River. Construction began in 1899. Though ten locks were planned to assure year-round travel on the river, only two were completed before increasing interest in railroad transportation brought a stop to construction. The completion of the railroad along the east bank of the White River signalled the coming end for river traffic.

Almost paralleling the growth of steamboating was the growth of Batesville. New churches, schools, and businesses opened. The city prospered. In fact, compared with the Batesville of 1848 which Fulbright described, one finds that by 1889 Goodspeed's Biographical and Historical Memoirs of Northeast Arkansas (1889:628) recorded the following picture:

Batesville contains two banks, fourteen general stores, two book and notion stores, three hardware stores, three drug stores, one dry goods and clothing store, two millinery, one music and sewing machine store, a merchant tailor, two harness stores, three meat markets and a bakery; also a full complement of mechanics and their shops; the town is also supplied with two public halls, two large and commodious hotels—the Arlington, and the McDowell House—and several smaller ones, a number of restaurants, two livery stables, a telephone exchange . . . a Pacific Express Office, the Batesville Iron Works, a steam planing-mill and sash and door factory, two steam saw-mills, two flouring-mills, a wool carding-mill, a cotton-gin, a large canning and evaporating factory, a neat railroad depot, a well arranged Post Office, an abstract office, etc. The professions were also supplied. The various prominent secret societies are well represented.

By the turn of the century, Batesville was a leading town in population, wealth, culture, and education for both north-central Arkansas and the entire state.

Though Batesville has experienced continued growth and prosperity since the turn of the century, it has not been as great as the previous activity may have indicated. Batesville has suffered, along with the county and state, from a relatively weak economic base stemming from an almost total reliance on agriculture without adequate industrial development. The Depression of the 1920's and 1930's, two World Wars, loss of young people to out-of-state colleges and universities, minimal industrial development, and one of the lowest per capita incomes in the United States, have driven people from the state, county and city.

Today, however, one finds the city of Batesville awakening to a re-emerging emphasis on development—an emphasis which has lain dormant since Batesville's golden age of the late nineteenth century. Generally, the city's and region's expectations lie in the development of two major areas. The first is the establishment of an industrial base. The second is to increase recreation and tourism throughout north-central Arkansas.

Batesville is beginning to sell itself as a crossroads and center for industry. Many of the major highways of the area, U.S. 167 and State Highways 25, 14, 69, and 106, form a hub at Batesville. Rail and motor freight lines serve the city. Expansion of the city's airport to accommodate small jets has just been completed. Industrial parks in and around Batesville have been developed. Many still consider the large labor pool to be one of the most adequate resources available in the area.

The push for industry is now beginning to show results. Within the past decade many new plants and factories have opened. Others already established in Batesville have expanded their operations. The region's poultry production and processing is now the second largest in the state. Mining, lumber production, and manufacturing have increased. Kodak is moving into the area and already has a plant under construction near Batesville. It is apparent that industry is starting to recognize the benefits of climate, labor, taxes, and resources available.

Equaling, and possibly surpassing, the potential industrial development of the region is the potential growth in recreation and tourism. The Independence County Development Council (1964:40) reported that, "the potential has not been fully recognized by residents in the past but there is evidence that new and aggressive programs will be organized to assist in developing this source of potential income for the area." The programs are slowly being developed.

Today in Batesville, indeed within the whole of north-central Arkansas, tourism is recognized as a major industry. Advertisements, and brochures sell the area to prospective tourists. Many and varied activities abound in the region. Hunters are invited to search the hills for deer, quail, rabbits and ducks. Fishermen are offered rivers, ponds, and

lakes stocked with catfish, bass and trout. Three major reservoirs—Greer's Ferry, Norfolk and Bull Shoals—are easily accessible for water enthusiasts. Native crafts and music are featured at the Mt. View folk center. Historic attractions include Old Spring Mill, the only water-driven mill still operating in Arkansas. Golf, hiking, horseback riding, and camping are plentiful. Blanchard Springs Caverns, one of the biggest attractions in the area, has just been opened by the National Park Service. These caverns are reputed to surpass even Carlsbad Caverns in their size and natural beauty.

Expectations and optimism remain high among the citizens of Batesville. Increasing development of industry and tourism offer a future of growth. If the momentum of the past decade can be maintained, the stagnation which affects many small towns in the United States can be avoided. Perhaps Batesville will again experience a golden age similar to the one at the end of the nineteenth century.

Soulesbury Institute

Expanded interest in education reflects the growth and development of the city of Batesville. The interests and aspirations of the citizens are mirrored in the schools. Occupations and professions are recorded in the courses of study. In general, one finds the culture of the town recorded in the schools.

Throughout its early days, Batesville was far too unsettled, its future uncertain, for its citizens to think of much more than survival. Luxuries were far away. Life consisted of work and church. The only purpose for reading was to read the Bible. The only need for arithmetic was for simple bookkeeping. Education came from families, ministers, and itinerant teachers.

By the 1830's, however, Batesville was reaching for maturity. The county's population had passed two thousand. Increasing wealth and prosperity in the area had created a growing demand for education. Business development had brought jobs requiring formal training. To fill these needs, private academies were opened. In 1833 a small school headed by A. W. Lyon opened. Next, in 1838, came the Batesville Academy, the first incorporated school in the state of Arkansas. And in 1839, the Batesville Female Seminary opened.

The courses offered at the Batesville Academy reflect the interests and occupations of the day. Costs were based on the course of study. Worley (1965:46) records the following offerings, ". . . writing and elocution were advertised at \$6 per quarter; the course including geometry, trigonometry and mensuration cost \$10; algebra, surveying and navigation cost \$10, while double-entry bookkeeping was \$12. Boarding could be had . . . with respectable Batesville families."

By 1850, the Independence County population had climbed close to eight thousand and many of the wealthy families of the region were sending their children to Batesville for an education. The increasing demand led, in 1850, to the establishment of the Soulesbury Male and Female Institute. Under the auspices of the White River Conference, Methodist Episcopal Church, South, the school operated uninterrupted until the Civil War when declining enrollment forced it to close. Reopened after the War and ready to accomodate one hundred and fifty students, the Institute was never able to recapture its pre-war status. After struggling for a few years, the school closed for good. In 1873, the property and buildings were sold to Martha E. Glenn.

Although short-lived, Soulesbury Institute managed to fulfill its

responsibility to Batesville. Today, the Institute presents an accurate picture of Batesville during the 1850's. Courses of study had been broadened from those of the earlier Batesville Academy. Describing the first brochure published by the Soulesbury Institute, McGinnis (1964:33) notes:

. . . the brochure named a faculty of six, three men and three women, and listed courses and textbooks for a primary department, preparatory department and college courses in Latin, Greek, higher mathematics, French, Spanish, music and astronomy, among others. [See Appendix A for complete text.]

Attempting to provide a complete education, Soulesbury did not neglect moral training. Presented in the brochure as various regulations, one finds the following: "No young lady shall be permitted . . . to extend her walk beyond the College grounds, unattended by one of the female officers of the Institute—not even with her guardian or near relation"; or, "Each student of the Institute will be required to attend Divine service, on the Sabbath."

What brought the final end of the Soulesbury Institute may never be known. Perhaps it was a change in the attitude of the citizens of Batesville. Perhaps it was the coming of public education in 1871. Possibly the opening of Arkansas College in 1872 brought the decline. Whatever the reason, the closing of the Soulesbury Institute reflected the end of an era in Batesville.

Glenn Family

William Watson Glenn and his wife, Martha E. Hassell, traveling with Rev. James Wilson and his wife, Mary Hassell, arrived in the wilderness surrounding Batesville around 1828. They had travelled from the Hassell home in middle-Tennessee in a covered wagon. The wagon and a Negro boy named Hartwell had been given to the two couples by Jennet Hassell, the women's father. They were moving west, seeking a new home.

As the two couples travelled through the rough country of north-central Arkansas, an accident struck and one of their wagon wheels was crushed. Since the area was only sparsely populated, the loss of the wheel meant a long delay. With winter approaching, the brothers-in-law decided to build a small cabin in which to wait for spring. The cabin was located about eight miles upriver from Batesville.

By the time spring arrived, the two couples had decided they liked the area and would stay and build permanent homes. The Glenn's built a one-and-a-half story, hewn-log cabin, later to be known as Glenndale. There they raised their family of four daughters, Clarrissa, Cornelia, Elizabeth, and Mildred, and a son, John William.

Originally, William Watson Glenn had come from North Carolina. He was a cabinet-maker, but later served as both sheriff and county judge for Independence County. He died at Glenndale in 1897 at the age of eighty-nine. His wife, Martha, died three years later, in 1900, at the age of seventy-eight.

In 1873, the elder-Glenms purchased some property in the city of Batesville. It was the site housing the Soulesbury Institute which had recently closed. Extensive remodeling was carried out to prepare the building for residential use. In 1875, after their wedding, John W. Glenn and his bride, Sarah Elizabeth Maxfield, moved into the house and began to raise their family. Once again one finds a family of four daughters, Nora, Effie, Nelle, and June, and a son, Edgar Hassell.

Born in 1850, John W. Glenn had been raised and had received most of his education in and around Batesville. After his marriage, he opened a mercantile store which soon grew to be one of the leading stores in the city. The store burned, however, in 1886 so he turned his attention to

real estate. Soon he became one of the largest land-holders in the area with holdings between two and three thousand acres, much of it in the rich bottoms along the White River. He died in the Glenn home on Water Street in 1929 at the age of seventy-nine.

John's wife, Sarah Elizabeth, was the daughter of another early-Batesville pioneer, Uriah Maxfield. Uriah, a tanner, and his wife, Leah Scarborough Bonwell, had arrived in Batesville from Maryland in 1828. They brought two sons with them, but the family soon grew to total thirteen children. Sarah Elizabeth was the eighth child, born in 1854. She lived to be sixty-three years old and died in 1917, twelve years before her husband.

Upon the death of his father, Edgar Hassell Glenn and his family moved into the house. He and his wife, May Belle Rutherford, had five children. And for the third successive time, one finds a family composed of four daughters, Sophie, Dorothy, Marjorie, and Sarah, and a son, John.

E. H. Glenn lived and worked in Batesville most of his life. He at one time owned the Batesville Telephone Company. Possibly his interest in telephones stemmed from the fact that the first telephone line in the city was installed in 1886 and ran from a building on Main Street to the Glenn home on Water Street. In 1909, he sold the company to Southwestern Bell Telephone Company and set about establishing the first electric power plant in Batesville. After establishing the plant, he was forced by ill health to move to Colorado where he promptly opened a wood-working plant. He returned to Batesville in 1923 and reassumed his position as manager of the power plant. In 1927, it was sold to Arkansas Power and Light. E. H. Glenn remained its manager until his death in 1939 at the age of sixty-three.

Edgar's wife, May Belle Rutherford, has spent most of her life in the region. Born in 1877 about six miles downriver from Batesville, she is the daughter of another early, prominent citizen of Batesville. Her father, James Rutherford, came to Batesville from Rutherfordton, North Carolina, sometime around 1838. He rapidly became a leading citizen and one of the largest land-holders in the state. He was a lieutenant-colonel in the Confederate Army, receiving a field commission at the Battle of Shiloh. He was a delegate to the 1874 Arkansas Constitutional Convention and in 1879 was elected to serve as a State Senator from Independence County. Col. Rutherford's wife was Maria Louisa Hynson. She was born and raised in Independence County. Her father, Henry Hynson, was an early merchant in Batesville.

At this time, May Belle is ninety-six years old, surviving her husband by thirty-four years. She is the last resident of the Glenn home. Perhaps a small clipping found tucked in an old scrapbook provides the best picture of the author's grandmother:

May Rutherford Glenn, a life-long resident of Independence County, widow of the late E. H. Glenn, is an outstanding lady of this city. Mother of four daughters and one son, she has spent her life in loving devotion to them and to her grandchildren.

Reticent perhaps, except to her family and close friends, she has tended to her affairs and left to others the solution of their problems. Gracious always and with a quiet dignity, she has spent her days being always a lady.

Walking calmly into the late afternoon of her life she is due the congratulations of friends, neighbors and many acquaintances, coupled with the sincere wishes of all that she may be granted more years of gracious living.

Chapter 2

ARCHITECTURAL IDENTIFICATION AND DATING

Architecture and Furnishings

Two architectural periods, or styles appear to have influenced the owners, architects, and builders connected with the Soulesbury Institute-Glenn home. They are the Greek Revival, visible as the dominant exterior style, and the Victorian, reflected in the interior and furnishings.

The Greek Revival style is generally recognized as having flourished in the period from 1815 to the Civil War. Growing from increasing interest in the Greek city-state as the root of democracy, and increasing separation from England following the War of 1812, Greek Revival architecture came to represent the American ideal in building. Starting with government buildings in Washington, and spreading outward, Greek Revival architecture swept the country. Today, it is recognized as the first, truly American architectural style.

Based, as it was, on symbolic representation of Greek ideals, one naturally finds many different interpretations within the Greek Revival style. No longer were builders and architects limited, as they had been in the preceding Georgian period, to books and manuals for inspiration. They were, instead, freed to create new structures which they deemed representative of ideal forms.

Throughout the many variations, however, certain basic exterior characteristics are found. Whether a simple rectangular mass with the short-face toward the street, or a more elaborate T- or L-shaped structure

with the long-face forward, there was always some form of pedimented gable. Roofs became less steep. Tall, six-over-six windows became popular. Corniced eaves appeared. Doorways, with transoms and sidelights, were framed with pilasters and an entablature modeled after Greek temples. Perhaps most important of all, columns, patterned after the ancient Greek Orders, appeared.

In the present Soulesbury Institute-Glenn home (Plate I), one finds many of the previous characteristics. An L-shaped structure, it sits with its long-facade facing the street. The roof exhibits the gentle pitch, and the centered, pedimented gable typical of the style. The characteristic six-over-six windows, and bracketed cornice are visible. While the front, balcony door has only sidelights, the main entrance below shows both sidelights and a transom. The porch includes the symbolic Greek columns. Though one finds simple Doric columns today, as the photographs of Appendix B show, modified Ionic columns, without flutes, once stood. The combined effect of these characteristics is the visible dominance of the Greek Revival style. The house projects an air of symbolic, temple-like simplicity.

Just as the exterior of the Soulesbury Institute-Glenn home exhibits Victorian characteristics, such as the bay window, and the large porches which at one time extended along the front, the rear, and the sides of the building, so does the interior reflect Greek Revival influence. Generally, the room arrangement is that of the Greek Revival period with a large central hall, and chimneys moved to the gable-ends of the building. The house also includes the high ceilings, the simple, undecorated plaster walls, and the heavier, shaped molding around the windows and the doors which typified the Greek Revival interiors. But, the overall atmosphere

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PLATE I

SOULESBURY INSTITUTE-GLENN HOME
BATESVILLE, ARKANSAS
1973

of the interior of the present building belongs to the Victorian era.

Coming, as it does, after the under-decorated Greek Revival, the exaggeration of what is recognized by most observers as Victorian architecture and furniture seems to represent an abrupt, and total collapse of taste. "Ugly" . . . "shoddy" . . . "excessive" . . . "ostentatious" . . . "gaudy" are the terms used to describe the period which started before the coronation of Queen Victoria, and extended almost a century into the 1930's. Having witnessed the birth of the Industrial Revolution, and the creation of the middle-class, the entire period is labeled with an image of machines, and an endless stream of mass-produced, uniformly-bad furniture and architecture. Whiton (1963:329) presents a most damning summary of this image of Victorianism:

The most complimentary statement that can be made concerning the American Victorian period is that it exactly expressed the lack of taste of the people. Interested in almost anything but art, they obtained no art. Art, beauty, and the spirit were doomed under the assaults of materialism and industry. This period is a perfect example of how the cultural level of a people is reflected in their art forms and how no art can be produced without a public which has an understanding and need for it.

Actually, the Victorian era may, and should be divided into three distinct phases. The first, the Early-Victorian, lasted from the 1830's to the 1850's, and is recognized as the age of revivals. As mentioned before, the Greek Revival flourished at this time, and so did other revivals, ranging from Gothic to Egyptian. The period is marked by the use of specific styles to represent specific virtues. "A 'good' architect or designer," notes Gowans (1964:287), "is expected to know the distinguishing characteristics of half a dozen or more [styles], and be able to use them in the proper way and place—Roman to suggest civic virtue, Greek for liberty, Egyptian for permanence, Gothic for Christian ideals, and so on."

Next, came the Mid- or High-Victorian, lasting from the 1850's into the 1880's. The standard of the day was a mixing of styles. Buildings and furniture became "picturesque." As visual characteristics, such as color, outline, massing, and texture, became the prime considerations in design, purity of style declined.

The third, and final phase of the Victorian era was the Late-Victorian. It lasted from the 1880's, well into the 1930's, and is considered a return to the revivalism of the Early-Victorian. There appears to have been a rejection of the eclectic, picturesque image in favor of simple symbolism. However, as Gowans (1964:288) points out, "now 'styles' involve much more than a collection of details from a given period hung indifferently on a structural frame; Late Victorians really knew what the principles of the Roman and Gothic or any other style historically were, and go about reproducing them with scientific accuracy." The Late-Victorians began to master the new machines they had created.

As mentioned earlier, the interior of the Soulesbury Institute-Glenn home reflects a strong Victorian influence. Most of the features and ornaments visible today fall into the High-Victorian classification. In the ground floor of the building, one finds the large, double-walled sliding doors and ornate grillwork that found great favor in the 1870's. Filigreed doorknobs and lock plates, built-in closets and storage units, and stained glass are also found. But, most indicative of the Victorian influence is the handcrafted, oak staircase (Plate II). A masterpiece of craftsmanship, with jigsawed grillwork, recessed panels, and finely turned balusters, columns, and newels, it ably refutes the myth that everything produced during the Victorian period, especially after the advent of mass-production, was poorly made and unattractive.



PLATE II

OAK STAIRCASE INSTALLED, CIRCA 1900, IN
SOULESBURY INSTITUTE-GLENN HOME

Along with the Victorian staircase, two specific pieces of furniture found in the house represent moments of quality in the Victorian era. One is a secretary (Plate III). Ten feet tall with a roll top, glass fronted shelves, and inlaid burl-walnut panels, it is an example of the fine workmanship available during the period. The second is an old bed (Plate IV). Crafted by William W. Glenn, it is a testament to his ability.

Unfortunately, few other pieces of Victorian furniture remain in the house. Several chairs, a splay-back rocker, a small loveseat, a horsehair sofa, a couple of marble-top tables, and several bedroom pieces form the bulk of the remaining items. And, seeing these items mingled with the furniture accumulated since the turn of the century, it is difficult to imagine the "typical" Victorian room described by Hoag (1964: 104):

Off to one side of the hall was the parlor and, assuming the family of the house was not entertaining at the time, the parlor was empty—at least of people. But of things—it was overflowing. There were overstuffed sofas and chairs, carved tables, potted plants, little tables holding waxed flowers, pieces of statuary. There were pictures and more pictures on the walls as well as framed programs, souvenirs, and other mementoes . . . There were whatnot shelves and wall brackets all holding more bric-a-brac. There was nice wood flooring that showed here and there, but by and large it was covered with carpets, and more carpets, of big and splashy design.

The patterned wallpaper covering all walls was loud and the wood trim dark. Although there were plenty of windows, they were so covered by curtains and satin draperies that little light of day got in.

One final item of interest, worthy of mention as a truly High-Victorian feature, was found in an old photograph (Plate V). The photograph shows Nora Glenn's "cozy corner" of 1899. It is the only photograph of a cozy corner known to this researcher.

The cozy corner usually was a small area located in the front hall of a Victorian home. It was the exclusive possession of the oldest



PLATE III

INLAID BURL-WALNUT
SECRETARY



PLATE IV

BED HANDCRAFTED BY WILLIAM W. GLENN
CIRCA 1874



PLATE V

NORA GLENN'S "COZY CORNER"
CIRCA 1899

daughter of a family. Decorated in whatever manner she saw fit, it was used as a place to entertain "gentlemen callers." Hence, the name "cozy corner."

Nora Glenn's "cozy corner" comes closer to Hoag's description of Victorian style than anything else in the house. The area is almost a small-scale parlor, complete with overstuffed pillows, waxed flowers, statuary, paper lanterns, splashy prints, and "pictures and more pictures on the walls."

Structural Dating

There are many ways of looking at architecture and furniture, past and present, in the United States.

One is the antiquarian's, the way of people fascinated with old things as such Another is the way of all those diverse artists . . . who, however shallowly or deeply, mine the heritage of the past for present purposes. A third is the cultural historian's . . . who study and interpret what earlier generations built and left behind in terms of all those factors—economic, political, religious, technological—that shaped the lives of societies and the individuals in them. Then there is the way of the research scholar—hunting out documents and data, compiling lists of furniture labels and comparative motifs in ornament, checking local legends against deeds in the county courthouse and traditional assumptions against ascertainable facts. And finally there are the people who just like to look at architecture because they find it pretty, or impressive, or picturesque, or whatever.

All these are valid approaches. (Gowans: 1964:xiii)

Accurate structural dating becomes most important when a building is being restored. Since restoration involves returning a building to a specific architectural period, it is imperative to have an accurate picture of the building's life. Only then can it be established what will be removed, and what should remain if historical integrity is to be assured. At other times, however, one finds new owners of a building who are simply curious about the history of their home. These owners want to

know, possibly for status, how old their home is, but are not concerned with restoration.

Whatever the reason behind the search into a building's past, the researcher finds that accurate dating of architectural styles and the phases of construction is a complex, difficult task. One cannot simply turn to a record book to determine the date of first construction. Many and varied factors come into play in a structure which has survived through more than a single architectural period. Additions and modernization may have occurred. The character or style of a building may have been changed over the years. Since few people ever bothered to record a structure's life, only rare written references to a specific building are available.

In fact, attempting to date a building from the few written references invites error. Thus, the researcher must turn to another source for clues. She turns to the record of life and changes within the structure itself. And, here is a wealth of information. For, working with a general knowledge of the basic characteristics of pertinent architectural styles, one is able to formulate an estimate of the phases of the structure's life, and then seek specific confirmation from the building. The site plan, the exterior and interior arrangement and details, and the various construction techniques may all serve to confirm or refute the original estimate.

As a rule, one finds that whatever the reason behind the search for historical dating, whether for restoration, or to satisfy curiosity, the buildings which are easiest to investigate are those which stand empty. Repairs must often be made before occupancy. At that time, therefore, it is possible to lift flooring, to remove baseboards, and to strip away siding or interior plaster without creating too much extra work. And,

once the hidden framework is exposed, one can search, almost at will, for the supportive characteristics.

A structure records and reveals its own history. Every nail or nailhole provides a clue. Whether handmade or machined, square or round, each provides evidence for dating. Axe, saw, or plane marks in flooring may hold clues to dates of fabrication. Exposed framing, whether nailed or pegged, reveals datable methods of construction, or evidence of prior applications. The list goes on, from the material composition of successive layers of paint to the degree of weathering of walls under the roof. Each item adds to the reconstruction of the sequence of events which led to the final building.

While structural dating is easiest, and most desirable in an unoccupied building, it is not always possible. Since few owners want their flooring lifted, their roof removed, their plaster knocked out, or their siding ripped off while they are living in a house, the researcher's task is more difficult. The researcher must turn to other, more accessible features for dating. In place of nailholes and exposed joists come datable hardware, paneling, and glass. Recognizable features of the exterior or interior, such as doors, windows, moldings, and roofing are used to determine dates. Even eroding masonry or worn stair treads assist in the determination of the stages of structural development.

Although it is difficult to recognize and to categorize architectural characteristics, the research task may be complicated by other variables. Rarely can an observer look at a building and immediately place it into a specific architectural category, since few old buildings have characteristics peculiar to a single style. Even dated parts or materials must be treated with suspicion. They often have been removed,

reused, or up-dated, thereby hampering rapid categorization.

One of the first problems encountered in attempting to place a building into an architectural period is difficulty in establishing a beginning and an end to a particular period. General dates may be given, but usually there is considerable overlapping of periods. One does not find abrupt changes in style, or a given date when all architects and builders put away an old style and began using a new one. Rather, one finds a slow elimination of out-dated characteristics, and an inclusion of new, modern ones. The result is often a combination of styles within a single structure.

A second influencing factor is the time-lag in which the movement of architectural styles in the United States operated. Because of slow communication and transportation, it took time for new styles to be incorporated in buildings in various parts of the country. Often, buildings in small towns were constructed in styles that went out-of-date ten or twenty years earlier in a large city. Thus, it is possible that the researcher, unaware of the time-lag influence, may receive a distorted picture of a building.

Closely related to the time-lag, is the problem of the incorporation of likes and dislikes of owners, architects, and builders in a building. Possibly, a new architectural style met resistance in an area, as Greek Revival did in much of New England. Though a trend was enjoying great popularity in an area, possibly an owner did not want the required characteristics in his house. Differences in cultural background and tradition also affected decisions regarding "proper" architecture. So, the observer today must make allowances for these preferences of the past when attempting to classify or categorize a building.

The final influence may best be summarized by a single word—modernization. As times and trends changed, and technological improvements occurred, it was natural that an owner should want to keep-up or modernize. Although an early settler might have started life in the wilderness in a small, hewn-log cabin, he would not necessarily have kept it that way. If clapboard became popular, it is entirely possible that the log cabin would have gotten clapboard. If a family grew, rooms may have been added. Though modernization from the past makes classification more difficult for the observer today, it almost certainly made life easier then.

By recognizing these various influences, and relying on the information from the structure, it is possible for an observer to establish a general conception of the various stages of structural development in a building. The written references provide a time-frame on which to hang the structural information. Basic knowledge of the architectural and interior characteristics of the periods provides the background against which the specific characteristics of a building may be weighed and tested. The record exists. The difficulty lies in recognizing exactly what the record says.

Soulesbury Institute-Glenn Home

The researcher, trying to trace the history of the Soulesbury Institute-Glenn home, is confronted with many of the dating problems cited above. Few written references to the early architecture, or room arrangement have been uncovered. The building is occupied, not by a young family ready to begin complete remodeling, but by a ninety-six year old woman who has earned the privilege of living the remainder of her life in peace and comfort. The time-lag factor must be considered, since there was surely a delay in the movement of architectural styles from the east coast to

Batesville of 1850. The building, having served as both a school and a residence in its hundred and twenty-five year history, has been subjected to changing styles, and extensive remodeling throughout its life.

The first known record of the property is found in Independence County Deed Book H (1850:186). It reads in part:

. . . know all men by these present that we John Ruddell . . .
[et al] . . . in consideration of the sum of Eighty two dollars
and forty cents to us in hand paid . . . have bargained and sold,
and do hereby grant bargain, sell and convey unto Charles H.
Pelham . . . [et al] . . . as Trustees of said Soulesbury Insti-
tute the Following real estate . . . to have and to hold said
premises and their appurtenances unto the said Trustees and
their successors in office and to their heirs forever

This was the first step in the chain of events which has spanned more than a hundred years.

The phrase, ". . . said premises and their appurtenances . . .," is not much to go on. While it is possible that a major structure existed on the lots sold by John Ruddell, et al, before the land was developed by the Soulesbury Institute, it is not likely. Though the lots were near the business district of Batesville, indications are that the city's early growth was toward the White River, rather than up Main and Water Streets. Since the deed indicates multiple-ownership of the lots, the likelihood of any residential use by Ruddell, et al, is diminished. With no known documentation of, or reference to prior construction on the property, it may be assumed that the classroom building constructed by the Soulesbury Institute was the first major structure on the land.

From this initial assumption there follows, unfortunately, a gap of almost one-and-a-quarter centuries. How is the gap to be filled? What were the stages in the development of the building? Does any of the original structure remain? If so, which part? Questions naturally arise. Perhaps the simplest way to answer is to present a general conception of

the stages of development. In this way, the documentation and reasoning behind the determination of stages are better understood.

Five distinct stages or phases of construction may be noted in the history of the Soulesbury Institute-Glenn home. The first was the initial construction, circa 1850, of a classroom building for the Soulesbury Institute. A two-story, rectangular structure with its long-face toward the street, it is seen today as the front, or main section of the present building. Using as titles the room names derived from their present use, the original Soulesbury building consisted of the Music Room, Hall, and Living Room in the Ground Floor Plan (Fig. 1), and Bedroom #2, Hall, and Bedroom #3 in the Second Floor Plan (Fig. 2). The general wall-outline of this original structure is indicated by diagonal lines in the two figures.

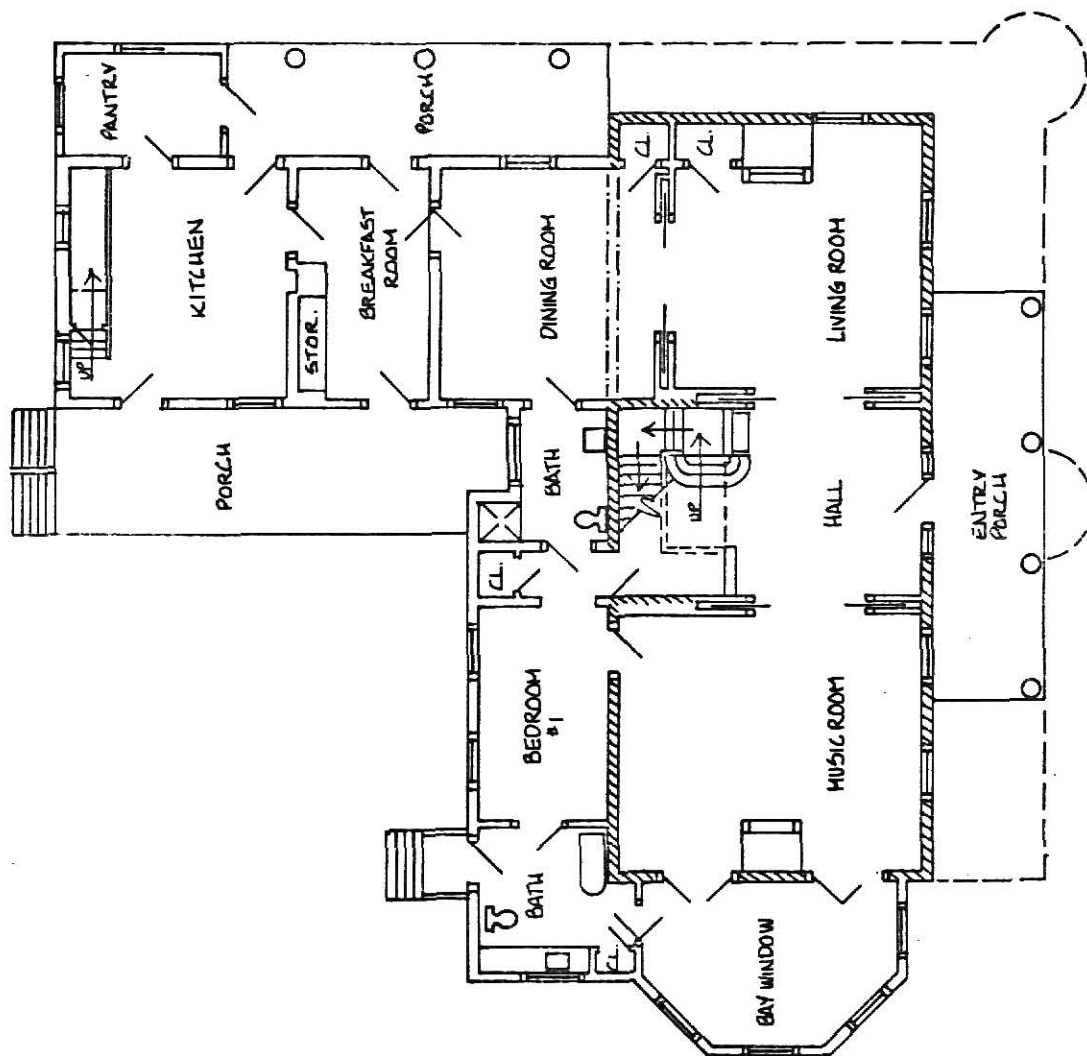
The next stage came with the purchase of the Soulesbury property by the Glenn family in 1873. To simplify, this phase shall be designated Glenn Stage-1. It involved the transformation of the classroom building into a residential structure, and included the addition of an ell, or wing, to the rear of the original structure. The ell contained the following rooms: Bedroom #4, and #5, and the back stairway in Figure 2; and the Kitchen and Dining Room in Figure 1. The Dining Room during this phase was a large room, and included the area now used as a Breakfast Room.

Glenn Stage-2 came sometime around the turn of the century. This phase brought the addition of the two Bay Window Rooms, and long porches, extending across the front and back of the main section of the building, and down the sides of the ell. Extensive interior remodeling was also completed.

Glenn Stage-3 occurred after E. H. Glenn and his family moved into

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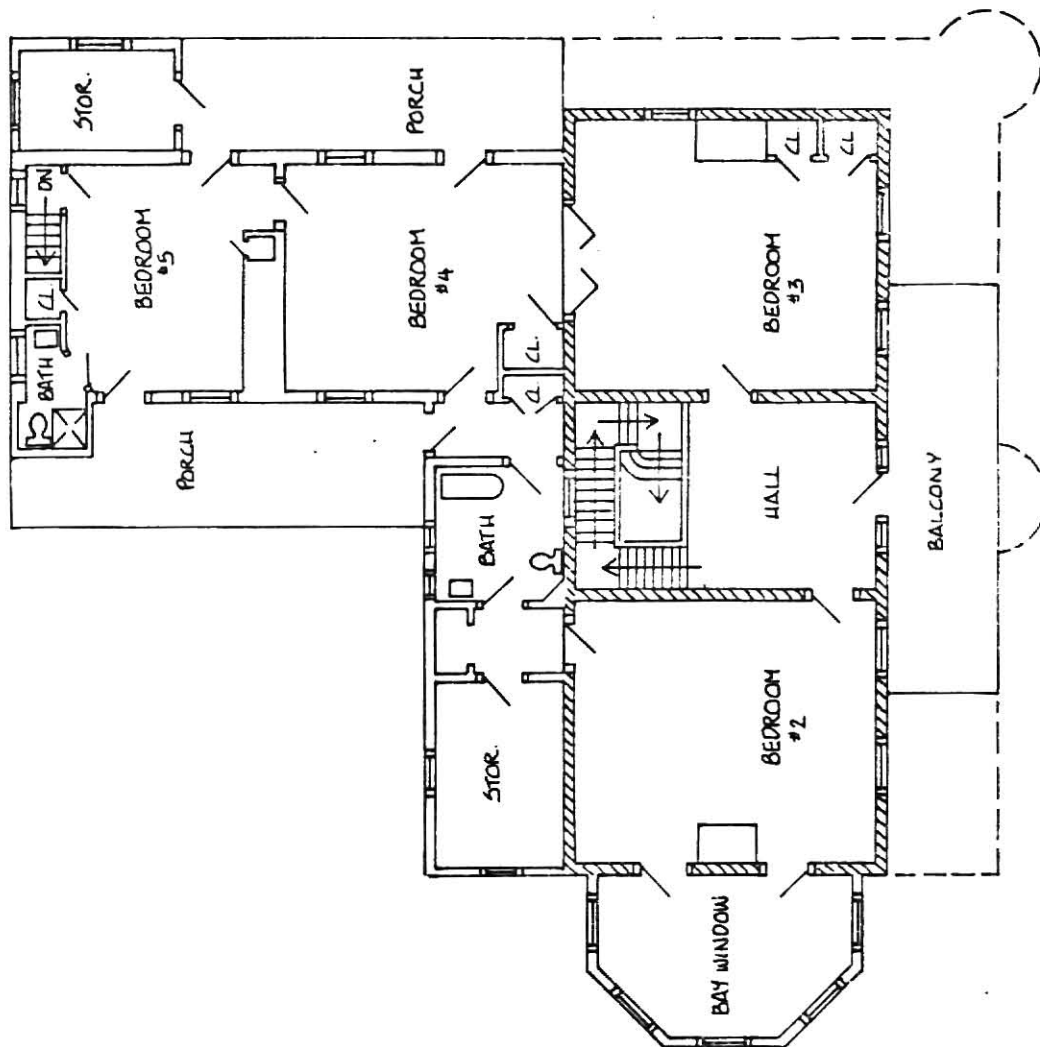


GROUND FLOOR PLAN

GLENN HOME
623 WATER STREET
BATESVILLE, ARKANSAS

Figure 1

Soulesbury Institute Glenn Home
Ground Floor Plan, 1973



SECOND FLOOR PLAN

GLENN HOME
623 WATER STREET
BATESVILLE, ARKANSAS

Figure 2

Soulesbury Institute-Glenn Home
Second Floor Plan, 1973

the house in 1929. The Breakfast Room (Fig. 1) was created by the addition of a wall which cut off part of the Dining Room. Also, during this phase of remodeling, the porches were reduced to their present form and partially enclosed.

In Glenn Stage-4 of the early 1950's, the last of the structural alterations were completed. Essentially, this phase consisted of further enclosure and division of the rear porch. The division of the porch created Bedroom #1 and the Bath adjacent to the Bay Window Room in the Ground Floor Plan (Fig. 1); and the Store Room and adjoining Bath in the Second Floor Plan (Fig. 2).

The question which most likely arises from this outline of development concerns the placement of the front section of the present building as the first stage of development without examination of the hidden framing of the building. Without specific evidence of materials and construction pre-dating the remainder of the building, how can it be assumed that the front section was the original Soulesbury building? Though the task of dating and verification is made more difficult by limited access to the structural information, accessible evidence exists. A documented determination may be made.

The key to the premise that the front section is the original Soulesbury classroom building is found in an article from the North Arkansas Times, dated September 15, 1866. The article, discussing the repairs made to the Soulesbury Institute following the Civil War, includes the following:

. . . the house is now fully repaired, consisting of four rooms admirably adapted for the accomodation of at least one hundred fifty pupils

But, even this key passage does not completely substantiate the

order presented in the outline. Is it not possible that the four rooms of the ell, rather than the rooms of the front section, were the original classrooms? While the possibility exists that this rear section pre-dates the rest of the house, it is not likely. Several factors tend to corroborate the researcher's outline.

First, it must be noted that while the front section appears to consist of six, rather than four rooms, rarely were halls or passageways counted as actual rooms. Thus, the likelihood is that the article referred to the four classrooms in the building and could, therefore, refer to the four major areas in the front section.

Examination of the interior arrangement of the two sections also supports the researcher's stages of development. Remembering that the building was to have accommodated one hundred-fifty students, the front section appears to be better designed to meet the requirements than the rear section. In the front section, one finds the large, central hall providing access to each of the four rooms. In the rear, the only stairs are steep and narrow. If their diminutive size were not enough to rule them out as the stairs for over one hundred students, it must be noted that anyone using the stairs would have had to pass through at least one classroom to get to them. It is improbable that a school building would be designed without some sort of hall or central passage to eliminate unnecessary traffic through classrooms.

One also finds in an examination of the interior arrangement that the front section contains four fireplaces, while the ell contained only two. The front fireplaces, located in either end of the structure, would have provided sufficient heat to warm the classrooms and the hall. The rear chimney, however, is smaller than those of the front section, and it

is doubtful that fireplaces located in it could have provided heat for the four classrooms.

The construction date, circa 1850, of the original structure falls into the generally accepted period of the Greek Revival. Thus, it is important to examine the characteristics of the two sections and to weigh them against the characteristics of the period. Specifically, while some Greek Revival buildings were placed with the short-face forward, the usual pattern was for the long-side to face the street, as does the front section of the structure.

The placement of the building on the four lots comprising the Soulesbury-Glenn property also provides supportive evidence for the original-front-section premise. One finds the present building situated slightly off-center in the front lots, with the long-side of the rectangular front section dropped back approximately sixty feet from the front property line. This location of the main body of the building would have presented a balanced and graceful arrangement for the school. The ell, however, if viewed by itself, would have offered an awkward, unbalanced arrangement. The ell is placed far back, approximately ninety feet, from the front property line, and very close, within thirty feet, to the side property line. Soulesbury Institute may not have presented such an awkward arrangement to Batesville of 1850.

Several architectural idiosyncracies in the present building appear to support these outlined stages. First, there is the small, five foot recess where the ell is joined to the front of the structure. While recessed porches were fairly common in the Greek Revival, it is hardly conceivable that a builder would have added the front section as the present floor plans (Fig. 1 and 2) show. One finds only a small protrusion

on one side of the ell, while the rest of the addition extends off on the other side. Logic would seem to suggest that the front section be centered against the ell, forming a T-shaped structure, or that the side of the ell be carried directly forward, providing a continuous line along one side of the building. The rest of the addition would have projected to form a more sharply defined L-shaped structure. And, since neither was done, it is more likely that the ell was added to the original front of the building, and was recessed in order to reach framing on which to tie the addition.

Checking this theory against the floor plans, it may be seen that they provide needed confirmation. In Figure 2, it is seen that, though doors have been added, one straight wall runs across the rear of the front section. Downstairs (Fig. 1), by following an imaginary line extending from the recess to the rear wall of the Hall, the same straight line appears. Even the room partitions stack one above the other in the front section. No such stacking of key front walls is found in the ell to support the assumption that the rear section came first.

Without examining the framing of the building, substantial evidence is found to corroborate the researcher's determination that the Soulesbury Institute classroom building appears as the front or main section of the present structure. From the single written reference cited above, it is possible to develop a picture of the original structure.

Having occurred within relatively recent times, it has been easier for the researcher to confirm the alterations of the Glenn Stages. Members of the Glenn family with knowledge of the changes the structure has undergone have provided both insight and confirmation of the staging. Drawing upon information provided by family members, ranging from Nelle Glenn

Hinkle who was raised in the house, to this researcher who has spent considerable time in the house, the various phases of construction have been determined.

As noted previously, Glenn Stage-1 brought the transformation of the Soulesbury classroom building into a residential structure. Independence County Deed Book Z (1876:613) indicates that the Soulesbury property and premises were sold to Martha E. Glenn in 1873. As related by several Glenn family members, in 1874 or 1875, the building was remodeled and immediately following their wedding, John W. Glenn and his wife, Sarah, moved into the house.

The original Soulesbury classroom building was ill-suited to residential use. It lacked such necessary rooms as a kitchen or dining room. It also offered no adequate space where these needed rooms could be placed. Thus, additions and alterations were required if the structure were to serve as an adequate residence. As a result, an ell was added to the rear of the residence.

The ell was a typically Victorian addition, containing a large dining room and kitchen in the ground floor, and two bedrooms upstairs. The bedrooms, designed with no closets, reflected the Victorian use of wardrobes for clothes storage. The kitchen was large, and while poorly arranged by present standards, it was designed for handling and preparing large quantities of fresh food without the convenience of modern appliances. The large, almost twenty-five foot long, dining room, however, gave the addition its Victorian flavor. For, as Pickering (1951:223) points out.

In the middle-class homes of the 19th century, the dining room was usually the most important room in the house . . . here were served the three complete meals considered necessary

in those days, and here the entire family lingered after supper for conversation, studying, mending, and other domestic activities.

Glenn Stage-2 reflects continued Victorian influence. Although the precise time of this phase of construction is difficult to establish, it is known to have come around the turn of the century. Discussions with Nelle Glenn Hinkle indicate that during this stage the present, hand-crafted, oak staircase was installed, and that Nora Glenn Metcalf took the old stairs to her home. Family records show that Nora was married in 1904, thereby confirming the date of this stage.

The new staircase was not the only addition made during this phase of development. Corresponding with the use of oak in the stairs, a most characteristic Victorian choice of wood, one finds ornate oak mantels over the downstairs fireplaces, and oak molding and baseboards. The large, sliding doors which form the entrances to the Music Room , the Living Room, and the Dining Room are framed in oak, though paint now covers the wood. Oak grills fill the top of each of these eight-foot entrances. The use of the same wood in each of these features gives evidence that all were part of the same phase of construction.

Other alterations were completed around the same date. The Bay Window was added. Large, multi-columned, Victorian porches were wrapped around the house. Since indoor-plumbing had become a reality by this time, it is likely that the first bathrooms were installed in the house during this phase.

By Glenn Stage-3, or the time E. H. Glenn and his family moved into the house, the building was approximately seventy-five years old. As with any old building, remodeling and repairs were needed. Within the next several years, by the mid-1930's, various alterations, confirmed by Glenn family members, had been completed.

Most of the alterations of this period were minor. They included remodeling of the upstairs bedrooms. Closets were added to most rooms. The large porches were reduced to their present size. Screened sleeping-porches replaced part of the open porch in the rear of the house. But, faced with a sinking foundation in the rear of the house, one major task was undertaken. The joint wall between the Dining Room and Breakfast Room was added. To level the sinking floors, new flooring was installed in the front part of the house.

The final phase of construction or alteration, Glenn Stage-4, occurred during the late-1940's and 1950's. During this time, John R. Glenn and his wife lived in the house. The Music Room wing of the Ground Floor of the building was set-off as their apartment. The rear porch was extended and enclosed to add a small bedroom and kitchen to the existing rooms of the wing. And, later, after the couple had moved from the house, the final alteration was made. The kitchen was replaced by a second downstairs bathroom.

Thus, it is seen that the one hundred twenty-five year structural history of the Soulesbury Institute-Glenn home may be divided into five stages. The researcher's outline of the final three stages of development, having occurred within relatively recent times, found verification and corroboration from members of three generations of the Glenn family who have lived in the house. The first two stages, on the other hand, pre-date these family members, and therefore, lack verbal verification. These stages are, however, sufficiently documented by written records, and by accessible, visible characteristics of the structure itself.

Chapter 3

PRESERVATION VS. DESTRUCTION

Potential for Preservation

For years American tourists have travelled to Europe to admire the impressive monuments of world history, to enjoy the quaint villages and towns, to experience the bustle of major cities with their vigorous life. After a week or a month, the weary travelers have returned home, but not to our own monuments, quaint villages, and vigorous cities. In the United States, ". . . except for a few isolated structures of well established historic value (or, at any rate interest)," notes Blake (1964:8), "and a few isolated blocks in some of our older cities, none of our impressive architectural heritage is protected." Small cities like Batesville, Arkansas, fear economic stagnation and decline. Urban centers seem to offer only traffic jams and crime.

Perhaps the size of America has contributed to the differences in image and attitude. Historically, the ever-increasing European population has realized that it must survive in the limited space available to it. This realization has led to an European land-use system of constant renewal. Cities cannot be allowed to deteriorate, for there is nowhere else to go.

The United States, on the other hand, has always had room for growth. When the original colonies grew crowded, pioneers seeking new sights to see and settlers seeking new space in which to live, spilled over the Alleghenies into the frontier. Once this new territory filled, the

Mississippi River was crossed. Then fell the last barrier before the sea, the Rocky Mountains. Even then there was space. Settlers headed north toward Alaska, or south into the arid Southwest.

Today there is still space. Small cities grow into giant metropolises. Farmlands become cities. And if there is no usable land, our technology will find some way to use it. The San Francisco peninsula, for example, seemed to have reached its saturation point until it was discovered that cities could be built on landfill in the San Francisco Bay. Southern California had all the people it could handle until rivers were diverted and canals built to provide water for a larger population. And always, if things got too bad, there was somewhere else to go. If farming was bad, move to the city. If cities were bad, move to the suburbs. If suburbs were bad, try another city. "Americans," writes Hosmer (1965:7), "are a restless and wasteful people by comparison with the rest of the world. We make a dirty mess in one place and move on to despoil another."

Although open space still remains in the United States, we are beginning to see the early signs of a change in attitude among many Americans. One finds a slow and steady increase in the number of people adopting the constant-renewal position which Europeans have held for many years. Gowans (1964:xiv) notes:

Americans . . . have begun to study their own origins, ends, and purposes with a new intensity, and above all a new comprehensiveness. They have begun to realize the complexity of American history as earlier generations rarely did—how many and how diverse the threads woven into its still far from set pattern. And they have realized as never before, too, how much history is embodied in American architecture and furniture—by nature arts which represent the collective efforts and ideals of a civilization.

These Americans are the roots of a rising restoration and preservation movement in the United States.

When one considers that growth of the preservation movement in this country has been slow since its beginnings in the mid-nineteenth century with the drive to save and restore Mt. Vernon, one can only be amazed at the rapid increase in preservation that has occurred within the last decade. Generally, three major factors have contributed to the movement's increased acceptance. First is the increasing realization that, as Stephen (1972:1) points out, "throughout history it has been the lot of each generation to live in an environment that has been largely designed or determined for it by its predecessors." We, therefore, must consider the legacy we shall leave. Second, there is increasing acceptance of architecture as not only a legacy, but as, perhaps, the best and most accurate record of society. Finally, there is the less aesthetic, though no less important, realization that preservation can make good economic sense.

Many Americans are beginning to see that future generations must live with what is left behind, just as we must live with our own legacy. Today we try to cope with the rambling cities laid out for us a hundred years ago. We drive our automobiles down super-highways only to exit onto narrow streets designed years ago for horses, carts and street car traffic. The plans of the past remain with little change since it is easier to use them than to create new ones.

Even the old patterns of social mobility have seen little change. In the past, social mobility was reflected best in a cycle of housing. An immigrant family might start out living in the inner city near the factories and jobs, but with each increase in economic status the family would move farther out toward the suburbs, thereby opening inner city housing for another family. Upward mobility meant being able to afford

outward mobility. Only those in deep poverty or those with extreme wealth lived in the inner city, the poor because they could afford no better and the very rich because they could afford to provide the safety and comfort they desired. Today the same pattern holds true, with the poor in the slums and the rich in the gleaming high-rise buildings.

The increasing movement of the middle-class back into the cities marks an important change in attitude and pattern. Within the last decade has come an increased awareness of this generation's obligation or responsibility to future generations. No longer are people willing to accept the legacy our sprawling suburbs leave to the future—the legacy, illustrated by a folk song of the sixties, of "little boxes on the hillside, little boxes made of ticky-tacky." Today, as Hosmer (1965:8) notes, instead of a casual disregard for responsibility, one finds:

. . . thousands of people who are suddenly becoming aware of the need for natural conservation and historic and architectural preservation unless parts of this country are to become indistinguishable from a suburb of Hell.

With the growing acceptance of responsibility has come a corresponding interest in architecture as a record of the development of this country. Pickering (1951:3) describes the architectural record:

Architectural structures form the most permanent and revealing record of a civilization. The temples and cathedrals tell us how man has worshipped; shops and mills, how he has worked; castles and cottages, how he has lived. A nation's prosperity is reflected in the materials used in its buildings; the complexity of its culture in the variety of its structures. On the pages of a nation's architectural history are recorded its vehicles of transportation, its occupations and professions, and its religion and education. Here we may read the soul of a nation, of either its materialism and uninspired construction or its spiritual achievements and its great contributions to the art and science of building.

The stark simplicity of the Puritan's New England cabin reflects the simplicity and austerity demanded by the wilderness and the church of

the time. The Georgian mansion with its symbolic origins in ancient Rome shows the excitement and enthusiasm generated by the new American democracy. The ornate homes of the High-Victorian era record both the wealth and the social changes brought by the Industrial Revolution. The towering skyscrapers built today leave their testament of technology and efficiency in the record of architecture.

Each part of the architectural record of a civilization has its own importance. Who can equate the value of a sod hut in the plains of Kansas to the carpenter's lace of a Victorian home in a Colorado mining town? Is a Georgetown home really more important to the record than a Greek Revival home in Arkansas, or is it simply in the right location and offering more prestige? Surely, each structure helps protect the integrity and the accuracy of the architectural record. Each unnecessary demolition of an old structure creates a blank in the flow of history. As Rains (1966:1) states:

A nation can be a victim of amnesia. It can lose the memories of what it was, and thereby lose the sense of what it is or wants to be. It can say it is being "progressive" when it rips up the tissues which visibly bind one strand of history to the next. It can say it is only getting rid of "junk" in order to make room for the modern. What it often does instead, once it has lost the graphic source of its memories, is to break the perpetual partnership that makes for orderly growth in the life of a society.

Today many Americans are rejecting this loss. They are considering the worth of the architectural record. They are turning to preservation in order to maintain the "perpetual partnership" and to insure the legacy.

Finally, we come to the third element in the restoration movement—money and what it can buy. As the least aesthetic of the three factors, many people are disinclined to offer it as the incentive for their interest in old buildings. But it is obvious in day of high interest

rates, rising construction costs for new homes and, often, declining quality in new buildings, that buying and restoring existing structures is beginning to interest potential buyers as a viable alternative.

Many buyers are becoming aware of the benefits an old home can offer. Sometimes the age and the historic value of an old building attract buyers. Some admire a building's "quaint charm." And others recognize the quality of the construction of these old buildings in contrast with many new homes. They were, states Stamm (1972:6), "built to last, and despite the ravages of time and frightful abuse, were still more solid and substantial than anything built in the past several decades."

These factors attract and interest buyers, but the biggest benefit an old home, built before World War II, can offer is its space. Today one can figure the cost of a new home by the number of square feet it contains. The bigger the house, the more money it will cost to buy or to build. Obviously, today's high construction costs, averaging from thirty to forty-five dollars a square foot, severely limit the size of a new home. When the price of the lot is added to the figure, it is easy to see that huge homes are not available to most buyers.

Old houses, on the other hand, built in a time of lower costs, do not represent the enormous expenditure that a comparable structure would require today. Indeed, many old buildings, standing boarded and empty since the death of their owner, offer buyers both property and space at substantial savings. When one adds the fact that many of these homes can be purchased and remodeled for the same expenditure a modern suburban home with half the space requires, it becomes evident that more and more buyers are considering this option. And if the space itself does not determine

the selection of the older home, one look at the high ceilings, the fireplaces, and the handsome stairway does.

Thus, these are the basics in the growing desire on the part of many Americans to save old buildings. No single reason outweighs the others. Whatever the determining factor behind the decision to save an old structure rather than to destroy, the result is the same—another architectural link in the chain of our nation's history survives. Just as an old person can contribute and participate in society, so can an old building make its contribution to our cities and towns.

We cannot crystallize or pickle the past, nor can we where there is vigorous life in a community, turn back the clock . . . But we can and should, through imaginative adaptation, preserve, in large segments, not only isolated historic sites but whatever architectural and natural features will give continued grace and variety to our cities, towns and countryside. (Rains: 1965:13)

Generally, buildings which have undergone a total restoration, have been returned to a specific architectural period of the past, are useful only as museum pieces. They are not liveable structures since any modern convenience—heating, plumbing, electricity—post-dating the specified architectural period has been removed. If modern conveniences are kept, the great expense incurred in hiding or masking their existence to create an air of historical authenticity drives the price of the structure so high that it is beyond the financial capabilities of interested owners.

In the face of this high cost and lack of livability, many owners of old buildings are turning to remodeling or renovation as an alternative. The structure may be altered to fit the needs of the owners but it is preserved. It is better to have the interior of a building remodeled with as much of the essential exterior character preserved, than to lose the building altogether. If the alternative to single family use of an

old house is demolition, it is better to see imaginative adaptation which preserves the building. Rather than being torn down if no single family wants the house, the building may be transformed into a useful, functioning addition to a city or town. The only requirement for continued life of the old building is someone with an interest in its past and imaginative expectations for its future.

Although from an historical standpoint it is preferable that the original or intended use of a structure be maintained—a residence remains a residence, an office stays an office—it is becoming apparent in many cities that this need not always be done. In Hamilton, Georgia, a Victorian home has become a restaurant. Underground Atlanta offers nightclubs, shops, and restaurants, created from once deserted offices and warehouses. Portsmouth, New Hampshire, is saving thirteen old houses in an urban renewal area for small specialty shops. River Quay in Kansas City is witnessing a re-birth through imaginative use of once abandoned buildings. These are just a few examples from the growing list of cities, large and small, which have realized the potential and value of the old buildings.

Soulesbury Institute-Glenn Home Alternatives

Turning specifically to the future of the Soulesbury Institute-Glenn home in Batesville, Arkansas, it is the conclusion of this researcher that the structure warrants continued existence. Having spent much time during the past twenty-five years in the house, and with many pleasant memories of that time, the researcher admits a certain predisposition toward this conclusion. The conclusion is, nevertheless, valid. While a recognized bias may influence perception of information or contribute to false optimism or pessimism, it is difficult to alter documented facts.

The documented history of the Soulesbury Institute-Glenn home extends over a period of one hundred and twenty-five years. The structural record of history and life of both the Glenn family and the city of Batesville cannot be denied. "Affected by economic conditions, social structure, climate, technology, religious beliefs, and tides of fashionable taste," writes Gowans (1964:xiv), "architecture and furniture are history in its most tangible form." This history is worth preserving.

From this conclusion an important question arises: In what form and for what use should the Soulesbury Institute-Glenn home be preserved? Determining that a structure should be saved is relatively simple. Determining the form in which it should be saved, however, is more difficult. For the alternatives are many, ranging from historic restoration to a complete redesign. The difficulty lies in deciding which alternative best serves the needs of the structure, the owners, and the city in which the old building is found.

Obviously, from a strict historical point of view, the best choice for any historic building is total restoration. Returned to a specific architectural period, a building offers its most accurate picture of life and history of an area. In Batesville, however, this is not a particularly viable alternative. The city has no need, at this time, for a museum piece. While the structure's role in the history of Batesville may be noteworthy, it is doubtful that its history is of sufficient interest to tourists to bring them to the city to tour the restored home.

With the elimination of restoration as a viable alternative, one finds two alternatives facing the structure. First, the building may be renovated for commercial use. Second, the building may be remodeled for continued residential use. But, either alternative should involve as much

preservation of the important exterior characteristics of the home as possible. By concentrating alterations in the interior, necessary modernization may be carried out without damaging the value and integrity of the building's architectural record.

From the floor plans (Fig. 1 and 2, pp. 36-37), it may be seen that the Soulesbury Institute-Glenn home is readily adaptable for a variety of commercial uses. The interior space is already semi-divided into four separate areas—the Music Room and the Living Room wings downstairs, and the corresponding Bedroom wings upstairs. Only minor alterations would be required to complete the division of the structure into four independent yet integrated units served by the main, central hall and stairs. Each of the units would provide adequate space for an office, shop, or apartment.

Other features of the property enhance the property's potential commercial value. The location of the site, within two blocks of the Batesville business district, offers easy accessibility to and from the downtown shopping area. Shoppers who are downtown and would not make a special trip to an out-of-the-way location, may conveniently reach the site. The large lots offer plenty of space for necessary parking. The building, divided into four separate units, could have single or multiple ownership. A single owner would have valuable rental space, and multiple owners would have individual units at a reasonable price.

Thus, commercial development of the structure and property is one possibility for the future of the building. If this course were to be followed, it is the belief of the researcher that the property is most adaptable for use by small shops. Four specialty shops in the same place could serve as a small shopping mall. While a single shop might not

attract adequate business, these interrelated shops could assist each other. Once a customer was in the building, he would visit all the shops simply because they were convenient.

Commercial development of the Soulesbury Institute-Glenn home is one option for the future. But, "the use to which the restored building is put," states Bullock (1966:5), "should be as compatible as possible with the intention of the original builder and designer." And while the structure was originally intended to be used for a school, the last hundred years of its life have been residential. The conclusion of this researcher is that the best use of the building is continued residential use.

A drive down Main Street in Batesville could cause an observer to question the validity of this conclusion. On that drive, one might see half a dozen old, Victorian homes standing empty or decaying. Or one could consider the old homes that have already been lost—the Ringgold home which was razed to make room for a Gibson's department store, or the Ewing home which gave way to a church parking lot. The observer may wonder whether the citizens of Batesville really care about the contribution of these old homes or rather think only about the monetary value of the property. While these are valid concerns, they are not insurmountable.

Several factors offer support for the conclusion that the Soulesbury Institute-Glenn home should continue in residential use. While many of Batesville's old homes may be threatened with demolition, none has as important a place in the history of the city as this home. Though this may seem an emotional argument, it warrants mention for two reasons. First, Batesville is beginning to awaken to the value of its historic

buildings, as witnessed by the restoration of Morrow Hall, circa 1872, on the old Arkansas College campus and now listed on the National Register of Historic Places. And second, the age of the Soulesbury Institute-Glenn home, and its relationship to the development of the city offer the possibility of its being listed in the National Register and acquiring matching state and federal funds to assist in its restoration.

A second, minor support for the conclusion involves the empty lot adjacent to the Glenn property. Many developers were interested in the acquisition of the Glenn property and the empty lot for a total area measuring approximately 225 x 350 feet. This area would provide ample room for commercial development of almost any type, ranging from an apartment building to an office building. Zoning regulations presented no serious problem since the business district was encroaching on the area already. The developers' dreams were hindered, however, by the purchase of the empty lot by the owners of the house on the other side of the lot. They, realizing the threat of commercial development, purchased the lot to block the developers and speculators. One finds less commercial interest in the Glenn property since developers can acquire only part of the land they desire.

Finally, while many long-time Batesville residents have become inured to the value of their old homes, the increasing industrial and tourist development in the area is bringing new citizens to the city. Many of these people can see the beauty and the potential of the old homes where one who has grown up in the city overlooks it. Looking for a vacation or retirement home, or a house in which to raise a family, a new resident may put his money into remodeling one of these old buildings rather than simply purchasing a new suburban development home. For,

as Stephen (1972:5) so appropriately points out:

Until recently 19th-century or Victorian buildings were on the far side of an unusually wide "generation gap" and regarded by architects and public alike as old-fashioned, unfunctional, or just in quaintly bad-taste. With the coming of age of 20th-century architecture, however, the attitude toward the immediate past is becoming more relaxed and charitable, and the 19th-century house is becoming valued for . . . spaciousness and interest of detail—plus its durability, excellent construction, and just plain livability—qualities that are hard to come by in our own cost conscious times.

Restoration—Remodeling Recommendations

Once the determination is made that the Soulesbury Institute-Glenn home should be saved for continued residential use, questions concerning what exactly should be done and how work may be financed arise. Two paths are open to the owner of the old home, both leading essentially to the same goal—the preservation of as much of the structure as possible.

The first path is toward the more historically accurate goal of restoration. This decision involves working with local, state, and federal historical organizations. Restoration of a building often results in a museum piece, totally unliveable for most people. This need not always be the case. Where in many instances restoration may require more time and money than simpler remodeling, it can result in a fine and adequate home. And, restoration preserves the integrity of the architectural record and history best.

Specific programs are available to assist the owner who is interested in restoring an historic home. Perhaps the most important of these stem from the Historic Sites Act of 1935. According to the brochure, The Historic American Building Survey (1970):

. . . this act authorizes the National Park Service to conduct surveys; secure and preserve drawings, photographs, and other data on historic buildings; enter into cooperative

agreements with States, associations, or individuals; and to develop an educational program of information concerning historic buildings.

The National Park Service is authorized to publish studies and otherwise encourage the preservation of historic properties not owned by the Federal Government

And in 1966, the passage of the Historic Preservation Act reenforced and expanded this charge to the National Park Service by authorizing matching Federal grants to States and the National Trust for Historic Preservation.

Several of the programs under these acts are relevant to the Soulesbury Institute-Glenn home. The first is the Historic American Buildings Survey. This program is designed to compile a graphic record, through measured drawings, historical and architectural data and photographs, of historic buildings in the United States. The continued existence of a structure is not insured, but the program does provide a permanent record of important buildings.

The National Register of Historic Places is a second important program. This register provides a list of properties in the United States which are worth saving and preserving for their historical value. Each state has a staff which is responsible for a state survey and for nomination of qualified property to the National Register. The criteria, presented in The National Register of Historic Places (1971), for the evaluation of potential entries to the National Register is as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and associations, and:

- (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) that are associated with the lives of persons significant in our past; or
- (C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the

work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or (D) that have yielded, or may be likely to yield, information important in prehistory or history.

The Soulesbury Institute-Glenn home may well qualify for inclusion in the National Register of Historic Places. Application to the State Review Committee of the Arkansas History Commission should be made. As mentioned previously, Morrow Hall in Batesville has already been included in the National Register. Aside from the possibility that once a local building is included the way is eased for the addition of others, the fact remains that the Soulesbury Institute predated Arkansas College by almost fifty years.

Were the Soulesbury Institute-Glenn home to be included in the National Register of Historic Places, it could become eligible for what is perhaps the most important benefit of the Historic Preservation Act of 1966—money. This act authorized Federal matching-grants to States and to the National Trust for Historic Preservation. While most State funds are used for surveys, preservation plans and the acquisition and restoration of individual properties by the State, individual states are free to award funds to public and private recipients.

This researcher recommends that application be made for inclusion in the National Register of Historic Places. Investigation of the possible addition of the Soulesbury Institute-Glenn home to the Historic American Buildings Survey should also be made. The listing of the house in the National Register could act as a deterrent to demolition. Inclusion in the Survey would assure that a permanent record of the building would survive even if the house were to be remodeled or razed.

While restoration of the house is a possibility, the likelihood in

Batesville, Arkansas, is that the owner of the Soulesbury Institute-Glenn home would opt for the second path toward saving the house. This is the path of remodeling and modernization. Though remodeling need not spell doom for the architectural record of the house, great care is required if the integrity of the structure is to be reasonably secure. Cobb (1970: 11) underscores this fact:

. . . the greatest single handicap to successful renovation . . . is a shortage of time. It can be an even worse handicap than a shortage of money. You should never rush into a remodeling job. Don't allow yourself to rush and don't allow others to rush you. You need to give yourself time to get the feel of the place, to become aware of all the options available to you. You need to take time to go over these options carefully, one by one, and select the plan that best suits your purpose and your purse.

In the face of this admonition to study all options, the researcher shall present one set of remodeling alternatives. The following recommendations, however, are not the only options available and are not necessarily the best and most applicable alternatives. These recommendations are intended to present not the plan but rather one plan. They illustrate the potential of the structure for adaptation to the requirements of any owner.

First, while every effort should be made to preserve the house in essentially its present form, this may not be possible and completely desirable. Several reasons may contribute to a decision to remove a part of the present structure. The first and simplest of these is that the rear of the house contrasts sharply with the front of the house. In the front, alterations which have occurred appear to have been well planned and executed. In the rear, however, they seem to have been executed in a haphazard and piecemeal fashion, resulting in a quilt-like appearance of small areas of clapboard. And most important aesthetically, the poor planning in the rear of the structure has destroyed the beauty and the

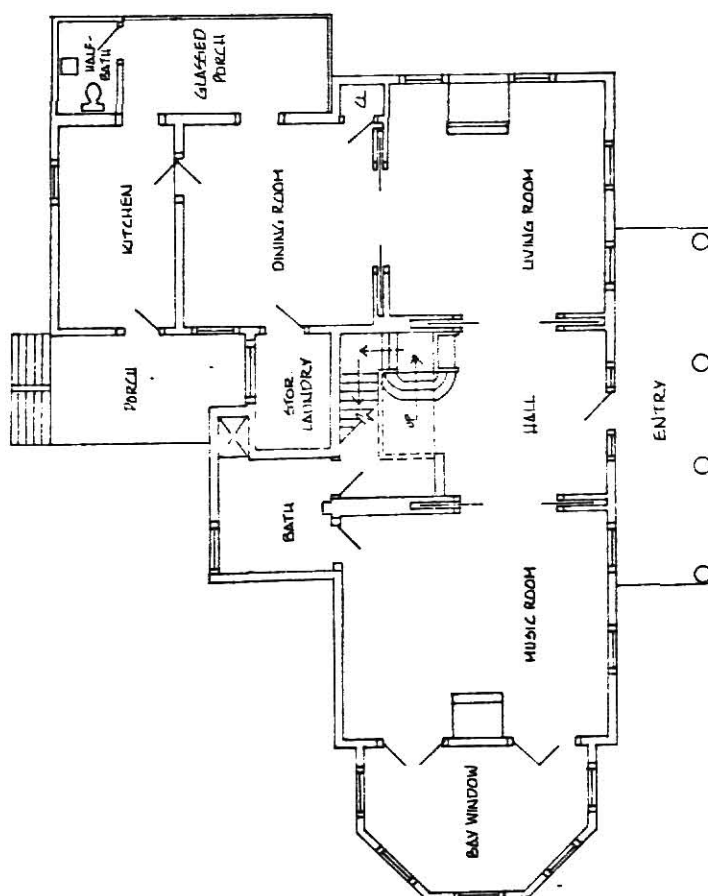
integrity of the bay window. The small room attached in the rear broke the graceful lines of the window.

The most likely reason, however, for any eventual removal of part of the structure concerns the enormous square footage of the existing structure. In its present form the house holds over 6,000 square feet. While construction of such a house would be prohibitively expensive today—assuming even a minimum cost of twenty-five dollars a square foot, the house would cost approximately \$150,000 to build, not including the land—the fact remains that the Soulesbury Institute-Glenn home has more space than most owners need or can afford to remodel.

In light of these two considerations, the first, and most serious recommendation of this researcher involves the removal of a sizeable portion of the rear of the existing structure. As seen in Figs. 3 and 4, it calls specifically for the removal of the rear of the ell, including primarily the kitchen and back bedroom, and a large section of the rear porch on both floors, or approximately 2,000 square feet.

Though this recommendation may seem a drastic alteration, it is made for several reasons. First, it will restore the integrity of the bay window by the removal of part of the patchwork additions. Secondly, it will bring the square footage of the structure into a reasonable range for remodeling. And finally, as may be seen, only superfluous space is removed. Nothing that cannot be placed elsewhere would be removed. And, the remaining portion of the house could well fill any owner's requirements for liveable space.

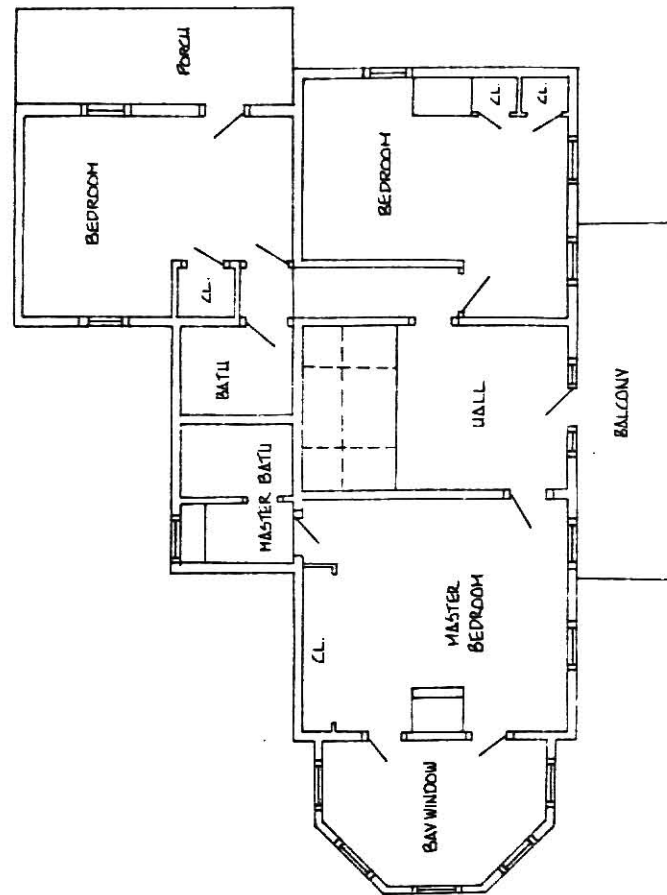
Aside from the recommended removal, the remaining remodeling would consist primarily of rearranging the interior, as seen in Figs. 8 and 9. The kitchen would be relocated just in front of its present location, in



GROUND FLOOR
REMODELING PLAN
GLENN HOME
623 MAIN STREET
BATESVILLE, MICHIGAN

Figure 3

Soulesbury Institute-Glenn Home
Ground Floor Remodeling Plan



SECOND FLOOR
REMODELING PLAN
GLENN HOME
623 WATER STREET
BARTON, ARIZONA

Figure 4

Soulesbury Institute-Glenn Home
Second Floor Remodeling Plan

the area now used as a breakfast room. Bathrooms would be added or moved for more functional placement. A hallway for better and more private access to the upstairs bedrooms and bath would be added. And the present porch along the side of the ell would be glass-enclosed for year-round use.

The end-result of this interior rearranging is the creation of four function-oriented sections in the house. Upstairs, the Master Bedroom suite on the bay window side of the house is complete with bedroom, bath-dressing room, and sitting room. On the other side are two separate bedrooms and a bath. Downstairs, on one side of the front hall, there is the "Entertaining Wing," consisting of the living room, dining room, kitchen, porch and half-bath. In the other wing is the "Family" section, with ample space for a family room, den and/or library. With its full bath, it could also serve as an extra bedroom.

In a quest for facile understanding of the recommended remodeling, the suggested order for the remodeling and the general cost-estimates are included in Appendix C. The researcher believes that the preceding floor plans and brief explanation present the overall picture of the suggested remodeling. Hopefully they speak for themselves without the confusing addition of an itemized cost analysis. In fact, the remodeling of an old house should be planned and executed to fulfill certain requirements and out of love for a structure rather than for specific monetary considerations. A well-reasoned plan will include budgetary considerations and will attract the right owner for its actual execution.

Summary

In 1964, Batesville lost one of its oldest and most noteworthy homes, the Ringgold home. In its place came a discount department store

with a small historical marker in a corner of its parking lot. The marker reads:

The Ringgold-Noland-Lawrence House

On this site stood the home of John Ringgold, one of the first settlers of Batesville, who came here from Kentucky before 1820.

Ringgold, a merchant, served in the Arkansas Constitutional Convention of 1836 and represented Independence and Jackson counties in the first State Senate.

With him for a time lived his son-in-law, Charles Fenton Mercer Noland, a pioneer writer and humorist.

The house was built by slave labor under the direction of a New Orleans mason in 1827 and was occupied by Ringgold until his death.

Later occupants included Dr. W. M. Lawrence and his son, Dr. W. B. Lawrence, both prominent in Arkansas medical circles.

The house stood until 1964.

Few people see, let alone read, this marker. And even if they did, no feeling of history and life would be imparted to them by those few, brief lines. The demolition of the house broke the flow of the chain of history. An irreparable gap was created.

Today the treat of demolition hangs over another of Batesville's historic buildings, the Soulesbury Institute-Glenn home. And with demolition would come another break in the flow of history. Another irreparable gap would be created as a visible reminder of the past came down. Could this gap be filled by a metal marker in a corner of a parking lot? Could a marker record the life and the history witnessed and recorded by the Soulesbury Institute-Glenn home? This researcher believes not.

Alternatives to demolition should be recognized and discussed. Disregard of the past and ignorance of the potential of old houses has to be replaced by a recognition of the value of these old buildings. Perhaps this research and these recommendations may assist in and contribute to continued existence of the Soulesbury Institute-Glenn home.

The building should be saved. If no member of the Glenn family

can save it, rising interest in preservation may lead some new owner to save it. If these specific recommendations will help attract an owner or assist a new owner in remodeling the structure, then they will serve a useful function.

If, however, the structure cannot be saved, it is hoped that the information presented here can assure that some permanent record of its life remains. The building may be demolished, the architectural record destroyed, but the image of its history will be preserved.

Powell (1965:6) records the following notation by Charles Fenton Mercer Noland, dated June of 1857:

I am the sole tenant of the old mansion [the Ringgold home], sleep in it and write from a room filled with a thousand memories of the past. Were I believer in spiritualism and mediums, I would conjure up many beloved forms who have passed from this world to a better one. I do not ever feel lonely—a pleasant and sad feeling comes over me, more soothing in its influence than otherwise.

Today, one-and-a-quarter centuries after Noland wrote these words, the same pleasant, sad feeling touches this researcher. Hope is high for the future of the Soulesbury Institute—Glenn home. The past is gone, of course, but this fine old building can experience a new and revitalized life.

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APPENDIXES

APPENDIX A

SOULESBURY MALE AND FEMALE INSTITUTE, CORPORATION,

FACULTY AND TEXTBOOKS.

BATESVILLE:

BOARD OF TRUSTEES.

Col. Charles H. Pelham	Batesville, Ark.
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- _____. - Prof. of Modern Languages.
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MRS. WINIFRED T. WATSON. - Governess, Principal of Primary Department, and Teacher of Drawing & Painting.
 MISS SARAH JANE LOFTIN. - Teacher of Wax Work, and Ass't. in the Primary & Preparatory Departments.

COURSE OF STUDY & TEXT-BOOKS.

PRIMARY DEPARTMENT. - Orthography, Elementary Spelling Book; Reading, McGuffie's Eclectic Series; Arithmetic, Colburn's Mental; Writing, Foster's Permanship; Geography, Mitchael's Primary.
 PREPARATORY DEPARTMENT. - English Grammar, Kirkham's; Geography, Olney's; Arithmetic, Davie's; History, Parley's Books of; Botany, Botany for Beginners; Composition, Parker's exercises; Permanship continued.

COLLEGE COURSE

JUNIOR CLASS. - English Grammar, Bullion's; Rhetoric, Blair's Abridged; Botany, Mrs. Lincoln's; Geography of the Heavens, Burritt's; Marshall's Atlas; Algebra, Davie's; Latin, Andrew's Latin Lessons and Reader; French, Belame's Levizac, Addick's Elements, vie de Washington, Meadow's Dictionary; Composition, Vocal Music and Permanship, continued.
 SOPHOMORE CLASS. - Geometry, Davie's Legendre; Natural Philosophy, Comstock's; Chemistry, Comstock's; Logic, Hedge's; Latin, Andrew's and Stoddard's Grammar; Anthan's Salluat; Greek, Anthan's Grammar; Delectus; French, Telemaque; Spanish, Cubi's Grammar, el Vicario de Wakefield; Newman's Dictionary; Elocution, Bronson's; Composition, Vocal Music and Permanship, continued.
 SENIOR CLASS. - Trigonometry and its applications; Davie's Legendre; Astronomy; Olmstead's; Geology, Comstock's; Latin, Cooper's Virgil, Gould's Expurgated Horace; Greek, Zenophon's Anubauls; French, Charles's 12th, Henriade; Spanish, el Nueve Robinson; Mental Philosophy, Ulpham's Moral Philosophy, Wayland's; Evidences of Christianity, Alexander's; Vocal Music, Composition and Permanship, continued.

TERMS OF TUITION: - Per Session of Five Months.

Primary Department	-	-	-	-	-	-	-	\$8,00
Preparatory "	-	-	-	-	-	-	-	12,00
Collegiate "	-	-	-	-	-	-	-	16,00
Music, Piano Forte	-	-	-	-	-	-	-	20,00
" Guitar	-	-	-	-	-	-	-	10,00
" Vocal (extra)	-	-	-	-	-	-	-	
Drawing and Painting	-	-	-	-	-	-	-	10,00
Ornamental Needle Work	-	-	-	-	-	-	-	10,00
Diploma, at Graduation	-	-	-	-	-	-	-	5,00
Boarding, including washing, fuel and Lights,								40,00

The first Session will commence on Monday the 14th of January,

1850, to close the 14th of June; when the second Session will commence, to close the 14th of November.

At the close of each Session, there will be an examination of the Students before the Parents and Guardians, together with the Board of Trustees, and authorized committees.

LAWS OF THE INSTITUTE.

CHAPTER I.

ART. 1. - The President of the College, Governess, Professors and Tutor's, shall be styled the Faculty of the College.

ART. 2. - The President, aided by the other members of the Faculty, as an advisory council, shall be immediately responsible to the Board of Trustees, for the government and instruction of those under his supervision.

ART. 3. - To the President, aided by the male Teachers, shall be committed the control of the manners and domestic habits of the boys; and to the President and Governess, aided by the female Teachers, shall be committed the control of the manners and domestic habits of the girls.

ART. 4. - The President, aided by the council above named, shall have authority to make such regulations as he may deem necessary, for the government and instruction of the students; subject, however, to the inspection and revision of the Board of Trustees.

ART. 5. - Should a change of any of the regulations of the Institute be desired, it must be made by a majority of two-thirds of the members of the Board, and the members of the Faculty, present, and voting.

TERMS OF ADMISSION

CHAPTER II.

ART. 1. - When students are presented for matriculation, they shall be required to subscribe to the Rules and Regulations of the Institute, by pledging themselves to a most strict and faithful compliance with the same, which shall, at the time, be made known to them.

ART. 2. - No student shall be admitted for less time than to the end of the Session (unless by special contract,) or re-admitted without the settlement of the past dues.

ART. 3. - The payment of one half of the regular charge for board and tuition, will be required at the commencement of each session, and the balance at the end of the same. (Note. - This article is suspended until the commencement of the second session.)

ART. 4. - There will be no moneys refunded, or deductions for lost time, except in cases of protracted illness.

ART. 5. - We cannot consent to receive into the School, boys and girls over twelve years of age, boarding at the same place, unless the parent or guardian, and the person boarding same, take all responsibility of the violation of the regulations of the Institute.

MISCELLANEOUS REGULATIONS

CHAPTER III.

ART. 1. - No young lady shall be permitted, at any time during the hours of recreation, to extend her walk beyond the College grounds, unattended by one of the female officers of the Institute - not even with her guardian or a near relation, without the consent of a member of the Faculty.

ART. 2. - Each student of the Institute will be required to attend Divine service, on the Sabbath, accompanied by a member of the Faculty, or some person who will act as guardian; having, at all times, the privilege of selecting, without restraint, the church each student may prefer.

ART. 3. - Parents boarding their children out of the Institution, are respectfully requested to obtain a guarantee from the family with whom they board, that they shall be made to conform, as far as practicable, to the rules of the Institute.

ART. 4. - All families in town, having charge of pupils connected with the Institute are earnestly requested to cooperate with the Trustees and Faculty, in carrying out the non-intercourse laws and regulations of the Institution; and thus prevent the exercise of gallantry, which may become a great obstacle to the prosperity of the School.

ART. 5. - No young lady shall be visited by any person unattended by the President, or Governess, unless it be her parent, guardian, brother, sister or aunt.

ART. 6. - No young lady shall hold correspondence, directly or indirectly, with any gentleman, other than her father, brother, or guardian, upon pain of immediate dismissal from the Institute; and any young gentleman or lady, upon being found accessory to such correspondence, shall be dealt with at the discretion of the Faculty and Board of Trustees.

ART. 7. - Any student over 12 years of age, violating any of the laws or internal regulations of the Institute, after due effort made at reform, may be suspended or expelled, at the discretion of the Trustees and Faculty.

GENERAL INFORMATION.

The government of the Soulesbury Institute, will be mild, kind and persuasive; appealing, in every case, to the moral feelings - but at the same time, firm, unyielding, and strictly impartial.

No pains will be spared on the part of the Faculty, to impart a love for those moral qualities, which shed such a pleasing lustre over the human character.

In imparting instruction, the reviewing and lecturing plan will be pursued; and when a student has gone through a book, we shall be willing for any person to examine said student, upon any principle taught in the work.

The Institute Buildings, when completed, will be commodious, and furnish ample accomodation for a large number of students.

A complete Philosophical, Chemical, Geological and Astronomical Aparatus, will be furnished for the Institute, as soon as practicable.

BATESVILLE:

The seat of Soulesbury Institute, is near the centre of North Arkansas. For healthiness of location, beauty of scenery, correctness of morals, cultivation and refinement of society, it forms one of the most desirable points for the education of young ladies and gentlemen, in the South or West.

Those who selected Batesville as the location for a Conference Male and Female Institute, could not have attained a better situation. We only ask time to show what the institution will do.

N. B. For the internal regulations, see By-Laws.

APPENDIX B

PHOTOGRAPHIC RECORD

The following photographs provide a partial pictorial record of several of the major stages of the Soulesbury Institute-Glenn home. From the first photograph, taken approximately seventy-five years ago, through the last, dated 1973, the architectural changes which reflect the varying tastes and fashions of the owners and the city of Batesville may be seen.

PLATE VI presents the front facade of Glenn Stage-2. Though the Greek Revival influence is visible in the main body of the structure, Victorian additions have been completed. The typically Victorian bay window, and the large, columned porch extending across the front and down the side of the structure are now visible.

PLATE VII represents a transitional period between Glenn Stage-2 and Glenn Stage-3. The only noticeable exterior alterations are the removal of the curved entrance of the front porch, and the removal of some columns, leaving single columns, rather than pairs in most places. The overgrown lawn indicates that the photograph was taken some time after the death of John W. Glenn in 1929, and before E. H. Glenn and his family moved into the house.

PLATE VIII presents the front facade of Glenn Stage-3. The large porch has been reduced, restoring as dominant the Greek Revival character of the home.

PLATE IX shows the house in its present form. As seen in the photograph, no further changes have been made in the front facade of the

structure. The Greek Revival style is dominant with some Victorian characteristics, primarily the bracketed cornice and bay window, included.

PLATE X pictures the rear of the structure as found today. The broken lines indicate the various additions which have been completed in the five developmental stages of the structure's history.



PLATE VI

SOULESBURY INSTITUTE-GLENN HOME
FRONT FACADE
CIRCA 1905



PLATE VII

Soulesbury Institute-Glenn Home
Front Facade
Circa 1929

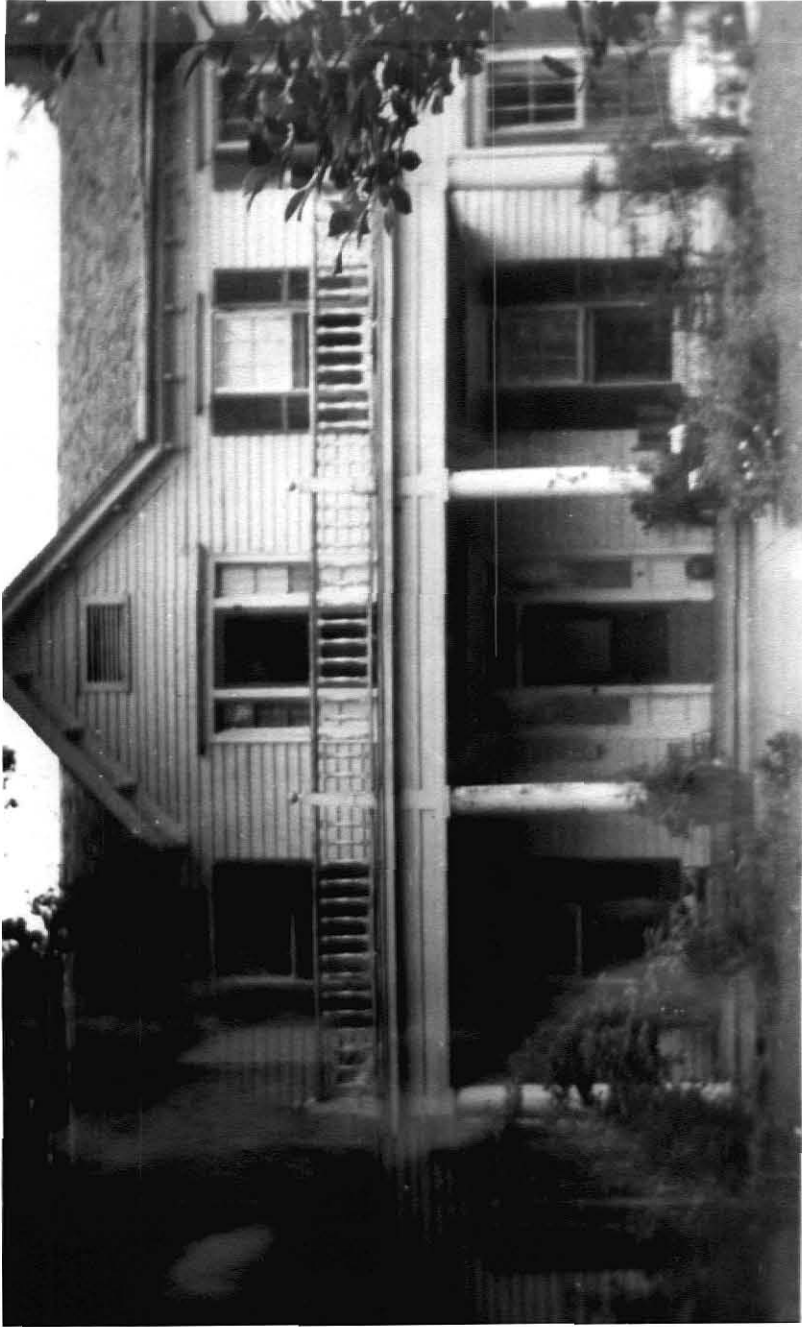


PLATE VIII
SOULESBURY INSTITUTE-GLENN HOME
FRONT FACADE
CIRCA 1950



PLATE IX

Soulesbury Institute-Glenn Home
Front Facade
1973



PLATE X

SOULESBURY INSTITUTE-GLENN HOME
REAR, 1973

APPENDIX C

PROCEDURE & PRICING

The recommended alterations, remodeling, and modernization of the Soulesbury Institute-Glenn home are divided into separate stages in order to establish priorities for the work to be done. Although the owner of the building might secure adequate financing and undertake complete remodeling at one time, many preservationists undertake remodeling in a series of stages, completing one before moving on to the next. Rising construction costs coupled with high interest rates are pushing more and more owners of old homes toward "series remodeling."

Stage One encompasses the major alteration of the structure—the removal of the rear of the ell and much of the back porch area. Alteration at the outset of the remodeling process insures that subsequent improvements—roofing, plumbing, etc.—will not be wasted on space which must eventually be eliminated.

Pricing of this alteration is difficult. No estimates of price ranges are available. However, a rough figure for the cost of this work would fall into the \$2,000 to \$3,000 range.

Stage Two follows closely after the preceding stage. Essentially, it covers the addition of a new kitchen. The kitchen, obviously, is required if the structure is to function as an adequate home during the remainder of the remodeling process.

Pricing again is difficult because of various considerations. Will existing appliances and fixtures be reused? Will all new appliances

be installed? All this influences the total price for the new kitchen. Wiring and plumbing costs may be lowered since work could be included in the new rear wall as it was being completed. Generally, the price of the new kitchen should fall into the \$2,000 to \$3,500 range if many existing fixtures are used, and the \$3,000 to \$4,500 range if new appliances and fixtures are used.

Stage Three covers the basic repairs or improvements required to create a sound structure. There are four major items of concern:

Roofing: The building needs a new roof. Patching is no longer a viable alternative. The altered roof area of the Soulesbury Institute-Glenn home in the suggested remodeling is approximately 2500 square feet. Prices, including labor and materials per square (100 square feet), range from \$15.30 to \$30.00 for 235-lb. asphalt shingles, or from \$3,900 to \$7,500 for the Glenn home. Using the mean price for estimating purposes, the cost of the new roof would be \$5,700.

Foundation: The serious sinking of the foundation of the present structure is most apparent where the fireplaces and double-walled Victorian doors place extra weight on the joists and beams. Pricing, including labor and materials to jack the structure and install a new foundation, is based on the ground floor square footage only. The cost is usually figured at \$2 per square foot. Thus, foundation work on the altered Soulesbury Institute-Glenn home, approximately 2300 square feet, would cost around \$4,600.

Plumbing: While the existing bathrooms of the present structure could be kept, they are not entirely adequate. Considering the total square footage of the home, two bathrooms per floor should be sufficient. Cost estimates generally range from \$375 to \$1,200 for a new half-bath—

mean price \$800, and from \$800 to \$2,000 for a new full-bath—mean price \$1,400. Thus, with recommendations for the Soulesbury Institute-Glenn home calling for two new full-baths upstairs, and one full-bath and one half-bath downstairs, the cost would be roughly \$5,000.

Electrical: The existing electrical system of the house is seriously inadequate. Consisting basically of the original wiring installed when electricity was first introduced in Batesville, the system is overloaded and present a serious threat of fire.

Recommendations for the structure include replacement of the present 30-ampere service entrance with a 200-ampere service entrance, costing approximately \$300. New outlets, switches, and fixtures should be installed where needed. Figuring on a maximum of one hundred outlets, etc. at \$7 apiece, the total would be \$700. In addition, approximately \$1,000 may be budgeted to cover the cost of any new wiring or replacements which may be needed. Thus, a total of roughly \$2,000 is essential to up-date the electrical system of the structure.

Stage Four covers exterior painting and installation of central heating and cooling. These items are placed in a separate stage since they are non-essentials and therefore do not qualify for Stage Three. The building will not collapse if it is not painted. The high ceilings and gas heaters keep the house reasonably cool and warm. However, the structure could better withstand weathering, and provide more comfort to its occupants if these items were added:

Painting: pricing is generally figured at \$1.00 per square foot, including labor and materials. Painting the Soulesbury Institute-Glenn home, roughly 6,000 square feet of exterior surface, would cost around \$6,000.

Heating and Cooling: the recommended system is a zoned, oil-fired, forced-air system. While an electric heating-cooling system would initially fall into the same price range, operating costs would be prohibitive in the old home.

Prices are approximately \$1,200 per 1500 square feet of interior space, and \$65 per outlet, with requirements calling for two outlets per room. Heating and cooling the altered Soulesbury Institute-Glenn home—fifteen rooms, around 4600 square feet—would cost around \$6,650.

Insulating: No insulation is in the existing structure. Installation of central heating and cooling would require that the house be insulated—3-inch minimum for ceilings, and 3-inch minimum for walls. Ceiling insulation batts are estimated at 10¢ per square foot for a total of \$250 for the Glenn home. Blown rather than batt insulation is recommended for the walls. The price range for blown insulation is from 15¢ to 20¢ per square foot, or from \$900 to \$1,200 (mean \$1,050) for this house. Thus, the total cost of insulating the Soulesbury Institute-Glenn home is estimated at \$1,300.

Stage Five encompasses the final recommendation for the house, the enclosure of the downstairs side porch. The porch is a non-essential alteration and may be put off or eliminated at the discretion of the owner. However, it can provide a replacement for the Breakfast Room and a useful all-weather room.

Insulating glass is priced roughly at \$2.30 per square foot. Enclosing the porch would require approximately 800 square feet of glass for an estimated total of \$1,900. A six-foot sliding-glass door may be added for approximately \$300. The total for the Soulesbury Institute-Glenn home would be roughly \$2,200.

From the preceding figures, it may be seen that remodeling the Soulesbury Institute-Glenn home is not prohibitively expensive. Cost estimates range from roughly \$26,000—Stages 1,2, and 3, and the painting of Stage 4—to \$42,000 for all the items listed. The purchase price of the existing building and property must be added to the remodeling price.

As a means of comparison, however, one should consider the typical suburban home. Using a minimum of \$25 per square foot for new construction, the average, three bedroom, 1500 square foot ranch home would cost over \$37,000 to build or buy. Though the totals for the Soulesbury Institute-Glenn home are higher, they are offset by the greater square footage of the house. The price per square foot for remodeling would be considerably lower than that of new construction.

Finally, several points concerning the preceding figures should be made. First, the totals are based on current, 1973 price estimates whenever possible. Second, while some figures may be lower than actual construction or completion might require, others are higher. Price ranges are included whenever possible in order to cover unexpected requirements. Third, all prices are based on national or general averages and would, therefore, be subject to local variations in cost of material, labor, or discounts. Finally, the preceding estimates are based on "professional" prices, including labor. Since much of the work could be completed by non-professionals, or family members, the remodeling totals could be lowered considerably.

RESTORATION? DEMOLITION?
AN ANTEBELLUM HOME

by

DOROTHY KAREN ERICKSON

B. A., Kansas State University, 1970

AN ABSTRACT OF A MASTER'S THESIS

submitted in partial fulfillment of the

requirements for the degree

MASTER OF SCIENCE

Department of Clothing, Textiles, and Interior Design

KANSAS STATE UNIVERSITY
Manhattan, Kansas

1973

RESTORATION? DEMOLITION?
AN ANTEBELLUM HOME

Batesville, Arkansas is like many other small cities and towns scattered throughout the United States. Fearing stagnation, the city is trying to keep pace with changing times. In the name of progress, Batesville is losing its heritage as the old homes and buildings—the visible reminders of the past—come down.

The Soulesbury Institute-Glenn home is one old Batesville home which may soon face its test for continued existence. The structure's hundred and twenty-five year record of growth and development of the city may face two alternatives. First, demolition would open valuable property for new development. Second, preservation or restoration would insure continuation of the visible flow of the city's history. The decision will rest on whether the historic value and preservation potential of the house outweigh the economic or market value of the property.

Examination of the structure reveals five distinct stages in the development of the house. From its initial construction, ca. 1850, through the four major stages of Glenn family occupancy, the house in its architecture has recorded the changing fashions and tastes of the city. This architectural record is irreplaceable.

The improving economic outlook for Batesville through development of industry and tourism increases the preservation potential of the city's old homes and buildings. The growing interest in preservation brings a greater emphasis on imaginative adaptation as an alternative to demolition. The Soulesbury Institute-Glenn home, with its readily adaptable interior

space, could serve in either commercial or residential use while preserving much of its architectural and historical integrity.

The best use, however, for the Soulesbury Institute-Glenn home is continued residential occupancy. As mortgage rates and construction costs for new homes increase, so does the value of this old home with its long history, spacious interior, and quality craftsmanship. Remodeling, and the elimination of superfluous space would create a modernized, liveable home. The visible flow of Batesville's history would be insured.