

United States Department of the Interior  
National Park Service



\$57

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Downtown Troy Historic District

Other names/site number N/A

Name of related Multiple Property Listing N/A

## 2. Location

Street & number Bounded by Annie Avenue, Second Street, Marble Street and Court Street n/a not for publication

City or town Troy n/a vicinity

State Missouri Code MO County Lincoln Code 113 Zip code 63379

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:  A  B  C  D

*Mark A Miles* *Sept 4, 2013*  
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

*Don Edson H. Beall* *10.30.13*  
Signature of the Keeper Date of Action

Downtown Troy Historic District  
Name of Property

Lincoln County, Missouri  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

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

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

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input checked="" type="checkbox"/> | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

|                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/>            | building(s) |
| <input checked="" type="checkbox"/> | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 39           | 15              | buildings    |
| 1            | 0               | sites        |
| 2            | 0               | structures   |
| 0            | 0               | objects      |
| 42           | 15              | <b>Total</b> |

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling  
COMMERCE/TRADE/business, professional, organizational, financial, specialty store, restaurant, warehouse  
SOCIAL/meeting hall  
GOVERNMENT/post office, courthouse, jail, city hall  
RELIGION/religious facility, church school, church-related residence  
RECREATION AND CULTURE/theater, opera house, park  
INDUSTRY/processing site

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/multiple dwelling  
COMMERCE/TRADE/business, professional, organizational, specialty store, restaurant  
SOCIAL/meeting hall  
GOVERNMENT/courthouse  
FUNERARY/funeral home  
RECREATION AND CULTURE/monument, park, museum

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

EARLY REPUBLIC  
MID-19<sup>th</sup> CENTURY  
LATE VICTORIAN  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS  
MODERN MOVEMENT

**Materials**  
(Enter categories from instructions.)

foundation: STONE: limestone  
CONCRETE  
walls: WOOD/log, wood shingle, weatherboard  
METAL/cast iron  
TERRA COTTA  
BRICK  
roof: ASPHALT  
other: GLASS

**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**



Downtown Troy Historic District  
Name of Property

Lincoln County, Missouri  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

Commerce

Architecture

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1832 - 1966

**Significant Dates**

N/A

**Criteria Considerations**

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

Property is:

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Bailey, David

Bachmann, Gustave

Pauly, P.J. & Bro.

Allison, Oscar

Downing & Lockett

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Landmarks Association of St. Louis, Inc.

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Downtown Troy Historic District  
Name of Property

Lincoln County, Missouri  
County and State

**10. Geographical Data**

**Acreeage of Property** 9.3 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

|   |                  |                   |   |                  |                   |
|---|------------------|-------------------|---|------------------|-------------------|
| 1 | <u>38.982467</u> | <u>-90.980855</u> | 3 | <u>38.977568</u> | <u>-90.981208</u> |
|   | Latitude:        | Longitude:        |   | Latitude:        | Longitude:        |
| 2 | <u>38.977940</u> | <u>-90.979395</u> | 4 | <u>38.980475</u> | <u>-90.982790</u> |
|   | Latitude:        | Longitude:        |   | Latitude:        | Longitude:        |

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

|   |       |         |          |   |       |         |          |
|---|-------|---------|----------|---|-------|---------|----------|
| 1 | _____ | _____   | _____    | 3 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |   | Zone  | Easting | Northing |
| 2 | _____ | _____   | _____    | 4 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |   | Zone  | Easting | Northing |

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Ruth Keenoy/Preservation Specialist  
organization Landmarks Association of St. Louis, Inc. date August 12, 2013  
street & number 911 Washington Avenue, Suite 170 telephone 314-421-6474  
city or town St. Louis state MO zip code 63101  
e-mail rkeenoy@landmarks-stl.org

**Additional Documentation**

Submit the following items with the completed form:

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

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Downtown Troy Historic District  
Name of Property

Lincoln County, Missouri  
County and State

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: Downtown Troy Historic District

City or Vicinity: Troy

County: Lincoln State: Missouri

Photographer: Ruth Keenoy

Date  
Photographed: August 23, 2012; April 27, 2010

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 29. 621 Main Street, Troy Marble & Granite; SW
- 2 of 29. Main Street from Marble Street; NW
- 3 of 29. Cabin in Troy Spring Park; SW
- 4 of 29. Troy Spring Park and Cottle-Britton House at 210 Boone Street; SW
- 5 of 29. North side of Boone Street, St. Stephens Methodist Church; NW
- 6 of 29. Union Street from West Wood Street; NW
- 7 of 29. Kuhne Poultry Warehouse – elevation facing Union (171 W. Cherry); SW
- 8 of 29. Lincoln County Jail / Jailer's Residence, 211 W. Collier; NW
- 9 of 29. Lincoln County Courthouse, 201 Main Street; W
- 10 of 29. Sacred Heart Rectory, 80 Main Street; NE
- 11 of 29. Sacred Heart Catholic Church / School, 180 Main Street; SE
- 12 of 29. Bank of Troy, 200 Main Street; SE
- 13 of 29. Western Auto Stores, 307-309 Main Street; NW
- 14 of 29. Main Street from Collier Street; SW
- 15 of 29. West side of Main Street between Cherry and Marble Streets; SW
- 16 of 29. 521-461 Main Street (west side); SW
- 17 of 29. 397-521 Main Street (west side); NW
- 18 of 29. East side of Main Street from Marble Street; NE
- 19 of 29. 580-600 Main Street (east side); NE
- 20 of 29. 380-560 Main Street (east side); NE
- 21 of 29. 380-530 Main Street (east side); NE
- 22 of 29. 400-580 Main Street (east side); SE
- 23 of 29. 320-398 Main Street (east side); NE
- 24 of 29. 300-380 Main Street (east side); SE
- 25 of 29. 260-380 Main Street (east side); SE
- 26 of 29. E. Wood Street, south side; SW
- 27 of 29. E. Cherry Street, south side; SW
- 28 of 29. E. Cherry Street, north side; NW
- 29 of 29. Corner Collier and Second Streets; NW



Downtown Troy Historic District  
Name of Property

Lincoln County, Missouri  
County and State

**Figure Log:**

Include figures on continuation pages at the end of the nomination.

1. Troy Spring Park, site of Woods' Fort, c. 1910.
2. Lincoln County Courthouse in Troy (c. 1940).
3. Town of Troy, c. 1878.
4. Downtown Troy; view is north from Main and Boone Streets, 1876.
5. View of downtown Troy c. 1878.
6. Troy 1895, Sanborn Fire Insurance Map.
7. 1902 Sanborn Map of Troy that illustrates the district.
8. 1913 Sanborn Map of Troy that illustrates the district.
9. African-American soldiers recruited for World War I, 1917.
10. Troy Marble & Granite Works, 1924.
11. Kuhne Poultry Processing complex, c. 1920.
12. Detail of Kuhne Processing Plant on West Cherry Street. (Sanborn Fire Insurance Map, 1927).
13. View of Main Street during the early 1920s.
14. Main Street in 1947.
15. Main Street from its intersection with Wood Street, 1950s.
16. I.O.O.F. Hall constructed in 1892 and 1925.
17. 400 – 430 Main Street.
18. Mesker Brothers cast iron storefronts advertised in the company's 1902 catalog.

National Register of Historic Places  
 Continuation Sheet

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|--|
| <b>Name of Property:</b> Downtown Troy Historic District |
| <b>County and State:</b> Lincoln County, Missouri        |
| <b>Name of multiple listing (if applicable):</b> N/A     |

Section number 7 Page 1

**Summary**

The Downtown Troy Historic District is situated in Lincoln County, Missouri, within the city limits of Troy. The district includes 57 properties, 42 of which contribute to the district. Fifteen (15) resources are noncontributing to the district including six (6) outbuildings, six (6) altered buildings constructed during the period of significance, two (2) commemorative buildings constructed outside the period of significance, and one (1) building constructed after the period of significance. The district is roughly bounded by Annie Avenue (north), Second Street (east), Marble and Cap au Gris Streets (south) and Court Street (west). Most of the district's properties are commercial in use and border the east and west sides of Main Street. Main Street extends north/south through the heart of the district, intersected east/west by Marble, Cap Au Gris, Boone, Wood, Cherry, Collier and College Streets. A few of the district's properties are located on Second, Boone, Cherry, Collier and Wood Streets. Union and Second Streets primarily serve as alleys, providing parking areas and rear access to many of the businesses on Main Street. Contemporary concrete sidewalks and street lamps extend along the east and west sides of Main Street. Sidewalks are also in place along the north/south sides of Wood, Cherry and Collier Streets. Of note is the Lincoln County courthouse, situated near the northwest corner of the district at 201 Main Street. Park-like settings are associated with the courthouse grounds and Troy's Spring Park, a commemorative site located near the district's southwest corner at the intersection of Main and Boone Streets. The district is relatively hilly with the north end (featuring the courthouse and its landscaped grounds) at a higher elevation than the southern end of the district (near Marble/Cap au Gris Streets). The aforementioned parks that are associated with the courthouse and Woods' Fort site anchor the north and south ends of the district. Both parks are situated on the west side of Main Street.

The **period of significance** coincides with the district's earliest building, the Sherman Cottle House (210 Boone Street), constructed in **1832** and extends through **1966**, associated with the district's most recently constructed contributing property, the former Bank of Troy (200 Main Street). The district is **locally significant** as Troy's primary center of commercial development (**Criterion A**) and for its architectural contributions (**Criterion C**). Table 1 provides a list of the district's properties, as well as the properties' associated addresses, years of construction and contributing / noncontributing status. Table 2 provides the guidelines utilized to determine whether properties are contributing (or noncontributing) to the district.

**Table 1. Downtown Troy Historic District Properties.**

| Address    | Lot #      | Year Built | Historic/Common Name          | Owner/Occupants/Other | C/NC |
|------------|------------|------------|-------------------------------|-----------------------|------|
| 210 Boone  | 189        | 1832       | Sherman Cottle House          | Britton House         | C    |
| 211 Boone  | 188        | 1900-1901  | St. Stephens Methodist Church | Vacant                | C    |
| 170 Cherry | 184<br>185 | c. 1900    | The Leader /Kroger            | Sheller Insurance     | NC   |

National Register of Historic Places  
 Continuation Sheet

Section number 7 Page 2

**Name of Property:** Downtown Troy Historic District  
**County and State:** Lincoln County, Missouri  
**Name of multiple listing (if applicable):** N/A

| Address              | Lot #                    | Year Built  | Historic/Common Name                      | Owner/Occupants/Other                     | C/NC            |
|----------------------|--------------------------|-------------|---|---|-----------------|
| 171 Cherry           | 183                      | c. 1910     | Kuhne Brothers/Ice House                  | Flashback Tattoo                          | C               |
| 175 Cherry           | 136                      | 1922        | Troy Free Press                           | Thrift store                              | C               |
| 180 Cherry           | 110                      | 1924        | Turnbull Motor Company                    | Vacant                                    | C               |
| 185 Cherry           | 109                      | c. 1925     | M.C. Foster's Bus Line                    | The Treasure Shop                         | NC              |
| 211 Collier          | 200                      | 1876        | Lincoln County Jail/Jailer's House        | L.C. Historical & Archaeological Society  | C               |
| SW Corner Boone/Main | 166                      | 1918, 1976  | Site of Woods Fort / Old Town Spring Park | Commemorative site includes two NC cabins | C (1)<br>NC (2) |
| 80 Main              | 132                      | 1960        | Sacred Heart Rectory                      | Child Care                                | C               |
| 80a / 80b Main       | 132                      | c. 2000     | n/a                                       | Two outbuildings                          | NC (2)          |
| 180 Main             | 131-132                  | 1954        | Sacred Heart Catholic Church & School     | Stefanina's Restaurant                    | C               |
| 200 Main             | 133                      | 1966        | Bank of Troy                              | Credit Union                              | C               |
| 201 Main             | 158<br>159<br>180<br>181 | 1869 - 1870 | Lincoln County Courthouse                 | Lincoln County Government                 | C               |
| 260 Main             | 134                      | c. 1925     | Troy Post Office                          | Lincoln Title Company                     | C               |
| 300 Main             | 135                      | 1927        | Hanni Motors/Trojan Theater               | Accountants/Pawn Shop                     | C               |
| 307 Main             | 162                      | 1964        | Western Auto (annex)                      | Home Health Supplies                      | C               |
| 307a Main            | 162                      | 1971        | n/a                                       | Outbuilding                               | NC              |
| 309 Main             | 160                      | 1946        | Curt Building-Western Auto                | Appliance Store                           | C               |
| 320 Main             | 135                      | c. 1910     | Barber Shop                               | Lincoln Co. Farmer's Ins. Co.             | C               |
| 320a Main            | 135                      | c. 2010     | n/a                                       | Outbuilding                               | NC              |
| 340 Main             | 135                      | c. 1940     | Bessie Mae Shop                           | Vacant                                    | C               |
| 350 Main             | 135                      | c. 1950     | Finley's Shoe Store                       | Shoe Store                                | C               |
| 360 Main             | 136                      | c. 1940     | Shorty & Mac's Barber Shop                | Vacant                                    | C               |
| 380 Main             | 136                      | c. 1890     | Post Office                               | Steak & Wine Haus                         | C               |
| 398 Main             | 134                      | 1906        | Farmers & Merchants Bank / Masonic Lodge  | Mattress shop                             | C               |
| 399 Main             | 161                      | 1991        | Jewelry Store                             | Resale Store                              | NC              |
| 400 Main             | 137                      | 1871        | Withrow Harness Shop                      | Lincoln Co. Jewelry                       | C               |
| 409 Main             | 162                      | 1892; 1925  | I.O.O.F. Lodge / People's Bank            | All About Home                            | C               |
| 421 Main             | 162                      | c. 1880     | Troy Bakery & Restaurant                  | Law office                                | C               |
| 430 Main             | 137                      | c. 1875     | Old Drug Store                            | Insurance/Flooring                        | C               |
| 440 Main             | 137                      | c. 1890     | IGA (original location)                   | Mustang Sally's Bar                       | C               |
| 441-51 Main          | 163                      | 1928        | City Hall                                 | Craft shop/hair salon                     | C               |
| 450 Main             | 137                      | c. 1870     | Creech Dry Goods/Dept. Store              | Vacant                                    | C               |
| 461-65 Main          | 164                      | 1928        | Troy Building                             |   | C               |
| 474 Main             | 138                      | 1952        | Erdsiek's Pharmacy                        | Good Times Bar                            | C               |



National Register of Historic Places  
 Continuation Sheet

Section number 7 Page 3

**Name of Property:** Downtown Troy Historic District  
**County and State:** Lincoln County, Missouri  
**Name of multiple listing (if applicable):** N/A

| Address              | Lot #   | Year Built | Historic/Common Name               | Owner/Occupants/Other   | C/NC |
|----------------------|---------|------------|------------------------------------|-------------------------|------|
| 480 Main             | 138     | c. 1945    | Skelly (Mack's) Svc. Station       | Headlines Salon/Spa     | NC   |
| 481 Main             | 164     | c. 1928    | Sheller / Russell Hardware         |                         | C    |
| 499 Main             | 164     | 1871       | Yellow Drugstore                   | Music Shop              | C    |
| 501 Main             | 165     | 1897       | Dyer Building                      | Gallery/Arts Council    | C    |
| 521 Main             | 165     | 1890       | Opera House                        | Hechler's Hearth & Home | C    |
| 530 Main             | 139     | 1891-96    | Kempf-Hechler Building             | Hechler's Hardware      | C    |
| 530a Main            | 114     | 1837/1851  | Universalist Church / Masonic Hall | Hechler's Gifts         | C    |
| 530b Main            | 139     | 1919       | n/a                                | Altered outbuilding     | NC   |
| 560 Main             | 114     | 1876-1886  | Kemper's Furniture                 | Troy Furniture/Carpet   | C    |
| 560a Main            | 140     | c. 2000    | n/a                                | Outbuilding             | NC   |
| 580 Main             | 140     | c. 1840    | Block Brothers                     | Troy Furniture/Carpet   | NC   |
| 600 Main             | 141     | 1929       | Lincoln County Motor Co.           | TFC Flooring            | C    |
| 611 Main             | 166     | 1937       | United Baptist Church              | Troy Lodge AF&AM        | C    |
| 621 Main             | 167     | 1919       | Troy Marble & Granite              | Troy Marble & Granite   | C    |
| 541 Second           | 114     | 1859       | Troy Christian Church              | Elk's Lodge             | NC   |
| 201 W. Wood          | 186     | c. 1940    | Mental health clinic               | Residence               | NC   |
| SW College and Court | 200     | n/a        | Public lot                         | Public parking lot      | C    |
| NW Second and Wood   | 111-112 | n/a        | Public lot                         | Public parking lot      | C    |

**Integrity Discussion**

Troy's Downtown District holds a unique collection of commercial, residential, social and religious buildings that illustrate the city's history and commercial importance to Lincoln County during the nineteenth- and twentieth-centuries. Most of the district's buildings retain their original appearance, though modifications over the years have been made to update many older buildings so that they remained viable and in use over the years. A few properties have been modified to a point that they no longer appear as they did originally. The following table provides the general guidelines established to evaluate altered properties and determine whether they are contributing – or noncontributing – to the district. Three of the district's altered contributing properties – the former Trojan Theater at 300 Main Street, the Universalist Church/Masonic Temple at 530(b) Main Street and Creech Dry Goods at 450 Main Street – are discussed in greater detail below.

**Table 2. Integrity Evaluation – Contributing vs. Noncontributing Properties.**

| Type of Alteration  | Acceptable and included as a contributing property <i>if</i> . . .   |
|---|--|
| Façade Alterations (i.e., the addition of siding or stucco) | The façade alteration occurred during the period of significance and does not obscure historic features such as original windows/door surrounds. |

National Register of Historic Places  
 Continuation Sheet

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| <b>Name of Property:</b> Downtown Troy Historic District |
| <b>County and State:</b> Lincoln County, Missouri        |
| <b>Name of multiple listing (if applicable):</b> N/A     |

Section number 7 Page 4

| <b>Type of Alteration</b>      | <b>Acceptable and included as a contributing property if . . .</b>  |
|--------------------------------|---|
| Replacement Windows            | Windows are not significantly altered in terms of placement, size and shape; and decorative embellishments (such as ornamental hoods) remain intact.  |
| Entrance Remodeled or Replaced | Entry retains a commercial style door that is similar to the original and recognizable as such. In rare instances commercial windows may replace former entries but only if they in no way detract from illustrating the building's historic use and fail to eliminate physical characteristics that pertain to the building's architectural and historical significance.   |
| Additions                      | The addition is not out of scale and out of character with the streetscape in that it alters the original form, plan and streetscape view. Additions on facades that obscure primary elevations are not acceptable unless they specifically illustrate an important part of the district's historical and/or historical significance.   |
| Multiple Alterations           | More than two of the above alterations do not occur in a single property. For example, properties with replacement windows, modern siding and significantly altered entries would likely be noncontributing; whereas a property with modified doors and windows may still contribute to the district. This is based on the fact that when multiple alterations occur, the historic exterior fabric may no longer convey integrity of design and/or workmanship. |

**300 Main Street** – Hanni Motors/Trojan Theater. This building is Troy's sole exception to the general rule regarding façade alterations. While it is true that the building's current façade bears no resemblance to the building's original main elevation, the reconstructed false façade clearly contributes to the district as it illustrates the building's use as a theater. Additionally, the alteration was completed during the period of significance.

**530a Main Street** – Hechler's Gifts (Universalist Church/Masonic Hall). This unique Greek Revival influenced building was partially constructed in 1837 and completed in 1851. Over the years, the building has been altered several times. When used as a church/lodge the building supported a belfry (removed). In 1906, the building was converted to commercial use and altered once again with an added frame storefront. Today the building remains in use and although it no longer retains a first-story façade entrance, it holds large commercial style windows on the first-story level, reflecting its use throughout the twentieth-century. Additionally, the building retains its distinctive upper façade appearance that is a striking contrast to Troy's traditional commercial style buildings in the district. Based on the retention of the property's most significant architectural details – which clearly illustrate its original use and architectural details, the building is a contributing feature of the district.

**450 Main Street** – Creech Dry Goods. The building at 450 Main Street was constructed as a dry goods / department store c. 1870. The façade currently supports a large contemporary awning that is inconsistent with the period of significance. This feature has not, however, altered or damaged

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 7 Page 5

the original façade details that remain intact and visible, including the upper story façade windows that retain Italianate style detailing. Original window configuration is also intact as are upper façade brick details. Additionally, the first-story commercial configuration is intact and reflects the building's historic use and appearance. Removal of the awning would not require extensive restoration to the building's original fabric. The building is a contributing feature of the district.

### Narrative Description

#### Boone Street

##### **210 Boone Street (Contributing)**

Situated at 210 Boone Street is the **Cottle/Britton House**, constructed c. 1832 for Sherman Cottle. The Cottle House is a two-story Federal style dwelling with an asphalt-shingled roof, exterior weatherboard siding and a limestone foundation. The house has an end-gable plan with interior end brick chimneys, gable returns and a primary (east) elevation one-story central porch. Within the porch bay is a central entry with a wood panel door. Above the door is an original transom. The porch, supported by four square columns, has a flat roof with a second-floor balustrade surrounding a second-story entry. The upper story entrance is similar in appearance to the first-story entry. Frame steps lead to the raised porch, which is surrounded by a frame balustrade. Single windows of 12-over-12 lights flank the façade's upper and lower doors. The dwelling has a rear two-story ell. The ell supports a one-story porch on the north elevation. This secondary porch is off-center and similar in design to the façade porch with a frame balustrade and a second-story entry/balustrade. Two doors are situated within the north façade porch bay. One entry faces Boone Street (north) and the second entry faces west. Both entrances hold wood paneled doors. Side (north/south) and rear ell windows are 12-over-12 double-hung design. At the southwest corner of the dwelling is a one-story frame wing with weatherboard siding and a shed roof.

##### **211 Boone Street (Contributing)**

Located at 211 Boone Street is the former **St. Stephens United Methodist Church**, most recently used as a funeral chapel. The church was constructed in 1900-1901. The building has a rear (west elevation) educational wing constructed in 1950-1951. The church is a Shingle style building with a steeply pitched, asphalt-shingled gabled roof, exterior brick walls and a raised limestone foundation. The primary (east) elevation faces Union Street. Flanking the primary wing/façade are corner tower bays with flared pyramidal, asphalt-shingled roofs. The southeast tower is one-story in height; the northeast tower is two-and-a-half stories in height and serves as a belfry. Situated on the central façade (recessed between the tower bays) is an open platform/stoop with concrete stairs at either end (north/south) of the stoop. The stairs frame a lower level entrance (below the stoop) that holds a single-light wood panel door flanked by



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

sidelights. Doors are also located at the stoop level, providing entry via both tower wings at either end (north/south) of the elevation. The north tower wing has louvered openings on all elevations. Both towers are clad with decorative wood shingles and hold stained glass lights on the east, north, and south walls. Within the façade's gable field is a large stained glass light. The stained-glass window is separated horizontally by a decorative sawtooth wood band. The lower half of the window has three two-over-two (horizontal sash) stained glass lights further divided vertically by engaged frame pilasters. The upper half of the window bay is arched and similar in design to the lower window. The front gable field has diamond-shaped and fish scale shingles. Decorative arched wood patterns surround the upper façade window. A louvered vent above the large arched window has a triangular wood pendant below the sill. The building's side elevations (north and south) hold stained glass lights. The north elevation windows are paired triple-sash design. The south elevation windows are also triple-sash but placed as groups of three. The rear 1950s educational wing (southwest corner) has exterior six-course brick walls and a steeply pitched cross-gabled roof. Several slender stained glass lights extend the full height of the rear wing. Another brick wing is attached at the northwest corner of the church. This wing has a flat roof with metal coping and ten-light, steel sash windows. At the building's north elevation (east of the rear flat roof corner wing) is another projecting one-story wing with a steeply pitched hipped roof.

### Cherry Street

#### **170 W. Cherry Street (Noncontributing)**

170 W. Cherry Street is a one-story brick commercial building constructed c. 1900 as a newspaper office for *The Leader* and later used as a grocery store. The false stepped façade (north elevation) has been extensively altered with the addition of synthetic siding. Façade windows are double-hung replacement with nine-light muntins. The façade also holds paired modern doors that are centered on the elevation. Above the doors is a fanlight transom (not original). The side and rear elevations retain exterior brick walls and original windows. The east end of the building holds a one-story brick wing (c. 1940) with a flat roof and eight-light awning windows with steel sashes. The wing has a concrete foundation. The remaining building has a limestone foundation. An original glass block surround is visible on the north elevation of the wing. Due to the c. 2000 façade alterations that include new windows, doors and exterior synthetic siding, the building is noncontributing to the district.

#### **171 W. Cherry Street (Contributing)**

The building at 171 W. Cherry Street was constructed c. 1910 as **Kuhne Brothers** poultry manufacturing / ice warehouse. The two-story rectangular plan building has a low hipped asphalt-shingled roof, exterior textured concrete block walls and a poured concrete foundation. At the crest of the roof is a frame (original) louvered gable monitor/vent. The primary (south) elevation holds three recessed storefronts. These hold single-light doors offset by commercial

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

style windows. The central storefront has an added canvas awning. Although the building has had most secondary elevation doors and windows replaced, original openings are intact. Original two-over-two windows remain on the west elevation.

**175 E. Cherry Street (Contributing)**

The *Troy Free Press* building at 175 E. Cherry Street was constructed in 1922. The one-story building has a flat roof, exterior brick walls and a concrete foundation. At the southwest corner of the façade is the primary entry bay. The entrance has been altered with the addition of a contemporary glass and metal commercial style door. The transom above the door is covered with plywood, as are façade window transoms. The entry is offset at the east by three fixed sash original commercial style windows. The door and windows are surrounded by glazed white brick which also adorns the upper façade wall and corner entry elevation above the door. The façade also retains an original painted sign – “Troy Free Press” – visible on the upper façade and surrounded by a glazed brick rectangle. Stepped brick corbelling extends horizontally above the façade’s glazed brick band. Windows on the north elevation have been altered and hold one-over-one aluminum sash lights. The roofline is stepped with metal coping.

**180 E. Cherry Street (Contributing)**

The building at 180 E. Cherry Street was constructed as an automobile dealership in 1924 for **Turnbull Motor Company**. The property was later used as a bus station. The former auto dealership is a brick one-story building that has been minimally altered since construction. The primary (north) elevation is built up at the façade and features an original band of stepped decorative brick pendants along upper façade wall. Below the patterned brick, the building bears the painted sign for “Turnbull’s Bus Line.” Fainter painted signs appear on the west wall (which appears to be for a grocery store) and the east wall (for a Plymouth dealership). There is an original commercial style window on the east end of the primary elevation. Above the window is a multi-light band. The window is offset by a garage bay with an overhead track door, and also by a commercial single-light door and a one-over-one window. The south elevation has a commercial style window similar in configuration to the north elevation window. There are one-story brick wings on the east and west elevations. The east wing has two garage bays (north elevation) with modern overhead track doors. This wing is constructed of hollow core tile and the façade is covered with brick. The west wing, which appears older, has a north elevation garage bay and a brick flue. Both the main building block and the wings have metal roofline coping.

**185 E. Cherry Street (Noncontributing)**

The building at 185 E. Cherry Street was constructed c. 1925 and used as a garage for 180 E. Cherry. The property is a one-story brick building with a primary (south elevation) central recessed entrance. The entry is flanked by fixed-sash commercial style windows with paired lights. All of the building’s doors and windows are replacement c. 1990 design. Evidence of an original window configuration on the east elevation indicates that this elevation formerly held

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

arched, double-hung windows. A modern wood awning extends along the façade above the entry and windows. The roofline is stepped with metal coping. Due to extensive alterations, c. 1900, the building does not retain sufficient integrity to contribute to the district.

### Collier Street

#### **211 West Collier Street (Contributing)**

The building at 211 W. Collier Street was constructed as the **Lincoln County Jail and Jailer's Residence** by P.J. Pauley & Bro. in 1870. The property consists of two adjoined buildings, both of which are brick. At the west end of the complex is a one-story jail with a flat roof. Access to the jail was via the jailer's residence – a two-story brick Italianate building at the east end of the property. The jail is Gothic Revival with corner brick buttresses and a stepped corbel table near the roofline. A single gothic arched window is noted at the north elevation of the brick ell that connects the jail to the residential two-story wing. Remaining windows on the jail wing have limestone bell arches. All of the jail's windows are covered with exterior vertical iron bars. The two-story residential wing has a low hipped roof clad with asphalt shingles, exterior five-course common bond brick walls and a limestone foundation. The residence has off-center entrances on the south and north elevations. The south elevation retains an original wood paneled door with a single-light transom. The door is offset at the east by a single window. Paired Italianate brackets are visible below the roofline cornice. All of the windows are two-over-two, double-hung design with stone swag arches and stone sills. The property is currently utilized by the Lincoln County Historical & Archaeological Society.

### Main Street

#### **Southwest Corner Main and Boone Streets (Contributing – 1) (Noncontributing – 2)**

Spring Park commemorates Troy's first settlement, **Woods' Fort**. The park in its present form was created in 1918 and is a contributing resource. The site is a public park situated along the west side of Main Street at its intersection with Boone Street. Within the park are two log buildings constructed in 1976. The cabins are noncontributing because they were constructed after the period of significance. A round granite monument with a flat circular limestone base, erected in 1918, is located near the northeast corner of the parcel. A stone water fountain (c. 1935) is located at the western edge of the park. The site is surrounded by a public sidewalk at the east and north. The log buildings on the site have wooden shingled gabled roofs and exterior dovetail notched log walls. Both buildings face east toward Main Street. The south building is an outbuilding with a gable-front plan. The façade holds a single door of vertical board construction. Side (north and south) elevations have single sash windows. The residential style cabin is situated north of the outbuilding. The single pen cabin's façade holds a central vertical board door with a small single-light window. Offsetting the entrance to the south is a six-light single-



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 7 Page 9

sash window. The north elevation has an exterior end limestone chimney. There is a single vertical wood door on the rear (west) elevation and a single window on the south elevation.

**80 Main Street (Contributing)**

80 Main Street is a two-story building constructed in 1960 as the **Sacred Heart Catholic Church Rectory**. The former dwelling has a low gabled, asphalt shingled roof, exterior brick walls and a concrete foundation. The foundation is scored on the north, east and south elevations to imitate stone. The façade (west elevation) holds a central one-story porch with projecting limestone walls that support a low front-gabled roof. Granite steps lead to the primary entrance which holds a single-light paneled door surrounded by sidelights and a transom. A projecting low limestone wall flanks either side of the entrance, creating planting beds on either side of the entry and obscuring the primary foundation wall. Windows on the first-story façade are two-by-two sliding design. Upper story façade windows are double-hung. Remaining elevation windows are one-over-one, double-hung design.

**80a/b Main Street (Noncontributing - 2)**

Situated east of the former rectory at 80 Main Street are two detached buildings constructed c. 2000. The buildings include a two-bay prefabricated garage and single-story building used as a child care center. The latter building has a high hipped, asphalt-shingled roof. Both buildings have been recently constructed and lack any historical association with the rectory.

**180 Main Street (Contributing)**

The property at 180 Main Street was constructed in 1954 as the **Sacred Heart Catholic Church and School**. The property is currently a restaurant. The building has been altered very little (interior and exterior) since construction. The building has a low gabled asphalt-shingled roof, exterior brick walls and a concrete foundation. The façade (west elevation) has a flat gabled portico with glass block and concrete walls leading to paired glass and metal doors. Flanking the portico are six-light, horizontal aluminum sash stained glass windows. The window design is repeated on side (north/south) elevations. The rear (east) end of the building supports a one-story L-plan brick and concrete wing that was originally a school. The foundation is raised and basement windows (north/south elevations) are glass block. An asphalt paved parking lot surrounds the building.

**200 Main Street (Contributing)**

The building at 200 Main Street was constructed in 1966 as the **Bank of Troy**. The building is currently used as a credit union. The property is a modern influenced bank building with single-light commercial doors on the east (primary) and rear (west) elevations. The building has a flat roof and exterior brick walls. Windows are single-sash fixed design and are recessed, as is the primary entry bay on the west elevation. A canopy awning, which extends above the entrances and the primary elevation windows, is supported by metal columns. The south end of the façade

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

retains an overnight deposit box. A secondary recessed entry similar to that on the façade – but smaller in scale with paired glass and metal commercial doors – is situated on the north (side) elevation. The rear (east) elevation supports a drive-through window. An asphalt paved parking lot surrounds the east and north ends of the parcel. Near the northwest corner of the lot, adjacent to the sidewalk, is a large freestanding analog clock on a pedestal.

### 201 Main Street (Contributing)

The **Lincoln County Courthouse**, located at 201 Main Street, was constructed in 1869-1870. The building was designed by Gustave Bachmann, and the contractor was Edwards & Griffith. The property is a two-story brick Georgian style courthouse with a hipped asphalt shingled roof, exterior common bond brick walls and a limestone foundation. At the center of the roofline is an octagonal cupola/dome with an asphalt-shingled cap and a finial. The cupola features dentilled trim near the cap and is clad with weatherboard siding. Arched eight light windows surround the cupola which rests on a frame platform surrounded by a decorative iron balconet. The building's primary elevation supports a similar style balconet on the roof of the façade porch. The façade entry/porch, which is centered on the east elevation, has a flat roof supported by Corinthian columns. The primary entrance is situated centrally within the porch bay and holds original paired doors of single-light, four-panel design. A large sunburst transom is situated above the doors. The entrance is mirrored at the second-floor level (leading to the balconet). Single windows of two-over-two design flank the façade doors. A fanlight opening is visible within the pediment above the porch bay. Windows on the remaining elevations are two-over-two design with brick arches and sills. The building has a rear two-story addition (west elevation). The north elevation of this wing has arched recesses that mimic window bays. A much smaller one-story addition is situated at the southeast corner of the courthouse. The grounds surrounding the north, east and south sides of the building are grass-covered and form a raised hill, which emphasizes the prominence of the building and its location within the district. Concrete sidewalks surround the lot. The east (front) lawn features free-standing light fixtures, park benches and bird baths. A centered walkway with steps leads from the walk bordering the west side of Main Street to the primary portico. Northeast of the building, the associated lot supports a granite war memorial erected in 1971. The southeast corner of the grounds supports a freestanding flag pole resting on a concrete base.

### 260 Main Street (Contributing)

The building at 260 Main Street was constructed c. 1925 and used as a **post office** (west / primary side) and auto accessories store (east / rear side). This two-story brick commercial building has a poured concrete foundation and stepped built-up side elevations that obscure views of the roof. The façade (west elevation) has two entrances facing Main Street on the first floor level. At the north end of the elevation are paired single-light, wood paneled doors. A transom above the doors is enclosed. The entry is offset by two single replacement windows of one-over-one design. The adjacent sidewalk is stepped at the facade's center and provides service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

to a central door (situated lower than the north entrance). This entry holds a single-light commercial style door with an enclosed transom. A metal awning extends above the entrance. The south end of the façade holds bays that have been partially filled and altered with contemporary six-over-six paired windows. Entrances and windows (on all elevations) retain original jack arches and limestone sills. The upper façade holds five windows of replacement one-over-one design. Above the windows is a decorative brick rectangular pattern. Above the brick band is a terra cotta tile cornice with dentils. A secondary commercial style recessed entrance is situated on the south elevation facing Collier Street. Windows on the south and rear (east) elevations are one-over-one design. The rear elevation has an upper (second-story) level entrance accessed via metal stairs. Rear elevation windows have single-light transoms. There is no fenestration on the north elevation.

**300 Main Street (Contributing)**

The two-story building at 300 Main Street was constructed in 1927 as an automobile dealership for **Hanni Motor Company**. The building was renovated as the **Trojan Theater** c. 1940. It is believed that a portion of the building (foundation and brick walls) are remnants of the Laclede Hotel, which burned in 1888. The building has a low gabled roof and a built-up Art Deco style façade clad with stucco that is consistent with the property's use as a theater. Contrasting lighter bands of stucco are noted in the upper false façade that create a streamlined decorative motif. The lower level of the elevation has an off-center (north end) recessed theater entrance with a projecting beveled bay that served as a ticket booth. The booth has an Ozark stone base and upper fixed-sash windows on the projecting elevations. Single-light commercial style doors flank the ticket booth. Recessed poster/advertising bays flank the theater entrance. South of the former entrance/ticketing area, the façade holds four linear fixed sash contemporary windows. A single door offsets the altered commercial bay on the south elevation. This opening holds a contemporary multi-panel door. The second story of the façade holds four single windows with replacement one-over-one lights. The north elevation facing Collier Street holds an enclosed bay that was utilized as an entrance when the theater supported segregated seating.

**307 Main Street (Contributing)**

The building was constructed in 1964 as a **Western Auto** store, replacing an earlier location at 309 Main Street. The building is a one-story brick commercial property with a low gabled roof and exterior brick walls. The building's primary (east) elevation features a continuous band of single-pane commercial style windows. Centered on the façade are paired glass and aluminum commercial style doors. A flat concrete awning extends above the windows and entry on the façade. A thin band of concrete serves as a sill below the windows. Above the façade awning, the elevation is clad with prefabricated metal siding. The gable field is filled with prefabricated siding. There is no fenestration on the north elevation. A rear concrete block addition (west end of the building, constructed c. 1971) has a single-window on the north elevation. The rear addition supports a west elevation entry and a flat roof with metal roofline coping.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

**307a Main Street (Noncontributing)**

West of 307 Main Street is a prefabricated warehouse constructed in 1971.

**309 Main Street (Contributing)**

The building at 309 Main Street was constructed in 1946 as a **Western Auto** store. This one-story commercial building has a brick exterior and a flat roof. The façade has a central recessed entrance with a solid wood door. The entry is flanked by commercial style glass windows. Above the entry is an original transom light. A wide band of decorative brick extends the full width of the upper façade. The south elevation has trompe l'oeil painted windows. The roofline is stepped and has terra cotta coping.

**320 Main Street (Contributing)**

320 Main Street was constructed c. 1910 and held a **barber shop**. The building is a two-story brick commercial property with a flat roof. The lower façade storefront was updated c. 1980 with glass and aluminum commercial style windows and doors. There are two entries on the lower façade, both of which are set within the southern half of the elevation. Below the windows (lower level) is scored concrete that mimics a laid brick pattern. Above the windows/doors is a canvas awning that bears the name of the business establishment using the building. Upper story windows retain original brick arches and concrete sills. A decorative cast iron band is visible on the upper façade near the roofline. Metal coping caps the elevation walls.

**320a Main Street (Noncontributing)**

East of 320 Main Street is a prefabricated outbuilding constructed c. 2010. The outbuilding has a front-gabled roof, synthetic siding and a central entry (east) elevation flanked by double-hung windows. A ramp covered by an awning leads to the entry. The building rests on a concrete slab.

**340 Main Street (Contributing)**

The property at 340 Main Street is a one-story commercial building constructed c. 1940 as the **Bessie Mae Shop**. The building has a flat roof, exterior brick façade and a fixed three-light commercial window that is offset by a recessed entry. The entrance holds a single-light commercial style door with a modified enclosed surround. A decorative brick band extends along the façade above the window/door. Above this band, the façade holds diamond-shaped brick detailing. There is metal coping along the roofline.

**350 Main Street (Contributing)**

The building at 350 Main Street was constructed c. 1950 as a **shoe store**. The one-story commercial building is an unadorned rectangular building with a flat roof and exterior brick façade. The façade features two single-light commercial style doors at the center of the elevation – each of which provides entry to a separate store/commercial space. A projecting brick party

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

wall divides the doors. Each of the entrances is offset by two fixed-light commercial style windows that appear to be original. An asphalt-clad awning (c. 2000) supported by wood columns extends above the entrances and windows facing the sidewalk. This feature is not out of character as the property had a similar scale awning during the period of significance. Louvered vents are visible in the upper façade wall above the awning.

### **360 Main Street (Contributing)**

The building at 360 Main Street was constructed c. 1940 as a **barber shop**. The property is a one-story commercial property with a flat roof, stucco exterior and Carrara glass below the commercial storefront window. An off-center entry with a recessed bay is situated at the south end of the elevation. The entry holds a single-light commercial style door with an overhead transom (replacement) light. A commercial window is situated at the east end of the elevation and holds three (replacement) single-sash lights. A canvas awning extends above the entrance and window. Terra cotta tile coping extends horizontally across the roofline/upper exterior wall.

### **380 Main Street (Contributing)**

This two-story brick commercial building was constructed c. 1890 and originally held a **post office**. The building was recently remodeled but retains its overall original form and appearance. The building has a flat roof, upper façade stucco siding and a lower level one-bay commercial entry with a recessed central door (glass and wood) flanked by large glass commercial style windows framed with wood. The upper façade holds three double-hung windows with replacement six-over-six lights. The windows are set within original arched bays. The façade wall extends above the roofline and is capped with terra cotta tiles. The north elevation extends above the adjacent one-story building and features original double-hung windows and an exposed brick wall.

### **398 Main Street (Contributing)**

The building at 398 Main Street was constructed in 1906 as the **Farmers & Merchants Bank**. The upper floor was originally used as a **Masonic Lodge**. The two-story buff brick commercial building has a flat roof and a concrete foundation. The primary and side (south) elevations have been altered with exterior (c. 1970) stone veneer (lower level storefront). The building has an off-center recessed entry with paired single-light replacement doors. There is a replacement transom light above the doors. Offsetting the entry on the main elevation is a c. 1970 commercial style window bay with paired fixed glass and aluminum lights. The side (south) elevation has a similar commercial style window (east end) and a single door entry (west end). Two openings in the mid elevation (lower level) have been enclosed. A canvas awning extends above the entrance and commercial style windows on the primary (east) and south elevations. Upper story windows are partially filled with synthetic siding and hold replacement one-over-one windows. The window openings retain original limestone sills and decorative fan jack arches. A course of pink granite extends horizontally along all elevations at the second-story windowsill level. The building



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 14

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

retains original pink granite quoins. A pink granite date stone that bears the name of the lodge, Masonic symbol, and date of establishment is centered at the upper façade between the elevation's two windows. The building retains an original heavy terra cotta cornice along the roofline decorated with dentils and scalloped shells.

**399 Main Street (Noncontributing)**

This one-story, concrete block commercial building was constructed in 1991 as a jewelry store. Due to the property's date of construction, which postdates the period of significance, it is a noncontributing feature of the district. The primary entry is situated on the wing that extends linear to Main Street. The entry is centered and holds a modern multi-panel door. The entrance is flanked by fixed sash commercial style windows. A projecting block wing (without fenestration) extends toward Main Street at the north end of the building. A concrete block stoop/platform extends along the façade on both wings. Above the platform porch is a hipped heavy awning with asphalt shingles. The roof is flat and features metal coping along the roofline.

**400 Main Street (Contributing)**

The building at 400 Main Street was constructed in 1871 as **Withrow's Harness Shop**. The building is a two-story brick commercial property with a flat roof and metal roofline coping. The primary (east) elevation holds two centered slightly recessed entries with single-light commercial style doors. Each of the doors is offset by a large commercial window. Awnings extend horizontally above each of the windows. The upper façade holds three arched windows that are partially filled. Windows are replacement one-over-one with original jack arches and stone sills. A decorative brick teardrop cornice extends above the upper façade windows near the roofline. The north (side) elevation has upper story arched windows (partially filled) with one-over-one replacement lights. The lower story of the north elevation has a commercial style window, a secondary entry, two windows filled with glass block and a one-over-one sash window that offsets the entrance. The rear (east) elevation has a lower entry with a paneled door flanked by glass block windows. The upper rear elevation holds three arched windows similar in design to those at the north (side) and west (primary) elevations.

**409 Main Street (Contributing)**

Troy's **I.O.O.F. Lodge** at 409 Main Street was constructed in 1892 for the Independent Order of Odd Fellows, organized in Troy in 1853. The second floor was used for lodge meetings and the lower level was used for businesses. Troy Lodge is a two-story commercial brick building with a flat roof and a granite and limestone foundation. The property's nineteenth-century detailing includes arched double-hung windows (upper floor), a sawtooth brick pattern above windows and ornate cast iron window hoods. In 1925, the building was altered when a rear one-story wing was enlarged as two stories in height. Also at that time, the primary (east elevation) storefront was remodeled with the addition of exterior glazed brick pilasters, marbled Carrara glass (below commercial windows) and a continuous band of glass blocks above the facade's first-story

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 15

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

windows and doors. The building has two storefronts on the east elevation. The north storefront has a flush entrance with a pediment above the door, sidelights and a transom. The south storefront holds a recessed entry. Both entries support single-light commercial style doors. The entrances are offset by large fixed commercial style windows. The façade bears an upper level date/name stone ("Troy Lodge No. 68, I.O.O.F."). The false front that extends above the roofline is capped with terra cotta coping.

**421 Main Street (Contributing)**

The building at 421 Main Street is a two-story commercial building constructed c. 1880 and used as a **bakery and restaurant**. The commercial property has a flat roof, exterior brick walls and a covered foundation. The building has Italianate detailing with arched double-hung (second story) windows capped with ornate carved hoods and limestone sills. Near the façade roofline is a decorative cornice with terra cotta acanthus leaves and flowers. The façade also retains original star-shaped tie rod supports. The storefront (first-story level) has been modernized with replacement commercial style windows and a c. 1975 modern single-light door with diamond tracery. Above the entrance is an enclosed transom. Commercial windows are capped by single-panel fixed transoms.

**430 Main Street (Contributing)**

The building at 430 Main Street is a two-story, two-part brick commercial building with a flat roof and a concrete (possibly over limestone) foundation constructed c. 1875. The building shares a wall with the commercial building immediately north at 400 Main Street and is commonly known as the **Old Drug Store**. The building has a single-door commercial entrance offset at the south by a three-panel commercial window (c. 1945) with aluminum framing. An awning above the entry and window projects above the sidewalk leading to the building and obscures a band of glass blocks that extend above the commercial windows and entrance. A staircase/entry at the north end of the façade leads to the upper level. The entrances to both the commercial (south) and upper level (north) spaces are slightly recessed. The upper façade holds four double-hung windows with arched brick headers capping the lights. The windows have limestone sills. The upper wall has brick teardrop shaped corbelling. Terra cotta caps the false wall that rises above the roofline.

**440 Main Street (Contributing)**

The building at 440 Main Street, constructed c. 1890, was originally used as a **grocery store** (lower floor). In the early 1900s, the upper story held a music store. The property is a two-story brick commercial building with a flat roof, a dentilled cornice and an altered storefront (c. 1990). The primary lower elevation has a recessed central entry that holds a single-light commercial style door (c. 1920). Commercial style windows flank the recess, and the lower story façade has exterior synthetic siding surrounding the windows/entry. A frame awning with asphalt shingle siding extends above the storefront. The upper façade holds five windows with six-over-six

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 16

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

lights. Two windows (south end of the elevation) are arched. All of the windows retain stone sills. A brick patterned band extends horizontally above the windows.

**441-51 Main Street (Contributing)**

The **City Building** at 441-51 Main Street, constructed in 1928, is a one-story brick commercial property with a stepped false façade capped with terra cotta tiles. The property has two storefronts – the one at the north end is widest with single doors flanking a three-panel commercial window bay. The north storefront's doors are recessed. The south storefront has one single-light door offset by a three-light commercial window bay. The building has a Carrara glass faux marbled base below the windows and doors. The south storefront has fixed replacement transom lights. The north storefront has horizontal wood filling the transom space above the windows/doors. Doors are original single-light commercial design (both storefronts). The façade above the south storefront bears an engraved sign with the building's name and date inscribed as "City 1930 Bldg." Decorative basketweave patterns are visible in the brick above the storefronts.

**450 Main Street (Contributing)**

The building was constructed c. 1870 and used as a **millinery shop** (north side) and a **grocery** (south side). The property is a two-story brick commercial building that was modified c. 1980 with the addition of a heavy frame awning that partially embraces the building's upper façade windows and extends above the lower storefronts. The façade has two storefronts – the north storefront has a single-light commercial style door that is flanked by single-light commercial windows. The south storefront has a recessed entrance that is also flanked by single-light commercial style windows. This entry provides access to the upper story. The building retains original Italianate window hoods above the façade's six windows. The window openings hold replacement one-over-one lights. A patterned brick cornice is intact above the windows. Metal coping extends along the upper façade and side walls that extend above the roofline.

**461-65 Main Street (Contributing)**

The **Troy Building** at 461-65 Main Street, constructed in 1928, is a two-story Classical Revival style brick commercial (double-front) building. The building has a central entrance leading to second story offices that is filled with an original 15-light door. Above the door is an original four-light transom. A decorative terra cotta band with egg-and-dart detailing surrounds the entrance. Above the door, a stone lintel bears the building's name (Troy Building) and date of construction (1928). A terra cotta band extends (with a lower egg-and-dart motif) above the lintel/entrance. On the second-story level, the façade holds a section of patterned bricks with central paired diamond-tracery windows. At the center of the façade near the roofline are a terra cotta crest and a stepped parapet with terra cotta scrollwork. Additional terra cotta details include coping and tablet flower molding. Upper floor windows are original six-over-one design. The two lower level storefronts at the north and south ends of the elevation have Carrara glass surrounds, single-sash commercial style windows and recessed single-door entrances. The north

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 17

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

storefront appears relatively unaltered with an original wood/single-light glass door. The south storefront holds a modern commercial style door. Above the storefronts are canvas awnings.

**474 Main Street (Contributing)**

The property at 474 Main Street is a one-story flat roofed commercial building constructed in 1952 as a **service station**. The building has a flat corner entrance that holds a single-light commercial style door. The entry bay door is surrounded by synthetic materials (serving as infill) and a one-over-one window offsets the entrance at the south. The roof projects above the entrance, supported by a single round column. This is an original feature of the building. The west elevation holds a centered enclosed commercial window that is flanked by smaller enclosed windows.

**480 Main Street (Noncontributing)**

The building at 480 Main Street is a one-story property constructed c. 1945 as **Ersdiek's Pharmacy**. Currently the building supports a contemporary storefront (c. 2000) that surrounds the west and south elevations. This alteration renders the property as a noncontributing to the district. The storefront has exterior brick veneer (west elevation) and vertical board siding (south elevation). The west elevation has a mansard awning. The south elevation has a hipped awning with a centered one-story central gabled porch/stoop. Entries are situated on the west and south elevations. The original stepped walls rise above the altered elevations and retain terra cotta tile coping.

**481 Main Street (Contributing)**

The building at 421 Main Street was constructed c. 1928 and used as a **hardware store**. The building is a one-story commercial brick property with a flat roof, exterior brick walls and a concrete foundation. The façade (east elevation) has a modified storefront with a central recessed single-door entry flanked by single-light commercial windows. The storefront is clad with synthetic siding. The entrance retains a single-light transom opening. Above the entrance is a modern louvered vent that may cover (or replace) a central decorative motif. The false façade wall is stepped.

**499 Main Street (Contributing)**

The property at 499 Main Street is a two-story commercial building constructed in 1871. The property is commonly known as **Yellow Drugstore**. The building has a flat roof, exterior brick walls and a limestone foundation. The first-story level façade (east elevation) has an altered storefront (c. 1985) with three projecting commercial style window bays and two recessed modern entrances. Surrounding the single-light windows and doors is modern synthetic exterior siding (first-story only). A mansard style frame canopy with asphalt shingles extends above the first-story entrances/windows. The second-story façade retains original one-over-one windows with stone sills and brick segmental arches. The façade extends falsely above the roofline and has

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 18

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

decorative brick pendant corbelling. A low concrete sheathed (brick) wall with coping borders the top of the façade. The south elevation (which faces Wood Street) has three single door entrances with modern canvas awnings. Original windows are intact at the elevation. The windows are similar in design to those noted on the façade (east elevation). An original door and exterior wall staircase on the south elevation (east end) have been removed (date unknown).

**501 Main Street (Contributing)**

The property is a two-story brick commercial building that faces east toward Main Street. Constructed in 1897, the **Dyer Building** (as the property is commonly known) has a flat roof, exterior brick walls and a concrete foundation. The primary (east) elevation has a first-story commercial storefront with glass single-light windows and a slightly off-center glass and metal commercial door. Situated at the south end of the first-story façade is a paneled door that leads to the second-story. Upper façade windows are replacement design with original arches and sills. Above these windows is an off-center louvered vent. The façade wall rises above the roofline and is stepped, capped with terra cotta tiles. The north elevation has two first-floor level entrances near the central and rear portions of the building. The entries have solid wood paneled doors with arched transoms. Windows on the first story north elevation are arched. Most are single-panel six-light design; three are double-hung six-over-six design. Second story windows are also six-over-six design.

**521 Main Street (Contributing)**

The property at 521 Main Street was constructed in 1890 as Troy's **Opera House**. The building is a two-part commercial Italian Renaissance style building with a cast iron façade. The building has a flat roof, brick walls and a limestone foundation. The first-story façade holds a commercial storefront with five single pane glass windows and an off-center single-light commercial style door. The entry is flanked by wood paneled siding and a single-light window. Within the wood paneled section is a sign bearing the name of the current business in the building, "Hechler's Mainstreet Home and Hearth." A modern canvas awning extends the full width of the first-story level. Engaged cast iron pilasters with decorative capitals are situated at the north and south ends of the elevation. An imprint by the company that manufactured the cast-iron façade, Christopher & Simpson, St. Louis, MO, is located at the base of the building's north end façade pilaster. The second-story façade features eight double-hung windows divided by smaller cast-iron pilasters with Corinthian capitals. The windows have a starburst type pattern above them. Above the decorative starburst bands are single-light transoms. The building's cornice is decorated with four bands that include flowers and beading. Centered near the roofline is a projection that bears the name "Opera House." The south (side) elevation is exposed and has been covered with concrete sheathing. This elevation has original arched two-over-two windows the upper (second story) level. The second story level also holds an original arched door with a Queen Anne arched transom. The first-floor level has trompe l'oeil paintings of windows that imitate the second floor windows.



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 19

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

**530 Main Street (Contributing)**

The **Kempf-Hechler Building** at 530 Main Street was constructed in 1891-1896. The Italian Renaissance style building's north section was constructed (1891) by George B. Kempf, who operated a grocery, harness shop and (later) a hardware store in the building. Kempf's brother-in-law, Julius Hechler, opened a hardware store in the south half of the building when the property was enlarged in 1896. Hechler Hardware (as the property is commonly known today) is a two-story commercial (double-front) building with a flat roof, brick exterior, and limestone foundation that has been sheathed in concrete. The primary (east) elevation has an original decorative cast-iron storefront that features Corinthian capped pilasters at the upper/lower floors, an acanthus leaf and flower motif along and above the cornice and Queen Anne sash (upper level) windows. Both Kempf and Hechler names are inscribed in the frieze. The façade has three street-level entrances; two of which (north/south ends) hold paired doors. The central entry has a single door. Windows and doors on the façade's first-story level are original. The doors retain single-light/wood patterns; and the commercial style windows are set within their original framing. A canvas awning extends above the first-story façade openings. The building's north elevation (facing Wood Street) has a large painted advertisement for cigars. The elevation holds original arched two-over-two windows and a rear loading bay enclosed with vertical wood panels. The rear (east) elevation has a frame loading dock. Window openings are arched and hold original lights. The rear elevation doors are modern but retain their original transoms and brick arches.

**530a Main Street (Contributing)**

The building at 530(a) Main Street was partially constructed in 1837 by Colonel David Bailey and finished in 1851 or 1852, at which time it was purchased by trustees of the **Universalist Church** and Troy's **Masonic Lodge** (which used the upper floor). In 1856-1859, Troy Christian Church occupied the building. In 1906, the building was altered and used commercially as a showroom for Kemper Furniture Company. The building has been used commercially since that time. The Greek Revival influenced former lodge/church is a two-story, gable-front plan building with a metal clad roof, brick exterior and limestone foundation. The lower façade was altered in recent decades with replacement of the original lower central entry and flanking windows/transoms. Currently the façade has three bays of fixed-sash commercial style windows. A canvas awning extends above the first floor windows. The upper façade holds two original windows of four-over-four design. The windows retain Greek Revival hoods; and the front gable returns also reflect Greek Revival detailing. Entries are noted at the south elevation on both the first- and second-story levels. The upper story entrance is original although an associated staircase has been removed.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 20

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

**530b Main Street (Noncontributing)**

Situated east of 530 Main Street, near the southwest intersection of Second and E. Wood Streets, is an outbuilding constructed in 1919 for Hechler Hardware (530 Main Street). The building is rectangular in plan with a metal clad roof. All elevations of the building are clad with metal prefabricated siding and the building does not exhibit any of its original exterior appearance. Due to the alterations, it is not a contributing feature of the district.

**560 Main Street (Contributing)**

The property at 560 Main Street was constructed in 1876 (two-story wing) and 1888 (three-story wing) for Henry W. **Kemper**, a German immigrant who opened a furniture and cabinet shop in Troy in 1869. The property has always been in use as a **furniture store**. The brick commercial building retains original brick decorative window hoods and sills, though original lights have been replaced by contemporary one-over-one windows. Window openings are arched (second and third-story levels). The lower storefront holds a modern glass and aluminum door flanked by multiple single-light commercial windows. This pattern continues along the entire façade. The roofline is slightly raised on the façade and is capped with terra cotta tiles on the north wing (two-stories). The three-story south wing façade wall is capped with metal. A one-story wing at the south end of the building links the property to 580 Main Street.

**560a Main Street (Noncontributing)**

Situated east of 560 Main Street is a contemporary, prefabricated metal warehouse that faces Second Street (east).

**580 Main Street (Noncontributing)**

The building at 580 Main Street is a two-story brick commercial building constructed c. 1840 as **Block Brothers** general store. The building was extensively altered c. 1980 and is therefore noncontributing to the district. The nineteenth-century building has a stepped parapet and roofline coping. The façade (west elevation) has been altered and filled with c. 1975 linear narrow windows and a contemporary glass and metal door with fixed sidelights. A one-story wing (c.1975) at the north end of the building links the property to 560 Main Street.

**600 Main Street (Contributing)**

The property at 600 Main Street was constructed in 1929 as **Lincoln County Motor Company's** automobile showroom and garage. The one-story corner commercial property is constructed of brick and concrete and has a flat roof. The primary elevation features an arched parapet capped with terra cotta tile. Decorative terra cotta scrollwork flanks the parapet. The primary elevation holds two entrances – one of which is centered on the intersection of Main Street and Cap Au Gris and the other which faces Main Street (west). The entries consist of contemporary commercial style doors with glass surrounds. Entrances are capped by canvas awnings and flanked by fixed commercial style windows that retain upper glass block transoms. Terra cotta

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 21

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

cross patterns flank either end of the upper window bays and the entrances. The east end of the building (rear elevation) supports an original brick wing with a barrel vaulted roof clad with metal. Original multi-light hopper windows are visible on the rear wing's north and south elevations. The north elevation retains three garage bay openings with overhead track doors. A more modern wing is situated at the northeast corner of the building. This wing is clad with prefabricated siding and has a metal gabled roof and a concrete foundation.

**611 Main Street (Contributing)**

The building at 611 Main Street was constructed in 1937 as the **United Baptist Church of Troy**. The building has been used as a Masonic Lodge since 1967. The church is a gable-front plan, Colonial Revival style building with an asphalt-shingled gabled roof, exterior brick walls and a concrete foundation covered with brick. The primary (east) elevation holds a central enclosed vestibule with a flat hipped roof. The projecting entry bay holds a commercial style glass door set within an original surround with a broken pediment and engaged fluted pilasters. The vestibule walls (north/south) hold original six-light single-sash windows. Flanking the vestibule are single windows of 12/12 double-hung design. Within the gable field (above the entrance) is an original arched tri-partite window bay with decorative engaged pilasters dividing three windows and a Gothic light arch. Vents flank the upper gable bay window. Also visible at the façade are gable returns. An added date stone at the northeast building corner indicates that the property has been in use as a lodge since 1967. Visible near the foundation are original multi-light basement windows. The south elevation has a one-half story shed wing. North and south elevations retain original 12-over-12 windows, one of which has been covered at the south elevation. Also visible on the façade is a low frame ramp with handrail that leads to the primary entrance.

**621 Main Street (Contributing)**

Located at 621 Main Street is the **Troy Marble & Granite Company**, constructed in 1919 by Oscar Allison. The property is a one-story brick building with a flat/gabled roof and a concrete foundation. The façade (east elevation) holds two entrances – one that is centered and recessed with paired single-light doors; the other situated at the northeast corner. This latter entry is also recessed and holds a single-light door. A single marble column with a Corinthian capital supports the umbrage style corner porch, which is flanked by engaged limestone pilasters on either side of the bay. The column rests on a date stone bearing an imprint of “1905” – the date of the business's establishment (not the building's construction). The east end of the façade holds commercial style windows of two over one design. Some windows on the side (north and south) elevations are replacement one-over-one design. The rear linear wing at the west end of the building has original six-over-six windows. The rear ell also holds a small shed projection and an enclosed garage bay with a two-light modern window. The west end of the rear wing is enclosed with synthetic materials. The south elevation of the enclosed wing holds four modern double-hung windows.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 22

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Second Street

**541 Second Street (Noncontributing)**

The building at 541 Second Street was constructed in 1859 as the **Church of Christ in Troy**. The building was completed in 1861. Today the property is used by the Elks Lodge. The building is a brick gable-front plan church that has been modified several times since construction. These modifications have resulted in loss of the building's architectural integrity. It therefore fails to contribute to the district. The primary (east) elevation entrance, centered on the elevation, has modern paired six-light doors. The original lintel remains (above the doors), as do the solid brick flanking bays. A prefabricated metal awning extends above the walk that leads to the entrance toward Second Street. The building retains an original pediment above the entrance, as well as brick buttresses on the primary and side elevations. The steeple and its base have been recently removed. Original window openings are intact on the south elevation. Four original windows on the north elevation are covered by a 1950s-era shed brick wing. The building has a rear "T" wing with decorative brick corbelling constructed in the early 1900s.

Wood Street

**201 W. Wood Street (Noncontributing)**

The one-story concrete block building at 201 W. Wood Street was constructed c. 1940 and formerly used as a mental health clinic. The small concrete block building has a flat roof and brick veneer on the west elevation. It appears that both the east and west elevations served as primary elevations at some point – currently the east elevation appears to be in use as the façade. The west elevation is altered with infill and the addition of a modern nine-light door flanked by one-over-one replacement windows. The bay is capped by a jack brick arch. The west elevation holds a central modern door flanked by single-sash windows. A shed awning (not original) extends above this entry and windows. The roofline is capped with metal coping. The north wall holds a single window (replacement). Also visible on the north elevation is a brick flue that rises above the roofline. Contemporary alterations and reorientation of the building's primary elevation render it noncontributing to the district.

Other

**Public Parking Lots (Contributing – 2)**

The district includes two open parking lots, both of which are contributing. These lots have always been open in plan, initially utilized for horses/buggy traffic and currently in use as asphalt paved lots for automobiles. The lots are situated at the northwest corner of Court and College Streets (west of Main) and the southwest corner of Second and Wood Streets (east of Main).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 23

### Summary

The Downtown Troy Historic District is situated in the City of Troy, Lincoln County, Missouri. Though most of the district's buildings are commercial, the district includes examples of public, religious and residential properties. These buildings reflect Troy's unique history, which started as an early settlement known as Wood's Fort. During the War of 1812, Troy became headquarters for Lieutenant Zachary Taylor (later President of the United States) and as the community began to grow afterward, the district began to take shape. Designated as Lincoln County's seat of government in 1828, Troy grew steadily afterward – both commercially and residentially. The district's contributing properties reflect the people, activities and building patterns that shaped Troy throughout the nineteenth- and twentieth-centuries. The Downtown Troy Historic District is eligible for the National Register of Historic Places under **Criterion A: Commerce**. The district is also eligible under **Criterion C: Architecture**, reflecting the district's intact and noteworthy collection of building styles that include a Georgian courthouse, an early Federal style house, a Greek Revival lodge/church and multiple nineteenth- and early twentieth-century commercial storefronts, including two cast-iron examples. The Downtown Troy Historic District is **locally significant**. The **period of significance** extends from the district's earliest standing property – the Cottle-Britton House constructed in **1832** and continues through **1966**, the date of the district's most recently constructed contributing commercial property, the former Bank of Troy.

### Historical Overview of Downtown Troy (Lincoln County), Missouri

Lincoln County is located in northeast central Missouri. The county encompasses portions of Townships 48, 49, 50 and 51 North; Ranges 1, 2, and 3 East and West of the fifth principal meridian. Lincoln County is bounded by Pike County (north), the Mississippi River (east), St. Charles and Warren Counties (south) and Montgomery County (west). Troy is located in the south central portion of Lincoln County, west of State Highway 61 and southwest of the Cuivre River. Troy's development and the character of its downtown district evolved over three distinctive periods of time including its early settlement period and pre-railroad era (1802 – 1865); the city's expanding role as county seat and arrival of the railroad (1866 – 1900); and twentieth-century development that distinguished Troy as a center of commerce (1901 – 1960).

#### Woods' Fort and the Village of Troy, 1802 - 1865

Lincoln County, created in 1818, was Missouri's sixth territorial county. The county received its nomenclature via Major Christopher Clark (1766 – 1841). Clark arrived to Missouri in 1798. In 1801, he constructed a cabin southeast of present day Troy. Credited as Lincoln County's earliest permanent settler, Clark received first option in naming the county. He selected "Lincoln" in honor of his birthplace, Lincoln County, North Carolina; and former residence in Lincoln County, Kentucky. Missouri's Lincoln County was divided into four townships: Bedford



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 24

(southwest), Hurricane (northeast), Monroe (southeast) and Union (northwest). Initially, the county seat was located in Monroe (known today as Old Monroe), consisting of a 50-acre parcel donated by Ira Cottle, Almond Cottle and Nathaniel Simonds. A jail and courthouse were erected but the seat was relocated to Alexandria in 1822 when settlers demanded a more central location.<sup>1</sup>

Alexandria, located approximately ten miles north of present day Troy, also proved unsuccessful as a county seat due to lack of a viable water source. In 1828, "Justices James Duncan, John Lindsey . . . Joshua N. Robbins and Emanuel Block presented a petition . . . for a removal of the county seat from Alexandria, to the town of Troy" where it remains today.<sup>2</sup> Moving the county seat, particularly during the early years of a county's formation, was not unusual in Missouri. Residents typically petitioned "the general assembly for a more suitable location" once the county became more populated (as was the case for Lincoln County).<sup>3</sup> This also occurred in Montgomery, Pike and Howard Counties, all of which relocated their county seats in 1822. Though centrality was important in selecting a county seat, land donations usually settled the final decision.<sup>4</sup> In the case of Lincoln County, both factors were ultimately outweighed by the necessity of water, which landed Troy the final award.

Troy grew out of an early settlement and stockade known as Woods' Fort, constructed in 1802 and named for Zadock Woods (1773 – 1842).<sup>5</sup> Woods came to Missouri from Woodstock, Vermont c. 1800. Arriving with Woods was his wife, Minerva Cottle Woods (1776 – 1839) and his in-laws, Joseph Cottle (b. 1753, Dukes County, MA) and Azubah Power Cottle (b. 1755, Windsor County, VT). The Woods-Cottle Family arrived shortly after Joseph's brother Warren moved to St. Charles County in 1798.<sup>6</sup> Additional members of the Cottle Family who moved to the region were Sylvanus Cottle (brother of Warren and Joseph), Ira Cottle (Warren's son) and Almond Cottle (son of Joseph or Sylvanus, sources vary).<sup>7</sup> Zadock Woods' mother and two brothers, James and Martin, also moved to Lincoln County from Woodstock and settled near Monroe.<sup>8</sup>

<sup>1</sup>Goodspeed, *History of Lincoln County, Missouri From the Earliest Time to the Present* (Chicago: The Goodspeed Publishing Co., 1888), 188, 231, 258-59.

<sup>2</sup>Ibid, 264, 272, 405.

<sup>3</sup> Marian Ohman, *A History of Missouri's Counties, County Seats, and Courthouse Squares* (University of Missouri-Columbia, Extension Division, 1983), 20

<sup>4</sup>Ibid.

<sup>5</sup>Goodspeed, 218.

<sup>6</sup>Henry Swan Dana, *History of Woodstock, Vermont* (Boston: Houghton, Mifflin and Company, 1889), 22, 115-117.

<sup>7</sup>Goodspeed, 233. Of note, the 1790 U.S. Census indicates that there were six Cottle brothers living in Vermont (Woodstock): Jabez, John, Joseph, Nathan, Sylvanus (Jr.) and Warren. It appears that Warren, Joseph and Sylvanus all moved to the St. Charles/Lincoln County, MO vicinity by the early 1800s. Research indicates that Sylvanus and Joseph both had sons named Almond – both Almond Cottles moved to the St. Charles/Lincoln County area. It is not clear which Almond Cottle donated land to establish Monroe.

<sup>8</sup>Goodspeed, 233. Joseph and Azubah Cottle remained in Troy for the remainder of their lives; burial sites/dates are not known though Joseph's name appears in 1830 census records (he is believed to have died in about 1832).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 25

In 1801, Joseph Cottle constructed what is believed to be Troy's first "log cabin . . . a short distance south of the public spring."<sup>9</sup> Zadock Woods erected a "double log house" adjacent to the spring as well, which served as his residence and a tavern for travelers. It was at Woods' tavern where "officers first met and organized the county of Lincoln."<sup>10</sup> Woods was a skilled "stonemason" and is credited for constructing the fort surrounding his home, the Cottles house and the spring that became known as Woods' Fort.<sup>11</sup> During the War of 1812, Woods' Fort sheltered up to 25-30 families, including those with the surnames of Collard, McNair, Null, Paris and Williams.<sup>12</sup> In the winter of 1813-14, Woods' Fort served briefly as a headquarters for Lieutenant Zachary Taylor, elected in 1848 as 12<sup>th</sup> President of the United States (1849 – 1850).<sup>13</sup>

In 1819, "Zadock and Minerva Woods and Joseph and Azubah Cottle deeded the Township of Troy, MO, including Woods Fort and the spring, to the public."<sup>14</sup> The new town was platted by Joseph Cottle, Lee F.T. Cottle and Zadock Woods – laid out as 200 lots, the spring (west of Main Street), and "a small tract of ground surrounding it."<sup>15</sup> Main Street was platted as 60 feet wide. Streets running parallel to Main (with exception of Monroe, also 60-feet wide) were platted as 50-feet wide. Cross-streets (east-to-west) were 33-feet wide.<sup>16</sup> The village was named by one of its earliest proprietors, Joshua N. Robbins (b. 1792) – a native of Troy, New York.<sup>17</sup> Robbins arrived at Woods' Fort near the end of the War of 1812. Like Joseph Cottle, Robbins followed an older brother, Prospect K. Robbins, to Missouri. Prospect worked as a federal surveyor and

Azubah is believed to have died c. 1824 (per George Giles who notes that Azubah's name no longer shows up on land sales after 1824). The Cottles had at least nine children: Almond b. 1775; Minerva b. 1776; Andrew b. 1780; Stephen b. 1785; Leander b. 1786; Sherman b. 1793; Azuba[h] b. 1795; Cordelia b.? and Ellen b. 1796 (Source: Rootsweb) In 1823, the Woods Family (Zadock, Minerva; four sons: Montraville, Leander, Henry Gonzalvo and Norman; and one daughter: Minerva – who married William Harrell), moved to Fayette County, Texas (Source: *Daughters of the Republic of Texas: Patriot Album, Vol. I*. Paducah, KY: Turner Publishing Company, 1995, pp. 300-301). Norman Woods (born 1805 in Troy) remained in Missouri and finished his education before moving to Texas with the rest of the family. Zadock Woods' life after leaving Lincoln County has been well documented.

<sup>9</sup> Ibid, 430.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid, 233, 430.

<sup>12</sup> Goodspeed, 229.

<sup>13</sup> William S. Bryan and Robert Rose, *A History of the Pioneer Families of Missouri*. St. Louis: Bryan, Brand & Co., 1876), 454. Of note, Taylor was in the early stages of his military career when positioned at Woods' Fort. During the War of 1812, Lincoln County was inhabited by Sac and Fox tribes, which were frequently incited by the British to attack Missouri River settlements (source: Missouri Digital Heritage, <http://www.sos.mo.gov/archives/soldiers/abstract.asp>, 12 August 2013).

<sup>14</sup> (Daughters of the Republic of Texas), *Daughters of the Republic of Texas, Volume I* (Paducah, KY: Turner Publishing Company, 1995), 300. Of note, the Woods and Cottles reserved property for themselves and Robbins, including a "spring house" associated with each of the parcels claimed by the families (26 June and 16 September 1819 – Conveyance to Troy and Plat of Troy).

<sup>15</sup> Goodspeed, 429.

<sup>16</sup> Ibid.

<sup>17</sup> (John Clare and Margaret Clare), *Troy, Missouri: Celebrating 175 Years - 1819-1994, Dosquicentennial Historical Book* (Self-published, Troy, MO, 1994), 6.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 26

moved to St. Charles c. 1810 in this capacity. Prospect later moved to Lincoln County (Monroe), where he became actively involved in local and state affairs.<sup>18</sup>

Central to Troy's selection as Lincoln County seat in 1828 was the aforementioned spring, situated near the present intersection of Boone and Main Streets. After Troy was designated as county seat, the community "became a place of central importance to the people of the county."<sup>19</sup> Troy's growth was somewhat inhibited by its location. The town was neither adjacent to the Mississippi nor the Cuivre River – both of which served as major transportation routes. Troy's spring, however, provided a reliable source of water, which attracted early settlement. In 1779, Christopher Clark noted that the site was used by "a small Indian village, the wigwams being placed in a kind of circle around the spring."<sup>20</sup> Despite Troy's distance from larger tributaries, the village thrived due to the spring and its role as county seat (Figure 1).<sup>21</sup> In 1825, village boundaries were expanded at the west through Woods' Addition when Joshua Robbins, Elijah Collard, John Ruland and Samuel Wells donated land between Boone (south) and Collier (north) Streets.<sup>22</sup> By that time, Troy had access to an established road network linking the settlement to Monroe, to "the south line of Pike County" and to "the northern boundary of the county."<sup>23</sup>

In 1828, George Collier donated four lots for a new county courthouse and jail to be constructed at Troy. Sealed bids were accepted in 1829 for a 40-foot square courthouse, and David Bailey was granted the courthouse commission. Lincoln County's first courthouse at Troy was completed in 1830 for \$1,500.<sup>24</sup> The log jail in Alexandria was moved to Collier's lot and used until 1839, when a brick jail was constructed by John A. Woolfolk for \$3,350.<sup>25</sup> In 1837, Troy was again expanded through Collier's Addition. This area was immediately north of Woods' Addition and west of Main Street, bounded by Collier (south) and Locust (north) Streets.<sup>26</sup> Collier's Addition included four lots on Locust Street where Troy's first public school, Lincoln Academy, was constructed during the late 1830s.<sup>27</sup> By 1840, the town held two general stores, a

<sup>18</sup> Lynn Morrow, "A Surveyor's Challenges: P.K. Robbins in Missouri," *Bid Muddy, Southeast Missouri University Press*, Online publication (Vol. 7.2 – 2007). Access date: 31 August, 2012; available at: [http://www6.semo.edu/universitypress/bigmuddy/NF/Surveyors\\_Challenges.htm](http://www6.semo.edu/universitypress/bigmuddy/NF/Surveyors_Challenges.htm), 4.

<sup>19</sup> Goodspeed, 272.

<sup>20</sup> Ibid, 231.

<sup>21</sup> Ibid, 432.

<sup>22</sup> Goodspeed, 429; Edwards Brothers, *An Illustrated Historical Atlas of Lincoln County, Missouri* (Philadelphia: Edwards Brothers, 1878), 37.

<sup>23</sup> Morrow, 4; Goodspeed, 274-75.

<sup>24</sup> Clare and Clare, 7.

<sup>25</sup> Goodspeed, 277-78.

<sup>26</sup> Goodspeed, 429; Edwards Brothers, *An Illustrated Historical Atlas of Lincoln County, Missouri* (Philadelphia: Edwards Brothers, 1878), 37.

<sup>27</sup> Clare and Clare, 42. Of note, the year 1867 is when Missouri's Parker Laws – an attempt to provide public education for blacks – "re-established Township organization" and may have been why Lincoln Academy was converted to use as a private institution. Parker Laws were repealed in 1872. It is likely that the academy closed during the Civil War, when few (if any) schools remained open. During the war, state funds for public schools were "suspended" and "nearly all of the public schools were closed" (Source: Claude A. Phillips, *A History of Education*

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 27

hotel, two “hatter shops,” two tailors, two saloons, two blacksmiths and a tannery.<sup>28</sup> The courthouse served not only as the seat of government but as a place where “all religious denominations in Troy worshiped.”<sup>29</sup>

Troy began to publish a newspaper in 1855, the *Lincoln Gazette*, which changed its name during the Civil War to *The States Rights Advocate*.<sup>30</sup> In 1860, Troy's downtown merchants included a stove/tin shop, general store, cabinet shop, carriage and wagon shop, carpenter shop, blacksmith and wagon shop, two physicians and one dentist.<sup>31</sup> The town's sympathies during the Civil War were strongly divided. Though slavery existed in Lincoln County “from the beginning,” the county also sent delegates to the state's 1861 convention “who were in favor of the Union.”<sup>32</sup> Census records for Lincoln County during the decades of 1820 – 1860, indicate that the county's slave population rose almost equal to that of whites prior to 1850 (Table 3).<sup>33</sup> Lincoln County's economic success was tied to its agricultural output – both before and after the Civil War. Though technically not a geographic component of Missouri's “Little Dixie” region, settled by southerners who relied on slave labor, Lincoln County generally shared the regional pro-slavery stance.<sup>34</sup> This is one reason why Union troops occupied Troy throughout the war, despite the fact the town had neither river nor rail access.<sup>35</sup>

**Table 3. Federal Census Data, Lincoln County, MO – Free/Slave Population, 1820-1860.**

| Year  | Slaves | Free Blacks | Whites  |
|-------|--------|-------------|---------|
| 1820* | 242    | 1           | 1,436   |
| 1830  | 750    | --          | 3,309** |
| 1840  | 1,572  | 4           | 5,873   |
| 1850  | 2,027  | 5           | 7,389   |
| 1860  | 2,840  | 23          | 11,347  |

\*Population total utilizing individual groups (slave vs. free persons) in Lincoln County is 17 persons higher than recorded total of 1,662.

\*\* Total in this column for 1830 includes free African-Americans, if any, living in Lincoln County.

Union troops occupied Troy beginning in 1861 when a camp was established adjacent to the spring. A Union headquarters was set up at the Methodist Church (no longer extant), and many

*in Missouri: The Essential Facts Concerning the History and Organization of Missouri's Schools*. Jefferson City, MO: The Hugh Stephens Printing Company, 1911, pp. 7 and 17).

<sup>28</sup> Ibid, 432.

<sup>29</sup> Goodspeed, 433.

<sup>30</sup> Ibid, 265.

<sup>31</sup> Ibid, 434.

<sup>32</sup> (Troy Chamber of Commerce), *Souvenir Program: The Story of Troy, 140<sup>th</sup> Anniversary* ([Troy, MO: Self-published, 1941]), 30; Goodspeed, 392.

<sup>33</sup> United States Census Bureau, Available online at: <http://www.census.gov/prod/www/abs/decennial/> (Access date: 5 September 2012).

<sup>34</sup> Howard Wight Marshall, *Folk Architecture in Little Dixie: A Regional Culture in Missouri* (Columbia: University of Missouri Press, 1981), 2-3.

<sup>35</sup> Interview with George Giles, Lincoln County Historian, 23 August 2012.

National Register of Historic Places  
Continuation Sheet

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

Section number 8 Page 28

officers lodged at local residences. Troy never engaged in any major battle. The most serious event occurred in 1864, when three men were shot during an argument between “radicals” and state militia soldiers, and one of the wounded died.<sup>36</sup> Troy’s economy slowed during the war (as did most communities). After the war, Troy experienced a period of steady growth during which time the village incorporated as a town (1870), a new county courthouse was constructed (1870) and the railroad made its arrival (1882).

### **Troy’s Transition from Village to Town and City, 1866 - 1900**

Troy’s growth immediately after the Civil War continued in much the same path as it had prior to the conflict. Though the county’s black population declined immediately after the war (estimated as 2,564 in 1862 and 1,987 in 1870), the white population increased.<sup>37</sup> Throughout the 1860s, Troy attracted a steady stream of new residents. One reason for the increase was the village’s status as county seat. Another was the region’s abundance of natural resources, which attracted settlers from other states, as well as immigrants. Similar population trends were seen statewide. “The settlement of Missouri continued and even intensified following the Civil War; [and the] period from 1867 to 1875 was one of the most frantic in the settlement of Missouri.”<sup>38</sup> Though post-war settlement increases impacted the entire state, areas most affected were those in Missouri’s northern half and along the Mississippi River Valley.<sup>39</sup>

By 1870, a sufficient number of residents (703 persons) resided in the Village of Troy to incorporate as a town. Though most residents were white, a few former slaves remained after the war. The increasing population prompted construction of a new county courthouse, completed in December 1870. The two and a half-story brick Georgian style building (extant) was designed by Gustave Bachmann and constructed by Edwards & Griffith of Randolph County for \$27,447.50. The building was erected on the site of the former courthouse (Figure 2).<sup>40</sup> Gustave Bachman was a German immigrant born in Westphalia c. 1828. He is identified in census records as an architect, builder and carpenter. Bachman resided in Danville (county seat of Montgomery County) with his wife Edith (born c. 1848, Missouri), daughter Lottie and two

<sup>36</sup> Clare and Clare, 10; (Charles R. Williams, John Clare and Robert Jackson), *Lincoln County Pictorial History Book, Volume No. 1, Book No. 1* (Troy, MO: Troy Free Press, 1975), 24-25.

<sup>37</sup> Goodspeed, 324.

<sup>38</sup> Russel L. Gerlach, *Settlement Patterns in Missouri: A Study of Population Origins* (Columbia: University of Missouri Press, 1986), 30.

<sup>39</sup> *Ibid.*

<sup>40</sup> Goodspeed, 278; Marian M. Ohman, *Encyclopedia of Missouri Courthouses* (Columbia: University of Missouri-Columbia Extension Division, 1981), pages not numbered. Of note, Bachman’s building for Montgomery County burned in 1901. In regard to Edwards & Griffith, the firm is referenced as “Griffith & Edwards” in E.M. Violette’s 1905 publication concerning the history of Truman State University (Normal School) in Kirksville. Burton Edwards, a partner of the firm, is also credited by Marian Ohman as having worked on courthouse commissions for Monroe County (1867) and bidding (but losing) the contract for Audrain County’s 1868 Courthouse (1868).



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 29

sons, Carl and Arminius.<sup>41</sup> His courthouse commission for Lincoln County came on the heels of his design of the Montgomery County Courthouse (constructed in 1867).<sup>42</sup> To date, these are the only two recorded commissions for Bachman in Missouri. Lincoln County's courthouse, which appears much today as it did in the 1870s, was "70 feet wide with a 30-foot portico, featuring six fluted Corinthian columns. The rear wing was about 80 feet long, the height to the top of the cupola, about 82 feet. Offices [were] on the first floor; double stairways [led] to the second story. The 36-by-48 foot courtroom [was] at the back of the second story."<sup>43</sup> Completed six years later in 1876 was a new county jail. Like the courthouse, the jail is extant and was constructed on the site of its predecessor. Designed as a combination jail and residence (for the jailer), the building was constructed by P.J. Pauly & Bro. of St. Louis for an estimated \$7,500.<sup>44</sup>

Troy's limits were expanded again in 1872 through an addition laid out by James D. Brown. This was followed by Walton Perkins' addition in 1875. The two areas of expansion were situated east and northwest (respectively) of the town's commercial district. Plats were filed east of downtown in 1881 by Shapleigh R. Woolfolk (who served as sheriff in 1867-1871) and in 1882 by Samuel W. Avery. Also platted in 1882 was a southern addition owned by Eugene N. Bonfils, a lawyer who moved to Troy in 1852 and served as public administrator in 1858-1862 (Figure 3).<sup>45</sup>

Community growth followed in the form of new housing and commercial establishments, as well as churches, schools and industrial interests, including that of Cake & Rogers Tannery, Troy's largest employer during the 1870s.<sup>46</sup> By that time, Troy supported two newspapers: *Troy Herald* (a merger of the former *Lincoln County Herald*, est. 1865 and *Troy Dispatch*, est. 1871) and *Troy Free Press*, which began publication in 1878.<sup>47</sup> Troy's downtown merchants in 1873 included two hotels: the Laclede, constructed in 1870 and Planter's House, an early establishment replaced by a c. 1870 three-story brick building. Troy had four dry goods merchants in 1873: Harlan & Norton, Crump & Wing, Joseph Hart and Walter S. Cooper. Troy additionally had three groceries by that time, operated by F.S. Sweeney, G.W. Mohr and M.T. Britton. Downtown Troy in 1873 also supported multiple boot and shoe shops, drug stores, a jewelry store, dressmakers, milliners, blacksmith shops, a bank and a furniture store owned by H.W. Kemper (Figures 4 and 5).<sup>48</sup>

Troy's societies and lodges played an important role in community activities both before and after the Civil War. The Masons established a presence in Troy in 1841 and utilized the upper

<sup>41</sup> United States Census, 1870, 1880, 1900. Ancestry.com references a local newspaper obituary that relates Bachman's death in Montgomery County in 1906; source not verified. Also of note, Bachman's name spelling varies as does his profession in census records – he is noted as both an architect (1870) and carpenter (1880).

<sup>42</sup> Ohman (1981). Bachman's building for Montgomery County burned in 1901.

<sup>43</sup> Ibid.

<sup>44</sup> Goodspeed, 278.

<sup>45</sup> Goodspeed, 335-338; 429.

<sup>46</sup> Ibid, 434.

<sup>47</sup> (Troy Chamber of Commerce), 35.

<sup>48</sup> Goodspeed, 434-35.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 30

story of the Universalist Church on Main Street as their meeting space. Troy's Independent Order of Odd Fellows (I.O.O.F.) organized in 1853 and met on the second floor of the Withrow Building at the southeast corner of Cherry and Main. A new building was constructed by the lodge in 1892 (extant) on the same site. Troy also supported a branch of the Grand Army of the Republic (G.A.R), chartered in 1886; Royal Arch Chapter 85, established in 1875; and A.O.U.W. Lodge No. 109, chartered in 1879.<sup>49</sup>

Troy supported a number of religious congregations, most of which established themselves early in the town's history. It is likely that the Baptists were the first to form a congregation in Troy. "Deacon" Joseph Cottle was a Baptist and in 1818, Baptist missionary John Mason Peck conducted a "preaching excursion" that included Woods' Fort among his stops.<sup>50</sup> In addition to the Baptists, Troy also supported early Universalist, Christian, Methodist and Presbyterian congregations. Most met at the county courthouse until they had sufficient funds to construct buildings. Downtown Troy held a Universalist Church at 530 Main Street (extant, 1837-1851), a Christian Church on Second Street (extant, 1859) and a Methodist Church at the corner of Boone and Court Streets (1859; replaced in 1900). Also on Boone Street were a Baptist church (1859, not extant) and a Presbyterian Church (extant, 1874).<sup>51</sup>

In 1881, Troy incorporated as a fourth class city, having reported 889 citizens the preceding year.<sup>52</sup> Population increased more rapidly after 1882, when the St. Louis and Hannibal Railroad reached the city – the county's second railroad (initially arriving in 1870 in Monroe via the St. Louis, Keokuk & Northwestern). By the early 1880s, Troy's downtown merchants included a variety of drug stores, blacksmiths, barbers, physicians, dentists, dry goods, groceries, shoe stores, clothing stores and boot/shoe stores. Both newspapers remained in operation, as did the Farmers and Mechanics Bank, lodges, jewelry store and hotels noted previously. Tailor shops, a wagon/saddle factory, boarding house (on College Street), meat markets, saloons and a cigar manufacturer had also set up shop in Troy by the early 1880s as had restaurants, liverys, a flour and grain mill/dealer and ice house.<sup>53</sup>

Troy suffered a series of fires in 1885, 1887 and 1888 that resulted in the loss of several buildings on College and Main Streets. In 1885, the boarding house on College Street (constructed in 1867) burned. The event was followed by an even larger fire in 1887 that destroyed two businesses (hardware and millinery stores) on the west side of Main Street and a dwelling behind the commercial establishments. A fire in February 1888 consumed the Laclede Hotel and adjacent properties on the east side of Main. A second fire in June 1888 burned a large

<sup>49</sup> (Troy Chamber of Commerce), 34-36; Goodspeed, 439 – 443.

<sup>50</sup> (Williams, Clare and Jackson [II: 1]); R.S. Duncan, *A History of the Baptists in Missouri* (St. Louis: Scammell & Company, 1882), 92.

<sup>51</sup> (Charles R. Williams, John Clare and Robert Jackson), *Lincoln County Pictorial History Book 1* (Troy, MO: Troy Free Press, 1975), 25, 32, 41.

<sup>52</sup> (Troy Chamber of Commerce), 31.

<sup>53</sup> Goodspeed, 436-437.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 31

mercantile establishment also on Main Street.<sup>54</sup> These properties – some of which were frame – were replaced by substantial brick commercial buildings, including the new I.O.O.F. building at 400-411 Main Street, constructed in 1892.<sup>55</sup> Another important addition to downtown Troy during this period of time was the Kempf-Hechler Building at 530 Main Street, just north of the aforementioned Universalist Church/Mason’s Lodge. Constructed in 1891-1896, the building supported three businesses owned by Julius J. Hechler (Hechler Hardware; 1896 wing at the south end of the building) and George Kempf (grocery and saddle/harness shop constructed in 1891; comprising the north and central sections of the commercial block).<sup>56</sup>

Troy’s most significant period of nineteenth-century growth occurred during the decade between 1890 and 1900 – prompted by the arrival of the railroad. As indicated in Table 4, the city’s residency increased by 38.1% during these years from 971 residents to 1,153. Though federal census records fail to record a separate population number for black residents in Troy for the decades of 1880 and 1890, Lincoln County’s statistics support the pattern of Troy’s increasingly white and decreasingly black population numbers throughout the late nineteenth century.

**Table 4. Population Statistics for Troy & Lincoln County, 1870 – 1900 (Source: United States Census Bureau).**

| Year | Troy’s Total Population | White   | Black  |
|------|-------------------------|---------|--------|
| 1870 | 703                     | 500     | 203    |
| 1880 | 839                     | *15,280 | *2,146 |
| 1890 | 971                     | *16,306 | *2,039 |
| 1900 | 1,153                   | *16,621 | *1,781 |

\*Population numbers reflect Lincoln County estimates.

Troy’s downtown business district in 1893 extended along both sides of Main Street from the site of Woods’ Fort (Lots 166-67; 189-91) near Main Street’s intersection with Cap Au Gris to the route’s intersection with Collier Street, just south of the courthouse (Lots 158-59; 180-81). Within these blocks were two hotels, a number of groceries, drugstores, bakeries, milliners, hardware stores, restaurants, a post office, bank, boarding house, jewelry store, furniture store, barber shops, blacksmiths and a harness shop (Figure 6). The buildings reflect Troy’s prosperity and prominence experienced during the late nineteenth century. The success of the businesses that used these buildings set the stage Troy’s twentieth-century era, which introduced significant changes to the district. Though Troy never experienced a true economic “boom” – its twentieth-century growth continued to spiral upward.

<sup>54</sup> Goodspeed, 446-47. Clare and Clare, 99-100.

<sup>55</sup> (Troy Chamber of Commerce), 36.

<sup>56</sup> Clare and Clare, 59.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 32

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### Troy's Twentieth-Century Progress, 1901 - 1966

In 1901, Troy had two public schools, six churches, two banks, a flour mill, two newspapers (*Troy Free Press* and *People's Version*), two hotels, and "about half a hundred other business places, including stores in different lines of trade, lumber and coal yards, shops, etc."<sup>57</sup> Troy's population in 1900 was 1,153 citizens – an increase of nearly 20% from two decades prior when Troy incorporated as a city.<sup>58</sup> Twentieth-century amenities soon made their way to Troy, which by the 1910s included automobiles, telephones and electricity. George McGregor, reportedly Troy's first auto-owner, purchased a car in 1910 and opened the city's first auto dealership shortly thereafter.<sup>59</sup> More than any single factor, the automobile reshaped downtown Troy. Streets were paved and widened to accommodate cars, and dealerships began to crop up along Main Street.

In 1905, Troy was once again plagued by fire when two commercial buildings at the intersection of Main and E. Cherry Streets burned – including Troy's post office. These properties were soon reconstructed and little changed in terms of the district's density and character between 1902 and 1913. One exception was the former site of Woods' Fort at the southwest intersection of Main and Boone Streets. In 1902, the lot supported a reservoir for the spring and a hotel. By 1913, the hotel had been removed and replaced by Troy Marble Works and a Baptist Church (Figures 7 and 8).<sup>60</sup> Also significant to Troy in the 1910s was the outbreak of World War I in 1914. When the United States joined the conflict in 1917, Lincoln County was among Missouri's counties that immediately supported the war effort. Three groups of men left Troy in Fall 1917, including one African-American unit (Figure 9).<sup>61</sup>

Troy's progress slowed to a near halt during the war but even so, it "was one of the first towns [in Missouri] to get back to normal after World War I."<sup>62</sup> A building boom followed almost immediately with construction of new houses and businesses, as well as upgrades to the city's streets and utilities.<sup>63</sup> In 1923, Troy sold its electric plant to East Missouri Power Company and citizens received 24-hour electrical service (formerly available 5:00 p.m. to midnight and 5:00 a.m. to daylight). The newly upgraded service resulted in the addition of street lighting for all of Troy. Also of note was the removal of "old porches on the buildings" fronting Main Street "which added to the appearance of the street and made it look wider."<sup>64</sup> Another change to the district after World War I was the addition of a new marble works factory building at the corner

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<sup>57</sup> Howard L. Conard, ed., *Encyclopedia of the History of Missouri* (St. Louis: The Southern History Company, 1901), 219.

<sup>58</sup> United States Census Bureau, <http://www.census.gov/prod/www/abs/decennial/> (Access date: 30 July 2010).

<sup>59</sup> Clare and Clare, 12-14.

<sup>60</sup> Sanborn Fire Insurance Maps, 1902 and 1913.

<sup>61</sup> *Ibid.*, 131-132.

<sup>62</sup> Clare and Clare, 14-15.

<sup>63</sup> *Ibid.*

<sup>64</sup> *Ibid.*, 15.

National Register of Historic Places  
Continuation Sheet

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

Section number 8 Page 33

of Main and Marble Streets in 1919. Established in 1905 by stone-cutter Oscar Allison, the company was one of the largest producers of monuments, mausoleums and memorials in northeastern Missouri (Figure 10).

Though industry remained limited in Troy after 1900, it was nonetheless important to the city's growth and regional development. Near the turn of the century, the Kuhne Family operated a local dairy and milk factory near Troy – as well as a general store downtown. By the 1920s, the Kuhnes also operated a creamery, ice cream factory, poultry and pork processing plants, and a soda factory.<sup>65</sup> Though the Kuhne businesses are no longer in operation, a former poultry warehouse remains in the district at 171 W. Cherry Street (Figures 11 and 12). Troy's most successful early twentieth-century industry was Bodine Aluminum, which opened in 1912. The factory originally manufactured auto body parts for Dorris and Moon Motor Car Companies in St. Louis.<sup>66</sup> During World War II, the plant began to produce casings for aircraft and military vehicles. The company, which continues to produce casings, was purchased by Toyota in 1990 and retains a plant near Troy – as well as locations in St. Louis and Jackson, Tennessee.<sup>67</sup>

After World Wars I and II, much of Troy's industry remained tied to the county's agrarian-based economy. In 1925, Troy was one of few areas in Lincoln County that had electricity, railroad access and good roads. As a result, rural farming communities relied on Troy as a means to produce and ship goods. In contrast, Troy relied on farming communities to attract industry, which played a role in re-shaping the district. One example is the Lange Milk Company of St. Louis, which opened a factory in Troy in 1925. The plant required adequate infrastructure to support its operations, including that of a new city-wide sewer system. A bond was passed and construction began. In 1929, blasting near the intersection of Boone and Main Streets caused Troy's spring to "disappear" and attempts to restore the flow over the following few years proved fruitless. "The spring that had attracted the pioneer families to settle [in Troy] was lost forever."<sup>68</sup>

Though much of Troy's construction in the 1920s was residential and industrial, commercial additions to the district were also common. In 1925, the I.O.O.F. constructed an addition to its 1890s building. Another fire in 1928 that destroyed nearly an entire block on the west side of Main Street was followed by a number of additions to the district, including the City Building at 441 Main Street and the two-story brick Troy Building at 461 Main Street, constructed for \$20,000 by Downing & Lockett.<sup>69</sup> Other additions to the district in the 1920s were Turnbull Motor Company's auto dealership at 180 E. Cherry Street and a garage across the street at 185 E. Cherry Street. Both buildings were later used to support the M.C. Foster Bus Line. Another auto-related building constructed in the 1920s was the Hanni Motor Company dealership at 300 Main

<sup>65</sup> Clare and Clare, 57-58.

<sup>66</sup> Ibid, 70.

<sup>67</sup> Toyota Bodine website, Troy, MO, Available at: <http://www.trybodinealuminum.com/> (Access date: 26 November 2012).

<sup>68</sup> Clare and Clare, 17.

<sup>69</sup> George Giles Collection, Lot 163.



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 34

Street (later converted as the Trojan Theater in the 1940s). In 1929, Lincoln County Motor Company constructed its dealership downtown at 600 Main Street. These buildings all remain in the district today (Figure 13).

Although the early 1930s and the Great Depression introduced unforeseen hardships to Troy's citizens, the opening of Highway 61 (east of downtown) attracted new business and industry. These included Lincoln Oil Company, Troy Motors (a Plymouth dealership), and a café operated by C.L. Nuckols, Dixie Haven. Additionally, Otto Hanni opened a Texaco service station and Mr. and Mrs. Blyth Penn opened a hamburger stand on Highway 61. Hanni noted the Penns' success and added a restaurant to his property, Texas Inn. A Sinclair service station and restaurant, the Dinosaurium Service Station and Café, opened on Highway 61 in 1939. On the darker side of Troy's struggles during the Depression, both downtown banks were closed in 1930 (People's Bank) and 1931 (Farmers and Merchants Bank). *The Leader* terminated its publication and a garment factory on Main Street (Sel-More) moved to consolidate with another factory in Louisiana (Missouri).<sup>70</sup> As indicated previously, Troy's economy depended on the region's agriculture, and farmers were among those hit hardest by the Great Depression. Prices for wheat, cotton and corn plummeted and the value of farmland in the county "dropped in value by 73 percent" between 1929 and 1932.<sup>71</sup>

Relief came to Troy and Lincoln County through the assistance of New Deal agencies such as the Civil Works Administration (CWA), Works Progress Administration (WPA), Public Works Administration (PWA) and Civilian Conservation Corps (CCC). In 1933, the CWA assisted in many of Lincoln County's road improvements. The WPA employed local men in constructing a new waterworks system, including a 100,000 gallon water tank near Troy's City Cemetery. The WPA also employed women through its sewing program, which was conducted at Yellow Drug Store (499 Main Street). In 1935, the PWA employed men to landscape the city's schools and fairgrounds, make improvements to the courthouse and maintain/repair streets. The CCC established a camp in 1934 near Troy, which provided labor to improve Troy's City Park "tearing down unneeded buildings, and repairing the buildings that were left. They set out trees and shrubs, cleaned out the pond, using pick and shovels and wheelbarrows, and [built] an entrance on the east off of Highway 61."<sup>72</sup>

Troy's economy began to recover by the late 1930s, aided in no small part by Highway 61, which literally paved the way for new commercial and industrial interests. One of the largest employers arriving after the Great Depression was United Shoe Machinery Corporation, which constructed a factory north of Cherry Street in 1940. The company leased the building and equipment to the Fred W. Mears Heel Company, which produced "heel blocks from hard sugar maple lumber and

<sup>70</sup> Ibid, 16-20.

<sup>71</sup> Timothy W. Hubbard and Lewis E. Davids, *Banking in Mid-America: A History of Missouri's Banks* (Washington, D.C.: Public Affairs Press, 1969), 164.

<sup>72</sup> Clare and Clare, 20-21.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 35

shipped them to shoe factories for covering.”<sup>73</sup> Troy’s population increased steadily throughout the 1940s-50s (as indicated in Table 5), and a number of subdivisions were constructed outside of the downtown area. Troy also completed public utility improvements in the 1940s, including installation of a modern telephone system.<sup>74</sup>

**Table 5. Population Statistics for Troy, 1900 – 1960 (Source: United States Census Bureau).**

| Year | Population |
|------|------------|
| 1900 | 1,153      |
| 1910 | 1,120      |
| 1920 | 1,116      |
| 1930 | 1,419      |
| 1940 | 1,493      |
| 1950 | 1,738      |
| 1960 | 1,779      |
| 1970 | 2,538      |

In 1950 Troy’s fire department obtained a second fire truck, and the postal service upgraded its service to deliver mail directly to residents and businesses. The city received a federal grant during the early 1950s for \$65,000 and passed a \$155,000 bond issue to construct a new sewer plant.<sup>75</sup> Highway 61 continued to remain a vital source of importance for the City’s growth, yet downtown also remained important (Figures 14 and 15). Three new office buildings were constructed in 1962 (outside of the district) and in 1966, Troy opened a new bank at the corner of College and Main Streets. The latter addition illustrates that Troy’s downtown district remained viable to the city’s commerce even after new subdivisions and shopping centers emerged during the 1950s-60s.<sup>76</sup>

**Statement of Significance: Commerce (Criterion A) and Architecture (Criterion C)**

The Downtown Troy Historic District was established as Troy’s sole center of commerce in the early nineteenth-century. Through the early twentieth-century this remained the case. The district includes an eclectic collection of nineteenth- and twentieth-century architectural styles that clearly illustrate the city’s period of significance, extending from 1832 through 1966. The south end of Troy’s downtown district retains limited evidence of its establishment as a fort and subsequently a small village that became the Lincoln County seat in 1828. County government-related buildings were (and remain) situated at the north end of the district near the intersection of Main and Collier Streets and reflect Troy’s post-Civil War era. The blocks that connect these two areas of concentrated development became filled with commercial buildings during the mid-

<sup>73</sup> Clare and Clare, 22.

<sup>74</sup> Ibid, 22-24.

<sup>75</sup> Ibid, 24-25; Clare and Clare, 24.

<sup>76</sup> Clare and Clare, 28-29.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 36

to-late nineteenth-century; though social and religious buildings also are situated in the downtown district. The architectural composition of the Downtown Troy Historic District fits into three broad periods of development: the early Town of Troy as Lincoln County seat (1832 – 1865); growth and expansion that followed the Civil War when the railroad arrived (1866 – 1900); and twentieth-century impacts – the most influential of which was the automobile (1900 – 1966).

### Period I: Early Settlement and Downtown Development – 1832 – 1865

Troy's years of settlement following its 1828 designation as county seat (1832 – 1865) reflect the city's origins as Woods' Fort and extend through the Civil War. The original Town of Troy was platted in 1819 and subsequently enlarged through Woods' Addition in 1825 and Collier's Addition in 1837. These areas largely define the boundaries of the downtown district today. Despite the fact that many of Troy's earliest downtown properties were replaced by the end of the nineteenth century, street patterns and associated activities/businesses remained intact throughout the period of significance. The two oldest extant buildings in the district, which illustrate Troy's early settlement period, are the Sherman Cottle (Britton) House (1832) at 210 Boone Street and the Masonic Lodge/Universalist Church (1837) at 530 Main Street. The site of Woods' Fort near the intersection of Boone and Main Streets currently reflects its use as a commemorative park, dedicated as such in 1918. The district includes two noncontributing buildings that date to Troy's pre-Civil War years. One property is a c. 1840 commercial building at 580 Main Street, extensively altered in 1979, constructed for Troy's first postmaster (who was also a merchant), Emanuel Block.<sup>77</sup> The other noncontributing pre-1865 building is the former Troy Christian Church at 541 Second Street. Constructed in 1859, the church is currently used as an Elks Lodge and is noncontributing due to recent alterations that include removal of the steeple.

The district's earliest extant building is the Sherman Cottle House, a **Federal** style dwelling constructed in 1832. The dwelling is believed to have been constructed by/for Sherman Cottle (1793-1854), son of Joseph and Azubah Cottle, though some believe the house was constructed for Joseph Cottle.<sup>78</sup> Regardless, today, the house is commonly associated with a later owner, James H. Britton (1817-1900). Britton moved to Troy in 1840 from Virginia with his wife, Elmira and operated a general store while serving as Troy's postmaster and Lincoln County treasurer. Britton later served as Missouri's senate secretary (1848) and as state representative (1856-57). He left Troy in 1857 to work at the Southern Bank of St. Louis and subsequently became president of the National Bank of the State of Missouri (1864). Britton also briefly served as mayor of St. Louis (1875-76).<sup>79</sup>

<sup>77</sup> Giles Collection, Lot 140, Troy Furniture Company.

<sup>78</sup> Rootsweb ancestry and Ancestry.com resources; online (Sherman Cottle, September 2012); Clare and Clare, 11.

<sup>79</sup> Goodspeed, 339; St. Louis Public Library, "St. Louis Mayors," Available online at: <http://exhibits.slpl.org/mayors/data/dt49584725.asp> (Access date: 15 October 2012). Britton was announced mayor of St. Louis in a special election to replace Arthur Barrett, who died in office. Britton's term ended abruptly when

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 37

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

The Federal style is sometimes referred to as “Adam” or “Adamesque” for Scottish architects (and brothers) Robert and James Adam.<sup>80</sup> In the United States, particularly after the Revolutionary War, the style was referred to as “Federal” in an effort to end its British associations.<sup>81</sup> Federal style buildings are most prominent in eastern seaboard cities where architects such as Charles Bullfinch and Benjamin Henry Latrobe utilized the style in many of the nation’s public buildings. It also gained popularity in the South and Midwest where it was incorporated through the mid-nineteenth century. Typical features of the Federal style include prominent Classical-influenced porticos, double-hung multi-pane windows, symmetrical placement of windows and doors and minimal exterior embellishments.<sup>82</sup>

Another building style utilized in Troy’s antebellum properties is **Greek Revival**. The earliest example is the Universalist Church/Masonic lodge at 530 Main Street.

The walls of the Masonic Hall building were erected about the year 1837, by Col. David Bailey, and the building stood in an unfinished condition until 1851 or 1852, and then was sold to the trustees of the Universalist Church, and the trustees of the Masonic lodge. These societies finished the building and owned it in partnership; the Masons occupying the upper story and the church the lower . . . It stands at the east side of Main Street, on Lot 114, original plat of Troy.<sup>83</sup>

David Bailey (c. 1785- 1864) arrived in Troy from Woodstock, Vermont – possibly with or at about the same time as the Woods-Cottle Family. Bailey was a commanding officer during the War of 1812. He was also the first Lincoln County sheriff and collector of revenue (1819 – 1823). In addition to the church/lodge on Main Street, Bailey constructed Troy’s first county courthouse in 1830 (noted earlier) and a distillery/mill near the spring.<sup>84</sup> The 1860 census listed Bailey as a farmer with real estate valued at \$37,200 and a personal estate worth \$27,922.<sup>85</sup>

The Greek Revival style dominated American architecture during the first half of the nineteenth century. Its instant and enduring status sprang from associations with Greek political culture, which Americans embraced as a democratic compatriot. Prior to the Civil War, the style was

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opponents demanded a recount; and Britton lost by 77 votes to Henry Overstolz While in office, Britton passed several important regulations concerning building permits, construction and fire inspections in St. Louis.

<sup>80</sup> “Robert Adam,” *Encyclopedia of World Biography* (2004), Available online at:

[http://www.encyclopedia.com/topic/Robert\\_Adam.aspx](http://www.encyclopedia.com/topic/Robert_Adam.aspx) (Access date: 16 October 2012). Of note, the Adams brothers were born in Scotland.

<sup>81</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 91.

<sup>82</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), 155-156.

<sup>83</sup> Goodspeed, 440-441.

<sup>84</sup> Goodspeed, 219, 234, 277, 318.

<sup>85</sup> United States Census, 1860, <http://www.census.gov/prod/www/abs/decennial/> (Access date: 5 September 2012).

National Register of Historic Places  
Continuation Sheet

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

Section number 8 Page 38

often referred to as the “National Style” as it was used in every state settled prior to 1860.<sup>86</sup> “Modeled on English precedents, the Greek Revival was imported from abroad to America and spread rapidly along the coast and into the frontier.”<sup>87</sup> Its popularity was further spread through published builders’ guides and architectural pattern books, as well as the increasing number of trained architects who utilized classical styles.<sup>88</sup> The Greek Revival style is identified by its temple-style classicism, prominent columns (particularly surrounding porches and entries), multi-light transoms and sidelights, front and side gable returns and multi-light windows.

At the intersection of Main and Boone Streets is Troy’s Spring Park – a commemorative site associated with the Woods’ Fort settlement and the spring that served Troy until 1929 when its flow was disrupted during sewer construction. The park, dedicated as a Woods’ Fort memorial site in 1918 by the Daughters of the American Revolution (DAR), holds reconstructed cabins and historical markers. Despite contemporary alterations to the park, it retains an overall sense of time and place and is visually connected to the Cottle-Britton House (west) and former Universalist Church (east). Troy’s district retains only a few examples of its pre-Civil War properties which are an important part of the district. The Cottle-Britton House and former spring/fort site represent settlement patterns; while the Universalist Church illustrates Troy’s early religious and social impacts. Additionally, these properties reflect popular architectural influences that Troy’s first settlers brought with them from the northeast.

## **Phase II: Troy’s Prominence Emerges as the Lincoln County Seat, 1866 - 1900**

Troy’s post-Civil War/railroad years witnessed the construction of a new county courthouse and jail and promoted post-war prosperity. These impacts are illustrated through the district’s collection of late nineteenth-century commercial architecture, which reflects the impacts of high style influences adapted by local carpenters and builders. “Rapid industrial and the growth of the railroads” spurred the use of popular architectural styles by builders and carpenters as mass-production and the relatively low cost of shipping building materials via train promoted “dramatic changes” in “design and construction.”<sup>89</sup> As discussed previously, most of Troy’s early settlers moved to Missouri from the eastern seaboard states, and they introduced building methods and styles familiar to them. The availability of manufactured materials, as well as the promotion of general ideas about architecture and pattern books published in the 1860s-1870s allowed Troy, Missouri’s downtown character to include buildings as noteworthy and elegant as those in downtown Troy, New York.

<sup>86</sup> McAlester and McAlester, 177-184.

<sup>87</sup> Carley, 100.

<sup>88</sup> McAlester and McAlester, 184.

<sup>89</sup> McAlester and McAlester, 239.



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 39

By the mid-to-late nineteenth-century, Troy began to attract a number of German immigrants. One of Troy's earliest German-born residents was Emanuel Block (1794-1866), who moved to Troy c. 1823 and operated two stores with his brother, Eleazar\*.<sup>90</sup> Another well-known German merchant was Henry William Kemper (1835 - 1917). Kemper arrived to the United States from Prussia in 1854 and moved to Troy in 1869.<sup>91</sup> He constructed the commercial building at 560 Main Street, just north of the Blocks' general store (of note, both buildings – 560 and 580 Main Street – are currently owned by the Kemper Family). Kemper was a skilled craftsman and cabinet maker. His brick two-story building at 560 Main Street was constructed in two phases, replacing an earlier frame building. The two-story wing (north) is the oldest section, constructed in 1876. The three-story wing (south) was constructed in 1886 – by which time Kemper Furniture was the “largest” business of its type in Lincoln County.<sup>92</sup>

Dominant architectural trends in Troy after the Civil War include **Georgian, Italianate, Renaissance Revival** and **Gothic Revival** styles. The most prominent building constructed in downtown Troy after the war was the county's 1870 **Georgian** style courthouse, designed by a German immigrant who settled in Danville (Montgomery County), Gustave Bachman.<sup>93</sup> Often referred to as the “Virginia Plan,” the style was introduced by settlers who moved to Missouri from the Southeast.<sup>94</sup> Typical features of the style, as seen in Missouri's nineteenth-century courthouses, include a T-plan and red brick construction. In these buildings, windows and doors are surrounded either by light colored stone or painted wood, and window panes are narrow, multi-sash design. Pediments and cornices are usually adorned with heavy dentils and/or decorative molding. Façade entrances are centered and capped with classical pediments. At one time, the state had seven such examples – all were north of the Missouri River and six were in Missouri's Little Dixie area. Three examples (Lincoln, Randolph and Montgomery Counties) were identical; two of which were designed by Bachman. Of these three identical-plan Georgian style courthouses, only Troy's example still stands today.

Also common in Troy's nineteenth century buildings are **Italianate** influences. The style is evident in the jailer's residence, constructed in 1876 by David Bailey, and in several of the district's commercial buildings, including 421 Main Street, constructed c. 1880 as a bakery and restaurant. The Italianate style was popular in both residential and commercial properties constructed c. 1870 – c. 1890. The style became popular in residential architecture during the 1850s through publications, such as those authored by Andrew Jackson Downing. The style's frequent use in commercial buildings was further spurred by the incorporation of cast iron storefronts that replaced heavy brick and stone, allowing thin display windows to be easily

<sup>90</sup> Goodspeed, 432. \*Little information was found on Eleazar Block; possibly he settled in St. Louis and/or Cape Girardeau as census records indicate “Eleazar Block” as a resident in both places during the early 1800s.

<sup>91</sup> Ibid, 561; Missouri Death Certificate Database, Available at:

<http://www.sos.mo.gov/archives/resources/deathcertificates/> (Access date: 6 November 2012).

<sup>92</sup> Goodspeed, 561.

<sup>93</sup> Ohman, 1983, 71.

<sup>94</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 40

incorporated on lower level storefronts.<sup>95</sup> The style became fashionable in rural settings once machine-produced materials could be inexpensively duplicated and shipped via railroad. Ornamentation is most visible along rooflines and cornices, above windows and doors, and on porches. In relation to Troy's commercial properties, Italianate embellishments are frequently utilized surrounding windows and in the coursework dividing floors.<sup>96</sup>

Most of Troy's downtown commercial buildings have brick storefronts. Nineteenth-century examples are two-stories in height, in which businesses operated on the first floor while upper floors held storage, offices and/or residential space. Troy's nineteenth-century commercial buildings were often linked together, sharing inner brick walls. When multiple storefronts were constructed, they also often shared cornices and window designs, displaying what seems to be a seamless single façade.<sup>97</sup> One example is the I.O.O.F. Hall constructed in 1892 (north end) and 1925 (south end). Upon first inspection of the building, it appears to be a single building block constructed at the same time. When observed closely, however, it is clear that there are differences in second-story window cornices, which are similar but not identical (Figure 16). Another example is 400 and 430 Main Street. These two buildings share a common cornice but windows are different in scale and design, as are commercial storefronts (Figure 17).

Troy's late nineteenth-century buildings include two exemplary examples of cast iron storefronts – both of which illustrate **Italian Renaissance** detailing. Troy's former opera house at 521 Main Street was constructed in 1890 and bears a cast iron storefront manufactured by Christopher & Simpson Architectural Iron and Foundry Company of St. Louis. Located at the corner of Park and Seventh, the foundry was established in 1873 by Jacob Christopher and William S. Simpson as Christopher & Company. The firm incorporated in 1882 as Christopher & Simpson and by that time had completed a number of prestigious commissions in St. Louis including the Mercantile Library, the Rialto and New Planters' House.<sup>98</sup> Unfortunately, most of the firm's commissions in St. Louis – including the Rialto and Planters' House are no longer standing. The Mercantile Library survives but was refaced during the mid-twentieth century and no longer provides visual evidence of the foundry's work. The example in Troy is a significant and a noteworthy example of a Christopher & Simpson storefront.

Troy's other cast iron storefront is 530 Main Street, the Kempf-Hechler Building, constructed in 1891-96. In 1891, George B. Kempf (1868 - 1921) and his brother-in-law Julius J. Hechler (1863 - 1929) erected a two-story commercial building that held a grocery and harness shop. In 1896 a

<sup>95</sup> John S. Poppeliers, Allen Chambers, Jr. and Nancy B. Schwartz, *What Style is It? A Guide to American Architecture* (Washington, D.C.: The Preservation Press, 1983), 46-47.

<sup>96</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870 – 1960* (New York: W.W. Norton & Company, Inc., 2009), 61-62.

<sup>97</sup> Gottfried and Jennings, 237.

<sup>98</sup> James Cox, *Old and New St. Louis: A Concise History of the Metropolis of the West . . .* (St. Louis: Central Biographical Publishing Co., 1894), 404. (Note: Christopher & Simpson is also identified in Dry & Compton's 1875 *Pictorial St. Louis* bird's eye map collection).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 41

second two-story wing at the north end of the property was added for a hardware store operated by Hechler.<sup>99</sup> The Kempf-Hechler Building's storefront was the product of Mesker Brothers of St. Louis, one of the nation's largest manufacturers of cast iron store fronts (Figure 18). The company was established by a German immigrant, John Mesker, who opened a sheet metal production factory in St. Louis in 1864. Mesker had three sons, Frank, Bernard and George, who produced metal and cast iron architectural embellishments. Frank and Bernard remained in St. Louis, and George opened a factory in Evansville, Indiana in 1880. The establishment in St. Louis relocated to Huntsville, Alabama in 1988 where it continues to manufacture metal doors.<sup>100</sup>

Remarkably, Troy's cast iron storefronts were the products of different firms, yet both reflect similar Italian Renaissance detailing. The Italian Renaissance/Renaissance Revival style was popular in the United States in the late nineteenth/early twentieth century. A product of the Beaux Arts movement, the style was copied by architects from Renaissance Italian landmarks in Rome, Florence, and Venice.<sup>101</sup> It reached a height of popularity in the early 1900s and few examples were constructed after 1940. The style differs from the Italianate style because it precisely copies Italian architecture instead of adapting features from architectural renderings. Italian Renaissance/Renaissance Revival style buildings are generally two-to-three stories in height with a heavily adorned roofline balustrade or parapet rising above the roofline. Windows have heavy brackets and cornices. Arcaded entries and porches are also common features of the style.<sup>102</sup>

One property in Troy's district illustrates the **Gothic Revival** style – the former jail at 211 W. Collier, constructed in 1876. The jail is attached to the jailer's residence (described above) at the west end of the building. The jail is decidedly different than its Italianate counterpart with Gothic style windows, a crenellated cornice and hanging buttresses. The Gothic Revival style replicated a variety of medieval Gothic architectural styles when in the 1830s architects began to use Gothic embellishments for classically designed buildings – particularly churches.<sup>103</sup> In America, Gothic Revival was also frequently used in colleges and prisons.<sup>104</sup> Characteristics include steeply pitched roofs with cross gables, gable dormers, symmetrical facades, pointed-arch windows, dominant lines, finials and towers.<sup>105</sup>

<sup>99</sup> Clare and Clare, 59-60. Dates for births/deaths of Kemp and Hechler are taken from searches using ancestry.com which indicates /Troy newspaper obituaries as the source(s) of information.

<sup>100</sup> Mesker Brothers Timeline – company website available at: <http://oldestmetaldoor.com/> (Access date: 25 October 2012).

<sup>101</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 179.

<sup>102</sup> McAlester and McAlester, 398.

<sup>103</sup> Ward Bucher, A.I.A. *Dictionary of Building Preservation* (New York: Preservation Press; John Wiley & Sons, Inc., 1996), 213 and Marcus Whiffen and Frederick Koeper, *American Architecture, Volume 2: 1860-1976*.

(Cambridge, MA: The MIT Press, 1995), 180.

<sup>104</sup> Ibid, 572.

<sup>105</sup> Bucher, 213 and Robin Langley Sommer, *The Old Church Book* (New York: Barnes & Noble Books, 1999), 119.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 42

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

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### Phase III: Twentieth Century Impacts – the Automobile and Post-War Modernism 1901 - 1966

Troy's greatest decades of permanent change to the district arrived after the turn of the twentieth-century. The reasons for these changes are two-fold. Most obvious was Troy's desire to rebuild when buildings were lost to fires in 1905, 1927 and 1928. Also effectively impacting the district's physical appearance was the arrival of the automobile – which altered the landscape of rural America. Troy was no exception. The first automobile arrived in 1910 and was quickly followed by many more. The city began to add concrete sidewalks, paved streets, street lights and modern utilities to keep up with the pace of modernization. Buildings – even those in downtown Troy – began to accommodate automobile owners. Rear parking lots were fashioned behind Main Street's commercial row and more modern buildings, such as the Bank of Troy at 200 Main Street provided drive-through service. Troy's downtown district remained important and viable through the mid-to-late twentieth century because it could adapt to changes necessitated by automobiles – larger cities were not as fortunate.

Styles most strongly represented by Troy's twentieth-century properties include **Classical Revival, Shingle, Romanesque Revival, Colonial Revival, Art Deco** and **Modern** movements. One property in the district reflects a combination of **Shingle** and **Romanesque Revival** styles – the former St. Stephens Methodist Church at 211 Boone Street. The building was constructed in 1900-1901. Architect Henry Hobson Richardson is credited with promoting both styles, which he introduced in Boston during the 1880s. The Shingle Style was an offshoot of the Queen Anne movement. Though both styles share eclectic and excessive exterior adornment, the Shingle style does so through the incorporation of massive shingles enveloping exterior walls, roofs and porches.<sup>106</sup> While Shingle style buildings are typically constructed of frame, Romanesque Revival buildings are always brick or stone and incorporate “at least some rough-faced, squared (ashlar) stonework.”<sup>107</sup> The most distinctive feature of the Romanesque Revival style is its oversized, massive rounded arches set above entrances and/or windows.<sup>108</sup> Troy's solitary example of the mixture of both Richardson-inspired styles is an excellent example evidenced by the building's massing, rusticated foundation and widely arched primary window bay.

An example of the **Colonial Revival** style is seen in Troy's former United Baptist Church at 611 S. Main Street. The building was constructed in 1937, replacing a previous church that burned in 1911.<sup>109</sup> Colonial Revival highlights a period in which builders and architects attempted to imitate “Old World” styles such as Georgian, Colonial and Tudor styles. The Colonial Revival originated in the mid-1800s and became a “cultural phenomenon” – never losing its popular

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<sup>106</sup> Carley, 163-166.

<sup>107</sup> McAlester and McAlester, 301.

<sup>108</sup> Ibid.

<sup>109</sup> (Williams, Clare and Jackson), 1-2 (Part II).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 43

appeal in American architecture.<sup>110</sup> Intentional promotion to associate the style with a truly American past created what has become an important “national” style.<sup>111</sup> Typical features include gabled pediments and cornices with dentilled details, porches with columns, gambrel and hipped roofs with predominant side gables, and classical entry surrounds.<sup>112</sup> The church’s overall plan and form feature a temple-front classical plan with restrained ornamentation – no doubt an intentional desire to emphasize the functions inside the church rather than the physical features of the building itself.<sup>113</sup>

One of the most unique twentieth-century components of Troy’s district is its **Art Deco** influenced theater at 300 Main Street. The property was constructed as an auto dealership in 1927 (possibly using the foundation of the Laclede Hotel, which burned in 1888). In the 1940s, the property was remodeled for use as a cinema. Throughout the early twentieth century, downtown film theaters were the center of community entertainment. Automobiles had yet to lead to suburban sprawl that would replace Main Street, and television remained a phenomenon of the future. America experienced a surge in the construction of local theater buildings during the 1930s. By the end of World War II, nearly every town and city supported a theater.<sup>114</sup> The theater in Troy was added to the district after the Great Depression – perhaps a late example for larger cities but in small town America, Troy’s theater was constructed at the height of American cinema popularity. The district’s vernacular adaptation incorporates streamlined detailing reflecting Art Deco influences. The movement was celebrated in America following the 1925 Parisian Exposition Internationale des Arts Decoratifs and Industriels Modernes. Art Deco showcased industrial influences in an artistic fashion – a movement that was expressed not only through architecture, but also in art, furniture, jewelry, clothing, glassware and pottery.<sup>115</sup>

Prevalent from the 1920s to 1940s, the Art Deco movement adapted classical design elements, but drew its inspiration from the mechanization and mass-production of that era. The motion picture theater, a result of technological advances, was particularly well-suited for Art Deco's modern materials, linear edges, geometric forms and zigzags.<sup>116</sup>

In architecture, Art Deco is seen most frequently in theaters; yet it is also common in apartment buildings and early twentieth-century automobile-related buildings. Elements include smooth

<sup>110</sup> Dell Upton, *Architecture in the United States* (New York: Oxford University Press, 1998), 80.

<sup>111</sup> Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover and London: University Press of New England, 1999), 180; Richard Guy Wilson, *The Colonial Revival House* (New York: Abrams, 2004), 6; Upton, 81.

<sup>112</sup> James C. Massey and Shirley Maxwell, *House Styles in America: The Old-House Journal Guide to the Architecture of American Homes* (New York: Penguin Studio, 1996), 182-184.

<sup>113</sup> Gottfried and Jennings, 268.

<sup>114</sup> National Park Service Website, Embassy Theater, Available at:

<http://www.nps.gov/nr/travel/cumberland/EMB.HTM> (Access date: 4 December 2012).

<sup>115</sup> Poppeliers, Chambers and Schwartz, 88-89.

<sup>116</sup> National Park Service Website, Embassy Theater.



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 8 Page 44

stucco and concrete clad exteriors, geometric designs and artistic flourishes such as pastels and decorative motifs.<sup>117</sup>

**Modern Movement** influences are visible in the district's mid-to-late twentieth-century properties. Examples include the former Sacred Heart Catholic Church and Rectory at 180 and 80 Main Street. Constructed in 1954 and 1960, respectively, the properties are currently used for purposes other than for which they were intended; yet both retain integrity and illustrate their period of construction and use. Other examples include the Curt Building at 309 Main Street, constructed in 1946; and Finley's Shoe Store at 350 Main Street, constructed c. 1950. Post-war materials shortages, booms in construction and modern building technologies and materials vastly re-shaped how buildings were designed and constructed. Additionally, social transitions during the 1940s – 1960s led builders and architects to focus on functionalism rather than aesthetics.<sup>118</sup> Though admittedly less visually exciting than Troy's early twentieth-century styles, these buildings are nonetheless important components of the district because they illustrate Troy's mid-twentieth century viability – a trait atypical of most Main Street districts – even those in smaller cities like Troy. Most towns and cities lost their commercial tenants and shoppers once suburban shopping developments and malls began to emerge. This does not appear to have been the case for Troy. Though large department stores and shopping centers did attract shoppers, the downtown district remained commercially important. This is evident even today by the fact that nearly all of Troy's downtown buildings are currently occupied by businesses, many of which have operated in the district for many years.

The Downtown Troy Historic District is an exemplary example of Troy's architectural and commercial significance that reflects its early settlement, commercial development and growth that continued through the mid-twentieth century.

<sup>117</sup> Poppeliers et al, 88-89.

<sup>118</sup> Spiro Kostof, *A History of Architecture: Settings and Rituals* (New York: Oxford University Press, 1995), 721, 750.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 45

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

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National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 9 Page 46

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National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number 9 Page 47

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 48

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 49

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

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**Verbal Boundary Description**

The Downtown Troy Historic District encompasses portions of the Original Town of Troy, Collier's Addition and Wood's Addition, including Lots 102-103, 106-110, 112-116, 118, 129-141, 158-167, 180-191 and 200.

**Boundary Justification**

The Downtown Troy Historic District includes all of Troy's original commercial row along Main, Second and Union Streets; and includes the Woods' Fort parcel encompassing the former Town Spring lot and Cottle House near the intersection of Boone and Main Streets.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number Figures Page 50

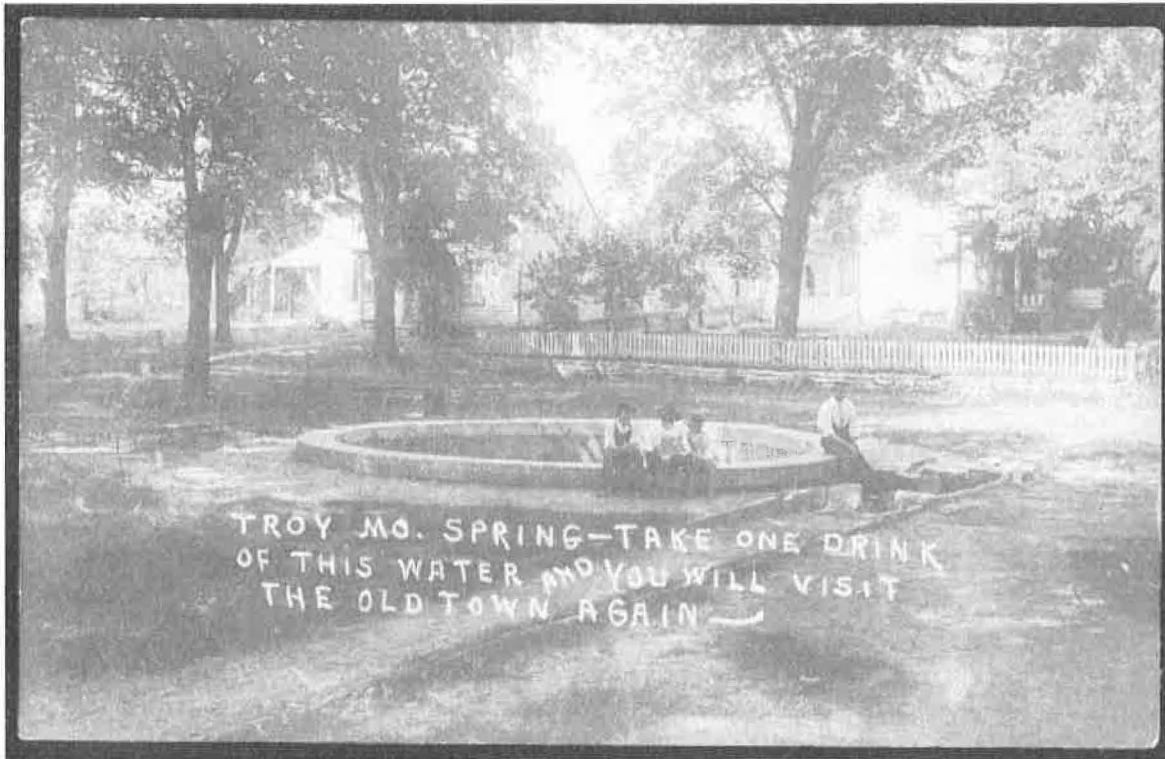


Figure 1. Troy Spring Park, site of Woods' Fort, c. 1910. Collection of Bonnie Pollard Johnson. Available online at: <http://mogenweb.org/lincoln/album/ph-spring-troy.htm> (Access date: 10 May 2010).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number Figures Page 51



Figure 2. Lincoln County Courthouse in Troy (c. 1940). Photo from the collection of Bonnie (Pollard) Johnson (<http://www.mogenweb.org/lincoln/album/ph-county-courthouse.htm>) Access date: 17 September 2012.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 52

Name of Property: Downtown Troy Historic District  
County and State: Lincoln County, Missouri  
Name of multiple listing (if applicable): N/A



Figure 3. Town of Troy, c. 1878 (Source: Edwards Brothers. *An Illustrated Historical Atlas of Lincoln County, Missouri*. Philadelphia: Edwards Brothers, 1878).

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 53

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A



**Figure 4. Downtown Troy; view is north from Main and Boone Streets, 1876. Note the former Universalist Church/Masonic Lodge (530a Main Street) on the right. The bell tower on top of the building is gone but the property retains its distinctive façade (Photo courtesy of George Giles).**



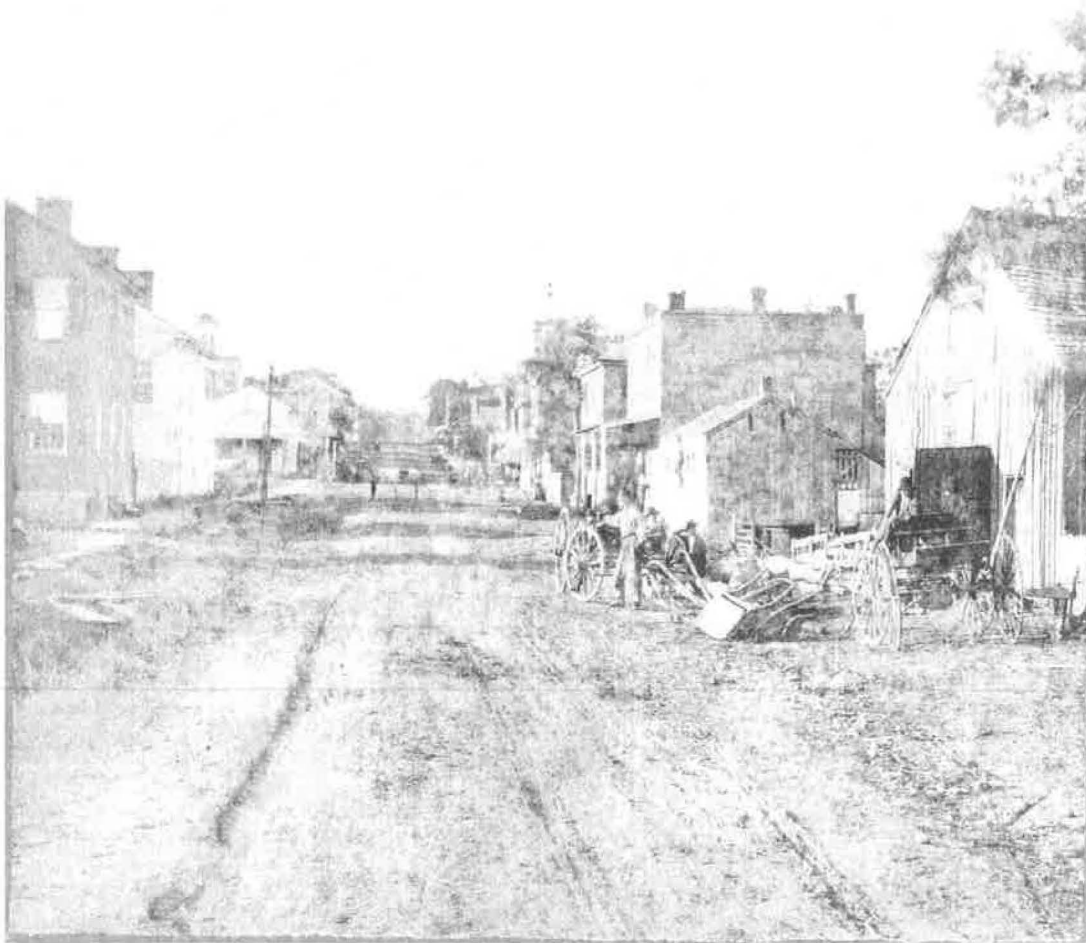
National Register of Historic Places  
Continuation Sheet

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

Section number      Figures      Page 54



**Figure 5. Another view of downtown Troy c. 1878. The view is north; Main near the intersection of Cherry Street. The courthouse dome is visible on the left (courtesy, George Giles).**

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District  
County and State: Lincoln County, Missouri  
Name of multiple listing (if applicable): N/A

Section number Figures Page 55

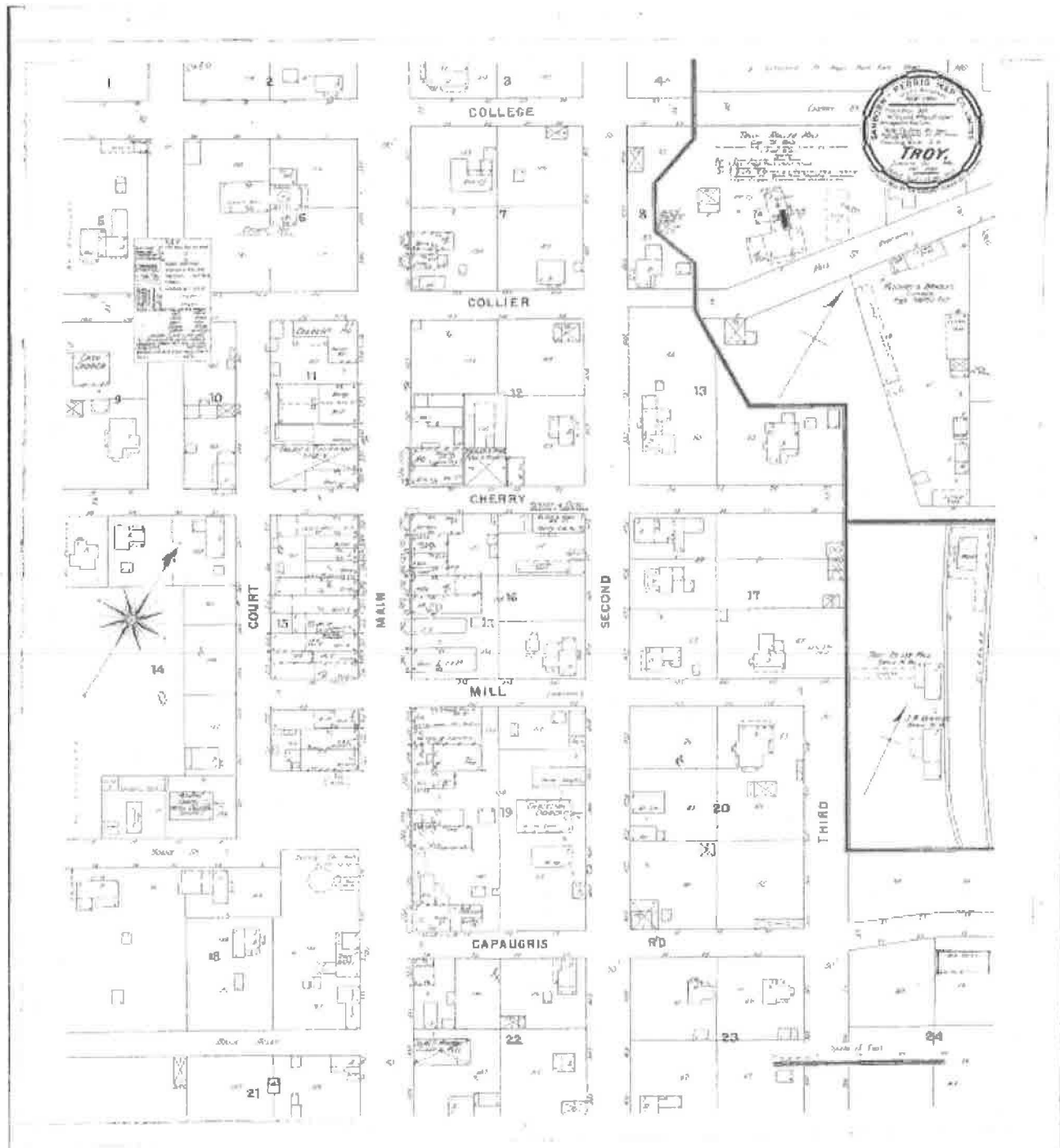


Figure 6. Troy 1895, Sanborn Fire Insurance Map.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 56

Name of Property: Downtown Troy Historic District  
County and State: Lincoln County, Missouri  
Name of multiple listing (if applicable): N/A

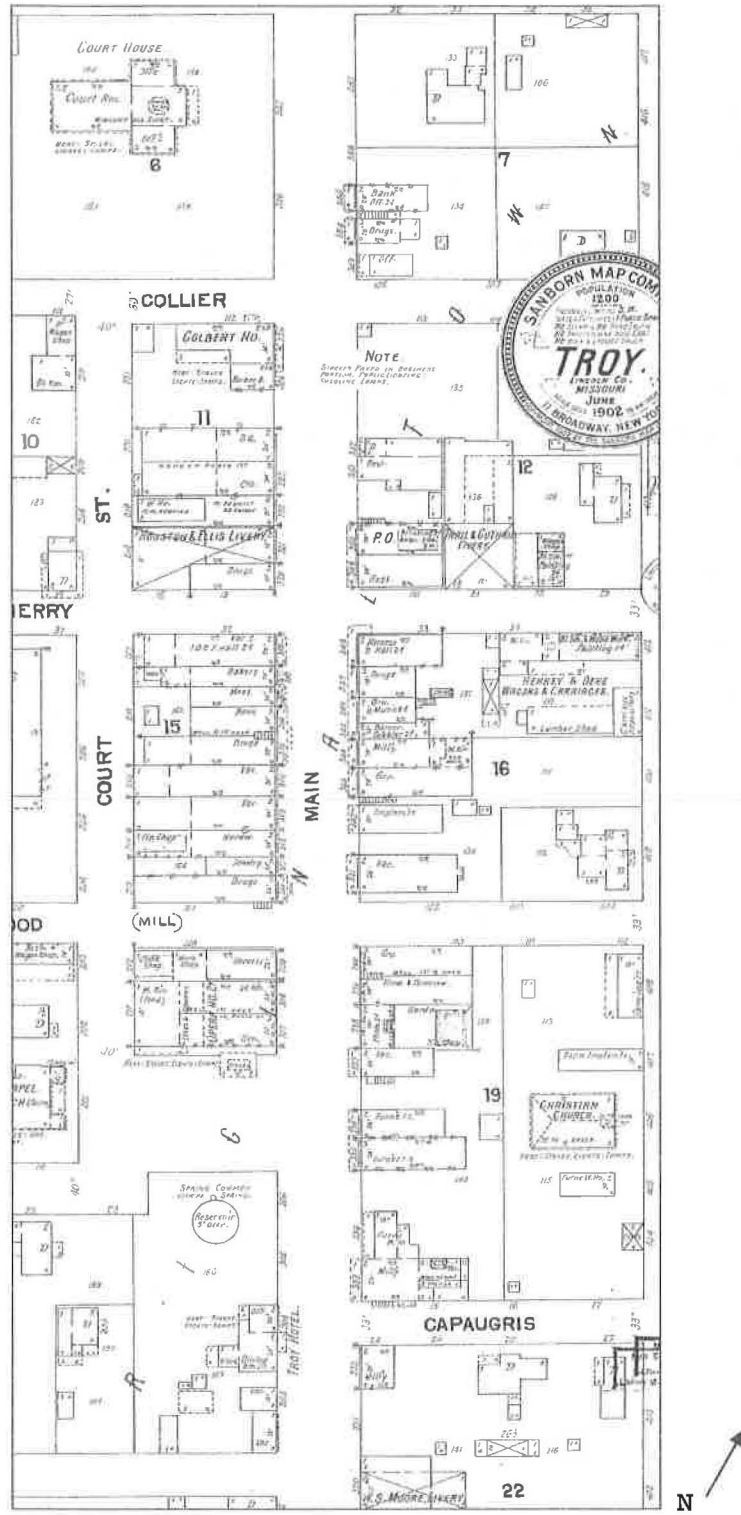


Figure 7. 1902 Sanborn Map of Troy that illustrates the district. Note the spring and hotel lot at the bottom left hand corner of the image.

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number Figures Page 57

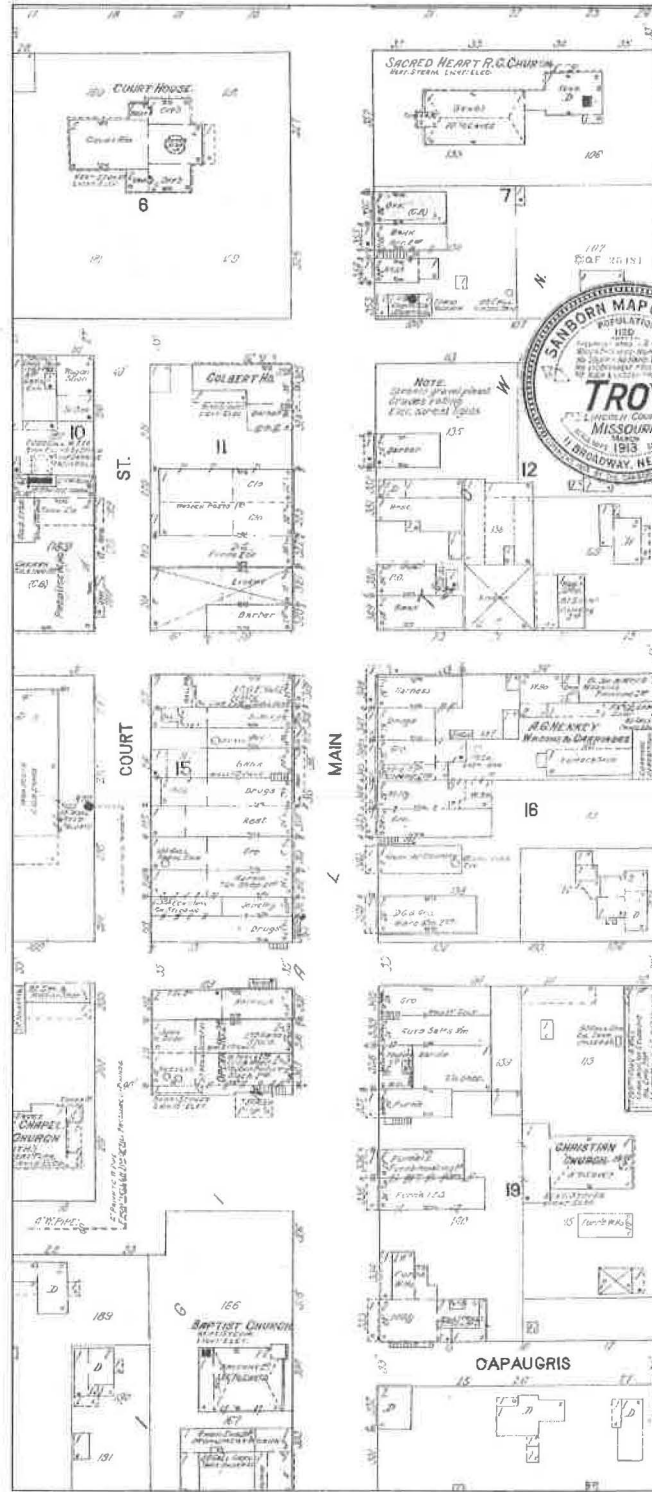


Figure 8. 1913 Sanborn Map of Troy that illustrates the district. Note that the spring no longer shows up on the map and Troy Hotel has been replaced by Troy's marble works and Baptist church.

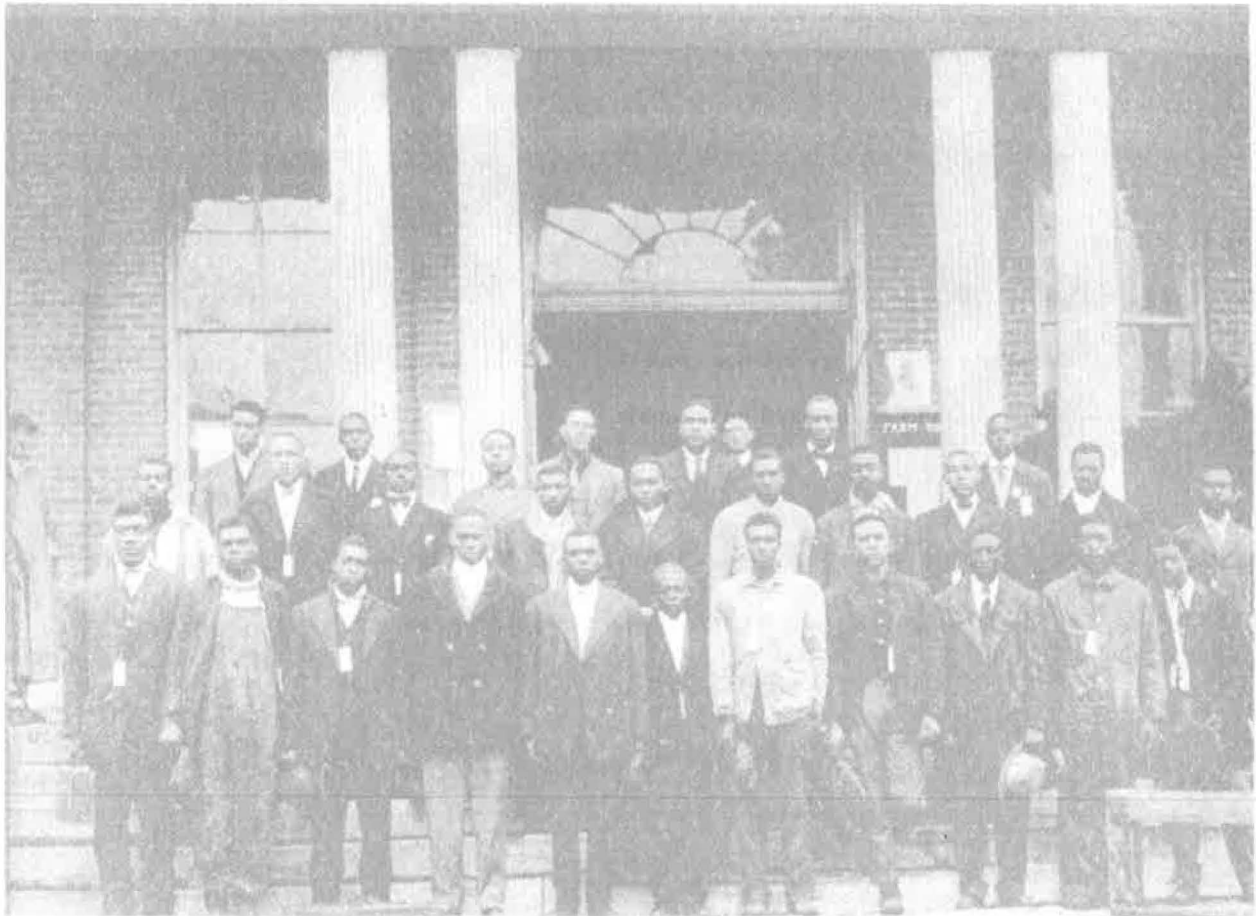
National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number      Figures      Page 58



**Figure 9. A group of African-American soldiers recruited for World War I on the steps of the Lincoln County Courthouse in Troy, 1917 (Clare and Clare, p. 130).**



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number      Figures      Page 59



Figure 10. Troy Marble & Granite Works, illustrated above in 1924, appears much as it did when constructed in 1919. Source: *Lincoln County Pictorial History Book, Volume I, Book No. 1* (1975).

National Register of Historic Places  
Continuation Sheet

**Name of Property:** Downtown Troy Historic District

**County and State:** Lincoln County, Missouri

**Name of multiple listing (if applicable):** N/A

Section number Figures Page 60



**Figure 11. Kuhne Poultry Processing complex, c. 1920. Source: *Lincoln County Pictorial History Book, Volume I, Book No. 1* (1975), page not numbered.**

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District  
County and State: Lincoln County, Missouri  
Name of multiple listing (if applicable): N/A

Section number Figures Page 61

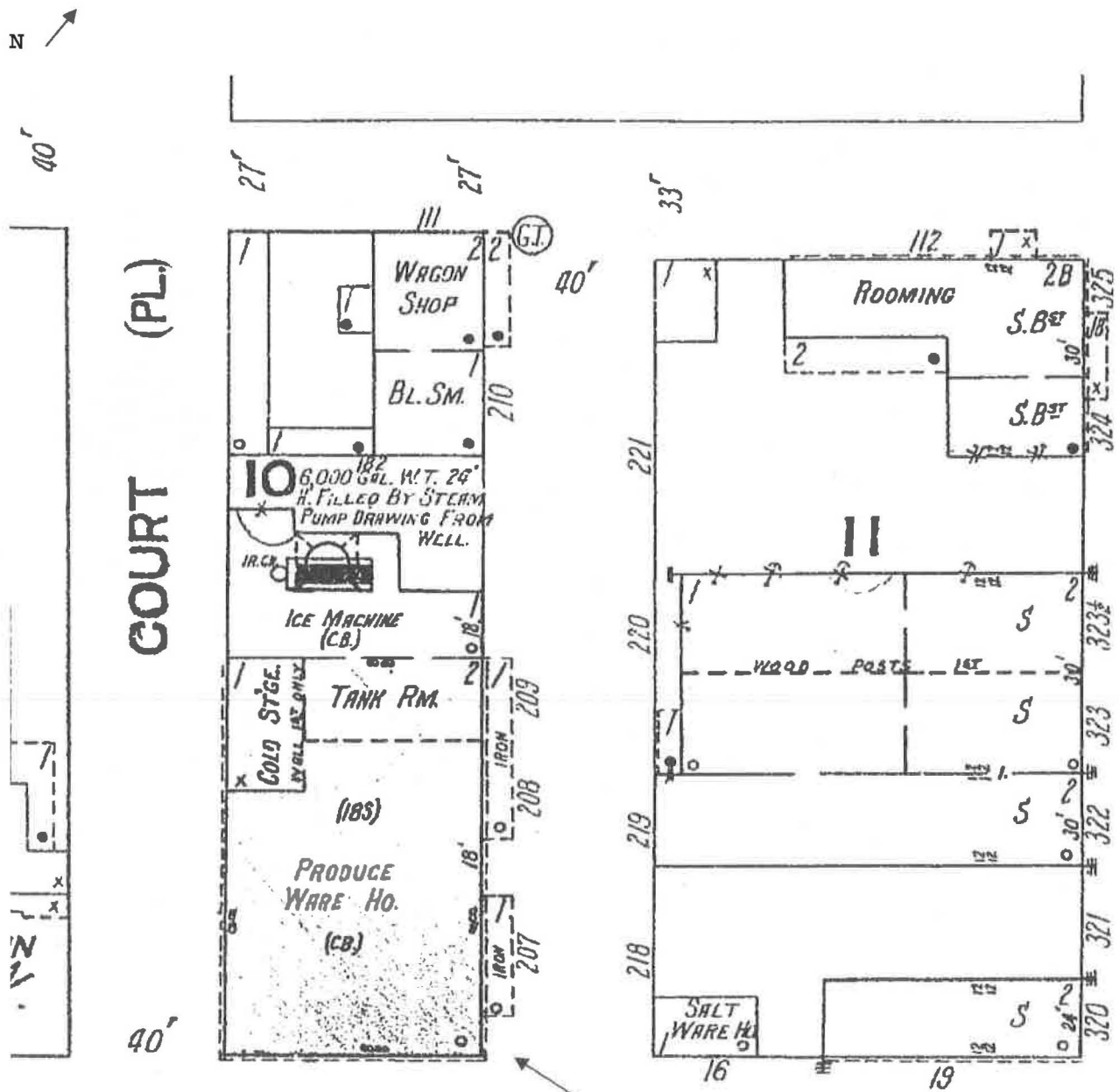


Figure 12. Detail of Kuhne Processing Plant (above, left) at 171 W. Cherry Street. (Sanborn Fire Insurance Map, 1927).

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number Figures Page 62



Figure 13. View of Main Street during the early 1920s (George Giles collection); view is south.



Figure 14. Main Street in 1947 (George Giles collection); view is north from Boone Street's intersection.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 63

**Name of Property:** Downtown Troy Historic District  
**County and State:** Lincoln County, Missouri  
**Name of multiple listing (if applicable):** N/A



**Figure 15. Main Street from its intersection with Wood Street, 1950s; view is north (George Giles collection). The block that burned in 1928 and was re-built is pictured on the left.**



**Figure 16. I.O.O.F. Hall constructed in 1892 and 1925. Note differences in cornices above second-story windows.**



National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number      Figures      Page 64



**Figure 17. 400 – 430 Main Street appears as a single building initially but a closer look clearly demonstrates two separate businesses/buildings.**

National Register of Historic Places  
Continuation Sheet

Name of Property: Downtown Troy Historic District

County and State: Lincoln County, Missouri

Name of multiple listing (if applicable): N/A

Section number      Figures      Page 65

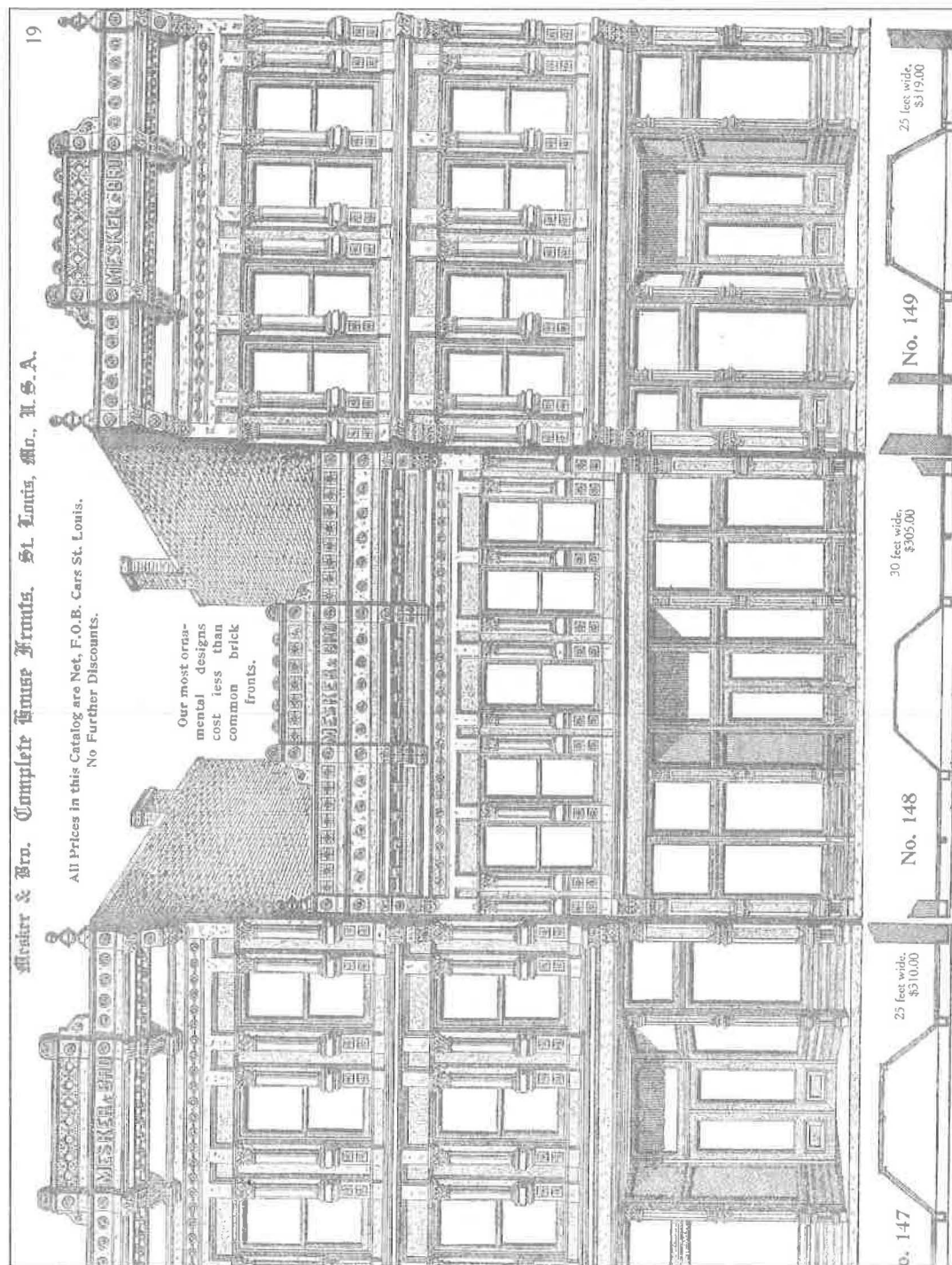


Figure 18. Mesker Brothers cast iron storefronts advertised in the company's 1902 catalog, page 19.

National Register of Historic Places  
Continuation Sheet

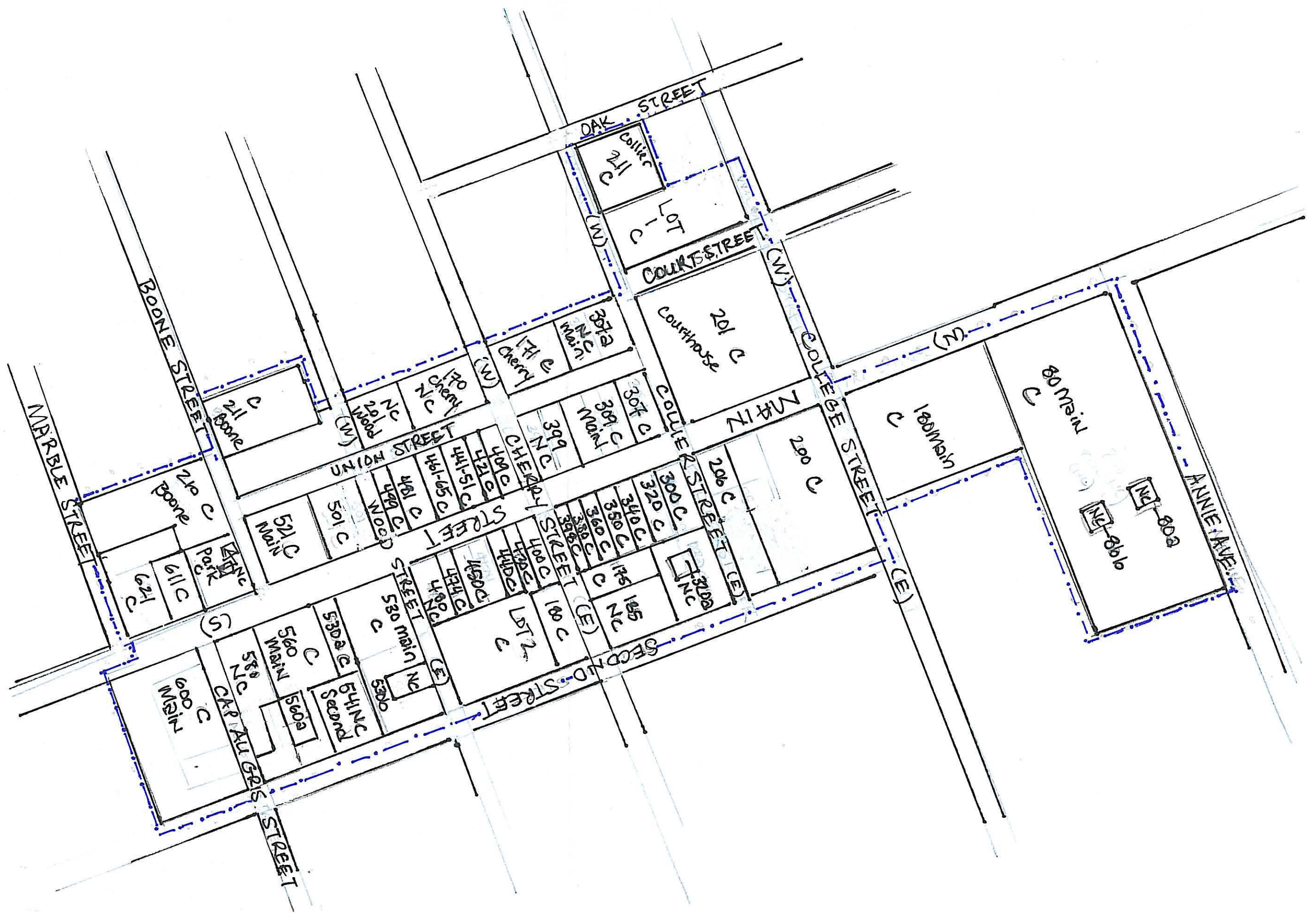
Name of Property: Downtown Troy Historic District  
County and State: Lincoln County, Missouri  
Name of multiple listing (if applicable): N/A

Section number PHOTO MAP Page 66



Downtown Troy Historic District  
Boundary





DOWNTOWN TROY HISTORIC DISTRICT

Scale (approximate): 1" = 133'

C = contributing property  
 NC = non-contributing property

--- = District boundary



TROY MARBLE & GRANITE CO. INC.

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Established 1888







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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY     Downtown Troy Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MISSOURI, Lincoln

DATE RECEIVED:             9/13/13             DATE OF PENDING LIST:     9/26/13  
DATE OF 16TH DAY:         10/11/13            DATE OF 45TH DAY:         10/30/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000857

REASONS FOR REVIEW:

APPEAL:  N     DATA PROBLEM:  N     LANDSCAPE:  N     LESS THAN 50 YEARS:  N  
OTHER:  N     PDIL:  N     PERIOD:  N     PROGRAM UNAPPROVED:  N  
REQUEST:  N     SAMPLE:  N     SLR DRAFT:  N     NATIONAL:  N

COMMENT WAIVER:  N

ACCEPT      RETURN      REJECT     10.30.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

Memorandum

Date: September 4, 2013
To: Keeper, National Register of Historic Places
From: Mark A. Miles, Deputy SHPO and Director, Missouri State Historic Preservation Office
Subject: Downtown Troy Historic District, Troy, Lincoln County, Missouri, National Register Nomination

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on August 9, 2013. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register.

Please find enclosed the following documentation:

- 1 Original National Register of Historic Places nomination form
Multiple Property Documentation Form
29 Photographs
1 CD with electronic images
1 CD with National Register of Historic Places nomination form PDF
Original USGS map(s)
Sketch map(s)/figures(s)/exhibits not on continuation sheets
Piece(s) of correspondence (support letter from mayor and report from local preservation commission)
Other:

Comments:

- Please insure that this nomination is reviewed
The enclosed owner objection(s) do do not constitute a majority of property owners.