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National Register of Historic Places Registration Form

NATIONAL REGISTER

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61-687

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sedalia Commercial Historic District
other names/site number n/a

2. Location

street & number 100-616 & 101-415 S. Ohio; 319 & 401 Lamine; 103-119 W. Main; 106-124 E. Main; and parts of Second-Fifth Streets [N/A] not for publication
city or town Sedalia [N/A] vicinity
state Missouri code MO county Pettis code 159 zip code 65302

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 nationally statewide locally.
(See continuation sheet for additional comments [].)

Claire F. Blackwell

30 March 1993

Signature of certifying official/Title Claire F. Blackwell, Deputy SHPO Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the National Register
See continuation sheet [].
- determined not eligible for the National Register.
- removed from the National Register
- other, explain
See continuation sheet [].

Entered in the
National Register

Signature of the Keeper *Delores Byer* Date 7/28/93

Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/State

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

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

Contributing	Noncontributing	
<u>66</u>	<u>26</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>66</u>	<u>26</u>	Total

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

N/A

Number of contributing resources
previously listed in the National
Register.

2

6. Function or Use

Historic Function (Enter categories from instructions)

COMMERCE/TRADE/specialty stores
COMMERCE/TRADE/restaurants
COMMERCE/TRADE/department stores
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/organizational
GOVERNMENT/courthouse

Current Functions (Enter categories from instructions)

COMMERCE/TRADE/specialty stores
COMMERCE/TRADE/financial institution
DOMESTIC/multiple dwelling
GOVERNMENT/courthouse

7. Description

Architectural Classification (Enter categories from instructions)

Romanesque
Italianate
Classical Revival
Art Deco

Materials (Enter categories from instructions)

foundation limestone
walls brick
limestone
roof asphalt
other terra cotta
cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Narrative Description

Summary

The Sedalia Commercial Historic District includes 92 buildings, 66 of which contribute to the historic and architectural character of the district. Two additional buildings, the Bothwell Hotel, 103 East Fourth Street, and the Missouri Trust Company Building, 322 South Ohio Avenue, have already been listed individually in the National Register of Historic Places, and are therefore not reflected in the building counts. The boundaries of the historic district encompass the heart of the commercial core of Sedalia as a booming railroad town which continued to thrive for over seventy years. The historic development of the commercial core is evident from the street patterns, including a span of six blocks along South Ohio Avenue where the historic buildings frame a unique street angle, lending an unusual character to this main commercial thoroughfare. All of the buildings in the historic district are commercial, except 117 West Fourth Street, the First United Methodist Church. Only one of the 26 non-contributing buildings is modern. The distinction between contributing and non-contributing buildings was judged by the integrity of the exterior of the upper stories, as storefront alterations of some degree are somewhat inherent to commercial buildings. Many of the buildings classified as non-contributing are sheathed with modern aluminum or enameled panels on the upper stories. The removal of this sheathing would likely reveal historic facades, allowing these buildings to change to contributing status within the historic district. In a few cases, the historic fabric of a building may be seen through portions of the modern sheathing. Despite the later cladding on some of these buildings, the facade proportions, and rhythm and shape of the building units, remains historic. The contributing buildings range in date from c. 1870 to c. 1936. While alterations have occurred within the historic district, overall the district maintains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Introduction

Located in west central Missouri approximately sixty miles west of Jefferson City on Highway 50, Sedalia has held an important regional location in the state since the 1860s (see Figure 1). Seventy miles southeast of the Kansas City metropolitan area and about seventeen miles south of Interstate 70, Sedalia developed as a railroad town, with the Missouri Pacific and the Missouri, Kansas and Texas Railroads giving a great boost to the community economically, and therefore commercially. The Sedalia Commercial Historic District is near the center of the town, and begins just two blocks north of Highway 50, known as Broadway through town. As the county seat of Pettis County since 1865 and the home of the Missouri State Fair since 1901, the attractions of the town have reached beyond its functions as a commercial center.

The Sedalia Commercial Historic District represents the highest concentration of historic buildings which remain in the central business district. The historic district focuses on South Ohio Avenue, spanning six blocks along this major thoroughfare of the central business district. Originally a cow path (according to local legend), South Ohio Avenue became the point of expansion of the earliest business district which had developed on Main Street near the Missouri Pacific line which reached Sedalia in 1861. When the town began booming after the Civil War, brick buildings were replacing frame buildings, due in part to the availability of brick and instigated by fires in frame buildings. Much of this building began occurring along the "cow path" which headed south from Main Street, a path which turned at a point two blocks north of Main Street. The effect of the "cow path" today is an interesting and inviting angle on the main business street, creating an attractive view of historic commercial architecture ranging from the 1870s to the 1930s (see photo #1/18).

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Generally linear in form, the historic district, in addition to much of the 100-600 blocks of South Ohio Avenue, includes the south side of the 100 blocks of West and East Main Street; South Ohio Street serves as the dividing street for the west-east distinction. Also included are parts of the 100 blocks (west and east) of many of the "numbered streets," Second through Fifth, and two buildings on South Lamine Avenue. While commercial buildings extend beyond these boundaries, their concentration, scale, and degree of integrity diminish from the area included within this historic district. Surface parking lots dot much of the area surrounding the boundaries of this district, including most of South Lamine Avenue on the east and South Osage Avenue to the west. Additionally, the 100 block of East Main Street which included the famous Maple Leaf Club (see Section 8) is now almost entirely surface parking.

Architecturally, the buildings represent an array of late nineteenth and early twentieth century architecture, from high style to minor stylistic reference, or, in a few cases, no style. The Romanesque Revival style Missouri Trust Company Building, with a five story turret at the corner of South Ohio Avenue and West Fourth Street, is a strong visual anchor; its high style architecture is especially showcased at its pivotal location at the angle on South Ohio Avenue. Romanesque Revival and Italianate architecture dominate South Ohio Avenue and West/East Main Street. However, outstanding examples of early twentieth century architecture are found in the district. Perhaps most notable is the Pettis County Courthouse, an outstanding example of Classical Revival architecture. The Bothwell Hotel (103 East Fourth Street), the New Lona Theater (111 West Fifth), and the Citizens National Bank Building (101 South Ohio Avenue) are among the other outstanding examples of the style. The Montgomery Ward Building (218 South Ohio Avenue) and the Uptown Theatre (225-227 South Ohio Avenue) are excellent examples of the Art Deco style.

The following building by building descriptions are organized by address and street, beginning with north/south avenues (South Ohio and South Lamine Avenues), going from the west side of the street, to the east side of the street. The descriptions then follow the west/east streets (Main, Second-Fifth Streets) with the north side of the street first, then the south side of the street. Following the building address is the building's historic name if known, the current occupant in parenthesis, the building date, and style. The photograph reference for the building is indicated as applicable. The building's status as contributing or non-contributing is designated at the end of each description as "C" or "NC." District, building status, and photographic view maps are found at the end of this section.

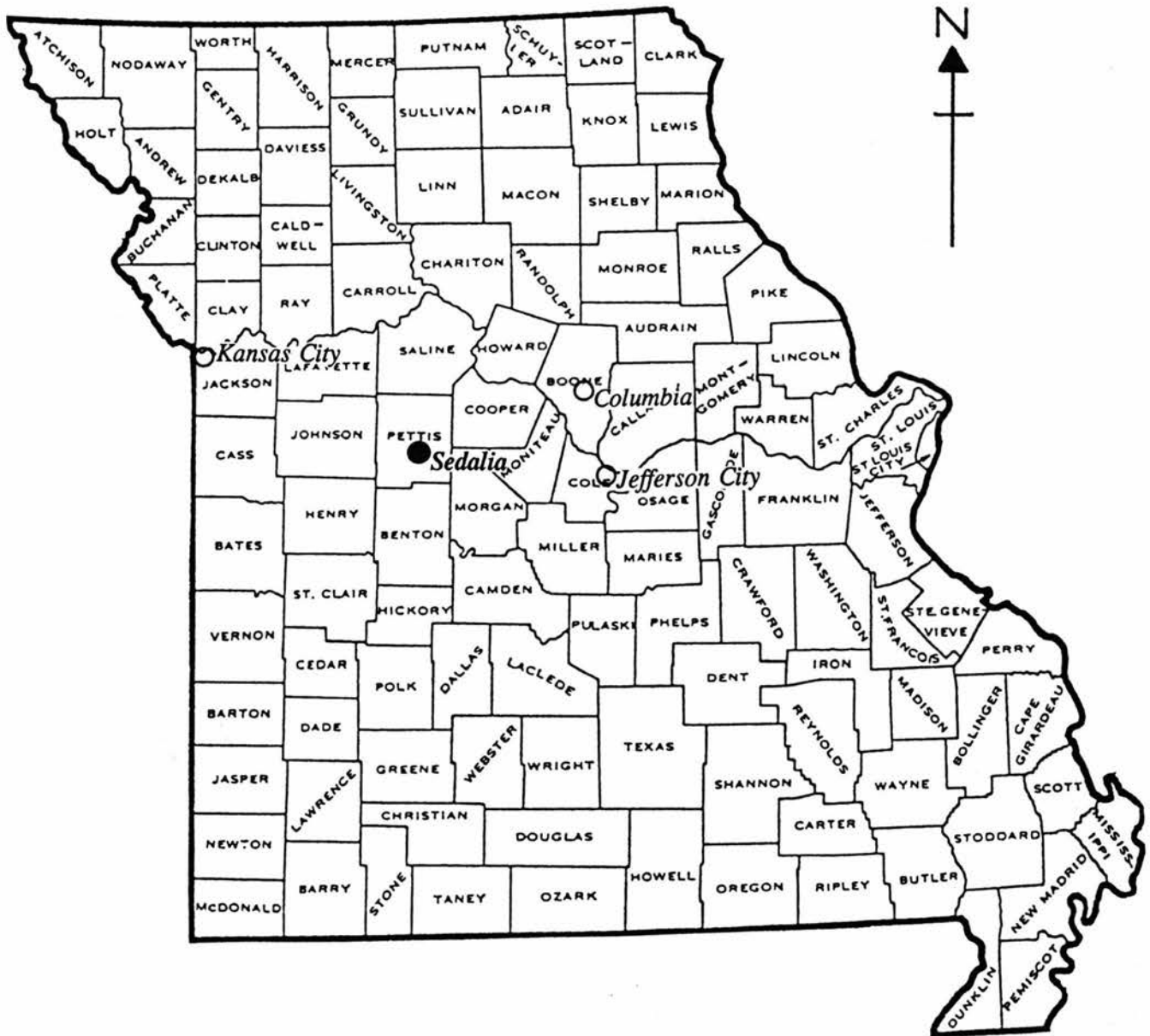
In addition to the eighteen photographs which accompany this nomination, the Missouri Cultural Resource Inventory includes photographs of each of the buildings included within this nomination. Those photographs were taken as part of the Central Business District Survey of Sedalia, which was conducted in 1981 by W.T. Christopher of the Show-Me Regional Planning Commission. The architectural descriptions in that 1981 survey have been superseded by the information in this section; much of the historic research developed as part of the survey has been incorporated into this document (see Section 8). The Missouri Cultural Resource Inventory is available to the public through the Missouri Historic Preservation Program, 205 Jefferson, Jefferson City, Missouri, 65102.

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Figure 1: Area Map



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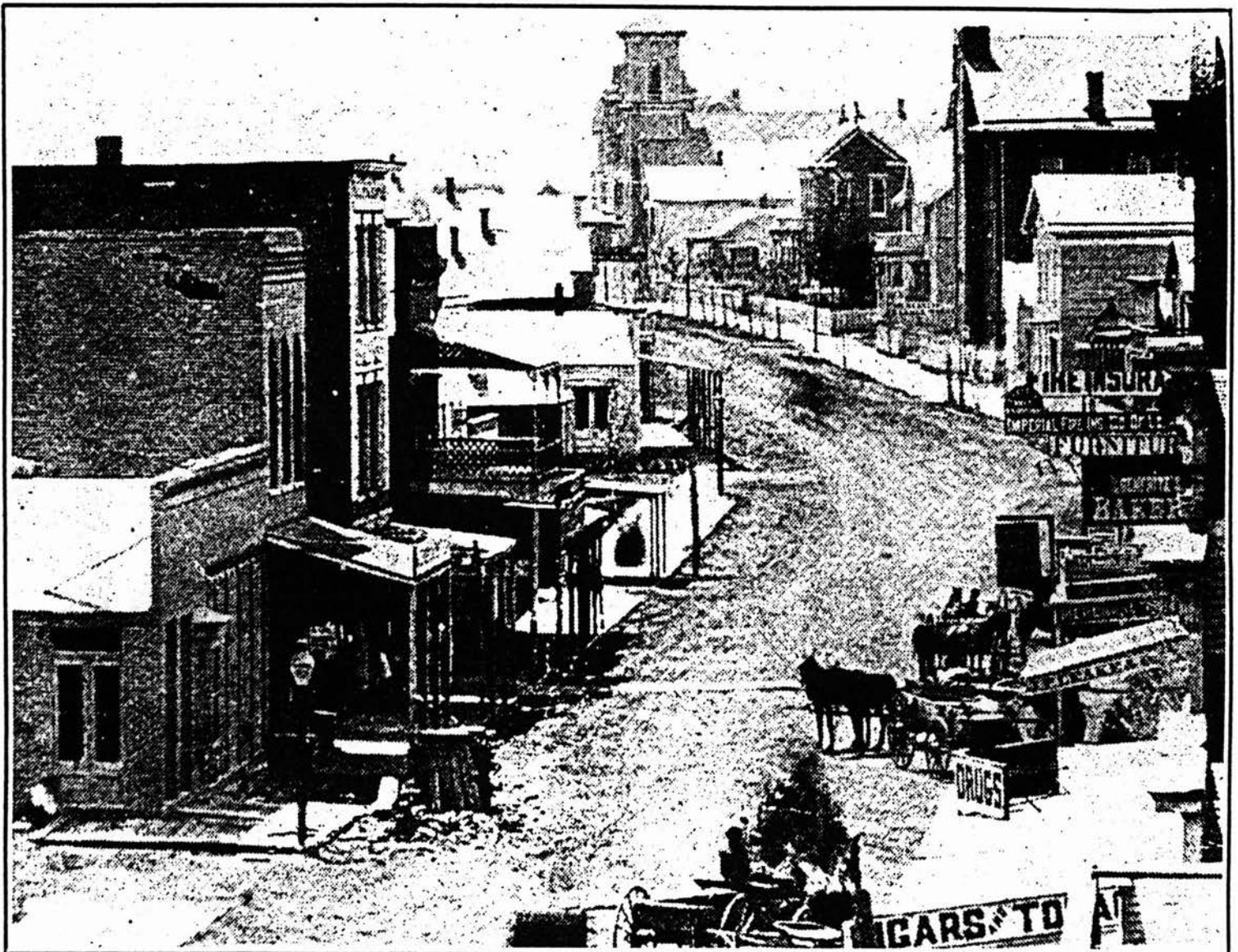
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Figure 2: South Ohio Avenue looking south from Second Street, c. 1872

Source: An Illustrated History of Sedalia and Pettis County, 1860-1990.



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west side of South Ohio Avenue

100-112 South Ohio Avenue (also 101 West Main), W.F. Porter Building, by 1908 the second floor was the McDonald European Hotel, (100/Kirby Sales & Service; 112/Ms. Viv's Place Beauty Shop), c. 1872, no style. Rectangular plan, two stories, brick (painted) walls, shed roof with tile coping. First story is heavily altered on both Main and Ohio Avenue elevations. The Main Street storefront has a recessed angled corner entry with corner post, modern door, and flanking display windows; display windows are also on Main and Ohio elevations. The Ohio Avenue elevation has four storefronts (#106, #108, #110, #112) that have all been altered with modern doors and windows. The original wood double door to the upper story is centered on this elevation. A large wide corrugated aluminum panel covers the upper portion of the first story and returns across the Main Street elevation. All the original window openings on the second story have been infilled with concrete block and smaller painted 1/1 sash. The alley elevation is stuccoed with a pedestrian entry on the first story and a metal door to a second story metal fire escape. This building is next to an alley to the south, between it and 114-116 S. Ohio. (photo #11/18) INC

114-116 South Ohio Avenue, (114/King Arthur's Hair Salon; 116/Pummill's Sporting Goods), 1949, no style. Rectangular plan, two stories, concrete foundation, and brick walls. The first and second stories are altered. The first story has two recessed storefronts of unequal size. The smaller north storefront was remodeled in "mock Tudor" with a center wood door and 1-light window above a stucco panel framed in wood. The large storefront transom area is stucco covered and projects out to the building plane; it is "carried" on four scrolled wood brackets. Store signage is placed here, framed in wood. The south recessed storefront has an off-center (to north) modern entry door with a single display window to the north and three windows to the south; all are framed in wood with stucco walls. The storefront transom area is stuccoed. The second story is yellow brick (running bond) with a center horizontal window group covered with a stucco panel framed in wood. The window group is framed in contrasting darker brick with a stretcher brick sill and stretcher brick flat arch continuing as stringcourses. A soldier course of contrasting brick is at the cornice level and concrete coping. The alley elevation returns the yellow brick and stringcourses for approximately one-fifth of the elevation, the remainder is red brick (6-course common bond). A fire escape is in the center of the second story and a delivery door at the rear (west) of the first story with a small industrial window above. This building is next to an alley to the north and 120 S. Ohio. INC

120 - 120-1/2 South Ohio Avenue, Amel Luking's Ladies Wear, (Merle Norman Cosmetics), c. 1932, Mediterranean and Classical Revival style. Rectangular plan, two stories, white glazed terra cotta wall treatment, green tile pent roof, and extensive terra cotta detailing in at least four different leaf patterns and circles. Exceptional early 20th century building of white/grayish terra cotta with green tile shed facade/east roof. Original storefront with windows creating a zig-zag form to the single large light door with transom. Wood bulkheads. Single light staircase door with panels and transom marked 120-1/2 to the right/north. Architectural glass storefront transom. Terrazzo floor between the storefront windows en route to the door reads "Thrifty" with two tones of gray and yellow tiles in a geometric pattern. Canvas awning. Unusual storefront surround of lily pad leaves in terra cotta, with floral patterned end blocks. A different leaf pattern appears on the frieze above the storefront level, with circular patterned projecting cornice. The top of this cornice recedes back to the facade plane with a foliated/vine pattern connecting to another row of circles. Triple window set of 1/1 double hung sash (with the central window being wider) with projecting sill with a leaf pattern, "turned rope" frame, and a leaf patterned band above with cylindrical projections in the band between the windows. Delicate urns are atop these cylindrical projections. Frieze with foliated rondels alternating with "stars" and dogwood leaf patterns. Central cartouche with "120." Patterned narrow end brackets with green tile pent roof with projecting coffered copper cornice. End piers on either side of pent roof with small floral blocks. (photo #2/18) IC

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122 South Ohio Avenue, (vacant), c. 1885 and c. 1940s (refaced), Art Deco and Art Moderne influence. Rectangular, three stories, buff colored brick walls. Unusual storefront of Deco and Moderne influence with architectural glass (black) end piers, with a staircase door recessed behind the left pier. Angled recessed storefront entrance to the right with broad storefront sash at facade plane. Fluted aluminum used at the bulkhead and between the doors. Slightly projecting metal canopy under broad cloth awning concealing the boarded transom area. Smooth stone cornice above. Two bay asymmetrical second and third stories with 3 vertical/1 double hung sash pairs on the left/south bay, with canvas awnings and short 3 vertical/1 single windows on the right, also with awnings. Slight recesses for these bays. Slightly recessed parapet panel. **1C**

124 South Ohio Avenue, First National Bank, (vacant; formerly the Primrose Shop), c. 1880 and c. 1940 (refaced), no style. Rectangular plan, three stories, yellow wire-cut brick east facade, red brick walls elsewhere. Yellow wire-cut brick appears to have been added to the facade/east c. 1940. This is evident where architectural glass is missing (glue circles left) revealing the original smooth red brick. Wood bulkheads with applied trim. Large light fixed storefront sash with angled sash to the recessed single modern door with boarded transom. Canvas awning conceals the sign panel area, and wraps to the south. Vertical sign panel areas are on the end piers on the ends of the storefront, adjacent to the storefront windows. Three bay upper two stories with 2 horizontal/1 double hung sash. Continuous stone sill on the second story and separate sills on the third. Four recessed bands on parapet painted gray. The secondary south facade has two horizontal glass block windows at the top of the first story level. A recessed window at the left/west of this story appears to infill a previous secondary entrance or staircase door; a 2 horizontal/1 sash is above, still on the first story level. The sills on the upper story fenestration are as on the main facade, but the windows are mixed in pairs, singles, and petite 2 horizontal/1. Located at the northwest corner of S. Ohio Avenue and W. Second Street. **1C**

202 South Ohio Avenue, (vacant), c. 1880 according to Sanborn Maps (however, stylistically the building appears to date to c. 1900, perhaps a refacing although this is not evident), Chicago Style influence. Rectangular plan, three stories, brick walls. Central recessed modern entrance door with transom. Large single storefront sash and slight angle to door; brick bulkheads painted off-white. Transom area above the doors is painted off-white and has header trim unpainted above. Projecting aluminum awning across from the building from the south shields this storefront as well. The second and third stories are divided into three bays. Stone lug sills and a continuous soldier course flat arch frame the windows. Chicago style windows (large fixed sash framed by narrow 1/1 double hung sash) with transoms are in the center bays. Single 1/1 double hung sash with transoms are in the end bays. A header pattern is at the parapet base. Smooth stone cornice; stone coping. The north elevation is substantially longer than the east/South Ohio Avenue facade. The first story fenestration, placed at the top of the first story level, is boarded, but the recession of the opening has been maintained. Stone lug sills and triple rowlock segmental brick arches. The storefront from the east facade wraps one bay to this north elevation. At the rear/west of this elevation is a secondary entrance with a broad storefront sash and a multi-light painted transom. A single light door with painted transom and paneled door with a taller transom (presumably to the upper stories) compose this bay. A light well at this rear entrance is protected by an iron railing with "nail-like" projections. Three other light wells for this north elevation have been infilled. Eight 1/1 segmentally arched sash with triple rowlock segmental brick arches are on the second story. Four like sash are to the left/east of the third story, then brick work divides the panes (two single light fixed sash, as opposed to 1/1 double hung sash) on the remaining bays; a short single fixed sash is between the last two bays of this story. Stepped parapet; tile coping. **1C**

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204-206 South Ohio Avenue, (Fashion Crossroads), c. 1879, no style (as is). Rectangular plan, three stories, aluminum sheathing. Altered storefronts and upper story spaces. Modern brick bulkhead space with two large storefront sash on either side of the recessed, separated entrances. Paneled wood pier at facade plane between the entrances. The upper stories are completely, but reversibly, clad with metal panels, a "Pepto-Bismol" pink color. (photo #1/18) 1NC

208-210 South Ohio Avenue, (Bopp's Shoes and vacant), c. 1872, Italianate. Rectangular plan, three stories, brick walls painted gray, iron hood molds. Two storefront spaces. The left storefront is altered by its configuration and materials. It is slightly recessed with single light double doors with two-light sidelights and a three-light transom. Short storefront sash angle slightly to the door. A retractable awning is above. A staircase door is between the storefronts. The right storefront has boarded transom spaces. An iron lintel is over this side, with a deeply recessed central bay with a single door. Symmetrical upper story space with six sash per story. The windows are 1/1 double hung sash except for the top left three bays, which are 2/2. Lug sills. Segmentally arched windows with molded segmental arch hood molds with drops. Plain parapet. South elevation exposed to vacated alley with limited small first story sash and regular size upper story sash. Original metal shutters on the second and third stories, with those on the third story closed. Lower rear three bay section is two story on this south elevation. (photo #1/18) 1C

214-216 South Ohio Avenue, (214/O.K. Rent to Own), c. 1879, no style. Rectangular plan, two stories, artificial siding. Storefront altered with modern metal insulated panels. Piers and bulkheads with salmon panels on the left and maroon panels on the right and above. The left storefront has smaller sash angling to a single recessed door. The right storefront has no bulkhead covering revealing thin aluminum "legs" under the storefront windows. The single entrance of this storefront is framed by broad full-height sash in a deep recession. Projecting metal canopy. The upper story facade is completely clad with vertical maroon panels. The north elevation, exposed from the demolition of an adjacent building (212 S. Ohio Avenue), is stuccoed. A small park is to the north, and includes part of a vacated alley. (photo #1/18) 1NC

218 S. Ohio Avenue, Montgomery Ward, (Kay's Crafts & Fabrics), 1936, Art Deco style. Rectangular plan, two stories, stone walls painted beige/gray with maroon trim. Altered storefront space with three storefront windows on either side of two pairs of modern glass entrance doors with double transoms. Modern Roman brick bulkhead space. Cloth awning. Dressed stone facade/east. Art Deco style square tiles in storefront transom. Two upper stories, but the second level appears to have been created by lowering of the first story ceiling. The octagonal entrance lobby extends up into this level. (The lobby features Art Deco lights which would appear to be original to the building, although not in their original location within the building.) Three bay upper facade configuration. End bays with pairs of single double hung sash with spandrel panels above of double stylized sunbursts. Two tall fixed sash above with transom framed on sides and continuous sill of maroon painted patterned trim of curves and zig-zags. Panel above window group is another version of a stylized sunburst only a single sun unites the paired windows. The treatment of the central section is similar but with three sets of three windows. Continuous sill and spandrel panels are the same, but side surrounds of molded stone trim (not as the continuous sill as on the end bays). Plain stone above these windows, but three identical sunburst panels (different pattern yet with the sunburst facing down) are in the parapet here. Elevation walls adjacent to other buildings on the south and north sides. (photo #1/18) 1C

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222-230 South Ohio Avenue, Ilgenfritz Building, (Commerce Building; 222/3-D's Ceramics; 226/Holiday Gift and Party Outlets; 228/Collectors Gallery; and 230/Thompson's Rent to Own), 1886-87, French Renaissance Revival. U-shaped plan to rear, three stories, stone foundation (rock-faced elongated blocks), brick walls painted light gray, and stone trim. Major commercial block extending half of the block to the north and west, with the longer of the two facades facing east. Currently three storefronts face east. The left/south storefront is asymmetrical with a recessed entrance off-center to the right; two broad storefront sash. The entrance is composed of double doors with sidelights and transom; a single storefront sash is angled to the entrance. Two narrower storefront sash face south from this storefront. Green metal insulated panels cover the piers and transom space of this storefront with fluted (iron) pilaster capitals projecting through at the corner, ends of the south side and front, and central front. This space would appear to have contained two storefronts originally. The middle storefront is also asymmetrical with deeply recessed double doors and transom. Modern wood bulkheads and modern wood over storefront transom. Curved canvas awning covers much of this. Double staircase doors are recessed to the north with a tall transom space. A double storefront is to the north of these doors. It is also altered with deeply recessed double doors to the front left, and angled recessed single door to the right. Storefront piers and transom are covered with modern synthetic panels, maroon on the piers and rose on the transom. The double storefront has a metal canopy. Above the staircase doors is a lighted older hanging sign reading "Commerce Building Entrance." Gray and white tilework remains intact in this entrance hall. The second and third stories of the building have a rectangular oriel which angles on the southeast corner of the building. 1/1 double hung sash pairs face the corner, separated by delicate Corinthian columns with consoles on top. Narrow single 1/1 sash are on the side of the oriel. The South Ohio/east facade upper stories may be grouped into six bays divided by stone piers with delicately incised organic designs at the bases and tops of the second and third stories. 1/1 regular sized sash are almost all intact on this facade. Stonework on the flat arches is cut at angles. Decorative stone piers with Corinthian capitals and foliage corbeled bases drop from the top of the stories to the half way point of the windows on each story, one per bay. Deteriorated foliated shoulder stones (no drops) frame each window. Projecting molded cornice beneath second story with brickwork revealed under header lug sills of the third story windows; this would appear to have stone missing here. Stone piers at this level without capitals. Tall plain brick parapet (rebuilt) with piers extending at the spacing of the stone piers below dividing the bays. Stone coping. The southeast storefront spaces wraps one bay to the south elevation facing West Third Street. Patterning similar to the east facade is found on this south facade, but the detailing here is much less pronounced. Brick piers create eight bays. Two recessed two-light sash with smooth stone lintels and header lug sills are in each bay from the right to the left until the left/west two bays. The second bay from the left has a full-length plain pilaster and only one window to the left of the pilaster; infilling is not evident. The window has an iron lintel with foliated appliques. The first bay on the left/west has an angled entrance, double doors, tile entrance, segmental brick arch of multi-course headers. Decorative pier blocks are at all levels of this elevation, differing in patterns per story. The second story windows are bricked, but the recession has been maintained. Decorative blocks between the window pairs per bay. On the third story, the sash is intact 1/1 with corbeling between piers. Plain parapet on this elevation except pier extensions as on the east facade. Rear elevation with tile coping. Double rowlock segmental arches over 1/1 double hung sash. Some first story fenestration has been bricked in on this rear elevation.
(photo #1/18, #3/18) 1C

300 South Ohio Avenue, Sedalia National Bank, (50+ Pharmacy), c. 1898 and 1932, Art Deco and Classical Revival. Rectangular plan, two stories, buff colored brick walls, and cast stone trim. First story of the main/east facade altered with modern storefront sash and angled northeast corner entrance with corner pier left at facade plane; stucco. A canvas awning is between the storefront windows and the storefront transom level. An exceptional Art Deco broad central eagle looking left/south is atop a foliated block at the center of this facade, just above the first

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story; cast stone. Dressed, coursed stone covers the area between the first story and the bottom of the second story windows. Double concentric circles are on either side of the eagle at the base of the second story level. On the second story is a central 1/1 double hung sash pair and single 1/1 sash in the end bays. The windows have soldier course flat arches and continuous molded lug sill. Smooth broad stone quoins. "Quoined" panels between window bays with decorative recessed Art Deco panels. Stone frieze panel reads "Sedalia National Bank." Projecting stone cornice and brick parapet mixed with stone panels. Curved central pediment with wheat stalk in stone. The storefront wraps one bay to the north elevation which is exposed to W. Third Street. The secondary facade has five windows boarded on the first story, but the tall recessions of the fenestration have been maintained. Stone cylinders as "flat arches" are above the windows. Granite bulkheads on this elevation. Paired stone pilasters divide the bays. The end/west bay of this elevation has a pedestrian door, a short transom, and a copper fluted panel above with acanthus leaves (two are missing) as finials, serving as a recessed balconet for the paired French doors above; the French doors appear to be at a mezzanine level. A short transom with cylinder flat arches is above. A similar treatment is to the right, with space below recessed as a window would be, but is blind with stone. Stone faces the building to the base of the second story 1/1 double hung sash, then buff-colored brick is used as on the facade/east. The upper story treatment of this elevation is similar to that on the facade, with "Sedalia National Bank" central in the frieze stone. Deco panels. The windows are in pairs (seven) with simple "quoined" panels between the pairs on the central recessed section. To the rear of the building is a walkway, appearing at this point too small to have been an alley. Some fluted copper guttering remains on the rear/west elevation. (photo #1/18, #4/18) 1C

304-306 South Ohio Avenue, Barnes-Kem Clothing Company, (304/Schlomer Photography and 306/Hochschild, Bloom and Co. CPAs), c. 1904-05, Classical Revival influence. T.H. Johnson, Contractor. Rectangular plan, two stories, buff colored Roman brick walls with narrow raked joints, and terra cotta trim. Completely intact storefront spaces with granite bulkheads. Full-height storefront sash angling to two double doors with large lights and transoms. An old SAS (Selective Alarm Systems) Electronic Burglar Alarm box is above 306. Patterned tile entrance with name plate removed. Modern curved awning over all. Painted (gray) panels over storefront transom space. The second story is comprised of three bays with pairs of 1/1 double hung sash framed with molded brown terra cotta trim; paneled blind transom spaces. Continuous terra cotta sill. Central window pair slightly different with keystone and a recession between the window pair. Fluted brackets punctuate the bay division at the parapet base. Denticulation is between the terra cotta trim. A smooth projecting cornice of terra cotta decorates the parapet; a recessed panel is in the central parapet steps and at the top of the brackets. Terra cotta coping. The side elevations are adjacent to other buildings. The rear/west elevation has a large glass block transom space. This building retains a high degree of integrity. (photo #1/18, #4/18) 1C

308-310 South Ohio Avenue, 308/Ahrens & Kuesel Boots and Shoes, 310/Messerly & Meuschke, (formerly Nothwehr's Bridal and Tux, which has now moved across the street), 308/c. 1885, 310/1882, Eclectic (showing influence of the Romanesque Revival, Italianate, and Eastlake styles). Rectangular plan, two stories, brick walls, stained glass. Originally two buildings, but apparently united historically on the first story. By c. 1900, the first floor space of both buildings was occupied by Carl A. Guenther Dry Goods and Notions. Early 20th century first story alterations with two angled recessed entrances--large light double door with kick plates. Broad storefront windows with maroon tile bulkheads. Modern signage in storefront transom space. Second story framed with piers, creating a recessed section. Left section of second story Italianate with two tall round arched windows framing a central window pair. The windows in the end bay of this section have molded broad projecting hood molds with foliated drops and small keystones. The central window pair has rounded surround edges, plain tall window heads, and the same hood molds (drops are missing). Corbeled parapet base with corbeled drops between the bays. Plain

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parapet. The second story of the right section is Romanesque Revival and Eastlake in influence. Windows on this side are not as tall as on the Italianate left section. The windows on the end bays of this three bay second story are 1/1 topped with curved multi-light, multi-colored transoms. The central bay of this section has a large fixed sash framed by narrow 1/1 double hung sash, separated by plain pilasters; these transoms are also multi-light and multi-colored under a brick arch. Projecting piers end at corbels at the middle of the sash line. End bays with diamond projections (five). Central bay framed with shorter corbeled piers and soldier course segmental brick arches, with header segmental arches over the window group. Four course corbeling, then denticulation below projecting molding across the facade. The central section corbels up to the plain frieze. The upper part of this section is painted maroon. The south elevation of this building is exposed to the alley, with a narrow storefront sash being the only first story fenestration. The second story fenestration is boarded, with soldier course segmental arches above. Stepped parapet to the rear. (photo #1/18, #4/18) 1C

312-314 South Ohio Avenue, Yeater Building, (312-1/2/Red Hots Dance Studio), c. 1880 and c. 1915 (refaced after a fire), Classical Revival. (The building was also damaged by fire in 1932, mostly to the 314 side.) Rectangular plan, two story, white glazed brick walls, and white glazed terra cotta trim. Storefront spaces altered with some modern materials (modern wood painted blue) and configuration. On the left half of the first story facade (east), piers have been left at the facade plane, framing the deeply recessed storefront. Two broad storefront sash angle to the wide single door with transom. From here, the storefront angles east toward the right/north portion of the facade first story. The staircase door to 312-1/2 is recessed from the facade plane. The right/north storefront has a recessed door to the left/south, with adjacent small fixed sash framed by two larger sash to the right at the facade plane; the sash are tinted. Glazed white terra cotta storefront molded cornice with egg and dart molding projects slightly. Symmetrical two-section second story of white glazed brick and terra cotta trim is splendidly detailed. Both of the sections consist of three bays, with the central bay containing a slightly larger window. The 1/1 double hung sash feature exceptional trim including egg and dart molding on the sills, patterned side surrounds, and decorative flat arches with patterning and egg and dart trim. The central and end piers have similar detailing. Seven broad fluted consoles with bulls eye pairs at the base and drops. Broadly projecting molded cornice with brick piers above at the console spacing. Tiled frieze panels. Petite egg and dart molding repeats again with coping. The facade treatment wraps one bay to the north elevation, which is exposed to the alley. Two small openings are now boarded toward the top of the first story; stone lug sills and soldier course segmental brick arches. To the bottom left/east of the fourth bay of the second story is a broad fixed sash with molded wood frame and two-light transom, separated by a fluted pilaster; iron lintel with foliated appliques at the ends and center. Fourth bay oriel from the second story is over part of this lintel. All appear to be original. The second story of this north elevation is quite interesting, featuring five rectangular oriels with 1/1 sash (two sash face north, and single sash face east and west). Angular brackets beneath support these stucco oriels; molded cornices. Another oriel faces west on the rear elevation. Rear door with tall three-light transom and three tall 1/1 sash with iron covers. A smaller rear door is on the right portion of this elevation with boarded fenestration under a broad iron lintel at the first story. The second story sash are intact on this elevation; the 1/1 double hung sash have double rowlock segmental brick arches over plain window heads. (photo #1/18, #4/18) 1C

316-320 South Ohio Avenue, (316/Beard and Teeple, Attorneys; 320/Gardner Attorneys), c. 1890, c. 1932, no style. Rectangular plan, one story, substantially altered. A fire left this building one story in 1914, after which it was renovated. Three completely altered storefront spaces consume this simple building. The left/south storefront has red brick walls, a split pediment modern door surround with pilasters, and a twenty-light modern window; a shake shingle pent roof tops the storefront. The middle storefront, 318 S. Ohio Avenue, has a deeply recessed

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angled entrance to the north end of the facade, with two 6/6 double hung sash. The right/north storefront, 316 S. Ohio Avenue, has stucco panels and a single fixed sash with an iron cover. Iron spindles above the recessed entrance drop down from the parapet, and are apparently an attempt at decoration. The building's parapet is painted pea green, and has wood cladding at the frieze; a triple panel is defined by corner blocks and header brick. (photo #1/18, #4/18) INC

322 South Ohio Avenue, Missouri Trust Company Building and later the Sedalia Trust Company Building, (Stellar Drafting and Design, et al.), Romanesque Revival, 1886. Rectangular plan, four stories with a five story turret, random rock-faced stone walls, steeply pitched gable roof, and stone trim. **West Fourth Street facade:** Entrance in left/west bay with a pair of modern doors and three-light wide sidelights, all framed with a tall pointed arch which occupies the second story of this bay, and continues into the third story. Within the arch is a 1/1 sash with segmentally arched sidelights, serving as a transom for the door. Full-height modern windows appear to replace a historic entrance. Multi-light casement/awning windows are in the five other bays to the right. Modern metal awnings are painted a brick color as are the metal sash and gable and turret trim. Geometric patterned spandrel panels rise from the first story modern windows to the second story windows. Here, from the exterior, the first story ceiling appears to have been lowered to squeeze in another story within the building. The upper stories of this elevation have seven bays. The fifth bays of the second through fourth stories have modern doors and an iron fire escape. On the second story's sixth and seventh bays is an attached sign panel which reads "Koppen" in raised letters. On the third story, two 1/1 double hung sash with transoms in the first bay, above the entrance gable below. A single 1/1 with a transom is in the second bay, then two pairs of 1/1 separated by pilasters decorated with square patterns and fluted between the two separate transoms. Single 1/1 sash are in the two right bays, after the fire door. Continuous dressed stone sill. On the fourth story, the first bay has squat fixed sash and taller transoms in a quarter round arch form, under a broad dressed stone voussoir arch with a keystone. Molded projecting stone lug sill. Single 1/1 sash with round arch transom and voussoir arch in the second bay, without a keystone. The next two bays have pairs of 1/1 round arch sash. The fire door in the fifth bay has a very tall round arched transom. A set of three round arched 1/1 sash are in the last bays. The windows have molded lug sills. Highly enlivened roof line. Left/west gable with wood patterned design and two fixed sash. Second bay of roof with square roof dormer with two fixed sash arranged asymmetrically, and two solid petite "turrets" with two different finials. Small modillions are beneath these two left gables, but a foliated pattern is beneath the other gables. The middle two bays have a stone gable with a central turret rising above the gable with a conical roof. The turret has three 1/1 sash and stylized flower rondels at the base, ending at a plain stone corbel. The fifth bay has a square roof dormer, similar to the second bay, only this one retains its original multi-light rectangular fixed sash. Both of the finials match on this dormer. The dormers have shingled sides and hipped roofs; painted finials at the peaks. The gable over the right/east end bays is blind with a pattern of circles in squares. This bay is treated differently from the others on the lower stories, with alternating dressed and rock-faced stone on the third and fourth stories. Also a foliated design is on the piers rather than a plain rock-faced stone. The southeast corner of the building is chamfered with double modern wood doors. The transom space here, too, is blocked by a modern, projecting awning. A geometric patterned spandrel panel is above with a casement window group on the added story. A sign block is above on the second story and reads "Trust Bldg.;" the modern sign is wood. A three story turret is above with two 1/1 rectangular sash on the third story and two round arched sash on the fourth. A leaf-patterned edging is on the sides of the third and fourth story windows, with voussoirs above the fourth story windows and lintels above those on the third. The turret rises to a "fifth story," with four rectangular 1/1 sash with fluted pilasters with foliation separating the windows. Smooth metal frieze; denticulated cornice. "Leaves" or scallops extend above cornice over part of the slate conical roof; finial. **South Ohio Avenue facade:** Narrow, two bay facade. Single casement set on left and

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recessed door on right, with extended gable half way up the second story. Two deeply recessed fixed sash with incised window heads above. Spandrel panels as on other facade here on the left bay with another casement pair above. Modern sign panel above this reads "322 South Ohio St. Erected 1886." On the third story are two 1/1 double hung sash with transoms, separated by fluted pilasters with foliated caps. Smooth stone sills. Rock-faced continuous lintel. Graceful foliated block at corner on the right/north edge, resting on the continuous sill. Square pattern as on other facade, to molded stone continuous lug sill on the fourth story. Fourth story with three round arched 1/1 sash with leaf pattern between. Stone voussoir arches. Gable as on east bays of other facade; full return, molded cornice, and full foliated pattern below. Located on the northwest corner of W. Fourth Street and South Ohio Avenue. (photo #1/18, #4/18) (not counted; listed in the NR 3/29/83)

400 South Ohio Avenue, Latour Block, (Missouri Public Service), 1879, c. 1945, altered to Moderne influence. Rectangular plan, two stories, stucco (yellow) wall treatment, slightly projecting water table (bittersweet orange), and a flat roof. This building would appear to be a c. 1945 renovation of the original building. The storefront alterations are modern, and consist of four dark fixed sash with aluminum paneled bulkheads and piers. The recessed angled entrance is on the northeast corner with only a corner pier at the facade plane. The "storefront" wraps for four windows on the secondary north facade facing W. Fourth Street. The second story of the main/east facade is faced with stucco, and has four metal casement and awning windows with transoms. These windows are either replacement reflecting (mirror) glass, or have a film applied to reflect the morning sun. The north facade has a secondary building entrance toward the west end. This entrance has plain sidelights and a three part transom under a projecting aluminum "canopy" which extends only slightly over the entrance; a glass block transom is above all of this. Pairs of casement and awning windows are on either side of the entrance. The second story of the north facade has windows mostly in pairs to create seven upper bay divisions. The rear elevation has a fairly symmetrical windows arrangement; no door. All windows have lug sills painted bittersweet orange. A projecting molded cornice is on both the east and north facades of the building. Plain parapet. (photo #1/18, #4/18) **INC**

404 South Ohio Avenue, (vacant), c. 1880, 1944 fire, c. 1945 facade, no style. Rectangular plan, two stories, brick (light tan, wire cut) walls. The storefront is deeply recessed with a center 1-light entry with an air conditioner in the transom area. The flanking display sash are set on an unusual jagged angle above a Carrara glass bulkhead: green glass above a black glass base. The sides flanking the display sash are white panels above white/green/black stripes; the transom area is green glass. The secondary entry to the second story is on the south with a modern replacement door and brick surround; a Carrara glass covered pier is to the south. An overhanging suspended flat canopy is over 404 and 406 S. Ohio. The large transom area above the canopy is infilled with vertical metal sheathing. The second story has three 1/1 sash with header brick sills. Two stringcourses define the cornice area below the plain parapet. The building is attached to 402 and 406 S. Ohio. (photo #5/18) **INC**

406 South Ohio Avenue, (vacant; formerly Ginny Lu's Alterations), 1883; altered c. 1965, no style. Rectangular plan, two stories, brick walls painted white covered with modern aluminum, and architectural glass trim. This building features an intact, excellent example of a c. 1940s storefront. Maroon, black, and beige architectural glass (Carrara or Vitrolite) is occasionally trimmed in red glass, and frames the storefront windows. Chamfered corners angle to the deeply recessed single door entrance with transom. A projecting aluminum canopy extends past other buildings to the north. The architectural glass treatment of the storefront extends to the base of the second story, with only a few pieces damaged or missing. The second story is clad with gold aluminum sheathing, with "decorative" aluminum panels. The original facade is revealed through the aluminum panel openings, with three 1/1

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double hung sash and brick walls painted white. With its second story cladding, this building does not contribute to the historic district. However, its storefront is excellent and the second story would appear to be substantially intact. Removal of the second story cladding would allow this building to contribute. (photo #5/18) 1NC

408 South Ohio Avenue, (Scott's Book Shop), 1889, no style. Rectangular plan, two stories, brick (painted) walls. The storefront dates from the 1950s and has a wide, deeply recessed entryway with a center modern aluminum frame door with transom and full height flanking 1-light sash. The sides of the recess have 1-light display sash overhanging green enamel panel bulkheads. A retractable canvas awning is over the storefront. The original storefront transom area is infilled with gray enamel panels and "SCOTT'S BOOK SHOP" in script lettering. The second story has three bays with single segmental arched 1/1 sash flanking paired 1/1 sash with narrow metal sills and double rowlock segmental arches. The windows are slightly recessed in a brick panel with corbelled brick drops at the top. Plain parapet with stone coping. The building is attached to 406 and 410 S. Ohio. (photo #5/18) 1C

410 South Ohio Avenue, Crawford Building, (Pettis County Abstract & Title Co.), c. 1880, Renaissance Revival influence. Rectangular plan, two stories, granite and brick (7-course common bond) walls, shed roof with tile coping. This building has a two bay facade, the first story of which is divided by three granite piers. The south bay has a 1-light sash above a granite bulkhead; the north bay has two 1-light entries (south: aluminum frame door, north: 1950s era metal door to the second story) with a Carrara glass surround. A two-part art glass transom is across the facade with plastic letters attached. The second story is coursed dressed granite block with two large 1/1 sash with molded stone surrounds with exaggerated keys and blind transoms with ribbon and circle ornamentation. The continuous sill/stringcourse has consoles below the sash while a stringcourse/frieze is above the sash with a circle motif. A plain parapet with center decorative stone panel tops the building. The alley elevation is brick, although the first story has been completely parged to a rear (west) addition. Three 1/1 sash are on the second story. The addition has a pedestrian entry to the west with a 1/1 sash above; all other openings have been brick infilled. The building is attached to 408 S. Ohio and is adjacent to an alley. (photo #5/18) 1C

412 South Ohio Avenue, Story's Central, (Bard Drug Company), 1882, Italianate style. Rectangular plan, three stories, brick walls, and metal trim. Paneled Corinthian iron post to left of the staircase door; door has narrow single light double doors with tall transom. Another pointed arch transom is above with a keystone. The storefront appears to date c. 1935, and is to the right of the staircase door. While not original, the storefront is an excellent example of early twentieth century storefront design, retaining a high degree of integrity. It has a deeply recessed single door with transom, black tile bulkheads, and large light storefront sash. Multi-colored wire-cut brick frames the storefront, which is topped with a prism glass (Luxor) storefront transom. The glass squares have a floral pattern at the edge of the transom; two small awning sash are in the transom. Applied "sticker-like" historic signs on the upper parts of the two storefront windows read "Rx Prescriptions" on the left window, and "Pharmacy" with a mortar and pestle on the right window. The right window sign also has an "Rx" and a venetian blind trompe l'oeil sticker continues around the angle of the window. A storefront pier at the northeast corner of the building allows for a small storefront window to be exposed to the alley to the north. The facade treatment wraps one bay to the north elevation, exposed to the alley. The brick on the north elevation remains unpainted. The second and third story treatment of the facade is similar to that on the building to the south, with the parapet curve (with keystone) on this building reading "Story's Central 1882." The north elevation is five course common bond brick. At the basement level, windows are identified by double rowlock segmental brick arches, but light wells have been infilled with concrete at the alley. The first through third story fenestration on this north elevation has iron shutter hardware remaining. The first story fenestration is infilled with brick flush with the facade from low sandstone sills to a secondary higher

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header brick sill, then boarded to beneath the soldier course round arches. Seven windows and a right end door are on this story of the elevation. The door has a two-light boarded transom; the entrance itself has been altered with some infill as indicated by the brickwork, but the iron threshold is intact. Segmentally arched second story fenestration is boarded below double rowlock arches. Rectangular third story fenestration is boarded below plain window heads and double rowlock segmental brick arches. The rear/west elevation fenestration is also boarded. An iron fire escape spans this and the adjacent building to the south for one bay each across the second stories. (photo #5/18) 1C

414 South Ohio Avenue, (William K. Gibson, Attorney and Robert Liston, Attorney), 1884, Italianate style. Rectangular plan, three stories, brick walls painted gray, metal trim. Appears to have been built as companion to 412 S. Ohio Avenue. Symmetrical storefront with c. 1940s materials. Black architectural glass (Carrara or Vitrolite) bulkheads. Aluminum storefront framing divides the windows which step back to the recessed double doors with transom. Projecting flat aluminum canopy at bottom of storefront transom space. Projecting metal storefront cornice blends into panels beneath the second story windows. This narrow building is consumed by windows on the upper stories, with four sash per story. Second story windows with full metal surrounds. Segmentally arched 1/1 sash with projecting metal hood molds with drops. A metal cornice identical to that above the storefront level is between the second and third stories, and also blends into the panels to the windows above. The third story windows are rectangular 1/1 sash, with curved pedimented metal hood molds with drops and full surrounds. Recessed panels with four brick corbels per panel. Broadly projecting metal cornice with brackets, frieze panels, and denticulated cornice. Curved central section read "1884." (photo #5/18) 1C

416 South Ohio Avenue, (Talley's Pizza), 1883, Italianate. Rectangular plan, three stories, brick walls, and metal trim. The storefront appears to have been altered c. 1940 and c. 1960. The staircase door is on the left bay of the facade. The storefront itself is angled with a central entrance to the right/north. Broad, full-height storefront sash. The storefront is framed with beige architectural glass (Carrara or Vitrolite) through the storefront transom/sign panel space. Symmetrical second and third stories with narrow 1/1 sash. The second story has boarded round arched space (either shortening the windows or blocking former transoms.) Projecting metal hood molds are molded in a semi-octagonal shape, with metal keystones; the keystone of the left window is loose. Molded metal lug sills. The third story has its original segmentally arched windows with segmentally arched projecting metal hood molds with drops; the projecting keystones are different from those on the second stories. An elaborate wide, projecting metal cornice has consoles between four round arched foliated frieze panels. The side elevations of this building are not exposed. (photo #5/18) 1C

418-420 South Ohio Avenue, Brandt Building, (Fine Art Studio), 1883 and c. 1930, Commercial. Rectangular plan, three stories, brick walls. Storefront altered with modern materials, however, the configuration appears original. The copper framing of the windows and doors is also intact, but the windows are partially boarded to create smaller spaces of exposed glass (replacement glass); boarding of gray vertical board. The two deeply recessed double door storefront entrances are separated with storefront space. The doors appear to be original, with single large lights; the transoms above are partially concealed at the facade plane by modern wood. Very low polished granite bulkheads, with granite extending up five to six feet on the end piers of the storefront level. Recessed staircase door is on the right/north of the facade with a transom. The storefront transom at the facade plane has been boarded with modern wood painted a red brick color. The area above the storefront transom space is decorated with patterned brickwork of running bond and soldier course brick. Wire-cut polychromatic brick of deep red, browns, and yellows re clad this main facade c. 1930. The second and third stories are identical with four pairs of 1/1 sash per story. Soldier course

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flat arches with stone corner blocks. Stone lug sills. Header brick patterning on the end piers. "Panels" above third story are defined by brickwork and stone corner blocks. Plain parapet with central step; stone coping. The secondary south elevation is exposed to West Fifth Street. The change in the brick at the juncture of the main facade and this elevation, in addition to the changes in detailing, confirm the facade was refaced. The elevation bricks are softer, monochromatic red bricks, laid in eight course common bond. This elevation features Italianate influence. Three round arched fixed sash are toward the top of the first story; double header round arches. An entrance toward the rear/west of this south elevation has been boarded; at least three fenestration openings have been bricked flush with the elevation plane. Symmetrically spaced 2/2 sash are on the second and third stories. The second story windows are round arched; those on the third story are segmentally arched. Windows on both stories have two course header brick lug sills; some retain original sill drops. Stepped parapet to the rear/west with four course corbels. Chimneys are at three of the four steps of the parapet. An alley is to the rear of this building. (photo #5/18) 1C

500 South Ohio Avenue, F.E. Hoffman Building, (Keele's Wallpaper World), 1891-92, Romanesque Revival. Rectangular plan, two stories, limestone foundation, brick walls, limestone trim. The Ohio Avenue facade has a first story "loggia" with three bays. The north end has a dressed sandstone corner pier with plain molded capital; a center pier is with dressed stone on its lower two-thirds and rock-faced random ashlar on the upper one-third. A metal lintel acts as a sign board (Sedalia Decorating Ctr.) and coursed ashlar is above the lintel. The south end bay is an entryway with two coursed ashlar piers with smooth inner surfaces; the upper half of the piers have rounded corner clustered columns and very decorative large end blocks supporting a stone lintel with flanking end blocks with carved faces (north face removed). Above the lintel is an infilled round arch transom with a stone ashlar round arch, large impost blocks, and random ashlar spandrels. A large metal lintel is between the entryway and the center pier with a smaller clad lintel below. The three loggia bays are capped by a stone frieze with very decorative, foliated end sections and a center diamond pattern; a molded stone cornice is above. Behind the loggia piers is a deeply recessed storefront that has been altered to have wide center multi-light modern display sash over a clad bulkhead; a modern entry is at the north end. An original 1-light wood entry door is at the south end with a wood panel surround and 1-light transom. The second story is smooth red brick divided into three bays by slightly projecting brick piers with unusual narrow rough-faced brick "quin" bands. The center bay has a recessed 1/1 center sash with a stone lintel and a decorative brick panel above; a corbelled band is at the top of the recess. Large 1/1 round arch sash flank the center sash; they have brick round arch surrounds with decorative brick archivolt. The north and south end bays have two recessed 1/1 sash with stone lintels and decorative recessed brick panels above separated by plain brick piers; a corbelled band is at the top of the recess. The building is topped by a brick parapet with concrete coping that is stepped in the center and above which the banded piers project slightly. The West Fifth Street facade has an exposed, below grade basement with three exposed basement openings; the first story is battered. The east end opening (105 W. Fifth Street, Cosick's Shoe Repair) has concrete steps down to a 1-light wood door with a 1/1 sash to the east; a single metal column between the door and sash supports a wide stone lintel. The off-center (to east) opening has paired 9-light sash and a concrete window well. The west opening has concrete steps down to a wood panel door set below the sidewalk and an adjacent 1-light and wood panel door on the building. All the openings have metal pipe railings around them. The first story has complex stone work beginning with the east end corner loggia pier that is followed by an opening (to the storefront) spanned by a lintel. The east end of the building has a single slit window topped by a round arch with wide stone voussoirs followed by a triple blind window opening (infilled with random ashlar) with double transoms and wide stone lintels; the window group has smooth stone mullions and transom bars. The lower transoms are infilled with signage, the upper 1-light transoms are covered by grilles. An off-center opening is to the east consisting of a wide stone round arch with decorative impost blocks,

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keystone and molded archivolt; a narrow semi-circular sash is set below the arch with stone sill, the area below the sash is infilled with stone. To the west are three high windows infilled with wood (signage) with stone lintels, sills and mullions. The west end bay has a raised entryway (blocked) with a wide stone lintel and four 1-light over 1-light sash divided by a wood transom bar; the wall of the bay is random coursed ashlar. The foliated and diamond frieze returns from the Ohio Avenue facade, but the west end bay (possibly an addition) has a different elaborate stone frieze with five faces inset in foliation; the stone west end pier has a foliated cap. The second story is similar to the Ohio Avenue facade with the east end bay returning the two 1/1 sash and details. This is followed by two round arch 1/1 sash and a large recessed 1/1 sash set in a recessed panel with corbelled top. The west end bay is similar to the east end bay with two round arch 1/1 sash but they are larger and have two brick recessed panels above each sash. The building is set on the southwest corner of Ohio and West Fifth Streets and is attached to 506-510 S. Ohio and, via a hyphen, to the Lona Theater (105-111 W. Fifth). (photo #6/18, #14/18) 1C

506-510 South Ohio Avenue, Cassidy Building (Pfeiffer's Flower Shop), c. 1890, no style. Rectangular plan, two stories, limestone foundation, sandstone and brick (7-course common bond) walls, shed roof. The south two-thirds of the building is one storefront with a six-part modern display window over a modern clad bulkhead to the south. To the north are at-grade recessed original 1-light with 1-light transom entries, one on angle and one straight. An overhanging suspended flat canopy is over the storefront. Two decorative fluted and paneled metal pilasters frame the storefront and support a metal lintel with decorative corner brackets, three small patera, and decorative square bolt holders that are in line with the interior round support columns. The pilasters are inscribed "Wells & Craven, Sedalia, Mo." The large storefront transom area above the canopy and below the storefront lintel is infilled with wood, now used as a sign board. The north one-third of the building is framed by pilasters into three bays with recessed 1-light doors with 1-light transoms in the side bays; the center has two modern display sash over a modern brick bulkhead. An overhanging suspended flat canopy with canvas sides is across the storefront. A plain metal lintel is above the infilled storefront transom area. The interior party wall has been removed to create one large store. The second story has a smooth stone stringcourse above the storefront lintel with random rock-faced ashlar above. All the original window openings have been infilled with the following groupings: single, triple, single, single, triple, single; the openings have a continuous smooth stone sill/stringcourse and stone lintel/stringcourse. The single window openings are slightly recessed with rubbed stone surrounds as quoins with a paneled transom area with lintel above. Three stone panels are above the triple window groups made up of nine stone squares inscribed with circle patterns. Flat stone coping tops the building. The alley elevation is brick with the storefront returning for one bay as an original storefront window configuration with metal lintel and two brackets, wood bulkhead and transom bar; the display window is blocked, however. To the west a large sign is painted on the brickwork, "Home Tea & Coffee Co., Sen Sen, 'A Dainty Toilet Necessity,' Sen-Sen trademark, Throat Ease and Breath Perfume invaluable for Singers & Speakers, 5¢." On this elevation are three basement sash with double rowlock segmental arches, three high 2-light sash with triple rowlock segmental arches, and an altered rear delivery wing whose wide delivery space has been infilled to a single pedestrian door at the west end. The second story has five groups of two 1/1 sash with concrete sills and triple rowlock segmental arches; some are blocked. Two corbelled chimney stubs. The stone coping returns for half the distance of the shed roof. The sandstone on this building is deteriorating. This building is adjacent to 500 South Ohio and an alley. (photo #5/18) 1C

512-514 South Ohio Avenue, YMCA, (512/H & R Block Income Tax and 514/Rahm, Rahm, Koenig & McVay P.C. Attorneys), 1891, Romanesque Revival. Rectangular plan, two part upper section--two stories on the south and three stories on the north, white limestone water table, common bond red brick walls with extremely narrow raked joints. The building is much enlivened with a monochromatic scheme of the red sandstone, brickwork, and red terra

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cotta trim on the fully detailed upper sections which are in excellent condition. The facade features a three part storefront level. The left/south part is completely altered with a deeply recessed angled entrance and three tall fixed sash. The transom space up to the sill level of the second story windows is stuccoed and painted gray. The second section of the storefront level contains the door to the staircase. While the door is a replacement, the original round arched transom, slightly recessed, is intact. The elaborate door surround is completely intact, with red sandstone rock-faced narrow voussoirs framing the round arched transom. Stone corbeled piers frame the voussoir with egg and dart molding (deteriorated) between, with central "Y·M·C·A" panel. Convex mortar joints are on the sandstone voussoir here, and the YMCA panel. The piers are topped with foliage patterned red sandstone (deteriorated). The right/north storefront space is substantially altered with materials as on the left space, but the configuration is altered by angling of the space northwest, leaving only a northeast corner pier at the storefront plane. The two story left section of the building is much enlivened with two recessed pairs of 1/1 sash and segmentally arched transoms framing with multi-courses of varied sized voussoir brick, ending at the shoulders of red sandstone which are continuous across to the right/north section. Corbeled brick is at the base of the recessed sections, and frames the left window pair and the left of the right window pair of this section. The pier of the stair door is to the right of the right window, replacing, in effect, the corbeling. Curved brick edges on piers framing recessed windows. Double course corbels at the top of the recessed sections with curved brick also; round arched transoms of voussoirs. The base of the parapet has a full-width ornate foliage panel of terra cotta in original condition. Corbeled cornice is interrupted by eleven petite round arches with two course voussoir brick. Sandstone coping. The two upper story sections meet half-way above the second story entrance. Right/north section with two pairs of 1/1 sash with 1/1 transoms; storm sash. Handsome soldier course tall flat arches with corbeled shoulders and drops. Continuous sandstone shoulders from the left section. Third story with continuous sandstone sill and shoulders. Two 2/1 sash give the effect of two pairs of 1/1 sash with broad sash. These are recessed with curved voussoir brick radiating to dentils above. Petite pier of curved brick tile ending at shoulder with decorative corbel. Parapet patterned as on the left section, with a full-width terra cotta panel also in original condition, and eleven round arches. End piers of this section slightly project, to slightly recess the entire third story space. An alley is to the north, exposing the north elevation. The eight course common bond north elevation does not have the narrow raked joints of the main facade. The fenestration is basically symmetrical with the first story fenestration filled with brick, flush with the elevation walls, but the openings are still evident. Triple rowlock segmental arches and stone lug sills frame the fenestration on this elevation. The first story fenestration is at the top of the first story level. Recessed double doors with a white sandstone threshold and a tall blocked transom space with a quadruple rowlock segmental arch are on the rear/west of this north elevation. The second story of this north elevation has seven sash, all with triple rowlock segmental arches; the right-most opening is boarded. Some of the windows have storm sash. Eight third story sash are above those on the second story, except in the sixth bay of the second story, where two squat 1/1 sash are used, instead of a regular sized single 1/1 sash. Two bays of the stepped parapet on this elevation have been repaired with modern brick. The rear/west elevation of the two story section has two central iron piers, but is otherwise altered with concrete block infill and a modern door; petite hipped roof entrance porch. Four evenly spaced segmentally arched 1/1 sash have double rowlock arches on the second story. The rear/west of the third story section is substantially altered with brick (at least two types used) infilling the lower story completely. Concrete block (painted a red sandstone color) infills the majority of the upper story space. The south elevation of the two story section is attached to 516 S. Ohio Avenue, however, the third story section reveals some boarded fenestration with triple rowlock segmental brick arches to the south. The west half of this block is now a parking lot. (photo #7/18) 1C

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516 South Ohio Avenue, (Downtown Antiques), c. 1900, no style. Rectangular plan, two stories, red brick walls, and terra cotta trim. Storefront space altered with broad full-height storefront windows angling to the central door with an air conditioner in the transom. While the storefront has c. 1960s materials, the configuration appears to be original. A projecting flat canopy is above the storefront space, anchored from the storefront transom space with four angled iron rods. Aluminum sheaths the storefront transom space. Three 1/1 sash with boarded transoms are on the second story; continuous rock-faced stone lintel and sill maintains the pattern of the adjacent building to the south (520 S. Ohio Avenue). This building also maintains the use of stone coping with foliage curved end blocks seen on 520 S. Ohio St. The building's side (north and south) elevations are not exposed. The rear/west elevation features a broad central iron lintel with wood infill below. Central double doors. Two pairs of 1/1 sash with boarded transoms on the second story. (photo #7/18) 1C

518-520 S. Ohio Avenue, (State Fair Floral), c. 1900, Romanesque Revival influence. Rectangular plan, two stories, white sandstone foundation, common bond red brick walls with narrow raked joints, and terra cotta trim. The storefront space is altered with modern materials; however, the configuration with the recessed angled entrance may be historic. Asymmetrical entrance off-center to the right/north. Modern vertical boards face parts of the storefront facade. Broad storefront windows. The storefront is framed with iron pilasters and is topped with an iron lintel. The entrance to the second story stairs is on the right of the facade, with an original large light door with a ledge and panels; a very tall two-light transom is above. The second story facade has a two part configuration with a total of eight bays. The two bay central section is framed by brick piers which end with foliage patterned limestone curved corbels. The piers project to form the taller central parapet section with brick corbels, stone base, and stone coping. A large ornate terra cotta panel graces this section, and is in exceptional condition. Three bays are on either side of this central section, each with a 1/1 double hung sash. (The upper sash of two windows to the left are boarded and all window transoms are boarded.) The windows are united by a continuous stone lug sill and a continuous rock-faced lintel. The corbeled parapet space on these bays is topped with stone coping with end foliage patterned stone curved end blocks. A brick pier at the southeast corner of the building ends at the second story sill level with a foliage pattern stone corbel. "Turned rope" tile chimney pot like features are at the central and end piers. The secondary south facade is exposed to W. Sixth Street. The foundation on this facade is increasingly exposed toward the west/rear as the sidewalk slopes down. Four basement windows with massive stone lintels are on this facade. Three doors are at the west of this facade with the right or eastern-most door having three stone steps to access the single light door with an original or historic star-patterned door knob and decorative plate. A stone rock-faced lintel is above all three of these doors. A pair of wood swinging doors with a boarded transom is central in the three door set. The left/west end door has its original (or historic) single light door with dentils (half of which are missing) and a two-light transom. Elevated single pane windows are on the first story of this facade, five total (with the central window being boarded.) Rock-faced stone lintels and lug sills frame these evenly spaced windows. The second story of this south facade has six pairs of 1/1 double hung sash with transoms; the windows within the pairs are separated by pilasters with projecting flutes and bulls eye blocks. Continuous rock-faced stone lintel and sill. Parapet section in three part configuration with the end sections having a single row of larger projecting terra cotta tiles, corbeling, and flat stone coping with curved foliage corner blocks as on the main facade. The central section has four rows of smaller terra-cotta tiles of a different pattern, corbeling, and denticulation. Stone coping. Piers frame the bays, ending in corbels of brick at the parapet base/lintel top. "Turned rope" chimney pot-like features are on these piers also. The rear/west elevation has a left/north porch of wood paneled posts on iron paneled pedestals; cut-out brackets. The porch has a spindled cornice, wood story, and a broad projecting low-pitched hip roof. Replacement double doors are framed with a denticulated cornice above the two-light transom. 1/1 double hung sash are on either side of the door; the porch roof extends over the lintels of these windows, but the roof is above the door

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lintel. The first story fenestration on this rear elevation is boarded. Irregularly spaced windows are on the second story, with two 2/2 on the left/north; a petite 2/2 and another regular 2/2 are central; and paired 1/1 (as on the south facade) are on the right/south of this elevation. All of the rear elevation windows have stone lintels and sills. The remainder of this block west to Osage Avenue is now a parking lot. (photo #7/18) 1C

600-602 South Ohio Avenue, Deitzman and Pfunder Grocery, (600/Kandy's Kakes and Bakery; 602/New Creation Bible Church), 1922, no style. Rectangular plan, one story, concrete foundation, brick (6-course common bond) walls, flat roof. Storefront #600 has an angled corner entry with an at-grade 1-light aluminum frame door with sidelight to the south and a 1-light transom. A 3-light modern display window is along the Ohio Avenue elevation and a 1-light display window along the Sixth Street elevation; all have a modern Roman brick bulkhead below a concrete sill. Brick piers on concrete bases frame the display sash. An overhanging suspended flat metal canopy is over the storefront and returns for one bay on Sixth Street. The remainder of the Sixth Street elevation has two added air-conditioner openings toward the east and three equally spaced infilled original high windows with double rowlock segmental arches. A pedestrian entry with transom is at the west end. The flat roof has tile coping and a single center chimney. The Ohio Avenue elevation (#602) has a center recessed 1-light and wood entry door with a 1-light transom and flanking angled 1-light sash over Roman brick bulkheads. A narrow transom bar is below an upper transom that runs across both storefronts and is now infilled with corrugated metal. A brick soldier course is above the transom. Brick dentils, a projecting stone cornice, and a paneled brick parapet top the Ohio Avenue elevation and return one bay on Sixth Street. The building is located on the southwest corner of S. Ohio and W. Sixth Street and is adjacent, but not connected, to 604 S. Ohio. (photo #18/18) 1C

604 South Ohio Avenue, (Flea Market Mall), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls, shed roof. This building is contiguous to 606 South Ohio but they have separate fire walls and basements; a brick pier divides 604 from 606 S. Ohio. The first story has four bays with the secondary entry to the second story on the south with a 1-light (blocked) and wood panel door with a narrow glass block transom. The storefront is to the north with a replacement flush center 1-light door with a modern glass block surround and flanking 1-light sash. A transom bar is across the storefront with the four-part large transom area infilled with glass block. Three metal pilasters (decorated with lady's profiles) divide the storefront; a metal sill plate is below the glazed brick bulkheads. The second story has three 2/2 round arch sash with narrow metal sills and metal hood molds with consoles (matching 606, 608, 616 S. Ohio) although some consoles are missing. A corbelled brick cornice is across 604-606 S. Ohio. The north elevation is separated from 602 S. Ohio; the second story has four sash, 2/2 with double rowlock segmental arches, and three stub chimneys. This building is adjacent to 606 S. Ohio. (photo #18/18) 1C

606 South Ohio Avenue, (J & W Antiques), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls, shed roof. This building is contiguous with 604 and 608 S. Ohio, but they have separate fire walls and basements; brick piers divide the three addresses. The first story has four bays with the secondary entry to the second story to the north with an original 1-light and wood panel door with 1-light transom. The storefront has a deeply recessed center entry with 1-light door with blocked transom and flanking 1-light display sash over stucco bulkheads; ventilation screens are in the angled entry bulkheads. Metal sill plate. The large storefront transom area is infilled with wood below a metal lintel that has five rosettes; a header course is above. Three narrow metal pilasters, decorated with lady's profiles, flank the store entry and are to the south of the secondary entry. The second story has three replacement 1/1 sash in round arch openings with narrow metal sills and metal hood molds with consoles (matching 604, 608, 616 S. Ohio). A corbelled brick cornice is across 604-606 S. Ohio. This building is adjacent to 604 and 608 S. Ohio. (photo #18/18) 1C

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608 South Ohio Avenue, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls, shed roof with tile coping. This building is contiguous with 606 S. Ohio, but they have separate fire walls and basements; a brick pier divides the two addresses. The first story is three bays with a recessed 1-light and wood entry door with 1-light transom to the south; the entryway has a terrazzo vestibule with "608" inset in the terrazzo. Display sash extend to the north over a wood bulkhead and metal sill plate. A single narrow metal pilaster with a decorative lady's profile is between the display sash and the north bay secondary entry to the second story (1-light and wood panel door with 1-light transom). A large modern wood shingle shed roof canopy over the first story blocks the original storefront transom area. The second story has three 2/2 round arch sash with narrow metal sills and metal hood molds with consoles (match 604, 606, 616 S. Ohio). Plain brick projecting frieze band and plain cornice area with tile coping (original corbelled cornice removed). The south alley elevation first story has two high blocked sash and a pedestrian entry at the west end; the second story has five sash. This building is adjacent to 606 S. Ohio and an alley. (photo #18/18) 1C

612 South Ohio Avenue, (Medical Billing Associates), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls, shed roof. The first story has three bays with a center replacement flush 1-light aluminum frame door with 1-light transom and 1-light sidelights with 1-light transoms. 1-light display sash over plain wood bulkheads flank the entryway and return for one bay along the north alley elevation. Metal sill plate. Three narrow paneled metal pilasters divide the storefront and the north corner. The large storefront transom area is infilled with stucco panels. The three recessed bays of the second story are divided by brick piers and have 1/1 segmental arch sash with metal eyebrow hood molds and narrow metal sills. A plain brick frieze, simple brick cornice with "drops" and a plain parapet top the building. The alley elevation has four high blocked openings with double rowlock segmental arches on the first story and five 2/2 segmental arch sash with double rowlock segmental arches on the second; four chimneys. This building is adjacent to 614 S. Ohio and an alley. (photo #18/18) 1C

614 South Ohio Avenue, (State Beauty Supply), c. 1890, no style. Rectangular plan, two stories, brick (painted) walls. The first story has five bays that have been altered using synthetic "stucco" over rigid fiberglass reinforced insulation, but the original storefront configuration is discernable. Center recessed 1-light wood door with "stucco" transom panel and flanking 1-light display sash with "stucco" bulkheads; a metal sill plate is across these three bays. Two metal pilasters flank the storefront; the large storefront transom area is covered with "stucco" panels with a metal lintel with three rosettes above (the lintel is keyed into 616 S. Ohio on the south). The south end bay original recessed entry has been replaced with a modern 1-light sash with "stucco" surround and terrazzo tile threshold. The north end bay has a modern aluminum frame door with 1-light transom entry to the second story below a double rowlock segmental arch. The second story has three 1/1 sash with rock-faced painted lintels and smooth stone painted sills. The brick frieze band has four rows of beading on the top and bottom of a modified guilloche pattern; plain cornice area. The brick parapet has projecting pointed end blocks and a center recess for a name or date block that is missing. This building is adjacent to 612 and 616 S. Ohio. (photo #18/18) 1C

616 South Ohio Avenue, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, 7-course common bond) walls, shed roof. The first story has an original storefront configuration with center flush 1-light door with tall 2-light transom and flanking 1-light display sash over paneled wood bulkheads; narrow wood paneled transom bars are below 2-light transoms. The secondary entry to the second story is on the north with a 4-panel wood door and tall 2-light transom. Three metal pilasters with lady's head profiles divide the storefront; metal sill plate. The second story has three round arch 2/2 sash with narrow metal sills and metal hood molds with consoles

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(matching 604, 606, 608 S. Ohio). Corbelled brick cornice. The south facade, adjacent to a modern one-story building (622-624 S. Ohio), has four 2/2 sash in segmental arch openings with wood surrounds and double rowlock segmental arches. The building is attached to 614 S. Ohio. (photo #18/18) 1C

east side of South Ohio Avenue

101 South Ohio Avenue (102 East Main), Citizens National Bank, (Union Savings Bank), c. 1908, Classical Revival. Rectangular plan, two stories, eight bays on the west facade, four bays on the north facade, raised limestone foundation with slightly projecting watertable, limestone walls, limestone trim. An elaborate center pedestrian entry occurs in the fourth bay from the corner. It has modern aluminum frame double doors, original double transom with wide transom bar, and flanking paneled pilasters that support a full three-part entablature with an architrave, a plain frieze and a segmental open-apex pediment with block modillions and center apex urn. The two bays flanking the entry have large divided-light sash with a wide transom bar between the first and mezzanine stories; a flat cornice with block modillions is above the sash. The north end bay is a historic altered corner entry (changed in 1927). It is now a corner window with similar divided light sash, but the upper section is shorter; flanking pilaster surround with a full entablature and flat block modillion cornice. The pilasters have "CNB" on attached copper patera. The south end two bays (107 S. Ohio) project slightly; a recessed 1-light entry with 1-light transom is in the end bay with "107" inscribed in the stone above. The window to the north is similar to the north end bay window. "Building Entrance to Office, Second Floor" is in stone letters set between the window and the entry. Stone paneled pilasters frame the two bays and support a full entablature with a flat block modillion cornice. The second story has 2-light casement type sash with round arch transoms; the first and second story windows are grouped in large round arch molded stone surrounds with elaborate acanthus leaf keys and stone spandrel panels. The second story window above the center entry has a similar round arch window group and a shorter stone surround with key; fruited stone cartouches flank the center sash. The building is capped by a two-part entablature with a plain frieze and projecting cornice with block modillions. A new "Union Savings Bank" sign is placed over the original sign panel across the center three bays. The stone parapet alternates between solid stone and engaged turned balusters. The south elevation is faced in modern yellow brick with a drive-in facility attached (111 S. Ohio). The north elevation is four bays. The west end bay is similar to the north end bay of the Ohio Avenue elevation while the remaining east three bays have similar two-story window groups. The cornice and parapet return and with a similar center sign panel. This building is adjacent to 106-108 E. Main and 111 S. Ohio. (photo #12/18) 1C

111 South Ohio Avenue, (Union Savings Bank Drive-up Facility), 1964, modern. Irregular plan, one story, concrete slab foundation, permastone walls, flat roof. This is a small masonry building with flat roof canopies extending to the north and south. It is attached to the main bank facility (101 S. Ohio) and next to an alley to the south. 1NC

115 South Ohio Avenue, (Hidden Treasures Antiques & Things), c. 1880, Italianate influence. Rectangular plan, two stories, permastone and brick walls, shed roof. Although the facade is clad in "random ashlar" permastone, the original building configuration remains. The storefront consists of a recessed center 1-light double door entry with flanking 1-light display sash and metal awning. Four clad piers divide the storefront and the storefront transom area is infilled with permastone between the piers. The second story retains the original 2/2 segmental arched sash with elaborate metal hood molds (like 110 and 118 E. Main); the cornice area is stepped. The north or alley elevation is painted brick, although the permastone returns for one bay on the first story with a narrow display sash; a pedestrian door is to the immediate east of the sash. The second story has four 2/2 sash with double rowlock segmental arches

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to the east and remnants of the original two part, brick cornice with dentils on the west; a stepped parapet is above. This building is next to an alley on the north and 117 S. Ohio. 1C

117-119 South Ohio Avenue, (Dick's Barber Shop, Andrew C. Webb, Attorney), c. 1882; altered c. 1930, no style. Rectangular plan, two stories, brick (sheathed) walls. This building has lost its historic appearance through alterations. The first story storefront has two recessed angled entries in the center with a modern multi-paneled wood door on the north and 1-light door on the south. The north half is sheathed in vertical wood paneling while the south half has a 1-light modern display sash above a vertical wood sheathed bulkhead. The entry to the second story is on the south. A suspended flat canopy covered by a large canvas awning is across the storefront. Three modern 2-light sash with metal awnings are on the second story which is entirely sheathed in aluminum panels. This building is adjacent to 115 and 121 S. Ohio. 1NC

121 South Ohio Avenue, (Veterans of Foreign Wars, Pettis Co. Post 2591), 1915, no style. Rectangular plan, two stories, brick walls. The first story of this building has been totally altered; it has an aluminum frame door to the south below a large canvas awning. The storefront is entirely sheathed below five small, high windows with canvas awnings; the storefront transom area has been infilled with glass block. The second story has a center window grouping consisting of a 4-light sash flanked by 1/1 sash with a 4-light transom and stone lintel. The north and south end bays have 1/1 sash with 1-light transoms and stone lintels; continuous stone sill. A corbelled stringcourse is below a corbelled brick cornice with stone coping. This building is adjacent to 117-119 and 123-125 S. Ohio. 1NC

123-125 South Ohio Avenue, (Veterans of Foreign Wars Meeting Hall, Pettis Co. Post 2591), c. 1880, Italianate influence. Rectangular plan, two stories, brick walls. The first story has been altered to being flush with the facade plane; it was infilled with concrete block sometime after 1981. The second story retains much of its original integrity including its fenestration with elaborate round arch metal hood molds. Smaller replacement sash have been inserted below wood infill, but the original opening is obvious. Both the main facade facing South Ohio Avenue and the secondary East Second Street facade retain the original cornice with brackets and broad eaves. This building is adjacent to 121 S. Ohio and is on the northeast corner of S. Ohio Avenue and E. Second Street. 1C

201 South Ohio Avenue, (City Parking Lot)

205 South Ohio Avenue, (vacant), c. 1880, Romanesque Revival influence. Rectangular plan, two stories, brick walls, shed roof with tile coping, stone trim. The storefront has been altered with a deeply recessed center entry with full-height 1-light sash. Flanking raised display sash overhang the permastone covered bulkhead. Maroon enamel panels sheath the end piers and the storefront transom area above a retracted canvas awning. The second story has a large center round arch three-part window flanked by lower 1/1 sash. A rock-faced stone round arch surmounts the center window group; stone imposts continue as stone lintels for the flanking sash. Continuous stone sill. Triple inset rounded brick clustered columns with egg-and-dart molded caps flank the 1/1 sash below the lintels. An elaborate crenelated parapet tops the building between corbelled projecting end piers with egg-and-dart molded bases and stone caps. A center reeded stringcourse is below a frieze with decorative brick patera panels set between brick drops. Shallow corbelled dentils are below the molded brick cornice. The crenelated parapet steps up in the center between taller piers; both the piers and crenels are stone capped. The north elevation has been parged. A parking lot is to the north and 207 S. Ohio is adjacent to this building. (photo #16/18) 1C

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207 South Ohio Avenue, (Wilken Music Co.), c. 1880, no style. Rectangular plan, two stories, brick (sheathed) walls. The historic appearance of this building is completely covered by aluminum sheathing. The storefront is altered with a recessed aluminum frame door to the south with 3-light display windows to the north above turquoise enamel panels; the end piers are also sheathed in enamel panels. An aluminum "cornice" is over the storefront. Turquoise panels continue upward for half of the building's facade with a sign panel attached above the "cornice" area. The second story is entirely sheathed in silver aluminum panels. This building is adjacent to 205 and 209 S. Ohio. (photo #16/18) INC

209 South Ohio Avenue, Smith & Cotton Building, (Singer), c. 1880, Romanesque Revival influence. Rectangular plan, one story, stone foundation, stone and brick walls, shed roof with tile coping. The first story been altered with an on-angle recessed storefront with an aluminum frame entry to the north and two large display sash to the south over a modern brick bulkhead. The storefront is framed by the original rock-faced stone piers with rounded corners, stone bases, and carved stone capitals. The storefront lintel is sheathed as is the upper transom area with its applied "Singer" sign. An upper lintel has a carved stone face block at the south end; the north end has two sets of paired foliated carved consoles resting on the lintel and supporting clustered columns without capitols. Random rock-faced ashlar (painted white) covers the upper section. (The building's upper stories and cornice were removed in the 1930s.) The stone storefront returns for one bay with a blind window on the south alley elevation; the remaining elevation is brick over a stone foundation. Five brick first story infilled openings with stone lintels; the second story has infilled openings that were cut off when the upper stories were removed. This building is adjacent to 207 S. Ohio and an alley to the south. (photo #16/18) INC

211 South Ohio Avenue, (Drenon and Drenon Optometrists), c. 1880, no style. Rectangular plan, two stories, brick walls (sheathed), stepped shed roof. The historic appearance of this building is concealed behind aluminum sheathing. The storefront has been altered to be a deeply recessed area with pink enamel paneled sides. Two aluminum framed doors are at the north end with a three-part high sash to the south above a high permastone bulkhead. Overhanging flat suspended canopy. The north/alley elevation is painted brick (5-course common bond) with all first story openings brick infilled, although the double rowlock segmental arches remain. The second story has two 1/1 sash to the west and five 1/1 sash to the east with double rowlock segmental arches. Remnants of original brick quoins return on the alley elevation on the second story. This building is adjacent to 213-215 S. Ohio and an alley to the north. (photo #16/18) INC

213-215 South Ohio Avenue, (Computerland), c. 1876, no style. Rectangular plan, two stories, brick walls (sheathed). The historic appearance of these two joined buildings is concealed beneath vertical aluminum sheathing. The first story is altered with a center brick pier flanked by recessed aluminum frame doors with 1-light transoms. Three modern display sash above modern brick bulkheads flank the entries. Overhanging flat suspended canopy. The second story is totally sheathed. This building is adjacent to 211 and 217 S. Ohio. (photo #16/18) INC

217 South Ohio Avenue, (R C Fun Center), c. 1880, no style. Rectangular plan, two stories, brick (sheathed) walls. The historic appearance of this building is concealed beneath aluminum panels in combination with 219 S. Ohio. The altered storefront has a recessed center aluminum frame entry with flanking modern display sash above sheathed bulkheads. An excellent terrazzo tile entryway has "BICHSEL's" set in tile. An overhanging suspended flat canopy extends across 219 S. Ohio. The second story is totally sheathed. This building is adjacent to 213-215 and 219 S. Ohio. (photo #16/18) INC

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219 South Ohio Avenue, Katie Building, (C.W. Flower Co.), 1907, no style. Rectangular plan, two stories, brick (sheathed) walls. The historic appearance of this building is concealed beneath aluminum panels in combination with 217 S. Ohio. The altered storefront has a recessed center sash flanked by two aluminum frame doors. Large display sash are to either side of the entries. An overhanging suspended flat canopy extends across 217 S. Ohio. The second story is totally sheathed. This building is adjacent to 217 and 227 S. Ohio. (photo #8/18) **INC**

225-227 South Ohio Avenue, Uptown Theater, (225/Hudson Jewelry; Uptown Theater, 227/Design Tecnic) 1936*, Art Deco. Designed by architect Fred Stephenson. Rectangular plan, three stories, concrete foundation, painted stucco walls. The theater entrance is flanked by small storefronts and has a center ticket booth with flanking recessed 1-light double doors. The ticket booth features frosted Art Deco patterns on glass. Aluminum frame movie poster cases are attached to the entryway side walls and narrow front piers divide the theater entryway from the storefronts. The north storefront has a recessed entry to the north with a small raised display sash to the south with a black painted area above and below the display area; pink granite bulkhead. The south storefront has a recessed entry to the south and a large display sash to the north above the bulkhead. A suspended angled marquee with wood sign panels ("UPTOWN") hangs above the first story. The upper stories have a large center projecting five-part stepped pavilion, the center of which has a logenze-shaped recess and the ends have Art Deco styled relief carvings at the top. The north and south end bays have narrow recessed 4-light casements on the second and third stories with a four-part stringcourse at the cornice line. The theater foyer has original light fixtures and inner vestibule doors. This building is adjacent to 219 and 229 S. Ohio. (photo #8/18) *While the building's current facade dates to 1936, it may represent a historic refacing of a c. 1883 building. **1C**

229-231 South Ohio Avenue, (and 107-109-111 East Third Street), Sicher Hotel, (229/J+F Baseball Cards; 231/E'Clipse Hair Cutting; 109/Waunita's Beauty Salon), c. 1870, Italianate. Rectangular plan, stone foundation, three stories, brick (7-course common bond) walls. The angled corner storefront is altered with vertical wood siding and flanking bands of modern display sash. A modern entry is in the angle behind a corner support post. An overhanging suspended flat canopy is below the upper storefront transom area which is now infilled with black enamel panels. To the north along Ohio Avenue is a second storefront with a 1-light recessed entry to the south and modern display sash to the north above a stone bulkhead. The canopy and black enamel panel infill continue. To the east along East Third Street, the brickwork is painted black and two high blocked sash and a recessed pedestrian door are to the east. The building continues with an addition in unpainted brown brick above a stone foundation; in the center is a 1-light double door entrance to the upper stories. The addition consists of three storefronts (107, 109, 111 E. Third) with the west storefront having a recessed 1-light door to the east and a 2-light window to the west below a canvas awning, the center storefront has the reverse arrangement and the east storefront has two 1-light doors to the east (one straight and one on angle) with a 2-light window to the west. The upper stories are yellow brick above a stone stringcourse with ten 2/2 segmental arched sash with segmental arched metal hood molds and metal sills. The center window above the double doors has been altered to be a 9-light segmental arched sash with hood mold; it is set lower than the adjacent sash. All the sash on the east addition are set slightly higher than the original west half. Sheet metal cornice with a plain frieze and block modillions. The S. Ohio Avenue upper stories have two 2/2 sash flanking center doors; the sash have metal hood molds and sills. The doors are 2-panel, solid metal with metal sills; the hood mold is missing over the second story door and the third story door has a hood mold above a blind transom area. The cornice is missing on this elevation. This building is adjacent to 227 S. Ohio and is on the northeast corner of S. Ohio Avenue and E. Third Street. **1C**

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301 South Ohio Avenue, Third National Bank, 1929, Classical Revival. Rectangular plan, three stories, limestone foundation, limestone walls. The three bay main facade has a raised stone foundation and large square end piers (antae). The center bay has two three-quarter engaged 2-story Ionic columns in antis on raised pedestals. Center modern aluminum frame double door entry with 1-light transom and modern narrow stone surround. The entryway frieze is inscribed "FOUNDED 1883" below the molded cornice with a small shaped pediment. The north bay has paired 1-light modern tinted replacement sash above the foundation while the south bay has a replacement glass door with sidelights, transom and stone surround. The second story has paired sash flanking triple center sash, all modern tinted replacement sash. The end bays have spandrel panels; the north panel is plain, the south panel is inscribed "OFFICES" above the entry. A stone stringcourse is between the end piers and center columns. The third story is similar with modern metal awnings above the sash and a continuous stone sill/stringcourse. A full three-part entablature crowns the building with "THIRD NATIONAL BANK" inscribed in the frieze; a solid parapet with a center "1929" date block and shallow center pediment is atop. The East Third Street elevation is similar with six uneven bays (the east and west end bays are narrower) that are divided by plain Doric pilasters. The east end bay has a recessed aluminum frame entry to the upper stories with small paired 1-light sash on the second story; the second bay has an aluminum frame entry with wide modern 1-light sidelights and a 3-light transom, a six-part window is above a flat metal cantilevered canopy; the third through fifth bays have large nine-part windows with modern tinted replacement sash; the west end bay has a 1-light sash on the first story and 2-light paired sash on the second story. Similar stringcourses to those on the main facade. The third story has 2-light sash on the end bays and two 1-light sash per bay in the center four bays. The same entablature and parapet top the building. The rear (east) elevation is all stucco. This building is adjacent to 305 S. Ohio and is on the southeast corner of S. Ohio Avenue and E. Third Street. (photo #17/18) 1C

305 South Ohio Avenue, Hoffman's Hardware, c. 1880, no style. Rectangular plan, two stories, brick walls. The storefront is altered with an off-center (to north) deeply recessed aluminum frame entry with 1-light transom and flanking 1-light display sash above Carrara glass bulkheads (green on south, black on north). The end piers are covered in green Carrara. An overhanging suspended flat canopy is below the large transom area that is covered with vertical metal sheathing. A metal "Hoffman's Hardware" sign is above. The second story has four replacement 1/1 sash with narrow metal sills and brick infill in the round arch window heads. Metal framing for applied sheathing remains attached above and below the windows. The upper portion of the building is plain with tile coping. Some brickwork appears to have been replaced or reworked. This building is adjacent to 301-303 and 307 S. Ohio. (photo #17/18) 1NC

307 South Ohio Avenue, (McRentals), c. 1880, no style. Rectangular plan, two stories, brick (sheathed). The historic appearance of this building is totally concealed beneath metal sheathing. The storefront is altered with a deeply recessed center aluminum frame entry with full-height flanking sash. Side display sash overhang maroon enamel paneled bulkheads. The end piers and large storefront transom area are also sheathed in maroon enamel panels. Overhanging suspended flat canopy. The second story is totally sheathed. The building is located between 305 and 309 S. Ohio. (photo #17/18) 1NC

309 South Ohio Avenue, Pettis Loan and Savings Bank, (vacant), c. 1875, no style. Rectangular plan, two stories, brick walls. The historic appearance of this building has been totally lost due to the modern refacing of the facade. The first story has a modern recessed door to the north and three modern double hung sash to the south with plastic insert mullions; a large canvas awning covers the first story. The second story has four 1/1 sash with modern metal grilles. The building is located to the north of an alley and adjacent to 307 S. Ohio. (photo #17/18) 1NC

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313 South Ohio Avenue, (Adelia's Wedding Co.), c. 1882, refaced c. 1910, no style. Rectangular plan, two stories, brick (running bond) walls, shed roof. The first story has paired entries at the south end (a modern panel south door and a 1-light with transom original north door) with a 3-light storefront to the north above a narrow stone bulkhead. A single wood pilaster is to the north, while the large storefront transom area is infilled with wood. A canvas awning spans the storefront and is used as signage. The second story has two sets of very slightly recessed paired 1/1 sash with a continuous stone sill/stringcourse; paired stone lintels. The corners of the recess are brick "quoins"; and a slightly corbelled stringcourse is above. The sheet metal cornice with plain frieze and block modillions returns on the north (alley) elevation. Plain parapet with tile coping. The storefront and detailing return for one bay; the remainder of the facade has seven course common brick bonding. The first story has a high sash to the west and a blocked sash to the east; the second story has eight 2/2 segmental arch sash with double rowlock segmental arches and metal sills. The shed roof has tile coping and three short edge chimneys. The building appears to have been refaced historically. The building is located next to an alley on the north and 315 S. Ohio to the south. (photo #17/18) 1C

315 South Ohio Avenue, (Queen City Electric Co.), c. 1876, no style. Rectangular plan, two stories, brick walls. The historic appearance of this building is concealed beneath sheathing. The storefront has been modernized with a recessed aluminum frame door in the center and flanking display sash over modern brick bulkheads. The stairway to the second story is to the south. The second story is sheathed. (photo #17/18) 1NC

415 South Ohio Avenue, Pettis County Courthouse, 1924, Classical Revival. Rectangular plan, three stories, raised limestone foundation with molded watertable, limestone walls, flat roof. The building has nine bays, the center seven of which are slightly recessed. The rusticated first story has a cornerstone laid on February 7, 1924. The west facade has three center entries each with stone surrounds including a pulvinated frieze and closed pediment with acroterion supported by scroll consoles. The center entry has a modern flush aluminum frame door (original door inside), while the side entries are deeply recessed with 1-light double doors with transoms covered by decorative grilles. A raised terrace extends across all three entries and has three center steps; the sides are enclosed with decorative metal railings (spelling "PETTIS") between stone pedestals. The three pedimented entries are flanked by two bays on each side having round arches with exaggerated voussoirs; one original configuration remains on the first north bay: a deeply recessed multi-light double door with 4-light sidelights and round arch transom. The other bays contain modern replacement aluminum frame entries. The north and south end bays have 6/6 sash with 4-light sidelights below flat arches with exaggerated keystones. The center seven bays of the second and third stories have eight Corinthian columns in antis; metal framed windows are recessed between the columns: the second story has 8/8 sash with 5-light sidelights and 4-light transoms, the third story has 8/8 sash with sidelights. The windows are grouped together with a single molded surround with consoles and keystone; shallow spandrel panels are between the stories. The second and third stories of the end bays have similar sash set in a slightly recessed plain surround. A full classical entablature circles the building with a plain architrave, a frieze inscribed "PETTIS COUNTY COURTHOUSE" in the center, and a cornice. A parapet with an alternating open and closed balustrade tops the building and flanks a center round stone cartouche with a clock in the center. The east elevation is similar to the main west facade with all original entries except for a center flush modern door; no parapet clock. The north and south elevations have seven bays, the center five of which are slightly recessed. The first story has five center round arch windows set above the watertable/continuous sill with 8/8 sash with round arch transoms below stone arches with exaggerated voussoirs. The second and third stories have engaged Corinthian columns in antis with similar recessed window groupings as the main facade but without sidelights. The east and west end bays are similar in

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detail to the main facade end bays. Solid parapet balustrade. A parking lot fronts the north elevation. The courthouse block is landscaped with various war memorials, benches and the cornerstone from the former courthouse building. (photo #9/18) 1C

east side South Lamine Avenue

319 South Lamine Avenue, Federal Building, 1930, Classical Revival, James A. Wetmore/architect. Irregular plan, two stories, limestone foundation with cornerstone, terra cotta and brick walls, hip roof, terra cotta trim. This building has five bays divided by paired fluted Corinthian pilasters with the center three bays projecting slightly. The center bay has aluminum frame tinted glass replacement 1-light double doors with a 3-light transom and a larger round arch transom set in a round arch surround with Corinthian "capitals" as impostes for the arch; egg-and-dart and reed archivolt moldings. The flanking two bays have replacement tinted three-part sash and round arch transoms set in similar round arch surrounds as the center entry. A blind balustrade is in the spandrel area. Granite steps extend across the center three bays with stone pedestals and metal railings; two basement sash flank the steps. The north and south end bays have similar window detailing with a recessed spandrel panel. The first story has a full classical entablature with three-part architrave, plain frieze with "FEDERAL BUILDING" in applied metal letters and two foliated patera over the end two pilasters, and a cornice with dentils. The second story is shorter with the center bays divided by plain paneled "Doric" pilasters. The window openings are square with hit-and-miss tinted replacement sash set in foliated surrounds with plain circle decorations. The north and south end bays are similar with plain molded surrounds. The building is capped by a smaller full entablature with plain architrave, frieze, and molded cornice. The parapet has five open balustrade sections, one per bay; a hip roof is set behind the parapet with a single center 6-light segmental dormer in front. The Fourth Street elevation main block has three bays with a center replacement aluminum frame tinted glass door with sidelights and transom set in a simple round arch molded terra cotta surround; concrete steps run to the west side with a concrete handicap ramp to the east. Flanking replacement tinted glass sash have similar round arch surrounds and spandrel panels. The main entablature returns along the first story. The second story has single, double, and single sash with surrounds similar to the main facade end bays; the secondary entablature and parapet return also. A one-story yellow brick (5-course common bond) wing extends to the east slightly recessed from the main block. A single slit window is to the west, adjacent to the main block. The wing has four bays with similar round arch window openings executed in brick. The foundation continues with four basement sash. Terra cotta quoins make the transition between the main block and the brick wing; the terra cotta main entablature continues. The north elevation is similar to the south elevation without the entrance; instead, the center bay has a window with a blind balustrade in the spandrel area. Three basement sash with window wells. The rear (east) elevation returns the main round arch window group for one bay on both the north and south ends. Two lower brick additions are in the center with handicap ramp and delivery door access. The rear of the main building block second story is brick with terra cotta quoins on the north and south edges. A tall square chimney is to the north with concrete coping and four louver vents. The building is set in a landscaped lot with a parking area to the east and an alley to the north. It is on the northeast corner of S. Lamine Avenue and E. Fourth Street. (photo #10/18) 1C

401 South Lamine Avenue, Sentinel Newspaper Company Building and slightly later, the Equitable Savings and Loan, (Farmer's Mutual Insurance Co. of Pettis County), 1889, Romanesque Revival. Rectangular plan, two stories, raised white sandstone foundation, red brick with red mortar/narrow raked joints. Raised first story accessed by left recessed door; one stone step and five wood steps. Single light door with right side panel and a single light transom (replacement, but appears historic) and a secondary taller transom (with an air conditioner) over all. Central bay with double set of stone stairs to the basement; iron pipe railings. Right single light door with left large fixed sash; low

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panel below. Right/south bay altered with a single light door accessed by two stone steps; the door, now only slightly recessed, would appear to have been deeply recessed to match the left entrance. Door now with taller transom space, boarded, from the enclosure of the original recessed entrance. At the first story, above the central basement storefront entrance is a pair of 1/1 double hung sash united by a segmentally arched transom. White sandstone voussoir elliptical arch over the transom; keystone. Triple course voussoir brick round arches over the left and right first story entrances; stone extrados and stone "keystones." The three arches end with white sandstone blocks with foliated designs at the shoulder level. Rounded edge brick is used to the shoulder level between the window pair and doors; it creates a colonette-like effect across the facade. An inset stone panel above the central bay reads "8-EQVITABLE-9" in raised letters. The northeast corner turret is extensively corbeled at the base down to a stone corbel block; the turret's rusticated brick contrasts with the smooth brick of the facades. A single round arched fixed sash with soldier course round arch is in the turret. White sandstone trim is atop the round arch, serving elsewhere on the facades as a continuous lintel; stone sill. Stone atop the corbeling at the base of the turret later serves as a continuous sill for the rest of the facades. Three bay second story west facade with single sash in the end bays and three sash in the middle bay. Boarded fenestration except for the right/south window which is either boarded or painted, but which shows the 1/1 sash formation. Square transoms above, under the continuous lintel of stone. (The transoms were originally multi-light, in a pattern of small squares around a larger, central square.) Denticulation on both the turret and the west facade with a plain parapet above indicating some rebuilding. Originally this building had a steeply pitched gable roof, a conical turret roof, and tall chimneys; reputedly these were altered following the 1920s fire at the 1884 courthouse just across S. Lamine Avenue. The south elevation has a concrete parged foundation. This elevation has a slight L-shape, with the rear/east section recessed. On the left/west of the second story is a painted sign, most of which is not legible. "7UP" can be read. Two rectangular 1/1 double hung sash and one small fixed sash are on the first story. A 1/1 window with a double rowlock segmental brick arch is on the second story and a modern replacement door with a bricked (flush with the elevation plane) transom and double rowlock segmental brick arch is toward the rear/east. A straight run iron fire stair goes along the south wall to the door. A chimney is between the second story window and door. The north facade of the building faces East Fourth Street and is only slightly less detailed than the S. Lamine Avenue facade. A door to the left/east is labeled "202." Seven stone steps to the small landing; iron pipe rail. Single light door with panels and storm door; two "colonettes" to the left and three to the right with sandstone foliated caps, similar to the treatment on the front facade with the colonettes being created by the round edge brick. A fixed sash is underneath the suspended landing to the door; brick is under the stone stairs. Large four-light fixed sash to the right, grouped with the secondary entrance under a tall four light segmentally arched transom, and recessed under voussoir brick. A segmental arched with raised header trim is over this. Four segmentally arched 1/1 sash are across the remainder of this secondary elevation, all with the same treatment as the entrance. Smaller voussoir brick segmental arch with raised header trim. Triple "colonette" treatment frames each window; no caps. Second story with five 1/1 sash pairs. The sash are divided within the pairs by a single "colonette." Stone lintels. Four course corbel within the recessed window panel. Massive stone sills continuous within the recessions as are the lintels. Two piers frame the third bay, extending beyond the plain parapet. Corbeling at the lintel level extends beyond the plain parapet, corbeling at the lintel level, and extending down to the first story, ending with a stone corbel just past the first story's window "shoulder" line. Window "piers" are created between the recessed window groups, with stone corbels as those on the longer piers. At the second bay of the basement is a boarded fixed sash. The other three bays to the west have broad double hung sash, separated per bay the short brick walls to the side walk, protected from the sidewalk by iron pipe railing. The adjacent jail building to the south wraps this building to the rear. Two

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symmetrically spaced 1/1 double hung sash with double rowlock segmental brick arches per story. The basement level has a fixed sash left/east. Stone cheek pieces frame the five stone steps to the rear basement door; the door has two large vertical lights. (photo #10/18) 1C

West Main Street

103 West Main, (Picture Frames Plus), Italianate, c. 1880. Rectangular plan, two stories, brick painted yellowish white. The single storefront is off-center to the left/east with a narrow single storefront sash at the facade plane, and angled storefront sash to the single modern door with transom. Multi-light storefront transoms follow the storefront sash; painted as the facade. Small scalloped detailing is below the sign panel at the facade plane. A recessed sign panel presumably boards the storefront transom space. Rough stucco applied to the bulkheads. Staircase door to the right, recessed from the facade plane and storefront sash; transom boarded. Three bay second story framed with stone quoins, alternating short with long. The 2/2 round arched sash are either boarded or have painted glass. The windows are recessed with a single header surround; continuous stone sill. A double rowlock surround frames the windows at the facade plane. Stone keystones with shields or tablets. Raised stretcher course beneath projecting metal entablature; end brackets larger than three middle brackets. "Corrugated" frieze panels; sawtooth brick cornice. East and west elevations adjacent to neighboring buildings. (photo #11/18) 1C

105 West Main, Smith's Hall, (A 1 TV & Appliance), c. 1889, Italianate style. Rectangular plan; tall two stories; running bond red brick (unpainted) with narrow raked joints; upper story boarded fenestration, transoms and trim painted a red brick color. Storefront level altered with modern materials and configuration. Two broad storefront sash are to the left/east. Two recessed modern entrances with air conditioners in the transom space. Two slightly smaller storefront sash are to the right of the entrances. At the far right/west is a single light staircase door and boarded transom. A paneled iron Corinthian pilaster remains as an end pier at this door. The broad sign panel/storefront transom space is covered. A massive iron beam is between the first and second stories. Some structural failure is evident through the sagging center of the building and cracked, sagging brick between the third and fourth bays of the second story (above the fenestration level.) A modern, hanging lighted sign is between the first and second stories; it is attached to iron tie bar plates. Tall second story with four bays. Fenestration boarded, but would appear to be two sash, separated by iron pilaster, grouped by a multi-light round arched transom (intact, but painted) under projecting round arch hood molds with bold keystones. Scalloped shoulder blocks united the identical bays. A tall, elaborate metal cornice tops the facade (north). Four frieze panels are separated by three metal brackets with floral appliques and scallops with larger end brackets projecting above the cornice with radiating-pattern appliques. Beveled frieze panels. Denticulated and projecting cornice. The building to the west has been demolished revealing the side wall; concrete parged and painted white. (photo #11/18) 1C

111 West Main, (Wise Typewriter Co.), c. 1880, no style. Rectangular plan, one story, brick walls, artificially sided facade. A brick pier to the left/east remains uncovered, but otherwise this building has been sheathed with c. 1945 light green enameled panels. The single storefront angles from west to east, to the east end door on the facade. Single modern door with transom. Two storefront sash with aluminum bulkhead (low) on right. A building demolished to the east has revealed the east elevation of this building--brick, partially concrete parged, stepped parapet, and tile coping. (photo #15/18) 1NC

113 West Main, (People's Furniture), c. 1882, no style. Rectangular plan, two stories, brick walls. Refaced as 111 W. Main to the east. A corbeled pier is exposed on the second story left/east edge as the only evidence of an earlier building. Entire storefront recessed without angles. Modern door left with small fixed transom; two large storefront

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sash to the right/west. Storefront transom and upper story framed with angled aluminum panels with light green enameled panels within the border. A lighted modern sign hangs from the left pier on the first story, extending broadly across most of the sidewalk. Large aluminum projecting letters read "People's Furniture" with electrical connections to back light the letters. Adjacent to buildings on the east and west. Originally part of the hotel to the west, built c. 1889; fire c. 1885-86. (photo #15/18) 1NC

115-117-119 West Main, c. 1883 - c. 1892--Anheuser Busch Bottling Works, by 1908 the second floor was the Budweiser Hotel, (115/Rook's Piano; 117/Friendly Tavern; and 119/Country Cottage Antiques), c. 1880, Romanesque Revival influence. Irregular plan, two stories, limestone foundation, brick walls. This corner building is made up of three separate sections divided by brick piers. #115 has an altered storefront with a slightly recessed center aluminum frame door with transom and 2-light full-height modern sash to the east; vertical wood sheathing is to the west. The flanking bays angle out from the entry. A metal lintel is across the storefront and a large modern sign infills the storefront transom area. The second story has three 1/1 sash below double rowlock segmental arches with smooth stone sills (the south opening is infilled). #117 has a four-part altered storefront with an aluminum frame entry with blocked transom off-center (to west) on a slight angle. A raised 2-light display sash is to the east of the entry and a 1-light display sash is to the west; both with Carrara glass covered bulkheads. The secondary entry to the second story is at the west end with a blocked 1-light and 3-panel wood door and blocked transom. A seven-part transom is below a metal lintel that is across the storefront; the center three transom sections have louvered panels and the entire transom is covered by a 1940-era neon sign for Hamm's Beer/Liquors. The second story has a semi-hexagonal metal oriel to the east with a single 1/1 sash to the west with a double rowlock segmental arch and rough-faced stone sill. The oriel has 1/1 sash with double pilasters between the faces, swags in the spandrels, foliation in the frieze, and metal fishscale shingles on the roof. The corner section, #119, has an original storefront configuration with a recessed center 1-light door with 1-light transom and flanking replacement 1-light display sash over concrete bulkheads (two pieces of Carrara glass sheathing remain). Terrazzo vestibule entryway. A 6-light transom is below a metal lintel with decorative end blocks. The interior of this section is covered with decorative sheet metal on the walls and ceiling. The second story has two 1/1 sash with double rowlock segmental arches and rough-faced stone sills. An elaborate cornice runs across all three sections which are divided into three at the cornice level by short corbelled piers. Between the piers runs a stringcourse, a frieze band with circle decorations, a brick dentil course, and a corbelled cornice. A short parapet wall tops the building. The South Osage elevation has an angled corner at the north end; formerly an entry, it now has a replacement 1-light sash with a round arch transom below a large round arch and above a brick spandrel. Triple rounded brick "columns" sit on stone capped brick pedestals with stone bases that support a triple rowlock round arch; a stone threshold and one concrete step remain from the entryway. A stringcourse is below the second story 1/1 sash which has details similar to the Main Street sash; the cornice returns for this bay between two corbelled piers. The remainder of the elevation has eleven bays; at the north end are three narrow 1/1 sash with double rowlock segmental arches and rough-faced stone sills. #101 S. Osage has a replacement door with tall blocked transom. #103 S. Osage has an entryway with a replacement aluminum frame door with 2-light sidelight to the south and a round arch 1-light transom set in a slightly projecting pavilion; the triple header brick round arch has triple rounded brick "columns" set on stone and brick pedestals. Stone threshold and a cornice above the round arch. A wide 2-light replacement sash with rough-faced stone sill and glass block transom set below a metal lintel with corner blocks is between #103 and #105. #105 is an elaborate entryway set in a projecting pavilion with a 1-light replacement door set below a triple header brick round arch with a brick round arch transom and a brick surround as "pilasters" with brick caps and stone bases; a frieze band of decorative circles (similar to Main Street elevation) with corbelled cornice is above the entryway. The south three bays have similar wide 2-light replacement sash with glass block transoms, and the south end bay has a wood

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overhead garage door and a pedestrian door with glass block transom and lintel. The second story has fifteen 1/1 sash with double rowlock segmental arches and rough-faced stone sills; above #103 are paired 1/1 sash set below a 1-light round arch transom with a triple rowlock round arch. A similar brick cornice and parapet tops the building. This building is adjacent to 113 West Main and is at the southeast corner of S. Osage Avenue and W. Main Street. (photo #15/18) 1C

East Main Street

106-108 East Main, Archias Seed Store (historic and current name), 1879, Italianate. Rectangular plan, two stories, brick (painted) walls. This double building's storefronts were altered circa 1920 using wire cut unpainted brick. The west (#106) storefront is larger encompassing about three-fifths of the first story. It has a center recessed aluminum frame 1-light door with flanking modern display sash with stone sills; the bulkhead has 2-light basement sash. An 8-light straight transom is over the storefront. The east (#108) storefront has a center recessed original double 1-light wood door with 1-light transom and flanking 1-light display sash over concrete sills and bulkheads; the display sash have 2-light transoms. Three brick piers with stone bands (base, transom level, cap) divide the storefronts; a painted "ARCHIAS' SEED STORE" sign spans the storefronts with a 3-light window centered over the east entry above the signage. The newer brick continues to just below the second story sills. The second story has three uneven bays; the east and west end bays are larger with three 1/1 segmental arch sash and narrow metal sills. Elaborate metal hood molds with drops and flat cornices top the sash. The narrow center bay has a single 1/1 segmental arch sash (painted) with an even more elaborate Eastlake-style hood mold. All the bays are slightly recessed and divided by piers continuing up from the storefront; the center west pier is now corbelled due to storefront remodeling below. A shallow header brick segmental arch terminates the recessed east and west bays; the center bay terminates in a round arch. An elaborate sheet metal bracketed cornice with panel frieze with patera and large end and center brackets tops the end bays. The center bay has a raised round arch bracketed "pediment" with an apex cartouche; "1879" is attached to the brickwork below the pediment. A large "ARCHIAS" sign hangs perpendicular to the building at the second story level. This building is adjacent to 101 S. Ohio (102 E. Main) and 110 E. Main. (photo #12/18) 1C

110 East Main, Peter Brandt Groceries, Pregge and Hansen Groceries, (Freed Douglass Studio), c. 1875, Italianate. Rectangular plan, two stories, brick (sandblasted) walls. The first story has four bays including a three bay storefront with a center flush replacement 1-light double door with 4-light transom; an original 4-light transom is above the doorway. Very large replacement 1-light sash flank the entry; no bulkhead, but an original dentil course transom bar remains below the 2-light transoms. The secondary entry to the second story is on the east with a 1-light door and double 2-light transoms. Four metal pilasters divide the bays (the west end has a brick pier); metal sill plate. The second story has three 4/4 segmental arch sash with narrow metal sills and metal hood molds (similar to 118 E. Main and 115 S. Ohio). The corbelled cornice has a lower single brick stringcourse, plain frieze, a chevron brick design and a small drop cornice. This building is adjacent to 106-108 and 112 E. Main. (photo #12/18) 1C

112 East Main, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, running bond). The first story has four bays including a three bay storefront with a center recessed replacement 1-light door with wood surround and infilled transom. Flanking replacement 1-light display sash are over wood bulkheads; metal sill plate. The original large storefront transom area is infilled with wood; a large canvas awning is across the storefront. The secondary entry to the second story is to the east with a wide 5-panel door and unusual 2-light round arch transom with wood surround and large "key." A metal lintel is across the entire storefront and one original wood pilaster is

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between the secondary entry and the adjacent display window; the end piers are brick. The second story has three 2/2 segmental arch sash with narrow metal sills and double rowlock segmental arches; a simple corbelled cornice has a single lower stringcourse. This building is adjacent to 110 and 114 E. Main. (photo #12/18) 1C

114 East Main, McGinley Brothers Grocery, (Timeless Treasures), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls. The first story has four bays including an original three bay storefront with recessed 1-light and panel wood double doors in the center with a large 2-light transom below a large canvas awning. Flanking large original 1-light display sash with 2-light transoms are over wood bulkheads (original panel bulkheads are extant in recess) and metal sill plate. The secondary entry to the second story is to the east with a slightly recessed original 3-panel wood door and 1-light transom. Four metal pilasters divide the bays. The second story has three replacement 1/1 sash with the segmental arched window heads infilled with wood; narrow metal sills (one console remains) and metal segmental arch hood molds with small consoles. A double "bracket" corbelled cornice projects above a three-part stringcourse (like 118 E. Main); short parapet. This building is adjacent to 112 and 116 E. Main. (photo #12/18) 1C

116 East Main, The Phoenix Drugstore, (vacant), c. 1878, Italianate. Rectangular plan, two stories, brick (painted) walls. The building has four bays including a three bay storefront with a center replacement 1-light door with 1-light transom and curved canvas awning. The flanking original 1-light display sash with stone sills and 2-light transoms are over brick bulkheads; they are covered by large canvas awnings. The secondary entry to the second story is on the east with an original solid paneled door with 1-light transom. Three metal pilasters divide the storefront, the end piers are brick; metal sill plate. The second story has four 1/1 sash with narrow metal sills and soldier course segmental arches with keystones. A short corbelled cornice is above a single stringcourse. The second story brick work appears different from the first story and severe structural problems are apparent. This building is adjacent to 114 and 118 E. Main. (photo #12/18) 1C

118 East Main, Ibig and Callies Groceries, (Pirtle-Evans Meats), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, 8-course common bond). This building has four bays on the first story including a three bay storefront with a recessed modern aluminum frame 1-light center entry with a single sidelight and transom and a larger original 1-light transom. The flanking original 1-light display sash with 2-light transoms and stone sills are over brick bulkheads. The secondary entry to the second story is to the east with a solid entry door with an original 1-light transom above. Three metal pilasters (stamped, but unreadable) divide the bays; metal sill plate. A sign board is above the storefront. The second story has three replacement 1/1 sash with the segmental arch window heads infilled with wood; the sash have narrow metal sills and metal hood molds that match 110 East Main (also like 115 S. Ohio). A double "bracket" corbelled cornice projects above a three-part stringcourse (like 114 E. Main); short parapet. This building is adjacent to 116 and 120 E. Main. (photo #12/18) 1C

120 East Main, The People's Saloon, (Granny's Attic Antiques), c. 1880, c. 1930 facade, no style. Rectangular plan, two stories, brick (7-course common bond, wire cut) walls. The storefront has a center flush aluminum frame 1-light entry with 1-light sidelights and flanking raised display sash with header brick sills and brick bulkheads. A transom bar separates the 9-light transom from the display sash; soldier course flat arch is over the transom. The second story has three 6/6 sash with header brick sills and soldier course flat arches. A soldier course band is at the cornice line and tile coping. The building is adjacent to 118 and 122-124 E. Main. (photo #12/18) 1C

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124 East Main, (warehouse), southwest corner of S. Lamine Avenue and East Main Street, c. 1935, no style. Rectangular plan, tall one story, concrete foundation, brick (unpainted; mixed course common bond). On the main facade (South Lamine Avenue), is a left/south bay pedestrian door with two steps. Fifteen-light industrial sash, then two 20-light industrial sash with awning panels. Pedestrian door, then two more 15-light sash before the garage door. Four nine-light sash are in the north bays, with the right-most sash being blocked. Sash frames and muntins painted yellow as is the garage door. Faded painted sign in central parapet rise reads, "Sedalia Neon" with small lowered vents on either side. Broad stepped parapet. The East Main Street facade is rather unusual with its "half stepped parapet." Two storefronts and a garage door opening with two swing modern doors are on this facade. Storefront with square fixed sash, and angled single entrances with large light doors; brick bulkheads. Tall storefront transom space boarded with modern signage applied. Another modern sign, partially missing, is in the parapet space. (photo #12/18) 1C

north side Second Street (west to east)

108 West Second, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls. Four metal pilasters divide the storefront into four bays. The storefront has a center 1-light and wood panel double door entry with signage in the transom area and flanking original 1-light display sash with transoms over wood panel bulkheads. Metal sill plate. The secondary entry to the second story was to the east, but is now blocked by wood with the same bulkhead and transom pattern as the adjacent storefront. A panelled wood lintel is across the first story. The second story has three slightly recessed 2/2 round arch sash set in a double rowlock round arch "arcade" divided by brick piers. The sash have narrow metal sills and round arch metal hood molds similar to those in the 600 block of S. Ohio. A sheet metal bracketed cornice with large end brackets tops the building. The building is adjacent to 110 W. Second and 124 South Ohio. 1C

110 West Second, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, 7-course common bond), shed roof. The first story has been totally altered with a deeply recessed modern door with transom and sidelights and flanking modern display sash over wood bulkheads. The entryway is tiled with "110" inset in the tile. The secondary entry to the second story is at the west end with a modern wood panel door and 1-light transom; new wide brick pier is to the west. The storefront lintel is sheathed and has applied wood balusters as decorations. The large storefront transom area is covered by five plywood panels; a secondary metal lintel extends across the storefront with a header course above. The second story has three 2/2 round arch sash with the same detailing and brickwork as 108 W. Second Street; the cornice area is similar also, but has a slightly wider frieze. The building is adjacent to 108 W. Second, but a parking lot is to the west. The west elevation has four concrete block buttresses supporting the former party wall; the brickwork is painted. 1C

107 East Second Street, (Upton Tax Service), c. 1885, no style. Rectangular plan, short one story, brick walls. Not recognizably historic. Twenty-light fixed sash left/west with wood bulkhead. Two-light modern door on the right. All fenestration with full-length shutters. Modern vertical wood above shake pent roof over storefront level. Historically infills an alley. 1NC

109-111 East Second Street, Pacific Express Office, (109/vacant; 109-1/2/apartments; 111/Cramer Roofing Co.), c. 1880, Italianate influence. Rectangular plan, two stories, brick walls, iron trim. Appears to have been built as a slightly later, less elaborate addition to 113 East Second Street to the east. Storefront spaces intact, altered only with sheathed bulkheads and broad sheathed storefront transom space (wood painted blue). Left/west storefront angles to a single modern door with transom. Iron pilasters with female face profile appliques. To the right of this storefront is

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the second story staircase door to access the upper story residential space. The door has a single light and panels above and below. The second storefront is identical to the first storefront. The second story is seven bays, with 1/1 segmentally arched double hung sash with soldier course segmental brick arches painted white; brick painted gray. Sash and small metal lug sills painted blue. Plain parapet. 1C

113 East Second Street, (113/Baskets by Lisa; 113-1/2/apartments), c. 1880, Italianate. Left bay staircase door with transom. Storefront is slightly different from those on 109-111; smaller. Narrow storefront window at facade plane, and broader angled windows off-center to the right; no cameos on the pilasters here. The second story is three bays with recessed windows, those on the end bays being 2/2 round arch sash. The central window is a rectangular 2/2 sash with a round arched transom. Projecting iron round arched window hoods with foliated appliques atop. Two course corbeled at parapet base and three course at the top. The buildings which once stood to the east have been demolished, exposing the east elevation which is now covered with broad "stucco" panels. However, one small round arched 1/1 sash appears toward the rear/north of the second story. Tile coping on the stepped parapet. Construction vehicles park on the gravel lot to the east. The west wall is common to the addition to this building. 1C

East Third Street (north side only)

113-117 East Third, Sicher Hotel addition, (113/Septagon Industrial Building; 115/Tempel-Callison Construction; and 117/ACI Contractors), c. 1885, Italianate. Rectangular plan, three stories, brick (painted, 6 course common bond) walls, shed roof. The first story has been altered with an off-center (to east) recessed entryway with a center modern wood panel double door with modern 1-light half-round transom and flanking paired 1-light modern fixed sash with half-round transoms; similar sash are on the sides of the recessed entryway. Two metal pilasters support the modern brick floored vestibule area. The east and west bays have three sets of paired narrow 1-light modern fixed sash with canvas awnings; vertical wood sheathing surrounds the windows. The window sets are divided by narrow metal pilasters. The west end bay is open as a drive-through to the rear; a metal pilaster is set at the west end. The pilasters are stamped "Christopher & Simpson, St. Louis, Mo." A large metal lintel spans the storefront area with variously placed flowered patera. The second story has a large off-center (to east) 4-part window with 3-lights per part and a sandstone sill. An ornate metal segmental arched hood mold with carved imposts, a center patera in the tympanum, and scrolled ends tops the large window group. The flanking bays have triple 3-light sash with square stone hood molds; the west end bay has paired sash under a single hood mold. All the sash have sandstone sills. The third story has two separate 1/1 sash grouped under a stylized stone pediment/hood mold with an empty date block off-center to the east. The flanking bays have two 1/1 sash with hood molds separated by hood molds over blind walls (no evidence of openings appears in the brickwork). The west end bay has paired sash. All the windows have tinted replacement sash. Continuous stringcourse. A corbelled cornice with brick dentils is below a short parapet wall with tile coping. The west side is adjacent to 229-231 S. Ohio and the east elevation is slightly separated from 119 E. Third by a narrow walkway. The east elevation is 5-course common bond with all the openings bricked in. 1C

119 East Third Street, (Antique Toys & Dolls/vacant), c. 1880, refaced c. 1935, no style. Quadrangular plan, two stories, polychromatic brick walls. Storefront altered c. 1950. Two broad storefront sash left. Modern door with address transom. A modern door with transom to the right leads to the second story. The windows and doors are all flush with the facade. The piers and sign panel are covered with turquoise rectangular aluminum enameled panels.

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A central hanging sign is above. The second story has two 20-light industrial sash with four light central awning panels. Header brick lug sills. Soldier course flat arches. Plain broad parapet. Soldier course at base of parapet; tile coping. Stepped parapet left/west facing the alley. 1C

121 East Third Street, (Chez When Bar), c. 1910, no style. Rectangular plan, three stories, buff colored brick walls. A modern door is in the left bay to access the second story staircase. The second bay contains the first story entrance; two rectangular fixed sash are in the two right bays. The first story is clad with black square enameled aluminum panels, c. 1940-50. An older neon hanging sign is centered above the storefront and reads, "Chez When Bar." The second and third stories have two 1/1 double hung sash and a continuous stone sill with drops (flush with the walls). Raised brickwork as quoining at the edges of the windows and facade. Stone lintels trimmed in raised brick. Metal entablature painted white with foliated frieze. Small block modillions under projecting cornice. Plain parapet. Upper two stories of east elevation exposed; red brick walls. 1/1 double hung sash symmetrically placed; plain window heads and double rowlock segmental brick arches. The rear elevation, exposed to a parking lot, has three 1/1 sash with double rowlock segmental brick arches on the second and third stories. A central modern door is on the first story with blocked/boarded transom area. 1C

123 East Third Street, (Credit Bureau Services, Inc./front and United Way/rear), c. 1900, late Italianate influence. Rectangular plan with a chamfered northeast corner (rear), one story, brick with narrow raked joints, painted brown, flat roof, iron trim. Storefront altered with full-height sash. Single doors face East Third Street and S. Lamine Avenue. A canvas awning is above the windows and doors. Diamond/beveled aluminum panels above. Wood sheaths piers at corners. Enameled panels sheath the storefront transom space. Entablature of metal with denticulated cornice and plain frieze. Foliated modillions and broad foliated end brackets with ball pendants. East elevation exposed to S. Lamine Avenue. Storefront treatment wraps one bay from the East Third Street facade. Two boarded fixed sash toward the center and north of this elevation; rock-faced lintels and stone lug sills. Entablature extends fully, but no end brackets at the north edge. Northeast corner chamfered with modern door framed by wide sidelights and a canvas awning above. Entablature stops before this corner. Two segmentally arched windows with double rowlock segmental brick arches and rock-faced stone lug sills on the rear elevation left/east and off-center to the right. Right end door opening filled with concrete block and an air conditioner has been inserted; double rowlock segmental arch. Vacant lots to the rear of this building and across S. Lamine Avenue to the east. 1C

north side of West Fourth Street

112 West Fourth, Porter-Montgomery Building, 1907, Classical Revival. Edward A. Strong, architect. Rectangular plan, two stories, stone foundation, cream brick walls, terra cotta trim. This three bay building has a slightly projecting center bay and terra cotta quoins on the sides. The elaborate center round arch entryway has deeply recessed original 1-light double doors with a round arch fanlight; the entryway vestibule has "112" embossed in the tile. The molded entryway round arch springs from narrow panel pilasters with egg-and-dart molded "capitals"; oversized keystone. Wreaths decorate the arch spandrel area. Rusticated pilasters on stone bases with egg-and-dart "capitals" flank the entryway and support a full entablature with architrave, frieze with triglyphs and guttae, and cornice with dentils. The east and west end bays of both stories have three 1/1 sash with "eared" surrounds and continuous terra cotta sills. The center bay of the second story has paired 1/1 sash with an "eared" surround with a center plain date block above flanked by scrolled leaves; a narrow wood pilaster is between the two sash. A balustrade with star patterned blocks between solid end pedestals is below the sash. A full entablature tops the building consisting of a brick string-course/architrave, a plain brick frieze and cornice with dentils and small end brackets; short brick parapet with tile coping. The west elevation is 6-course common bond red brick; the first story

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is covered by a modern one-story building. The second story has two 1/1 sash to the north with double rowlock segmental arches; tile coping. The east elevation is parged; no openings are on the first story, the second story has three 1/1 sash and a paired 1/1 sash to the north. A rear brick wing is slightly recessed with three symmetrically placed paired 1/1 window groups with rough-faced stone sills; three chimneys are at the roof edge. This building is adjacent to a modern building on the west and an alley and parking lot on the east. 1C

north side East Fourth Street

103 East Fourth Street, Hotel Bothwell, (Kensington Bothwell), 1927, Classical Revival. Rectangular plan, seven stories, reinforced concrete foundation, tan brick with stone trim, flat roof. The building was constructed of reinforced concrete and steel with concrete floors and roof, brick over fire block walls and a brick and stone exterior. The basement, first, and second stories occupy the seventy-two feet by ninety-one feet rectangular plan while the third to seventh stories have an L-shaped plan following the south and west sides to a depth of fifty-five feet. The penthouse at the east end of the hotel houses elevator machinery and a 5,000 gallon water tank. The facade faces south and has seven uneven bays. The five central bays are divided by two-story stone pilasters with simple capitals supporting a stone entablature. The pilasters continue for the next four stories as stylized "rusticated" pilasters with plain capitals supporting another simple stone entablature. The seventh story has stylized pilasters and inset rectangular panels beneath a simple framing entablature. A five-bay parapet surmounts this central design element with stone pedestals incised with medallions above the pilasters and alternating with brick panels. Stone coping tops the parapet. The entryway consists of recessed paired aluminum frame doors with a one-light transom. The original metal semi-circular hotel marquee is supported by cables with decorative hooks and metal brackets while a neon "Bothwell" sign hangs from the center of the marquee's coffered ceiling. Cast metal anthemion ornaments edge the top of the marquee facing which also displays neon lighting. The first story storefronts have had modifications made to the transom areas while the west three storefronts have had their original glazing replaced with glass block. The upper story windows have stone sills and are placed one per bay except for the third and fifth bays which have two. The second story center windows are 8/8 double hung sash with brick spandrel panels and stone flat arches with keys; the end windows are 6/1 double hung sash with decorative metal grilles in the spandrel area beneath. Upper story windows are 6/1 double hung sash with end windows of attic story having stone surrounds. An infilled stone oval window surround is placed above the attic sash with decorative flanking stone cornucopia while the center attic sash have plain rectangular stone panels placed above them. The five-bay west facade exhibits the same details as the main facade except that no formal entryway exists. Secondary entries occur in the first north bay, the center bay, and the fourth bay. Only minor modifications made to these storefronts including glass block in the south end bay. Stone address panels are placed at pedestrian height on the southwest corner of the building, the western one is inscribed "Ohio Avenue" and the southern one inscribed "Fourth Street." Flat stone stringcourses continue the line of the architrave and cornice of the second story entablature and the cornice of the sixth story entablature. The southwest corner is beveled above the second story stringcourse. The east and north elevations are red brick with tan brick on the north for the width of the "L" wing and on the east for only a few feet. The upper stone stringcourse continues around the entire building at the sixth story window sill level. The east elevation has a central exterior iron fire escape. A flat roof two-story wing consisting of the kitchen and ballroom projects to the south. The penthouse is located on the northeast corner and incorporates the large stone capped boiler chimney; a stepped parapet is topped with stone coping. A decorative stone stringcourse encircles the penthouse and large decorative contrasting brick panels are found on the south, east, and north penthouse elevations. The north elevation panel surrounds a painted "Hotel Bothwell" sign. The Hotel Bothwell is located on the northeast corner of South Ohio Avenue and Fourth Street, and is adjacent to 315 South Ohio Avenue. The hotel parking lot is to the east. (photo #17/18) (not counted; listed in the NR 9/08/89)

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109 East Fourth Street, (Kensington Bothwell Parking Lot)

113 East Fourth, (Sedalia Area Chamber of Commerce), c. 1905, no style. Rectangular plan, two stories, brick walls, shed roof. The first story of this building has been totally altered with a refacing in Roman brick and an aluminum frame 1-light tinted glass door with sidelights to the west and raised tinted glass display sash to the east above a concrete sill. A sign board is across the storefront with a slightly corbelled cornice above. The second story has two sets of paired replacement tinted 1-light sash with concrete sills and wide lintels. A stringcourse is below the plain frieze and corbelled cornice; short parapet with tile coping. The west elevation has no openings on the first story and three replacement sash to the north on the second story. The building is adjacent to the one-story 115-121 E. Fourth building on the east and the Kensington-Bothwell parking lot on the west. **1C**

115-121 East Fourth, (119/Landmann Abstract and Title; 121/Buckley & Mitchell Attorneys), c. 1985, modern. This is a modern commercial U-shaped one story building. **1NC**

south side West Fourth Street

111 West Fourth, L.P. Andrews Bldg., (Sedalia Water Co.), 1917, Classical Revival. Rectangular plan, two stories, dark brick walls, shed roof, sandstone trim. This building has three bays divided by 2-story Doric stone pilasters (painted) on stone pedestals. The center bay has a modern aluminum frame entry with sidelight to the west and a 1-light transom. A stone pediment with plain frieze and three part architrave is over the door and chamfered "drops" with guttae extend down from the architrave flanking the transom. The east and west end bays have large 3-light replacement sash over stone bulkheads; the narrow transom below a stone paneled "intel" is infilled. The second story has paired 1/1 sash with a stone sill centered over the entry pediment; the end bays have three 1/1 sash with continuous stone sills. The pilasters support a full Doric entablature with a stone architrave, brick frieze with triglyphs and guttae over the pilasters and a projecting stone cornice with mutules. A brick parapet with stone coping and panels centered is over the pilasters. The west elevation is 6-course common bond; the first story windows are grouped as follows: a high rectangular sash to the north, a single 1/1 sash, a double 1/1 sash and two single 1/1 sash to the south. The second story has a single and double sash to the north, a single sash with flanking smaller 1/1 sash in the center and two double 1/1 to the south; all the window groups have double rowlock segmental arches. The main cornice returns for one triglyph. The east elevation first story has three 1/1 to the north and an infilled delivery area to the south. The second story has various window groups, paired at the south end. This building is located next to an alley on the east and next to the First Methodist Church (117 E. Fourth) on the west. (photo #13/18) **1C**

117 West Fourth, First Methodist Episcopal Church, (First United Methodist Church), 1888-1891, Romanesque Revival. Irregular plan, multiple stories, sandstone foundation, sandstone (random ashlar) walls, gable roof with lower cross gables. The Fourth Street facade has four bays with the west end bay being a 90 foot, 3-story tower with a conical roof. A gabled entry is on the first story of the west tower, with recessed wood double doors and a round arch transom (a date stone is to the west); a round arch of stone voussoirs is below the gable with its weathered apex. A tall narrow slit window is above the gable with two small slit windows higher and flanking other sash. The tower narrows by way of four stone bands; the upper tower has a tall slit window and small square sash that circle the top below the conical roof. The center bay is a shed roof "hyphen" between east and west entry towers. The hyphen has three square stained glass sash with large stone sills and lintels; foliated frieze band. The main church block is recessed behind the hyphen as a large gable end; it has a window group made up of three round arch and one rectangular stained glass sash set in a pointed arch pattern in the center. The gable has three vents near the apex which has alternating smooth and rock-faced square stones in a checkerboard pattern; stone finial. The east entry bay

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has a shorter 2-story hexagonal tower with a shed roof section toward the hyphen and a double door entryway similar to the west entry bay below the shed roof. Slit windows are in the front faces of the hexagonal tower and in the west face of the second story. The east end bay is deeply recessed and is a two-story office wing with a gabled entryway to the east with a single modern door below a round arch 1-light transom. The round arch has exaggerated voussoirs; the gable roof has a finial. A 1/1 sash is to the west and the second story has two 1/1 sash. The flat roof has a foliated frieze band. The South Osage Street elevation has seven bays with the north end bay the entryway tower. The second and fourth bays flank a slightly projecting lower cross gable pavilion and have rectangular sash on the first story and round arch sash on the second, both with stained glass and exaggerated voussoirs. The third bay/pavilion has a window group made up of three round arch and four rectangular stained glass sash set in a pointed arch pattern in the center; two vents are in the gable which is topped by a finial. The fifth bay has a projecting gable portico entryway with an at-grade recessed modern door, a wide transom bar, and three-part replacement sash above. The gable has a stone checkerboard pattern and finial. A small rectangular wing is off the south elevation of the portico. Replacement sash are behind the portico on the second story. The sixth bay has a projecting cross gable pavilion with two exposed basement sash, two replacement sash on the first story with louvers in their upper sections, a round arch window on the second story with three-part replacement sash, and two vents in the gable that has a stone checkerboard pattern. The south end bay has two 1/1 sash per story and exposed basement sash. All the sash have stone sills and either exaggerated stone voussoirs or stone flat arches. The Warrensburg sandstone is deteriorating. This building is next to 111 W. Fourth and is at the southeast corner of W. Fourth Street and S. Osage Avenue; an alley is to the south. (photo #13/18) 1C

north side West Fifth Street

106 West Fifth Street, Acme Cleaners, c. 1912, no style. Rectangular plan, two stories, rock-faced stone foundation, brick walls painted white. Appears more residential than commercial. Raised first floor. Full facade flat fluted aluminum roof extends at the first story with c. 1945 iron supports and railing. Brick planter extends beneath a large fixed sash with stone lintel on the left/west bay of the first story. An inset entry is on the right/east bay with modern doors facing east and front/south. Brick infilling is evident to the side/east of this recessed entrance porch; a corner post once free standing on front right corner. The inset porch was once two stories, but the second story porch space has been infilled with brick. A smooth stone sill wraps the corner with denticulation beneath. Parts of stone capped posts are evident through the infill which is flush with the facade. Now 1/1 double hung sash face the front/south and side/east. Raised brick stretchers are at the shoulders of the windows. In the middle of the second story is a neon sign which hangs over the sidewalk and reads, "Acme Cleaners." Wide 1/1 with smooth stone lintel and lug sill on the left bay of the second story. Smooth frieze board, modillions, and projecting cornice. Plain parapet front; stepped parapet on the east elevation. The first story of the east elevation has fixed sash and a pedestrian door to the alley; 1/1 sash are on the second story. (photo #5/18) 1NC

108-112 West Fifth Street, (Wilcox and Associates, Psychologists), c. 1930, Commercial. Rectangular plan, two stories, six course common bond polychromatic (dark brown, red, and orange) brick walls. Two storefront spaces are entered from the street level. The left/west space has two large fixed sash and an angled, recessed door. Aluminum covers the storefront transom space. The right storefront has a recessed door, angled windows, and two windows at the facade plane. Aluminum also covers the storefront transom space here. Symmetrical second story with six 1/1 double hung sash; header lug sills. Raised stretcher and header courses detail the cornice line. 1C

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118-120 West Fifth Street, (120/Moore, Horton & Carlson, PC, Certified Public Accountants), c. 1920, Classical Revival influence. Rectangular plan, two stories, brick walls. Five bay first story on the West Fifth Street facade is divided by brick piers. Stone bulkhead space as the street level lowers to the west. Piers with recessed panels and stone molded caps. First bay is blind with a sign. The second and third bays have tinted square fixed sash with header sills. Double modern doors are in the fourth bay, with transom and sidelights with transoms. The right bay has a molded stone door frame and a modern door. Fixed leaded stained glass window above. Modern aluminum projecting awning from the second through fifth bays. Soldier course brickwork atop the caps of the first story piers is continuous across the facade. Single soldier course brick is beneath the stone lug sills of the second story windows. Central bay with pair of 1/1 double hung sash. The two bays on either side have single 1/1 sash framed with raised brick and corner blocks. A single header course is at the top of the second story and the base of the plain parapet. Metal coping. The east elevation is attached to 108 West Fifth Street. The west elevation is exposed to South Osage Street. It has treatment similar to that on the West Fifth Street facade. The right/south bay is blind, with the four bays to the left/north having square fixed sash. Again, a window pair is central on the second story with two single 1/1 sash on either side. The building extends one story for six bays to the north with similar pier treatment and recessed bays. The right-most bay to the south of this section has been infilled with glass block. The first or north bay of this section has been infilled with modern brick and a tinted fixed sash. The second bay has a short pedestrian or loading door. The third and fourth bays are blind, with the fifth bay having a larger tinted fixed sash. The bays here are additionally defined with thin stone panels. Plain parapet west. 1/1 sash from the main block face north on the second story and are visible from the north and west. The windows have double rowlock segmental arches and plain window heads. Tile coping on the rear parapet. The rear has been concrete parged with short 1/1 recessed sash; plain window heads. 1C

south side West Fifth Street

111 West Fifth, New Lona Theater, (Liberty Theater), 1920, Classical Revival. Rectangular plan, two plus stories, limestone foundation with a foliated guilloche watertable, yellow brick, terra cotta trim. The sidewalk in front of this building was redone in concrete and swirled brick patterns in contrasting brick colors. This building has three bays with the east and west end bays in rusticated brick with center poster display boxes with 1-light transoms above, all framed in a terra cotta surround. The center bay has five round arch entries with 1-light double doors with round arch fanlights above decorative transom bars. Double rowlock round arches with exaggerated keys spring from foliated impost blocks. A projecting stringcourse in a decorative wave pattern is above the entryways and extends over the end bays. The center bay and stringcourse are painted in a contrasting cream color. The second story end bays have paired 8-light casements with ornate terra cotta surrounds over blind balustrades; the frieze above the surround is inscribed "AMVSEMENT" (east) and "EDVCATION" (west) in contrasting blue letters. Above each of these is a pediment with dentils. The center bay is slightly recessed with five paired 8-light casements with round arch fanlights above transom bars with dentils. The rowlock round arch with small foliated key springs from small foliated terra cotta impost blocks; blind balustrades are in the spandrel area. The sills of all the window groups are connected by a terra cotta stringcourse that is the top rail of the balustrades. The center bay is divided by brick Ionic pilasters set on terra cotta bases on top of pedestals set between the blind balustrades. A stringcourse connects the upper portions of the pilasters; alternating rosettes and lion-faced patera are above the stringcourse. The pilasters support a recessed terra cotta three-part architrave. A full entablature is across the building with a molded architrave, frieze with "LONA THEATER" inscribed in contrasting blue letters and swags over the end bays, and a projecting cornice with dentils. The attic story has three louvered openings framed by a header brick course that is above the cornice and runs over the openings; a second header brick course is below the short parapet with its terra cotta cornice and coping. On the east side of the theater is a 2-story brick hyphen that connects the theater with 500 S.

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Ohio; it has a single 6/6 sash on the second story. The west elevation faces onto the landscaped Rotary Park and is finished in 6-course common bond red brick; the yellow facade brick turns the corner and becomes "quoins" into the red brick. This elevation has five bays divided by brick piers with a pedestrian door to the north and a bricked in opening in the second bay. The third and fourth bays have a one-story covered metal shed attached to the theater and supported on metal posts; emergency exits and stairs are under the roof which also has a brick wall/stage below the roof area. The south end bay has a pedestrian door; this bay is wider, with back stage fly space to the south. This building is attached to 500 S. Ohio and next to a park. (photo #14/18) 1C

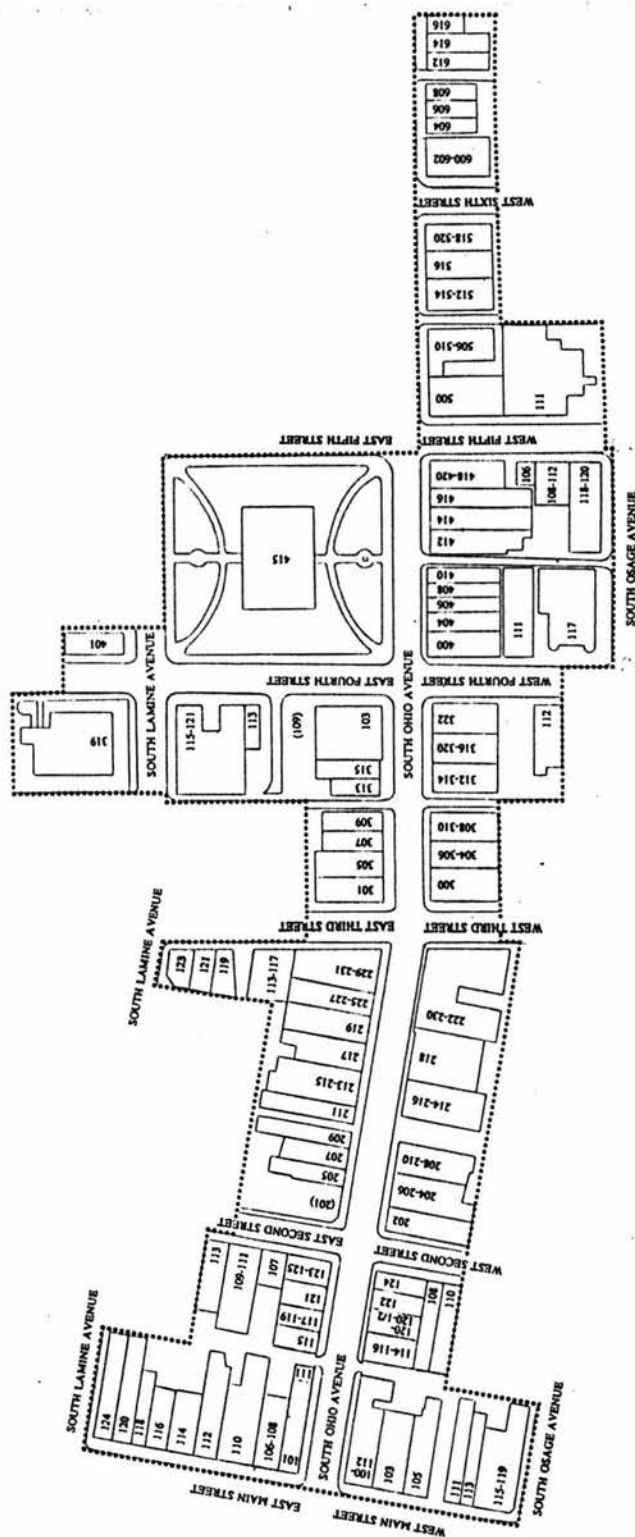
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Historic District Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



KEY
 ●●● HISTORIC DISTRICT BOUNDARY
 100 BUILDING ADDRESS

SCALE
 0 100 FEET

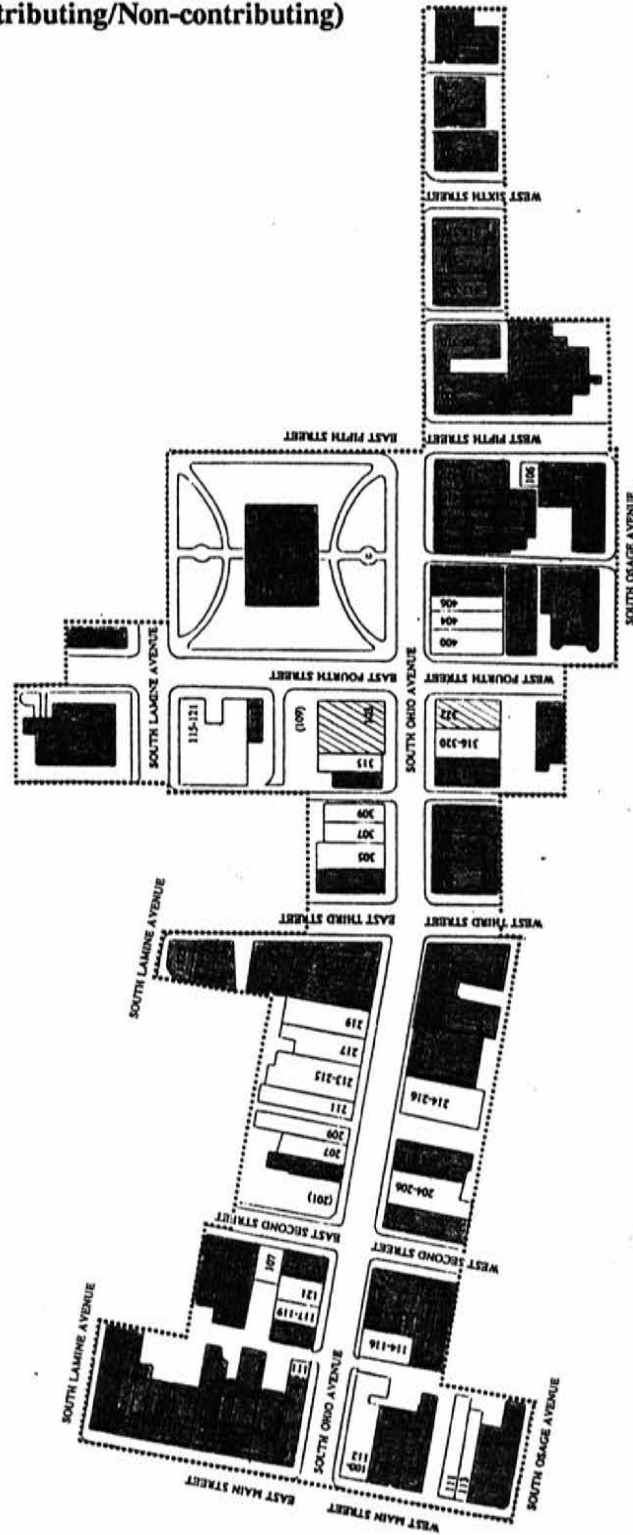
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Building Status Map (Contributing/Non-contributing)

SEDALIA COMMERCIAL HISTORIC DISTRICT



- KEY
- HISTORIC DISTRICT BOUNDARY
 - CONTRIBUTING BUILDING
 - NON-CONTRIBUTING BUILDING
 - ▨ ALREADY LISTED ON THE NATIONAL REGISTER

SCALE
0 100 FEET

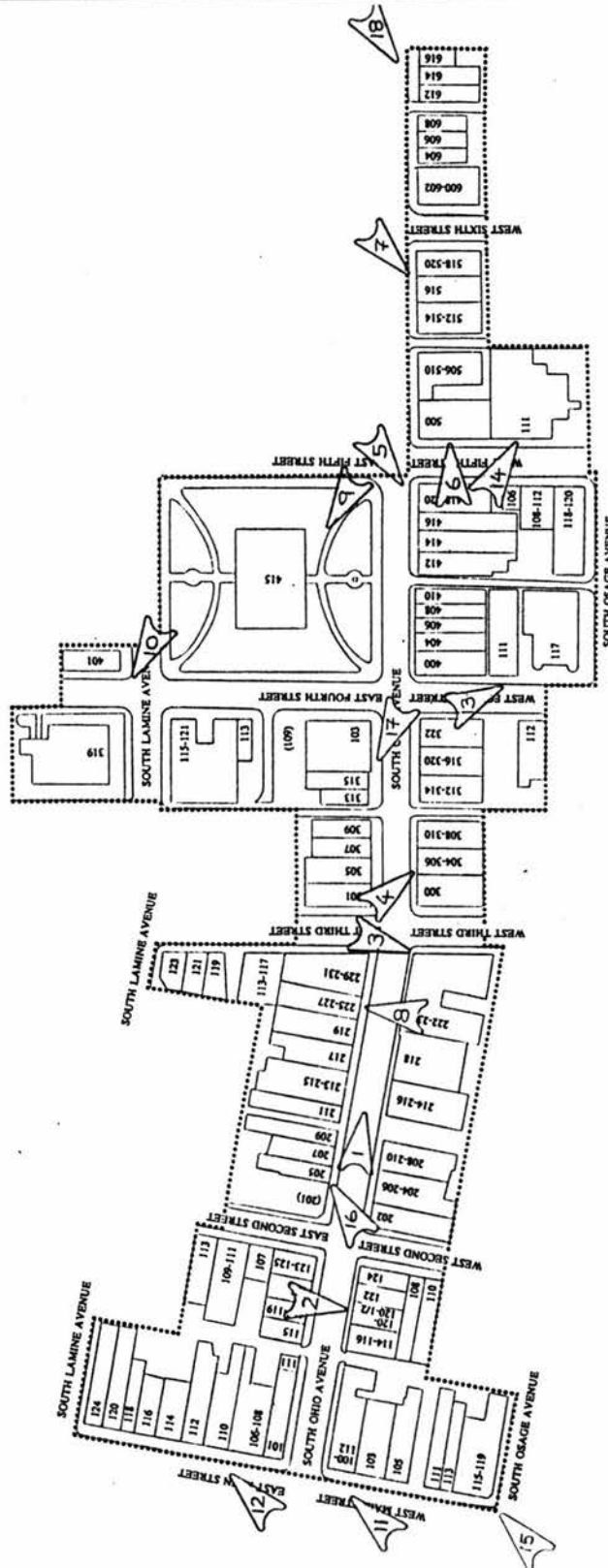
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Photograph View Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



KEY
 HISTORIC DISTRICT BOUNDARY
 ▲ PHOTO VIEW

SCALE
 0 100 FEET

Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

Commerce

Government

Architecture

Periods of Significance

c. 1870 - c. 1943

Significant Dates

n/a

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Sedalia Public Library

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Narrative Statement of Significance

Introduction

The Sedalia Commercial Historic District is significant under the National Register of Historic Places Criterion A for Commerce and Government, and Criterion C for Architecture. Historically, the district represents the core of Sedalia's thriving regional commercial center, successful due to Sedalia's vital role as a significant rail center and junction. The continued growth and development of the commercial area into the twentieth century attests to the endurance of its regional role. Additionally, Sedalia has played a significant role governmentally for 130 years to date, serving as the county seat of Pettis County since 1863, although not officially being recognized as such until 1865. The courthouse has always been part of the city's commercial center (and is within the boundaries of this historic district.) As the Pettis County Courthouse would be individually eligible to the National Register, significance for Government is claimed for this historic district. Architecturally, the Sedalia Commercial Historic District retains excellent examples of late nineteenth and early twentieth century architectural styles. Late nineteenth century architecture is well-represented by stunning examples of the Romanesque Revival and Italianate styles, while the district's exceptional early twentieth century architecture includes notable examples of Art Deco and Classical Revival architecture. The boundaries of the historic district include a six block span along South Ohio Avenue, the historic thoroughfare of commercial growth within the downtown, and parts of the cross streets where commercial developments extended. In addition to the aesthetic appeal of its architecture, South Ohio Avenue offers a unique and inviting angle, with the street pattern reflecting the historic development of the business district. The period of significance for the historic district, c. 1870 to c. 1943, represents the date of the oldest extant building to the arbitrary fifty-year cut-off required by the National Register, as the commercial significance of this district continued into the mid-twentieth century. While some of the buildings have undergone alterations (both historic and modern) and one demolition has occurred, overall the historic district retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Background

Sedalia was founded by George R. Smith who had dreamed of building a town that would eventually be on the railroad. He purchased 337 acres of land on February 18, 1856 at \$13 per acre, and added it to a purchase of 166 acres on March 4.¹ Smith recorded the first plat of the new town, named Sedville (for his daughter Sarah, whose nickname was "Sed"), on November 30, 1857, with a second plat on October 16, 1860.² Smith secured the location of a depot for the coming railroad, but was met with many obstacles. Smith began selling parcels of land as early as 1858, and was ridiculed because he sold lots in his city where nothing but dense prairie grass existed.³ The first public sale was in September, 1858, with the lots selling for very little, the highest being \$75.⁴

Smith bought a tract of timberland and erected a sawmill to facilitate building construction. From November 30, 1857 until October 16, 1860, the town had existed only on paper, with a few houses (belonging to William Rutledge, Col. D.W. Bouldin, and Smith) within or very near the town limits. At that time, "Sedville" was bounded by the Missouri Pacific Railroad on the south, Washington Avenue (later named) on the east, Clay Street on the north, and Harrison Avenue on the west.⁵ The town began to take shape gradually, generally in the area one block west of Ohio Avenue and one block north of the Missouri Pacific railroad tracks. The town was platted under the name "Sedalia" in 1860.

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In January 1861, Sedalia became the terminus of the Pacific Railroad. The business section at that time was confined to two blocks between Ohio and Kentucky on Main Street, with a number of buildings being erected between January and May. The first train with passengers had arrived on January 17, 1861, the same year that Sedalia became a military post, with General Lyon having an encampment of about 25,000 troops prior to his fatal march to Wilson's Creek.⁶ While Sedalia's growth was interrupted by the Civil War, as terminus of the railroad, it became a strategic location and a federal military post. Militia units, or home guards, were organized for both the Union and the Confederacy.⁷ Sedalia had escaped skirmishes until the fall of 1864 when 1,500 of General Jeff Thompson's troops moved toward Sedalia as part of General Sterling Price's maneuvering from southern Missouri to Westport (Kansas City).⁸ The troops arrived in Sedalia on October 15, 1864, and began shelling the town.⁹ The federal troops ordinarily stationed in Sedalia had been removed to fight against Price; about 300 men of the Home Guards under the leadership of Colonel John D. Crawford, defended the town against the Confederate forces.¹⁰ The Home Guard was unsuccessful and at 3:00 p.m. on October 15, the Confederates overtook the town, confiscated arms from the captured Union men, and rode away later that evening; 2,500 federal troops under the command of General A.J. Smith arrived at midnight.¹¹ Earlier that year, Sedalia had experienced its worst fire, which occurred March 4, 1864, killing eight people, and destroying fifteen buildings, including the Missouri House Hotel.¹²

Despite the War, the railroad pushed on, reaching Dresden, about five miles west of Sedalia. By 1864, the railroad moved farther west with the village of Boomer, named after railroad contractor George Boomer, being built.¹³ The town was later renamed La Monte after the post office moved from a community one mile to the south, which was also known by the same name.

Commerce and Government

The delay which Sedalia experienced in its growth due to the Civil War, gave people time to realize the advantages of the railroad and to establish trade.¹⁴ The early development of building in Sedalia and the direction it took was substantially affected by the railroad. Post War businesses tended to expand in an east-west pattern along the railroad tracks, with construction occurring no farther south than Main Street.¹⁵ Most businesses located in the two block area along Main Street from Ohio Street west to Kentucky Avenue.¹⁶ Also affecting development was the Pearl River. The area which is now roughly Second Street was the Pearl River and was surrounded with swamp land, consequently early businesses avoided this natural barrier.¹⁷ Businesses included groceries, dry goods, harness shops, blacksmiths, drugstores, hotels, hardware stores, and general stores.¹⁸ The buildings themselves were boxey frame buildings, and were highly susceptible to fire.¹⁹ The second hotel in town, known as the Sedalia House, burned in 1866; it was owned in partnership by George Smith and George Emory.²⁰

After the end of the Civil War in 1865, the railroad continued west, and Sedalia was back on track to growth. As phrased in a 1904 publication,

Sedalia is strictly a railroad town. It owes its first being, its growth, its prestige and nearly all its material advantages first to the railroad, for had it not been for the Missouri Pacific railway passing Georgetown, the organized county seat, and building through where Sedalia now stands, Sedalia would never have sprung into life, following the advent of the iron horse.²¹

Many who had come to Sedalia during the War remained in town. In 1865, Sedalia was officially named county seat of Pettis County (after functioning as such since 1863), and a courthouse was built at a cost of \$1,200. Population figures illustrate the burst of growth which the town was experiencing: in 1861, the population was 300; in 1866,

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1,500; and in 1868, 6,000.²² P.G. Stafford and J.G. Magann built the first brick commercial building in Sedalia in the fall of 1865, locating it on the southeast corner of what is now East Second Street and South Ohio Avenue; The Sedalia Weekly Times print shop was in this building.²³ About the same time, a larger brick building was constructed on West Main Street, thus beginning the building of permanent brick structures in town.²⁴ At first, bricks had to be brought from Boonville, Washington, and Jefferson City, until 1866, when a brickyard was established two miles north of town; reputedly, the demand for brick was so high, that it was still brought in from other towns.²⁵

The summer of 1866 marked the beginning of a great building boom in Sedalia, about the time the town's first manufactory--a flour mill--was begun.²⁶ In 1868, a total of \$286,000 was spent to build brick business houses, with brick commercial buildings quickly outnumbering those of frame.²⁷ Civic improvements, too, accompanied the boom of building commercial houses. In 1867, Ohio Avenue was paved and in 1868, the gas works were constructed to provide lighting.

Sedalia served as the starting point for many of the trade routes to Texas and American Indian Territory and remained a trade center even after the railroads replaced wagons. In 1867, the Tebo and Neosho Railroad was supported by bond sales; that line later became part of the Missouri, Kansas, and Texas Railroad which reached Sedalia in 1869.²⁸ Sedalia also served as the terminus for the first of the long cattle drives from Texas. The first "Long Drive," which occurred in the spring of 1866, included some 260,000 cattle that left Texas, but few actually reached Sedalia. Between confrontations with American Indians, the wooded hills of the Ozark Plateau (which terrified cattle accustomed to the open range), and irate farmers of Missouri (concerned that herds with the dreaded Texas Fever might infect their own cattle), the successive barriers of the Sedalia Trail kept all but a few steers from reaching Sedalia.²⁹ The very next year, Joseph McCoy started efforts to lure people away from the Sedalia Trail by laying out the Chisholm Trail. By 1868, more cattle were headed to Abilene, the terminus of the Chisholm Trail, than Sedalia.

Sedalia's transformation from a frontier community to a contemporary town occurred in the 1870s and directly correlates with the growth of the railroads. With a population of 9,500, Sedalia offered public schools, paved streets, several newspapers, and public utilities.³⁰ The Sedalia waterworks were established in 1872-73, when twenty acres on Flat Creek were purchased and three miles of main pipe and five miles of street pipe were laid.³¹ The gas works were reorganized in 1872; a gas plant to make gas from coal was built and gas lights were available.³² The Street Railway Company was organized in the mid-1870s, becoming an important means of transportation for downtown Sedalia for many years.³³

The growth of the railroads during the 1870s included the Missouri Pacific Railroad establishing a shop for car repair and a roundhouse for engine storage and repair on the east side of Third and Engineer Streets; a depot was on the west side. Three hotels were built in the vicinity. The Missouri Pacific Railroad also had a depot at the Ives House, a railroad hotel on Pacific Street.³⁴ A roundhouse for the Missouri, Kansas and Texas Railroad was at Broadway and Hancock; that line's depot was at Fifth and Hancock.

Four newspapers served Sedalia during this period, including The Sedalia Journal, a weekly paper printed in German; The Sedalia Weekly Times featuring Republican Party views; The Sedalia Democrat, highlighting news supporting the Democratic Party; and The Sedalia Bazaar, edited by the flamboyant J. West Goodwin, offering news and advice on a variety of topics.³⁵

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During this 1870s boom, the business district began a gradual move south of Main Street, with twenty-two brick buildings being constructed on South Ohio Avenue in 1871.³⁶ Two more banks were established, including the Citizens National Bank in 1872 and the Pettis County Bank in 1875. A brick city hall was constructed at Second Street and Osage Avenue at a cost of \$15,000 in 1874; the building housed a fire station, police station, and the city jail, in addition to city offices.³⁷ A new post office was constructed in 1877 at Second Street and South Lamine Avenue.

Milling became increasingly important, with most of the mills extending along Main Street, in close proximity to the railroad. Directly affecting the buildings being constructed in the downtown, were the flourishing foundry businesses, with columns being provided by Wells and Cravens or the Sedalia Foundry and Machine Company.³⁸ Companies such as E. Bixby and Company, and later Jacobsen and Schwartz provided cornice work.³⁹

Several events marred the town's prosperity during the 1870s, including a smallpox epidemic which killed eight people in 1873. In 1874, the courthouse was burned by arsonists and in 1875, a plague of grasshoppers destroyed crops.⁴⁰ Worst, however, was the depression that swept the country in 1873. The city was carrying \$265,000 in bonds to finance the waterworks and other civic improvements, when the state changed the formula for property assessment. As a result, city tax revenues fell and the city could no longer meet the interest payments on its bonds. However, the bonds were renegotiated to reduce the interest payments, and within two years the debt was paid and the town's credit was reestablished.⁴¹

Railroads continued to play an important part in Sedalia's continued growth in the 1880s. In 1881, the railroads owned \$210,000 worth of property and employed 562 people.⁴² The Missouri Pacific Railroad constructed a brick shop building and the Missouri, Kansas and Texas Railroad established a hospital. The Missouri Trust Company was established in 1880 and the Third National Bank was established in 1882.⁴³ A new reservoir for the waterworks was among the \$500,000 the city spent for general improvements in the 1880s. Newspapers were continuing to grow and expand as well, with The Times and The Eagle merging to become The Sedalia Eagle-Times; The Evening Sentinel also began.⁴⁴ The first telephone was installed in August, 1880 and by 1881, 225 telephones were in use, with phone service extended to the suburbs outside of the city.⁴⁵

This enduring prosperity for the city as a whole meant continued growth of the central business district, which proceeded to expand along South Ohio Avenue. A new Pettis County Courthouse was built in 1884, replacing the one which burned in 1874. This second version was a French Second Empire rendition which cost \$100,000. Bottling works became popular in the 1880s, with both the soda and beer industries becoming major businesses and employers in the city for a number of years (see 115-117-119 West Main Street). Two new brickyards supplied Sedalia by the 1880s. However, fires continued to plague the town in the 1880s, with some of the town's oldest buildings being destroyed. In 1883, the town had forty-four fires, including one which destroyed the Enterprize Flour Mill on West Main Street.⁴⁶

Cultural activities and organizational groups focussed on the downtown, and became increasingly popular. The Wood's Opera House opened at Second Street and South Lamine Avenue in 1887. The building contained store and office space, in addition to the theater. The theatre was somewhat unusual in that it was located on the first floor, a space more typically reserved for retail use. Music was an important part of the cultural life in Sedalia. The Ladies Musical Club was formed in 1894, the same year that the Men's Choral Club was established.⁴⁷ Bands such as the Sedalia Military Band, the Independent Band, the Queen City Concert Band, and the Missouri, Kansas and Texas

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Railroad Band performed regularly and competed in contests across the state.⁴⁸ John Stark and A.W. Perry were two music publishers who were based in Sedalia. Music education was offered at the Ruth Ann School of Music at Broadway and Osage, and at the George R. Smith College's music department, which offered classroom instruction and private lessons.⁴⁹ Secret societies thrived in Sedalia around the turn of the century, with many of them constructing buildings of their own; in some cases the building in which a society was housed would become known by the society's name.⁵⁰ These groups included The Independent Order of Redmen, The Tribe of Ben Hur, The Acme Fraternal Organization, and The Select Knights and Ladies.⁵¹ Many of these groups met in the downtown, occupying upper floor spaces of buildings.

The young itinerant African American musician Scott Joplin played cornet in the Queen City Concert Band in 1894 and studied music theory at George R. Smith College. Joplin played piano at the Williams brothers' Maple Leaf Club, a gentlemen's club and bar at 116 East Main Street. (Outside of the historic district, the site is now a parking lot, and is commemorated with a granite marker.) Joplin's popular "Maple Leaf Rag" was published in Sedalia in 1899 by John Stark. Joplin left Sedalia shortly thereafter, becoming a noted musician of the time.⁵²

Sedalia's population had grown to 14,800 people by 1890, and to 20,000 people by 1895,⁵³ and large, impressive buildings were very much a part of the commercial district. The Trust Building (322 S. Ohio), the F.E. Hoffman Building (502 S. Ohio), the Cassidy Building (508 S. Ohio), and the Royal Tribe of Joseph Building (201 S. Ohio, now a parking lot) were all built in the late 1880s and early 1890s. Sedalia's location at the junction of the Missouri Pacific and Missouri, Kansas and Texas Railroads, its schools, and its city utilities and improvements resulted in the city campaigning hardily, but unsuccessfully, to have the state capital moved from Jefferson City.⁵⁴

Four newspapers continued to serve the community, including the newly formed Sedalia Capital, The Sedalia Democrat, the Evening Sentinel, and the Eagle-Times.⁵⁵ To the east of the central business district, the Missouri, Kansas and Texas Railroad constructed a Romanesque Revival style depot at Third Street and Hancock Avenue. The building was damaged by fire in 1898, but was soon rebuilt. (The depot is now listed in the National Register of Historic Places; owned by the state, the depot is to become part of the Katy Trail.)

While South Ohio Avenue was now the heart of the business district, Main Street retained a reputation for its gambling halls and "parlors." Sedalia was supporting more than thirty saloons. Upstairs and basement space of many legitimate business buildings on Main Street was used for other purposes.⁵⁶ Court records show numerous women arrested for disturbing the peace.⁵⁷

The People's Party held its state convention in Sedalia in 1890. Known as the Populists, the party had organized in the 1880s and had a membership of 200,000.⁵⁸ At the Sedalia convention, the Missouri Populists decided not to create a third party, but to support those candidates who agreed with their demands.⁵⁹

While the population of Sedalia had grown in the 1890s, its rate of growth was slowing down; records show a gain of only 1,200 people in the 1890s.⁶⁰ City leaders made a concerted effort to get the Missouri Pacific Railroad to build its shops in Sedalia, in an attempt to increase employment opportunities, and therefore increase its population. In 1903, Sedalia committed \$200,000 of private donations and 125 acres of land for the construction of the shops, which were built at a cost of \$2,000,000. The shops, located at 601 Marshall, employed more than 1,800 men making and repairing railroad cars.⁶¹ (The shops maintained the status of Sedalia's largest employer into the 1950s.⁶²)

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Sedalia was down to four banks at the turn of the century--the Citizens' National, Third National, Sedalia National, and the Sedalia Trust Co.--fewer than it had around 1890, but the banking business in Sedalia had been viewed as being overcrowded.⁶³ The four remaining banks had a combined aggregate capital of \$400,000 and a surplus of \$125,000, with over \$1,500,000 in total deposits.⁶⁴ Sedalia was seen as something of a financial center and the Missouri Bankers' Association decided to make Sedalia its headquarters; the association appointed Sedalian W.F. Keyser secretary of the association and in charge of the new Sedalia office.⁶⁵ The association's offices were in the Hoffman Building, at West Fifth Street and South Ohio Avenue. Sedalia was calling itself, "Queen City of the Prairies."⁶⁶

By the turn of the century, the population of Sedalia had grown to about 15,000 people, and building continued at a steady pace.⁶⁷ Theaters became more prominent in the central business district; between 1908 and 1918, over twelve theaters occupied storefronts in the downtown. Open air theaters appeared close to the downtown (outside of this historic district), with the Garden Theater (314 Lamine), the Air-dome Theater (216 East Fourth), and the Skydome Summer Garden Theater (southeast corner of Sixth and Ohio); all are now gone.⁶⁸

While Sedalia had not been successful in luring the state capital, it was selected as the site of the state fair, having competed with five other cities. The first fair was held in 1901. The Missouri, Kansas and Texas and Missouri Pacific trains could take visitors from downtown depots to the fairgrounds for fifteen cents for a round trip.⁶⁹ More than 17,000 paying visitors attended the first fair.⁷⁰ (The Missouri State Fairgrounds Historic District was listed in the National Register of Historic Places on June 28, 1991.)

The coming of the Missouri Pacific shops resulted in a substantial population increase for Sedalia, with 21,000 people by 1920. The Missouri Pacific shops employed 1,200 men and the Missouri, Kansas and Texas shops employed 800.⁷¹ City Light and Traction Company, based in New York, provided gas, ice, electricity, and trolley service to Sedalia.⁷² The electric plant installed a new steam turbine in 1919. Two newspapers merged--The Sedalia Democrat and The Sedalia Evening Sentinel--in January 1907.⁷³

Sedalia's second courthouse fire occurred on June 16, 1920, destroying the 1884 French Second Empire building.⁷⁴ Voters rejected three bond issues before approving \$350,000 in 1923 for the construction of a new courthouse.⁷⁵ The new Classical Revival courthouse (the extant building) was designed by William E. Hulse of Hutchinson, Kansas, and was built by the Western Construction Co. of Des Moines, Iowa.⁷⁶ Across East Fourth Street to the north of the courthouse, the Hotel Bothwell was completed in 1927. Sedalia's tallest building, the Hotel Bothwell was supported by John H. Bothwell, who recognized the need for a modern, fireproof hotel in the downtown, which would serve the increasing number of business travelers and tourists.

The passage of the Prohibition constitutional amendment in 1919 went into effect in 1920, and affected a number of businesses in and around the central business district. The Moerschall Brewery, located on West Main Street, closed, as did many of the towns saloons.

A railroad strike in 1922 shut down the shops in Sedalia and idled 2,500 workers.⁷⁷ Part of a nationwide walkout that followed months of negotiations between the workers' unions and the U.S. Railway Board Relations board, the issues of the strike dealt with the contracting out for shop labor (leaving railroad employees out of work), the elimination of overtime pay for Sundays and holidays, and proposed cuts in wages.⁷⁸

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The stock market crash of October 1929 and the ensuing Great Depression hit Sedalia hard. While at an October 21, 1931 meeting of local bankers an announcement was made that Sedalia's banks were sound, within five months, three banks had closed and two others were limiting withdrawals.⁷⁹ Banking continued despite the apparent money problems. The Union Savings Bank moved to 120 South Ohio on February 21, 1932, but limited withdrawals to \$5 per day per account, a plan which allowed the bank to survive.⁸⁰ Third National Bank followed a similar policy. The Sedalia Bank and Trust Company was incorporated on June 3, 1932.⁸¹

Employment at the Missouri Pacific shops dropped to 450 people and the Missouri, Kansas and Texas shops closed and did not reopen until World War II.⁸² Despite more than 750 families being on relief and 1,200 being unemployed during the Depression, Sedalia managed to enhance its cultural life in 1935 with the establishment of the Sedalia Symphony Orchestra.⁸³ Sedalia also had good news regarding highways: On July 12, 1932, a route through Sedalia was chosen to become part of U.S. Highway 65; a route through Sedalia was also chosen to become part of Highway 50.⁸⁴ The junction of these two highways was a boost to the community. Sedalia's population reached 20,428 by 1940 and the community had weathered the worst of the Depression. The Missouri Pacific shops were employing over 1,000 men again, and business was beginning to improve at local stores.⁸⁵

Within the boundaries of the historic district, only two buildings date in construction to after World War II: 111 South Ohio Avenue and 115-121 East Fourth Street. The areas surrounding the district were obviously affected by demolitions and modern construction. Refacing and sheathing of historic buildings occurred within the historic district.

Downtown Sedalia, as many other American communities, began to experience a change in retailing in the mid-twentieth century. Two shopping centers opened, one on Highway 50 and one on State Fair at Sixteenth Street.⁸⁶ Additionally, Sedalia's reliance on the railroad as a major employer was outdated. Manufacturers such as Dulong's Inc., a manufacturer of steel girders, and Odin Conductors, a producer of electrical conductors, began to emerge in the late 1960s. As these new developments brought new stores to Sedalia and helped create a regional draw to Sedalia, the downtown suffered. Many downtown businesses could not compete, and eventually closed. Fires destroyed several significant buildings and structures in Sedalia in the 1960s, including the 1967 fire which destroyed the Terry Hotel at Second Street and South Lamine Avenue. The 1883 hotel housed Wood's Opera House and the Masonic Temple. Arsonists reputedly connected with Kansas City organized crime attempted to burn the Commerce Building at West Third Street and South Ohio Avenue in February 1961.⁸⁷

The buildings within this historic district represent Sedalia's downtown during its heyday, and attest to its vibrancy as a commercial and governmental center. The following building by building history summaries are based largely on Sanborn Fire Insurance Map research from 1883, 1888, 1892, 1898, 1908, 1914, and 1925. (Between the years 1883 and 1888, street names changed in Sedalia as follows: South Main St. became Main St.; Lyon St. became Second St.; Smith St. became Third St.; Pennsylvania Ave. became Fourth St.; Indiana Ave. became Fifth St.; and Illinois Ave. became Sixth St. Also, Ohio Ave., Lamine Ave., and Osage Ave. were noted with "South" to the south of Main Street.) Additional building specific information was taken from the historic/architectural survey which was completed in 1981.

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Building Specific History

100-112 South Ohio Avenue. W. F. Porter Building. The W. F. Porter Building was built in 1872. This building accommodated a footwear store with lodging rooms upstairs in 1883. In the late 1880s and throughout the 1890s, the building housed a variety of functions including a book store, jewelers, barber shop, tobacco shop, and tailor shop. By 1892, J. W. Murphy was using it for a wholesale liquor business and saloon, and by 1904 Murphy and Lennartz were operating the saloon and the McDonald European Hotel. The saloon, a barber shop, fruit shop, and pawn shop were located downstairs in 1908. The 1914 Sanborn Map indicates that the building continued to serve these functions. In 1925, a hotel and several stores still occupied the building. The building was vacant in 1931.

114-116 South Ohio Avenue. A cigar factory with lodging on the second floor and a boots and shoes business with a vacant second floor occupied the earlier building of this site from 1883 through the turn of the century, according to 1883 Sanborn Map information. A fire damaged the former historic building, housing Rosenthal's Department Store, in 1949. The extant building was constructed on the site at that time.

120 - 120-1/2 South Ohio Avenue. Amel Luking's Ladies Wear. Businesses in an earlier building on this site included a wholesale grocery, a second-hand store, an undertaking and carpet business, a clothing and shoe store, and the Farmers & Merchants Bank which failed in the Depression. The current Revival style building was constructed c. 1932 for a clothing store.

122 South Ohio Avenue. This commercial building replaced a dwelling c. 1885. By 1888, Gardella & Airola were selling fruits, nuts and oysters here. Confectioneries have a long association with this building. The 1888 Sanborn Map indicates a confectionery with a doctor's office on the second floor in this building. The building still housed these functions in 1898 and had acquired a restaurant. At the turn of the century, the building housed the Western Union Telegraph and the American District Telegraph Co. By the 1920s, Albert Avansino's Confectionery was here. The building was damaged by fire in the 1940s, and was refaced.

124 South Ohio Avenue. First National Bank. The First National Bank was at this address in 1883 with a Masonic Hall upstairs. By 1898, the Sedalia Daily Capital was being printed here. The 1908 Sanborn Map indicates that this building was a clothing store in 1908. The Scotten Drug Co. was here by 1914; it later changed its name to the Sedalia Drug Co. and was still at this address in the 1930s. The building was refaced c. 1940.

202 South Ohio Avenue. A clothing store with second-floor offices and a third-floor dwelling occupied this building in 1883. The building served these functions into the early 1890s. A book binding business was established on the building's third floor by 1892. The 1898 and 1908 Sanborn Maps indicate that this building was a drug store. By 1914, a clothing store occupied the building while a hotel was located on the third floor. Among the clothing and drug store businesses located here were: Blair Bros. (1883), Dow & Meyer Drugstore (1890s), J. Waldman Clothing (1914), Waldman's Clothing (1924). The 1925 Sanborn Map indicates that this building operated as a store.

204-206 South Ohio Avenue. Clothing establishments, dating as far back as 1879, have long been associated with these two storefronts. The 1883 Sanborn Map indicates that a clothing store with offices and a dwelling upstairs, and a drug store with dwellings upstairs occupied 216 and 215 Ohio Avenue respectively. These buildings are listed with their current addresses on the 1888 Sanborn Map and operated as a dry goods store with offices upstairs (204 South Ohio Avenue) and a dwelling (206 South Ohio Avenue). From 1892, these premises operated as clothing and footwear stores. These include John Gigas merchant tailor (1879), The People's Shoe Store (1899), and Waldman's

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Clothing Store (1910s). By 1892, D. T. Chaney had a clothing store at 206 South Ohio Avenue. In 1904, the Quinn Brothers opened a shoe store here and it remained that for many years. The 1925 Sanborn Map indicates that two stores were located at this address.

208-210 South Ohio Avenue. The Mertz and Hale Building was built around 1872, and has been occupied by a variety of retail uses over the years. **208:** The A. R. Easton & H. C. Demuth's stationery and book store occupied this side of the building in 1883, with a 214 Ohio Avenue address. Offices and a hall occupied the second and third floors. By 1888, wallpaper was also being sold, while the second and third floors were converted to stock rooms. By 1889, the business was known as the Fellows and F. H. Eastey Books and Wallpaper. The 1898 Sanborn Map indicates that this side of the building was a piano, organ, and music store with a repair shop upstairs. A harness business had been established in this building by 1908. The 1914 and 1925 Sanborn Maps show that a furniture store and store occupied this space respectively. **210:** A drug store with offices on the second floor and a lodge hall on the third floor occupied this side of the building in 1883. In the 1910s, it was the J.H. Mertz Drug Co. which it remained for many years. This building continued to function as a drug store in 1925.

214-216 South Ohio Avenue. The current building was constructed c. 1879 on the site of the former Ilgenfritz Opera House which was destroyed in a fire. **214:** In 1880, William Bray & Co. Hardware occupied this section of the building. In 1883, it was the C. E. Ilgenfritz's Hardware Store. A house furnishing store operated at this location by 1888. In the 1890s, it operated as a clothing store with a tin shop upstairs. By 1908, it was a dry goods store. The Gem Motion Picture Theater was located here by 1914. In the 1920s, this space accommodated the Kendis Jewelry & Optical Company. The 1925 Sanborn Map indicates that a store was here. **216:** In 1879, this was the location of L. Steinberger & Co. One Price Clothing Store. By 1883, J. W. Truxel had established his music store here. A music store was still at this address in 1888. A hardware store was here in the 1890s and into the early twentieth century. A tin shop was located on the second floor during the 1890s. The 1925 Sanborn Map indicates that a store was here. The Ilgenfritz Hardware Store was here into the 1930s.

218 South Ohio Avenue. Montgomery Ward. The previous building on this site functioned as a barber shop, music store, and sewing machine store in 1883; the Ilgen House Hotel occupied the second floor. Later functions of the earlier building on this site included a footwear store with a second-floor kitchen and dining room, a footwear store a millinery, and a telephone office. The earlier building had three storefronts. The current building was constructed in 1936 for Montgomery Ward.

222-230 South Ohio Avenue. Ilgenfritz Building. The three-story Ilgenfritz Building was constructed between 1886 and 1887. A footwear store (William Courtney and Co. Shoes), drug store, jewelers, and dry goods store were among the earliest tenants in the building. The second floor of the building was used as offices in the 1890s while retaining the aforementioned functions. By 1908, the building contained a footwear store, dime store, and dry goods store. The 1925 Sanborn Map indicates that this building contained stores. Later occupants included F. W. Woolworth, J. C. Penney, and Kinney Shoes. Two large fires occurred at the building in 1922 and 1946.

300 South Ohio Avenue. Sedalia National Bank. By 1898, a bank occupied this building, with a jeweler and tailor in the rear. The bank became the Sedalia National Bank on June 5, 1932. A barber shop and office occupied rear portions of the building in 1908 and 1914. A store occupied 105 West Third Street in 1925 while 107 West Third Street continued to operate as an office. In 1935, it was The Sedalia Bank and Trust Building.

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304-306 South Ohio Avenue. Barnes-Kem Clothing Company. The Grand Central Building was at this address from c. 1883 until it was destroyed by fire in 1902. The Barnes-Kem Clothing Company was the first to occupy the extant building, which was constructed c. 1904-05. The building was especially designed for the clothing company and was built by T. H. Johnson in gray Roman brick with terra-cotta trim. It was of double room (46 x 90 feet) construction with three high ceiling floors fitted with every modern convenience including steam heat, electric lights, and fans. The furniture was manufactured in Sedalia. The 1908 Sanborn Map indicates a clothing store in this building with a billiard hall upstairs. By 1914, a dime store (S. S. Kresge Five and Ten Store) was established in this building, while the second-story was used as a club room. The 1925 Sanborn Map identifies a store at this location.

308-310 South Ohio Avenue. 308/Ahrens & Kuesel Boots and Shoes, 310/Messerly & Meuschke. No building existed at 308 South Ohio Avenue in 1883, but Messerly & Meuschke opened a dry goods business at 310 South Ohio Avenue in 1882. By 1888, the Minter Bros. were in this dry goods store and Ahrens & Kuesel were selling boots and shoes at 308 South Ohio. By 1891, Carl and Will Guenther took over both addresses and Guenther Dry Goods came into existence. The 1892 Sanborn Map still indicates footwear being sold at 308 South Ohio Avenue. This became one of the most extensive and most widely known establishments of its kind in central Missouri. The store had two large rooms on the first floor, large apartments upstairs where duplicate stocks were kept, and two commodious basements. It remained Guenther Dry Goods for many years, finally becoming L.C. Burr & Co. Department Store by 1930. A fire in April 1951 did \$8,600 damage to 308 South Ohio Avenue; at this time, the original cornices were removed.

312-314 South Ohio Avenue. Yeater Building. **312:** A picture studio with a 50 Ohio Avenue address was at this location in 1883. By 1888, it had become the Ott Drug Store and still served this function in 1898. By 1908, Charles H. Bard Jewelry was established here. The 1925 Sanborn Map indicates that a store occupied the premises. **314:** A confectionery with a 49 Ohio Avenue address was at this location in 1883. The business which had a candy factory on the second floor was owned by Charles Walker. By 1888, it also operated as a music store. A jewelry store was established in this building in 1892. Books, wallpaper, and stationery were sold here between 1898 and 1914 according to Sanborn Map information. The building became the E. E. McClelland Book and Wallpaper Store in 1905. The 1925 Sanborn Map indicates a store in this building. In 1931, it was Melton's Haberdashery.

316-320 South Ohio Avenue. By 1892, a three-story building replaced the previous two-story building at this location. The building was a dry goods store with offices and a hall on the second and third floors respectively. A hardware and grocery with 318 South Ohio Avenue address was at this location by 1908. The hardware store was still at this location in 1914, but a tin shop then occupied the second floor. On August 2, 1914, the front of the three-story building collapsed and fell partly on the Yeater Building to the north. At that time, this building contained opticians, jewelers, a hardware store, a millinery, and a bookstore. The building was repaired and occupied by the New York Candy Company at 320 South Ohio Avenue, Mrs. Monahan Colliers Millinery Shop at 318 South Ohio Avenue, and Dr. Cannaday's State Fair Floral Co. at 316 South Ohio Avenue. The 1925 Sanborn Map indicates a one-story building composed of three stores at 316-320 South Ohio Avenue, the remainder of the taller building.

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322 South Ohio Avenue. Missouri Trust Company Building/Sedalia Trust Company. A one-story drug store with a 45 Ohio Avenue address occupied this lot in 1883. By 1888, a three-story bank and office building (Missouri Trust Company Building) was under construction at this site. In June of 1889, the following account was given of the dedication of the commercial club rooms:

"The second floor has four large rooms, three reception rooms and a smoking room and reading room. These were connected by folding portiered doors. The walls are hung with heavy hand-forged Lincrusta Walton in gilt and tan relief with a dado in gilt and mahogany. The ceiling and frieze is decorated to softly harmonize in shade. Designers were Fellows and Eastey of 208 South Ohio. The floors are covered with the best make of imported Crossley velvet in mahogany shades. There is also a number of Smyrna and Persian rugs. Curtains and drapes are of the finest imported lace and madras furnished by John Walmsley and Minter Brothers. The building illumination is provided by chandeliers of hammered brass with Venetian globes. These were furnished by D.I. Holcomb."

The interior work was done by Maurice Barretts Sash, Door, Blinds and Moulding Factory. A bank, offices, and a hall occupied the first, second, and third floors of the building respectively by 1892. In 1901, the building became the Sedalia Trust Company. By 1908, the building was being used as offices, however, the 1914 Sanborn Map indicates a bank and third-floor hall in this building. The 1925 Sanborn Map indicates the operation of the building as a bank. The building is individually listed on the National Register and was renovated in 1982.

400 South Ohio Avenue. Latour Block. A drug store with a second-floor photography business was located in this two-story building by 1883. The building address changed from 44 Ohio Avenue in 1883 to 402 South Ohio Avenue by 1888. The building was still serving these functions in 1914. The 1925 Sanborn Map indicates that this building continued to operate as a drug store, however, the photography business had been discontinued. The building was seriously renovated c. 1945, with the historic building no longer in evidence.

404 South Ohio Avenue. The 1883 Sanborn Map indicates that this building was a dry goods store with a 43 Ohio Avenue address. The building was vacant by 1888. The People's Bank was at this address in 1892 until the turn of the century. In 1904, the Porter Real Estate Co. was located at this address. Offices occupied the building by 1908. The City Light and Traction Co. offices occupied the building by 1914 and were still operating from there in 1925. A fire occurred here in 1944 which caused over \$9,000 in damage; the facade appears to date from this period.

406 South Ohio Avenue. A furniture store with a dwelling upstairs was located at this site in 1883. By 1888, books and wallpaper were being sold there. The 1892 and 1898 Sanborn Maps indicate that it was a dry goods store. By 1908, the building was a millinery and it still served this function in 1914. The 1925 Sanborn Map indicates that this was a store.

408 South Ohio Avenue. A one-story grocery with a 41 Ohio Avenue address was located at this site in 1883. W. H. Ramsey started a wallpaper, stationery, and picture frame finishing store here in a new two-story building in 1889. By 1898, it was the West and Norton Wallpaper, Stationery and Book Store and was still operating in this capacity in 1914. The 1925 Sanborn Map indicates that this building was a store.

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410 South Ohio Avenue. Crawford Building. The 1883 Sanborn Map indicates that this building was a millinery. By 1888, the building accommodated offices with a barber shop at the rear of the building. Morey and Crawford Real Estate was at this location in 1891; it was one of the early real estate firms in Sedalia. The building still accommodated offices in 1914 but the barber's shop was vacated between 1892 and 1898. The 1925 Sanborn Map indicates that this building was a store. By 1931, Crawford Loan and Abstract Co. was the occupant. It was known as the Crawford Building for many years.

412 South Ohio Avenue. Story's Central. This building has "STORY'S CENTRAL, 1882" in the sheet metal cornice. A grocery and confectionery with a dwelling on the second floor and the C. W. Robbin's Central Business College on the third floor were at this location in 1883. The building had a 39 Ohio Avenue address in 1883. A grocery with a third-floor hall was listed here in 1888. By 1892, the building was used as a printing house. The 1898 Sanborn Map identifies this building as a dry goods store. William E. Bard, a prominent Sedalia druggist, is associated with this building. Bard was in the drugstore business by 1861 and was associated with R. T. Miller for most of the early years, being at several different addresses on Main Street. The drugstore was located at 416 South Ohio at the turn of the century before moving to the present address, where it is still located. By 1914, the building had become the [Old] Lona Theatre.

414 South Ohio Avenue. The 1883 Sanborn Map indicates that a three-story building was being erected at this location. This building has the date "1884" in the sheet metal cornice. A grocery store was established here by 1888. It was operated for several years by John W. Hucks. An ice cream store occupied the second floor of the building in 1888 while the third floor was vacant. The building was still in operation as a grocery in 1914. Connor-Wagoner ladies wear was in the building by 1930; the upstairs was a meeting hall.

416 South Ohio Avenue. The 1883 Sanborn Map indicates that a three-story building was being erected at this location. A grocery was located in this building by 1888 and still served this function in 1898. W. H. Ramsey and Bros. operated the grocery store by 1890. William E. Bard was one of the first businessmen in Sedalia and he operated a drugstore at 108 West Main Street. He later opened a second store, W. E. Bard & Co. Drugstore, in this building with Arthur McGowan in charge. This drug store occupied the building by 1908 and continued to around 1930 when it became Harry McNamarra's Drugstore. A fire in 1957 did \$11,000 damage to the interior of the building.

418-420 South Ohio Avenue. Brandt Building. **418:** The construction of a three-story building at this site was in progress in 1883. By 1888, a drug store was established at this location and it still served this function in 1898. Thomas J. Fletcher, a druggist, was one of the earliest occupants. He was at this address until after 1900. The 1908 and 1914 Sanborn Maps indicate a candy store at this location. **420:** A grocery with lodging on the second floor and a Knights of Pythius hall on the third floor was at this location in 1883. This three-story building still served these functions in 1898 while Peter Brandt was the main occupant for many years. Consequently, it is often known as the Brandt Building. By 1908, the grocery was still in operation while a telephone office and shop were located upstairs. The 1925 Sanborn Map indicates that both these premises were used as stores. In 1930, a new facade was added to the front/east of the building. Scott Stores Department Store was at this location in the 1930s.

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500 South Ohio Avenue. F.E. Hoffman Building. This building was begun in 1891 and was known as the F. E. Hoffman Building. It was primarily used as professional offices. A millinery operated at 500-502 South Ohio Avenue in 1898 while a grocery was located at 504 South Ohio Avenue. The 1908 Sanborn Map indicates a dental office and an electric shop at 502 South Ohio Avenue while a piano store occupied 504 South Ohio Avenue. By 1914, a drug store and a piano store operated at 502 and 504 South Ohio Avenue respectively. The International Order of Old Fellows (I.O.O.F.) hall occupied a couple of the upper stories. Stores occupied both 502 and 504 South Ohio Avenue in 1925 with the I.O.O.F. hall still located on the second floor. The New Lona Theater leased part of the downstairs for a South Ohio Avenue facing lobby entrance to the Fifth Street theater. Originally a five-story building, the top three stories were removed in the 1930s to lower property taxes. The Sedalia Grocery Company and the Missouri School of Telegraphy were also tenants in the building at one time.

506-510 South Ohio Avenue. Cassidy Building. About 1890, Edward G. Cassidy built a three-story building using Warrensburg sandstone. It housed the Arlington Pharmacy for many years as well as the Home Tea and Coffee Co. **506:** A dry goods store was established at this address by 1892. By 1908, it was a racket store. The 1914 and 1925 Sanborn Maps list this building as a millinery and a store respectively. **508:** A drug store was established by 1892 at this address and was still in operation in 1908. By 1914, this space had become a clothing and footwear store. The 1925 Sanborn Map indicates that a store was located on this property. **510:** A hardware store was established here by 1892, however, by 1898 it had been replaced by a piano and organ store. A grocery was in operation here in 1908, but the space had reverted to a piano and music store by 1914. The 1925 Sanborn Map indicates a store in this portion of the building. Offices occupied the second floor of this building for some time while a hall was located on the third floor. In the 1930s, the third story was removed as were three facade oriels. Mr. Cassidy ran the Edward G. Cassidy & Co. and the Lemp Sedalia Cold Storage Co. and was a well known real estate investor. He also built the Katie Building at 219 South Ohio Avenue.

512-514 South Ohio Avenue. Y.M.C.A. In 1891, the owner of the lot, H. H. Marean, had this building constructed; it replaced a house. The building was in use by June, 1891. **512:** A millinery was located here by 1892. A Y.M.C.A. occupied the second and third floors with the second floor having a central reception room, a coat room, a reading room, a parlor, a lecture room and a secretary's office. The third floor was the gymnasium and locker rooms. A variety store with a third-floor gymnasium was in this building in 1898. A drug store and florist occupied these premises in 1908 and 1914 respectively. **514:** Wallpaper, books, and stationery were being sold at this location in 1892. By 1898, the first floor was vacant while the second floor was occupied by a photography business. The 1908 and 1914 Sanborn Maps indicate that the building was used as a furniture store and jewelers respectively. The 1925 Sanborn Map indicates that both premises were used as a store. In 1943, a fire occurred at 512 South Ohio Avenue that did \$17,000 worth of damage; another fire in 1953 did an additional \$6,749 worth of damage to these premises.

516 South Ohio Avenue. In 1883, a portion of the First Congregational Church was located on this site and had a 29 Ohio Avenue address. The church was still here in 1888, however, the site was vacant in 1892 and 1898 according to Sanborn Map information. At the turn of the century, a two-story building had been constructed at this site. By 1904, Jesse French had a piano company at 516 South Ohio Avenue, and remained there for several years. The first floor was vacant; however, the Hills Business College occupied the second floor. In 1914, a millinery and sewing machine store were at this location. The 1925 Sanborn Map indicates that a store was in this building.

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518-520 South Ohio Avenue. In 1883, a portion of the First Congregational Church was located on this site and had a 29 Ohio Avenue address. The church was still here in 1888, however, the site was vacant in 1892 and 1898 according to Sanborn Map information. By 1908, a two-story building had been constructed at this site. A racket store (Ramsey's Racket Store) occupied the first floor while the Hills Business College was located on the second floor. The racket store was still in this building in 1914 but the college was not. The 1925 Sanborn Map indicates that 518 South Ohio Avenue was an office while 520 South Ohio Avenue was a store.

600-602 South Ohio Avenue. Deitzman and Pfunder Grocery. A one-story dwelling, with a 602 South Ohio Avenue address, occupied this site between 1883 and 1898 according to Sanborn Map information. This lot is also the former site of the C. H. Koeppen greenhouses. The 1898 Sanborn Map identifies the greenhouses which must have been constructed in the mid-1890s. The 1908 and 1914 Sanborn Maps indicate a vacant lot. The current one-story building was built about 1922 with Deitzman and Pfunder Grocery as the first occupant. The 1925 Sanborn Map shows stores at both 600 and 602 South Ohio Avenue.

604 South Ohio Avenue. This building housed a grocery in 1883 and remained this into the 1890s. An undertaking business was established here by 1898. The building was vacant in 1908. A cleaning and pressing business was located here by 1914, but it soon became a mattress factory and was still operating as such in 1931 (Bryan-Paulus Awning Co.).

606 South Ohio Avenue. A dry goods store with a second story dwelling and a 26 Ohio Avenue address was located at this site in 1883. The building became a millinery store in the late 1880s, but by 1892 it had become a mattress factory run by A. H. Meier. A steam laundry was established here by 1908. The building was vacant in 1914. By 1925, it had become an auto garage (M & S Tire & Rubber), although it was converted back to a cleaning establishment in the 1930s.

608 South Ohio Avenue. A flour store with a second story dwelling and a 25 Ohio Avenue address was here in 1883. By 1888, the building was a wholesale notions store. A grocery was established here by 1892 and was still serving this function in 1914. The 1925 Sanborn Map indicates that this building was a store.

612 South Ohio Avenue. A tailor business occupied this building in 1883 and 1888. By 1890, the Gresham Brothers & Conner Grocery was on this site. By 1892, the building contained sample rooms with a hall on the second floor. However, by 1898, it had reverted to a grocery. By 1901, it was known as the Conner and Rupard Grocery. The building served as a clothing store in 1908. The 1914 Sanborn Map indicates that the building was a piano and music store. The Sedalia College of Music and the Kauffman Music Co. located here in 1904 and 1915 respectively. The 1925 Sanborn Map indicates that this building was a store.

614 South Ohio Avenue. This site was vacant in 1888, however, by 1892 a grocery with a second-story hall was located here. The hall appears to have become vacated between 1898 and 1908 but the grocery store was still in operation in 1925. The 1925 Sanborn Map indicates that this building was a store. This building was one of several Kroger Groceries known to have existed in Sedalia in the 1930s.

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616 South Ohio Avenue. Constructed c. 1880, early occupants of this building include a grocery (by 1888) and a confectionery (by 1898). In 1904, the Sedalia Tea and Coffee Co. was at this address. The 1908 and 1914 Sanborn Maps indicate that this building was a fruit and candy store. A store was listed at this address in 1925.

101 South Ohio Avenue. Citizens National Bank. The Citizens National Bank was organized in April 1872 and moved to 102 East Main Street in December of that same year. In 1883, the building on this site functioned as a bank, jewelers, barber shop, and cigar store. Offices occupied the second floor of the building. The building acquired other functions in the 1890s including a photography business and drug store. By 1898, the bank was still in operation, however, other premises within the building complex were vacant or operated as offices. The current building appears to date from c. 1908. The 1908 Sanborn Map indicates that this building housed a variety of functions including a fruit shop, jewelers, and photography business. A bank and several stores still operated at this site in 1925. The bank remained at this address until 1931 when the business collapsed. The Union Savings Bank was organized in 1913 and occupied a brick building at Fifth and Engineer. It was one of only two Sedalia banks to survive the Great Depression, and in 1932 moved into this building. The upstairs of the building was used for offices and two occupants were Sedalia architects T.W. Bast and Clifford Johnson.

111 South Ohio. A two-story building was previously on this site. This drive-up banking facility was built in 1964.

115 South Ohio Avenue. By the 1880s, a clothing store with residential quarters upstairs and a 248 Ohio Avenue address was located on this site. The 1888 Sanborn Map indicates that the building was vacant, however, by 1890 it was known as The Famous Clothing Company. In 1898, it was The Cramer Mercantile Company. By 1904, the building had been converted into Meyer's Bakery; later it was Wittling Bakery and it remained a bakery into the 1920s. The 1925 Sanborn Map lists the building as a store. By 1935, it had become Everybody's Bargain Store.

117-119 South Ohio Avenue. **117:** This section was occupied by a jewelry store with a dressmaking shop upstairs in 1883. It was vacant in 1888. A barber shop was here in the 1890s. The Nickelodeon Theater occupied this section by 1908, but by 1914, the Queen City Shoe Repair had replaced it. By 1935, this side of the building housed a business called Artistic Printing. **119:** A dry goods store with a warehouse upstairs was operated by William Curran at this location in 1883. By 1888, Philpott and Houx had a clothing store here. The 1892 and 1898 Sanborn Maps indicate that dry goods, shoe, and tobacco stores with a cigar factory upstairs was on this side. This section contained a printing operation (Goodwins Publishing Co.) in 1908. The 1914 Sanborn Map identifies a clothing and footwear store in this side; a fire later that same year. At that time, Bess Clothing Co. was at this location. Some damage was done to 117 South Ohio Avenue. In 1930, a fire occurred at 117 South Ohio Avenue and the loss was estimated at \$29,323. At this time, it was occupied by Wenner Drug Co.

121 South Ohio Avenue. A dry goods store with a work room upstairs and a 246 Ohio Avenue address was located at this site in 1883. By 1888, it was a clothing store. The 1892 and 1898 Sanborn Maps indicate that dry goods, shoe, and tobacco stores with a cigar factory upstairs and a 119 South Ohio Avenue address occupied this site. The building contained a printing operation in 1908. The 1914 Sanborn Map identifies a clothing and footwear store at this site, however, a fire later that same year destroyed the two-story mercantile building. The current building was built in 1915 and was occupied by the N. C. Army and Navy Salvage Company in the 1920s.

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123-125 South Ohio Avenue. A gentlemen's furnishings store with offices upstairs and a 244-245 Ohio Avenue address was at this location by 1883. The 1888 and 1892 Sanborn Maps identify a clothing store here and was known as the David and Co. Clothing store. By the late 1890s, the Bank of Commerce was here with the Missouri and Kansas Telephone Company upstairs. The building served as a general merchandise store in 1908. The American Exchange Bank was at 125 South Ohio Avenue by 1913 and remained through the 1920s. The 1914 Sanborn Map indicates that 123 South Ohio Avenue was a furniture store. In 1935, the Pettis National Farm Loan Association occupied the building.

205 South Ohio Avenue. By 1880, the William Courtney & Co. City Shoe Store was at this address. In 1882, the Third National Bank was organized and by 1883 the bank with telegraph offices upstairs was located on the first floor of this building. The building had a 240 Ohio Avenue address in 1883. The bank subsequently moved to 301 South Ohio, and Sol Kingsbacker established his cigar store here in 1888. The upstairs continued to be used as office space. The Famous Clothing store was here at the turn of the century with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. By 1915, A. Eisenstein & Co. Clothing Store was at this location and in the 1930s the Jiedel Vogue Shop was at this address.

207 South Ohio Avenue. In 1880, the Conover Bros. Music Store was at this location, but shortly after a dry goods store, F. B. Meyer & Co., was established at this location. The 1883 Sanborn Map indicates the existence of a dry goods store with offices upstairs and a 239 Ohio Avenue address. It soon became the E. E. Johnson Clothing Store, with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. The Western Union Telegraph and the Missouri and Kansas Telephone Co. were also at this address. In the 1930s, the building was occupied by M. Kendis Optometrist and the Hert Music Co.

209 South Ohio Avenue. Smith & Cotton Building. The 1883 Sanborn Map identifies a jewelry store with stationery being sold upstairs. The building had a 238 Ohio Avenue address at that time. This building had become the site of J. West Goodwin's Bazoo Printing Office in 1888. In 1892 and 1898, the building was vacant according to Sanborn Map information. The upper stories of the three-story structure were removed c. 1935. Two clothing stores were located here at one time, the Bell Clothing Co. and E. E. Johnson's clothing store. Both the 1908 and the 1914 Sanborn Maps identify that this building was used as a clothing store. The 1925 Sanborn Map indicates that this building was a store.

211 South Ohio Avenue. From 1883 until the early 1890s, a millinery shop was located at this address. In 1885, it also housed the Banker & Merchants Telegraph Co. The 1892 Sanborn Map identifies a restaurant at this site while, by 1898, the building was vacant. According to Sanborn Map information, a saloon occupied the premises in 1908 and 1914. In 1921, the Nature Health Institute was located here. The O. K. Optical Co., which occupied the building in the 1980s, was founded in 1900 by Dr. F. D. Ormond who was associated with Otto Klueber in the jewelry and optical business.

213-215 South Ohio Avenue. 213: A saloon with a 235 Ohio Avenue address was located here in 1883 and lasted until the turn of the century. The 1892 Sanborn Map indicates that a telephone office was located in the northwest corner of the building. By 1904, Sol Kingsbacker Cigar Co. was located at this address. A tailor occupied 213 in 1908. By 1914, it was the home of the Stolz Mercantile Co., but soon after this it became the Cole Bros. Ladies Wear for many years. A fire in 1916 did \$7,324 worth of damage to the Stolz Co. In 1925, a store was here. 215: A book and stationery store was at this address in 1876. The 1883 Sanborn Map identifies a clothing business

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continuing until the mid 1890s at this address. The second story was vacant in 1883, but was a shirt factory in 1888 and a tailors in 1892. By 1890, the Jacob Bros. Clothing Store was located here. In 1898, this space was used as offices. The American Express Co. was here in 1901 as was the Postal Telegraph Co. In 1908, Sanborn Map information indicates that a dry goods store occupied this space. By 1914, it was the Bondi Bros. and Co. Ladies Wear and remained this until 1935.

217 South Ohio Avenue. By 1883, a jewelers with a pawn shop upstairs was located in this building. According to Sanborn Map information, a millinery occupied the building from 1892 to 1914. By 1915, Bichsel Bros. Jewelry was at this address and remained here through the 1980s. Other occupants of this address include H. E. Crockett Drugs & Medicine, F. W. Devine Hardware, and The Fair, a toy and novelty store.

219 South Ohio Avenue. Katie Building. Flower and Barnett went into the new structure known as the Katie Building in March, 1907. The Katie Building was built by Edward G. Cassidy, a real estate investor, who also built the Cassidy Building at 508 South Ohio Avenue. By 1908, a dry goods store with a 219-223 South Ohio Avenue address was established in this building and it continued to serve this function in 1914. The 1925 Sanborn Map lists the function of 219-223 South Ohio Avenue as a store and indicates that the building has a first-floor balcony toward the rear of the building.

225-227 South Ohio Avenue. Uptown Theater. The Uptown Theater opened on June 10, 1936 and was Sedalia's first air-conditioned theater. It cost \$50,000 to construct with 800 seats, a balcony, and RCA Victor sound. Mr. J.T. Ghosen was the owner.

229-231 South Ohio Avenue. Sicher Hotel. In the early 1870s, Joseph Sicher began a hotel business on this site; Frank Sicher, his brother, soon joined the business. The 1883 Sanborn Map indicates that Sicher Hotel consisted of a dining room, confectionery, office, sample room, and laundry. The hotel expanded over the years, so that by 1895 there were 55 guest rooms, a dining room with a 100 persons seating capacity, a large public room, two parlors, a bar room, a billiard room, a large sample room, a bakery, a steam cleaning carpet room, and a trunk factory being run by J. Rautenstrauch. The hotel later functioned under the names of the Elks Hotel and the Royal Hotel. The Sicher brothers also established Sicher's Park on West Third Street. The 1908 and 1914 Sanborn Maps identify this building as the Antlers Hotel. The 1925 Sanborn Map indicates several stores at this site.

301 South Ohio Avenue. Third National Bank. Occupants of the previous building on this site include a drug store and dwelling, a grocery, and an International Order of Odd Fellows Hall; a Germania Hall was later on the second floor. The Third National Bank was organized in 1882 and moved to 301 South Ohio Avenue by 1888, into the earlier building. The current building was constructed in 1929. The Third National Bank was one of only two Sedalia banks to survive through the Depression.

305 South Ohio Avenue. Hoffman's Hardware. A grocery store and dwelling with a 79 Ohio Avenue address was at this site by 1883. The Hoffman Brothers Hardware store occupied this space by 1888. The hardware business was still in operation in 1914 according to Sanborn Map information. A tin shop was established on the second floor by 1892 and was still in operation in 1925. The 1925 Sanborn Map indicates that a store occupied the first floor. The building was initially two-story with a third story added between 1898 and 1908, and removed between 1914 and 1925 as suggested by Sanborn Map information.

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307 South Ohio Avenue. Ferrell & Fellows had a wallpaper store here on the first floor of this two-story building in 1883. The second floor was vacant. The building had a 78 Ohio Avenue address according to Sanborn Map information. A queensware business occupied the first floor in 1888 while a dental office was located upstairs. A printing operation was established in this building by 1892 and was still in operation in 1898. The building had reverted to a queensware business by 1908 and was still functioning as such in 1914. The 1925 Sanborn Map indicates a store in this building.

309 South Ohio Avenue. Pettis Loan and Savings Bank. The 1883 Sanborn Map indicates that a bank with a saloon to the rear of the building were in existence. The bank was probably the Pettis County Bank, organized in 1875. It was first called the Pettis Loan and Savings Bank. The bank had left the building by 1888 and offices occupied the space. The saloon continued to operate toward the rear of the building and was probably the Boutell and Graham Saloon. The saloon was still in operation in 1914 according to Sanborn Map information but was vacant in 1925. Offices still occupied the front spaces of the building in 1925.

313 South Ohio Avenue. James West had a grocery on the first floor of this building in 1883 and offices were upstairs. The building had a 76 Ohio Avenue address at that time. A millinery was established by 1888 and was still in operation in 1898. The 1908 Sanborn Map indicated that this building housed a restaurant and bakery. The current facade was probably added about 1910. A millinery occupied this building in 1914. The 1925 Sanborn Map indicates that this building was a store.

315 South Ohio Avenue. A furniture store with a 75 Ohio Avenue address was located at this site by 1876. The 1888 Sanborn Map indicates that this building was a dry goods and notions store. The building had become a grocery by 1892 and a queensware and toy store with a photographers upstairs in 1898. Both the 1908 and the 1914 Sanborn Maps indicate that this building was occupied by offices. In 1915, the Wilber Highleyman International and Correspondence School was at this address. The 1925 Sanborn Map indicates that this building was a store. The Queen City Electric was here by the 1930s. The company was founded in 1906 by Redfield and Schrader. It was purchased by Thomas and Austin Hurley in 1913.

415 South Ohio Avenue. Pettis County Courthouse. The cornerstone for this building states: "Cornerstone laid February 7, 1924; A.L. 5924; W.E. Hulse & Co., arch., Hutchinson, Kansas; Western Construction Co., contr., Des Moines, Iowa; Joseph S. McIntyre, Grand Master." A building plaque reads: "Block of ground donated by Gen. George R. Smith, Building erected 1924, County Court Presiding Judge J.L. McCurdy, Associate Judges G.W. Teeter, S.M. Williams; A.R. Barnes, Supt." This is the second courthouse on this site, the first building burned in 1920. A \$350,000 bond issue was approved in 1923 for the construction of the current structure.

319 South Lamine Avenue. Federal Building. The cornerstone of the current building reads "A.W. Mellon, Sect. of Treasury, James A. Wetmore, Acting Super. Arch., 1930." It replaced a hotel building which had occupied the site since c. 1890; the previous building had been known as the LeGrand Hotel from c. 1890 to c. 1908; it was later known as the Kimball Hotel and the Hotel Liberty.

401 South Lamine Avenue. Sentinel Newspaper Company Building/Equitable Savings and Loan. The Equitable Loan and Investment Company began this building in 1889; the estimated cost in 1891 was \$15,000. The building had steam heat, electric lights, gas, and was built with pressed bricks. At the turn of the century, the Sentinel Newspaper Company was in the building. The 1914 Sanborn Map indicates that this building was an office and a

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patent medicine store. In 1924, it housed the Capital Publishing Company. The 1925 Sanborn Map indicates that this building contained offices (first floor) and lodge hall upstairs.

103 West Main Street. The Gem Drugstore was at this address in 1883 with a dwelling on the second floor. By 1888, the building was being used as a store. A saloon occupied the building in 1892, 1898, 1908, and 1914 according to Sanborn Map evidence. The 1925 Sanborn Map indicates that this building was a store.

105 West Main Street. Smith's Hall. In 1883, two dry goods stores with 240 and 241 South Main Street addresses were located in the previous building on this site in 1883; Smith's Opera House occupied the second floor above both premises. No building was extant in 1888. In 1889, John Gallies Buggy and Carriage Sales was one of the new building's occupants. The 1892 Sanborn Map indicates a restaurant (Debold Restaurant) at 105 West Main Street and a second-hand store at 107 West Main Street. A hall occupied the second floors of both premises. The restaurant was still located at the same address in 1898, however, 107 West Main Street had become a clothing store and pawn shop. The building is listed as Smith's Hall on the 1898 Sanborn Map. By 1908, 105-107 West Main Street operated as a clothing store. By 1914, footwear was also being sold here. The 1925 Sanborn Map lists a store at 105-107 West Main Street with a lodge hall on the second floor.

111 West Main Street. A second-hand store was at this location in 1883. The building had a 238 South Main Street address. A restaurant occupied the building in 1888 and 1892 according to Sanborn Map information. A clothing and shoe store (Mueller & Co.) was established in this building by 1898. The building operated as a pawn shop, operated by Herbert Hakan, in 1908 and 1914. The 1925 Sanborn Map indicates that this building was a store.

113 West Main Street. A stationery store with boarding rooms upstairs and a 237 South Main Street address operated at this site in 1883. By 1888, a shooting gallery was established on the first floor and the building had acquired a 113 West Main Street address. The 1892 Sanborn Map indicates that queensware, willow ware, and furniture were being sold in this building. The building still housed these same functions in 1898. By 1908, it operated as a second-hand furniture store. The 1925 Sanborn Map indicates that this building was a store with a first-floor balcony.

115-119 West Main Street. Anheuser Busch Bottling Works. **115:** A dry goods store with a second-floor dwelling was located here in 1883. The 1888 Sanborn Map indicates a wholesale liquor business (operated by Frank Krueger) occupied the building. The building housed a variety of functions including a dry goods store in 1892, a restaurant in 1898, and a saloon in 1908. In 1921, the American Railway Express Co. had its offices at this address. The building operated as a store in 1925. **117:** This was the location of the bottling works for Anheuser Busch run by Louis Deutsch in 1883. The 1883 Sanborn Map indicates that a liquor store with storage room upstairs was on this site. In 1888, the building accommodated an auctioneering business. Sanborn Map information indicates that a restaurant operated at this building between 1892 and 1914. The upstairs was part of Hamilton Hotel which was later renamed the Blatterman Hotel. The 1925 Sanborn Map indicates that a store occupied the building. **119:** A saloon with sleeping rooms upstairs was located here. A restaurant had occupied part of the first-floor in 1888. A barber shop also accommodated a rear portion of the building. By 1892, the building still accommodated a saloon with sleeping rooms on the second floor, while a fruit shop and barber shop operated at the rear of the building. The Budweiser Hotel had been established on the second floor of this building by 1908. It was also called the X-10-U-8

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[Extenuate] Hotel and the Pehl and Kueck European Hotel for a time. The building had also acquired the functions of a cobbler shop and a pool room by this time. The 1925 Sanborn Map indicates that this building was used as a store.

106-108 East Main Street. Archias Seed Store. The building dates to 1879. James Glass had a saloon at 106 East Main Street (also known as 246 South Main Street) and a hall upstairs in 1883. In the mid-1880s, P. F. McNees had a harness shop at 108 East Main Street (upstairs) and Headen & Airola had a furniture store downstairs. The building was vacant in 1888. A grocery had become established in this building by 1892. Near the turn of the century, an African-American club called the 400 Club was located upstairs at 108 East Main Street. Scott Joplin supposedly played here as well as across the street at the Maple Leaf Club. Mr. Leon H. Archias established a seed store at 106-108 East Main Street in 1898. Archias and Mr. Kipping supplied seeds to many of the midwest agricultural experimental stations. The business continues in this building today.

110 East Main Street. Peter Brandt Groceries, Pregge and Hansen Groceries. Constructed c. 1875. A grocery and dwelling with a 248 South Main Street address occupied the building in 1883. By 1892, the second floor accommodated a photography business. In the nineteenth century, this building housed various grocery businesses including those operated by Peter Brandt and Pregge & Hansen. Between 1908 and 1914, the grocery was replaced by a second-hand furniture store. The 1925 Sanborn Map indicates this building operated as a store.

112 East Main Street. In 1883, a furniture store was at this location with a 249 South Main Street address. The 1888 Sanborn Map indicates that the building was used as a seed store with offices upstairs while a second-hand store was in operation in 1892 with the upstairs retained as offices. In 1898, William Hunter had a grocery store here. The Salvation Army Hall occupied this building in 1904. A second-hand furniture store later occupied the building as illustrated by the 1908 Sanborn Map. A restaurant and store occupied the building in 1914 and 1925 respectively.

114 East Main Street. McGinley Brothers Grocery. Sanborn Map information indicates that this building was operated as a grocery store and dwelling with a 250 South Main Street address in 1883. The 1888 Sanborn Map indicates that the building was still used as a grocery store whose upstairs were vacant. Indeed, this building housed various grocery store businesses over the years including: McGinley Brothers, H. L. Emrich's, and the J. L. Hall & Co. Coffee. Second-hand stores occupied the building in 1892 and 1898. In 1908, J. C. Quinn had a saloon here. The function of this building was given as a saloon in 1914 while it was replaced by a store by 1925.

116 East Main Street. The Phoenix Drugstore. In 1879, The Phoenix Drugstore was located in this building with a 251 South Main Street address. From 1880 to 1889 J.W. Murphy ran a wholesale liquor dealership from here. It later became a saloon being run by G. L. Davis as suggested by the 1892 Sanborn Map. In the late 1890s, the building was vacant, however, by the early 1900s, Aug. Helfert had established a grocery store in the building. Helfert also advertised as being an architect and possibly designed this facade. The building was still operating as a store in 1925.

118 East Main Street. Ibig and Callies Groceries. Constructed c. 1880. In 1883, Ibig & Callies had a grocery at this address (then known as 252 South Main Street). Albert Callies had the grocery here in 1908, but it became the Kanter Grocery by the 1920s after serving, for a brief time, as a second-hand clothing store in the 1910s. It became the Pirtle-Evans Meats in the 1950s, and remains as such today.

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120 East Main Street. The People's Saloon. A saloon and dwelling with a 253 South Main Street address were at this location in 1883. The building was vacant in the late 1880s as indicated by the 1888 Sanborn Map, but by 1892, had become a general store. A barber operated from this building in 1898 while the site had become part of the Delmar Hotel (upstairs) and a second hand store downstairs by 1908. The 1914 Sanborn Map indicates that it was a grocery and the Pullman Hotel. In 1920, it was the Terminal Hotel. Sanborn Map information demonstrates the use of the building by the Salvation Army in 1925. The current facade appears to date from the 1930s.

124 East Main Street. The current building was constructed c. 1935. The previous building had functioned as the J. Gould Hotel, the Merchant's Hotel, and later the Pullman Hotel.

108 West Second Street. This building was connected to 124 South Ohio Avenue for many years. It was constructed c. 1880, and was being used as an ice office in 1883, with a 206 West Second Street address. An office was located here in 1888. By 1892, a barber shop was established here and the building still served this function in 1914. The 1925 Sanborn Map indicates that this building was a store.

110 West Second Street. Constructed c. 1880, this building was a restaurant with lodging upstairs in 1883. By 1888, the Kahrs & Bloess Dry Goods Store was here where it remained through the end of the century. The 1908 Sanborn Map indicates this building was a store. A clothing and footwear store was located in this building by 1914. The 1925 Sanborn Map indicates that this building was a store.

107 East Second Street. This site was vacant in 1883. This building was created by infilling the alley between two older buildings c. 1885. In 1888, a tailor shop was located at this site. By 1898, the building was a jewelry store, but it had reverted to a tailor shop again by 1908 according to Sanborn Map information. A barber shop and undertaking business occupied the premises in 1914. The 1925 Sanborn Map indicates that both 105 and 107 East Second Street operated as small stores. This building was a barber shop in 1937.

109-111 East Second Street. Pacific Express Office. **109:** A stationery store and dwelling occupied this two-story building in 1883. It served as a book and toy store from the mid-1880s to the turn of the century. By 1908, these premises were vacant, however, a tailor and cobbler shop had been established in this building in 1908. **111:** This building served as the Pacific Express Office and a dwelling in 1883. The Pacific Express Office was still at this location in 1888. By 1892, the building was used as a billiard hall. Despite being vacant in 1898, it was operating as a pool room by 1908. The 1914 Sanborn map indicates that the building was a book and stationery store with a photography business upstairs. In the late 1880s, the second floors of both 109 and 111 East Second Street accommodated rooms for rent. The 1925 Sanborn Map indicates that this building which included both 109 and 111 East Second Street operated as a store. The Thomas Printing Company was here in 1937.

113 East Second Street. In 1883, a two-story building with a saloon on the first floor and offices and a dwelling upstairs occupied this building which had a 209 West Second Street address at that time. By 1888, the second floor accommodated furnished rooms. The saloon was still in operation in 1914. The 1925 Sanborn Map indicates that this building was a store.

113-117 East Third Street. Sicher Hotel addition. This building was part of the Sicher Hotel for many years with the saloon being at 113 East Third Street along with the trunk factory; the dining rooms were on the upper floors. It remained part of the Elks Hotel and later the Royal Hotel.

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119 East Third Street. A carpet store and dwelling was located at this site in 1883. The 1888 Sanborn Map indicates a wallpaper and carpet store at this location with a shop on the second floor. By 1892, a Steam Carpet Cleaning shop occupied the first floor of the building while hotel rooms were accommodated upstairs. In 1908, a print shop was located in this building. The 1914 Sanborn Map indicates that this building was a cigar factory. By 1925, Walden Electric occupied the building. The building was refaced c. 1935.

121 East Third Street. This building was constructed c. 1910, replacing a one-story cigar factory and cobblers shop. This three-story building housed a typewriter shop and sleeping rooms in 1908. The 1925 Sanborn Map indicates that the Western Union Telegraph had offices in this building.

123 East Third Street. Constructed c. 1900. A saloon was located here in 1908. The 1914 Sanborn Map indicates that this building was a saloon with a tailor shop in the southwest corner. The Charles Jagers Shoe Repair and Lucas Spencers Cigar Store were at this address in 1925.

112 West Fourth Street. Porter-Montgomery Building. A two-story dwelling occupied this lot between 1883 and 1898 according to Sanborn Map information. The Porter-Montgomery Building was built in 1907 for the Porter Real Estate Company. Edward A. Strong was the architect. The Porter Real Estate Company was founded in 1880 by W. L. Porter and incorporated in 1882. In 1892, it separated into the Porter Real Estate Co. and the Sedalia Real Estate Loan Co. It was an important commercial enterprise in Sedalia.

103 East Fourth Street. Hotel Bothwell. Prior to the construction of the Hotel Bothwell on this site in 1927, two-story and three-story buildings were present at this site since 1883 according to Sanborn Map information. Between 1883 and 1925 (when these buildings first and last appeared on Sanborn Maps), these buildings served a variety of functions including a footwear store, furniture store, harness shop, grocery, paint shop, hand printing business, cobbler shop, toy store, photography business, clothing store, jewelers, electrical supplies, cinema, and drug store. The development of the hotel project was originally sponsored by the Sedalia Chamber of Commerce, but it was a \$50,000 gift offered by John Homer Bothwell which largely facilitated its construction. Bothwell was one of the leading businessmen in Sedalia founding the West St. Louis Water and Light Company in 1902. He was very active in Pettis County politics serving as assistant prosecuting attorney and circuit court judge. Bothwell was a major landowner in the vicinity and was also president of the Sedalia National Bank. Bothwell resided in Sedalia from 1871 until his death in 1929. The Hotel Bothwell formally opened on June 10, 1927 and was owned by the community until 1953. Throughout its history, a variety of shops and restaurants have occupied the building's storefronts.

113 East Fourth Street. A gun and bicycle shop was established at this site c. 1905 as indicated on Sanborn Maps. By 1914, it was converted to an auto sales room with a 115 East Fourth Street address. The 1925 Sanborn Map indicates that a store operated at this site.

115-121 East Fourth Street. The current building on this site was constructed c. 1985. It replaced the two-story Palace Livery building which had been constructed c. 1905; the previous Livery building had been enlarged in 1925 to accommodate an auto repair, and auto sales and service business.

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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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111 West Fourth Street. L. P. Andrews Building. A two-story dwelling occupied this lot between 1883 and 1892 according to Sanborn Map information. Thereafter, the lot remained idle until 1917 when the L. P. Andrews Building was constructed. The building was designed by Clifford Johnson, a Sedalia architect. The city water works offices have been at this site for many years.

117 West Fourth Street. First Methodist Episcopal Church. Sanborn Map information indicates that a two-story dwelling with a 109 Fourth Street address occupied this site in 1883. The First Methodist Episcopal Church was designed by the Springfield, Illinois architectural firm of Bullard & Bullard. It was begun in 1888; local contractors Ilgenfritz and Jacob & Schwartz were involved in its building. Worked stopped due to a lack of funds in 1890, but the building, constructed with Warrensburg sandstone, was dedicated in 1891.

106 West Fifth Street. Acme Cleaners. Constructed c. 1912, the building first appears on the 1914 Sanborn Map. An office was located there at that time. In 1925, a store with a dry cleaning business (Acme Cleaners) toward the rear of the building was at this location.

108-112 West Fifth Street. The current building was constructed c. 1930, and replaced a residential building which had been used for commercial purposes, including a millinery, offices, and a dry cleaning business, since c. 1910.

118-120 West Fifth Street. Circa 1920, this building had replaced a two-story dwelling which had occupied the site from c. 1883 to c. 1915. The one-story rear wing on this building accommodated an auto and battery repair business.

111 West Fifth. New Lona Theater. The New Lona Theater opened on August 20, 1920, and was financed by the Lona Theater Co., Inc., a local enterprise. The new building replaced a livery which had occupied the site since the 1880s. The "old" Lona Theater was at 412 South Ohio Avenue and its name was changed to the Strand Theater when the New Lona Theater opened. With a seating capacity of 1,000 persons, the new theater was entered through a beautifully decorated lobby that occupied part of the first floor of the Hoffman Building (500 South Ohio Avenue). The first "talkie" movie was shown here in 1928. The name of the theater changed to the Liberty Theater when it began to show motion pictures exclusively. Meadow Gold bought the building in 1953 and converted it to a warehouse; in 1981 Beatrice Foods, Inc. donated the building to the Sedalia Community Theater.

Architecture

Architecturally, the buildings of the historic district represent a fine assortment of late nineteenth and early twentieth century architecture. The Italianate style dominates the contributing buildings of the historic district, with twenty-five buildings reflecting the style. Story's Central, built 1882, at 412 S. Ohio Avenue, together with 414 (built in 1884) and 416 (built in 1883) S. Ohio Avenue, are perhaps the most impressive group of the Italianate buildings. Located across the street from the Pettis County Courthouse, 412 and 414 S. Ohio are companion buildings with similar features including elaborate hood molds and highly enlivened metal cornices. The building at 416 also has elaborate hood molds, and a more subdued metal cornice. Two blocks to the south is another nice grouping of Italianate buildings, lower in scale, and more subtle in detail. These include 604, 606, 608, and 612 S. Ohio Avenue. Six of eight buildings in the historic district with East Main Street addresses are Italianate in style. These include 106-108, 110, 112, 114, 116, and 118 E. Main, all built c. 1875 - c. 1880. The Archias' Seed Store at 106-108 E. Main is the most notable of these buildings with its elaborate bracketed metal cornice. The other buildings, all similar in size

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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri

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and scale, have hood molds and brick cornice detailing. One block to the west is a pair of Italianate buildings--103 and 105 West Main. Both buildings feature round arched windows and bracketed cornice lines, but the scale of 105 W. Main (Smith's Hall) is overwhelming in comparison. The buildings at 108 and 110 West Second Street are another striking pair of Italianate buildings, both two stories, with 2/2 round arched sash and metal bracketed cornices.

Seven of the contributing buildings in the historic district, in addition to the Missouri Trust Company Building which was previously listed in the National Register, reflect the Romanesque Revival style. Within one block--the west side of the 500 block of S. Ohio Avenue, are three of the more outstanding examples. The F.E. Hoffman Building, 500 S. Ohio, despite missing its three upper stories, remains a good example of the style, with its massive cut stone first story, brick second story, arches, and extensive detailing, including carved stone faces. At the other end of the block, the YMCA building at 512-514 S. Ohio, and the building at 518-520 S. Ohio feature stunning terra cotta panels which remain in excellent condition. The YMCA building also features round arched window groups and an extensively corbeled cornice with round arches, while 512-514 features stone trim and a corbeled cornice. The Sentinel Newspaper Building/Equitable Savings and Loan building, 410 S. Lamine, has lost its steeply pitched roof, however, the details of its handsome brick facades make it another good example of the Romanesque Revival style. Among its features are a variety of brick types (rounded edge, voussoir brick, rusticated brick, and smooth brick), stone trim, archways, and corbelling.

While the commercial area obviously boomed in the late nineteenth century, the fine examples of early twentieth century architecture attest to the continued growth of Sedalia's commercial center. Ten buildings in the historic district are Classical Revival in style, including the prominent Pettis County Courthouse, the Sedalia National Bank building (300 S. Ohio), the Citizens National Bank building (101 S. Ohio), Third National Bank building (301 S. Ohio), the Barnes-Kem Clothing building (304-306), the Yeater Building (312-314 S. Ohio), the Federal Building (319 S. Lamine Ave.), the Porter-Montgomery Building (112 W. Fourth), and the New Lona Theater (111 W. Fifth) are among the distinguished examples of the style. Additionally, the Hotel Bothwell, 103 E. Fourth St., previously listed in the National Register, is a good example of the style.

Two excellent examples of the Art Deco style are within the historic district. The Montgomery Ward building, 218 S. Ohio, features a highly enlivened upper story facade with panels of several different stylized sunburst patterns, curved patterns, and zigzag patterns. The Uptown Theater, 225-227 S. Ohio, features a large central projecting five-part stepped pavilion with Art Deco style relief carvings at the top. Its intact ticket booth retains Art Deco designs in its frosted glass.

Amel Luking's Ladies Wear, 120 - 120-1/2 S. Ohio is an exceptional early twentieth century Revival building, showing the Mediterranean and Classical Revival styles. Its off-white glazed terra cotta facade is highlighted with several leaf patterns and is capped with a green tile pent roof and an address cartouche. Its intact storefront, in a zigzag pattern, is among the finer in the historic district.

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2. Ibid.
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4. Ibid.
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7. Rhonda Chalfant Sisemore, F. Douglas Kneibert, ed., An Illustrated History of Sedalia and Pettis County, 1860-1990, (Jostens Printing: 1990), p.4.
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13. Sisemore, p. 4.
14. Christopher, p. 6.
15. Ibid.
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20. Lang, p. 451.

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21. Sedalia, Missouri: The Commercial, Industrial and Educational Metropolis of Central Missouri,
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22. Sisemore, p. 5.

23. Christopher, p. 7.

24. Ibid.

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28. Sisemore, p. 5.

29. Ray Allen Billington, Westward Expansion: A History of the American Frontier, 3rd edition
(New York: The Macmillan Company, 1967), pp. 675-677.

30. Ibid.

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33. Christopher, p. 8.

34. Sisemore, p. 5.

35. Ibid.

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39. Ibid.

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41. Ibid.

42. Ibid.

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43. Ibid.
44. Ibid.
45. Ibid.
46. Christopher, p. 8.
47. Sisemore, p. 7.
48. Ibid.
49. Ibid.
50. Christopher, p. 9.
51. Ibid.
52. Sisemore, p. 8.
53. "A Feast of Cold Facts," (Sedalia, MO: I. MacD. Demuth, 1895), n.p.
54. Sisemore, p. 7.
55. Ibid.
56. Ibid.
57. Ibid.
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59. Ibid.
60. Sisemore, p. 8.
61. Ibid.
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63. "Sedalia, Missouri: The Commercial, Industrial and Educational Metropolis of Central Missouri," p. 6.
64. Ibid.

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65. Ibid.
66. Ibid., p. 16.
67. Christopher, p. 9.
68. Ibid.
69. Sisemore, p. 8.
70. Ibid.
71. Ibid.
72. Ibid.
73. Ibid.
74. Ibid., p. 9.
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76. Ibid.
77. Ibid., p. 9.
78. Ibid.
79. Sisemore, p. 10.
80. Ibid., p. 11.
81. Ibid.
82. Ibid.
83. Ibid.
84. Ibid.
85. Ibid.
86. Ibid., p. 13.
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Sanborn Fire Insurance Maps: 1883, 1888, 1892, 1898, 1908, 1914, and 1925.

"Sedalia, Missouri: The Commercial, Industrial and Educational Metropolis of Central Missouri." Sedalia, MO: The Sedalia Evening Sentinel, 1904.

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Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/State

10. Geographical Data

Acreage of Property 26.5

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 15 Easting 480140 Northing 4284500
C. Zone 15 Easting 480280 Northing 4284280

B. Zone 15 Easting 480310 Northing 4284470
D. Zone 15 Easting 480260 Northing 4284210

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title see continuation sheet
organization The URBANA Group date December 1992
street & number 202 South Broadway, Suite 206, P.O. Box 1028 telephone (217) 344-7526
city or town Urbana state IL zip code 61801-9028

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ date _____
city or town _____ state _____ zip code _____

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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UTM References, continued

Zone 15

E:	480340/Easting	4284210/Northing
F:	480340/Easting	4284100/Northing
G:	480270/Easting	4284110/Northing
H:	480260/Easting	4284060/Northing
I:	480160/Easting	4284070/Northing
J:	480160/Easting	4283890/Northing
K:	480070/Easting	4283900/Northing

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Verbal Boundary Description

Beginning at the southeast corner of the intersection of South Osage Avenue and West Main Street, proceed easterly along the south edge of East and West Main Streets to the southwest corner of South Lamine Avenue and East Main Street. Then proceed southerly along the western edge of South Lamine Avenue to the rear lot line of those properties facing East Main Street. Then proceed westerly along said rear lot line to the eastern lot line of 113 East Second Street. Then proceed southerly along the eastern lot line of 113 East Second Street to the northern edge of East Second Street. Then jog westerly along the northern edge of East Second Street to a point opposite the rear lot line of those properties facing South Ohio Avenue. Then proceed southerly along said rear lot line to the rear lot line of properties facing south on East Third Street. Then proceed easterly along this rear lot line to the western edge of South Lamine Avenue. Turn southerly along the western edge of South Lamine Avenue to the northwest corner of South Lamine Avenue and East Third Street, then turn west along the northern edge of East Third Street to a point opposite the rear lot line of properties facing South Ohio Avenue. Then proceed south along this rear lot line to the rear lot line of those properties facing South Fourth Street. Turn east and follow this rear lot line to the western edge of South Lamine Avenue. Jog slightly to the south along the western edge of South Lamine Avenue to a point opposite the northern lot line of 319 South Lamine Avenue (Federal Building). Then proceed east across South Lamine Avenue along the north lot line of 319 South Lamine Avenue. Then turn south along a mid-block line between the Federal Building and its parking area to the northern edge of East Fourth Street. Turn west and proceed along the northern edge of East Fourth Street to a point opposite the rear lot line of 401 South Lamine Avenue. Turn south and continue the boundary across East Fourth Street and along the rear lot line of 401 South Lamine Avenue to the southern lot line of this property. Follow the southern lot line west across South Lamine Avenue to the western edge of this street. Continue the boundary south along the western edge of South Lamine Avenue to the northwest corner of South Lamine Avenue and East Fifth Street. Then proceed west along the northern edge of East Fifth Street across South Ohio Avenue to the northwest corner of South Ohio Avenue and West Fifth Street. Turn south and continue along the western edge of South Ohio Avenue to the southern lot line of 616 South Ohio Avenue. Then proceed west along this lot line to the rear lot line of properties fronting on the west side of South Ohio Avenue. Proceed north along said rear lot line to the southern lot line of 111 West Fifth Street (New Lona Theater). Then proceed west along said southern lot line of 111 West Fifth Street to the eastern edge of the parklet located between the New Lona Theater and South Osage Avenue. Then proceed north along the eastern edge of the parklet and across West Fifth Street to the northern edge of West Fifth Street. Jog westerly to the northeast corner of South Osage Avenue and West Fifth Street, then proceed north along the eastern edge of South Osage Avenue to the southern edge of West Fourth Street. Then proceed east along the southern edge of West Fourth Street to a point opposite the western lot line of 112 West Fourth Street. Turn north and proceed across West Fourth Street and along the western lot line of 112 West Fourth Street to the northern lot line. Turn east and continue the boundary along the said northern lot line until the rear lot line of those properties facing South Ohio Avenue is reached. Turn north and proceed along this lot line and across West Third Street to the northern edge of the street. Turn west and continue the boundary to the rear lot line of those properties facing South Ohio Avenue. Turn northerly and follow said rear lot line to West Second Street. Continue northerly across West Second Street and along the western lot line of 110 West Second Street to the rear lot line of those properties facing West Main Street. Turn westerly and continue the boundary along said lot line to the eastern edge of South Osage Avenue. Proceed northerly along the eastern edge of South Osage Avenue and return to the point of origin.

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Boundary Justification

The historic district includes the highest concentration of commercial buildings in the central business district, the core of the commercial area which developed historically. Historically, Sedalia's commercial district began with frame buildings on Main Street, parallel to the nearby railroad tracks. However, construction from c. 1870 onward, was mostly brick, and focussed along what became the main commercial thoroughfare: South Ohio Avenue. The interesting angle retained in the lower blocks (100 and 200 blocks) of the Avenue is a result of booming commercial construction simply following the cow path which led south from the railroad tracks. While much of the east side of the 200 block of South Ohio Avenue is clad with aluminum panels, the buildings are historic, and the facade proportions, and rhythm and shape of the building units, remains historic. Additionally, the buildings along this block frame the important angle of the street, and contribute to the developmental patterning of the commercial district, as it expanded south from the railroad tracks. Furthermore, the buildings to the north and east along the remainder of South Ohio Avenue (100 block) and East Main Street (100 block) are important contiguous elements of the evolution of the historic commercial center, and generally retain a high degree of integrity.

Two blocks of Main Street (one block on either side of South Ohio Avenue) contiguous to this major commercial avenue are included within the boundaries, as they retain a high degree of integrity and represent some of the earliest commercial construction. Also included within the boundaries are parts of the "numbered" side streets on either side on South Ohio Avenue, but inclusion of these is limited. The boundaries on the side streets are limited mostly due to parking lots replacing historic construction (East and West Second Street and the south side of East Third Street, for example). In a few cases, modern construction has defined the boundary limits on numbered side streets; examples of this situation include the modern Dollar Store on the north side of West Third Street east of South Osage Avenue, and the low-rise modern building on the north side of West Fourth Street at South Osage Avenue.

The boundary extends across South Lamine Avenue on East Fourth Street to include buildings on either side of East Fourth Street (but facing Lamine Avenue) which are particularly fine examples of the Classical Revival and Romanesque Revival styles respectively. Surrounding the building at 401 South Lamine Avenue is the modern, low-rise Pettis County jail, which faces South Lamine Avenue with a deep setback, and wraps the historic 401 South Lamine at the rear. South Lamine Avenue is otherwise dominated by surface parking.

Across from the Pettis County Courthouse on the 100 block of East Fifth Street (south side), the block is mixed historic and modern buildings. This block was excluded because the modern and altered buildings dominate the block, and additionally because the contiguous areas of South Ohio Avenue (east side of the 500-600 blocks) retain no integrity. A low-rise modern building dominates the southeast corner of East Fifth Street and South Ohio Avenue, and is completely out of scale and character with the historic buildings within the historic district.

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Form Prepared by:

For The URBANA Group:

Alice Edwards/Vice President; Preservation Planner
Sections 7, 8, 9, and 10 (boundary justification); editing

Karen Kummer/Architectural Historian
Sections 7 and 8 (building specific history)

Joseph Gallagher/Cultural Geographer
Mapping, Sanborn Fire Insurance Map research and Section 8 building specific history, Section 10
(verbal boundary)



204-206 S. Ohio (lower right) - 322 S. Ohio (turrets) and
part of 400 block. Left: 211-231 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

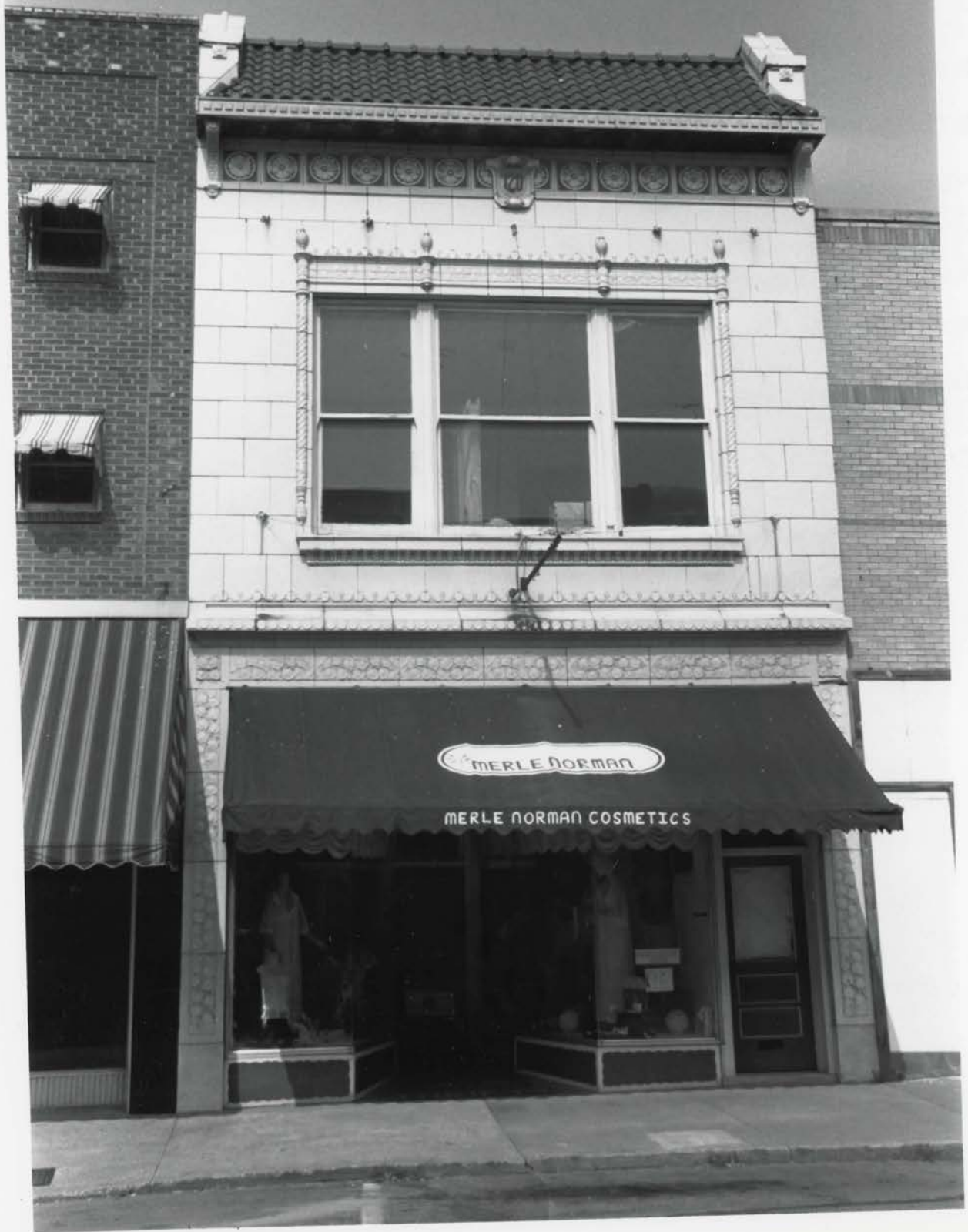
PHOTOGRAPHER: THE URBANA GROUP
(ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking southwest

1 / 18



MERLE NORMAN

MERLE NORMAN COSMETICS

120-120-1/2 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP
(ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking west

2/18



222-230 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking northwest

3/18



300-322 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking south

4/18



SPEED
LIMIT
20

Paddy's
Since 1915

Pizza
Since 1915

A18/A20 - 400 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking northwest

5/18



detail; 500 S. Ohio (north elevation)

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking south

6/18



518/520 - 506/510 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking northwest

7/18



R.C.O.

Bretton's
LADIES APPAREL

UPTOWN UPTOWN UPTOWN

BASEBALL
CARD SALES
PH. 828-4716
COLLECTIBLES
STAMPS

219-225/227-229/231 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking east

8/18



415 S. Ohio - Pettis Co. Courthouse

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking northeast

9/18



319 and 401 S. Tammine

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: Looking northeast

10/18



A-I
APPLIANCE
SERVICE
826-6370

Picture Frames Plus
102 W. MAIN 827-0040

826-1777

A-I TV & APPLIANCE

826-6370

A-I
APPLIANCE
SERVICE

A-I TV SERVICE

ENTRANCE FULL
827-0040

A WHIRLPOOL
GOLD RING
DEALER

left to right: 101 S. Ohio (bank); 100-112 S. Ohio; 103-105 W. Main

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking southeast

11 / 18



left to right: 124-106/108 E. Main; 101 S. Ohio

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking east/south

#12/18



111 and 117 W. Fourth

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking southwest

#13/18



NYLON
MACRON
ERCULON
ODEL
DZITE

LONA THEATRE

AMUSEMENT

EDUCATION

500 S. Ohio and III W. Fifth

SEDALIA COMMERCIAL HISTORIC DISTRICT

SEDALIA, PETTIS CO., MO

PHOTOGRAPHER: THE URBANA GROUP (ALICE EDWARDS)

AUGUST 1992

NEGATIVES: SEDALIA DOWNTOWN TAX DISTRICT

VIEW: looking southwest

#14/18



left to right:

part of 105 W. Main; 111 and 113 W. Main (non-contributing);
and 115-119 W. Main

Sedalia Commercial Historic District

Sedalia, Pettis Co., MO

photographer: The URBANA Group (Alice Edwards)

Apr. 1992

negs.: Sedalia Downtown Tax District

view: looking southeast

15/18



PD'S *Pizza Delivery*

Wilken

ic

SINGER

SINGER
STATE & BOOTH

205-231 S. Ohio Ave.

Sedalia Commercial Historic District

Sedalia, Pettis Co., MO

photographer: The URBANA Group (Alice Edwards)

Aug. 1992

negs: Sedalia Downtown Tax District

view: looking southeast

#16/3



RED SHOE BARN

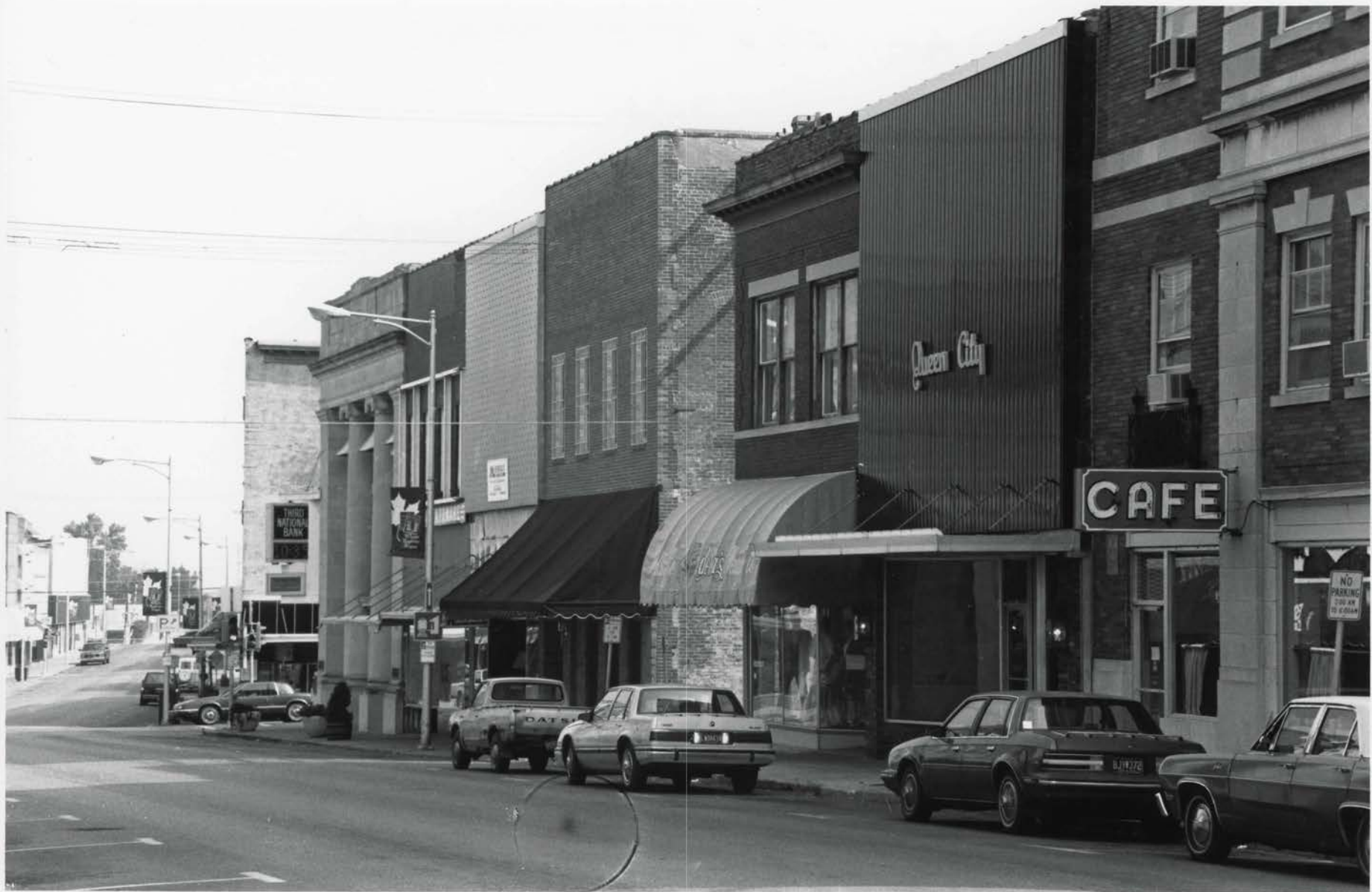
Wilken Music

HOTEL
NEWELL

UPTOWN

CHEVROLET

UPTOWN
7 AM
10 AM



left to right:
301-315 South Ohio Ave.; 103 E. 4th St (Cafe Syin)

Sedalia Commercial Historic District
Sedalia, Pettis Co., MO

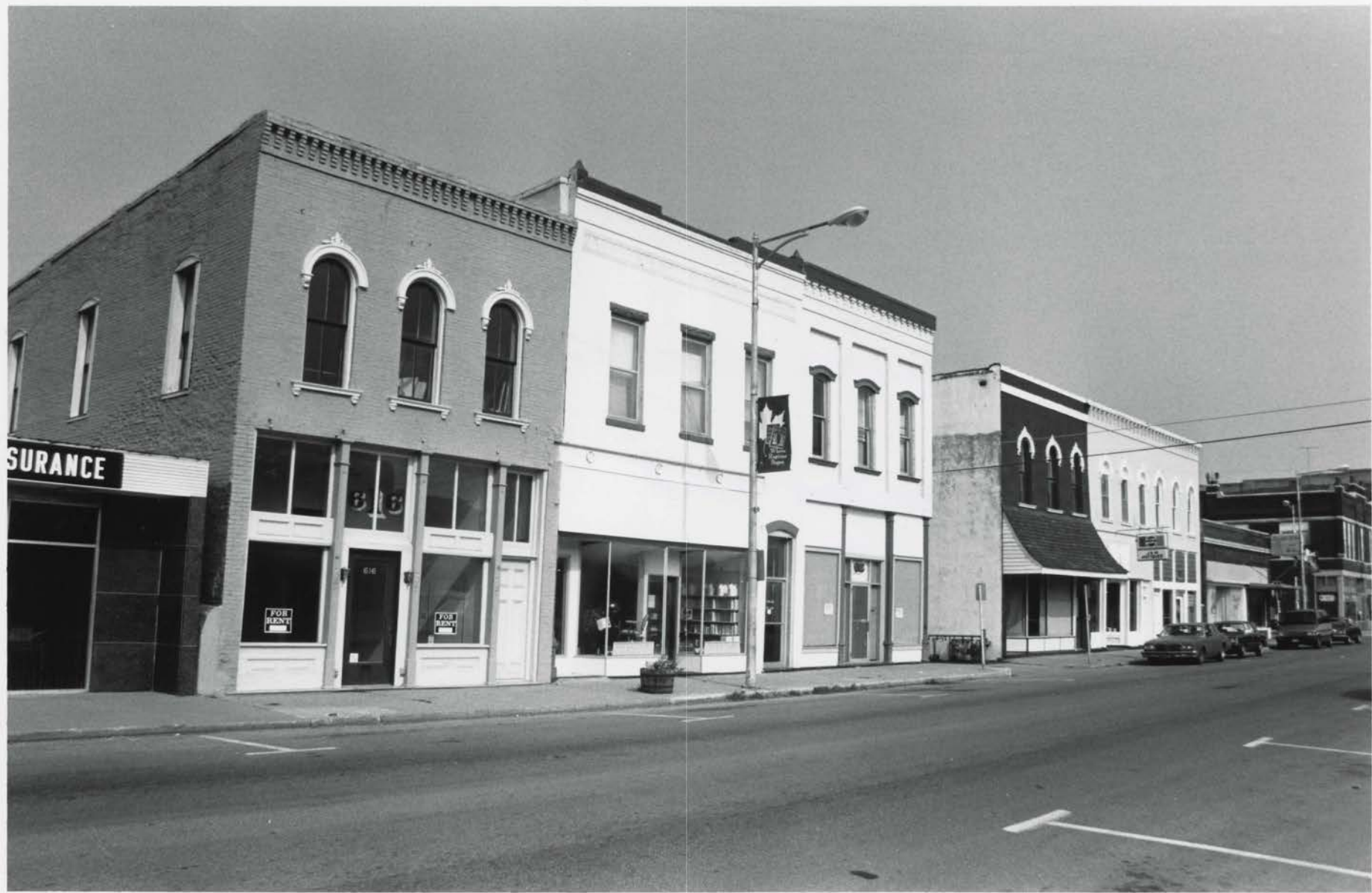
photographer: The URBANA Group (Alice Edwards)

Aug. 1992

Negs: Sedalia Downtown Tax District

view: looking northeast

17/18



left to right:

622 S. Ohio (outside of historic district)
616-600 S. Ohio

Sedeliz Commercial Historic District
Sedeliz, Pettis Co, MO

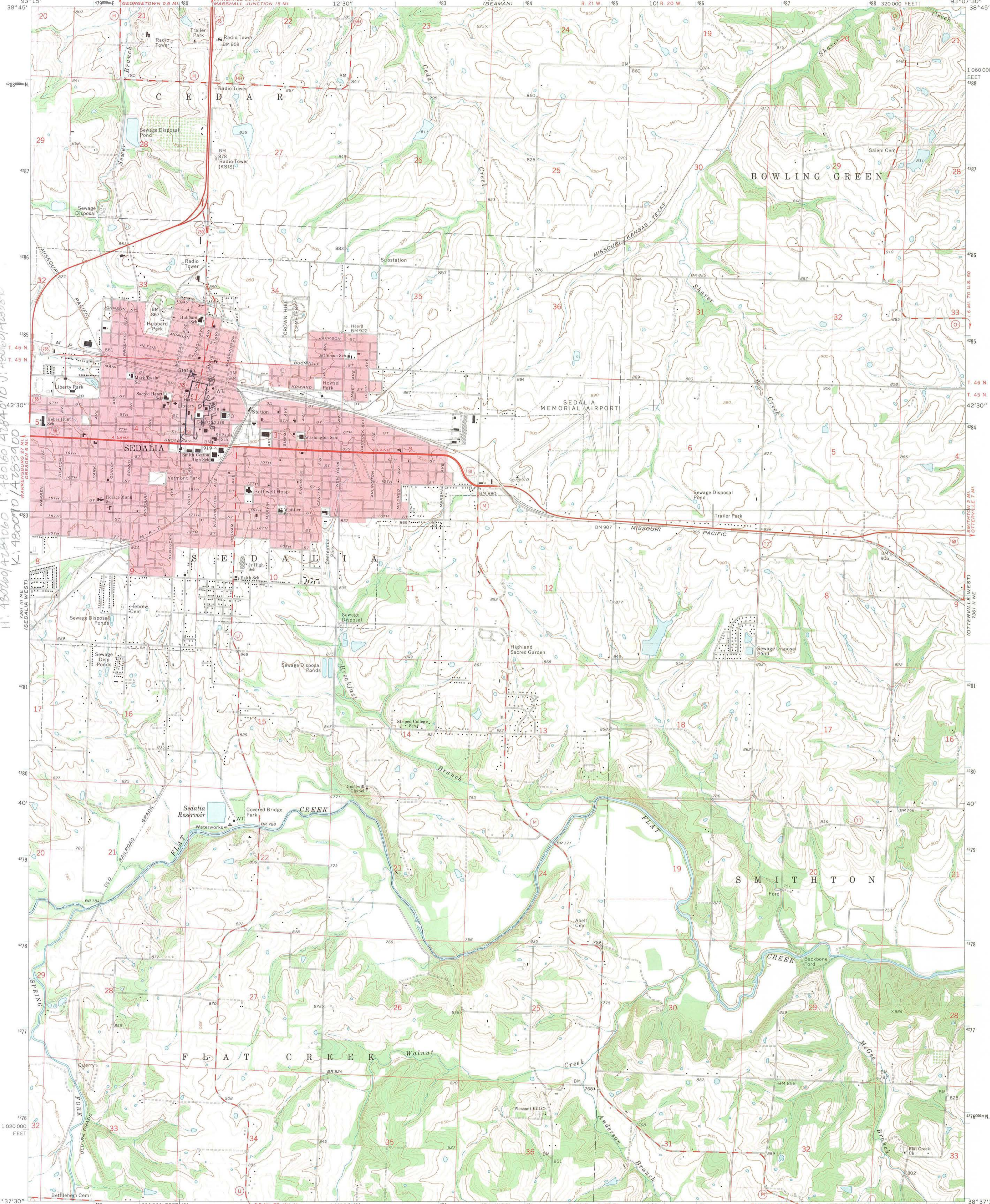
photographer: The URBANA group (Alice Edwards)

Aug. 1992

neqs: Sedeliz Downtown Tax District

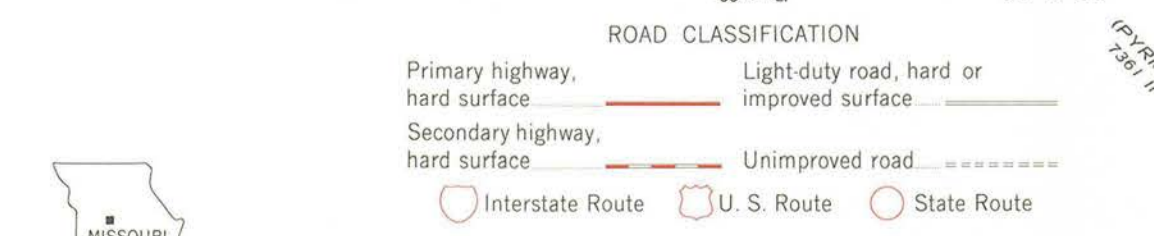
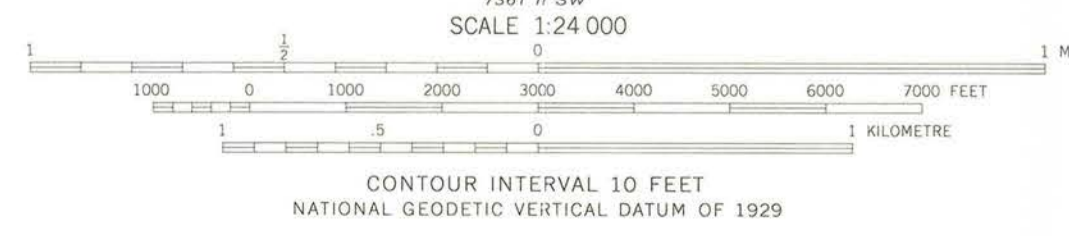
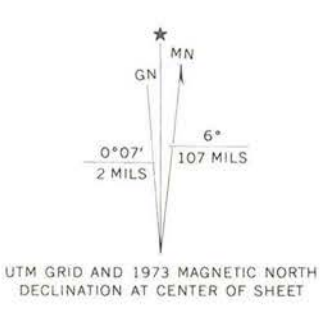
view: looking northwest

#18/8



Sedalia Camera Club Historic District
Pettis Co., MO
Zona 15 A: 48040/4284500 E: 480310/4284110
C: 480280/4284180 D: 480260/4284210
E: 480240/4284240 F: 480220/4284270 G: 480200/4284300
H: 480180/4284330 I: 480160/4284360 J: 480140/4284390
K: 480120/4284420

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial
photographs taken 1972. Field checked 1973
Supersedes map dated 1944
Projection and 10,000-foot grid ticks: Missouri coordinate
system, central zone (transverse Mercator)
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue. 1927 North American datum
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SEDALIA EAST, MO.
N3837.5-W9307.5/7.5
1973
AMS 7361 II NW-SERIES V879

National Register of Historic Places

Note to the record

Additional Documentation: 2001

Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>68</u>	<u>25</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>68</u>	<u>25</u>	Total

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

N/A

Number of contributing resources
previously listed in the National
Register.

2

6. Function or Use

Historic Function
(Enter categories from instructions)

- COMMERCE/TRADE/specialty stores
- COMMERCE/TRADE/restaurants
- COMMERCE/TRADE/department stores
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/organizational
- GOVERNMENT/courthouse

Current Functions
(Enter categories from instructions)

- COMMERCE/TRADE/specialty stores
- COMMERCE/TRADE/financial institution
- DOMESTIC/multiple dwelling
- GOVERNMENT/courthouse

7. Description

Architectural Classification
(Enter categories from instructions)

- Romanesque
- Italianate
- Classical Revival
- Art Deco

Materials
(Enter categories from instructions)

- foundation limestone
- walls brick
- limestone
- roof asphalt
- other terra cotta
- cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 7

Page 1

Narrative Description

Summary

The Sedalia Commercial Historic District includes 93 buildings, 68 of which contribute to the historic and architectural character of the district. Two additional buildings, the Bothwell Hotel, 103 East Fourth Street, and the Missouri Trust Company Building, 322 South Ohio Avenue, have already been listed individually in the National Register of Historic Places, and are therefore not reflected in the building counts. The boundaries of the historic district encompass the heart of the commercial core of Sedalia as a booming railroad town which continued to thrive for over seventy years. The historic development of the commercial core is evident from the street patterns, including a span of six blocks along South Ohio Avenue where the historic buildings frame a unique street angle, lending an unusual character to this main commercial thoroughfare. All of the buildings in the historic district are commercial, except 117 West Fourth Street, the First United Methodist Church. Only one of the 26 non-contributing buildings is modern. The distinction between contributing and non-contributing buildings was judged by the integrity of the exterior of the upper stories, as storefront alterations of some degree are somewhat inherent to commercial buildings. Many of the buildings classified as non-contributing are sheathed with modern aluminum or enameled panels on the upper stories. The removal of this sheathing would likely reveal historic facades, allowing these buildings to change to contributing status within the historic district. In a few cases, the historic fabric of a building may be seen through portions of the modern sheathing. Despite the later cladding on some of these buildings, the facade proportions, and rhythm and shape of the building units, remains historic. The contributing buildings range in date from c. 1870 to c. 1936. While alterations have occurred within the historic district, overall the district maintains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Introduction

Located in west central Missouri approximately sixty miles west of Jefferson City on Highway 50, Sedalia has held an important regional location in the state since the 1860s (see Figure 1). Seventy miles southeast of the Kansas City metropolitan area and about seventeen miles south of Interstate 70, Sedalia developed as a railroad town, with the Missouri Pacific and the Missouri, Kansas and Texas Railroads giving a great boost to the community economically, and therefore commercially. The Sedalia Commercial Historic District is near the center of the town, and begins just two blocks north of Highway 50, known as Broadway through town. As the county seat of Pettis County since 1865 and the home of the Missouri State Fair since 1901, the attractions of the town have reached beyond its functions as a commercial center.

The Sedalia Commercial Historic District represents the highest concentration of historic buildings which remain in the central business district. The historic district focuses on South Ohio Avenue, spanning six blocks along this major thoroughfare of the central business district. Originally a cow path (according to local legend), South Ohio Avenue became the point of expansion of the earliest business district which had developed on Main Street near the Missouri Pacific line which reached Sedalia in 1861. When the town began booming after the Civil War, brick buildings were replacing frame buildings, due in part to the availability of brick and instigated by fires in frame buildings. Much of this building began occurring along the "cow path" which headed south from Main Street, a path which turned at a point two blocks north of Main Street. The effect of the "cow path" today is an interesting and inviting angle on the main business street, creating an attractive view of historic commercial architecture ranging from the 1870s to the 1930s (see photo #1/18).

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet**Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri**Section number 7

Page 23

207 South Ohio Avenue, (Wilken Music Co.), c. 1880, no style. Rectangular plan, two stories, brick (sheathed) walls. The historic appearance of this building is completely covered by aluminum sheathing. The storefront is altered with a recessed aluminum frame door to the south with 3-light display windows to the north above turquoise enamel panels; the end piers are also sheathed in enamel panels. An aluminum "cornice" is over the storefront. Turquoise panels continue upward for half of the building's facade with a sign panel attached above the "cornice" area. The second story is entirely sheathed in silver aluminum panels. This building is adjacent to 205 and 209 S. Ohio. (photo #16/18) **INC**

209 South Ohio Avenue, Smith & Cotton Building, (Singer), c. 1880, Romanesque Revival influence. Rectangular plan, one story, stone foundation, stone and brick walls, shed roof with tile coping. The first story been altered with an on-angle recessed storefront with an aluminum frame entry to the north and two large display sash to the south over a modern brick bulkhead. The storefront is framed by the original rock-faced stone piers with rounded corners, stone bases, and carved stone capitals. The storefront lintel is sheathed as is the upper transom area with its applied "Singer" sign. An upper lintel has a carved stone face block at the south end; the north end has two sets of paired foliated carved consoles resting on the lintel and supporting clustered columns without capitols. Random rock-faced ashlar (painted white) covers the upper section. (The building's upper stories and cornice were removed in the 1930s.) The stone storefront returns for one bay with a blind window on the south alley elevation; the remaining elevation is brick over a stone foundation. Five brick first story infilled openings with stone lintels; the second story has infilled openings that were cut off when the upper stories were removed. This building is adjacent to 207 S. Ohio and an alley to the south. (photo #16/18) **INC**

211 South Ohio Avenue, (Drenon and Drenon Optometrists), c. 1880, no style. Rectangular plan, two stories, brick walls (sheathed), stepped shed roof. The historic appearance of this building is concealed behind aluminum sheathing. The storefront has been altered to be a deeply recessed area with pink enamel paneled sides. Two aluminum framed doors are at the north end with a three-part high sash to the south above a high permastone bulkhead. Overhanging flat suspended canopy. The north/alley elevation is painted brick (5-course common bond) with all first story openings brick infilled, although the double rowlock segmental arches remain. The second story has two 1/1 sash to the west and five 1/1 sash to the east with double rowlock segmental arches. Remnants of original brick quoins return on the alley elevation on the second story. This building is adjacent to 213-215 S. Ohio and an alley to the north. (photo #16/18) **INC**

213 South Ohio Avenue, (I-Land Internet Services), c. 1876; altered c. 1910, Chicago style influence. Rectangular plan, two stories, yellow brick. The first story is altered with a recessed aluminum frame door with 1-light transom. Three modern display sash above wood frame bulkhead to the north of the entry. The storefront transom has been in-filled with concrete. The second story is comprised of one large bay with Chicago style windows (large fixed sash framed by 1/1 double hung sash) with four transoms. Stone lug sill continues across expanse of building. A corbelled band tops the bay and is repeated above the missing metal cornice (evidenced by brick and removed wood framework). (photo #16/18) **IC**

215 South Ohio Avenue, (I-land Internet Services), c. 1876; altered c. 1910, Chicago style influence. Rectangular plan, two stories, buff brick. Interior connection to 213 South Ohio. The first story is altered with a recessed aluminum frame door with 1-light transom. Three modern display sash above wood frame bulkhead to the north of the entry. Metal piers shared with buildings to north and south. The storefront transom is covered with wood planking. The second story has one large bay with Chicago style windows (large fixed sash with transom framed by 1/1 double hung sash with transoms). Stone lug sill. Metal hood tops the bay. Missing metal cornice is evidenced by change in brick and removed wood framework. Corbelled parapet. (photo #16/18) **IC**

217 South Ohio Avenue, (R C Fun Center), c. 1880, no style. Rectangular plan, two stories, brick (sheathed) walls. The historic appearance of this building is concealed beneath aluminum panels in combination with 219 S. Ohio. The altered storefront has a recessed center aluminum frame entry with flanking modern display sash above sheathed bulkheads. An excellent terrazzo tile entryway has "BICHSEL'S" set in tile. An overhanging suspended flat canopy extends across 219 S. Ohio. The second story is totally sheathed. This building is adjacent to 213-215 and 219 S. Ohio. (photo #16/18) **INC**

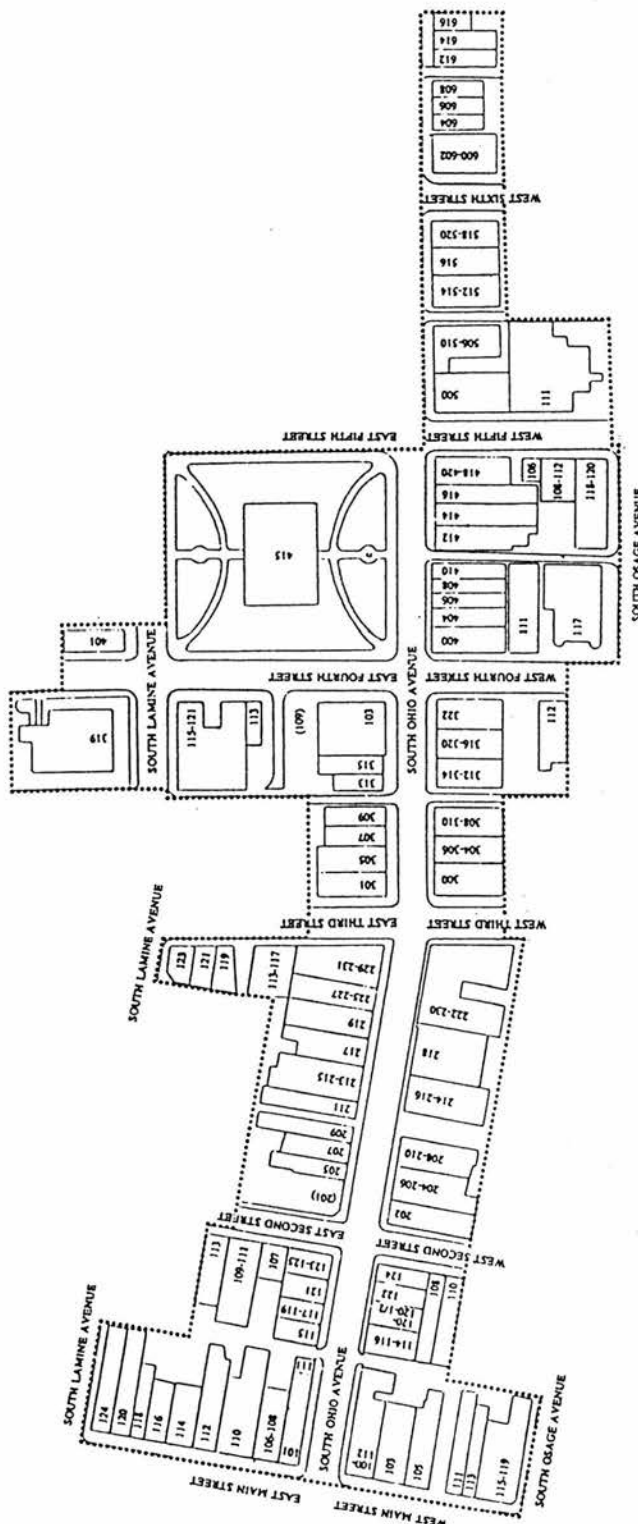
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 7

Historic District Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



KEY
 ●●● HISTORIC DISTRICT BOUNDARY
 [100] BUILDING ADDRESS

SCALE
 0 100 FEET

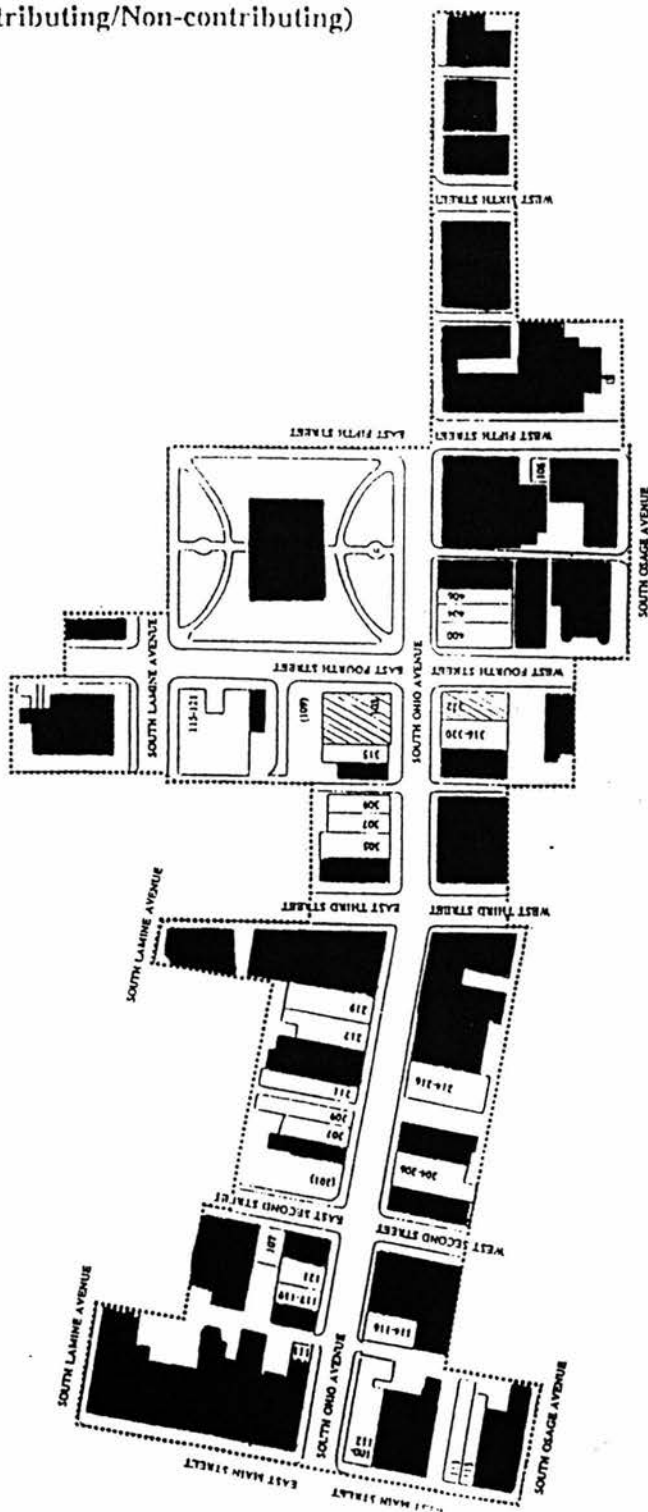
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 7

Building Status Map (Contributing/Non-contributing)

SEDALIA COMMERCIAL HISTORIC DISTRICT



- KEY**
- HISTORIC DISTRICT BOUNDARY
 - CONTRIBUTING BUILDING
 - NON-CONTRIBUTING BUILDING
 - ▨ ALREADY LISTED ON THE NATIONAL REGISTER

SCALE
0 100 FEET

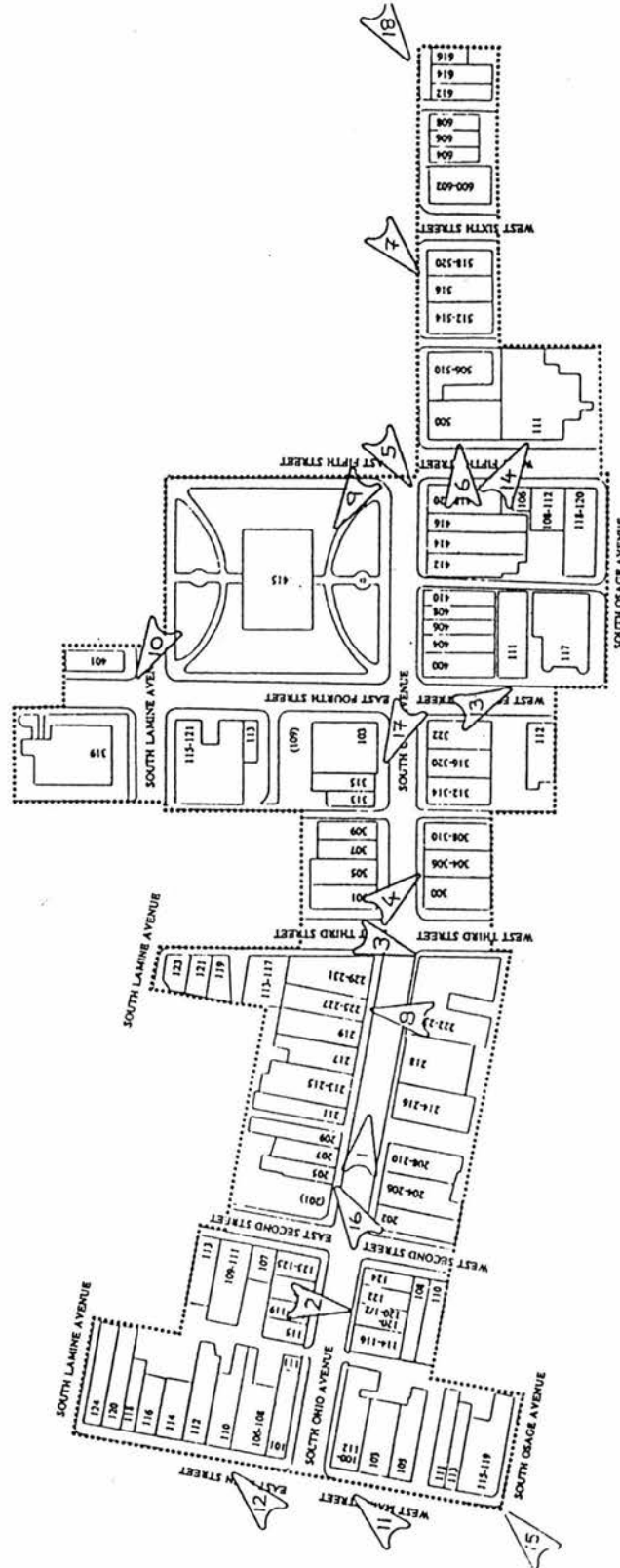
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 7

Photograph View Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



KEY

- HISTORIC DISTRICT BOUNDARY
- ▲ PHOTO VIEW

SCALE
0 100 FEET

Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

Commerce

Government

Architecture

Periods of Significance

c. 1870 - c. 1943

Significant Dates

n/a

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Sedalia Public Library

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri

Section number 8

Page 59

123-125 South Ohio Avenue. A gentlemen's furnishings store with offices upstairs and a 244-245 Ohio Avenue address was at this location by 1883. The 1888 and 1892 Sanborn Maps identify a clothing store here and was known as the David and Co. Clothing store. By the late 1890s, the Bank of Commerce was here with the Missouri and Kansas Telephone Company upstairs. The building served as a general merchandise store in 1908. The American Exchange Bank was at 125 South Ohio Avenue by 1913 and remained through the 1920s. The 1914 Sanborn Map indicates that 123 South Ohio Avenue was a furniture store. In 1935, the Pettis National Farm Loan Association occupied the building.

205 South Ohio Avenue. By 1880, the William Courtney & Co. City Shoe Store was at this address. In 1882, the Third National Bank was organized and by 1883 the bank with telegraph offices upstairs was located on the first floor of this building. The building had a 240 Ohio Avenue address in 1883. The bank subsequently moved to 301 South Ohio, and Sol Kingsbacker established his cigar store here in 1888. The upstairs continued to be used as office space. The Famous Clothing store was here at the turn of the century with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. By 1915, A. Eisenstein & Co. Clothing Store was at this location and in the 1930s the Jiedel Vogue Shop was at this address.

207 South Ohio Avenue. In 1880, the Conover Bros. Music Store was at this location, but shortly after a dry goods store, F. B. Meyer & Co., was established at this location. The 1883 Sanborn Map indicates the existence of a dry goods store with offices upstairs and a 239 Ohio Avenue address. It soon became the E. E. Johnson Clothing Store, with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. The Western Union Telegraph and the Missouri and Kansas Telephone Co. were also at this address. In the 1930s, the building was occupied by M. Kendis Optometrist and the Hert Music Co.

209 South Ohio Avenue. Smith & Cotton Building. The 1883 Sanborn Map identifies a jewelry store with stationery being sold upstairs. The building had a 238 Ohio Avenue address at that time. This building had become the site of J. West Goodwin's Bazoo Printing Office in 1888. In 1892 and 1898, the building was vacant according to Sanborn Map information. The upper stories of the three-story structure were removed c. 1935. Two clothing stores were located here at one time, the Bell Clothing Co. and E. E. Johnson's clothing store. Both the 1908 and the 1914 Sanborn Maps identify that this building was used as a clothing store. The 1925 Sanborn Map indicates that this building was a store.

211 South Ohio Avenue. From 1883 until the early 1890s, a millinery shop was located at this address. In 1885, it also housed the Banker & Merchants Telegraph Co. The 1892 Sanborn Map identifies a restaurant at this site while, by 1898, the building was vacant. According to Sanborn Map information, a saloon occupied the premises in 1908 and 1914. In 1921, the Nature Health Institute was located here. The O. K. Optical Co., which occupied the building in the 1980s, was founded in 1900 by Dr. F. D. Ormond who was associated with Otto Klueber in the jewelry and optical business.

213 South Ohio Avenue. A saloon with a 235 Ohio Avenue address was located here in 1883 and lasted until the turn of the century. The 1892 Sanborn Map indicates that a telephone office was located in the northwest corner of the building. By 1904, Sol Kingsbacker Cigar Co. was located at this address. A tailor occupied 213 in 1908. By 1914, it was the home of the Stolz Mercantile Co., but soon after this it became the Cole Bros. Ladies Wear for many years. A fire in 1916 did \$7,324 worth of damage to the Stolz Co. In 1925, a store was here.

215 South Ohio Avenue: A book and stationery store was at this address in 1876. The 1883 Sanborn Map identifies a clothing business

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ~~NOMINATION~~ *Additional Documentation*

PROPERTY NAME: Sedalia Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: MISSOURI, Pettis

DATE RECEIVED: 5/30/01 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/22/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000687

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 _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA *Accept*
REVIEWER *Edson Beall*
TELEPHONE _____

DISCIPLINE *Historian*
DATE *6/28/01*

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

National Register of Historic Places

Note to the record

Additional Documentation: 2016

United States Department of the Interior
National Park Service

RECEIVED 2280

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 Sedalia Commercial Historic District-- Amendment
Other names/site number N/A
Name of related Multiple Property Listing N/A

2. Location

Street & number 202-216, 612, 201-203, 211, 217-223, 305-307, 409-413 South Ohio; 105 West Main; 107-117, 109 East Fourth; 119 West Fourth N/A not for publication
City or town Sedalia N/A vicinity
State Missouri Code MO County Pettis Code 159 Zip code 65301

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

Toni M. Prawl

07/21/16

Signature of certifying official/Title Toni M. Prawl, Ph.D., 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:)

AD Accepted

Jae Eshen Beall

9.12.16

Signature of the Keeper

Date of Action

Sedalia Commercial Historic District - Amendment
Name of Property

Pettis 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	
7	1	Buildings
		Sites
1	5	Structures
2	8	Objects
10	14	Total

Number of contributing resources previously listed in the National Register

95

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE—department store

COMMERCE/TRADE--specialty store

COMMERCE/TRADE—restaurant

COMMERCE/TRADE--financial institution

COMMERCE/TRADE—organizational

GOVERNMENT—courthouse, post office

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE—specialty stores

COMMERCE/TRADE—business offices

COMMERCE/TRADE--restaurant

DOMESTIC—multiple dwelling

GOVERNMENT—courthouse, sheriff's office

TRANSPORTATION—parking lots

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN—Romanesque Revival

LATE VICTORIAN--Italianate

MODERN MOVEMENT---Art Deco

LATE 19th & EARLY 20th CENTURY REVIVALS--

Classical Revival

Materials

(Enter categories from instructions.)

foundation: STONE—limestone, CONCRETE

walls: BRICK , WOOD—weatherboard

STONE--limestone

roof: ASPHALT

other: TERRA COTTA

CAST IRON

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Sedalia Commercial Historic District - Amendment
Name of Property

Pettis 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

Government

Architecture

Period of Significance

1870-1943

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

N/A

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: _____

Historic Resources Survey Number (if assigned): _____

Sedalia Commercial Historic District - Amendment
Name of Property

Pettis County, Missouri
County and State

10. Geographical Data

Acreage of Property 26.5

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	_____	_____	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

1	<u>15</u>	<u>480140</u>	<u>4284500</u>	3	<u>15</u>	<u>480310</u>	<u>4284470</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>480280</u>	<u>4284280</u>	4	<u>15</u>	<u>480260</u>	<u>4284210</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rhonda Chalfant, Ph.D.
organization Chalfant Consulting date February 13, 2016
street & number 619 West 32nd Street telephone 660-826-5592
city or town Sedalia
e-mail chalfant@iland.net

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.

Sedalia Commercial Historic District - Amendment
Name of Property

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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: Sedalia Commercial Historic District

City or Vicinity: Sedalia

County: Pettis State: MO

Photographer: Rhonda Chalfant, Ph.D.

Date

Photographed: January 2016

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

- 1 of 29: 115 West Fifth Street, camera facing south
- 2 of 29: 214 South Ohio Avenue, camera facing west
- 3 of 29: 216 South Ohio Avenue, camera facing east
- 4 of 29: 211 South Ohio Avenue, camera facing east
- 5 of 29: 217 South Ohio Avenue, camera facing east
- 6 of 29: 219-223 South Ohio Avenue, camera facing east-northeast
- 7 of 29: 305 South Ohio Avenue, camera facing east
- 8 of 29: 307 South Ohio Avenue, camera facing east
- 9 of 29: 202-206 South Ohio Avenue, camera facing west
- 10 of 29: 208-210 South Ohio Avenue, camera facing west
- 11 of 29: 612 South Ohio Avenue, camera facing west
- 12 of 29: 119 West Fourth Street, camera facing south, southwest
- 13 of 29: 333 South Lamine Avenue, camera facing east
- 14 of 29: 105 West Main Street, camera facing southeast
- 15 of 29: 201 South Ohio Avenue: camera facing east
- 16 of 29: 110 West Fourth Street: camera facing north
- 17 of 29: 108-112 East Fourth Street, camera facing west
- 18 of 29: 109 East Fourth Street, camera facing north
- 19 of 29: 212 South Ohio Avenue, camera facing southwest
- 20 of 29: Doughboy statue on west side of courthouse square, camera facing east
- 21 of 29: Bicycle Sculpture on courthouse square, camera facing east
- 22 of 29: Statue of Liberty replica on northwest corner of courthouse square, camera facing southeast
- 23 of 29: Drop Box on northeast side of courthouse square, camera facing west
- 24 of 29: Cannon on southeast corner of courthouse square, camera facing west
- 25 of 29: Viet Nam War Memorial on south side of courthouse square, camera facing north
- 26 of 29: Courthouse Memorial on southwest side of courthouse square, camera facing east-southeast
- 27 of 29: War Dog Memorial on southwest corner of courthouse square, camera facing north
- 28 of 29: Eternal flame on west side of courthouse square, camera facing east-northeast
- 29 of 29: Bicycle sculpture at 310 South Ohio Avenue, camera facing west

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Figure Log:

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

- Figure 1: Map of Sedalia Downtown Commercial Historic District, 1993, and Sedalia Downtown Commercial Historic District Boundary Increase, 2100
- Figure 2: Map showing Sedalia Downtown Commercial Historic District and Sedalia Downtown Commercial Historic District Boundary Increase within the Sedalia Central Business and Cultural District
- Figure 3: Map showing properties discussed in Sedalia Downtown Commercial Historic District
- Figure 4: 1896 Plat Map of Sedalia, showing downtown area
- Figure 5: Photograph, 1922, showing 214-216 South Ohio Avenue
- Figure 6: Photograph, c. 2000, showing 214-216 South Ohio Avenue
- Figure 7: Photograph, c. 1995, showing 211 South Ohio Avenue
- Figure 8: Photograph, c. 1872, showing 211 South Ohio Avenue
- Figure 9: Photograph, c. 1940, showing 211 South Ohio Avenue
- Figure 10: Photograph, 1928, showing 217 and 219-223 South Ohio Avenue
- Figure 11: Photograph, c. 1962, showing 219-223 South Ohio Avenue
- Figure 12: Photograph, 1976, showing 219-223 South Ohio Avenue
- Figure 13: Photograph, c. 1940, showing 305 South Ohio Avenue
- Figure 14: Photograph, c. 1939, showing 305 and 307 South Ohio Avenue
- Figure 15: Photograph, c. 1970, showing 307 South Ohio Avenue
- Figure 16: Drawing: c. 1873, showing 202-206 South Ohio Avenue
- Figure 17: Photograph, c. 1909, showing 202-204 South Ohio Avenue
- Figure 18: Photograph, c. 2005, showing 202-206 South Ohio Avenue
- Figure 19: Photograph, c. 2010, showing 208-210 South Ohio Avenue
- Figure 20: Photograph, c. 1939, showing 612 South Ohio Avenue
- Figure 21: Photograph, c. 2003, showing 612 South Ohio Avenue
- Figure 22: Drawing, c. 1888, showing 105 West Main Street
- Figure 23: Photograph, c. 1900, showing 105 West Main Street
- Figure 24: Photograph, c. 1910, showing 119 West Fourth Street
- Figure 25: Drawing, c. 1870, showing 214, 216, 218, and 220 South Ohio Avenue
- Figure 26: Photograph, c. 1935, 208 and 210 South Ohio Avenue
- Figure 27: Postcard, c. 1900, 201 South Ohio Avenue
- Figure 28: Photograph, c. 1960, 201 South Ohio Avenue
- Figure 29: Postcard, c. 1927. 109 East Fourth Street
- Figure 30: Drawing, c. 1911, 108-110 West Fourth Street
- Figure 31: Photograph, c. 1935, 108-110 West Fourth Street
- Figure 32: Photograph, replica of Statue of Liberty dedication
- Figure 33: Photograph, c. 1927, cannon on courthouse square
- Figure 34: Photograph, c. 1988, dedication of Viet Nam War Memorial
- Figure 35: Drawing, c. 1884, Pettis County Courthouse

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Summary:

This document provides an update and revision of the Downtown Sedalia, Missouri, Commercial Historic District nomination to the National Register of Historic Places. The district, the first historic district in Sedalia, was listed in 1993 (NR, 7-28-1993). The original Sedalia Downtown Commercial Historic District covered the core of Sedalia's historic downtown, and included 93 buildings, 68 of them contributing buildings, and 25 non-contributing buildings. No structures, sites, or objects were included in the original nomination.¹

The district includes two buildings listed individually on the National Register of Historic Places—the Missouri/Sedalia Trust Company at the northwest corner of South Avenue and West Fourth Street (NR,3-29-1983) and the Hotel Bothwell on the northeast corner of South Ohio Avenue and East Fourth Street(NR,9-08-1989).² These buildings were not included in the building count.

In 2010, a boundary increase was made to the Sedalia Downtown Commercial Historic District (NR, 5-21-10); this boundary increase added properties on all sides of the original district (Figures 1, 2).³ This document addresses only the original district; an amendment will be made to the Sedalia Downtown Commercial Historic District Boundary Increase at a later date.

The original nomination of the Sedalia Downtown Commercial Historic District based the distinction between contributing or non-contributing buildings on the integrity of the exterior of the upper stories. The upper stories of many of the buildings identified as non-contributing were covered with metal siding or enameled panels in the late 1950s and 1960s. Since the original nomination was listed, several buildings previously listed as non-contributing have been returned to their historical appearance through the removal of metal siding or enameled panels. Some of these buildings should now be considered contributing buildings. Other buildings have burned or have been demolished and their status needs to be updated. One new building, the Pettis County Jail, was built in the district in 2001. An addition to the Liberty Center for the Arts, built in 2015-2016, is also in the district. In addition, the district contains objects and structures such as parking lots that were not counted and now need to be included.

More specifically, this amendment alters the status of 7 buildings from non-contributing to contributing, changes the status of 7 buildings because of their demolition (6 become non-contributing sites as vacant lots and 1 becomes a non-contributing structure), adds 4 parking lots and 1 gazebo as non-

¹The Urbana Group, National Register of Historic Places Nomination Form: *Sedalia Downtown Commercial Historic District* (Washington, D.C.: U.S. Department of Interior/National Park Service, 1993).

²Linda Donovan Harper, National Register of Historic Places Nomination Form: *The Missouri/Sedalia Trust Building* (Washington, D.C.: U. S. Department of Interior/National Park Service, 1983); Dana Pratt and Karen Kummer, The Urbana Group, National Register of Historic Places Nomination Form: *Hotel Bothwell* (Washington, D. C.: U. S. Department of Interior/National Park Service, 1989).

³Rhonda Chalfant, National Register of Historic Places Nomination Form: *Sedalia Downtown Commercial Historic District Boundary Increase* (Washington, D.C.: U. S. Department of Interior/National Park Service, 2010).

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contributing structures, adds 1 parking lot as a contributing structure, adds 1 new non-contributing buildings, and adds 12 objects. This amendment does not alter the period of significance, nor does it include a change in the boundary (Figure 3). Section 8 of this document includes additional information that further explains the context of several of the buildings and structures.

Sedalia Downtown Commercial Historic District Elaboration:

Located in the historic central business district in Sedalia, Pettis County, Missouri, the Sedalia Downtown Commercial Historic District contains a mix of commercial and government buildings. Most of the buildings in the district were built during the period of Sedalia's growth in the late nineteenth and early twentieth centuries. The facades of a few of the buildings were remodeled during the 1940s to reflect a more modern commercial style. Some had panels of Carrera glass or Vitrolite added to the storefronts; others had arched windows altered to rectangular windows or to multi-paned metal windows. Since these alterations fall within the period of significance (1870-1943), these building were included as contributing in the original nomination. Other buildings were covered with metal sheathing or metal panels during an effort to revive and modernize the downtown during the 1950s and 1960s. These building were listed as non-contributing building in the original nomination. Some of the buildings once covered with metal sheathing or metal panels have had the metal removed to reveal their historic appearance. These buildings are now listed as contributing. Two buildings, 404 and 406 South Ohio, have had their metal sheathing removed, and modern materials used to create a semblance of an historic appearance. Due to the use of modern materials, these building are still considered non-contributing.

The Sedalia Downtown Commercial Historic District is centered on South Ohio Avenue, which was the main business street in Sedalia prior to the development of shopping centers in the west and south parts of town. South Ohio Avenue bends slightly to the west at the junction of South Ohio Avenue and Third Street. Although local legend cited in the original nomination attributes the bend to the street's having followed a cow path, examination of the Original Plat of Sedalia and the plat of Smith and Martin's First Addition reveals the reason for the bend. The east-west running streets in the Original Plat were platted parallel to the planned route of the Pacific Railroad tracks that had been established before the Original Plat was filed and the north-south running streets were platted perpendicular to the east-west running streets. The South Ohio Avenue in Smith and Martin's First Addition were platted according to a compass direction of true north and the east-west streets were platted perpendicular to the north-south running streets. The point at which the two plats meet is marked by a bend in South Ohio Avenue and the similar bends in the three north-south running streets to the west and three north-south running streets to the east of South Ohio Avenue. The lots facing the north side of East and West Third Street are trapezoidal to account for the change in the direction of South Ohio Avenue.⁴

The east-west running streets were originally named after prominent figures from Missouri history and the north-south running streets, identified as *avenues* were named after states, regions, or historical figures of national prominence. By 1883, some of the street names had been changed. The east west-running streets, with the exception of Main Street and Broadway Boulevard,

⁴ Original Plat of Sedalia, Missouri, 1860; Plat of Smith and Martin's First Addition, 1865.

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were numbered. The north-south avenues retained their original names (Figure 4).⁵

The Sedalia Commercial Historic District branches out from South Ohio Avenue to include portions of East and West Main Streets, East and West Second Streets, East and West Third Streets, East and West Fourth Streets, and West Fifth Street, as well as two buildings on South Lamine Avenue (Figure 1). Much of the area bordering the Sedalia Commercial Historic District is used for surface parking lots.

The buildings in the district are built in a variety of styles, including Italianate, Romanesque Revival, Classical Revival, and Art Deco styles. For the most part, the older buildings are Italianate or Romanesque Revival. Buildings erected during the early twentieth century, including the Pettis County Courthouse, are generally Classical Revival; others erected or remodeled during the early twentieth century, such as the Montgomery Ward's building and the Uptown Theater, are Art Deco style. A few buildings reflect the influence of the Chicago style.

One building in the Sedalia Downtown Commercial Historic District has had an addition. The New Lona Theater (Liberty Center for the Arts) has an addition made 2015-2016 to the west side of the building. This addition replaced a metal porch and steep handicapped ramp that allowed access to the auditorium. The addition is handicapped accessible from the street and contains gallery and office space as well as easier handicapped access to the auditorium. The addition, built of yellow brick, mimics the arched windows of the New Lona Theater building (Photo 1).

Section 7 of this document describes the present appearance of those building that are now considered contributing, moving south along the west side of South Ohio Avenue and then moving south along the east side of South Ohio Avenue. Section 7 then describes those lots that are now vacant, moving south along the west side of South Ohio Avenue. It then describes the structures including parking lots, beginning on South Ohio Avenue, then moving to West Main Street, then East Fourth Street, then West Fourth Street. The document then identifies the objects, which are placed on the courthouse lawn and on South Ohio Avenue and West Fourth Street. The explanation for the changes in the appearance of the buildings, the buildings that have been demolished, the construction of the parking lots and other structures, and the placement of the objects is contained in Section 8—Significance.

Three tables are included with this document. Table 1 identifies those buildings originally listed as non-contributing that are now considered contributing. Table 2 identifies those buildings that have burned or have been demolished and whose status has changed. Table 3 identifies the new buildings that have been constructed within the district since the original nomination was prepared in 1993.

Buildings originally listed as non-contributing that are now contributing:

West side South Ohio Avenue:

⁵ Albert Ruger, *Bird's Eye View of the City of Sedalia* (1869); Sanborn Insurance Map, Sedalia, 18.

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214-216 South Ohio Avenue: This building, built in 1879 is a two-story, two-part commercial block with two storefronts. Each storefront has display windows and a recessed entry. A 1922 photo of 214-216 South Ohio Avenue shows the building with six evenly spaced rectangular one-over-one windows accented with limestone sills and a frieze that forms the lintels and extends across the building. A limestone frieze sits under the brick cornice (Figure 5). In the 1960s, the building was covered with burgundy painted metal panels (Figure 6). In 2012, a small fire damaged the building, and its owners chose to remove the metal sheathing as part of the repairs to the building.

The storefront of 214 South Ohio Avenue has a large recessed entry with floating display windows flanking a central doorway. The doorway is accented with white pilasters and lintel. A green and white awning hangs from the first story, covering the in-fill that covers what was at one time a transom (Photo 2).

The storefront of 216 South Ohio Avenue has a recessed entryway and large display windows. A brick bulkhead rises from the sidewalk to the display windows. A gray awning hangs over the first floor, covering the in-fill that covers what at one time was a transom (Photo 3).

The second story reveals the historic appearance of the business block. The second floor of each address has three one-over-one wooden windows with limestone sills. A band of limestone runs under the sills of the windows along the length of the building. A limestone frieze extends the length of the building above the windows and below the brick cornice. A raised pillar of bricks accents each end of the building and the center that marks the separate addresses. The cornice has three rows of common bond brick above the frieze, then four rows of stepped brick leading to a raised panel of one row of header bricks, seven rows of common bond bricks, one row of header bricks; the top of the is flush with the wall (Photos 2, 3). **2-C**

East side South Ohio Avenue:

211 South Ohio Avenue: This building, built c. 1872, is a two-story red brick building. In 1964, the owners covered the upper story of the building with a textured aluminum sheathing in a color called "Indian Coral." At the same time, the storefront was accented with permastone (Figure 7). In 2000, the owner removed the aluminum sheathing to reveal the second-story façade and rebuilt the storefront to give a more historic appearance.⁶ The building won an Excellence in Downtown Revitalization Award for Façade Renovation given in 2001 by the Missouri Department of Economic Development's Main Street Program.⁷

The original storefront had an entryway in the northern part of the façade and a large display window to the south. The original storefront had cast iron half round Doric pilasters made by the Union Iron and Foundry Co., St. Louis, on each end of the building. Above the round pilasters are square pilasters that reach to the iron reinforcement beam that runs across the front of the

⁶ Becky Carr Imhauser, *All Around Downtown* (Marceline, MO: Walsworth, 2011), 76.

⁷ Becky Carr Imhauser, *All Along Ohio Street* (Marceline, MO: Walsworth, 2006), 245.

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building and is accented with four round medallions. The second story of the original building had three bays separated by raised brick quoins. Each bay had a round arched wooden doorways that opened onto a balcony. Limestone keystones accented the arches of the doorframes (Figure 8).

By 1949, the building had been altered. The keystones over the round arched doorways on the second story had been removed, and the doors changed into round arched windows with soldier courses of brick. Brick quoins had been added, and the cornice simplified. It is possible that this remodeling was done when the building at 213 South Ohio Avenue was rebuilt, as the quoins and cornice are similar. The storefront retained the cast iron pilasters but altered the entryway to create an inset entryway on the north end of the storefront. A c. 1949 photo shows the rebuilt storefront (Figure 9).

The 2000 renovation of the building removed the metal sheathing and rebuilt the storefront. The building retained the iron pilasters. A recessed entryway is in the center of the storefront; the wooden door has a full length window and a single paned clear glass transom. A doorway to the stairs leads to the second story on the north end of the storefront. This wooden door also has a full length window and a single paned clear glass transom. Display windows are one either side of the central entryway. These windows have single paned clear glass transoms. Low wooden bulkheads support the display windows.

The second story of the west (front) façade has three bays separated by raised brick quoins. Each bay has a round arched, one-over-one, wooden window. At some point the original keystones were replaced with brick voussoirs which reach to the bottom of the cornice. The cornice consists of brick laid in a pattern of protruding, flush, and recessed bricks. A copper gutter separates the cornice from the parapet. Stepped brick quoins accent the corners of the building and separate the bays (Photo 4).

When the metal sheathing was removed, one of the windows was found to have a painted sign advertising Cole's Photography, a business that occupied the second story during the late 1940s and early 1950s. Unfortunately, this window was destroyed by a hail storm in 2005 that damaged roofs and windows in several Sedalia buildings. **1-C.**

217 South Ohio Avenue: This building, built c. 1880 and rebuilt in 1906 after a fire, is a two-story, tan brick building. The building was covered with charcoal gray metal panels in 1966 to match the building to the south at 219-223 South Ohio Avenue. In 2001-2002, the owners removed the metal panels to reveal the historic façade.⁸

A 1928 photographs shows the building with a more pronounced cornice, panels above the windows, and an exposed transom (Figure 10).

The first story has a recessed centered entryway with display windows on either side and a transom above it. The transom consists of three panels of three inch by three inch panes of obscure glass separated by metal muntins. A border of panes with engraved medallions is set one pane in from the edge of the metal frame. The obscure glass has turned a lavender color, showing its exposure to sunlight and the age of the glass. A cream and green awning hangs over the first story, covering the transom.

⁸ All Around Downtown, 79-80.

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The storefront has a center entryway with a metal framed glass door. Display windows sit on either side of the central entryway. Cream and pale green wooden bulkheads support the display windows. The off-white hexagonal tile floor in the entryway has the name *Bischel's*, the name of one of the shops that occupied the building, spelled in black hexagonal tile.

The second story has three bays with one-over-one rectangular wooden windows. The center window is wider than the side windows. A limestone frieze extends across the building and forms the window sills. A stepped brick cornice is at the top of the building. Stepped brick quoins frame the second floor. (Photo 5). **1-C.**

219-223 South Ohio Avenue: This building, built in 1907 by Edward Cassidy and named the Katie Building in honor of his wife, is a two-story, tan brick business block heavily trimmed with limestone quoins, pilasters, and frieze. In 1966, the building was covered with charcoal gray metal panels. In 2001-2002 the panels were removed to reveal the historic facade.

Early twentieth century photographs show the original storefront with a recessed central entryway and flanked by display windows on either side, a transom ran the length of the building. The second story had stone quoins, large windows covered by awnings, and a decorative cornice (Figure 10).

The first story of the building was at some point remodeled to create a central entryway with two metal framed glass doors separated by a full length metal frame window. On either side of the entryway are four large metal framed display windows with a very narrow bulkhead. The doors open onto a foyer which opens into the store. Above the entryway is a tablet reading NORTHWHER, the name of the owners of the building from 1999 through 2004. A 1962 photograph shows the transom covered with metal and shallow fabric awnings extending from the base of the transom (Figure 11). In 1966, the upper stories of the facade were covered with charcoal gray metal sheathing with vertical ribbed design (Figure 12).

Today, the first story retains the appearance of the storefront with metal framed windows and doors.

The second story revealed by the removal of the metal sheathing has cut stone quoins on the north and south ends of the building and quoins between banks of windows. Reading from north to south (left to right), quoins are located at the north corner of the building. A pair of one-over-one wooden windows is south of the quoins. A pillar of quoins separates the pair of windows from the rest of the facade. The center part of the facade has six one-over-one wooden windows evenly spaced between a tower of quoins toward the south of the facade. South of this tower is a pair of one-over-one wooden windows. At the south corner of the building is another set of quoins. Above the paired windows are limestone tablets with carved floral swags. Above the six central windows is a limestone frieze. The pillars that separate the six central windows are accented with a carved limestone detail resembling a three part tassel.

The building has an elaborate cornice. The bottom of the cornice features a limestone band that repeats the tassel motif. Above this is limestone frieze. Above the frieze is a brick parapet accented with four brick capitals with square limestone panels in the center that rise from the corners of the building and above the pilasters. In the center of the cornice is a limestone

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tablet spelling out *Katie Building*. Above the tablet is a cornice ornament constructed of Vitruvian scrolls facing one another. A modern concrete eagle perches between the scrolls (Photo 6).

305 South Ohio Avenue: This building, built c. 1880 for/by Philip Hoffman is a two-story, red brick business building.

Early twentieth century photographs show the building with a corbelled cornice, four segmental arched windows with hoods, a multi-paned transom, and display windows in the storefront (Figures 13, 14). At some point after 1960, this building was altered; its segmental arched windows were replaced with rectangular wooden windows, and its corbelled cornice was removed.

On the south end of the first story of the west (front) façade is a wooden doorway with a large window that leads to a stairway to the second story rooms. The storefront has a center recessed doorway with a pair of wooden doors with large windows in each door. The doorway is flanked by two large display windows with a wooden bulkhead beneath the display windows.

A transom of fourteen panes of obscure glass panes divided by wooden muntins and set into a wooden frame painted dark green is above the storefront. The second story has four windows. These were originally round arched windows but were changed to rectangular one-over-one wooden windows. Evidence of the change in window shape is evident in the brickwork of the second story (Photo 7).

307 South Ohio Avenue: This building, erected in 1881 by Frank Sampson, is a two story, red brick business building. Early twentieth century photographs show the building having a cornice, four segmental arched windows with hoods, a multi-paned transom, and a storefront (Figure 14). The building's transom is now revealed. It consists of sixteen panes, grouped in fours, separated by wooden muntins. The second story has four round arched windows with hoods. The hoods are modern reconstructions but resemble the hoods in early photographs of the building. The windows have original painting identifying the second story as the meeting place for the Sea Scouts, an organization of the Boy Scouts of America (Photo 8).

In 1966, burgundy metal panels were installed over the transom and on the bulkheads of the newly remodeled, deeply recessed entryway. In 2008, the metal panels were removed from the transom (Figure 15).

Buildings that have been lost:

Sedalia has lost many of its downtown buildings to fire, neglect, or demolition to make room for parking lots. The buildings discussed here are those included in the 1993 nomination of the Downtown Commercial Historic District. With the exception of 204-206 South Ohio Avenue, the buildings were listed in the 1993 nomination as contributing buildings.

West Side South Ohio Avenue:

202 - 206 South Ohio Avenue: This lot was once the site of a three story brick business block built in 1879 by James Lemke. It featured a corbelled cornice, segmental arched windows and two storefronts, one at 202-204 South Ohio Avenue and the other at 206 South Ohio Avenue (Figure 16). In the early twentieth

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century, the upper stories were remodeled. The cornice was removed, and the windows modified to reflect the influence of the Chicago style. A c. 1904 photograph shows the building with the Chicago style renovations (Figure 17).

In the 1960s, the second story portions of this business block with the addresses 204-206 South Ohio Avenue were covered with metal cladding (Figure 18).

The building was demolished in 2013 following a fire in the building adjacent to it at 208-210 South Ohio Avenue rendered the building, already in precarious condition, even more structurally unstable. A vacant lot planted with grass now occupies the site of 202-206 South Ohio Avenue (Photo 9). **1 N-C Site (Not included in resource count)**

208-210 South Ohio Avenue: This lot was once the site of a three story brick business building built c.1872. The building once had iron hood molds on the segmental arched windows. The building originally had metal window shutters on the second and third stories. A central door led to the upper stories. This building was deemed a contributing building in the 1993 nomination to the National Register of Historic Places (Figure 19).

The building was damaged seriously by a fire on December 14, 2012, and was demolished because it was hazardous (Photo 10).⁹ **1 N-C Site (Not included in resource count)**

612 South Ohio: This lot was once the site of a two-story brick building built in 1882 by William J. Klein. A c. 1939 photograph shows the building with a storefront with center entrance and display windows. The second story had three recessed bays with one-over-one segmental arched windows evenly spaced along the facade. The recessed bays are accented by raised piers separating the bays (Figure 20). The building had a simple dentiled brick cornice. A photograph of the building in 2003 shows the second story windows without the hoods and with the storefront altered (Figure 21).

The building collapsed while renovation was being done in 2005. The lot is now being used as a parking space and outdoor living space with a small garden by the occupants of the building next door at 214 South Ohio Avenue (Photo 11). **1 N-C Site (Not included in resource count)**

105 West Main Street: This is the site of a two-story, brick business block, built in 1883 by General George R. Smith. It burned in 1888, but was rebuilt in 1889. A c. 1888 drawing shows the building with storefronts on the first floor. The second story has round arches over pairs of windows and an elaborate cornice (Figure 22). A c. 1900 photograph shows the building (Figure 23).

The building burned in 1997; the fire was believed to have been caused by faulty wiring. A parking lot was put in its place; the parking lot will be described in the section on Parking Lots.

119 West Fourth Street: This is the site of the First Methodist Episcopal Church, North, built in 1888. A c. 1910 photograph shows the gray sandstone

⁹ Bob Satnan, "208/210 S. Ohio Ave. Fire," *Sedalia Democrat*, 14 December 2012.

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building in the Romanesque Revival style with two towers, round arched windows on the second floor and rectangular windows on the first floor (Figure 24). The church burned in March 2016; the cause of the fire is undetermined. The disposition of the lot remains undecided (Photo 12). **1 N-C Site** (not included in resource count)

Non-contributing buildings that have been added:

333 South Lamine Avenue: In 2000, the Federal Building, a two-story Classical Revival style limestone, brick, and terra cotta building erected in 1930 by architect James Wetmore, became the property of the Pettis County Sheriff's Office. Shortly after, a new jail was placed on Fourth Street between the existing Sheriff's Office building and the old jail; Fourth Street was closed off. The new jail was constructed of concrete and its front (west) facade mimics the round arched windows and Doric pilasters of the Federal Building. The building is connected on the north to the Federal Building and on the south to the old jail (Photo 13). **1 N-C**

Structures not originally listed in Sedalia Downtown Commercial historic District:

Parking lots: The parking lots are described as they exist today, with the dates of their construction provided. The importance of the parking lots, the reasons for their existence, and the buildings originally on the sites of the parking lots will be described and explained in Section 8-Significance.

105 West Main Street: This is an asphalt-paved public parking lot with thirty spaces. It was built here following the burning of A-I Appliance Center (Photo 14). **1 N-C**

201 South Ohio Avenue: This is an asphalt-paved, public parking lot that extends to the east to South Lamine Avenue. The section of the parking lot within the district boundaries has 24 spaces. It was built in 1967-68 following the demolition of several buildings (Photo 15). **1 N-C**

110 West Fourth Street: This is an asphalt paved private parking lot with 10 spaces; it serves the occupants of the building at 112 West Fourth Street (Photo 16). It was built following the demolition of the building at 110 West Fourth Street. **1 N-C**

108-112 East Fourth Street: This asphalt paved, private parking lot with twenty-one spaces was created out of the courthouse square and is reserved for county officials (Photo 17). **1 N-C**

109 East Fourth Street: This asphalt paved, private parking lot with spaces serves guests at the Hotel Bothwell (Photo 18). It was built at the time the hotel was built in 1927, and replaced an existing building. **1-C**

Other structures:

The structures other than parking lots are described here as they appear today. The significance of the structures and relevant buildings will be explained in Section 8-Significance.

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Gazebo Park shelter: This hipped roof, five-sided, open structure is attached to the south wall of the building at 214 South Ohio Avenue. The roof is wooden shakes, and the beams and floor are of treated lumber. Two steps rise to the floor. A bench is at the south against the building at 214 South Ohio Avenue (Photo 19). **1 N-C**

Objects not originally listed in Sedalia Downtown Commercial Historic District Nomination:

Most of the objects are located on the courthouse square. A separate site map is provided to help locate the objects and camera angles. The objects are listed in the order they appear beginning with the centerpiece of the courthouse square and moving around the courthouse in a clockwise direction. One object, a sculpture, located off the courthouse square is included in this listing. The history and significance of the objects is explained in Section 8-Significance.

Objects on courthouse square:

Doughboy Statue: This bronze statue of a World War I doughboy, poised to throw a grenade, rests on a red marble pedestal approximately five feet tall which rests on a two foot tall stepped platform of gray granite. The statue sits in the center of the west lawn of the courthouse facing west toward South Ohio Avenue; the sidewalk leading from the street to the courthouse's west entrance goes around the statue. On the west façade of the pedestal is the phrase, "Our Glorious Dead, 1917-1918." Under the phrase, the names of Pettis County's World War I dead are engraved; the list of World War I dead continues at the bottom of the north façade of the pedestal. The dead from World War II are engraved on the south and east facades. The names of the Korean War dead and the Vietnam War dead are engraved on the top of the north façade and middle of the north facade (Photo 20). **1-C**

Bicycle sculpture: This sculpture of a high-wheeled bicycle is made of black iron tubing. It points north (Photo 21). It serves as a bicycle rack so cyclists coming through Sedalia on the Katy Rail have a safe place to lock their bicycles. Although bike racks are not generally included in national register listings, the sculptural quality of this rack suggested its inclusion. **1 N-C**

Statue of Liberty: The replica of the Statue of Liberty rests on an approximately four foot tall, cut stone pedestal sitting in a star shaped planting bed with thirteen points representing the thirteen colonies. The planting bed is made of concrete and is topped with limestone capstones. The statue sits on the northwest corner of the courthouse square and faces northwest toward the corner of East Fourth Street and South Ohio Avenue. A bronze plaque on the pedestal reads: "With the faith and courage of their forefathers who made possible the freedom of these United States, the Boy Scouts of America dedicate this replica of the State of Liberty as a pledge of everlasting fidelity and loyalty Fortieth Anniversary crusade to strengthen the anniversary of liberty 1950" (Photo 22). **1 C**

Drop box: This black finished metal drop box sits on the northeast portion of the courthouse square near the parking lot for county officials. It faces east on South Lamine Avenue (Photo 23). **1 N-C**

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Cannon: This 1956 155 MM Howitzer sits on the southeast quadrant of the courthouse lawn with its barrel pointing southeast toward the corner of East Fifth Street and South Lamine Avenue (Photo 24). **1 N-C**

Vietnam War Memorial: This black marble marker topped with bronze boots, rifle, and helmet sits near the center of the south lawn of the courthouse square facing East Fifth Street near the sidewalk. The dedication reads: "Erected by the citizens of Pettis County in honor of our sons who faithfully served their nation and the cause of freedom in the Viet Nam War with special tribute to those men whose valor and devotion to duty took them from us. We remember..." The names of Pettis County's twelve Vietnam War dead are engraved on the marker in the order in which they died. The marker is flanked by two marble benches, one on each side of the memorial; each bench is inscribed "Vietnam Veterans of Pettis County" (Photo 25). **1 N-C**

Courthouse Memorial: This is a memorial to the 1884-1885 Pettis County Courthouse that burned in 1920. The memorial consists of three limestone Corinthian capitals and portion of the columns from the 1884 courthouse resting on a curved base of concrete. A marble plaque below the base shows an image of the 1884-1885 courthouse and the inscription: "Pettis County Court House Memorial 1885-1920." The columns are approximately twelve feet tall. They face west-northwest toward South Ohio Avenue and West Fourth Street (Photo 26). **1 N-C**

War Dog Memorial: This gray granite marker two feet wide by two and one half feet tall faces south on East Fifth Street. It is engraved with this inscription and an image of two dogs: "In memory and honor of our war dogs. They have served our country with devotion and selflessness. My eyes are your eyes to watch and protect you and yours. My ears are your ears and detect evil minds in the dark. My nose is your nose to scent the invader of your domain. And so you may live my life is also yours" (Photo 27). **1 N-C**

Eternal Flame: The eternal flame is located on the west lawn of the courthouse square to the east and south of the doughboy statue. It is a cross shaped concrete pedestal approximately 5 feet tall with a black metal burner. (Photo 28). **1 N-C**

Other objects:

Bicycle sculpture: This sculpture resembling a contemporary bicycle is located in front of the building at 310 South Ohio Avenue, facing east and pointing south. It is made of black metal tubing. It serves as a bicycle rack so that cyclists coming through Sedalia on the Katy Trail or those wishing to shop at the Pro Velo Bicycle Shop have a safe place to lock their bicycles. Although bike racks are generally not included in national register listings, the sculptural quality of this rack suggested its inclusion. (Photo 29). **1 N-C**

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Section 8—Significance

The amendment to the Sedalia Downtown Commercial historic District does not seek to alter the main context of the argument for the significance of the district. It will, however, provide a more complete background and context for the buildings whose status has been altered either by renovation so that the buildings are now contributing resources or by demolition.

The information contained in this section of the amendment to the Sedalia Commercial Historic District address four main issues:

1. the background of the 1960s alteration of downtown buildings and the attempts to remove those alterations in order to restore the historic appearance in downtown Sedalia as well as the importance in Sedalia's past of those buildings that are now considered to be contributing buildings in the Sedalia Commercial Historic District;
2. the background of the downtown buildings that have been demolished or destroyed;
3. the background of the downtown buildings that have been demolished in order to create either public or private parking lots;
4. and the placement of objects on the courthouse square and downtown Sedalia.

These issues will be addressed in the order they are listed.

Background of Sedalia's "modernization" and the subsequent attempts to create a more historic appearance in the Sedalia Downtown Commercial Historic District:

An explanation of the attempt to create a more historic appearance to downtown Sedalia must begin in the 1960s. During that decade, the development of two suburban shopping centers, one to the west and one to the south of the downtown area, threatened trade in the downtown shopping district. Local legend notes that the developer of one of these shopping centers said that he would "live to see grass growing on Ohio Street."¹⁰

In 1965, Sedalia hired the city planning firm of Hare and Hare of Kansas City to create a new long-range plan for city development. This plan focused a great deal of attention on the downtown area, whose buildings it described as "old, obsolete, and inefficient, ...even fire hazards."¹¹

This attitude reflects a larger greater movement that denounced those things from the nineteenth century as... "a disintegration of taste" or "an age of horrors." Maass explains the negative attitude toward nineteenth century architecture as part of a condemnation of an era that tolerated sweatshops and slums, and that connoted with it attitudes of pomposity, prudishness, hypocrisy, narrow mindedness, and stuffiness.¹²

One civic leader announced at a Chamber of Commerce meeting that Sedalia was "a real sick town."¹³ Other Chamber of Commerce members agreed. Hare and Hare's proposal was to create a shopping center appearance to downtown Sedalia by having South Ohio Avenue from Main Street to Fourth Street become a pedestrian mall with parking lots at the rears of the downtown buildings, and

¹⁰ Local legend repeated often by people who heard the statement.

¹¹ Hare and Hare, *A Comprehensive Plan for Sedalia* (Kansas City, MO: Hare and Hare, 1964-1965), 35.

¹² John Maass, *The Gingerbread Age* (New York: Greenwich House, 1983), 7, 9.

¹³ *All Along Ohio Street*, 173-174.

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a gathering space with restrooms, a snack bar, and a sitting area. Both the fronts of the building facing South Ohio Avenue and the rears of the buildings facing South Osage Avenue and South Lamine Avenue were to be refurbished to make the parking areas more attractive to female shoppers.

The city's businessmen accepted Hare and Hare's assessment that the downtown buildings needed updating. Although the city did not accept the exceedingly costly concept of a pedestrian mall, several business owners refinished the fronts of their buildings with metal sheathing in colors such as "Indian coral," burgundy, and gray.

By the 1980s, late nineteenth century architecture had again become trendy. The buildings reflecting 1960s taste had, according to the *Old House Journal*, begun to look more "curiously old-fashioned" than nineteenth century buildings. Furthermore, 1960s remuddlings often destroyed the craftsmanship of nineteenth century buildings.¹⁴ Maass concurred, noting that a nineteenth century New York City house modernized with metal panels, railings, and a few small windows looked "more dated than the [intact nineteenth century] brownstone next door."¹⁵

Sedalia businessmen had become aware of the importance of an attractive downtown and the potential for tourism dollars. In 1982, the Sedalia Central Business and Cultural District (CBCD) was created and an *ad valorem* tax was assessed.

A corporation called Sedalia Downtown, Incorporated (SDI) was created, and in 1993 became Sedalia Downtown Development Incorporation (SDDI) (SDDI) in 1993. The design committee of SDDI began offering small matching funds grants to those businesses that would refurbish the facades of their buildings an historically appropriate manner. Several local businesses received grants and removed the metal from the fronts of their buildings. As a result of the work of SBCD and SDDI, several downtown buildings have removed metal sheathing to reveal their historic appearance. Other buildings, while not adhering the strict historical standards for renovation, have refurbished their buildings to make them more aesthetically pleasing.

Individual building histories:

Individual building histories are being provided to give more thorough information about the buildings. The inclusion of individual building histories in no way alters the context of the original argument for the significance of the Sedalia Downtown Commercial Historic District, but seeks instead to provide a clearer understanding of how the changes in these buildings affects Sedalia's downtown.

214-216 South Ohio Avenue: This building was built in 1879 by William Ilgenfritz on the site of the Ilgenfritz Opera House and the Sedalia Post Office, both of which burned in 1872 (Figure 25).¹⁶ Ilgenfritz was an important businessman in nineteenth century Sedalia, owning not only this building, but also the building at the corner of West Third Street and South Ohio Avenue.

¹⁴ "Remuddling of the Month," *Old House Journal*, IX (December 1981), 296.

¹⁵ Maass, 109.

¹⁶ *All Along Ohio Street*, 17.

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In the 1880s, 214 South Ohio Avenue was home at various times to a hardware store, a furniture store, and a tin shop in the upstairs rooms. In the 1890s, it was a clothing store. In 1900, it was the site of T. Candito's Fruit Market. In 1904 it was the Gem Motion Picture Theatre, and in 1924 it was home to Kendis Jewelry and Optical Store. Russell Brothers Clothing Store acquired the building from 1936; in 1952, Russell Brothers remodeled the building. Russell Brothers occupied the building until the 1990s. The building is now occupied by Curry Century 21 Realty.

In 1883 J. W. Truxel's Music Store occupied 216 South Ohio Avenue. Music was an importance aspect of Sedalia's culture; the 1883-1884 *City Directory* identifies four music stores, one music publisher, and one music teacher. In addition, the Ruth Ann School of Music at 200 West Broadway provided music instruction. By the 1890s, the Ilgenfritz hardware store occupied the building and remained there into the first three decades of the twentieth century. In 1950, Elliott's Jewelry Store occupied the building; by 1962, Goodheart's Jewelry Store occupied the building. The building is now occupied by Tower Loans.¹⁷

211 South Ohio Avenue:

This building was built in 1872 by Albert H. Randolph. Its most notable early occupant was The *Sedalia Bazoo*, whose outspoken editor J. West Goodwin maintained newspaper offices in the upstairs rooms over a series of shops and taverns. The first floor was also occupied by a variety of restaurants and saloons during the late nineteenth and early twentieth centuries. From 1965-1987, O.K. Optical occupied the building; from 1987-2015, Dr. Drennon and his son Dr. John Drennon occupied the building.¹⁸

305 South Ohio Avenue: This building was built in 1881 by Philip Hoffman to house his hardware store. Although he leased the building from 1893 through 1904, Hoffman and his descendants remained the operators of a hardware store here until 1992.¹⁹ From 1993-2001, the building was occupied by a graphic arts company called 305 Spin. The Shepherd's Place, a Christian bookstore, now occupies the building.

307 South Ohio Avenue: This building was built in 1881 by Frank Sampson. In its early years, it housed a variety of stores. In 1900, the *Sedalia Democrat* had offices there. In 1927, a tailor shop run by Victor Jenns was there, and in 1937, the Glasgow Tailors were there. During the 1950s, the Sea Scouts, a Boy Scout group interested in boating, occupied the upper story. Most of their activities were centered around the newly opened Lake of the Ozarks.²⁰ In 1949, William Jackson opened a men's clothing store on the first story. The longest occupants were Mullins Men's Wear and Weller's Men's Wear. H. V. Mullins purchased Jack's Men's Wear from Jackson in 1951. In 1976, Don Weller purchased the store and renamed it Weller's Men's Wear. It closed its downtown store in 1991.²¹

Buildings that have been demolished:

¹⁷ *Sedalia City Directories*.

¹⁸ *Sedalia City Directories*, 1972, 1986. Sedalia Telephone Directory, 2012-13, 2015-16.

¹⁹ *All Around Downtown*, 100.

²⁰ Cliff McBride, Scouting Representative, interview to discuss Sea Scouts in Sedalia.

²¹ *All Along Ohio Street*, 247-249.

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Over the years, a number of buildings in the Sedalia Commercial Historic District have been lost, due to fire or delayed maintenance that resulted in the buildings becoming so unsafe that they had to be demolished. New buildings have not been erected on the lots once occupied by these buildings, giving the streetscape a truncated appearance. The building histories given here seek to provide a more thorough understanding of what Sedalia has lost.

These buildings are on the east side of South Ohio Avenue and the south side of West Main Street.

202-206 South Ohio Avenue: This building was originally a three story, red brick business block built in 1879 by James Lemke (Figure 16). It housed a number of businesses, including Blair Brothers Clothing Store. In 1880, Dr. H. W. Wood bought the building for \$37,000. E. R. Blair managed a clothing store on the first floor, rented the second story for offices and occupied the third floor dwelling. His store still occupied part of the building in 1900. The 1913 Sedalia City Directory lists the building with the address 200-202 South Ohio Avenue as the home of Waldman's Clothing Store and a number of attorneys, insurance agents, and real estate agents. In 1913, Waldman's Clothing Store occupied 202-204 South Ohio Avenue. A women's dress shop named Sagaloff's occupied the building during the 1950s; Sagaloff's remained in the building through 1972. Sagaloff's remained in the building through 1972.²²

The original nomination for this building separates 202 South Ohio from 204-206 South Ohio Avenue. However, an early drawing of the business block shows them to be one unit (Figure 16).

204-206 South Ohio Street has been occupied by clothing stores and drugstores, with office space and apartments on the upper stories. In 1900, the building was occupied by Courtney Brothers Shoe Store. The building was occupied by in 1913 by Quinn Brothers Shoe Company. During the 1950s, 204 was occupied by the Ray Jeidal, who owned the Jeidal Vogue Shop, n upscale women's clothing store. In 1965, Jeidel retired and sold the building to Mr. and Mrs. Bill Swain who managed Dora's, another upscale women's clothing store at 206 South Ohio Avenue.²³

208-210 South Ohio Avenue: This building was built by druggists Mertz and Hale in 1872. Both these men were early residents of Sedalia and respected businessmen. An early photo/drawing shows the buildings (Figure 26).

In 1900, Lodge and Staley Furniture Store occupied the building. In 1913, 208 South Ohio was the home of the Yanow Furniture Store. By 1927, Sid Condit's China Shop was there. During the mid-twentieth century, the building was occupied by a series of shoe stores. By 1937, Quinn Shoes had moved there. Quinns remained in the building into the 1950s. In 1962, Duane's Shoes was in the building, and in 1972, Priddy's Shoes occupied the building.²⁴

210 South Ohio was occupied by Mertz and Hale's Drug Store, later Mertz's Drug Store, from the late 1800s through the early 1940s. By 1950, the Ohio Street Drug Store was in the building. In 1956, George Lockett, who owned Lockett's Ladies Wear at the corner of South Ohio and West Second Street, opened a children's clothing store called Lockett's Lads and Lassies at 210 South Ohio. By 1972, Lee's Optical Company was in the building.

²² *Sedalia City Directories.*

²³ *Ibid.*

²⁴ *Ibid.*

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212 South Ohio Avenue: In 1900, Graham and Leist owned a saloon in this building. In 1913, 212 south Ohio Avenue was the location of the Apex Bar. A number of offices occupied the upper stories. From 1921 through 1933, George Kostelas maintained the Sedalia Hat and Shoe shop that advertised shoe repairs and hat cleaning and blocking. In 1937, the Palace Café was in the building. Cassing and Sons's Tavern occupied the building in 1950. In 1956, Greenwalt Studio and Camera Shop occupied the building. In 1962, Warren's Pharmacy occupied the building; Warren's pharmacy was still in the building in 1976.²⁵

612 South Ohio Avenue: This building was built by William Klein in c. 1882 to replace a frame building that had burned earlier the same year. The Klein family owned the building for over one hundred years. During much of this time, various family enterprises, including the offices of Benjamin Klein, D.D.S., occupied the second story. In 1900, the Connor and Rupard Grocery occupied the first story. In 1913, Kauffman's Music Store occupied the first story; Kauffman's remained in the building through the 1930s and 1940s. By 1950, Johnny's Hobby Shop was in the building. In 1976, Maplewood Bible and Book Store occupied the first story.²⁶ The building collapsed in 2005.

105 West Main Street: The lot was originally the site of the Smith's Opera House, built in 1882 and rebuilt in 1889 following a fire. The second story of the building served as a public hall; stores were located on the first story. In 1889, following the rebuilding, John Gallie's Buggy and Carriage Sales occupied the first story of the building. In 1892, DeBold's Restaurant was in 105 West Main Street and a second hand store was in 107 West Main Street. In 1900, A. Thomas operated a restaurant in 105 West Main Street and M. Chasnoff had a clothing store in 107 West Main Street. In 1913, this building was the location of the Globe Clothing and Shoe Company. A variety of other stores have occupied the first story. In 1925, the second story was a lodge hall. The last owner was A-1 Appliance Store.²⁷

119 West Fourth Street: In the late 1880s, the congregation of the Ohio Street Methodist Episcopal Church purchased a lot on the southeast corner of West Fourth Street and South Osage Avenue for the building of a place of worship. The gray limestone Romanesque Revival building with two towers, round arched windows on the second story and rectangular windows on the first story was dedicated in 1888 as First Methodist Episcopal Church, North, of Sedalia. The building had been continuously occupied by the congregation of Sedalia's First United Methodist Church until the building burned in March 2016.

Structures:

Background of Parking lots:

Sedalia had installed parking meters on its downtown streets and in 1950 was receiving \$24,000 per year revenue from parking fees and fines, sale of city stickers, and gasoline tax.²⁸ In 1956, Sedalia hired the city planning firm of Hare and Hare of Kansas City to develop a long range plan for Sedalia. This plan, unlike the plan completed in 1965, addressed the issue of parking, but did not address the appearance of downtown.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Sedalia Downtown Commercial Historic District nomination, 1993; Sedalia City Directories, 1900, 1904, 1913, 1924, 1936- 1952, 1962, 1972, 1990.

²⁸ *Time for Annual Report* (Sedalia, MO: Hurlbut Printing, 1950), n.p.

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One of the items studied was the lack of downtown parking. The map provided by Hare and Hare shows no parking lots on South Ohio Avenue, and only a limited number of private parking lots reserved for business employees and a few parking lots limited to customers of individual stores or businesses. Parking meters lined South Ohio, Osage, Kentucky, Lamine Avenues and Seventh, Sixth, Fifth, Fourth, Third, Second, and Main Streets. The city owned public parking lots also had meters. Hare and Hare determined that Sedalia had 742 metered spaces along the curbs and 319 unmetered spaces along curbs, 131 private off-street spaces, 50 customer spaces, and 110 public metered spaces in parking lots. They proposed adding 600 additional parking spaces in lots within one to two blocks of South Ohio Avenue. The spaces in these lots would be metered in order to cover the cost of the lots.²⁹

Sedalia began a systematic plan of building parking lots although not in the locations that Hare and Hare recommended. Their City Plan had called for the lots to be built primarily on vacant land or on land with buildings of "lesser value." The city used some vacant land, but also demolished a number of buildings to make way for parking lots. The first parking lot was built on East Main Street in 1957-58.

When the shopping centers which offered free parking came to Sedalia, many residents were upset about the costs of parking downtown and shopped more and more frequently at the shopping centers, despite the limited number of goods available there. In response to pressure from downtown businessmen and customers, the city removed the parking meters and allowed free parking in public lots in the downtown area.

Parking lots within the Sedalia Commercial Historic District:

105-107 West Main Street: This parking lot was built shortly after the building occupying the lot burned.

201 South Ohio: This parking lot was built in 1964. It extends from South Ohio Avenue on the west to South Lamine Avenue on the east. Approximately half of this lot is in the Sedalia Commercial Historic District. To construct this lot, a number of buildings were demolished, including the Dempsey Building at 201 South Ohio Avenue, built in 1887, which occupied the building from through the early 1950s.³⁰ In 1956, the building housed Mattingly's Five and Dime Store, and in 1962, it was home to Homaker's Furniture Outlet Store. At the turn of the century, the Royal Tribe of Joseph met in the upper story (Figure 27). The Central Hotel and Cafe at 108 East Second Street, and the Central Bar at 120 East Second Street, although not within the district, were also demolished, as were the other buildings on the south side of East Second Street (Figure 28). The loss of these buildings changed Sedalia's streetscape drastically.³¹

109 East Fourth Street: This customer parking lot was built in 1927 when the Hotel Bothwell was built, according to a postcard showing the hotel (Figure 29). The Hotel Bothwell, built by John Bothwell, was the city's tallest building. Prior to that time, the lot was occupied by a building used as commercial and office space; in 1923, the lot was the site of the offices of Dr. D. T. Abell.³²

²⁹ Hare and Hare, *A City Plan for Sedalia, Missouri* (Kansas City, MO: Hare and Hare, 1956), 54-64.

³⁰ *Sedalia City Directories*.

³¹ *Ibid*; Claycomb, 148-149.

³² *Sedalia City Directories*.

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108-112 East Fourth Street: This private parking was built to provide off street parking for county officials. It is shown on the map prepared by Hare and Hare in 1956.³³

108-110 West Fourth Street: This private parking lot was built in 1967 following the demolition of the *Sedalia Democrat* building, which had housed the offices of the newspaper since 1911 (Figure 30). In 1913, this building housed the *Sedalia Democrat's* offices and also the offices of the *Social Messenger*, a women's society paper in existence from 1906-1913 (Figure 30).³⁴

Other structures:

After the demolition of the building at 212 South Ohio Avenue, the lot was made into a small park. Trees were planted and a gazebo-like structure was built onto the north side of the building at 214 South Ohio Avenue. This park became a site for free piano concerts during the Scott Joplin Festival, an annual, three-day music festival honoring Sedalia as the "home of ragtime."

Objects:

Doughboy statue: This bronze statue of a World War I soldier throwing a grenade is called *The Spirit of the American Doughboy*. It was placed on the courthouse lawn in 1926. Sources differ about its cost: Imhauser says it cost \$1200, while *Sedalia Then and Now* says the statue and its base cost \$4000.³⁵ Funds were raised by American Legion Post 16. The names of Pettis County's war dead from World War I were inscribed on the granite pedestal. In 1988, the name of Pettis County's World War II, Korean War and Viet Nam War dead were inscribed on the pedestal.

The Statue of Liberty: This replica of the statue of Liberty and its thirteen pointed star base was placed on the courthouse lawn in 1950. Sedalia Boy Scouts worked with local businessman Harry Naugel to raise the \$900 necessary to buy and erect the replica. The statue was dedicated in 1950 by local Boy Scouts (Figure 32).

Drop box: The drop box was added as a convenience to allow people to pay taxes and fines without having to come into the courthouse and wait in line.

Cannon: In 1995, a 1956 model 155 MM Howitzer was placed on the courthouse lawn as a memorial to all war veterans. It replaced a World War I cannon that the American Legion had placed on the courthouse lawn in 1927 as a memorial to those who had served in World War I (Figure 33). During a scrap metal drive in 1942, the American Legion sold the cannon to the Bertman Salvage Company for \$25.³⁶

Viet Nam War Memorial: In 1988, the Viet Nam Veterans Organization placed this memorial to the twelve men from Pettis County who died in Viet Nam between 1963 and 1969 (Figure 34).

Capitals: In 2011, as an Eagle Scout project, John Beykirk organized the placement of four Corinthian columns from the 1884-1885 Pettis County

³³ Hare and Hare,

³⁴ *Sedalia City Directories*.

³⁵ *All Around Downtown, 120*; Rhonda Chalfant, William Claycomb, and Charles Wise, *Sedalia Then and Now* (Sedalia: Interstate Studios, 2010), 114.

³⁶ Chalfant, Claycomb, and Wise, 59.

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Name of multiple listing (if applicable)	

Courthouse which burned in 1920 (Figure 35). The monument was designed by Robert Rollings, a Sedalia architect.

Eternal Flame: In 1973, American Legion Post 116 placed an eternal flame on the west lawn of the courthouse in honor of those from Pettis County who served in the U. S. military.³⁷

War Dog Memorial: The War Dog Memorial, designed by and donated by was dedicated in 2003. It recognizes the contribution of trained war dogs to the nation's military effort.³⁸

³⁷ Ibid., 122.

³⁸ Ibid.

National Register of Historic Places
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Section number 9 Page 20

Sedalia Commercial Historic District - Amendment
Name of Property Pettis, MO
County and State N/A
Name of multiple listing (if applicable)

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Name of Property	Pettis , MO
County and State	N/A
Name of multiple listing (if applicable)	

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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

Boundary Description:

The boundary description for the Sedalia Downtown Commercial Historic District Amendment is the same as that for the Sedalia Downtown Commercial Historic District which reads:

Beginning at the southeast corner of the intersection of South Osage Avenue and West Main Street, proceed easterly along the south edge of East and West Main streets to the southwest corner of South Lamine Avenue and East Main Street. Then proceed southerly along the western edge of South Lamine Avenue to the rear lot line of those properties facing East Main Street. Then proceed westerly along the said rear lot line to the eastern lot line of 113 East Second Street. Then proceed southerly along the eastern lot line of 113 East Second Street to the northern edge of East Second Street. Then jog westerly along the northern edge of East Second Street to a point opposite the rear lot line of those properties facing South Ohio Avenue. Then proceed southerly along this rear lot line along the western edge of South Lamine Avenue to the northwest corner of South Lamine Avenue and East Third Street, then turn west along the northern edge of East Third Street to a point opposite the rear lot line of properties facing South Fourth Street. Turn east and follow this rear lot line to the western edge of South Lamine Avenue along the north lot line of South Lamine Avenue to a point opposite the northern lot line of 319 South Lamine Avenue (Federal Building [now Pettis County Sheriff's Office]). Then proceed east across South Lamine Avenue along the north lot line of 319 South Lamine Avenue. Then turn south along a mid-block line between the Federal Building and its parking area to the northern edge of East Fourth Street. Turn west and proceed along the northern edge of East Fourth Street to a point opposite the rear lot line of 401 South Lamine Avenue. Turn south and continue the boundary across East Fourth Street and South Lamine Avenue. Turn south and continue the boundary across East Fourth Street and along the rear lot line west across South Lamine Avenue to the western edge of this street. Continue the boundary south along the western edge of South Lamine Avenue to the northwest corner of East Fifth Street across South Ohio Avenue to the northwest corner of South Ohio Avenue and West Fifth Street. Turn south and continue along the western edge of South Ohio Avenue and West Fifth Street. Turn south and continue along the western edge of South Ohio Avenue to the southern lot line of 616 South Ohio Avenue. Then proceed west along this lot line to the rear lot line of properties fronting on the west side of South Ohio Avenue. Proceed north along said rear lot line to the southern lot line of 111 West Fifth Street (New Lona Theater [now Liberty Center for the Arts]). Then proceed west along said southern lot line of 111 West Fifth Street to the eastern edge of the parking lot located between the New Lona Theater and South Osage Avenue. Jog westerly to the northeast corner of South Osage Avenue to the southern edge of West Fourth Street to a point opposite the western lot line of 112 West Fourth Street to the northern lot line. Turn east and continue the boundary along the said northern lot line until the rear lot line of those properties facing South Ohio Avenue is reached. Turn north and proceed along this lot line and across West Third Street to the northern edge of the street. Turn west and continue the boundary to the rear lot line of those properties facing South Ohio Avenue. Turn northerly and follow said rear lot line to West Second Street. Continue northerly across West Second Street and along the western lot line of 110 West Second Street. Continue northerly across West Second Street and along the western lot line of 110 West Second Street to the rear lot line of those properties facing West Main Street. Turn westerly and continue

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the boundary along said lot line to the eastern edge of South Osage Avenue. Proceed northerly along the eastern edge of South Osage Avenue and return to the point of origin.

Boundary justification:

This area included in the Sedalia Downtown Commercial historic District Amendment contains the highest concentration of commercial and government buildings in what was the core of Sedalia's downtown business district. While city founder George R. Smith had anticipated that the city's business district would grow to the north of the railroad tracks, commercial growth instead followed South Ohio Avenue through the original plat and south into Smith and Martin's First Addition to Broadway Boulevard, now U. S. Highway 50. Many of the original buildings were wood but during the 1870s and 1880s, these were replaced with brick buildings. The district also includes areas to the east and west of South Ohio Avenue on East and West Main Street, on East and West Second Street, on East and West Third Street, on East and West Fourth Street and on West Fifth Street, as well as buildings on South Osage Avenue and South Lamine Avenue, both of which run parallel to South Ohio Avenue. These areas historically included business buildings that were built adjacent to the main business street, South Ohio Avenue.

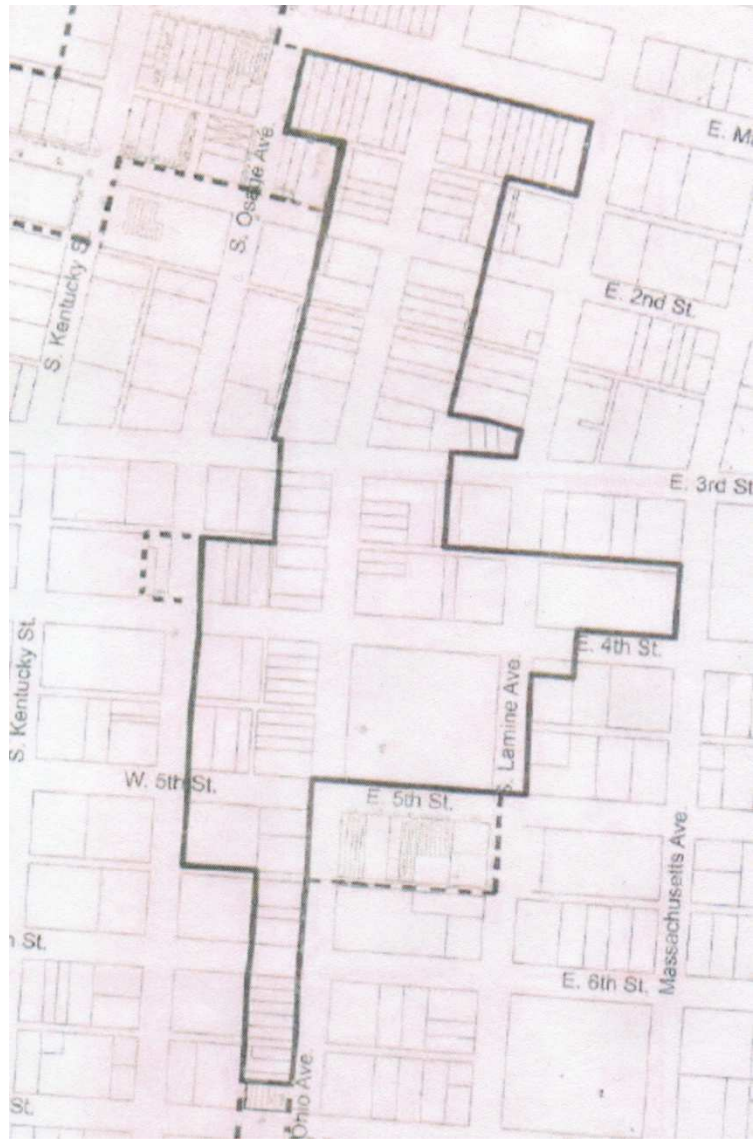
The area contains a high concentration of historic building that retain their architectural integrity and some which have recently had 1960s ear metal cladding removed to reveal their historic appearance.

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Sedalia Commercial Historic District – Amendment
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County and State N/A
Name of multiple listing (if applicable)

Figure 1: Map of Sedalia Downtown Commercial Historic District, 1993, outlined with solid line and Sedalia Downtown commercial district Boundary Increase, 2010, outlined with dotted line.

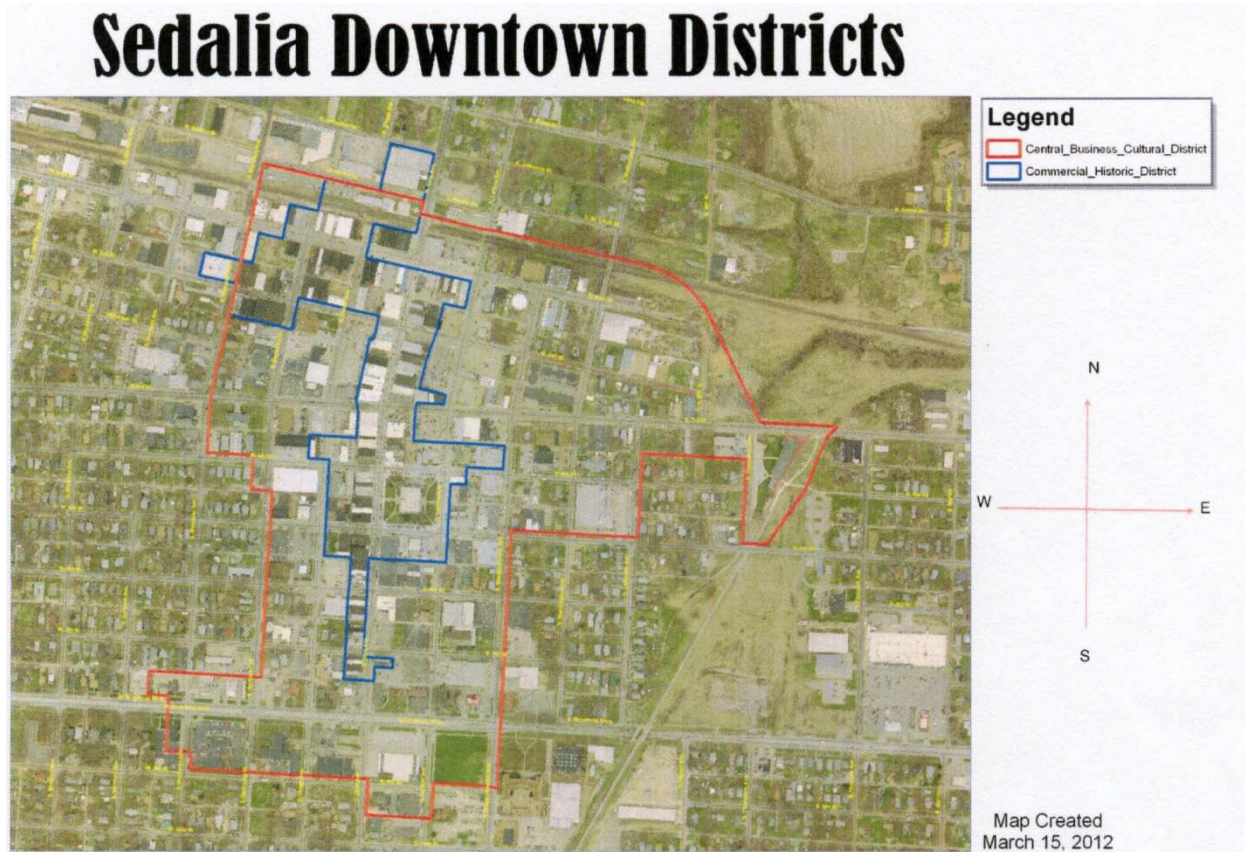


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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
Name of multiple listing (if applicable)	

Figure 2: Map showing Sedalia Downtown Commercial historic District and Sedalia Commercial Historic district Boundary Increase located within the Sedalia Central Business and Cultural District

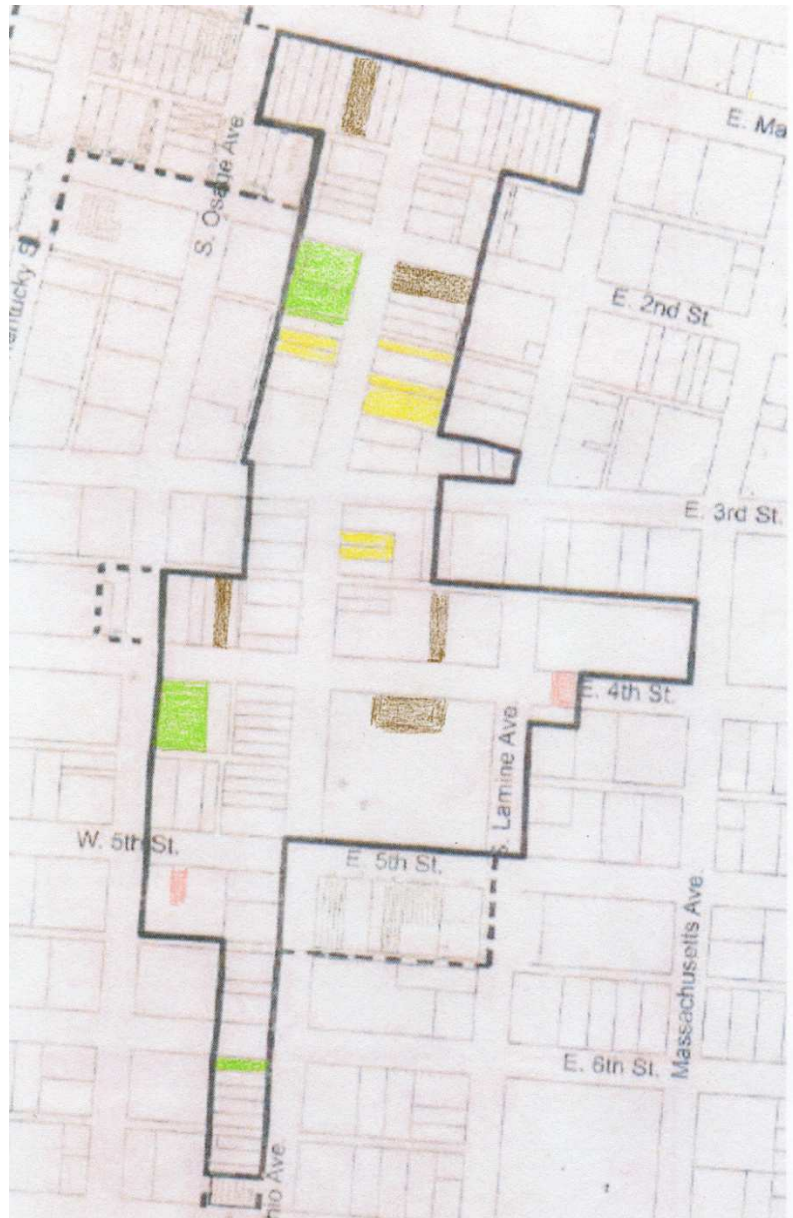


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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
Name of multiple listing (if applicable)	

Figure 3: Introductory map showing properties discussed in Sedalia Downtown Commercial Historic District Amendment. Former non-contributing properties are shown in yellow, demolished properties are shown in green, parking lots are shown in brown, and the addition to the Lone Theater (now Liberty Center for the Arts) and the new building, the Pettis County Jail are shown in pink. Two other site maps, one showing camera angles and the other showing addresses, are included in the nomination.



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Section number Figures Page 27

Sedalia Commercial Historic District – Amendment

Name of Property

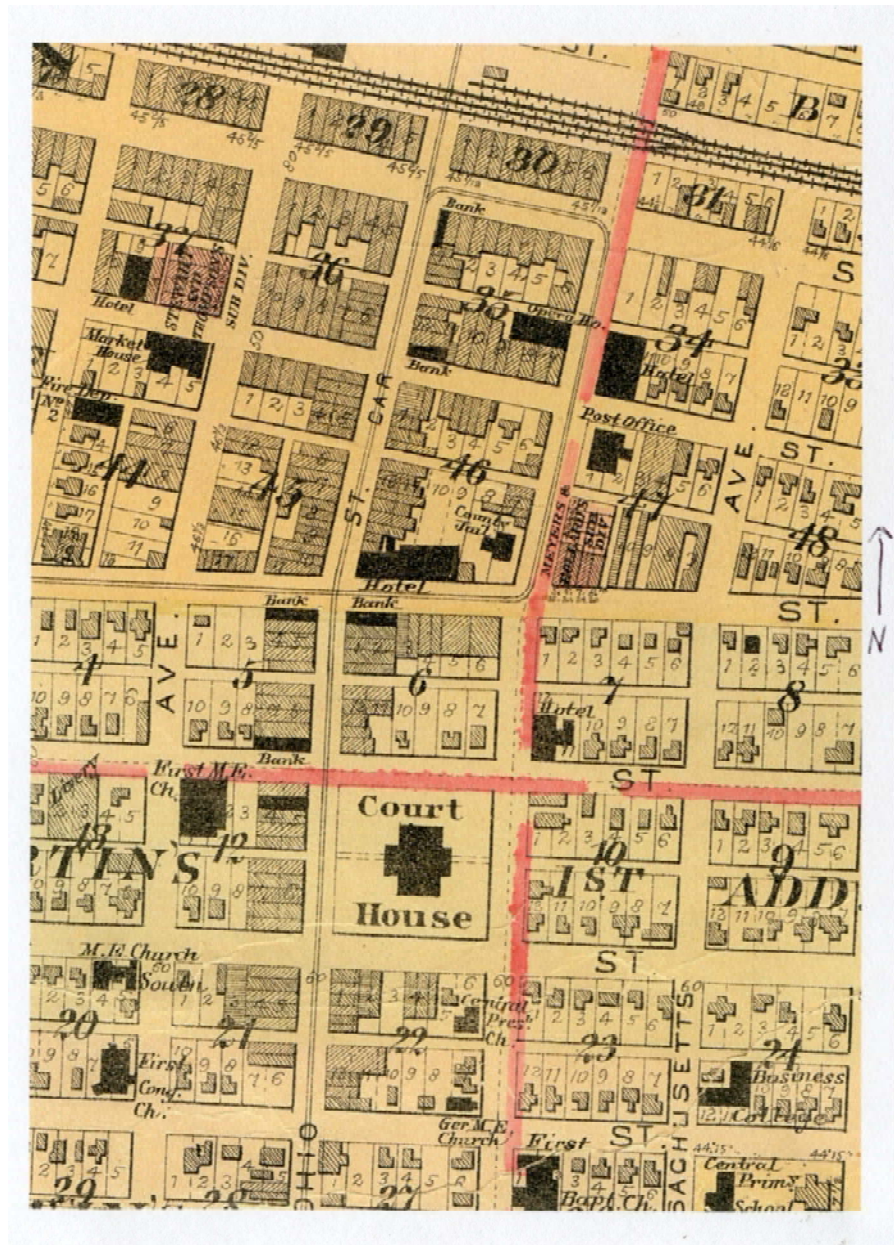
Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 4: 1896 Plat Map of Sedalia showing central business district and surrounding area, and showing the bend in South Ohio Avenue resulting from shift in relationship of plats to Pacific Railroad route, courtesy Pettis County Historical Society



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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
Name of multiple listing (if applicable)	

Figure 5: Photograph of 214-216 South Ohio Avenue, 1922, from *Sedalia, One Hundred Years in Pictures*. 216 South Ohio Avenue is immediately to the right of the Montgomery Ward store; 214 South Ohio Avenue is immediately to the right of 216 South Ohio Avenue. The appearance of the second floor windows, frieze, and cornice are evident.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
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Name of multiple listing (if applicable)

Figure 6: Photograph of 214-216 South Ohio, c. 2000. From Imhauser, *All Along Ohio Street*, 17. 216 South Ohio Avenue is marked 4 and 214 South Ohio Avenue is marked 5.

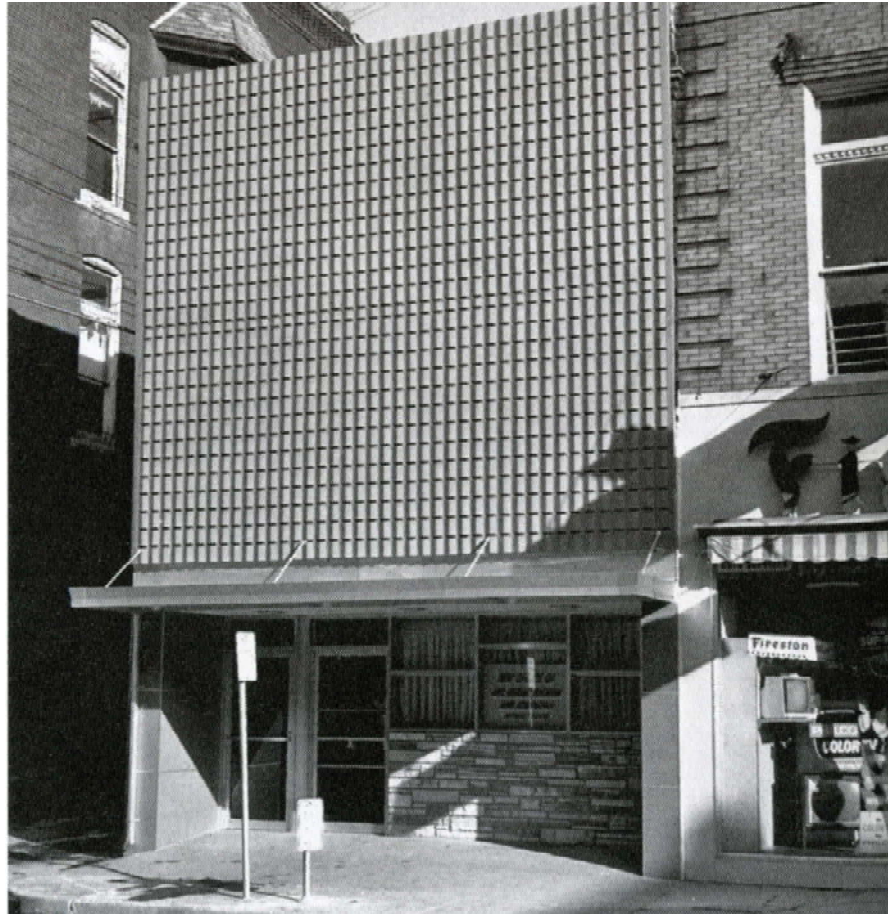


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Sedalia Commercial Historic District – Amendment
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County and State N/A
Name of multiple listing (if applicable)

Figure 7: Photograph of 211 South Ohio Avenue, c. 1995, from Imhauser, *All Around Downtown*, 76, showing 1960s era renovations



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Sedalia Commercial Historic District – Amendment

Name of Property

Pettis County, MO

County and State

N/A

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Figure 8: Photograph of 211 South Ohio, c. 1872, from Chalfant, et al., *Sedalia Then and Now*, 121, showing *Sedalia Bazoo* offices, round arched doorways, and balcony



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Sedalia Commercial Historic District – Amendment
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Figure 9: Photograph of 211 South Ohio, c. 1940, from Imhauser, *All Around Downtown*, 76, showing changes to storefront and second story



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Sedalia Commercial Historic District – Amendment

Name of Property

Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 10: Photograph of 217 and 219-223 South Ohio Avenue, 1928, from Imhauser, *All Around Downtown*, 59, showing 217 South Ohio Avenue and 219-223 South Ohio Avenue. 217 South Ohio Avenue is the building to the left of the center building; 219-223 South Ohio Avenue is the center building with the elaborate cornice identified as C. W. Flower Dry Goods Co.



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Sedalia Commercial Historic District – Amendment
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Figure 11: Photograph of 219-221 South Ohio, c. 1962, showing transoms covered



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Sedalia Commercial Historic District – Amendment

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

Figure 12: Photograph 219-223 South Ohio, c. 1970, showing metal sheathing, courtesy Becky Imhauser.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
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Figure 13: Photograph 305 South Ohio, c. 1940, showing 305 South Ohio Avenue number 4, before window renovation and cornice removal



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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
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Figure 14: Photograph of 305 South Ohio Avenue and 307 South Ohio Avenue, c. 1939, from *Sedalia Then and Now*, 183, showing window hoods and cornices. 305 South Ohio Avenue is the building immediately to the right of the building with columns on the corner; 307 South Ohio Avenue is the building with the elaborate decorative cornice immediately to the right of 305 South Ohio Avenue.



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Sedalia Commercial Historic District – Amendment
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Figure 15: 307 South Ohio Avenue, c. 1970 from *All Around Downtown*, showing metal panels over transom and recessed storefront with metal panels. The inset shows a drawing of the store c. 1976



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Sedalia Commercial Historic District – Amendment
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Figure 16: Drawing of 202 South Ohio Avenue, c. 1873, from Imhauser, *All Along Ohio Street*, 23.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
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Figure 17: Photograph 202 South Ohio Avenue, c.1909, from *Sedalia: One Hundred Years in Pictures*, 203



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
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Figure 18: Photograph of 202-206 South Ohio, c. 2005, from Imhauser, *All Along Ohio Street*, 23, showing renovated windows on 202 South Ohio Avenue and metal sheathing on 204-206 South Ohio Avenue



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

Figure 19: Photograph of 208-210 South Ohio, c. 2010 from Chalfant, et al., *Sedalia Then and Now*, 90. The awning on the left side of the building is a part of Gazebo Park, created in the space formerly occupied by the building at 212 South Ohio, which was declared dangerous and demolished before the 1993 nomination was conducted.



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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
Name of multiple listing (if applicable)	

Figure 20: Photograph of 612 South Ohio Avenue, c. 1939, from Chalfant, et al., *Sedalia Then and Now*, 21. 612 South Ohio Avenue is on the right.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

Figure 21: Photograph of 612 South Ohio Avenue, c. 2003, from Imhauser, *All Along Ohio Street*, 32

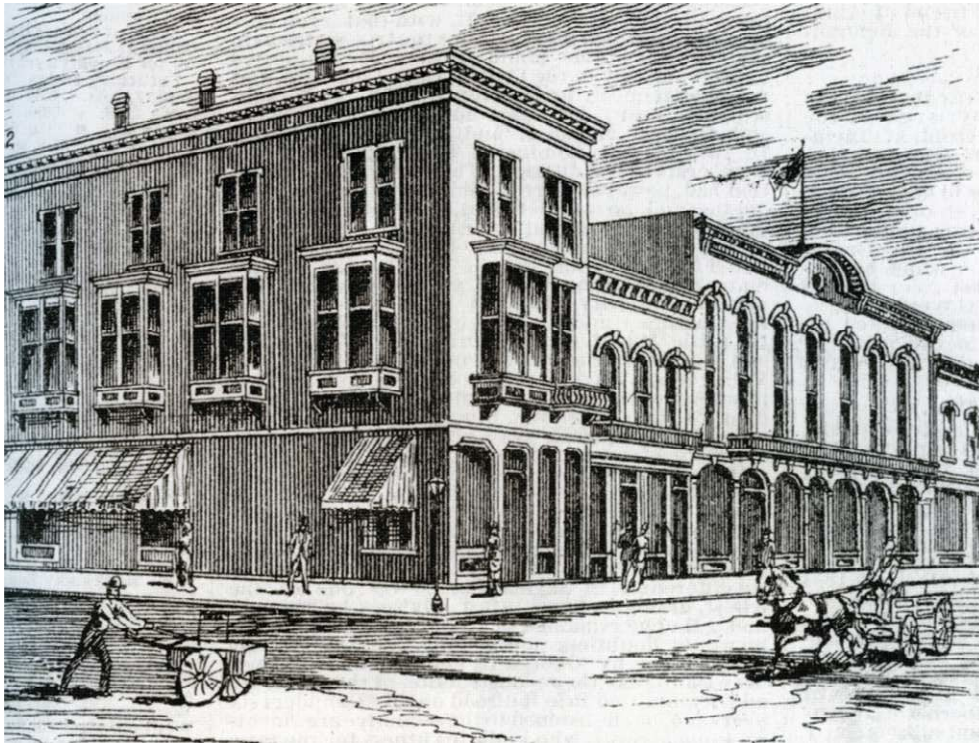


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Sedalia Commercial Historic District – Amendment
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Name of multiple listing (if applicable)

Figure 22: Drawing of 105 West Main Street, c. 1888, courtesy Becky Imhauser. 105 West Main, Smith's Opera House, is the third building on the right. The building burned in 1888 and was rebuilt with a different second story window configuration



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
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Figure 23: Photograph of West Main Street, c. 1900, from Claycomb, *Pettis County, Missouri, A Pictorial History*, 44, looking west from Ohio Avenue. 105 West Main street is the third building to the right on the south (left) side of West main Street.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
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Name of multiple listing (if applicable)

Figure 24: Photograph, c. 1910, showing First Methodist Episcopal Church, North, 119 West Fourth Street

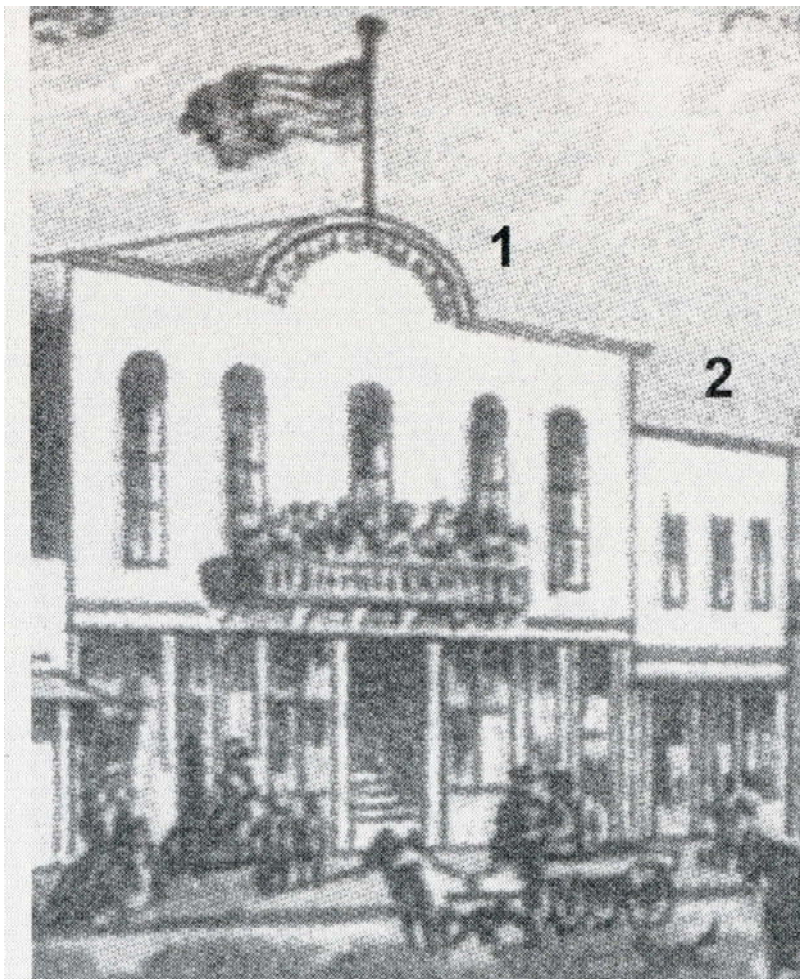


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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
County and State	N/A
Name of multiple listing (if applicable)	

Figure 25: Drawing of 214, 216, 218, and 220 South Ohio Avenue, c. 1870, from Imhauser, *All Along Ohio Street*, 17. The building identified as #1 was the Sedalia Opera House, located at 216, 218, and 220 South Ohio Avenue. The building labeled #2 was the Sedalia Post Office. Both burned in 1872. William Ilgenfritz then built brick buildings on the site.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
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Figure 26: Photograph of Mertz and Hale Drugstore, 210 South Ohio Avenue, and Quinn Brothers Shoes, 208 South Ohio Avenue, c.1935, from Chalfant, et al., *Sedalia Then and Now*, 90



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Sedalia Commercial Historic District – Amendment
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Figure 27: Postcard of 201 South Ohio Avenue, c. 1900, from Weathers, *Greetings from Sedalia, Missouri*. The Royal Tribe of Joseph fraternal order met in upstairs rooms of the Dempsey Building, which was built in 1888.



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Sedalia Commercial Historic District – Amendment

Name of Property

Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 28: Photograph of southwest corner of South Ohio Avenue and East Second Street, c. 1960, from Claycomb, *Pettis County, Missouri: A Pictorial History*, 148. These buildings were removed to make a parking lot.

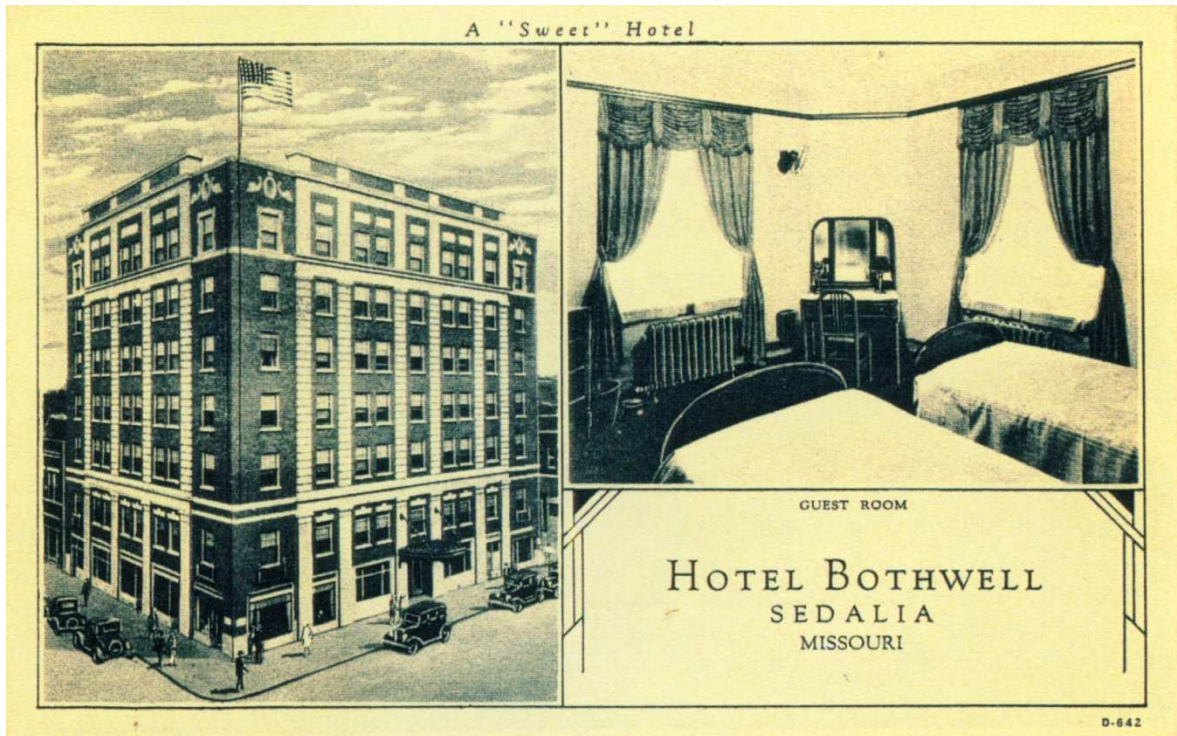


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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
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Figure 29: Postcard advertising the Hotel Bothwell and showing a portion of its parking lot, c. 1927, from Weathers, *Greetings From Sedalia, Missouri*.



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Sedalia Commercial Historic District – Amendment	
Name of Property	Pettis County, MO
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Figure 30: Drawing of building at 108-110 West Fourth Street, c. 1911, from Imhauser, *Images of America: Sedalia*, 72.



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
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Figure 31: Photograph of 108-110 and 112-116 West Fourth Street, c. 1935, courtesy Pettis County Historical Society. The *Sedalia Democrat* at 108-110 West Fourth Street is located in the center.



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Sedalia Commercial Historic District – Amendment

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

Figure 32: The replica of the Statue of Liberty located on the northwest corner of the courthouse square, was dedicated by local Boy Scouts. This photograph from Imhauser, *All Around Downtown*, 122, shows the boys at the dedication in 1950.

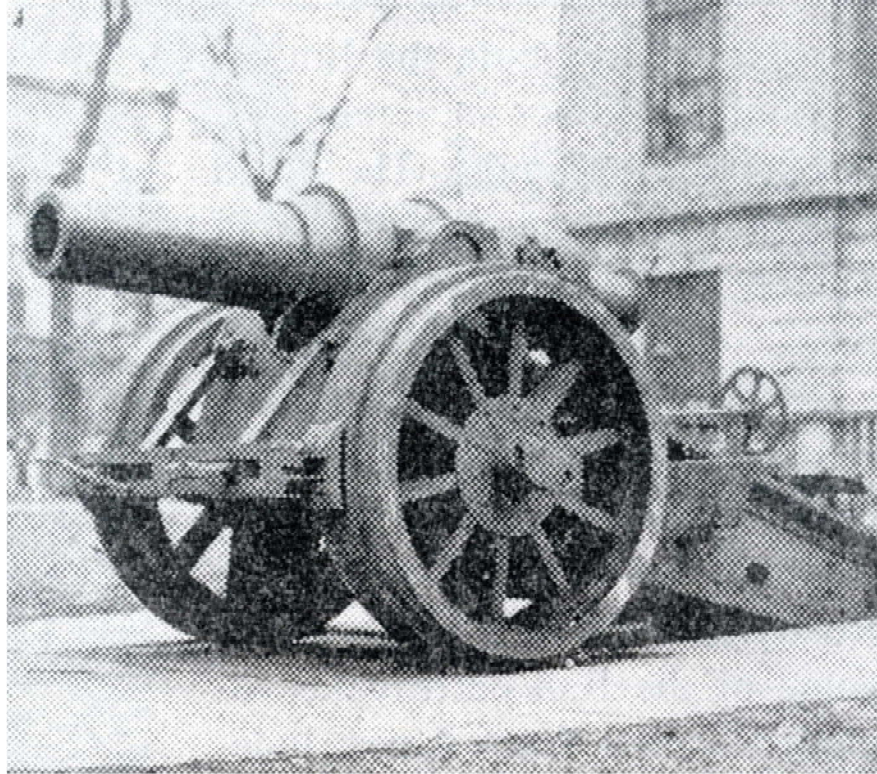


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Section number Figures Page 56

Sedalia Commercial Historic District – Amendment
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Figure 33: Photograph of the World War I German cannon placed on the courthouse square in 1927, from Chalfant, et al., *Sedalia Then and Now*, 59. It was later sold for scrap.



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Sedalia Commercial Historic District – Amendment
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Figure 34: Photograph of the dedication of the Viet Nam War memorial, 1988, from Imhauser, *All Around Downtown*, 179.



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Sedalia Commercial Historic District – Amendment

Name of Property

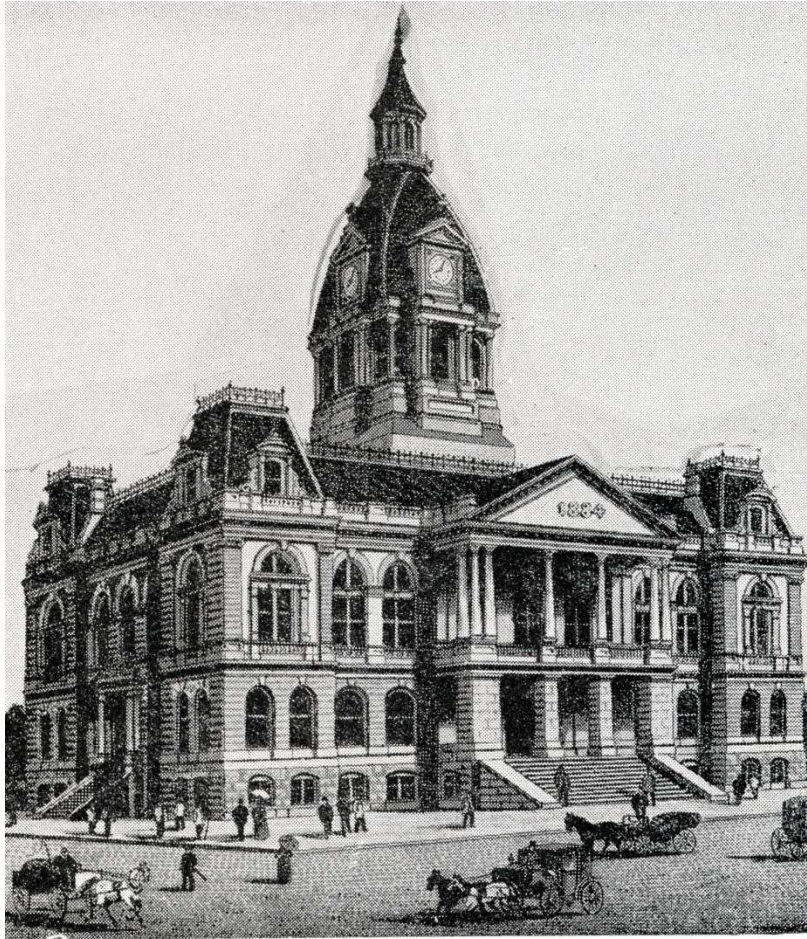
Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 35: Drawing of the 1884 Pettis County Courthouse showing columns on second story, from the *First One Hundred Years*, 49



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Sedalia Commercial Historic District – Amendment
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

Table 1: Buildings once designated as non-contributing now listed as contributing

Address

216 South Ohio Avenue
214 South Ohio Avenue
211 South Ohio Avenue
217 South Ohio Avenue
219-223 South Ohio Avenue

305 South Ohio Avenue
307 South Ohio Avenue

Table 2: Buildings once listed as contributing that have been lost:

Address	Date
202 South Ohio Avenue	2013
204 South Ohio Avenue	2013
206 South Ohio Avenue	2013
208 South Ohio Avenue	2013
210 South Ohio Avenue	2013
612 South Ohio Avenue	2005
119 West Osage Avenue	2016
105 West Main Street	1997

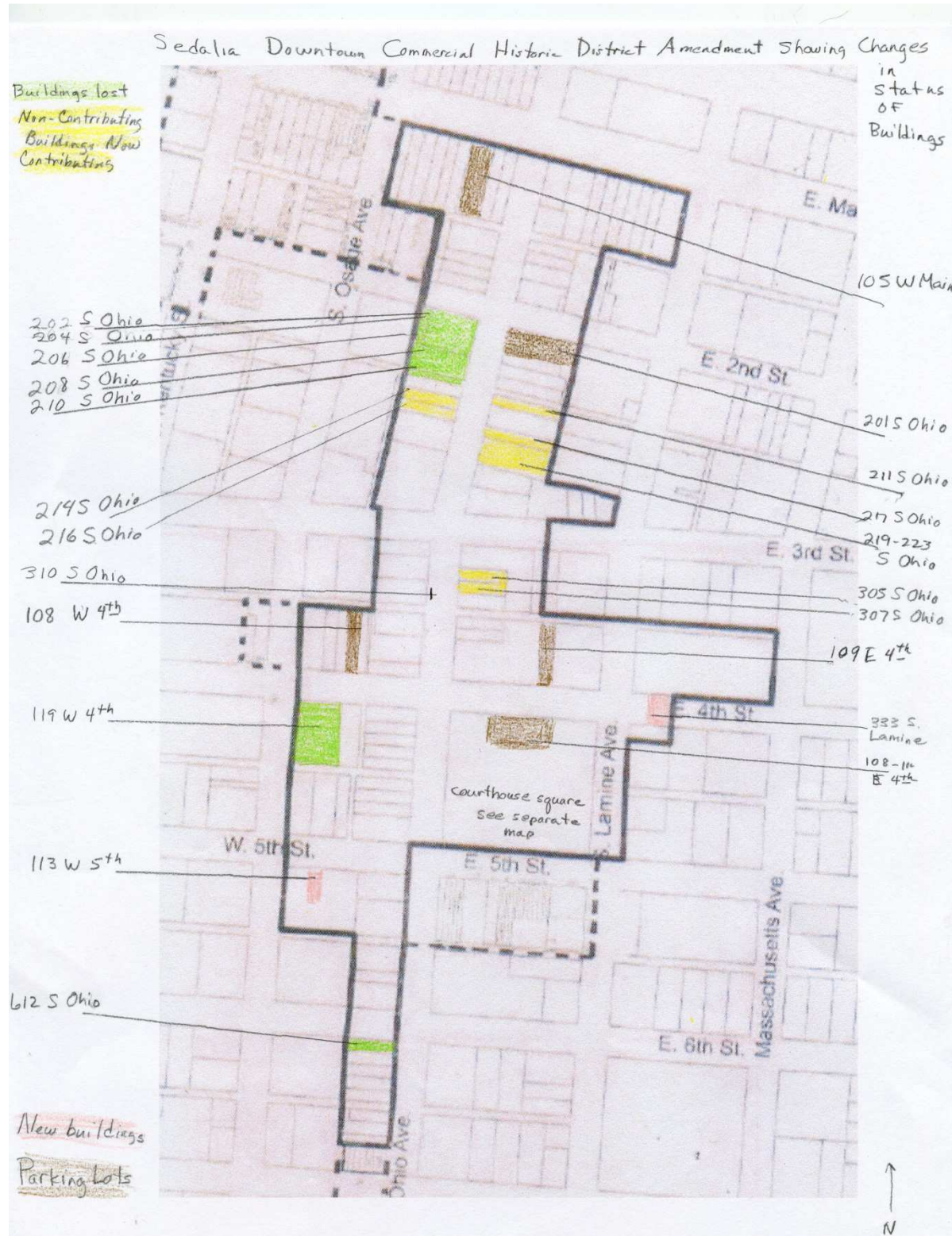
Table 3: New non-contributing buildings added within district:

Address	Date
333 South Lamine Avenue	2001-2003

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Sedalia Commercial Historic District – Amendment	
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County and State	N/A
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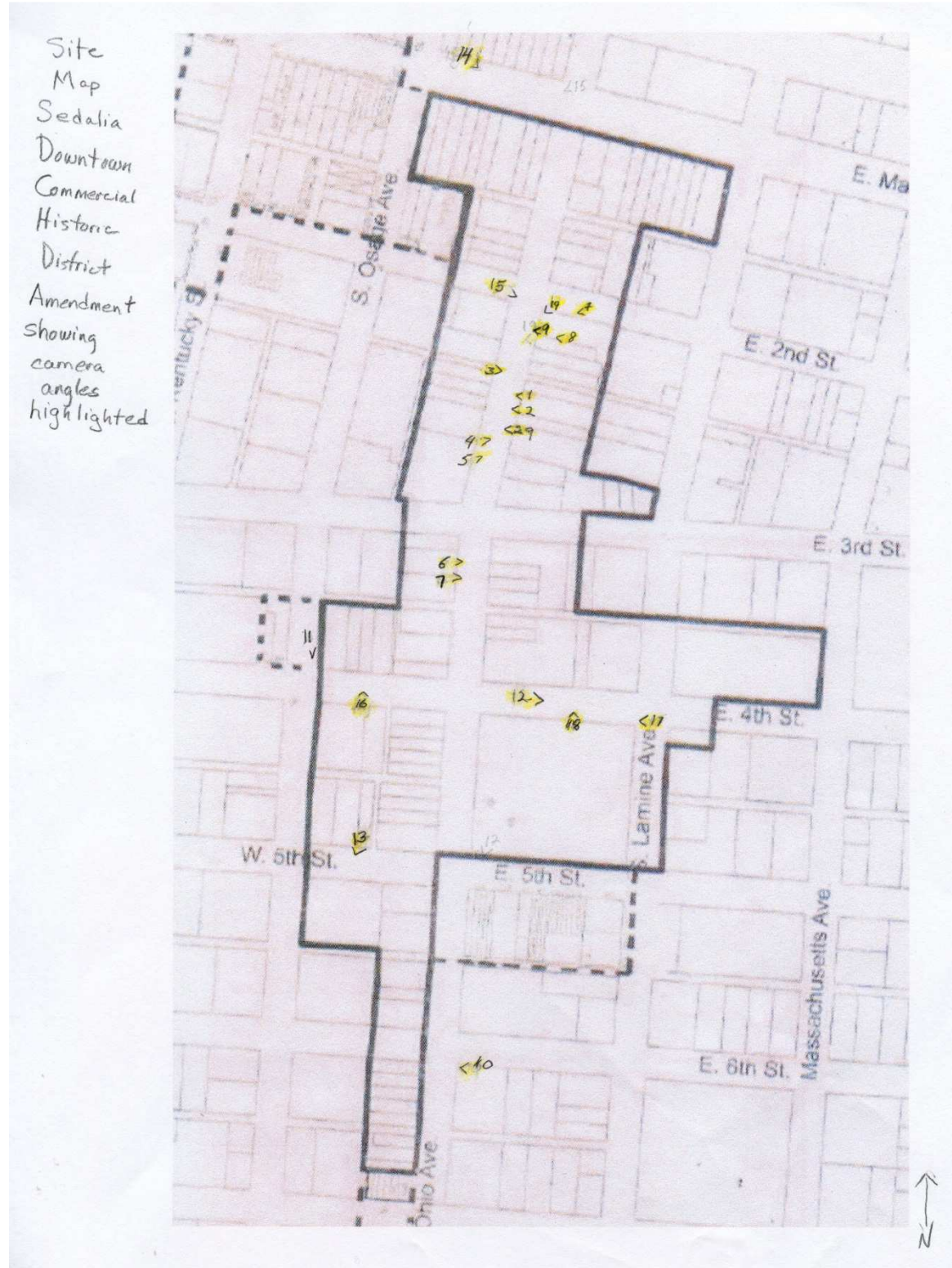
Name of Property

Pettis County, MO

County and State

N/A

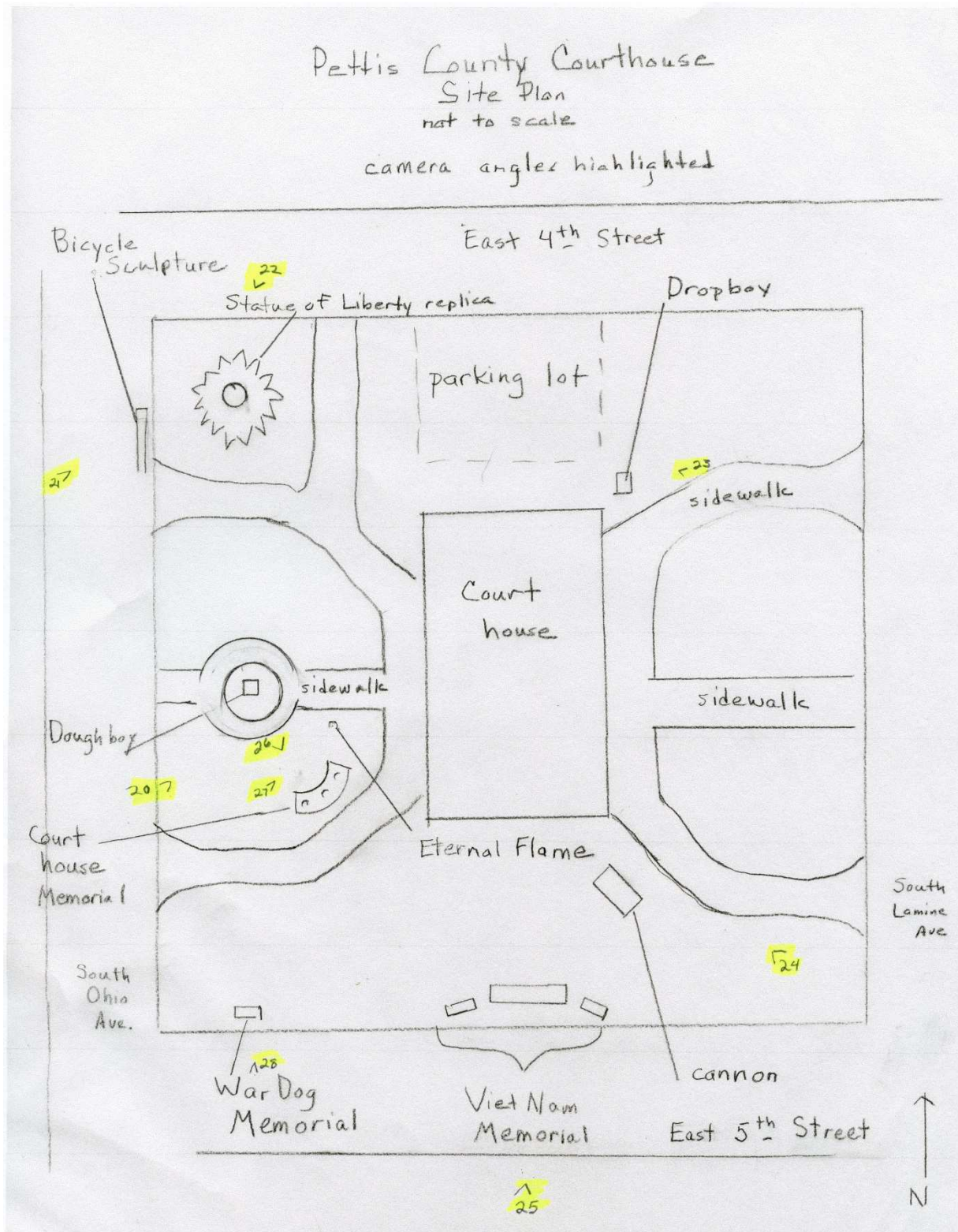
Name of multiple listing (if applicable)



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Sedalia Commercial Historic District – Amendment
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Sedalia Commercial Historic District – Amendment	
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Name of multiple listing (if applicable)	



EDVCAATION



 *Tower Loan*



 *Tower Loan*
• Personal Loans
• Sales Financing

214

 *Tower Loan*
• Personal Loans
• Sales Financing







OPTOMETRIST
John E. Drennon, D.O.
HOURS
MON - FRI 9 AM - 5 PM
SAT 9 AM - 1 PM
SUN 10 AM - 1 PM



the mason jar

the mason jar
café

211 S. Ohio



KATIE BUILDING

NOTHWEHR

219

UPTOWN

Diamonds. Watches

152
DITZFELD
660.827.2420



The Shepherd's Place
CHRISTIAN
BOOK STORE
 RESOURCES & SUPPLIES
 A PLACE TO STRENGTHEN THE SPIRIT AND FEED THE SOUL



FOR RENT

The Shepherd's Place
Christian Bookstore
 More Parking
 In Back
 Bibles
 Books





FOR RENT

Cassandra M. GIBSON

SEA SCOUTS







614

Handwritten neon sign

where uptown
meets downtown

660-473-9033

CONCRETE
Laboratory and
equipment
available here

608

The Hair
& Beauty
678-8884



Back the Right Way
Obey Mathewson!



Old Orchard

WALK

STOP

TEXAS
GKC-7035



JUANITA'S HOUSE
ANTIQUES

JUANITA'S HOUSE
Antiques
BUY - SELL - TRADE



SPEED
LIMIT
20

LENNOX

RED

bank
**PARKING BY
PERMIT ONLY**
UNAUTHORIZED PARKING IN THIS LOT WILL RESULT IN VEHICLES
BEING TICKETED AND TOWED PER STATUE NUMBER 304-157







Hotel Bothwell
PARKING ONLY

JANIE'S

Hotel Bothwell
OVERNIGHT
PARKING
HOTEL GUESTS
ONLY

CIRCUIT CLERK

TREASURER



Tower

SPEED
LIMIT
20

BUS
STOP



Hotel Bothwell
PARKING ONLY

JANIE'S B&B
827-215

GIFT SHOP





CARTHOUSE FIRE DEPT.
100 N. 3rd St.
CARTHOUSE FIRE DEPT.
100 N. 3rd St.
CARTHOUSE FIRE DEPT.
100 N. 3rd St.





VETERANS OF THE VETERANS OF
VIETNAM VETERANS OF PETTIS COUNTY

DEDICATED NOVEMBER 5, 1988





IN MEMORY & HONOR
OF OUR WAR DOGS
THEY HAVE SERVED OUR
COUNTRY WITH DEVOTION
AND SELFLESSNESS



MY EYES ARE YOUR EYES
TO WATCH & PROTECT YOU & YOURS
MY EARS ARE YOUR EARS TO HEAR
& DETECT EVIL MINDS IN THE DARK
MY NOSE IS YOUR NOSE TO SCEN
THE INVADER OF YOUR DOMAIN
AND SO YOU MAY LIVE
MY LIFE IS ALSO

K-9

200





Hotel Bothwell
DANBURG, GEORGIA

CYCLE SPORT

THEN

PRO-VELO
CYCLE SPORT

KENDA

PRBU



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Sedalia Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: MISSOURI, Pettis

DATE RECEIVED: 7/19/93
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 9/02/93

REFERENCE NUMBER: 93000407

NOMINATOR: STATE

DETAILED EVALUATION: N

ACCEPT RETURN REJECT 7/28/93 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

MEL CARNAHAN
Governor



DAVID A. SHORR
Director

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS, RECREATION, AND HISTORIC PRESERVATION
P.O. Box 176 Jefferson City, MO 65102 314-751-2479

RECEIVED

APR 7 1993

NATIONAL
REGISTER

March 31, 1993

Ms. Carol Shull
National Register Branch
Interagency Resources Division
National Park Service
800 N. Capitol Street, Suite 250
Washington, D.C. 20002

Dear Ms. Shull:

Enclosed please find the following submission from Missouri for nomination to the National Register of Historic Places.

SEDALIA COMMERCIAL HISTORIC DISTRICT
100-106 & 101-415 S. Ohio; 319 & 401 Lamine, 103-109 W. Main;
106-124 E. Main; and parts of Second-Fifth Streets
Sedalia, Missouri

This nomination was approved by our state review board, the Missouri Advisory Council on Historic Preservation, on February 19, 1993. 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 60.6 (c) 36CFR60, interim regulations, using the exact notification format recommended by the National Register.



Recycled paper

Ms. Carol Shull
March 31, 1993
Page 2

If you have any questions concerning this submission, please contact Steven E. Mitchell of my staff at 314/751-5368.

Sincerely,

HISTORIC PRESERVATION PROGRAM



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:meb

Enclosure: as stated

c: Mayor Jane Gray
The URBANA Group

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sedalia Commercial Historic District

other names/site number n/a

2. Location

street & number 100-616 & 101-415 S. Ohio; 319 & 401 Lamine; 103-119 W. Main; 106-124 E. Main; and parts of Second-Fifth Streets [N/A] not for publication

city or town Sedalia [N/A] vicinity

state Missouri code MO county Pettis code 159 zip code 65302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] 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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)

30 March 1993

Signature of certifying official/Title Claire F. Blackwell, Deputy SHPO

Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

Signature of the Keeper

Date

Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Non-contributing	
<u>66</u>	<u>26</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>66</u>	<u>26</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register.

2

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE/specialty stores
COMMERCE/TRADE/restaurants
COMMERCE/TRADE/department stores
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/organizational
GOVERNMENT/courthouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty stores
COMMERCE/TRADE/financial institution
DOMESTIC/multiple dwelling
GOVERNMENT/courthouse

7. Description

Architectural Classification
(Enter categories from instructions)

Romanesque
Italianate
Classical Revival
Art Deco

Materials
(Enter categories from instructions)

foundation limestone
walls brick
limestone
roof asphalt
other terra cotta
cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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Narrative Description

Summary

The Sedalia Commercial Historic District includes 92 buildings, 66 of which contribute to the historic and architectural character of the district. Two additional buildings, the Bothwell Hotel, 103 East Fourth Street, and the Missouri Trust Company Building, 322 South Ohio Avenue, have already been listed individually in the National Register of Historic Places, and are therefore not reflected in the building counts. The boundaries of the historic district encompass the heart of the commercial core of Sedalia as a booming railroad town which continued to thrive for over seventy years. The historic development of the commercial core is evident from the street patterns, including a span of six blocks along South Ohio Avenue where the historic buildings frame a unique street angle, lending an unusual character to this main commercial thoroughfare. All of the buildings in the historic district are commercial, except 117 West Fourth Street, the First United Methodist Church. Only one of the 26 non-contributing buildings is modern. The distinction between contributing and non-contributing buildings was judged by the integrity of the exterior of the upper stories, as storefront alterations of some degree are somewhat inherent to commercial buildings. Many of the buildings classified as non-contributing are sheathed with modern aluminum or enameled panels on the upper stories. The removal of this sheathing would likely reveal historic facades, allowing these buildings to change to contributing status within the historic district. In a few cases, the historic fabric of a building may be seen through portions of the modern sheathing. Despite the later cladding on some of these buildings, the facade proportions, and rhythm and shape of the building units, remains historic. The contributing buildings range in date from c. 1870 to c. 1936. While alterations have occurred within the historic district, overall the district maintains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Introduction

Located in west central Missouri approximately sixty miles west of Jefferson City on Highway 50, Sedalia has held an important regional location in the state since the 1860s (see Figure 1). Seventy miles southeast of the Kansas City metropolitan area and about seventeen miles south of Interstate 70, Sedalia developed as a railroad town, with the Missouri Pacific and the Missouri, Kansas and Texas Railroads giving a great boost to the community economically, and therefore commercially. The Sedalia Commercial Historic District is near the center of the town, and begins just two blocks north of Highway 50, known as Broadway through town. As the county seat of Pettis County since 1865 and the home of the Missouri State Fair since 1901, the attractions of the town have reached beyond its functions as a commercial center.

The Sedalia Commercial Historic District represents the highest concentration of historic buildings which remain in the central business district. The historic district focuses on South Ohio Avenue, spanning six blocks along this major thoroughfare of the central business district. Originally a cow path (according to local legend), South Ohio Avenue became the point of expansion of the earliest business district which had developed on Main Street near the Missouri Pacific line which reached Sedalia in 1861. When the town began booming after the Civil War, brick buildings were replacing frame buildings, due in part to the availability of brick and instigated by fires in frame buildings. Much of this building began occurring along the "cow path" which headed south from Main Street, a path which turned at a point two blocks north of Main Street. The effect of the "cow path" today is an interesting and inviting angle on the main business street, creating an attractive view of historic commercial architecture ranging from the 1870s to the 1930s (see photo #1/18).

**United States Department of the Interior
National Park Service**

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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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Generally linear in form, the historic district, in addition to much of the 100-600 blocks of South Ohio Avenue, includes the south side of the 100 blocks of West and East Main Street; South Ohio Street serves as the dividing street for the west-east distinction. Also included are parts of the 100 blocks (west and east) of many of the "numbered streets," Second through Fifth, and two buildings on South Lamine Avenue. While commercial buildings extend beyond these boundaries, their concentration, scale, and degree of integrity diminish from the area included within this historic district. Surface parking lots dot much of the area surrounding the boundaries of this district, including most of South Lamine Avenue on the east and South Osage Avenue to the west. Additionally, the 100 block of East Main Street which included the famous Maple Leaf Club (see Section 8) is now almost entirely surface parking.

Architecturally, the buildings represent an array of late nineteenth and early twentieth century architecture, from high style to minor stylistic reference, or, in a few cases, no style. The Romanesque Revival style Missouri Trust Company Building, with a five story turret at the corner of South Ohio Avenue and West Fourth Street, is a strong visual anchor; its high style architecture is especially showcased at its pivotal location at the angle on South Ohio Avenue. Romanesque Revival and Italianate architecture dominate South Ohio Avenue and West/East Main Street. However, outstanding examples of early twentieth century architecture are found in the district. Perhaps most notable is the Pettis County Courthouse, an outstanding example of Classical Revival architecture. The Bothwell Hotel (103 East Fourth Street), the New Lona Theater (111 West Fifth), and the Citizens National Bank Building (101 South Ohio Avenue) are among the other outstanding examples of the style. The Montgomery Ward Building (218 South Ohio Avenue) and the Uptown Theatre (225-227 South Ohio Avenue) are excellent examples of the Art Deco style.

The following building by building descriptions are organized by address and street, beginning with north/south avenues (South Ohio and South Lamine Avenues), going from the west side of the street, to the east side of the street. The descriptions then follow the west/east streets (Main, Second-Fifth Streets) with the north side of the street first, then the south side of the street. Following the building address is the building's historic name if known, the current occupant in parenthesis, the building date, and style. The photograph reference for the building is indicated as applicable. The building's status as contributing or non-contributing is designated at the end of each description as "C" or "NC." District, building status, and photographic view maps are found at the end of this section.

In addition to the eighteen photographs which accompany this nomination, the Missouri Cultural Resource Inventory includes photographs of each of the buildings included within this nomination. Those photographs were taken as part of the Central Business District Survey of Sedalia, which was conducted in 1981 by W.T. Christopher of the Show-Me Regional Planning Commission. The architectural descriptions in that 1981 survey have been superseded by the information in this section; much of the historic research developed as part of the survey has been incorporated into this document (see Section 8). The Missouri Cultural Resource Inventory is available to the public through the Missouri Historic Preservation Program, 205 Jefferson, Jefferson City, Missouri, 65102.

United States Department of the Interior
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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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Figure 1: Area Map



United States Department of the Interior
National Park Service

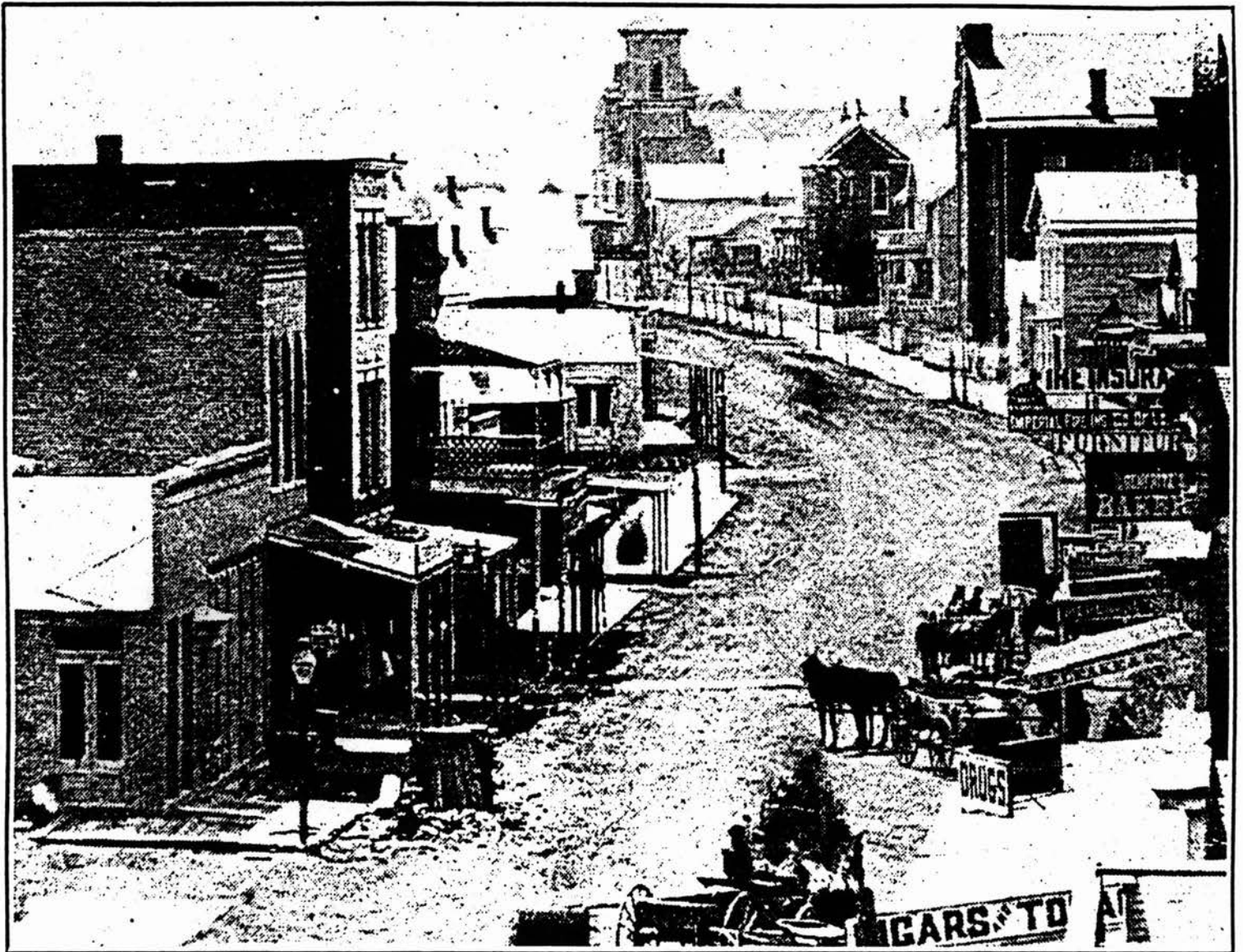
National Register of Historic Places
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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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Figure 2: South Ohio Avenue looking south from Second Street, c. 1872

Source: An Illustrated History of Sedalia and Pettis County, 1860-1990.



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Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
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west side of South Ohio Avenue

100-112 South Ohio Avenue (also 101 West Main), W.F. Porter Building, by 1908 the second floor was the McDonald European Hotel, (100/Kirby Sales & Service; 112/Ms. Viv's Place Beauty Shop), c. 1872, no style. Rectangular plan, two stories, brick (painted) walls, shed roof with tile coping. First story is heavily altered on both Main and Ohio Avenue elevations. The Main Street storefront has A recessed angled corner entry with corner post, modern door, and flanking display windows; display windows are also on Main and Ohio elevations. The Ohio Avenue elevation has four storefronts (#106, #108, #110, #112) that have all been altered with modern doors and windows. The original wood double door to the upper story is centered on this elevation. A large wide corrugated aluminum panel covers the upper portion of the first story and returns across the Main Street elevation. All the original window openings on the second story have been infilled with concrete block and smaller painted 1/1 sash. The alley elevation is stuccoed with a pedestrian entry on the first story and a metal door to a second story metal fire escape. This building is next to an alley to the south, between it and 114-116 S. Ohio. (photo #11/18) INC

114-116 South Ohio Avenue, (114/King Arthur's Hair Salon; 116/Pummill's Sporting Goods), 1949, no style. Rectangular plan, two stories, concrete foundation, and brick walls. The first and second stories are altered. The first story has two recessed storefronts of unequal size. The smaller north storefront was remodeled in "mock Tudor" with a center wood door and 1-light window above a stucco panel framed in wood. The large storefront transom area is stucco covered and projects out to the building plane; it is "carried" on four scrolled wood brackets. Store signage is placed here, framed in wood. The south recessed storefront has an off-center (to north) modern entry door with a single display window to the north and three windows to the south; all are framed in wood with stucco walls. The storefront transom area is stuccoed. The second story is yellow brick (running bond) with a center horizontal window group covered with a stucco panel framed in wood. The window group is framed in contrasting darker brick with a stretcher brick sill and stretcher brick flat arch continuing as stringcourses. A soldier course of contrasting brick is at the cornice level and concrete coping. The alley elevation returns the yellow brick and stringcourses for approximately one-fifth of the elevation, the remainder is red brick (6-course common bond). A fire escape is in the center of the second story and a delivery door at the rear (west) of the first story with a small industrial window above. This building is next to an alley to the north and 120 S. Ohio. INC

120 - 120-1/2 South Ohio Avenue, Amel Luking's Ladies Wear, (Merle Norman Cosmetics), c. 1932, Mediterranean and Classical Revival style. Rectangular plan, two stories, white glazed terra cotta wall treatment, green tile pent roof, and extensive terra cotta detailing in at least four different leaf patterns and circles. Exceptional early 20th century building of white/grayish terra cotta with green tile shed facade/east roof. Original storefront with windows creating a zig-zag form to the single large light door with transom. Wood bulkheads. Single light staircase door with panels and transom marked 120-1/2 to the right/north. Architectural glass storefront transom. Terrazzo floor between the storefront windows en route to the door reads "Thrifty" with two tones of gray and yellow tiles in a geometric pattern. Canvas awning. Unusual storefront surround of lily pad leaves in terra cotta, with floral patterned end blocks. A different leaf pattern appears on the frieze above the storefront level, with circular patterned projecting cornice. The top of this cornice recedes back to the facade plane with a foliated/vine pattern connecting to another row of circles. Triple window set of 1/1 double hung sash (with the central window being wider) with projecting sill with a leaf pattern, "turned rope" frame, and a leaf patterned band above with cylindrical projections in the band between the windows. Delicate urns are atop these cylindrical projections. Frieze with foliated rondels alternating with "stars" and dogwood leaf patterns. Central cartouche with "120." Patterned narrow end brackets with green tile pent roof with projecting coffered copper cornice. End piers on either side of pent roof with small floral blocks. (photo #2/18) 1C

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122 South Ohio Avenue, (vacant), c. 1885 and c. 1940s (refaced), Art Deco and Art Moderne influence. Rectangular, three stories, buff colored brick walls. Unusual storefront of Deco and Moderne influence with architectural glass (black) end piers, with a staircase door recessed behind the left pier. Angled recessed storefront entrance to the right with broad storefront sash at facade plane. Fluted aluminum used at the bulkhead and between the doors. Slightly projecting metal canopy under broad cloth awning concealing the boarded transom area. Smooth stone cornice above. Two bay asymmetrical second and third stories with 3 vertical/1 double hung sash pairs on the left/south bay, with canvas awnings and short 3 vertical/1 single windows on the right, also with awnings. Slight recesses for these bays. Slightly recessed parapet panel. 1C

124 South Ohio Avenue, First National Bank, (vacant; formerly the Primrose Shop), c. 1880 and c. 1940 (refaced), no style. Rectangular plan, three stories, yellow wire-cut brick east facade, red brick walls elsewhere. Yellow wire-cut brick appears to have been added to the facade/east c. 1940. This is evident where architectural glass is missing (glue circles left) revealing the original smooth red brick. Wood bulkheads with applied trim. Large light fixed storefront sash with angled sash to the recessed single modern door with boarded transom. Canvas awning conceals the sign panel area, and wraps to the south. Vertical sign panel areas are on the end piers on the ends of the storefront, adjacent to the storefront windows. Three bay upper two stories with 2 horizontal/1 double hung sash. Continuous stone sill on the second story and separate sills on the third. Four recessed bands on parapet painted gray. The secondary south facade has two horizontal glass block windows at the top of the first story level. A recessed window at the left/west of this story appears to infill a previous secondary entrance or staircase door; a 2 horizontal/1 sash is above, still on the first story level. The sills on the upper story fenestration are as on the main facade, but the windows are mixed in pairs, singles, and petite 2 horizontal/1. Located at the northwest corner of S. Ohio Avenue and W. Second Street. 1C

202 South Ohio Avenue, (vacant), c. 1880 according to Sanborn Maps (however, stylistically the building appears to date to c. 1900, perhaps a refacing although this is not evident), Chicago Style influence. Rectangular plan, three stories, brick walls. Central recessed modern entrance door with transom. Large single storefront sash and slight angle to door; brick bulkheads painted off-white. Transom area above the doors is painted off-white and has header trim unpainted above. Projecting aluminum awning across from the building from the south shields this storefront as well. The second and third stories are divided into three bays. Stone lug sills and a continuous soldier course flat arch frame the windows. Chicago style windows (large fixed sash framed by narrow 1/1 double hung sash) with transoms are in the center bays. Single 1/1 double hung sash with transoms are in the end bays. A header pattern is at the parapet base. Smooth stone cornice; stone coping. The north elevation is substantially longer than the east/South Ohio Avenue facade. The first story fenestration, placed at the top of the first story level, is boarded, but the recession of the opening has been maintained. Stone lug sills and triple rowlock segmental brick arches. The storefront from the east facade wraps one bay to this north elevation. At the rear/west of this elevation is a secondary entrance with a broad storefront sash and a multi-light painted transom. A single light door with painted transom and paneled door with a taller transom (presumably to the upper stories) compose this bay. A light well at this rear entrance is protected by an iron railing with "nail-like" projections. Three other light wells for this north elevation have been infilled. Eight 1/1 segmentally arched sash with triple rowlock segmental brick arches are on the second story. Four like sash are to the left/east of the third story, then brick work divides the panes (two single light fixed sash, as opposed to 1/1 double hung sash) on the remaining bays; a short single fixed sash is between the last two bays of this story. Stepped parapet; tile coping. 1C

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204-206 South Ohio Avenue, (Fashion Crossroads), c. 1879, no style (as is). Rectangular plan, three stories, aluminum sheathing. Altered storefronts and upper story spaces. Modern brick bulkhead space with two large storefront sash on either side of the recessed, separated entrances. Paneled wood pier at facade plane between the entrances. The upper stories are completely, but reversibly, clad with metal panels, a "Pepto-Bismol" pink color. (photo #1/18) 1NC

208-210 South Ohio Avenue, (Bopp's Shoes and vacant), c. 1872, Italianate. Rectangular plan, three stories, brick walls painted gray, iron hood molds. Two storefront spaces. The left storefront is altered by its configuration and materials. It is slightly recessed with single light double doors with two-light sidelights and a three-light transom. Short storefront sash angle slightly to the door. A retractable awning is above. A staircase door is between the storefronts. The right storefront has boarded transom spaces. An iron lintel is over this side, with a deeply recessed central bay with a single door. Symmetrical upper story space with six sash per story. The windows are 1/1 double hung sash except for the top left three bays, which are 2/2. Lug sills. Segmentally arched windows with molded segmental arch hood molds with drops. Plain parapet. South elevation exposed to vacated alley with limited small first story sash and regular size upper story sash. Original metal shutters on the second and third stories, with those on the third story closed. Lower rear three bay section is two story on this south elevation. (photo #1/18) 1C

214-216 South Ohio Avenue, (214/O.K. Rent to Own), c. 1879, no style. Rectangular plan, two stories, artificial siding. Storefront altered with modern metal insulated panels. Piers and bulkheads with salmon panels on the left and maroon panels on the right and above. The left storefront has smaller sash angling to a single recessed door. The right storefront has no bulkhead covering revealing thin aluminum "legs" under the storefront windows. The single entrance of this storefront is framed by broad full-height sash in a deep recession. Projecting metal canopy. The upper story facade is completely clad with vertical maroon panels. The north elevation, exposed from the demolition of an adjacent building (212 S. Ohio Avenue), is stuccoed. A small park is to the north, and includes part of a vacated alley. (photo #1/18) 1NC

218 S. Ohio Avenue, Montgomery Ward, (Kay's Crafts & Fabrics), 1936, Art Deco style. Rectangular plan, two stories, stone walls painted beige/gray with maroon trim. Altered storefront space with three storefront windows on either side of two pairs of modern glass entrance doors with double transoms. Modern Roman brick bulkhead space. Cloth awning. Dressed stone facade/east. Art Deco style square tiles in storefront transom. Two upper stories, but the second level appears to have been created by lowering of the first story ceiling. The octagonal entrance lobby extends up into this level. (The lobby features Art Deco lights which would appear to be original to the building, although not in their original location within the building.) Three bay upper facade configuration. End bays with pairs of single double hung sash with spandrel panels above of double stylized sunbursts. Two tall fixed sash above with transom framed on sides and continuous sill of maroon painted patterned trim of curves and zig-zags. Panel above window group is another version of a stylized sunburst only a single sun unites the paired windows. The treatment of the central section is similar but with three sets of three windows. Continuous sill and spandrel panels are the same, but side surrounds of molded stone trim (not as the continuous sill as on the end bays). Plain stone above these windows, but three identical sunburst panels (different pattern yet with the sunburst facing down) are in the parapet here. Elevation walls adjacent to other buildings on the south and north sides. (photo #1/18) 1C

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222-230 South Ohio Avenue, Ilgenfritz Building, (Commerce Building; 222/3-D's Ceramics; 226/Holiday Gift and Party Outlets; 228/Collectors Gallery; and 230/Thompson's Rent to Own), 1886-87, French Renaissance Revival. U-shaped plan to rear, three stories, stone foundation (rock-faced elongated blocks), brick walls painted light gray, and stone trim. Major commercial block extending half of the block to the north and west, with the longer of the two facades facing east. Currently three storefronts face east. The left/south storefront is asymmetrical with a recessed entrance off-center to the right; two broad storefront sash. The entrance is composed of double doors with sidelights and transom; a single storefront sash is angled to the entrance. Two narrower storefront sash face south from this storefront. Green metal insulated panels cover the piers and transom space of this storefront with fluted (iron) pilaster capitals projecting through at the corner, ends of the south side and front, and central front. This space would appear to have contained two storefronts originally. The middle storefront is also asymmetrical with deeply recessed double doors and transom. Modern wood bulkheads and modern wood over storefront transom. Curved canvas awning covers much of this. Double staircase doors are recessed to the north with a tall transom space. A double storefront is to the north of these doors. It is also altered with deeply recessed double doors to the front left, and angled recessed single door to the right. Storefront piers and transom are covered with modern synthetic panels, maroon on the piers and rose on the transom. The double storefront has a metal canopy. Above the staircase doors is a lighted older hanging sign reading "Commerce Building Entrance." Gray and white tilework remains intact in this entrance hall. The second and third stories of the building have a rectangular oriel which angles on the southeast corner of the building. 1/1 double hung sash pairs face the corner, separated by delicate Corinthian columns with consoles on top. Narrow single 1/1 sash are on the side of the oriel. The South Ohio/east facade upper stories may be grouped into six bays divided by stone piers with delicately incised organic designs at the bases and tops of the second and third stories. 1/1 regular sized sash are almost all intact on this facade. Stonework on the flat arches is cut at angles. Decorative stone piers with Corinthian capitals and foliage corbeled bases drop from the top of the stories to the half way point of the windows on each story, one per bay. Deteriorated foliated shoulder stones (no drops) frame each window. Projecting molded cornice beneath second story with brickwork revealed under header lug sills of the third story windows; this would appear to have stone missing here. Stone piers at this level without capitals. Tall plain brick parapet (rebuilt) with piers extending at the spacing of the stone piers below dividing the bays. Stone coping. The southeast storefront spaces wraps one bay to the south elevation facing West Third Street. Patterning similar to the east facade is found on this south facade, but the detailing here is much less pronounced. Brick piers create eight bays. Two recessed two-light sash with smooth stone lintels and header lug sills are in each bay from the right to the left until the left/west two bays. The second bay from the left has a full-length plain pilaster and only one window to the left of the pilaster; infilling is not evident. The window has an iron lintel with foliated appliques. The first bay on the left/west has an angled entrance, double doors, tile entrance, segmental brick arch of multi-course headers. Decorative pier blocks are at all levels of this elevation, differing in patterns per story. The second story windows are bricked, but the recession has been maintained. Decorative blocks between the window pairs per bay. On the third story, the sash is intact 1/1 with corbeling between piers. Plain parapet on this elevation except pier extensions as on the east facade. Rear elevation with tile coping. Double rowlock segmental arches over 1/1 double hung sash. Some first story fenestration has been bricked in on this rear elevation.
(photo #1/18, #3/18) 1C

300 South Ohio Avenue, Sedalia National Bank, (50+ Pharmacy), c. 1898 and 1932, Art Deco and Classical Revival. Rectangular plan, two stories, buff colored brick walls, and cast stone trim. First story of the main/east facade altered with modern storefront sash and angled northeast corner entrance with corner pier left at facade plane; stucco. A canvas awning is between the storefront windows and the storefront transom level. An exceptional Art Deco broad central eagle looking left/south is atop a foliated block at the center of this facade, just above the first

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story; cast stone. Dressed, coursed stone covers the area between the first story and the bottom of the second story windows. Double concentric circles are on either side of the eagle at the base of the second story level. On the second story is a central 1/1 double hung sash pair and single 1/1 sash in the end bays. The windows have soldier course flat arches and continuous molded lug sill. Smooth broad stone quoins. "Quoined" panels between window bays with decorative recessed Art Deco panels. Stone frieze panel reads "Sedalia National Bank." Projecting stone cornice and brick parapet mixed with stone panels. Curved central pediment with wheat stalk in stone. The storefront wraps one bay to the north elevation which is exposed to W. Third Street. The secondary facade has five windows boarded on the first story, but the tall recessions of the fenestration have been maintained. Stone cylinders as "flat arches" are above the windows. Granite bulkheads on this elevation. Paired stone pilasters divide the bays. The end/west bay of this elevation has a pedestrian door, a short transom, and a copper fluted panel above with acanthus leaves (two are missing) as finials, serving as a recessed balconet for the paired French doors above; the French doors appear to be at a mezzanine level. A short transom with cylinder flat arches is above. A similar treatment is to the right, with space below recessed as a window would be, but is blind with stone. Stone faces the building to the base of the second story 1/1 double hung sash, then buff-colored brick is used as on the facade/east. The upper story treatment of this elevation is similar to that on the facade, with "Sedalia National Bank" central in the frieze stone. Deco panels. The windows are in pairs (seven) with simple "quoined" panels between the pairs on the central recessed section. To the rear of the building is a walkway, appearing at this point too small to have been an alley. Some fluted copper guttering remains on the rear/west elevation. (photo #1/18, #4/18) 1C

304-306 South Ohio Avenue, Barnes-Kem Clothing Company, (304/Schlomer Photography and 306/Hochschild, Bloom and Co. CPAs), c. 1904-05, Classical Revival influence. T.H. Johnson, Contractor. Rectangular plan, two stories, buff colored Roman brick walls with narrow raked joints, and terra cotta trim. Completely intact storefront spaces with granite bulkheads. Full-height storefront sash angling to two double doors with large lights and transoms. An old SAS (Selective Alarm Systems) Electronic Burglar Alarm box is above 306. Patterned tile entrance with name plate removed. Modern curved awning over all. Painted (gray) panels over storefront transom space. The second story is comprised of three bays with pairs of 1/1 double hung sash framed with molded brown terra cotta trim; paneled blind transom spaces. Continuous terra cotta sill. Central window pair slightly different with keystone and a recession between the window pair. Fluted brackets punctuate the bay division at the parapet base. Denticulation is between the terra cotta trim. A smooth projecting cornice of terra cotta decorates the parapet; a recessed panel is in the central parapet steps and at the top of the brackets. Terra cotta coping. The side elevations are adjacent to other buildings. The rear/west elevation has a large glass block transom space. This building retains a high degree of integrity. (photo #1/18, #4/18) 1C

308-310 South Ohio Avenue, 308/Ahrens & Kuesel Boots and Shoes, 310/Messerly & Meuschke, (formerly Nothwehr's Bridal and Tux, which has now moved across the street), 308/c. 1885, 310/1882, Eclectic (showing influence of the Romanesque Revival, Italianate, and Eastlake styles). Rectangular plan, two stories, brick walls, stained glass. Originally two buildings, but apparently united historically on the first story. By c. 1900, the first floor space of both buildings was occupied by Carl A. Guenther Dry Goods and Notions. Early 20th century first story alterations with two angled recessed entrances--large light double door with kick plates. Broad storefront windows with maroon tile bulkheads. Modern signage in storefront transom space. Second story framed with piers, creating a recessed section. Left section of second story Italianate with two tall round arched windows framing a central window pair. The windows in the end bay of this section have molded broad projecting hood molds with foliated drops and small keystones. The central window pair has rounded surround edges, plain tall window heads, and the same hood molds (drops are missing). Corbeled parapet base with corbeled drops between the bays. Plain

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parapet. The second story of the right section is Romanesque Revival and Eastlake in influence. Windows on this side are not as tall as on the Italianate left section. The windows on the end bays of this three bay second story are 1/1 topped with curved multi-light, multi-colored transoms. The central bay of this section has a large fixed sash framed by narrow 1/1 double hung sash, separated by plain pilasters; these transoms are also multi-light and multi-colored under a brick arch. Projecting piers end at corbels at the middle of the sash line. End bays with diamond projections (five). Central bay framed with shorter corbeled piers and soldier course segmental brick arches, with header segmental arches over the window group. Four course corbeling, then denticulation below projecting molding across the facade. The central section corbels up to the plain frieze. The upper part of this section is painted maroon. The south elevation of this building is exposed to the alley, with a narrow storefront sash being the only first story fenestration. The second story fenestration is boarded, with soldier course segmental arches above. Stepped parapet to the rear. (photo #1/18, #4/18) 1C

312-314 South Ohio Avenue, Yeater Building, (312-1/2/Red Hots Dance Studio), c. 1880 and c. 1915 (refaced after a fire), Classical Revival. (The building was also damaged by fire in 1932, mostly to the 314 side.) Rectangular plan, two story, white glazed brick walls, and white glazed terra cotta trim. Storefront spaces altered with some modern materials (modern wood painted blue) and configuration. On the left half of the first story facade (east), piers have been left at the facade plane, framing the deeply recessed storefront. Two broad storefront sash angle to the wide single door with transom. From here, the storefront angles east toward the right/north portion of the facade first story. The staircase door to 312-1/2 is recessed from the facade plane. The right/north storefront has a recessed door to the left/south, with adjacent small fixed sash framed by two larger sash to the right at the facade plane; the sash are tinted. Glazed white terra cotta storefront molded cornice with egg and dart molding projects slightly. Symmetrical two-section second story of white glazed brick and terra cotta trim is splendidly detailed. Both of the sections consist of three bays, with the central bay containing a slightly larger window. The 1/1 double hung sash feature exceptional trim including egg and dart molding on the sills, patterned side surrounds, and decorative flat arches with patterning and egg and dart trim. The central and end piers have similar detailing. Seven broad fluted consoles with bulls eye pairs at the base and drops. Broadly projecting molded cornice with brick piers above at the console spacing. Tiled frieze panels. Petite egg and dart molding repeats again with coping. The facade treatment wraps one bay to the north elevation, which is exposed to the alley. Two small openings are now boarded toward the top of the first story; stone lug sills and soldier course segmental brick arches. To the bottom left/east of the fourth bay of the second story is a broad fixed sash with molded wood frame and two-light transom, separated by a fluted pilaster; iron lintel with foliated appliques at the ends and center. Fourth bay oriel from the second story is over part of this lintel. All appear to be original. The second story of this north elevation is quite interesting, featuring five rectangular oriels with 1/1 sash (two sash face north, and single sash face east and west). Angular brackets beneath support these stucco oriels; molded cornices. Another oriel faces west on the rear elevation. Rear door with tall three-light transom and three tall 1/1 sash with iron covers. A smaller rear door is on the right portion of this elevation with boarded fenestration under a broad iron lintel at the first story. The second story sash are intact on this elevation; the 1/1 double hung sash have double rowlock segmental brick arches over plain window heads. (photo #1/18, #4/18) 1C

316-320 South Ohio Avenue, (316/Beard and Teeple, Attorneys; 320/Gardner Attorneys), c. 1890, c. 1932, no style. Rectangular plan, one story, substantially altered. A fire left this building one story in 1914, after which it was renovated. Three completely altered storefront spaces consume this simple building. The left/south storefront has red brick walls, a split pediment modern door surround with pilasters, and a twenty-light modern window; a shake shingle pent roof tops the storefront. The middle storefront, 318 S. Ohio Avenue, has a deeply recessed

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angled entrance to the north end of the facade, with two 6/6 double hung sash. The right/north storefront, 316 S. Ohio Avenue, has stucco panels and a single fixed sash with an iron cover. Iron spindles above the recessed entrance drop down from the parapet, and are apparently an attempt at decoration. The building's parapet is painted pea green, and has wood cladding at the frieze; a triple panel is defined by corner blocks and header brick. (photo #1/18, #4/18) INC

322 South Ohio Avenue, Missouri Trust Company Building and later the Sedalia Trust Company Building, (Stellar Drafting and Design, et al.), Romanesque Revival, 1886. Rectangular plan, four stories with a five story turret, random rock-faced stone walls, steeply pitched gable roof, and stone trim. **West Fourth Street facade:** Entrance in left/west bay with a pair of modern doors and three-light wide sidelights, all framed with a tall pointed arch which occupies the second story of this bay, and continues into the third story. Within the arch is a 1/1 sash with segmentally arched sidelights, serving as a transom for the door. Full-height modern windows appear to replace a historic entrance. Multi-light casement/awning windows are in the five other bays to the right. Modern metal awnings are painted a brick color as are the metal sash and gable and turret trim. Geometric patterned spandrel panels rise from the first story modern windows to the second story windows. Here, from the exterior, the first story ceiling appears to have been lowered to squeeze in another story within the building. The upper stories of this elevation have seven bays. The fifth bays of the second through fourth stories have modern doors and an iron fire escape. On the second story's sixth and seventh bays is an attached sign panel which reads "Koppen" in raised letters. On the third story, two 1/1 double hung sash with transoms in the first bay, above the entrance gable below. A single 1/1 with a transom is in the second bay, then two pairs of 1/1 separated by pilasters decorated with square patterns and fluted between the two separate transoms. Single 1/1 sash are in the two right bays, after the fire door. Continuous dressed stone sill. On the fourth story, the first bay has squat fixed sash and taller transoms in a quarter round arch form, under a broad dressed stone voussoir arch with a keystone. Molded projecting stone lug sill. Single 1/1 sash with round arch transom and voussoir arch in the second bay, without a keystone. The next two bays have pairs of 1/1 round arch sash. The fire door in the fifth bay has a very tall round arched transom. A set of three round arched 1/1 sash are in the last bays. The windows have molded lug sills. Highly enlivened roof line. Left/west gable with wood patterned design and two fixed sash. Second bay of roof with square roof dormer with two fixed sash arranged asymmetrically, and two solid petite "turrets" with two different finials. Small modillions are beneath these two left gables, but a foliated pattern is beneath the other gables. The middle two bays have a stone gable with a central turret rising above the gable with a conical roof. The turret has three 1/1 sash and stylized flower rondels at the base, ending at a plain stone corbel. The fifth bay has a square roof dormer, similar to the second bay, only this one retains its original multi-light rectangular fixed sash. Both of the finials match on this dormer. The dormers have shingled sides and hipped roofs; painted finials at the peaks. The gable over the right/east end bays is blind with a pattern of circles in squares. This bay is treated differently from the others on the lower stories, with alternating dressed and rock-faced stone on the third and fourth stories. Also a foliated design is on the piers rather than a plain rock-faced stone. The southeast corner of the building is chamfered with double modern wood doors. The transom space here, too, is blocked by a modern, projecting awning. A geometric patterned spandrel panel is above with a casement window group on the added story. A sign block is above on the second story and reads "Trust Bldg.;" the modern sign is wood. A three story turret is above with two 1/1 rectangular sash on the third story and two round arched sash on the fourth. A leaf-patterned edging is on the sides of the third and fourth story windows, with voussoirs above the fourth story windows and lintels above those on the third. The turret rises to a "fifth story," with four rectangular 1/1 sash with fluted pilasters with foliation separating the windows. Smooth metal frieze; denticulated cornice. "Leaves" or scallops extend above cornice over part of the slate conical roof; finial. **South Ohio Avenue facade:** Narrow, two bay facade. Single casement set on left and

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recessed door on right, with extended gable half way up the second story. Two deeply recessed fixed sash with incised window heads above. Spandrel panels as on other facade here on the left bay with another casement pair above. Modern sign panel above this reads "322 South Ohio St. Erected 1886." On the third story are two 1/1 double hung sash with transoms, separated by fluted pilasters with foliated caps. Smooth stone sills. Rock-faced continuous lintel. Graceful foliated block at corner on the right/north edge, resting on the continuous sill. Square pattern as on other facade, to molded stone continuous lug sill on the fourth story. Fourth story with three round arched 1/1 sash with leaf pattern between. Stone voussoir arches. Gable as on east bays of other facade; full return, molded cornice, and full foliated pattern below. Located on the northwest corner of W. Fourth Street and South Ohio Avenue. (photo #1/18, #4/18) (not counted; listed in the NR 3/29/83)

400 South Ohio Avenue, Latour Block, (Missouri Public Service), 1879, c. 1945, altered to Moderne influence. Rectangular plan, two stories, stucco (yellow) wall treatment, slightly projecting water table (bittersweet orange), and a flat roof. This building would appear to be a c. 1945 renovation of the original building. The storefront alterations are modern, and consist of four dark fixed sash with aluminum paneled bulkheads and piers. The recessed angled entrance is on the northeast corner with only a corner pier at the facade plane. The "storefront" wraps for four windows on the secondary north facade facing W. Fourth Street. The second story of the main/east facade is faced with stucco, and has four metal casement and awning windows with transoms. These windows are either replacement reflecting (mirror) glass, or have a film applied to reflect the morning sun. The north facade has a secondary building entrance toward the west end. This entrance has plain sidelights and a three part transom under a projecting aluminum "canopy" which extends only slightly over the entrance; a glass block transom is above all of this. Pairs of casement and awning windows are on either side of the entrance. The second story of the north facade has windows mostly in pairs to create seven upper bay divisions. The rear elevation has a fairly symmetrical windows arrangement; no door. All windows have lug sills painted bittersweet orange. A projecting molded cornice is on both the east and north facades of the building. Plain parapet. (photo #1/18, #4/18) **INC**

404 South Ohio Avenue, (vacant), c. 1880, 1944 fire, c. 1945 facade, no style. Rectangular plan, two stories, brick (light tan, wire cut) walls. The storefront is deeply recessed with a center 1-light entry with an air conditioner in the transom area. The flanking display sash are set on an unusual jagged angle above a Carrara glass bulkhead: green glass above a black glass base. The sides flanking the display sash are white panels above white/green/black stripes; the transom area is green glass. The secondary entry to the second story is on the south with a modern replacement door and brick surround; a Carrara glass covered pier is to the south. An overhanging suspended flat canopy is over 404 and 406 S. Ohio. The large transom area above the canopy is infilled with vertical metal sheathing. The second story has three 1/1 sash with header brick sills. Two stringcourses define the cornice area below the plain parapet. The building is attached to 402 and 406 S. Ohio. (photo #5/18) **INC**

406 South Ohio Avenue, (vacant; formerly Ginny Lu's Alterations), 1883; altered c. 1965, no style. Rectangular plan, two stories, brick walls painted white covered with modern aluminum, and architectural glass trim. This building features an intact, excellent example of a c. 1940s storefront. Maroon, black, and beige architectural glass (Carrara or Vitrolite) is occasionally trimmed in red glass, and frames the storefront windows. Chamfered corners angle to the deeply recessed single door entrance with transom. A projecting aluminum canopy extends past other buildings to the north. The architectural glass treatment of the storefront extends to the base of the second story, with only a few pieces damaged or missing. The second story is clad with gold aluminum sheathing, with "decorative" aluminum panels. The original facade is revealed through the aluminum panel openings, with three 1/1

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double hung sash and brick walls painted white. With its second story cladding, this building does not contribute to the historic district. However, its storefront is excellent and the second story would appear to be substantially intact. Removal of the second story cladding would allow this building to contribute. (photo #5/18) INC

408 South Ohio Avenue, (Scott's Book Shop), 1889, no style. Rectangular plan, two stories, brick (painted) walls. The storefront dates from the 1950s and has a wide, deeply recessed entryway with a center modern aluminum frame door with transom and full height flanking 1-light sash. The sides of the recess have 1-light display sash overhanging green enamel panel bulkheads. A retractable canvas awning is over the storefront. The original storefront transom area is infilled with gray enamel panels and "SCOTTS BOOK SHOP" in script lettering. The second story has three bays with single segmental arched 1/1 sash flanking paired 1/1 sash with narrow metal sills and double rowlock segmental arches. The windows are slightly recessed in a brick panel with corbelled brick drops at the top. Plain parapet with stone coping. The building is attached to 406 and 410 S. Ohio. (photo #5/18) 1C

410 South Ohio Avenue, Crawford Building, (Pettis County Abstract & Title Co.), c. 1880, Renaissance Revival influence. Rectangular plan, two stories, granite and brick (7-course common bond) walls, shed roof with tile coping. This building has a two bay facade, the first story of which is divided by three granite piers. The south bay has a 1-light sash above a granite bulkhead; the north bay has two 1-light entries (south: aluminum frame door, north: 1950s era metal door to the second story) with a Carrara glass surround. A two-part art glass transom is across the facade with plastic letters attached. The second story is coursed dressed granite block with two large 1/1 sash with molded stone surrounds with exaggerated keys and blind transoms with ribbon and circle ornamentation. The continuous sill/stringcourse has consoles below the sash while a stringcourse/frieze is above the sash with a circle motif. A plain parapet with center decorative stone panel tops the building. The alley elevation is brick, although the first story has been completely pared to a rear (west) addition. Three 1/1 sash are on the second story. The addition has a pedestrian entry to the west with a 1/1 sash above; all other openings have been brick infilled. The building is attached to 408 S. Ohio and is adjacent to an alley. (photo #5/18) 1C

412 South Ohio Avenue, Story's Central, (Bard Drug Company), 1882, Italianate style. Rectangular plan, three stories, brick walls, and metal trim. Paneled Corinthian iron post to left of the staircase door; door has narrow single light double doors with tall transom. Another pointed arch transom is above with a keystone. The storefront appears to date c. 1935, and is to the right of the staircase door. While not original, the storefront is an excellent example of early twentieth century storefront design, retaining a high degree of integrity. It has a deeply recessed single door with transom, black tile bulkheads, and large light storefront sash. Multi-colored wire-cut brick frames the storefront, which is topped with a prism glass (Luxor) storefront transom. The glass squares have a floral pattern at the edge of the transom; two small awning sash are in the transom. Applied "sticker-like" historic signs on the upper parts of the two storefront windows read "Rx Prescriptions" on the left window, and "Pharmacy" with a mortar and pestle on the right window. The right window sign also has an "Rx" and a venetian blind trompe l'oeil sticker continues around the angle of the window. A storefront pier at the northeast corner of the building allows for a small storefront window to be exposed to the alley to the north. The facade treatment wraps one bay to the north elevation, exposed to the alley. The brick on the north elevation remains unpainted. The second and third story treatment of the facade is similar to that on the building to the south, with the parapet curve (with keystone) on this building reading "Story's Central 1882." The north elevation is five course common bond brick. At the basement level, windows are identified by double rowlock segmental brick arches, but light wells have been infilled with concrete at the alley. The first through third story fenestration on this north elevation has iron shutter hardware remaining. The first story fenestration is infilled with brick flush with the facade from low sandstone sills to a secondary higher

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header brick sill, then boarded to beneath the soldier course round arches. Seven windows and a right end door are on this story of the elevation. The door has a two-light boarded transom; the entrance itself has been altered with some infill as indicated by the brickwork, but the iron threshold is intact. Segmentally arched second story fenestration is boarded below double rowlock arches. Rectangular third story fenestration is boarded below plain window heads and double rowlock segmental brick arches. The rear/west elevation fenestration is also boarded. An iron fire escape spans this and the adjacent building to the south for one bay each across the second stories. (photo #5/18) 1C

414 South Ohio Avenue, (William K. Gibson, Attorney and Robert Liston, Attorney), 1884, Italianate style. Rectangular plan, three stories, brick walls painted gray, metal trim. Appears to have been built as companion to 412 S. Ohio Avenue. Symmetrical storefront with c. 1940s materials. Black architectural glass (Carrara or Vitrolite) bulkheads. Aluminum storefront framing divides the windows which step back to the recessed double doors with transom. Projecting flat aluminum canopy at bottom of storefront transom space. Projecting metal storefront cornice blends into panels beneath the second story windows. This narrow building is consumed by windows on the upper stories, with four sash per story. Second story windows with full metal surrounds. Segmentally arched 1/1 sash with projecting metal hood molds with drops. A metal cornice identical to that above the storefront level is between the second and third stories, and also blends into the panels to the windows above. The third story windows are rectangular 1/1 sash, with curved pedimented metal hood molds with drops and full surrounds. Recessed panels with four brick corbels per panel. Broadly projecting metal cornice with brackets, frieze panels, and denticulated cornice. Curved central section read "1884." (photo #5/18) 1C

416 South Ohio Avenue, (Talley's Pizza), 1883, Italianate. Rectangular plan, three stories, brick walls, and metal trim. The storefront appears to have been altered c. 1940 and c. 1960. The staircase door is on the left bay of the facade. The storefront itself is angled with a central entrance to the right/north. Broad, full-height storefront sash. The storefront is framed with beige architectural glass (Carrara or Vitrolite) through the storefront transom/sign panel space. Symmetrical second and third stories with narrow 1/1 sash. The second story has boarded round arched space (either shortening the windows or blocking former transoms.) Projecting metal hood molds are molded in a semi-octagonal shape, with metal keystones; the keystone of the left window is loose. Molded metal lug sills. The third story has its original segmentally arched windows with segmentally arched projecting metal hood molds with drops; the projecting keystones are different from those on the second stories. An elaborate wide, projecting metal cornice has consoles between four round arched foliated frieze panels. The side elevations of this building are not exposed. (photo #5/18) 1C

418-420 South Ohio Avenue, Brandt Building, (Fine Art Studio), 1883 and c. 1930, Commercial. Rectangular plan, three stories, brick walls. Storefront altered with modern materials, however, the configuration appears original. The copper framing of the windows and doors is also intact, but the windows are partially boarded to create smaller spaces of exposed glass (replacement glass); boarding of gray vertical board. The two deeply recessed double door storefront entrances are separated with storefront space. The doors appear to be original, with single large lights; the transoms above are partially concealed at the facade plane by modern wood. Very low polished granite bulkheads, with granite extending up five to six feet on the end piers of the storefront level. Recessed staircase door is on the right/north of the facade with a transom. The storefront transom at the facade plane has been boarded with modern wood painted a red brick color. The area above the storefront transom space is decorated with patterned brickwork of running bond and soldier course brick. Wire-cut polychromatic brick of deep red, browns, and yellows reclud this main facade c. 1930. The second and third stories are identical with four pairs of 1/1 sash per story. Soldier course

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flat arches with stone corner blocks. Stone lug sills. Header brick patterning on the end piers. "Panels" above third story are defined by brickwork and stone corner blocks. Plain parapet with central step; stone coping. The secondary south elevation is exposed to West Fifth Street. The change in the brick at the juncture of the main facade and this elevation, in addition to the changes in detailing, confirm the facade was refaced. The elevation bricks are softer, monochromatic red bricks, laid in eight course common bond. This elevation features Italianate influence. Three round arched fixed sash are toward the top of the first story; double header round arches. An entrance toward the rear/west of this south elevation has been boarded; at least three fenestration openings have been bricked flush with the elevation plane. Symmetrically spaced 2/2 sash are on the second and third stories. The second story windows are round arched; those on the third story are segmentally arched. Windows on both stories have two course header brick lug sills; some retain original sill drops. Stepped parapet to the rear/west with four course corbels. Chimneys are at three of the four steps of the parapet. An alley is to the rear of this building. (photo #5/18) 1C

500 South Ohio Avenue, F.E. Hoffman Building, (Keele's Wallpaper World), 1891-92, Romanesque Revival. Rectangular plan, two stories, limestone foundation, brick walls, limestone trim. The Ohio Avenue facade has a first story "loggia" with three bays. The north end has a dressed sandstone corner pier with plain molded capital; a center pier is with dressed stone on its lower two-thirds and rock-faced random ashlar on the upper one-third. A metal lintel acts as a sign board (Sedalia Decorating Ctr.) and coursed ashlar is above the lintel. The south end bay is an entryway with two coursed ashlar piers with smooth inner surfaces; the upper half of the piers have rounded corner clustered columns and very decorative large end blocks supporting a stone lintel with flanking end blocks with carved faces (north face removed). Above the lintel is an infilled round arch transom with a stone ashlar round arch, large impost blocks, and random ashlar spandrels. A large metal lintel is between the entryway and the center pier with a smaller clad lintel below. The three loggia bays are capped by a stone frieze with very decorative, foliated end sections and a center diamond pattern; a molded stone cornice is above. Behind the loggia piers is a deeply recessed storefront that has been altered to have wide center multi-light modern display sash over a clad bulkhead; a modern entry is at the north end. An original 1-light wood entry door is at the south end with a wood panel surround and 1-light transom. The second story is smooth red brick divided into three bays by slightly projecting brick piers with unusual narrow rough-faced brick "quoin" bands. The center bay has a recessed 1/1 center sash with a stone lintel and a decorative brick panel above; a corbelled band is at the top of the recess. Large 1/1 round arch sash flank the center sash; they have brick round arch surrounds with decorative brick archivolt. The north and south end bays have two recessed 1/1 sash with stone lintels and decorative recessed brick panels above separated by plain brick piers; a corbelled band is at the top of the recess. The building is topped by a brick parapet with concrete coping that is stepped in the center and above which the banded piers project slightly. The West Fifth Street facade has an exposed, below grade basement with three exposed basement openings; the first story is battered. The east end opening (105 W. Fifth Street, Cosick's Shoe Repair) has concrete steps down to a 1-light wood door with a 1/1 sash to the east; a single metal column between the door and sash supports a wide stone lintel. The off-center (to east) opening has paired 9-light sash and a concrete window well. The west opening has concrete steps down to a wood panel door set below the sidewalk and an adjacent 1-light and wood panel door on the building. All the openings have metal pipe railings around them. The first story has complex stone work beginning with the east end corner loggia pier that is followed by an opening (to the storefront) spanned by a lintel. The east end of the building has a single slit window topped by a round arch with wide stone voussoirs followed by a triple blind window opening (infilled with random ashlar) with double transoms and wide stone lintels; the window group has smooth stone mullions and transom bars. The lower transoms are infilled with signage, the upper 1-light transoms are covered by grilles. An off-center opening is to the east consisting of a wide stone round arch with decorative impost blocks,

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symmetrically spaced 1/1 double hung sash with double rowlock segmental brick arches per story. The basement level has a fixed sash left/east. Stone cheek pieces frame the five stone steps to the rear basement door; the door has two large vertical lights. (photo #10/18) 1C

West Main Street

103 West Main, (Picture Frames Plus), Italianate, c. 1880. Rectangular plan, two stories, brick painted yellowish white. The single storefront is off-center to the left/east with a narrow single storefront sash at the facade plane, and angled storefront sash to the single modern door with transom. Multi-light storefront transoms follow the storefront sash; painted as the facade. Small scalloped detailing is below the sign panel at the facade plane. A recessed sign panel presumably boards the storefront transom space. Rough stucco applied to the bulkheads. Staircase door to the right, recessed from the facade plane and storefront sash; transom boarded. Three bay second story framed with stone quoins, alternating short with long. The 2/2 round arched sash are either boarded or have painted glass. The windows are recessed with a single header surround; continuous stone sill. A double rowlock surround frames the windows at the facade plane. Stone keystones with shields or tablets. Raised stretcher course beneath projecting metal entablature; end brackets larger than three middle brackets. "Corrugated" frieze panels; sawtooth brick cornice. East and west elevations adjacent to neighboring buildings. (photo #11/18) 1C

105 West Main, Smith's Hall, (A 1 TV & Appliance), c. 1889, Italianate style. Rectangular plan; tall two stories; running bond red brick (unpainted) with narrow raked joints; upper story boarded fenestration, transoms and trim painted a red brick color. Storefront level altered with modern materials and configuration. Two broad storefront sash are to the left/east. Two recessed modern entrances with air conditioners in the transom space. Two slightly smaller storefront sash are to the right of the entrances. At the far right/west is a single light staircase door and boarded transom. A paneled iron Corinthian pilaster remains as an end pier at this door. The broad sign panel/storefront transom space is covered. A massive iron beam is between the first and second stories. Some structural failure is evident through the sagging center of the building and cracked, sagging brick between the third and fourth bays of the second story (above the fenestration level.) A modern, hanging lighted sign is between the first and second stories; it is attached to iron tie bar plates. Tall second story with four bays. Fenestration boarded, but would appear to be two sash, separated by iron pilaster, grouped by a multi-light round arched transom (intact, but painted) under projecting round arch hood molds with bold keystones. Scalloped shoulder blocks united the identical bays. A tall, elaborate metal cornice tops the facade (north). Four frieze panels are separated by three metal brackets with floral appliques and scallops with larger end brackets projecting above the cornice with radiating-pattern appliques. Beveled frieze panels. Denticulated and projecting cornice. The building to the west has been demolished revealing the side wall; concrete parged and painted white. (photo #11/18) 1C

111 West Main, (Wise Typewriter Co.), c. 1880, no style. Rectangular plan, one story, brick walls, artificially sided facade. A brick pier to the left/east remains uncovered, but otherwise this building has been sheathed with c. 1945 light green enameled panels. The single storefront angles from west to east, to the east end door on the facade. Single modern door with transom. Two storefront sash with aluminum bulkhead (low) on right. A building demolished to the east has revealed the east elevation of this building--brick, partially concrete parged, stepped parapet, and tile coping. (photo #15/18) 1NC

113 West Main, (People's Furniture), c. 1882, no style. Rectangular plan, two stories, brick walls. Refaced as 111 W. Main to the east. A corbeled pier is exposed on the second story left/east edge as the only evidence of an earlier building. Entire storefront recessed without angles. Modern door left with small fixed transom; two large storefront

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sash to the right/west. Storefront transom and upper story framed with angled aluminum panels with light green enameled panels within the border. A lighted modern sign hangs from the left pier on the first story, extending broadly across most of the sidewalk. Large aluminum projecting letters read "People's Furniture" with electrical connections to back light the letters. Adjacent to buildings on the east and west. Originally part of the hotel to the west, built c. 1889; fire c. 1885-86. (photo #15/18) 1NC

115-117-119 West Main, c. 1883 - c. 1892--Anheuser Busch Bottling Works, by 1908 the second floor was the Budweiser Hotel, (115/Rook's Piano; 117/Friendly Tavern; and 119/Country Cottage Antiques), c. 1880, Romanesque Revival influence. Irregular plan, two stories, limestone foundation, brick walls. This corner building is made up of three separate sections divided by brick piers. #115 has an altered storefront with a slightly recessed center aluminum frame door with transom and 2-light full-height modern sash to the east; vertical wood sheathing is to the west. The flanking bays angle out from the entry. A metal lintel is across the storefront and a large modern sign infills the storefront transom area. The second story has three 1/1 sash below double rowlock segmental arches with smooth stone sills (the south opening is infilled). #117 has a four-part altered storefront with an aluminum frame entry with blocked transom off-center (to west) on a slight angle. A raised 2-light display sash is to the east of the entry and a 1-light display sash is to the west; both with Carrara glass covered bulkheads. The secondary entry to the second story is at the west end with a blocked 1-light and 3-panel wood door and blocked transom. A seven-part transom is below a metal lintel that is across the storefront; the center three transom sections have louvered panels and the entire transom is covered by a 1940-era neon sign for Hamm's Beer/Liquors. The second story has a semi-hexagonal metal oriel to the east with a single 1/1 sash to the west with a double rowlock segmental arch and rough-faced stone sill. The oriel has 1/1 sash with double pilasters between the faces, swags in the spandrels, foliage in the frieze, and metal fishscale shingles on the roof. The corner section, #119, has an original storefront configuration with a recessed center 1-light door with 1-light transom and flanking replacement 1-light display sash over concrete bulkheads (two pieces of Carrara glass sheathing remain). Terrazzo vestibule entryway. A 6-light transom is below a metal lintel with decorative end blocks. The interior of this section is covered with decorative sheet metal on the walls and ceiling. The second story has two 1/1 sash with double rowlock segmental arches and rough-faced stone sills. An elaborate cornice runs across all three sections which are divided into three at the cornice level by short corbelled piers. Between the piers runs a stringcourse, a frieze band with circle decorations, a brick dentil course, and a corbelled cornice. A short parapet wall tops the building. The South Osage elevation has an angled corner at the north end; formerly an entry, it now has a replacement 1-light sash with a round arch transom below a large round arch and above a brick spandrel. Triple rounded brick "columns" sit on stone capped brick pedestals with stone bases that support a triple rowlock round arch; a stone threshold and one concrete step remain from the entryway. A stringcourse is below the second story 1/1 sash which has details similar to the Main Street sash; the cornice returns for this bay between two corbelled piers. The remainder of the elevation has eleven bays; at the north end are three narrow 1/1 sash with double rowlock segmental arches and rough-faced stone sills. #101 S. Osage has a replacement door with tall blocked transom. #103 S. Osage has an entryway with a replacement aluminum frame door with 2-light sidelight to the south and a round arch 1-light transom set in a slightly projecting pavilion; the triple header brick round arch has triple rounded brick "columns" set on stone and brick pedestals. Stone threshold and a cornice above the round arch. A wide 2-light replacement sash with rough-faced stone sill and glass block transom set below a metal lintel with corner blocks is between #103 and #105. #105 is an elaborate entryway set in a projecting pavilion with a 1-light replacement door set below a triple header brick round arch with a brick round arch transom and a brick surround as "pilasters" with brick caps and stone bases; a frieze band of decorative circles (similar to Main Street elevation) with corbelled cornice is above the entryway. The south three bays have similar wide 2-light replacement sash with glass block transoms, and the south end bay has a wood

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overhead garage door and a pedestrian door with glass block transom and lintel. The second story has fifteen 1/1 sash with double rowlock segmental arches and rough-faced stone sills; above #103 are paired 1/1 sash set below a 1-light round arch transom with a triple rowlock round arch. A similar brick cornice and parapet tops the building. This building is adjacent to 113 West Main and is at the southeast corner of S. Osage Avenue and W. Main Street. (photo #15/18) 1C

East Main Street

106-108 East Main, Archias Seed Store (historic and current name), 1879, Italianate. Rectangular plan, two stories, brick (painted) walls. This double building's storefronts were altered circa 1920 using wire cut unpainted brick. The west (#106) storefront is larger encompassing about three-fifths of the first story. It has a center recessed aluminum frame 1-light door with flanking modern display sash with stone sills; the bulkhead has 2-light basement sash. An 8-light straight transom is over the storefront. The east (#108) storefront has a center recessed original double 1-light wood door with 1-light transom and flanking 1-light display sash over concrete sills and bulkheads; the display sash have 2-light transoms. Three brick piers with stone bands (base, transom level, cap) divide the storefronts; a painted "ARCHIAS' SEED STORE" sign spans the storefronts with a 3-light window centered over the east entry above the signage. The newer brick continues to just below the second story sills. The second story has three uneven bays; the east and west end bays are larger with three 1/1 segmental arch sash and narrow metal sills. Elaborate metal hood molds with drops and flat cornices top the sash. The narrow center bay has a single 1/1 segmental arch sash (painted) with an even more elaborate Eastlake-style hood mold. All the bays are slightly recessed and divided by piers continuing up from the storefront; the center west pier is now corbelled due to storefront remodeling below. A shallow header brick segmental arch terminates the recessed east and west bays; the center bay terminates in a round arch. An elaborate sheet metal bracketed cornice with panel frieze with patera and large end and center brackets tops the end bays. The center bay has a raised round arch bracketed "pediment" with an apex cartouche; "1879" is attached to the brickwork below the pediment. A large "ARCHIAS" sign hangs perpendicular to the building at the second story level. This building is adjacent to 101 S. Ohio (102 E. Main) and 110 E. Main. (photo #12/18) 1C

110 East Main, Peter Brandt Groceries, Pregge and Hansen Groceries, (Freed Douglass Studio), c. 1875, Italianate. Rectangular plan, two stories, brick (sandblasted) walls. The first story has four bays including a three bay storefront with a center flush replacement 1-light double door with 4-light transom; an original 4-light transom is above the doorway. Very large replacement 1-light sash flank the entry; no bulkhead, but an original dentil course transom bar remains below the 2-light transoms. The secondary entry to the second story is on the east with a 1-light door and double 2-light transoms. Four metal pilasters divide the bays (the west end has a brick pier); metal sill plate. The second story has three 4/4 segmental arch sash with narrow metal sills and metal hood molds (similar to 118 E. Main and 115 S. Ohio). The corbelled cornice has a lower single brick stringcourse, plain frieze, a chevron brick design and a small drop cornice. This building is adjacent to 106-108 and 112 E. Main. (photo #12/18) 1C

112 East Main, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, running bond). The first story has four bays including a three bay storefront with a center recessed replacement 1-light door with wood surround and infilled transom. Flanking replacement 1-light display sash are over wood bulkheads; metal sill plate. The original large storefront transom area is infilled with wood; a large canvas awning is across the storefront. The secondary entry to the second story is to the east with a wide 5-panel door and unusual 2-light round arch transom with wood surround and large "key." A metal lintel is across the entire storefront and one original wood pilaster is

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between the secondary entry and the adjacent display window; the end piers are brick. The second story has three 2/2 segmental arch sash with narrow metal sills and double rowlock segmental arches; a simple corbelled cornice has a single lower stringcourse. This building is adjacent to 110 and 114 E. Main. (photo #12/18) 1C

114 East Main, McGinley Brothers Grocery, (Timeless Treasures), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls. The first story has four bays including an original three bay storefront with recessed 1-light and panel wood double doors in the center with a large 2-light transom below a large canvas awning. Flanking large original 1-light display sash with 2-light transoms are over wood bulkheads (original panel bulkheads are extant in recess) and metal sill plate. The secondary entry to the second story is to the east with a slightly recessed original 3-panel wood door and 1-light transom. Four metal pilasters divide the bays. The second story has three replacement 1/1 sash with the segmental arched window heads infilled with wood; narrow metal sills (one console remains) and metal segmental arch hood molds with small consoles. A double "bracket" corbelled cornice projects above a three-part stringcourse (like 118 E. Main); short parapet. This building is adjacent to 112 and 116 E. Main. (photo #12/18) 1C

116 East Main, The Phoenix Drugstore, (vacant), c. 1878, Italianate. Rectangular plan, two stories, brick (painted) walls. The building has four bays including a three bay storefront with a center replacement 1-light door with 1-light transom and curved canvas awning. The flanking original 1-light display sash with stone sills and 2-light transoms are over brick bulkheads; they are covered by large canvas awnings. The secondary entry to the second story is on the east with an original solid paneled door with 1-light transom. Three metal pilasters divide the storefront, the end piers are brick; metal sill plate. The second story has four 1/1 sash with narrow metal sills and soldier course segmental arches with keystones. A short corbelled cornice is above a single stringcourse. The second story brick work appears different from the first story and severe structural problems are apparent. This building is adjacent to 114 and 118 E. Main. (photo #12/18) 1C

118 East Main, Ibig and Callies Groceries, (Pirtle-Evans Meats), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, 8-course common bond). This building has four bays on the first story including a three bay storefront with a recessed modern aluminum frame 1-light center entry with a single sidelight and transom and a larger original 1-light transom. The flanking original 1-light display sash with 2-light transoms and stone sills are over brick bulkheads. The secondary entry to the second story is to the east with a solid entry door with an original 1-light transom above. Three metal pilasters (stamped, but unreadable) divide the bays; metal sill plate. A sign board is above the storefront. The second story has three replacement 1/1 sash with the segmental arch window heads infilled with wood; the sash have narrow metal sills and metal hood molds that match 110 East Main (also like 115 S. Ohio). A double "bracket" corbelled cornice projects above a three-part stringcourse (like 114 E. Main); short parapet. This building is adjacent to 116 and 120 E. Main. (photo #12/18) 1C

120 East Main, The People's Saloon, (Granny's Attic Antiques), c. 1880, c. 1930 facade, no style. Rectangular plan, two stories, brick (7-course common bond, wire cut) walls. The storefront has a center flush aluminum frame 1-light entry with 1-light sidelights and flanking raised display sash with header brick sills and brick bulkheads. A transom bar separates the 9-light transom from the display sash; soldier course flat arch is over the transom. The second story has three 6/6 sash with header brick sills and soldier course flat arches. A soldier course band is at the cornice line and tile coping. The building is adjacent to 118 and 122-124 E. Main. (photo #12/18) 1C

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124 East Main, (warehouse), southwest corner of S. Lamine Avenue and East Main Street, c. 1935, no style. Rectangular plan, tall one story, concrete foundation, brick (unpainted; mixed course common bond). On the main facade (South Lamine Avenue), is a left/south bay pedestrian door with two steps. Fifteen-light industrial sash, then two 20-light industrial sash with awning panels. Pedestrian door, then two more 15-light sash before the garage door. Four nine-light sash are in the north bays, with the right-most sash being blocked. Sash frames and muntins painted yellow as is the garage door. Faded painted sign in central parapet rise reads, "Sedalia Neon" with small lowered vents on either side. Broad stepped parapet. The East Main Street facade is rather unusual with its "half stepped parapet." Two storefronts and a garage door opening with two swing modern doors are on this facade. Storefront with square fixed sash, and angled single entrances with large light doors; brick bulkheads. Tall storefront transom space boarded with modern signage applied. Another modern sign, partially missing, is in the parapet space. (photo #12/18) 1C

north side Second Street (west to east)

108 West Second, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted) walls. Four metal pilasters divide the storefront into four bays. The storefront has a center 1-light and wood panel double door entry with signage in the transom area and flanking original 1-light display sash with transoms over wood panel bulkheads. Metal sill plate. The secondary entry to the second story was to the east, but is now blocked by wood with the same bulkhead and transom pattern as the adjacent storefront. A panelled wood lintel is across the first story. The second story has three slightly recessed 2/2 round arch sash set in a double rowlock round arch "arcade" divided by brick piers. The sash have narrow metal sills and round arch metal hood molds similar to those in the 600 block of S. Ohio. A sheet metal bracketed cornice with large end brackets tops the building. The building is adjacent to 110 W. Second and 124 South Ohio. 1C

110 West Second, (vacant), c. 1880, Italianate. Rectangular plan, two stories, brick (painted, 7-course common bond), shed roof. The first story has been totally altered with a deeply recessed modern door with transom and sidelights and flanking modern display sash over wood bulkheads. The entryway is tiled with "110" inset in the tile. The secondary entry to the second story is at the west end with a modern wood panel door and 1-light transom; new wide brick pier is to the west. The storefront lintel is sheathed and has applied wood balusters as decorations. The large storefront transom area is covered by five plywood panels; a secondary metal lintel extends across the storefront with a header course above. The second story has three 2/2 round arch sash with the same detailing and brickwork as 108 W. Second Street; the cornice area is similar also, but has a slightly wider frieze. The building is adjacent to 108 W. Second, but a parking lot is to the west. The west elevation has four concrete block buttresses supporting the former party wall; the brickwork is painted. 1C

107 East Second Street, (Upton Tax Service), c. 1885, no style. Rectangular plan, short one story, brick walls. Not recognizably historic. Twenty-light fixed sash left/west with wood bulkhead. Two-light modern door on the right. All fenestration with full-length shutters. Modern vertical wood above shake pent roof over storefront level. Historically infills an alley. 1NC

109-111 East Second Street, Pacific Express Office, (109/vacant; 109-1/2/apartments; 111/Cramer Roofing Co.), c. 1880, Italianate influence. Rectangular plan, two stories, brick walls, iron trim. Appears to have been built as a slightly later, less elaborate addition to 113 East Second Street to the east. Storefront spaces intact, altered only with sheathed bulkheads and broad sheathed storefront transom space (wood painted blue). Left/west storefront angles to a single modern door with transom. Iron pilasters with female face profile appliques. To the right of this storefront is

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the second story staircase door to access the upper story residential space. The door has a single light and panels above and below. The second storefront is identical to the first storefront. The second story is seven bays, with 1/1 segmentally arched double hung sash with soldier course segmental brick arches painted white; brick painted gray. Sash and small metal lug sills painted blue. Plain parapet. 1C

113 East Second Street, (113/Baskets by Lisa; 113-1/2/apartments), c. 1880, Italianate. Left bay staircase door with transom. Storefront is slightly different from those on 109-111; smaller. Narrow storefront window at facade plane, and broader angled windows off-center to the right; no cameos on the pilasters here. The second story is three bays with recessed windows, those on the end bays being 2/2 round arch sash. The central window is a rectangular 2/2 sash with a round arched transom. Projecting iron round arched window hoods with foliated appliques atop. Two course corbeled at parapet base and three course at the top. The buildings which once stood to the east have been demolished, exposing the east elevation which is now covered with broad "stucco" panels. However, one small round arched 1/1 sash appears toward the rear/north of the second story. Tile coping on the stepped parapet. Construction vehicles park on the gravel lot to the east. The west wall is common to the addition to this building. 1C

East Third Street (north side only)

113-117 East Third, Sicher Hotel addition, (113/Septagon Industrial Building; 115/Tempel-Callison Construction; and 117/ACI Contractors), c. 1885, Italianate. Rectangular plan, three stories, brick (painted, 6 course common bond) walls, shed roof. The first story has been altered with an off-center (to east) recessed entryway with a center modern wood panel double door with modern 1-light half-round transom and flanking paired 1-light modern fixed sash with half-round transoms; similar sash are on the sides of the recessed entryway. Two metal pilasters support the modern brick floored vestibule area. The east and west bays have three sets of paired narrow 1-light modern fixed sash with canvas awnings; vertical wood sheathing surrounds the windows. The window sets are divided by narrow metal pilasters. The west end bay is open as a drive-through to the rear; a metal pilaster is set at the west end. The pilasters are stamped "Christopher & Simpson, St. Louis, Mo." A large metal lintel spans the storefront area with variously placed flowered patera. The second story has a large off-center (to east) 4-part window with 3-lights per part and a sandstone sill. An ornate metal segmental arched hood mold with carved impostes, a center patera in the tympanum, and scrolled ends tops the large window group. The flanking bays have triple 3-light sash with square stone hood molds; the west end bay has paired sash under a single hood mold. All the sash have sandstone sills. The third story has two separate 1/1 sash grouped under a stylized stone pediment/hood mold with an empty date block off-center to the east. The flanking bays have two 1/1 sash with hood molds separated by hood molds over blind walls (no evidence of openings appears in the brickwork). The west end bay has paired sash. All the windows have tinted replacement sash. Continuous stringcourse. A corbelled cornice with brick dentils is below a short parapet wall with tile coping. The west side is adjacent to 229-231 S. Ohio and the east elevation is slightly separated from 119 E. Third by a narrow walkway. The east elevation is 5-course common bond with all the openings bricked in. 1C

119 East Third Street, (Antique Toys & Dolls/vacant), c. 1880, refaced c. 1935, no style. Quadrangular plan, two stories, polychromatic brick walls. Storefront altered c. 1950. Two broad storefront sash left. Modern door with address transom. A modern door with transom to the right leads to the second story. The windows and doors are all flush with the facade. The piers and sign panel are covered with turquoise rectangular aluminum enameled panels.

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A central hanging sign is above. The second story has two 20-light industrial sash with four light central awning panels. Header brick lug sills. Soldier course flat arches. Plain broad parapet. Soldier course at base of parapet; tile coping. Stepped parapet left/west facing the alley. 1C

121 East Third Street, (Chez When Bar), c. 1910, no style. Rectangular plan, three stories, buff colored brick walls. A modern door is in the left bay to access the second story staircase. The second bay contains the first story entrance; two rectangular fixed sash are in the two right bays. The first story is clad with black square enameled aluminum panels, c. 1940-50. An older neon hanging sign is centered above the storefront and reads, "Chez When Bar." The second and third stories have two 1/1 double hung sash and a continuous stone sill with drops (flush with the walls). Raised brickwork as quoining at the edges of the windows and facade. Stone lintels trimmed in raised brick. Metal entablature painted white with foliated frieze. Small block modillions under projecting cornice. Plain parapet. Upper two stories of east elevation exposed; red brick walls. 1/1 double hung sash symmetrically placed; plain window heads and double rowlock segmental brick arches. The rear elevation, exposed to a parking lot, has three 1/1 sash with double rowlock segmental brick arches on the second and third stories. A central modern door is on the first story with blocked/boarded transom area. 1C

123 East Third Street, (Credit Bureau Services, Inc./front and United Way/rear), c. 1900, late Italianate influence. Rectangular plan with a chamfered northeast corner (rear), one story, brick with narrow raked joints, painted brown, flat roof, iron trim. Storefront altered with full-height sash. Single doors face East Third Street and S. Lamine Avenue. A canvas awning is above the windows and doors. Diamond/beveled aluminum panels above. Wood sheaths piers at corners. Enameled panels sheath the storefront transom space. Entablature of metal with denticulated cornice and plain frieze. Foliated modillions and broad foliated end brackets with ball pendants. East elevation exposed to S. Lamine Avenue. Storefront treatment wraps one bay from the East Third Street facade. Two boarded fixed sash toward the center and north of this elevation; rock-faced lintels and stone lug sills. Entablature extends fully, but no end brackets at the north edge. Northeast corner chamfered with modern door framed by wide sidelights and a canvas awning above. Entablature stops before this corner. Two segmentally arched windows with double rowlock segmental brick arches and rock-faced stone lug sills on the rear elevation left/east and off-center to the right. Right end door opening filled with concrete block and an air conditioner has been inserted; double rowlock segmental arch. Vacant lots to the rear of this building and across S. Lamine Avenue to the east. 1C

north side of West Fourth Street

112 West Fourth, Porter-Montgomery Building, 1907, Classical Revival. Edward A. Strong, architect. Rectangular plan, two stories, stone foundation, cream brick walls, terra cotta trim. This three bay building has a slightly projecting center bay and terra cotta quoins on the sides. The elaborate center round arch entryway has deeply recessed original 1-light double doors with a round arch fanlight; the entryway vestibule has "112" embossed in the tile. The molded entryway round arch springs from narrow panel pilasters with egg-and-dart molded "capitals"; oversized keystone. Wreaths decorate the arch spandrel area. Rusticated pilasters on stone bases with egg-and-dart "capitals" flank the entryway and support a full entablature with architrave, frieze with triglyphs and guttae, and cornice with dentils. The east and west end bays of both stories have three 1/1 sash with "eared" surrounds and continuous terra cotta sills. The center bay of the second story has paired 1/1 sash with an "eared" surround with a center plain date block above flanked by scrolled leaves; a narrow wood pilaster is between the two sash. A balustrade with star patterned blocks between solid end pedestals is below the sash. A full entablature tops the building consisting of a brick string-course/architrave, a plain brick frieze and cornice with dentils and small end brackets; short brick parapet with tile coping. The west elevation is 6-course common bond red brick; the first story

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is covered by a modern one-story building. The second story has two 1/1 sash to the north with double rowlock segmental arches; tile coping. The east elevation is parged; no openings are on the first story, the second story has three 1/1 sash and a paired 1/1 sash to the north. A rear brick wing is slightly recessed with three symmetrically placed paired 1/1 window groups with rough-faced stone sills; three chimneys are at the roof edge. This building is adjacent to a modern building on the west and an alley and parking lot on the east. 1C

north side East Fourth Street

103 East Fourth Street, Hotel Bothwell, (Kensington Bothwell), 1927, Classical Revival. Rectangular plan, seven stories, reinforced concrete foundation, tan brick with stone trim, flat roof. The building was constructed of reinforced concrete and steel with concrete floors and roof, brick over fire block walls and a brick and stone exterior. The basement, first, and second stories occupy the seventy-two feet by ninety-one feet rectangular plan while the third to seventh stories have an L-shaped plan following the south and west sides to a depth of fifty-five feet. The penthouse at the east end of the hotel houses elevator machinery and a 5,000 gallon water tank. The facade faces south and has seven uneven bays. The five central bays are divided by two-story stone pilasters with simple capitals supporting a stone entablature. The pilasters continue for the next four stories as stylized "rusticated" pilasters with plain capitals supporting another simple stone entablature. The seventh story has stylized pilasters and inset rectangular panels beneath a simple framing entablature. A five-bay parapet surmounts this central design element with stone pedestals incised with medallions above the pilasters and alternating with brick panels. Stone coping tops the parapet. The entryway consists of recessed paired aluminum frame doors with a one-light transom. The original metal semi-circular hotel marquee is supported by cables with decorative hooks and metal brackets while a neon "Bothwell" sign hangs from the center of the marquee's coffered ceiling. Cast metal anthemion ornaments edge the top of the marquee facing which also displays neon lighting. The first story storefronts have had modifications made to the transom areas while the west three storefronts have had their original glazing replaced with glass block. The upper story windows have stone sills and are placed one per bay except for the third and fifth bays which have two. The second story center windows are 8/8 double hung sash with brick spandrel panels and stone flat arches with keys; the end windows are 6/1 double hung sash with decorative metal grilles in the spandrel area beneath. Upper story windows are 6/1 double hung sash with end windows of attic story having stone surrounds. An infilled stone oval window surround is placed above the attic sash with decorative flanking stone cornucopia while the center attic sash have plain rectangular stone panels placed above them. The five-bay west facade exhibits the same details as the main facade except that no formal entryway exists. Secondary entries occur in the first north bay, the center bay, and the fourth bay. Only minor modifications made to these storefronts including glass block in the south end bay. Stone address panels are placed at pedestrian height on the southwest corner of the building, the western one is inscribed "Ohio Avenue" and the southern one inscribed "Fourth Street." Flat stone stringcourses continue the line of the architrave and cornice of the second story entablature and the cornice of the sixth story entablature. The southwest corner is beveled above the second story stringcourse. The east and north elevations are red brick with tan brick on the north for the width of the "L" wing and on the east for only a few feet. The upper stone stringcourse continues around the entire building at the sixth story window sill level. The east elevation has a central exterior iron fire escape. A flat roof two-story wing consisting of the kitchen and ballroom projects to the south. The penthouse is located on the northeast corner and incorporates the large stone capped boiler chimney; a stepped parapet is topped with stone coping. A decorative stone stringcourse encircles the penthouse and large decorative contrasting brick panels are found on the south, east, and north penthouse elevations. The north elevation panel surrounds a painted "Hotel Bothwell" sign. The Hotel Bothwell is located on the northeast corner of South Ohio Avenue and Fourth Street, and is adjacent to 315 South Ohio Avenue. The hotel parking lot is to the east. (photo #17/18) (not counted; listed in the NR 9/08/89)

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109 East Fourth Street, (Kensington Bothwell Parking Lot)

113 East Fourth, (Sedalia Area Chamber of Commerce), c. 1905, no style. Rectangular plan, two stories, brick walls, shed roof. The first story of this building has been totally altered with a refacing in Roman brick and an aluminum frame 1-light tinted glass door with sidelights to the west and raised tinted glass display sash to the east above a concrete sill. A sign board is across the storefront with a slightly corbelled cornice above. The second story has two sets of paired replacement tinted 1-light sash with concrete sills and wide lintels. A stringcourse is below the plain frieze and corbelled cornice; short parapet with tile coping. The west elevation has no openings on the first story and three replacement sash to the north on the second story. The building is adjacent to the one-story 115-121 E. Fourth building on the east and the Kensington-Bothwell parking lot on the west. **1C**

115-121 East Fourth, (119/Landmann Abstract and Title; 121/Buckley & Mitchell Attorneys), c. 1985, modern. This is a modern commercial U-shaped one story building. **1NC**

south side West Fourth Street

111 West Fourth, L.P. Andrews Bldg., (Sedalia Water Co.), 1917, Classical Revival. Rectangular plan, two stories, dark brick walls, shed roof, sandstone trim. This building has three bays divided by 2-story Doric stone pilasters (painted) on stone pedestals. The center bay has a modern aluminum frame entry with sidelight to the west and a 1-light transom. A stone pediment with plain frieze and three part architrave is over the door and chamfered "drops" with guttae extend down from the architrave flanking the transom. The east and west end bays have large 3-light replacement sash over stone bulkheads; the narrow transom below a stone paneled "lintel" is infilled. The second story has paired 1/1 sash with a stone sill centered over the entry pediment; the end bays have three 1/1 sash with continuous stone sills. The pilasters support a full Doric entablature with a stone architrave, brick frieze with triglyphs and guttae over the pilasters and a projecting stone cornice with mutules. A brick parapet with stone coping and panels centered is over the pilasters. The west elevation is 6-course common bond; the first story windows are grouped as follows: a high rectangular sash to the north, a single 1/1 sash, a double 1/1 sash and two single 1/1 sash to the south. The second story has a single and double sash to the north, a single sash with flanking smaller 1/1 sash in the center and two double 1/1 to the south; all the window groups have double rowlock segmental arches. The main cornice returns for one triglyph. The east elevation first story has three 1/1 to the north and an infilled delivery area to the south. The second story has various window groups, paired at the south end. This building is located next to an alley on the east and next to the First Methodist Church (117 E. Fourth) on the west. (photo #13/18) **1C**

117 West Fourth, First Methodist Episcopal Church, (First United Methodist Church), 1888-1891, Romanesque Revival. Irregular plan, multiple stories, sandstone foundation, sandstone (random ashlar) walls, gable roof with lower cross gables. The Fourth Street facade has four bays with the west end bay being a 90 foot, 3-story tower with a conical roof. A gabled entry is on the first story of the west tower, with recessed wood double doors and a round arch transom (a date stone is to the west); a round arch of stone voussoirs is below the gable with its weathered apex. A tall narrow slit window is above the gable with two small slit windows higher and flanking other sash. The tower narrows by way of four stone bands; the upper tower has a tall slit window and small square sash that circle the top below the conical roof. The center bay is a shed roof "hyphen" between east and west entry towers. The hyphen has three square stained glass sash with large stone sills and lintels; foliated frieze band. The main church block is recessed behind the hyphen as a large gable end; it has a window group made up of three round arch and one rectangular stained glass sash set in a pointed arch pattern in the center. The gable has three vents near the apex which has alternating smooth and rock-faced square stones in a checkerboard pattern; stone finial. The east entry bay

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has a shorter 2-story hexagonal tower with a shed roof section toward the hyphen and a double door entryway similar to the west entry bay below the shed roof. Slit windows are in the front faces of the hexagonal tower and in the west face of the second story. The east end bay is deeply recessed and is a two-story office wing with a gabled entryway to the east with a single modern door below a round arch 1-light transom. The round arch has exaggerated voussoirs; the gable roof has a finial. A 1/1 sash is to the west and the second story has two 1/1 sash. The flat roof has a foliated frieze band. The South Osage Street elevation has seven bays with the north end bay the entryway tower. The second and fourth bays flank a slightly projecting lower cross gable pavilion and have rectangular sash on the first story and round arch sash on the second, both with stained glass and exaggerated voussoirs. The third bay/pavilion has a window group made up of three round arch and four rectangular stained glass sash set in a pointed arch pattern in the center; two vents are in the gable which is topped by a finial. The fifth bay has a projecting gable portico entryway with an at-grade recessed modern door, a wide transom bar, and three-part replacement sash above. The gable has a stone checkerboard pattern and finial. A small rectangular wing is off the south elevation of the portico. Replacement sash are behind the portico on the second story. The sixth bay has a projecting cross gable pavilion with two exposed basement sash, two replacement sash on the first story with louvers in their upper sections, a round arch window on the second story with three-part replacement sash, and two vents in the gable that has a stone checkerboard pattern. The south end bay has two 1/1 sash per story and exposed basement sash. All the sash have stone sills and either exaggerated stone voussoirs or stone flat arches. The Warrensburg sandstone is deteriorating. This building is next to 111 W. Fourth and is at the southeast corner of W. Fourth Street and S. Osage Avenue; an alley is to the south. (photo #13/18) 1C

north side West Fifth Street

106 West Fifth Street, Acme Cleaners, c. 1912, no style. Rectangular plan, two stories, rock-faced stone foundation, brick walls painted white. Appears more residential than commercial. Raised first floor. Full facade flat fluted aluminum roof extends at the first story with c. 1945 iron supports and railing. Brick planter extends beneath a large fixed sash with stone lintel on the left/west bay of the first story. An inset entry is on the right/east bay with modern doors facing east and front/south. Brick infilling is evident to the side/east of this recessed entrance porch; a corner post once free standing on front right corner. The inset porch was once two stories, but the second story porch space has been infilled with brick. A smooth stone sill wraps the corner with denticulation beneath. Parts of stone capped posts are evident through the infill which is flush with the facade. Now 1/1 double hung sash face the front/south and side/east. Raised brick stretchers are at the shoulders of the windows. In the middle of the second story is a neon sign which hangs over the sidewalk and reads, "Acme Cleaners." Wide 1/1 with smooth stone lintel and lug sill on the left bay of the second story. Smooth frieze board, modillions, and projecting cornice. Plain parapet front; stepped parapet on the east elevation. The first story of the east elevation has fixed sash and a pedestrian door to the alley; 1/1 sash are on the second story. (photo #5/18) 1NC

108-112 West Fifth Street, (Wilcox and Associates, Psychologists), c. 1930, Commercial. Rectangular plan, two stories, six course common bond polychromatic (dark brown, red, and orange) brick walls. Two storefront spaces are entered from the street level. The left/west space has two large fixed sash and an angled, recessed door. Aluminum covers the storefront transom space. The right storefront has a recessed door, angled windows, and two windows at the facade plane. Aluminum also covers the storefront transom space here. Symmetrical second story with six 1/1 double hung sash; header lug sills. Raised stretcher and header courses detail the cornice line. 1C

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118-120 West Fifth Street, (120/Moore, Horton & Carlson, PC, Certified Public Accountants), c. 1920, Classical Revival influence. Rectangular plan, two stories, brick walls. Five bay first story on the West Fifth Street facade is divided by brick piers. Stone bulkhead space as the street level lowers to the west. Piers with recessed panels and stone molded caps. First bay is blind with a sign. The second and third bays have tinted square fixed sash with header sills. Double modern doors are in the fourth bay, with transom and sidelights with transoms. The right bay has a molded stone door frame and a modern door. Fixed leaded stained glass window above. Modern aluminum projecting awning from the second through fifth bays. Soldier course brickwork atop the caps of the first story piers is continuous across the facade. Single soldier course brick is beneath the stone lug sills of the second story windows. Central bay with pair of 1/1 double hung sash. The two bays on either side have single 1/1 sash framed with raised brick and corner blocks. A single header course is at the top of the second story and the base of the plain parapet. Metal coping. The east elevation is attached to 108 West Fifth Street. The west elevation is exposed to South Osage Street. It has treatment similar to that on the West Fifth Street facade. The right/south bay is blind, with the four bays to the left/north having square fixed sash. Again, a window pair is central on the second story with two single 1/1 sash on either side. The building extends one story for six bays to the north with similar pier treatment and recessed bays. The right-most bay to the south of this section has been infilled with glass block. The first or north bay of this section has been infilled with modern brick and a tinted fixed sash. The second bay has a short pedestrian or loading door. The third and fourth bays are blind, with the fifth bay having a larger tinted fixed sash. The bays here are additionally defined with thin stone panels. Plain parapet west. 1/1 sash from the main block face north on the second story and are visible from the north and west. The windows have double rowlock segmental arches and plain window heads. Tile coping on the rear parapet. The rear has been concrete parged with short 1/1 recessed sash; plain window heads. 1C

south side West Fifth Street

111 West Fifth, New Lona Theater, (Liberty Theater), 1920, Classical Revival. Rectangular plan, two plus stories, limestone foundation with a foliated guilloche watertable, yellow brick, terra cotta trim. The sidewalk in front of this building was redone in concrete and swirled brick patterns in contrasting brick colors. This building has three bays with the east and west end bays in rusticated brick with center poster display boxes with 1-light transoms above, all framed in a terra cotta surround. The center bay has five round arch entries with 1-light double doors with round arch fanlights above decorative transom bars. Double rowlock round arches with exaggerated keys spring from foliated impost blocks. A projecting stringcourse in a decorative wave pattern is above the entryways and extends over the end bays. The center bay and stringcourse are painted in a contrasting cream color. The second story end bays have paired 8-light casements with ornate terra cotta surrounds over blind balustrades; the frieze above the surround is inscribed "AMVSEMENT" (east) and "EDVCATION" (west) in contrasting blue letters. Above each of these is a pediment with dentils. The center bay is slightly recessed with five paired 8-light casements with round arch fanlights above transom bars with dentils. The rowlock round arch with small foliated key springs from small foliated terra cotta impost blocks; blind balustrades are in the spandrel area. The sills of all the window groups are connected by a terra cotta stringcourse that is the top rail of the balustrades. The center bay is divided by brick Ionic pilasters set on terra cotta bases on top of pedestals set between the blind balustrades. A stringcourse connects the upper portions of the pilasters; alternating rosettes and lion-faced patera are above the stringcourse. The pilasters support a recessed terra cotta three-part architrave. A full entablature is across the building with a molded architrave, frieze with "LONA THEATER" inscribed in contrasting blue letters and swags over the end bays, and a projecting cornice with dentils. The attic story has three louvered openings framed by a header brick course that is above the cornice and runs over the openings; a second header brick course is below the short parapet with its terra cotta cornice and coping. On the east side of the theater is a 2-story brick hyphen that connects the theater with 500 S.

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Ohio; it has a single 6/6 sash on the second story. The west elevation faces onto the landscaped Rotary Park and is finished in 6-course common bond red brick; the yellow facade brick turns the corner and becomes "quoins" into the red brick. This elevation has five bays divided by brick piers with a pedestrian door to the north and a bricked in opening in the second bay. The third and fourth bays have a one-story covered metal shed attached to the theater and supported on metal posts; emergency exits and stairs are under the roof which also has a brick wall/stage below the roof area. The south end bay has a pedestrian door; this bay is wider, with back stage fly space to the south. This building is attached to 500 S. Ohio and next to a park. (photo #14/18) 1C

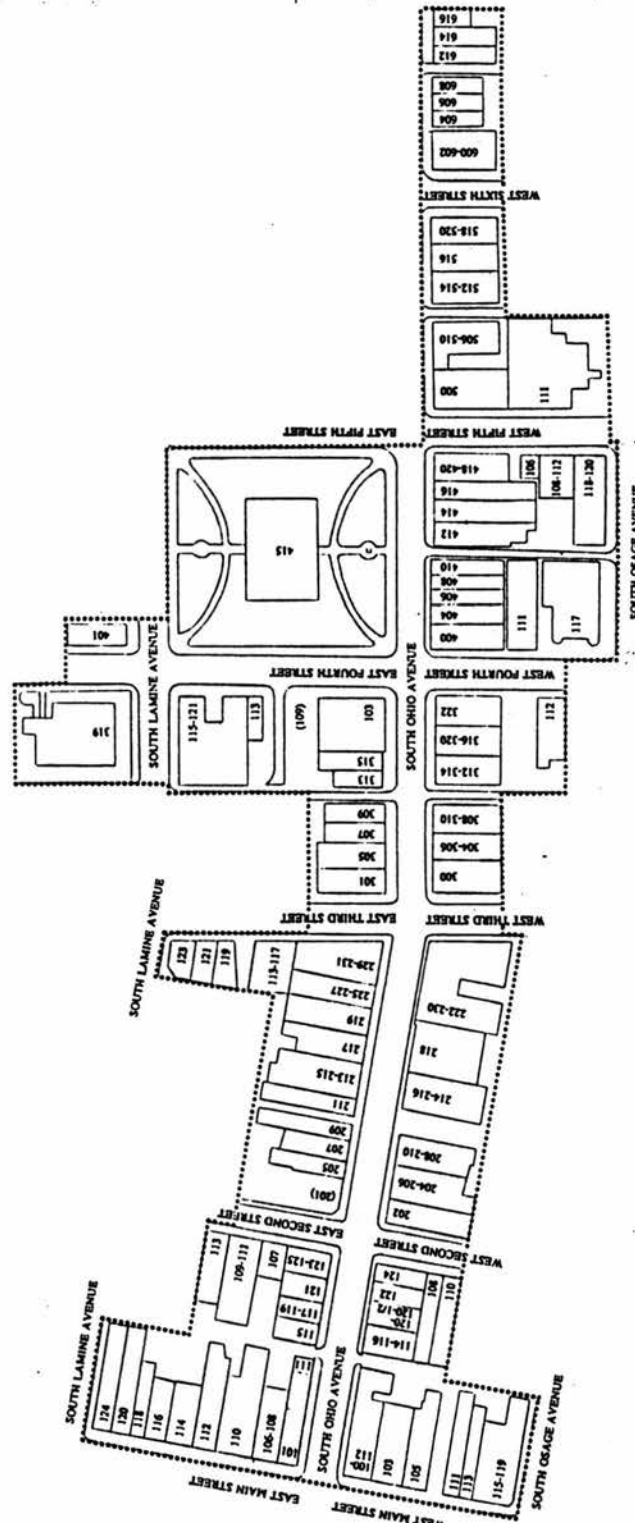
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Historic District Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



KEY
 HISTORIC DISTRICT BOUNDARY
 [100] BUILDING ADDRESS

SCALE
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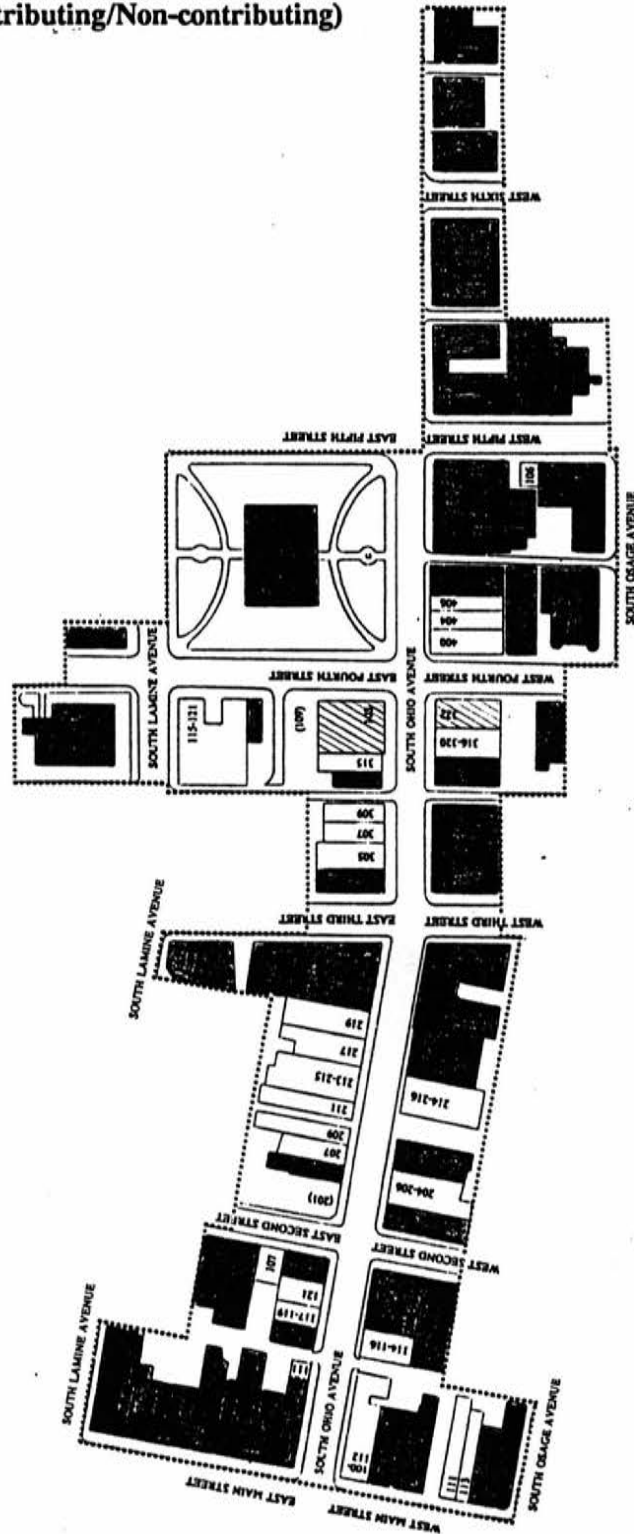
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Building Status Map (Contributing/Non-contributing)

SEDALIA COMMERCIAL HISTORIC DISTRICT



- KEY
- HISTORIC DISTRICT BOUNDARY
 - CONTRIBUTING BUILDING
 - NON-CONTRIBUTING BUILDING
 - ▨ ALREADY LISTED ON THE NATIONAL REGISTER
- SCALE
0 100 FEET

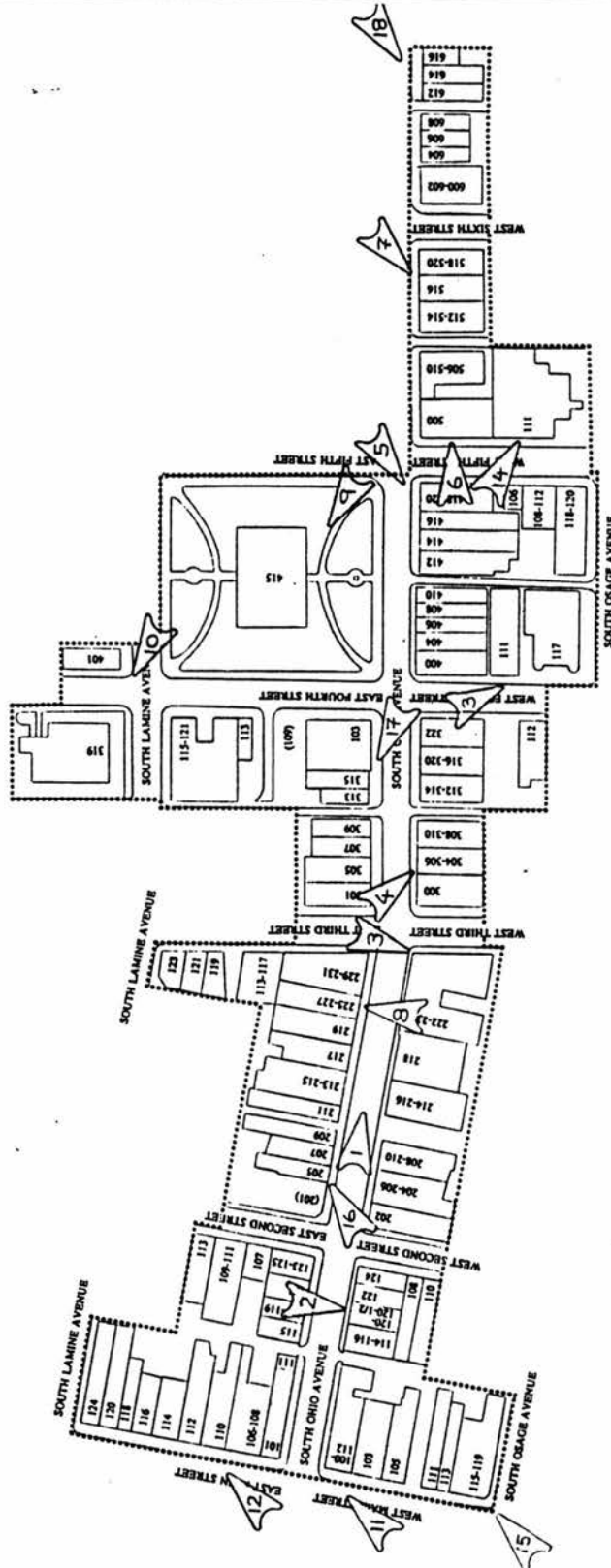
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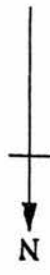
Photograph View Map

SEDALIA COMMERCIAL HISTORIC DISTRICT



- KEY
- HISTORIC DISTRICT BOUNDARY
- ▲ PHOTO VIEW

SCALE
0 100 FEET



Sedalia Commercial Historic District

Name of Property

Pettis/Missouri

County/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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

Commerce _____

Government _____

Architecture _____

Periods of Significance

c. 1870 - c. 1943 _____

Significant Dates

n/a _____

Significant Person(s)

(Complete if Criterion B is marked above).

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

N/A _____

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Sedalia Public Library

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Narrative Statement of Significance

Introduction

The Sedalia Commercial Historic District is significant under the National Register of Historic Places Criterion A for Commerce and Government, and Criterion C for Architecture. Historically, the district represents the core of Sedalia's thriving regional commercial center, successful due to Sedalia's vital role as a significant rail center and junction. The continued growth and development of the commercial area into the twentieth century attests to the endurance of its regional role. Additionally, Sedalia has played a significant role governmentally for 130 years to date, serving as the county seat of Pettis County since 1863, although not officially being recognized as such until 1865. The courthouse has always been part of the city's commercial center (and is within the boundaries of this historic district.) As the Pettis County Courthouse would be individually eligible to the National Register, significance for Government is claimed for this historic district. Architecturally, the Sedalia Commercial Historic District retains excellent examples of late nineteenth and early twentieth century architectural styles. Late nineteenth century architecture is well-represented by stunning examples of the Romanesque Revival and Italianate styles, while the district's exceptional early twentieth century architecture includes notable examples of Art Deco and Classical Revival architecture. The boundaries of the historic district include a six block span along South Ohio Avenue, the historic thoroughfare of commercial growth within the downtown, and parts of the cross streets where commercial developments extended. In addition to the aesthetic appeal of its architecture, South Ohio Avenue offers a unique and inviting angle, with the street pattern reflecting the historic development of the business district. The period of significance for the historic district, c. 1870 to c. 1943, represents the date of the oldest extant building to the arbitrary fifty-year cut-off required by the National Register, as the commercial significance of this district continued into the mid-twentieth century. While some of the buildings have undergone alterations (both historic and modern) and one demolition has occurred, overall the historic district retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Background

Sedalia was founded by George R. Smith who had dreamed of building a town that would eventually be on the railroad. He purchased 337 acres of land on February 18, 1856 at \$13 per acre, and added it to a purchase of 166 acres on March 4.¹ Smith recorded the first plat of the new town, named Sedville (for his daughter Sarah, whose nickname was "Sed"), on November 30, 1857, with a second plat on October 16, 1860.² Smith secured the location of a depot for the coming railroad, but was met with many obstacles. Smith began selling parcels of land as early as 1858, and was ridiculed because he sold lots in his city where nothing but dense prairie grass existed.³ The first public sale was in September, 1858, with the lots selling for very little, the highest being \$75.⁴

Smith bought a tract of timberland and erected a sawmill to facilitate building construction. From November 30, 1857 until October 16, 1860, the town had existed only on paper, with a few houses (belonging to William Rutledge, Col. D.W. Bouldin, and Smith) within or very near the town limits. At that time, "Sedville" was bounded by the Missouri Pacific Railroad on the south, Washington Avenue (later named) on the east, Clay Street on the north, and Harrison Avenue on the west.⁵ The town began to take shape gradually, generally in the area one block west of Ohio Avenue and one block north of the Missouri Pacific railroad tracks. The town was platted under the name "Sedalia" in 1860.

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In January 1861, Sedalia became the terminus of the Pacific Railroad. The business section at that time was confined to two blocks between Ohio and Kentucky on Main Street, with a number of buildings being erected between January and May. The first train with passengers had arrived on January 17, 1861, the same year that Sedalia became a military post, with General Lyon having an encampment of about 25,000 troops prior to his fatal march to Wilson's Creek.⁶ While Sedalia's growth was interrupted by the Civil War, as terminus of the railroad, it became a strategic location and a federal military post. Militia units, or home guards, were organized for both the Union and the Confederacy.⁷ Sedalia had escaped skirmishes until the fall of 1864 when 1,500 of General Jeff Thompson's troops moved toward Sedalia as part of General Sterling Price's maneuvering from southern Missouri to Westport (Kansas City).⁸ The troops arrived in Sedalia on October 15, 1864, and began shelling the town.⁹ The federal troops ordinarily stationed in Sedalia had been removed to fight against Price; about 300 men of the Home Guards under the leadership of Colonel John D. Crawford, defended the town against the Confederate forces.¹⁰ The Home Guard was unsuccessful and at 3:00 p.m. on October 15, the Confederates overtook the town, confiscated arms from the captured Union men, and rode away later that evening; 2,500 federal troops under the command of General A.J. Smith arrived at midnight.¹¹ Earlier that year, Sedalia had experienced its worst fire, which occurred March 4, 1864, killing eight people, and destroying fifteen buildings, including the Missouri House Hotel.¹²

Despite the War, the railroad pushed on, reaching Dresden, about five miles west of Sedalia. By 1864, the railroad moved farther west with the village of Boomer, named after railroad contractor George Boomer, being built.¹³ The town was later renamed La Monte after the post office moved from a community one mile to the south, which was also known by the same name.

Commerce and Government

The delay which Sedalia experienced in its growth due to the Civil War, gave people time to realize the advantages of the railroad and to establish trade.¹⁴ The early development of building in Sedalia and the direction it took was substantially affected by the railroad. Post War businesses tended to expand in an east-west pattern along the railroad tracks, with construction occurring no farther south than Main Street.¹⁵ Most businesses located in the two block area along Main Street from Ohio Street west to Kentucky Avenue.¹⁶ Also affecting development was the Pearl River. The area which is now roughly Second Street was the Pearl River and was surrounded with swamp land, consequently early businesses avoided this natural barrier.¹⁷ Businesses included groceries, dry goods, harness shops, blacksmiths, drugstores, hotels, hardware stores, and general stores.¹⁸ The buildings themselves were boxey frame buildings, and were highly susceptible to fire.¹⁹ The second hotel in town, known as the Sedalia House, burned in 1866; it was owned in partnership by George Smith and George Emory.²⁰

After the end of the Civil War in 1865, the railroad continued west, and Sedalia was back on track to growth. As phrased in a 1904 publication,

Sedalia is strictly a railroad town. It owes its first being, its growth, its prestige and nearly all its material advantages first to the railroad, for had it not been for the Missouri Pacific railway passing Georgetown, the organized county seat, and building through where Sedalia now stands, Sedalia would never have sprung into life, following the advent of the iron horse.²¹

Many who had come to Sedalia during the War remained in town. In 1865, Sedalia was officially named county seat of Pettis County (after functioning as such since 1863), and a courthouse was built at a cost of \$1,200. Population figures illustrate the burst of growth which the town was experiencing: in 1861, the population was 300; in 1866,

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1,500; and in 1868, 6,000.²² P.G. Stafford and J.G. Magann built the first brick commercial building in Sedalia in the fall of 1865, locating it on the southeast corner of what is now East Second Street and South Ohio Avenue; The Sedalia Weekly Times print shop was in this building.²³ About the same time, a larger brick building was constructed on West Main Street, thus beginning the building of permanent brick structures in town.²⁴ At first, bricks had to be brought from Boonville, Washington, and Jefferson City, until 1866, when a brickyard was established two miles north of town; reputedly, the demand for brick was so high, that it was still brought in from other towns.²⁵

The summer of 1866 marked the beginning of a great building boom in Sedalia, about the time the town's first manufactory--a flour mill--was begun.²⁶ In 1868, a total of \$286,000 was spent to build brick business houses, with brick commercial buildings quickly outnumbering those of frame.²⁷ Civic improvements, too, accompanied the boom of building commercial houses. In 1867, Ohio Avenue was paved and in 1868, the gas works were constructed to provide lighting.

Sedalia served as the starting point for many of the trade routes to Texas and American Indian Territory and remained a trade center even after the railroads replaced wagons. In 1867, the Tebo and Neosho Railroad was supported by bond sales; that line later became part of the Missouri, Kansas, and Texas Railroad which reached Sedalia in 1869.²⁸ Sedalia also served as the terminus for the first of the long cattle drives from Texas. The first "Long Drive," which occurred in the spring of 1866, included some 260,000 cattle that left Texas, but few actually reached Sedalia. Between confrontations with American Indians, the wooded hills of the Ozark Plateau (which terrified cattle accustomed to the open range), and irate farmers of Missouri (concerned that herds with the dreaded Texas Fever might infect their own cattle), the successive barriers of the Sedalia Trail kept all but a few steers from reaching Sedalia.²⁹ The very next year, Joseph McCoy started efforts to lure people away from the Sedalia Trail by laying out the Chisholm Trail. By 1868, more cattle were headed to Abilene, the terminus of the Chisholm Trail, than Sedalia.

Sedalia's transformation from a frontier community to a contemporary town occurred in the 1870s and directly correlates with the growth of the railroads. With a population of 9,500, Sedalia offered public schools, paved streets, several newspapers, and public utilities.³⁰ The Sedalia waterworks were established in 1872-73, when twenty acres on Flat Creek were purchased and three miles of main pipe and five miles of street pipe were laid.³¹ The gas works were reorganized in 1872; a gas plant to make gas from coal was built and gas lights were available.³² The Street Railway Company was organized in the mid-1870s, becoming an important means of transportation for downtown Sedalia for many years.³³

The growth of the railroads during the 1870s included the Missouri Pacific Railroad establishing a shop for car repair and a roundhouse for engine storage and repair on the east side of Third and Engineer Streets; a depot was on the west side. Three hotels were built in the vicinity. The Missouri Pacific Railroad also had a depot at the Ives House, a railroad hotel on Pacific Street.³⁴ A roundhouse for the Missouri, Kansas and Texas Railroad was at Broadway and Hancock; that line's depot was at Fifth and Hancock.

Four newspapers served Sedalia during this period, including The Sedalia Journal, a weekly paper printed in German; The Sedalia Weekly Times featuring Republican Party views; The Sedalia Democrat, highlighting news supporting the Democratic Party; and The Sedalia Bazaar, edited by the flamboyant J. West Goodwin, offering news and advice on a variety of topics.³⁵

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During this 1870s boom, the business district began a gradual move south of Main Street, with twenty-two brick buildings being constructed on South Ohio Avenue in 1871.³⁶ Two more banks were established, including the Citizens National Bank in 1872 and the Pettis County Bank in 1875. A brick city hall was constructed at Second Street and Osage Avenue at a cost of \$15,000 in 1874; the building housed a fire station, police station, and the city jail, in addition to city offices.³⁷ A new post office was constructed in 1877 at Second Street and South Lamine Avenue.

Milling became increasingly important, with most of the mills extending along Main Street, in close proximity to the railroad. Directly affecting the buildings being constructed in the downtown, were the flourishing foundry businesses, with columns being provided by Wells and Cravens or the Sedalia Foundry and Machine Company.³⁸ Companies such as E. Bixby and Company, and later Jacobsen and Schwartz provided cornice work.³⁹

Several events marred the town's prosperity during the 1870s, including a smallpox epidemic which killed eight people in 1873. In 1874, the courthouse was burned by arsonists and in 1875, a plague of grasshoppers destroyed crops.⁴⁰ Worst, however, was the depression that swept the country in 1873. The city was carrying \$265,000 in bonds to finance the waterworks and other civic improvements, when the state changed the formula for property assessment. As a result, city tax revenues fell and the city could no longer meet the interest payments on its bonds. However, the bonds were renegotiated to reduce the interest payments, and within two years the debt was paid and the town's credit was reestablished.⁴¹

Railroads continued to play an important part in Sedalia's continued growth in the 1880s. In 1881, the railroads owned \$210,000 worth of property and employed 562 people.⁴² The Missouri Pacific Railroad constructed a brick shop building and the Missouri, Kansas and Texas Railroad established a hospital. The Missouri Trust Company was established in 1880 and the Third National Bank was established in 1882.⁴³ A new reservoir for the waterworks was among the \$500,000 the city spent for general improvements in the 1880s. Newspapers were continuing to grow and expand as well, with The Times and The Eagle merging to become The Sedalia Eagle-Times; The Evening Sentinel also began.⁴⁴ The first telephone was installed in August, 1880 and by 1881, 225 telephones were in use, with phone service extended to the suburbs outside of the city.⁴⁵

This enduring prosperity for the city as a whole meant continued growth of the central business district, which proceeded to expand along South Ohio Avenue. A new Pettis County Courthouse was built in 1884, replacing the one which burned in 1874. This second version was a French Second Empire rendition which cost \$100,000. Bottling works became popular in the 1880s, with both the soda and beer industries becoming major businesses and employers in the city for a number of years (see 115-117-119 West Main Street). Two new brickyards supplied Sedalia by the 1880s. However, fires continued to plague the town in the 1880s, with some of the town's oldest buildings being destroyed. In 1883, the town had forty-four fires, including one which destroyed the Enterprize Flour Mill on West Main Street.⁴⁶

Cultural activities and organizational groups focussed on the downtown, and became increasingly popular. The Wood's Opera House opened at Second Street and South Lamine Avenue in 1887. The building contained store and office space, in addition to the theater. The theatre was somewhat unusual in that it was located on the first floor, a space more typically reserved for retail use. Music was an important part of the cultural life in Sedalia. The Ladies Musical Club was formed in 1894, the same year that the Men's Choral Club was established.⁴⁷ Bands such as the Sedalia Military Band, the Independent Band, the Queen City Concert Band, and the Missouri, Kansas and Texas

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Railroad Band performed regularly and competed in contests across the state.⁴⁸ John Stark and A.W. Perry were two music publishers who were based in Sedalia. Music education was offered at the Ruth Ann School of Music at Broadway and Osage, and at the George R. Smith College's music department, which offered classroom instruction and private lessons.⁴⁹ Secret societies thrived in Sedalia around the turn of the century, with many of them constructing buildings of their own; in some cases the building in which a society was housed would become known by the society's name.⁵⁰ These groups included The Independent Order of Redmen, The Tribe of Ben Hur, The Acme Fraternal Organization, and The Select Knights and Ladies.⁵¹ Many of these groups met in the downtown, occupying upper floor spaces of buildings.

The young itinerant African American musician Scott Joplin played cornet in the Queen City Concert Band in 1894 and studied music theory at George R. Smith College. Joplin played piano at the Williams brothers' Maple Leaf Club, a gentlemen's club and bar at 116 East Main Street. (Outside of the historic district, the site is now a parking lot, and is commemorated with a granite marker.) Joplin's popular "Maple Leaf Rag" was published in Sedalia in 1899 by John Stark. Joplin left Sedalia shortly thereafter, becoming a noted musician of the time.⁵²

Sedalia's population had grown to 14,800 people by 1890, and to 20,000 people by 1895,⁵³ and large, impressive buildings were very much a part of the commercial district. The Trust Building (322 S. Ohio), the F.E. Hoffman Building (502 S. Ohio), the Cassidy Building (508 S. Ohio), and the Royal Tribe of Joseph Building (201 S. Ohio, now a parking lot) were all built in the late 1880s and early 1890s. Sedalia's location at the junction of the Missouri Pacific and Missouri, Kansas and Texas Railroads, its schools, and its city utilities and improvements resulted in the city campaigning hardily, but unsuccessfully, to have the state capital moved from Jefferson City.⁵⁴

Four newspapers continued to serve the community, including the newly formed Sedalia Capital, The Sedalia Democrat, the Evening Sentinel, and the Eagle-Times.⁵⁵ To the east of the central business district, the Missouri, Kansas and Texas Railroad constructed a Romanesque Revival style depot at Third Street and Hancock Avenue. The building was damaged by fire in 1898, but was soon rebuilt. (The depot is now listed in the National Register of Historic Places; owned by the state, the depot is to become part of the Katy Trail.)

While South Ohio Avenue was now the heart of the business district, Main Street retained a reputation for its gambling halls and "parlors." Sedalia was supporting more than thirty saloons. Upstairs and basement space of many legitimate business buildings on Main Street was used for other purposes.⁵⁶ Court records show numerous women arrested for disturbing the peace.⁵⁷

The People's Party held its state convention in Sedalia in 1890. Known as the Populists, the party had organized in the 1880s and had a membership of 200,000.⁵⁸ At the Sedalia convention, the Missouri Populists decided not to create a third party, but to support those candidates who agreed with their demands.⁵⁹

While the population of Sedalia had grown in the 1890s, its rate of growth was slowing down; records show a gain of only 1,200 people in the 1890s.⁶⁰ City leaders made a concerted effort to get the Missouri Pacific Railroad to build its shops in Sedalia, in an attempt to increase employment opportunities, and therefore increase its population. In 1903, Sedalia committed \$200,000 of private donations and 125 acres of land for the construction of the shops, which were built at a cost of \$2,000,000. The shops, located at 601 Marshall, employed more than 1,800 men making and repairing railroad cars.⁶¹ (The shops maintained the status of Sedalia's largest employer into the 1950s.⁶²)

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Sedalia was down to four banks at the turn of the century--the Citizens' National, Third National, Sedalia National, and the Sedalia Trust Co.--fewer than it had around 1890, but the banking business in Sedalia had been viewed as being overcrowded.⁶³ The four remaining banks had a combined aggregate capital of \$400,000 and a surplus of \$125,000, with over \$1,500,000 in total deposits.⁶⁴ Sedalia was seen as something of a financial center and the Missouri Bankers' Association decided to make Sedalia its headquarters; the association appointed Sedalian W.F. Keyser secretary of the association and in charge of the new Sedalia office.⁶⁵ The association's offices were in the Hoffman Building, at West Fifth Street and South Ohio Avenue. Sedalia was calling itself, "Queen City of the Prairies."⁶⁶

By the turn of the century, the population of Sedalia had grown to about 15,000 people, and building continued at a steady pace.⁶⁷ Theaters became more prominent in the central business district; between 1908 and 1918, over twelve theaters occupied storefronts in the downtown. Open air theaters appeared close to the downtown (outside of this historic district), with the Garden Theater (314 Lamine), the Air-dome Theater (216 East Fourth), and the Skydome Summer Garden Theater (southeast corner of Sixth and Ohio); all are now gone.⁶⁸

While Sedalia had not been successful in luring the state capital, it was selected as the site of the state fair, having competed with five other cities. The first fair was held in 1901. The Missouri, Kansas and Texas and Missouri Pacific trains could take visitors from downtown depots to the fairgrounds for fifteen cents for a round trip.⁶⁹ More than 17,000 paying visitors attended the first fair.⁷⁰ (The Missouri State Fairgrounds Historic District was listed in the National Register of Historic Places on June 28, 1991.)

The coming of the Missouri Pacific shops resulted in a substantial population increase for Sedalia, with 21,000 people by 1920. The Missouri Pacific shops employed 1,200 men and the Missouri, Kansas and Texas shops employed 800.⁷¹ City Light and Traction Company, based in New York, provided gas, ice, electricity, and trolley service to Sedalia.⁷² The electric plant installed a new steam turbine in 1919. Two newspapers merged--The Sedalia Democrat and The Sedalia Evening Sentinel--in January 1907.⁷³

Sedalia's second courthouse fire occurred on June 16, 1920, destroying the 1884 French Second Empire building.⁷⁴ Voters rejected three bond issues before approving \$350,000 in 1923 for the construction of a new courthouse.⁷⁵ The new Classical Revival courthouse (the extant building) was designed by William E. Hulse of Hutchinson, Kansas, and was built by the Western Construction Co. of Des Moines, Iowa.⁷⁶ Across East Fourth Street to the north of the courthouse, the Hotel Bothwell was completed in 1927. Sedalia's tallest building, the Hotel Bothwell was supported by John H. Bothwell, who recognized the need for a modern, fireproof hotel in the downtown, which would serve the increasing number of business travelers and tourists.

The passage of the Prohibition constitutional amendment in 1919 went into effect in 1920, and affected a number of businesses in and around the central business district. The Moerschall Brewery, located on West Main Street, closed, as did many of the towns saloons.

A railroad strike in 1922 shut down the shops in Sedalia and idled 2,500 workers.⁷⁷ Part of a nationwide walkout that followed months of negotiations between the workers' unions and the U.S. Railway Board Relations board, the issues of the strike dealt with the contracting out for shop labor (leaving railroad employees out of work), the elimination of overtime pay for Sundays and holidays, and proposed cuts in wages.⁷⁸

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The stock market crash of October 1929 and the ensuing Great Depression hit Sedalia hard. While at an October 21, 1931 meeting of local bankers an announcement was made that Sedalia's banks were sound, within five months, three banks had closed and two others were limiting withdrawals.⁷⁹ Banking continued despite the apparent money problems. The Union Savings Bank moved to 120 South Ohio on February 21, 1932, but limited withdrawals to \$5 per day per account, a plan which allowed the bank to survive.⁸⁰ Third National Bank followed a similar policy. The Sedalia Bank and Trust Company was incorporated on June 3, 1932.⁸¹

Employment at the Missouri Pacific shops dropped to 450 people and the Missouri, Kansas and Texas shops closed and did not reopen until World War II.⁸² Despite more than 750 families being on relief and 1,200 being unemployed during the Depression, Sedalia managed to enhance its cultural life in 1935 with the establishment of the Sedalia Symphony Orchestra.⁸³ Sedalia also had good news regarding highways: On July 12, 1932, a route through Sedalia was chosen to become part of U.S. Highway 65; a route through Sedalia was also chosen to become part of Highway 50.⁸⁴ The junction of these two highways was a boost to the community. Sedalia's population reached 20,428 by 1940 and the community had weathered the worst of the Depression. The Missouri Pacific shops were employing over 1,000 men again, and business was beginning to improve at local stores.⁸⁵

Within the boundaries of the historic district, only two buildings date in construction to after World War II: 111 South Ohio Avenue and 115-121 East Fourth Street. The areas surrounding the district were obviously affected by demolitions and modern construction. Refacing and sheathing of historic buildings occurred within the historic district.

Downtown Sedalia, as many other American communities, began to experience a change in retailing in the mid-twentieth century. Two shopping centers opened, one on Highway 50 and one on State Fair at Sixteenth Street.⁸⁶ Additionally, Sedalia's reliance on the railroad as a major employer was outdated. Manufacturers such as Dulong's Inc., a manufacturer of steel girders, and Odin Conductors, a producer of electrical conductors, began to emerge in the late 1960s. As these new developments brought new stores to Sedalia and helped create a regional draw to Sedalia, the downtown suffered. Many downtown businesses could not compete, and eventually closed. Fires destroyed several significant buildings and structures in Sedalia in the 1960s, including the 1967 fire which destroyed the Terry Hotel at Second Street and South Lamine Avenue. The 1883 hotel housed Wood's Opera House and the Masonic Temple. Arsonists reputedly connected with Kansas City organized crime attempted to burn the Commerce Building at West Third Street and South Ohio Avenue in February 1961.⁸⁷

The buildings within this historic district represent Sedalia's downtown during its heyday, and attest to its vibrancy as a commercial and governmental center. The following building by building history summaries are based largely on Sanborn Fire Insurance Map research from 1883, 1888, 1892, 1898, 1908, 1914, and 1925. (Between the years 1883 and 1888, street names changed in Sedalia as follows: South Main St. became Main St.; Lyon St. became Second St.; Smith St. became Third St.; Pennsylvania Ave. became Fourth St.; Indiana Ave. became Fifth St.; and Illinois Ave. became Sixth St. Also, Ohio Ave., Lamine Ave., and Osage Ave. were noted with "South" to the south of Main Street.) Additional building specific information was taken from the historic/architectural survey which was completed in 1981.

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Building Specific History

100-112 South Ohio Avenue. W.F. Porter Building. The W. F. Porter Building was built in 1872. This building accommodated a footwear store with lodging rooms upstairs in 1883. In the late 1880s and throughout the 1890s, the building housed a variety of functions including a book store, jewelers, barber shop, tobacco shop, and tailor shop. By 1892, J. W. Murphy was using it for a wholesale liquor business and saloon, and by 1904 Murphy and Lennartz were operating the saloon and the McDonald European Hotel. The saloon, a barber shop, fruit shop, and pawn shop were located downstairs in 1908. The 1914 Sanborn Map indicates that the building continued to serve these functions. In 1925, a hotel and several stores still occupied the building. The building was vacant in 1931.

114-116 South Ohio Avenue. A cigar factory with lodging on the second floor and a boots and shoes business with a vacant second floor occupied the earlier building of this site from 1883 through the turn of the century, according to 1883 Sanborn Map information. A fire damaged the former historic building, housing Rosenthal's Department Store, in 1949. The extant building was constructed on the site at that time.

120 - 120-1/2 South Ohio Avenue. Amel Luking's Ladies Wear. Businesses in an earlier building on this site included a wholesale grocery, a second-hand store, an undertaking and carpet business, a clothing and shoe store, and the Farmers & Merchants Bank which failed in the Depression. The current Revival style building was constructed c. 1932 for a clothing store.

122 South Ohio Avenue. This commercial building replaced a dwelling c. 1885. By 1888, Gardella & Airola were selling fruits, nuts and oysters here. Confectioneries have a long association with this building. The 1888 Sanborn Map indicates a confectionery with a doctor's office on the second floor in this building. The building still housed these functions in 1898 and had acquired a restaurant. At the turn of the century, the building housed the Western Union Telegraph and the American District Telegraph Co. By the 1920s, Albert Avansino's Confectionery was here. The building was damaged by fire in the 1940s, and was refaced.

124 South Ohio Avenue. First National Bank. The First National Bank was at this address in 1883 with a Masonic Hall upstairs. By 1898, the Sedalia Daily Capital was being printed here. The 1908 Sanborn Map indicates that this building was a clothing store in 1908. The Scotten Drug Co. was here by 1914; it later changed its name to the Sedalia Drug Co. and was still at this address in the 1930s. The building was refaced c. 1940.

202 South Ohio Avenue. A clothing store with second-floor offices and a third-floor dwelling occupied this building in 1883. The building served these functions into the early 1890s. A book binding business was established on the building's third floor by 1892. The 1898 and 1908 Sanborn Maps indicate that this building was a drug store. By 1914, a clothing store occupied the building while a hotel was located on the third floor. Among the clothing and drug store businesses located here were: Blair Bros. (1883), Dow & Meyer Drugstore (1890s), J. Waldman Clothing (1914), Waldman's Clothing (1924). The 1925 Sanborn Map indicates that this building operated as a store.

204-206 South Ohio Avenue. Clothing establishments, dating as far back as 1879, have long been associated with these two storefronts. The 1883 Sanborn Map indicates that a clothing store with offices and a dwelling upstairs, and a drug store with dwellings upstairs occupied 216 and 215 Ohio Avenue respectively. These buildings are listed with their current addresses on the 1888 Sanborn Map and operated as a dry goods store with offices upstairs (204 South Ohio Avenue) and a dwelling (206 South Ohio Avenue). From 1892, these premises operated as clothing and footwear stores. These include John Gigas merchant tailor (1879), The People's Shoe Store (1899), and Waldman's

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Clothing Store (1910s). By 1892, D. T. Chaney had a clothing store at 206 South Ohio Avenue. In 1904, the Quinn Brothers opened a shoe store here and it remained that for many years. The 1925 Sanborn Map indicates that two stores were located at this address.

208-210 South Ohio Avenue. The Mertz and Hale Building was built around 1872, and has been occupied by a variety of retail uses over the years. **208:** The A. R. Easton & H. C. Demuth's stationery and book store occupied this side of the building in 1883, with a 214 Ohio Avenue address. Offices and a hall occupied the second and third floors. By 1888, wallpaper was also being sold, while the second and third floors were converted to stock rooms. By 1889, the business was known as the Fellows and F. H. Eastey Books and Wallpaper. The 1898 Sanborn Map indicates that this side of the building was a piano, organ, and music store with a repair shop upstairs. A harness business had been established in this building by 1908. The 1914 and 1925 Sanborn Maps show that a furniture store and store occupied this space respectively. **210:** A drug store with offices on the second floor and a lodge hall on the third floor occupied this side of the building in 1883. In the 1910s, it was the J.H. Mertz Drug Co. which it remained for many years. This building continued to function as a drug store in 1925.

214-216 South Ohio Avenue. The current building was constructed c. 1879 on the site of the former Ilgenfritz Opera House which was destroyed in a fire. **214:** In 1880, William Bray & Co. Hardware occupied this section of the building. In 1883, it was the C. E. Ilgenfritz's Hardware Store. A house furnishing store operated at this location by 1888. In the 1890s, it operated as a clothing store with a tin shop upstairs. By 1908, it was a dry goods store. The Gem Motion Picture Theater was located here by 1914. In the 1920s, this space accommodated the Kendis Jewelry & Optical Company. The 1925 Sanborn Map indicates that a store was here. **216:** In 1879, this was the location of L. Steinberger & Co. One Price Clothing Store. By 1883, J. W. Truxel had established his music store here. A music store was still at this address in 1888. A hardware store was here in the 1890s and into the early twentieth century. A tin shop was located on the second floor during the 1890s. The 1925 Sanborn Map indicates that a store was here. The Ilgenfritz Hardware Store was here into the 1930s.

218 South Ohio Avenue. Montgomery Ward. The previous building on this site functioned as a barber shop, music store, and sewing machine store in 1883; the Ilgen House Hotel occupied the second floor. Later functions of the earlier building on this site included a footwear store with a second-floor kitchen and dining room, a footwear store a millinery, and a telephone office. The earlier building had three storefronts. The current building was constructed in 1936 for Montgomery Ward.

222-230 South Ohio Avenue. Ilgenfritz Building. The three-story Ilgenfritz Building was constructed between 1886 and 1887. A footwear store (William Courtney and Co. Shoes), drug store, jewelers, and dry goods store were among the earliest tenants in the building. The second floor of the building was used as offices in the 1890s while retaining the aforementioned functions. By 1908, the building contained a footwear store, dime store, and dry goods store. The 1925 Sanborn Map indicates that this building contained stores. Later occupants included F. W. Woolworth, J. C. Penney, and Kinney Shoes. Two large fires occurred at the building in 1922 and 1946.

300 South Ohio Avenue. Sedalia National Bank. By 1898, a bank occupied this building, with a jeweler and tailor in the rear. The bank became the Sedalia National Bank on June 5, 1932. A barber shop and office occupied rear portions of the building in 1908 and 1914. A store occupied 105 West Third Street in 1925 while 107 West Third Street continued to operate as an office. In 1935, it was The Sedalia Bank and Trust Building.

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304-306 South Ohio Avenue. Barnes-Kem Clothing Company. The Grand Central Building was at this address from c. 1883 until it was destroyed by fire in 1902. The Barnes-Kem Clothing Company was the first to occupy the extant building, which was constructed c. 1904-05. The building was especially designed for the clothing company and was built by T. H. Johnson in gray Roman brick with terra-cotta trim. It was of double room (46 x 90 feet) construction with three high ceiling floors fitted with every modern convenience including steam heat, electric lights, and fans. The furniture was manufactured in Sedalia. The 1908 Sanborn Map indicates a clothing store in this building with a billiard hall upstairs. By 1914, a dime store (S. S. Kresge Five and Ten Store) was established in this building, while the second-story was used as a club room. The 1925 Sanborn Map identifies a store at this location.

308-310 South Ohio Avenue. 308/Ahrens & Kuesel Boots and Shoes, 310/Messerly & Meuschke. No building existed at 308 South Ohio Avenue in 1883, but Messerly & Meuschke opened a dry goods business at 310 South Ohio Avenue in 1882. By 1888, the Minter Bros. were in this dry goods store and Ahrens & Kuesel were selling boots and shoes at 308 South Ohio. By 1891, Carl and Will Guenther took over both addresses and Guenther Dry Goods came into existence. The 1892 Sanborn Map still indicates footwear being sold at 308 South Ohio Avenue. This became one of the most extensive and most widely known establishments of its kind in central Missouri. The store had two large rooms on the first floor, large apartments upstairs where duplicate stocks were kept, and two commodious basements. It remained Guenther Dry Goods for many years, finally becoming L.C. Burr & Co. Department Store by 1930. A fire in April 1951 did \$8,600 damage to 308 South Ohio Avenue; at this time, the original cornices were removed.

312-314 South Ohio Avenue. Yeater Building. **312:** A picture studio with a 50 Ohio Avenue address was at this location in 1883. By 1888, it had become the Ott Drug Store and still served this function in 1898. By 1908, Charles H. Bard Jewelry was established here. The 1925 Sanborn Map indicates that a store occupied the premises. **314:** A confectionery with a 49 Ohio Avenue address was at this location in 1883. The business which had a candy factory on the second floor was owned by Charles Walker. By 1888, it also operated as a music store. A jewelry store was established in this building in 1892. Books, wallpaper, and stationery were sold here between 1898 and 1914 according to Sanborn Map information. The building became the E. E. McClelland Book and Wallpaper Store in 1905. The 1925 Sanborn Map indicates a store in this building. In 1931, it was Melton's Haberdashery.

316-320 South Ohio Avenue. By 1892, a three-story building replaced the previous two-story building at this location. The building was a dry goods store with offices and a hall on the second and third floors respectively. A hardware and grocery with 318 South Ohio Avenue address was at this location by 1908. The hardware store was still at this location in 1914, but a tin shop then occupied the second floor. On August 2, 1914, the front of the three-story building collapsed and fell partly on the Yeater Building to the north. At that time, this building contained opticians, jewelers, a hardware store, a millinery, and a bookstore. The building was repaired and occupied by the New York Candy Company at 320 South Ohio Avenue, Mrs. Monahan Colliers Millinery Shop at 318 South Ohio Avenue, and Dr. Cannaday's State Fair Floral Co. at 316 South Ohio Avenue. The 1925 Sanborn Map indicates a one-story building composed of three stores at 316-320 South Ohio Avenue, the remainder of the taller building.

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322 South Ohio Avenue. Missouri Trust Company Building/Sedalia Trust Company. A one-story drug store with a 45 Ohio Avenue address occupied this lot in 1883. By 1888, a three-story bank and office building (Missouri Trust Company Building) was under construction at this site. In June of 1889, the following account was given of the dedication of the commercial club rooms:

"The second floor has four large rooms, three reception rooms and a smoking room and reading room. These were connected by folding portiered doors. The walls are hung with heavy hand-forged Lincrusta Walton in gilt and tan relief with a dado in gilt and mahogany. The ceiling and frieze is decorated to softly harmonize in shade. Designers were Fellows and Eastey of 208 South Ohio. The floors are covered with the best make of imported Crossley velvet in mahogany shades. There is also a number of Smyrna and Persian rugs. Curtains and drapes are of the finest imported lace and madras furnished by John Walmsley and Minter Brothers. The building illumination is provided by chandeliers of hammered brass with Venetian globes. These were furnished by D.I. Holcomb."

The interior work was done by Maurice Barretts Sash, Door, Blinds and Moulding Factory. A bank, offices, and a hall occupied the first, second, and third floors of the building respectively by 1892. In 1901, the building became the Sedalia Trust Company. By 1908, the building was being used as offices, however, the 1914 Sanborn Map indicates a bank and third-floor hall in this building. The 1925 Sanborn Map indicates the operation of the building as a bank. The building is individually listed on the National Register and was renovated in 1982.

400 South Ohio Avenue. Latour Block. A drug store with a second-floor photography business was located in this two-story building by 1883. The building address changed from 44 Ohio Avenue in 1883 to 402 South Ohio Avenue by 1888. The building was still serving these functions in 1914. The 1925 Sanborn Map indicates that this building continued to operate as a drug store, however, the photography business had been discontinued. The building was seriously renovated c. 1945, with the historic building no longer in evidence.

404 South Ohio Avenue. The 1883 Sanborn Map indicates that this building was a dry goods store with a 43 Ohio Avenue address. The building was vacant by 1888. The People's Bank was at this address in 1892 until the turn of the century. In 1904, the Porter Real Estate Co. was located at this address. Offices occupied the building by 1908. The City Light and Traction Co. offices occupied the building by 1914 and were still operating from there in 1925. A fire occurred here in 1944 which caused over \$9,000 in damage; the facade appears to date from this period.

406 South Ohio Avenue. A furniture store with a dwelling upstairs was located at this site in 1883. By 1888, books and wallpaper were being sold there. The 1892 and 1898 Sanborn Maps indicate that it was a dry goods store. By 1908, the building was a millinery and it still served this function in 1914. The 1925 Sanborn Map indicates that this was a store.

408 South Ohio Avenue. A one-story grocery with a 41 Ohio Avenue address was located at this site in 1883. W. H. Ramsey started a wallpaper, stationery, and picture frame finishing store here in a new two-story building in 1889. By 1898, it was the West and Norton Wallpaper, Stationery and Book Store and was still operating in this capacity in 1914. The 1925 Sanborn Map indicates that this building was a store.

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410 South Ohio Avenue. Crawford Building. The 1883 Sanborn Map indicates that this building was a millinery. By 1888, the building accommodated offices with a barber shop at the rear of the building. Morey and Crawford Real Estate was at this location in 1891; it was one of the early real estate firms in Sedalia. The building still accommodated offices in 1914 but the barber's shop was vacated between 1892 and 1898. The 1925 Sanborn Map indicates that this building was a store. By 1931, Crawford Loan and Abstract Co. was the occupant. It was known as the Crawford Building for many years.

412 South Ohio Avenue. Story's Central. This building has "STORY'S CENTRAL, 1882" in the sheet metal cornice. A grocery and confectionery with a dwelling on the second floor and the C. W. Robbin's Central Business College on the third floor were at this location in 1883. The building had a 39 Ohio Avenue address in 1883. A grocery with a third-floor hall was listed here in 1888. By 1892, the building was used as a printing house. The 1898 Sanborn Map identifies this building as a dry goods store. William E. Bard, a prominent Sedalia druggist, is associated with this building. Bard was in the drugstore business by 1861 and was associated with R. T. Miller for most of the early years, being at several different addresses on Main Street. The drugstore was located at 416 South Ohio at the turn of the century before moving to the present address, where it is still located. By 1914, the building had become the [Old] Lona Theatre.

414 South Ohio Avenue. The 1883 Sanborn Map indicates that a three-story building was being erected at this location. This building has the date "1884" in the sheet metal cornice. A grocery store was established here by 1888. It was operated for several years by John W. Hucks. An ice cream store occupied the second floor of the building in 1888 while the third floor was vacant. The building was still in operation as a grocery in 1914. Connor-Wagoner ladies wear was in the building by 1930; the upstairs was a meeting hall.

416 South Ohio Avenue. The 1883 Sanborn Map indicates that a three-story building was being erected at this location. A grocery was located in this building by 1888 and still served this function in 1898. W. H. Ramsey and Bros. operated the grocery store by 1890. William E. Bard was one of the first businessmen in Sedalia and he operated a drugstore at 108 West Main Street. He later opened a second store, W. E. Bard & Co. Drugstore, in this building with Arthur McGowan in charge. This drug store occupied the building by 1908 and continued to around 1930 when it became Harry McNamarra's Drugstore. A fire in 1957 did \$11,000 damage to the interior of the building.

418-420 South Ohio Avenue. Brandt Building. **418:** The construction of a three-story building at this site was in progress in 1883. By 1888, a drug store was established at this location and it still served this function in 1898. Thomas J. Fletcher, a druggist, was one of the earliest occupants. He was at this address until after 1900. The 1908 and 1914 Sanborn Maps indicate a candy store at this location. **420:** A grocery with lodging on the second floor and a Knights of Pythius hall on the third floor was at this location in 1883. This three-story building still served these functions in 1898 while Peter Brandt was the main occupant for many years. Consequently, it is often known as the Brandt Building. By 1908, the grocery was still in operation while a telephone office and shop were located upstairs. The 1925 Sanborn Map indicates that both these premises were used as stores. In 1930, a new facade was added to the front/east of the building. Scott Stores Department Store was at this location in the 1930s.

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500 South Ohio Avenue. F.E. Hoffman Building. This building was begun in 1891 and was known as the F. E. Hoffman Building. It was primarily used as professional offices. A millinery operated at 500-502 South Ohio Avenue in 1898 while a grocery was located at 504 South Ohio Avenue. The 1908 Sanborn Map indicates a dental office and an electric shop at 502 South Ohio Avenue while a piano store occupied 504 South Ohio Avenue. By 1914, a drug store and a piano store operated at 502 and 504 South Ohio Avenue respectively. The International Order of Old Fellows (I.O.O.F.) hall occupied a couple of the upper stories. Stores occupied both 502 and 504 South Ohio Avenue in 1925 with the I.O.O.F. hall still located on the second floor. The New Lona Theater leased part of the downstairs for a South Ohio Avenue facing lobby entrance to the Fifth Street theater. Originally a five-story building, the top three stories were removed in the 1930s to lower property taxes. The Sedalia Grocery Company and the Missouri School of Telegraphy were also tenants in the building at one time.

506-510 South Ohio Avenue. Cassidy Building. About 1890, Edward G. Cassidy built a three-story building using Warrensburg sandstone. It housed the Arlington Pharmacy for many years as well as the Home Tea and Coffee Co. **506:** A dry goods store was established at this address by 1892. By 1908, it was a racket store. The 1914 and 1925 Sanborn Maps list this building as a millinery and a store respectively. **508:** A drug store was established by 1892 at this address and was still in operation in 1908. By 1914, this space had become a clothing and footwear store. The 1925 Sanborn Map indicates that a store was located on this property. **510:** A hardware store was established here by 1892, however, by 1898 it had been replaced by a piano and organ store. A grocery was in operation here in 1908, but the space had reverted to a piano and music store by 1914. The 1925 Sanborn Map indicates a store in this portion of the building. Offices occupied the second floor of this building for some time while a hall was located on the third floor. In the 1930s, the third story was removed as were three facade oriels. Mr. Cassidy ran the Edward G. Cassidy & Co. and the Lemp Sedalia Cold Storage Co. and was a well known real estate investor. He also built the Katie Building at 219 South Ohio Avenue.

512-514 South Ohio Avenue. Y.M.C.A. In 1891, the owner of the lot, H. H. Marean, had this building constructed; it replaced a house. The building was in use by June, 1891. **512:** A millinery was located here by 1892. A Y.M.C.A. occupied the second and third floors with the second floor having a central reception room, a coat room, a reading room, a parlor, a lecture room and a secretary's office. The third floor was the gymnasium and locker rooms. A variety store with a third-floor gymnasium was in this building in 1898. A drug store and florist occupied these premises in 1908 and 1914 respectively. **514:** Wallpaper, books, and stationery were being sold at this location in 1892. By 1898, the first floor was vacant while the second floor was occupied by a photography business. The 1908 and 1914 Sanborn Maps indicate that the building was used as a furniture store and jewelers respectively. The 1925 Sanborn Map indicates that both premises were used as a store. In 1943, a fire occurred at 512 South Ohio Avenue that did \$17,000 worth of damage; another fire in 1953 did an additional \$6,749 worth of damage to these premises.

516 South Ohio Avenue. In 1883, a portion of the First Congregational Church was located on this site and had a 29 Ohio Avenue address. The church was still here in 1888, however, the site was vacant in 1892 and 1898 according to Sanborn Map information. At the turn of the century, a two-story building had been constructed at this site. By 1904, Jesse French had a piano company at 516 South Ohio Avenue, and remained there for several years. The first floor was vacant; however, the Hills Business College occupied the second floor. In 1914, a millinery and sewing machine store were at this location. The 1925 Sanborn Map indicates that a store was in this building.

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518-520 South Ohio Avenue. In 1883, a portion of the First Congregational Church was located on this site and had a 29 Ohio Avenue address. The church was still here in 1888, however, the site was vacant in 1892 and 1898 according to Sanborn Map information. By 1908, a two-story building had been constructed at this site. A racket store (Ramsey's Racket Store) occupied the first floor while the Hills Business College was located on the second floor. The racket store was still in this building in 1914 but the college was not. The 1925 Sanborn Map indicates that 518 South Ohio Avenue was an office while 520 South Ohio Avenue was a store.

600-602 South Ohio Avenue. Deitzman and Pfunder Grocery. A one-story dwelling, with a 602 South Ohio Avenue address, occupied this site between 1883 and 1898 according to Sanborn Map information. This lot is also the former site of the C. H. Koeppen greenhouses. The 1898 Sanborn Map identifies the greenhouses which must have been constructed in the mid-1890s. The 1908 and 1914 Sanborn Maps indicate a vacant lot. The current one-story building was built about 1922 with Deitzman and Pfunder Grocery as the first occupant. The 1925 Sanborn Map shows stores at both 600 and 602 South Ohio Avenue.

604 South Ohio Avenue. This building housed a grocery in 1883 and remained this into the 1890s. An undertaking business was established here by 1898. The building was vacant in 1908. A cleaning and pressing business was located here by 1914, but it soon became a mattress factory and was still operating as such in 1931 (Bryan-Paulus Awning Co.).

606 South Ohio Avenue. A dry goods store with a second story dwelling and a 26 Ohio Avenue address was located at this site in 1883. The building became a millinery store in the late 1880s, but by 1892 it had become a mattress factory run by A. H. Meier. A steam laundry was established here by 1908. The building was vacant in 1914. By 1925, it had become an auto garage (M & S Tire & Rubber), although it was converted back to a cleaning establishment in the 1930s.

608 South Ohio Avenue. A flour store with a second story dwelling and a 25 Ohio Avenue address was here in 1883. By 1888, the building was a wholesale notions store. A grocery was established here by 1892 and was still serving this function in 1914. The 1925 Sanborn Map indicates that this building was a store.

612 South Ohio Avenue. A tailor business occupied this building in 1883 and 1888. By 1890, the Gresham Brothers & Conner Grocery was on this site. By 1892, the building contained sample rooms with a hall on the second floor. However, by 1898, it had reverted to a grocery. By 1901, it was known as the Conner and Rupard Grocery. The building served as a clothing store in 1908. The 1914 Sanborn Map indicates that the building was a piano and music store. The Sedalia College of Music and the Kauffman Music Co. located here in 1904 and 1915 respectively. The 1925 Sanborn Map indicates that this building was a store.

614 South Ohio Avenue. This site was vacant in 1888, however, by 1892 a grocery with a second-story hall was located here. The hall appears to have become vacated between 1898 and 1908 but the grocery store was still in operation in 1925. The 1925 Sanborn Map indicates that this building was a store. This building was one of several Kroger Groceries known to have existed in Sedalia in the 1930s.

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616 South Ohio Avenue. Constructed c. 1880, early occupants of this building include a grocery (by 1888) and a confectionery (by 1898). In 1904, the Sedalia Tea and Coffee Co. was at this address. The 1908 and 1914 Sanborn Maps indicate that this building was a fruit and candy store. A store was listed at this address in 1925.

101 South Ohio Avenue. Citizens National Bank. The Citizens National Bank was organized in April 1872 and moved to 102 East Main Street in December of that same year. In 1883, the building on this site functioned as a bank, jewelers, barber shop, and cigar store. Offices occupied the second floor of the building. The building acquired other functions in the 1890s including a photography business and drug store. By 1898, the bank was still in operation, however, other premises within the building complex were vacant or operated as offices. The current building appears to date from c. 1908. The 1908 Sanborn Map indicates that this building housed a variety of functions including a fruit shop, jewelers, and photography business. A bank and several stores still operated at this site in 1925. The bank remained at this address until 1931 when the business collapsed. The Union Savings Bank was organized in 1913 and occupied a brick building at Fifth and Engineer. It was one of only two Sedalia banks to survive the Great Depression, and in 1932 moved into this building. The upstairs of the building was used for offices and two occupants were Sedalia architects T.W. Bast and Clifford Johnson.

111 South Ohio. A two-story building was previously on this site. This drive-up banking facility was built in 1964.

115 South Ohio Avenue. By the 1880s, a clothing store with residential quarters upstairs and a 248 Ohio Avenue address was located on this site. The 1888 Sanborn Map indicates that the building was vacant, however, by 1890 it was known as The Famous Clothing Company. In 1898, it was The Cramer Mercantile Company. By 1904, the building had been converted into Meyer's Bakery; later it was Wittling Bakery and it remained a bakery into the 1920s. The 1925 Sanborn Map lists the building as a store. By 1935, it had become Everybody's Bargain Store.

117-119 South Ohio Avenue. 117: This section was occupied by a jewelry store with a dressmaking shop upstairs in 1883. It was vacant in 1888. A barber shop was here in the 1890s. The Nickelodeon Theater occupied this section by 1908, but by 1914, the Queen City Shoe Repair had replaced it. By 1935, this side of the building housed a business called Artistic Printing. 119: A dry goods store with a warehouse upstairs was operated by William Curran at this location in 1883. By 1888, Philpott and Houx had a clothing store here. The 1892 and 1898 Sanborn Maps indicate that dry goods, shoe, and tobacco stores with a cigar factory upstairs was on this side. This section contained a printing operation (Goodwins Publishing Co.) in 1908. The 1914 Sanborn Map identifies a clothing and footwear store in this side; a fire later that same year. At that time, Bess Clothing Co. was at this location. Some damage was done to 117 South Ohio Avenue. In 1930, a fire occurred at 117 South Ohio Avenue and the loss was estimated at \$29,323. At this time, it was occupied by Wenner Drug Co.

121 South Ohio Avenue. A dry goods store with a work room upstairs and a 246 Ohio Avenue address was located at this site in 1883. By 1888, it was a clothing store. The 1892 and 1898 Sanborn Maps indicate that dry goods, shoe, and tobacco stores with a cigar factory upstairs and a 119 South Ohio Avenue address occupied this site. The building contained a printing operation in 1908. The 1914 Sanborn Map identifies a clothing and footwear store at this site, however, a fire later that same year destroyed the two-story mercantile building. The current building was built in 1915 and was occupied by the N. C. Army and Navy Salvage Company in the 1920s.

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123-125 South Ohio Avenue. A gentlemen's furnishings store with offices upstairs and a 244-245 Ohio Avenue address was at this location by 1883. The 1888 and 1892 Sanborn Maps identify a clothing store here and was known as the David and Co. Clothing store. By the late 1890s, the Bank of Commerce was here with the Missouri and Kansas Telephone Company upstairs. The building served as a general merchandise store in 1908. The American Exchange Bank was at 125 South Ohio Avenue by 1913 and remained through the 1920s. The 1914 Sanborn Map indicates that 123 South Ohio Avenue was a furniture store. In 1935, the Pettis National Farm Loan Association occupied the building.

205 South Ohio Avenue. By 1880, the William Courtney & Co. City Shoe Store was at this address. In 1882, the Third National Bank was organized and by 1883 the bank with telegraph offices upstairs was located on the first floor of this building. The building had a 240 Ohio Avenue address in 1883. The bank subsequently moved to 301 South Ohio, and Sol Kingsbacker established his cigar store here in 1888. The upstairs continued to be used as office space. The Famous Clothing store was here at the turn of the century with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. By 1915, A. Eisenstein & Co. Clothing Store was at this location and in the 1930s the Jiedel Vogue Shop was at this address.

207 South Ohio Avenue. In 1880, the Conover Bros. Music Store was at this location, but shortly after a dry goods store, F. B. Meyer & Co., was established at this location. The 1883 Sanborn Map indicates the existence of a dry goods store with offices upstairs and a 239 Ohio Avenue address. It soon became the E. E. Johnson Clothing Store, with both the 1908 and the 1914 Sanborn Maps listing this building as a clothing store. The Western Union Telegraph and the Missouri and Kansas Telephone Co. were also at this address. In the 1930s, the building was occupied by M. Kendis Optometrist and the Hert Music Co.

209 South Ohio Avenue. Smith & Cotton Building. The 1883 Sanborn Map identifies a jewelry store with stationery being sold upstairs. The building had a 238 Ohio Avenue address at that time. This building had become the site of J. West Goodwin's Bazoo Printing Office in 1888. In 1892 and 1898, the building was vacant according to Sanborn Map information. The upper stories of the three-story structure were removed c. 1935. Two clothing stores were located here at one time, the Bell Clothing Co. and E. E. Johnson's clothing store. Both the 1908 and the 1914 Sanborn Maps identify that this building was used as a clothing store. The 1925 Sanborn Map indicates that this building was a store.

211 South Ohio Avenue. From 1883 until the early 1890s, a millinery shop was located at this address. In 1885, it also housed the Banker & Merchants Telegraph Co. The 1892 Sanborn Map identifies a restaurant at this site while, by 1898, the building was vacant. According to Sanborn Map information, a saloon occupied the premises in 1908 and 1914. In 1921, the Nature Health Institute was located here. The O. K. Optical Co., which occupied the building in the 1980s, was founded in 1900 by Dr. F. D. Ormond who was associated with Otto Klueber in the jewelry and optical business.

213-215 South Ohio Avenue. 213: A saloon with a 235 Ohio Avenue address was located here in 1883 and lasted until the turn of the century. The 1892 Sanborn Map indicates that a telephone office was located in the northwest corner of the building. By 1904, Sol Kingsbacker Cigar Co. was located at this address. A tailor occupied 213 in 1908. By 1914, it was the home of the Stolz Mercantile Co., but soon after this it became the Cole Bros. Ladies Wear for many years. A fire in 1916 did \$7,324 worth of damage to the Stolz Co. In 1925, a store was here. 215: A book and stationery store was at this address in 1876. The 1883 Sanborn Map identifies a clothing business

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continuing until the mid 1890s at this address. The second story was vacant in 1883, but was a shirt factory in 1888 and a tailors in 1892. By 1890, the Jacob Bros. Clothing Store was located here. In 1898, this space was used as offices. The American Express Co. was here in 1901 as was the Postal Telegraph Co. In 1908, Sanborn Map information indicates that a dry goods store occupied this space. By 1914, it was the Bondi Bros. and Co. Ladies Wear and remained this until 1935.

217 South Ohio Avenue. By 1883, a jewelers with a pawn shop upstairs was located in this building. According to Sanborn Map information, a millinery occupied the building from 1892 to 1914. By 1915, Bichsel Bros. Jewelry was at this address and remained here through the 1980s. Other occupants of this address include H. E. Crockett Drugs & Medicine, F. W. Devine Hardware, and The Fair, a toy and novelty store.

219 South Ohio Avenue. Katie Building. Flower and Barnett went into the new structure known as the Katie Building in March, 1907. The Katie Building was built by Edward G. Cassidy, a real estate investor, who also built the Cassidy Building at 508 South Ohio Avenue. By 1908, a dry goods store with a 219-223 South Ohio Avenue address was established in this building and it continued to serve this function in 1914. The 1925 Sanborn Map lists the function of 219-223 South Ohio Avenue as a store and indicates that the building has a first-floor balcony toward the rear of the building.

225-227 South Ohio Avenue. Uptown Theater. The Uptown Theater opened on June 10, 1936 and was Sedalia's first air-conditioned theater. It cost \$50,000 to construct with 800 seats, a balcony, and RCA Victor sound. Mr. J.T. Ghosen was the owner.

229-231 South Ohio Avenue. Sicher Hotel. In the early 1870s, Joseph Sicher began a hotel business on this site; Frank Sicher, his brother, soon joined the business. The 1883 Sanborn Map indicates that Sicher Hotel consisted of a dining room, confectionery, office, sample room, and laundry. The hotel expanded over the years, so that by 1895 there were 55 guest rooms, a dining room with a 100 persons seating capacity, a large public room, two parlors, a bar room, a billiard room, a large sample room, a bakery, a steam cleaning carpet room, and a trunk factory being run by J. Rautenstrauch. The hotel later functioned under the names of the Elks Hotel and the Royal Hotel. The Sicher brothers also established Sicher's Park on West Third Street. The 1908 and 1914 Sanborn Maps identify this building as the Antlers Hotel. The 1925 Sanborn Map indicates several stores at this site.

301 South Ohio Avenue. Third National Bank. Occupants of the previous building on this site include a drug store and dwelling, a grocery, and an International Order of Odd Fellows Hall; a Germania Hall was later on the second floor. The Third National Bank was organized in 1882 and moved to 301 South Ohio Avenue by 1888, into the earlier building. The current building was constructed in 1929. The Third National Bank was one of only two Sedalia banks to survive through the Depression.

305 South Ohio Avenue. Hoffman's Hardware. A grocery store and dwelling with a 79 Ohio Avenue address was at this site by 1883. The Hoffman Brothers Hardware store occupied this space by 1888. The hardware business was still in operation in 1914 according to Sanborn Map information. A tin shop was established on the second floor by 1892 and was still in operation in 1925. The 1925 Sanborn Map indicates that a store occupied the first floor. The building was initially two-story with a third story added between 1898 and 1908, and removed between 1914 and 1925 as suggested by Sanborn Map information.

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307 South Ohio Avenue. Ferrell & Fellows had a wallpaper store here on the first floor of this two-story building in 1883. The second floor was vacant. The building had a 78 Ohio Avenue address according to Sanborn Map information. A queensware business occupied the first floor in 1888 while a dental office was located upstairs. A printing operation was established in this building by 1892 and was still in operation in 1898. The building had reverted to a queensware business by 1908 and was still functioning as such in 1914. The 1925 Sanborn Map indicates a store in this building.

309 South Ohio Avenue. Pettis Loan and Savings Bank. The 1883 Sanborn Map indicates that a bank with a saloon to the rear of the building were in existence. The bank was probably the Pettis County Bank, organized in 1875. It was first called the Pettis Loan and Savings Bank. The bank had left the building by 1888 and offices occupied the space. The saloon continued to operate toward the rear of the building and was probably the Boutell and Graham Saloon. The saloon was still in operation in 1914 according to Sanborn Map information but was vacant in 1925. Offices still occupied the front spaces of the building in 1925.

313 South Ohio Avenue. James West had a grocery on the first floor of this building in 1883 and offices were upstairs. The building had a 76 Ohio Avenue address at that time. A millinery was established by 1888 and was still in operation in 1898. The 1908 Sanborn Map indicated that this building housed a restaurant and bakery. The current facade was probably added about 1910. A millinery occupied this building in 1914. The 1925 Sanborn Map indicates that this building was a store.

315 South Ohio Avenue. A furniture store with a 75 Ohio Avenue address was located at this site by 1876. The 1888 Sanborn Map indicates that this building was a dry goods and notions store. The building had become a grocery by 1892 and a queensware and toy store with a photographers upstairs in 1898. Both the 1908 and the 1914 Sanborn Maps indicate that this building was occupied by offices. In 1915, the Wilber Highleyman International and Correspondence School was at this address. The 1925 Sanborn Map indicates that this building was a store. The Queen City Electric was here by the 1930s. The company was founded in 1906 by Redfield and Schrader. It was purchased by Thomas and Austin Hurley in 1913.

415 South Ohio Avenue. Pettis County Courthouse. The cornerstone for this building states: "Cornerstone laid February 7, 1924; A.L. 5924; W.E. Hulse & Co., arch., Hutchinson, Kansas; Western Construction Co., contr., Des Moines, Iowa; Joseph S. McIntyre, Grand Master." A building plaque reads: "Block of ground donated by Gen. George R. Smith, Building erected 1924, County Court Presiding Judge J.L. McCurdy, Associate Judges G.W. Teeter, S.M. Williams; A.R. Barnes, Supt." This is the second courthouse on this site, the first building burned in 1920. A \$350,000 bond issue was approved in 1923 for the construction of the current structure.

319 South Lamine Avenue. Federal Building. The cornerstone of the current building reads "A.W. Mellon, Sect. of Treasury, James A. Wetmore, Acting Super. Arch., 1930." It replaced a hotel building which had occupied the site since c. 1890; the previous building had been known as the LeGrand Hotel from c. 1890 to c. 1908; it was later known as the Kimball Hotel and the Hotel Liberty.

401 South Lamine Avenue. Sentinel Newspaper Company Building/Equitable Savings and Loan. The Equitable Loan and Investment Company began this building in 1889; the estimated cost in 1891 was \$15,000. The building had steam heat, electric lights, gas, and was built with pressed bricks. At the turn of the century, the Sentinel Newspaper Company was in the building. The 1914 Sanborn Map indicates that this building was an office and a

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patent medicine store. In 1924, it housed the Capital Publishing Company. The 1925 Sanborn Map indicates that this building contained offices (first floor) and lodge hall upstairs.

103 West Main Street. The Gem Drugstore was at this address in 1883 with a dwelling on the second floor. By 1888, the building was being used as a store. A saloon occupied the building in 1892, 1898, 1908, and 1914 according to Sanborn Map evidence. The 1925 Sanborn Map indicates that this building was a store.

105 West Main Street. Smith's Hall. In 1883, two dry goods stores with 240 and 241 South Main Street addresses were located in the previous building on this site in 1883; Smith's Opera House occupied the second floor above both premises. No building was extant in 1888. In 1889, John Gallies Buggy and Carriage Sales was one of the new building's occupants. The 1892 Sanborn Map indicates a restaurant (Debold Restaurant) at 105 West Main Street and a second-hand store at 107 West Main Street. A hall occupied the second floors of both premises. The restaurant was still located at the same address in 1898, however, 107 West Main Street had become a clothing store and pawn shop. The building is listed as Smith's Hall on the 1898 Sanborn Map. By 1908, 105-107 West Main Street operated as a clothing store. By 1914, footwear was also being sold here. The 1925 Sanborn Map lists a store at 105-107 West Main Street with a lodge hall on the second floor.

111 West Main Street. A second-hand store was at this location in 1883. The building had a 238 South Main Street address. A restaurant occupied the building in 1888 and 1892 according to Sanborn Map information. A clothing and shoe store (Mueller & Co.) was established in this building by 1898. The building operated as a pawn shop, operated by Herbert Hakan, in 1908 and 1914. The 1925 Sanborn Map indicates that this building was a store.

113 West Main Street. A stationery store with boarding rooms upstairs and a 237 South Main Street address operated at this site in 1883. By 1888, a shooting gallery was established on the first floor and the building had acquired a 113 West Main Street address. The 1892 Sanborn Map indicates that queensware, willow ware, and furniture were being sold in this building. The building still housed these same functions in 1898. By 1908, it operated as a second-hand furniture store. The 1925 Sanborn Map indicates that this building was a store with a first-floor balcony.

115-119 West Main Street. Anheuser Busch Bottling Works. **115:** A dry goods store with a second-floor dwelling was located here in 1883. The 1888 Sanborn Map indicates a wholesale liquor business (operated by Frank Krueger) occupied the building. The building housed a variety of functions including a dry goods store in 1892, a restaurant in 1898, and a saloon in 1908. In 1921, the American Railway Express Co. had its offices at this address. The building operated as a store in 1925. **117:** This was the location of the bottling works for Anheuser Busch run by Louis Deutsch in 1883. The 1883 Sanborn Map indicates that a liquor store with storage room upstairs was on this site. In 1888, the building accommodated an auctioneering business. Sanborn Map information indicates that a restaurant operated at this building between 1892 and 1914. The upstairs was part of Hamilton Hotel which was later renamed the Blatterman Hotel. The 1925 Sanborn Map indicates that a store occupied the building. **119:** A saloon with sleeping rooms upstairs was located here. A restaurant had occupied part of the first-floor in 1888. A barber shop also accommodated a rear portion of the building. By 1892, the building still accommodated a saloon with sleeping rooms on the second floor, while a fruit shop and barber shop operated at the rear of the building. The Budweiser Hotel had been established on the second floor of this building by 1908. It was also called the X-10-U-8

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[Extenuate] Hotel and the Pehl and Kueck European Hotel for a time. The building had also acquired the functions of a cobbler shop and a pool room by this time. The 1925 Sanborn Map indicates that this building was used as a store.

106-108 East Main Street. Archias Seed Store. The building dates to 1879. James Glass had a saloon at 106 East Main Street (also known as 246 South Main Street) and a hall upstairs in 1883. In the mid-1880s, P. F. McNeese had a harness shop at 108 East Main Street (upstairs) and Headen & Airola had a furniture store downstairs. The building was vacant in 1888. A grocery had become established in this building by 1892. Near the turn of the century, an African-American club called the 400 Club was located upstairs at 108 East Main Street. Scott Joplin supposedly played here as well as across the street at the Maple Leaf Club. Mr. Leon H. Archias established a seed store at 106-108 East Main Street in 1898. Archias and Mr. Kipping supplied seeds to many of the midwest agricultural experimental stations. The business continues in this building today.

110 East Main Street. Peter Brandt Groceries, Pregge and Hansen Groceries. Constructed c. 1875. A grocery and dwelling with a 248 South Main Street address occupied the building in 1883. By 1892, the second floor accommodated a photography business. In the nineteenth century, this building housed various grocery businesses including those operated by Peter Brandt and Pregge & Hansen. Between 1908 and 1914, the grocery was replaced by a second-hand furniture store. The 1925 Sanborn Map indicates this building operated as a store.

112 East Main Street. In 1883, a furniture store was at this location with a 249 South Main Street address. The 1888 Sanborn Map indicates that the building was used as a seed store with offices upstairs while a second-hand store was in operation in 1892 with the upstairs retained as offices. In 1898, William Hunter had a grocery store here. The Salvation Army Hall occupied this building in 1904. A second-hand furniture store later occupied the building as illustrated by the 1908 Sanborn Map. A restaurant and store occupied the building in 1914 and 1925 respectively.

114 East Main Street. McGinley Brothers Grocery. Sanborn Map information indicates that this building was operated as a grocery store and dwelling with a 250 South Main Street address in 1883. The 1888 Sanborn Map indicates that the building was still used as a grocery store whose upstairs were vacant. Indeed, this building housed various grocery store businesses over the years including: McGinley Brothers, H. L. Emrich's, and the J. L. Hall & Co. Coffee. Second-hand stores occupied the building in 1892 and 1898. In 1908, J. C. Quinn had a saloon here. The function of this building was given as a saloon in 1914 while it was replaced by a store by 1925.

116 East Main Street. The Phoenix Drugstore. In 1879, The Phoenix Drugstore was located in this building with a 251 South Main Street address. From 1880 to 1889 J.W. Murphy ran a wholesale liquor dealership from here. It later became a saloon being run by G. L. Davis as suggested by the 1892 Sanborn Map. In the late 1890s, the building was vacant, however, by the early 1900s, Aug. Helfert had established a grocery store in the building. Helfert also advertised as being an architect and possibly designed this facade. The building was still operating as a store in 1925.

118 East Main Street. Ibig and Callies Groceries. Constructed c. 1880. In 1883, Ibig & Callies had a grocery at this address (then known as 252 South Main Street). Albert Callies had the grocery here in 1908, but it became the Kanter Grocery by the 1920s after serving, for a brief time, as a second-hand clothing store in the 1910s. It became the Pirtle-Evans Meats in the 1950s, and remains as such today.

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120 East Main Street. The People's Saloon. A saloon and dwelling with a 253 South Main Street address were at this location in 1883. The building was vacant in the late 1880s as indicated by the 1888 Sanborn Map, but by 1892, had become a general store. A barber operated from this building in 1898 while the site had become part of the Delmar Hotel (upstairs) and a second hand store downstairs by 1908. The 1914 Sanborn Map indicates that it was a grocery and the Pullman Hotel. In 1920, it was the Terminal Hotel. Sanborn Map information demonstrates the use of the building by the Salvation Army in 1925. The current facade appears to date from the 1930s.

124 East Main Street. The current building was constructed c. 1935. The previous building had functioned as the J. Gould Hotel, the Merchant's Hotel, and later the Pullman Hotel.

108 West Second Street. This building was connected to 124 South Ohio Avenue for many years. It was constructed c. 1880, and was being used as an ice office in 1883, with a 206 West Second Street address. An office was located here in 1888. By 1892, a barber shop was established here and the building still served this function in 1914. The 1925 Sanborn Map indicates that this building was a store.

110 West Second Street. Constructed c. 1880, this building was a restaurant with lodging upstairs in 1883. By 1888, the Kahrs & Bloess Dry Goods Store was here where it remained through the end of the century. The 1908 Sanborn Map indicates this building was a store. A clothing and footwear store was located in this building by 1914. The 1925 Sanborn Map indicates that this building was a store.

107 East Second Street. This site was vacant in 1883. This building was created by infilling the alley between two older buildings c. 1885. In 1888, a tailor shop was located at this site. By 1898, the building was a jewelry store, but it had reverted to a tailor shop again by 1908 according to Sanborn Map information. A barber shop and undertaking business occupied the premises in 1914. The 1925 Sanborn Map indicates that both 105 and 107 East Second Street operated as small stores. This building was a barber shop in 1937.

109-111 East Second Street. Pacific Express Office. **109:** A stationery store and dwelling occupied this two-story building in 1883. It served as a book and toy store from the mid-1880s to the turn of the century. By 1908, these premises were vacant, however, a tailor and cobbler shop had been established in this building in 1908. **111:** This building served as the Pacific Express Office and a dwelling in 1883. The Pacific Express Office was still at this location in 1888. By 1892, the building was used as a billiard hall. Despite being vacant in 1898, it was operating as a pool room by 1908. The 1914 Sanborn map indicates that the building was a book and stationery store with a photography business upstairs. In the late 1880s, the second floors of both 109 and 111 East Second Street accommodated rooms for rent. The 1925 Sanborn Map indicates that this building which included both 109 and 111 East Second Street operated as a store. The Thomas Printing Company was here in 1937.

113 East Second Street. In 1883, a two-story building with a saloon on the first floor and offices and a dwelling upstairs occupied this building which had a 209 West Second Street address at that time. By 1888, the second floor accommodated furnished rooms. The saloon was still in operation in 1914. The 1925 Sanborn Map indicates that this building was a store.

113-117 East Third Street. Sicher Hotel addition. This building was part of the Sicher Hotel for many years with the saloon being at 113 East Third Street along with the trunk factory; the dining rooms were on the upper floors. It remained part of the Elks Hotel and later the Royal Hotel.

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119 East Third Street. A carpet store and dwelling was located at this site in 1883. The 1888 Sanborn Map indicates a wallpaper and carpet store at this location with a shop on the second floor. By 1892, a Steam Carpet Cleaning shop occupied the first floor of the building while hotel rooms were accommodated upstairs. In 1908, a print shop was located in this building. The 1914 Sanborn Map indicates that this building was a cigar factory. By 1925, Walden Electric occupied the building. The building was refaced c. 1935.

121 East Third Street. This building was constructed c. 1910, replacing a one-story cigar factory and cobblers shop. This three-story building housed a typewriter shop and sleeping rooms in 1908. The 1925 Sanborn Map indicates that the Western Union Telegraph had offices in this building.

123 East Third Street. Constructed c. 1900. A saloon was located here in 1908. The 1914 Sanborn Map indicates that this building was a saloon with a tailor shop in the southwest corner. The Charles Jagers Shoe Repair and Lucas Spencers Cigar Store were at this address in 1925.

112 West Fourth Street. Porter-Montgomery Building. A two-story dwelling occupied this lot between 1883 and 1898 according to Sanborn Map information. The Porter-Montgomery Building was built in 1907 for the Porter Real Estate Company. Edward A. Strong was the architect. The Porter Real Estate Company was founded in 1880 by W. L. Porter and incorporated in 1882. In 1892, it separated into the Porter Real Estate Co. and the Sedalia Real Estate Loan Co. It was an important commercial enterprise in Sedalia.

103 East Fourth Street. Hotel Bothwell. Prior to the construction of the Hotel Bothwell on this site in 1927, two-story and three-story buildings were present at this site since 1883 according to Sanborn Map information. Between 1883 and 1925 (when these buildings first and last appeared on Sanborn Maps), these buildings served a variety of functions including a footwear store, furniture store, harness shop, grocery, paint shop, hand printing business, cobbler shop, toy store, photography business, clothing store, jewelers, electrical supplies, cinema, and drug store. The development of the hotel project was originally sponsored by the Sedalia Chamber of Commerce, but it was a \$50,000 gift offered by John Homer Bothwell which largely facilitated its construction. Bothwell was one of the leading businessmen in Sedalia founding the West St. Louis Water and Light Company in 1902. He was very active in Pettis County politics serving as assistant prosecuting attorney and circuit court judge. Bothwell was a major landowner in the vicinity and was also president of the Sedalia National Bank. Bothwell resided in Sedalia from 1871 until his death in 1929. The Hotel Bothwell formally opened on June 10, 1927 and was owned by the community until 1953. Throughout its history, a variety of shops and restaurants have occupied the building's storefronts.

113 East Fourth Street. A gun and bicycle shop was established at this site c. 1905 as indicated on Sanborn Maps. By 1914, it was converted to an auto sales room with a 115 East Fourth Street address. The 1925 Sanborn Map indicates that a store operated at this site.

115-121 East Fourth Street. The current building on this site was constructed c. 1985. It replaced the two-story Palace Livery building which had been constructed c. 1905; the previous Livery building had been enlarged in 1925 to accommodate an auto repair, and auto sales and service business.

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111 West Fourth Street. L. P. Andrews Building. A two-story dwelling occupied this lot between 1883 and 1892 according to Sanborn Map information. Thereafter, the lot remained idle until 1917 when the L. P. Andrews Building was constructed. The building was designed by Clifford Johnson, a Sedalia architect. The city water works offices have been at this site for many years.

117 West Fourth Street. First Methodist Episcopal Church. Sanborn Map information indicates that a two-story dwelling with a 109 Fourth Street address occupied this site in 1883. The First Methodist Episcopal Church was designed by the Springfield, Illinois architectural firm of Bullard & Bullard. It was begun in 1888; local contractors Ilgenfritz and Jacob & Schwartz were involved in its building. Worked stopped due to a lack of funds in 1890, but the building, constructed with Warrensburg sandstone, was dedicated in 1891.

106 West Fifth Street. Acme Cleaners. Constructed c. 1912, the building first appears on the 1914 Sanborn Map. An office was located there at that time. In 1925, a store with a dry cleaning business (Acme Cleaners) toward the rear of the building was at this location.

108-112 West Fifth Street. The current building was constructed c. 1930, and replaced a residential building which had been used for commercial purposes, including a millinery, offices, and a dry cleaning business, since c. 1910.

118-120 West Fifth Street. Circa 1920, this building had replaced a two-story dwelling which had occupied the site from c. 1883 to c. 1915. The one-story rear wing on this building accommodated an auto and battery repair business.

111 West Fifth. New Lona Theater. The New Lona Theater opened on August 20, 1920, and was financed by the Lona Theater Co., Inc., a local enterprise. The new building replaced a livery which had occupied the site since the 1880s. The "old" Lona Theater was at 412 South Ohio Avenue and its name was changed to the Strand Theater when the New Lona Theater opened. With a seating capacity of 1,000 persons, the new theater was entered through a beautifully decorated lobby that occupied part of the first floor of the Hoffman Building (500 South Ohio Avenue). The first "talkie" movie was shown here in 1928. The name of the theater changed to the Liberty Theater when it began to show motion pictures exclusively. Meadow Gold bought the building in 1953 and converted it to a warehouse; in 1981 Beatrice Foods, Inc. donated the building to the Sedalia Community Theater.

Architecture

Architecturally, the buildings of the historic district represent a fine assortment of late nineteenth and early twentieth century architecture. The Italianate style dominates the contributing buildings of the historic district, with twenty-five buildings reflecting the style. Story's Central, built 1882, at 412 S. Ohio Avenue, together with 414 (built in 1884) and 416 (built in 1883) S. Ohio Avenue, are perhaps the most impressive group of the Italianate buildings. Located across the street from the Pettis County Courthouse, 412 and 414 S. Ohio are companion buildings with similar features including elaborate hood molds and highly enlivened metal cornices. The building at 416 also has elaborate hood molds, and a more subdued metal cornice. Two blocks to the south is another nice grouping of Italianate buildings, lower in scale, and more subtle in detail. These include 604, 606, 608, and 612 S. Ohio Avenue. Six of eight buildings in the historic district with East Main Street addresses are Italianate in style. These include 106-108, 110, 112, 114, 116, and 118 E. Main, all built c. 1875 - c. 1880. The Archias' Seed Store at 106-108 E. Main is the most notable of these buildings with its elaborate bracketed metal cornice. The other buildings, all similar in size

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and scale, have hood molds and brick cornice detailing. One block to the west is a pair of Italianate buildings--103 and 105 West Main. Both buildings feature round arched windows and bracketed cornice lines, but the scale of 105 W. Main (Smith's Hall) is overwhelming in comparison. The buildings at 108 and 110 West Second Street are another striking pair of Italianate buildings, both two stories, with 2/2 round arched sash and metal bracketed cornices.

Seven of the contributing buildings in the historic district, in addition to the Missouri Trust Company Building which was previously listed in the National Register, reflect the Romanesque Revival style. Within one block--the west side of the 500 block of S. Ohio Avenue, are three of the more outstanding examples. The F.E. Hoffman Building, 500 S. Ohio, despite missing its three upper stories, remains a good example of the style, with its massive cut stone first story, brick second story, arches, and extensive detailing, including carved stone faces. At the other end of the block, the YMCA building at 512-514 S. Ohio, and the building at 518-520 S. Ohio feature stunning terra cotta panels which remain in excellent condition. The YMCA building also features round arched window groups and an extensively corbeled cornice with round arches, while 512-514 features stone trim and a corbeled cornice. The Sentinel Newspaper Building/Equitable Savings and Loan building, 410 S. Lamine, has lost its steeply pitched roof, however, the details of its handsome brick facades make it another good example of the Romanesque Revival style. Among its features are a variety of brick types (rounded edge, voussoir brick, rusticated brick, and smooth brick), stone trim, archways, and corbelling.

While the commercial area obviously boomed in the late nineteenth century, the fine examples of early twentieth century architecture attest to the continued growth of Sedalia's commercial center. Ten buildings in the historic district are Classical Revival in style, including the prominent Pettis County Courthouse, the Sedalia National Bank building (300 S. Ohio), the Citizens National Bank building (101 S. Ohio), Third National Bank building (301 S. Ohio), the Barnes-Kem Clothing building (304-306), the Yeater Building (312-314 S. Ohio), the Federal Building (319 S. Lamine Ave.), the Porter-Montgomery Building (112 W. Fourth), and the New Lona Theater (111 W. Fifth) are among the distinguished examples of the style. Additionally, the Hotel Bothwell, 103 E. Fourth St., previously listed in the National Register, is a good example of the style.

Two excellent examples of the Art Deco style are within the historic district. The Montgomery Ward building, 218 S. Ohio, features a highly enlivened upper story facade with panels of several different stylized sunburst patterns, curved patterns, and zigzag patterns. The Uptown Theater, 225-227 S. Ohio, features a large central projecting five-part stepped pavilion with Art Deco style relief carvings at the top. Its intact ticket booth retains Art Deco designs in its frosted glass.

Amel Luking's Ladies Wear, 120 - 120-1/2 S. Ohio is an exceptional early twentieth century Revival building, showing the Mediterranean and Classical Revival styles. Its off-white glazed terra cotta facade is highlighted with several leaf patterns and is capped with a green tile pent roof and an address cartouche. Its intact storefront, in a zigzag pattern, is among the finer in the historic district.

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46. Christopher, p. 8.
47. Sisemore, p. 7.
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Sedalia Commercial Historic District
Name of Property

Pettis/Missouri
County/State

10. Geographical Data

Acreeage of Property 26.5

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 15 480140 Easting 4284500 Northing

B. Zone 15 480310 Easting 4284470 Northing

C. Zone 15 480280 Easting 4284280 Northing

D. Zone 15 480260 Easting 4284210 Northing

[X] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title see continuation sheet

organization The URBANA Group date December 1992

street & number 202 South Broadway, Suite 206, P.O. Box 1028 telephone (217) 344-7526

city or town Urbana state IL zip code 61801-9028

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ date _____

city or town _____ state _____ zip code _____

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. 470 *et seq.*).

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UTM References, continued

Zone 15

E:	480340/Easting	4284210/Northing
F:	480340/Easting	4284100/Northing
G:	480270/Easting	4284110/Northing
H:	480260/Easting	4284060/Northing
I:	480160/Easting	4284070/Northing
J:	480160/Easting	4283890/Northing
K:	480070/Easting	4283900/Northing

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Verbal Boundary Description

Beginning at the southeast corner of the intersection of South Osage Avenue and West Main Street, proceed easterly along the south edge of East and West Main Streets to the southwest corner of South Lamine Avenue and East Main Street. Then proceed southerly along the western edge of South Lamine Avenue to the rear lot line of those properties facing East Main Street. Then proceed westerly along said rear lot line to the eastern lot line of 113 East Second Street. Then proceed southerly along the eastern lot line of 113 East Second Street to the northern edge of East Second Street. Then jog westerly along the northern edge of East Second Street to a point opposite the rear lot line of those properties facing South Ohio Avenue. Then proceed southerly along said rear lot line to the rear lot line of properties facing south on East Third Street. Then proceed easterly along this rear lot line to the western edge of South Lamine Avenue. Turn southerly along the western edge of South Lamine Avenue to the northwest corner of South Lamine Avenue and East Third Street, then turn west along the northern edge of East Third Street to a point opposite the rear lot line of properties facing South Ohio Avenue. Then proceed south along this rear lot line to the rear lot line of those properties facing South Fourth Street. Turn east and follow this rear lot line to the western edge of South Lamine Avenue. Jog slightly to the south along the western edge of South Lamine Avenue to a point opposite the northern lot line of 319 South Lamine Avenue (Federal Building). Then proceed east across South Lamine Avenue along the north lot line of 319 South Lamine Avenue. Then turn south along a mid-block line between the Federal Building and its parking area to the northern edge of East Fourth Street. Turn west and proceed along the northern edge of East Fourth Street to a point opposite the rear lot line of 401 South Lamine Avenue. Turn south and continue the boundary across East Fourth Street and along the rear lot line of 401 South Lamine Avenue to the southern lot line of this property. Follow the southern lot line west across South Lamine Avenue to the western edge of this street. Continue the boundary south along the western edge of South Lamine Avenue to the northwest corner of South Lamine Avenue and East Fifth Street. Then proceed west along the northern edge of East Fifth Street across South Ohio Avenue to the northwest corner of South Ohio Avenue and West Fifth Street. Turn south and continue along the western edge of South Ohio Avenue to the southern lot line of 616 South Ohio Avenue. Then proceed west along this lot line to the rear lot line of properties fronting on the west side of South Ohio Avenue. Proceed north along said rear lot line to the southern lot line of 111 West Fifth Street (New Lona Theater). Then proceed west along said southern lot line of 111 West Fifth Street to the eastern edge of the parklet located between the New Lona Theater and South Osage Avenue. Then proceed north along the eastern edge of the parklet and across West Fifth Street to the northern edge of West Fifth Street. Jog westerly to the northeast corner of South Osage Avenue and West Fifth Street, then proceed north along the eastern edge of South Osage Avenue to the southern edge of West Fourth Street. Then proceed east along the southern edge of West Fourth Street to a point opposite the western lot line of 112 West Fourth Street. Turn north and proceed across West Fourth Street and along the western lot line of 112 West Fourth Street to the northern lot line. Turn east and continue the boundary along the said northern lot line until the rear lot line of those properties facing South Ohio Avenue is reached. Turn north and proceed along this lot line and across West Third Street to the northern edge of the street. Turn west and continue the boundary to the rear lot line of those properties facing South Ohio Avenue. Turn northerly and follow said rear lot line to West Second Street. Continue northerly across West Second Street and along the western lot line of 110 West Second Street to the rear lot line of those properties facing West Main Street. Turn westerly and continue the boundary along said lot line to the eastern edge of South Osage Avenue. Proceed northerly along the eastern edge of South Osage Avenue and return to the point of origin.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 10

Page 75

Boundary Justification

The historic district includes the highest concentration of commercial buildings in the central business district, the core of the commercial area which developed historically. Historically, Sedalia's commercial district began with frame buildings on Main Street, parallel to the nearby railroad tracks. However, construction from c. 1870 onward, was mostly brick, and focussed along what became the main commercial thoroughfare: South Ohio Avenue. The interesting angle retained in the lower blocks (100 and 200 blocks) of the Avenue is a result of booming commercial construction simply following the cow path which led south from the railroad tracks. While much of the east side of the 200 block of South Ohio Avenue is clad with aluminum panels, the buildings are historic, and the facade proportions, and rhythm and shape of the building units, remains historic. Additionally, the buildings along this block frame the important angle of the street, and contribute to the developmental patterning of the commercial district, as it expanded south from the railroad tracks. Furthermore, the buildings to the north and east along the remainder of South Ohio Avenue (100 block) and East Main Street (100 block) are important contiguous elements of the evolution of the historic commercial center, and generally retain a high degree of integrity.

Two blocks of Main Street (one block on either side of South Ohio Avenue) contiguous to this major commercial avenue are included within the boundaries, as they retain a high degree of integrity and represent some of the earliest commercial construction. Also included within the boundaries are parts of the "numbered" side streets on either side on South Ohio Avenue, but inclusion of these is limited. The boundaries on the side streets are limited mostly due to parking lots replacing historic construction (East and West Second Street and the south side of East Third Street, for example). In a few cases, modern construction has defined the boundary limits on numbered side streets; examples of this situation include the modern Dollar Store on the north side of West Third Street east of South Osage Avenue, and the low-rise modern building on the north side of West Fourth Street at South Osage Avenue.

The boundary extends across South Lamine Avenue on East Fourth Street to include buildings on either side of East Fourth Street (but facing Lamine Avenue) which are particularly fine examples of the Classical Revival and Romanesque Revival styles respectively. Surrounding the building at 401 South Lamine Avenue is the modern, low-rise Pettis County jail, which faces South Lamine Avenue with a deep setback, and wraps the historic 401 South Lamine at the rear. South Lamine Avenue is otherwise dominated by surface parking.

Across from the Pettis County Courthouse on the 100 block of East Fifth Street (south side), the block is mixed historic and modern buildings. This block was excluded because the modern and altered buildings dominate the block, and additionally because the contiguous areas of South Ohio Avenue (east side of the 500-600 blocks) retain no integrity. A low-rise modern building dominates the southeast corner of East Fifth Street and South Ohio Avenue, and is completely out of scale and character with the historic buildings within the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sedalia Commercial Historic District, Sedalia, Pettis County, Missouri
Section number 11

Page 76

Form Prepared by:

For The URBANA Group:

Alice Edwards/Vice President; Preservation Planner
Sections 7, 8, 9, and 10 (boundary justification); editing

Karen Kummer/Architectural Historian
Sections 7 and 8 (building specific history)

Joseph Gallagher/Cultural Geographer
Mapping, Sanborn Fire Insurance Map research and Section 8 building specific history, Section 10
(verbal boundary)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sedalia Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: MISSOURI, Pettis

DATE RECEIVED: 4/07/93 DATE OF PENDING LIST: 4/20/93
DATE OF 16TH DAY: 5/06/93 DATE OF 45TH DAY: 5/22/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000407

NOMINATOR: STATE

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 5/20/93 DATE

ABSTRACT/SUMMARY COMMENTS:

Notification of Regional office does not meet requirement of notification of pending federal owned property. Notification should be addressed to Dale Kanyone, Director, Arts and Historic Preservation, General Services Administration, Room 1300, 18th + F Streets, NW Washington, DC 20405.

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed Helena Byers Phone 202 343 9553

Date 5/20/93

Please refer to the map in the
original submission for this
property

Original Submission Reference Number:

93000487

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Mel Carnahan, Governor • David A. Shorr, Director

DIVISION OF STATE PARKS

P.O. Box 176 Jefferson City, MO 65102-0176 (314)751-2479

FAX (314)751-8656

July 12, 1993

Carol Shull
National Register Branch
Interagency Resources Division
National Park Service
800 N. Capitol Street, Suite 250
P.O. Box 37127
Washington, D.C. 20002

RECEIVED

JUL 19 1993

NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed please find the following resubmission from Missouri for nomination to the National Register of Historic Places:

SEDALIA COMMERCIAL HISTORIC DISTRICT
100-106 and 101-415 S. Ohio; 319 and 401 Lamine; 103-109 W. Main; 106-124 E. Main; and parts of Second through Fifth streets,
Sedalia, Pettis County, Missouri

The nomination was originally submitted March 31, 1993, but was returned because the Missouri SHPO did not notify the General Services Administration Federal Preservation Officer. A copy of the evaluation/return sheet is enclosed, as well as a copy of the letter addressed to the GSA FPO, dated June 10, 1993. The nomination was approved by our state review board on February 19, 1993. All owners and appropriate public officials have now been notified and provided at least thirty days to comment on the above nomination in accordance with Section 60.6 (c) 36CFR60, interim regulations, using the exact notification format recommended by the National Register.

If you have any questions concerning this submission, please contact Steven E. Mitchell of my staff at 314/751-5368.

Sincerely,

HISTORIC PRESERVATION PROGRAM



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:sem

Enclosures: As stated

c: Mayor Jane Gray
The URBANA Group
Debra Rowe, Downtown Sedalia, Inc.

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Mel Carnahan, Governor • David A. Shorr, Director

DIVISION OF STATE PARKS
P.O. Box 176 Jefferson City, MO 65102-0176 (314)751-2479
FAX (314)751-8656

June 10, 1993

RECEIVED

JUL 19 1993

NATIONAL
REGISTER

Mr. Dale Lanzone, Director
Arts and Historic Preservation
General Services Administration
Room 1300
18th and F Streets, NW
Washington, D.C. 20405

Re: 319 S. Lamine Avenue, Sedalia, Pettis County, Missouri

Dear Mr. Lanzone:

The building at 319 S. Lamine Avenue, Sedalia, Missouri, owned by the General Services Administration, is located within the boundaries of the Sedalia Commercial Historic District, a property proposed for nomination to the National Register of Historic Places. The district was approved for nomination by our state's review board, the Missouri Advisory Council on Historic Preservation, on November 13, 1992, and the nomination subsequently submitted to the Keeper of the National Register.

However, the nomination was returned because the Historic Preservation Program, in the course of its required notification process, notified the General Services Administration Kansas City Field Office rather than the GSA Federal Preservation Officer that its property was included within the proposed district. Please see the attached copy of the January 15 notification letter addressed to Art Gendrau.

Therefore, this letter is to notify you that, after thirty days, the nomination will be resubmitted to the Keeper of the National Register. If you wish to comment on or object to the inclusion of the above property in the proposed district, you should address your comments to: Claire F. Blackwell, Director, Historic Preservation Program, Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102.

Should you have any questions about this nomination, please contact Steven E. Mitchell, National Register Coordinator, Historic Preservation Program, Department of Natural Resources, at 314/751-5368.

Sincerely,

HISTORIC PRESERVATION PROGRAM



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:meb

Enclosures 3

MEL CARNAHAN
Governor



DAVID A. SECOR I
Director

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS, RECREATION, AND HISTORIC PRESERVATION
P.O. Box 176 Jefferson City, MO 65102 314-751-2479

MAY 17 1993

January 15, 1993

Mr. Art Gendrau
Government Services Administration
Kansas City Field Office
6TMDIS
Federal Building
1500 Bannister Road
Kansas City, Missouri 64131

Re: 319 S. Lamine Avenue, Sedalia, Missouri

Dear Mr. Gendrau:

We are pleased to inform you that the property which you own, located within the boundaries of a proposed historic district, Sedalia Commercial District, Sedalia, Pettis County, Missouri, will be considered by the Missouri Advisory Council on Historic Preservation for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of the Sedalia Commercial District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic district. If the district is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the Missouri Advisory Council meeting at which the nomination will be considered. The council will meet at 10:00 a.m. on Friday, February 19, 1993 at the Lohman Building, Jefferson Landing State Historic Site, Jefferson City, Missouri.

Attached please find a notice that explains, in greater detail, the results of listing in the National Register and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.



Recycled Paper

Mr. Art Gendrau

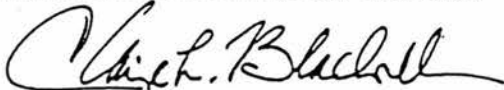
January 15, 1993

Page 2

Should you have any questions about this nomination before the Missouri Advisory Council meeting, please contact Steven E. Mitchell, National Register Coordinator, Historic Preservation Program, Department of Natural Resources, at 314/751-5368.

Sincerely,

HISTORIC PRESERVATION PROGRAM



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:meb

Enclosures 2

01-687

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

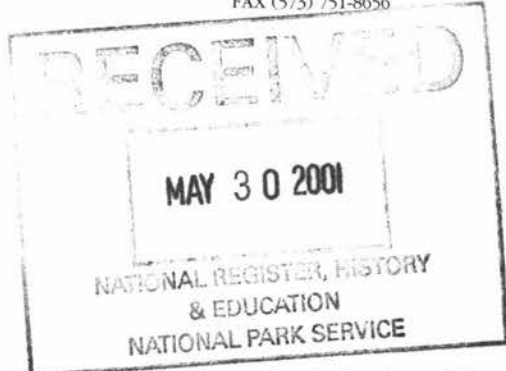
Bob Holden, Governor • Stephen M. Mahfood, Director



DIVISION OF STATE PARKS
 P.O. Box 176 Jefferson City, 65102-0176 (573) 751-2479
 FAX (573) 751-8656

May 21, 2001

Ms. Carol Shull
 United States Dept. of the Interior
 National Register of Historic Places
 Mail Stop 2280, Suite 400
 1849 C St., NW
 Washington, DC 20240



Dear Ms. Shull:

Please find enclosed additional documentation for the following submission from Missouri, previously listed in the National Register of Historic Places:

Sedalia Commercial Historic District
 Pettis County, Missouri

The additional documentation for the Sedalia Commercial Historic District (listed July 28, 1993) was approved by our state review board, the Missouri Advisory Council on Historic Preservation, on February 16, 2001. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the proposed additional documentation in accordance with 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. No objections, notarized or otherwise, were received on the above referenced action.

The additional documentation changes the status of the buildings at 213 and 215 South Ohio Avenue, previously counted as a single building, from noncontributing to contributing properties in the Sedalia Commercial Historic District.

If you have any questions concerning this submission, please contact Roger Maserang of my staff at 573/522-4641.

Sincerely,

HISTORIC PRESERVATION PROGRAM

Claire F. Blackwell
 Director and Deputy State Historic
 Preservation Officer

CFB:pgs

Enclosure: as stated

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sedalia Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: MISSOURI, Pettis

DATE RECEIVED: 7.29.16
4/07/93
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 5/23/93
9.13.16

REFERENCE NUMBER: 01000687

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 9.12.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Colson Beall DISCIPLINE History
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.

RECEIVED 2280

JUL 29 2016



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

DEPARTMENT OF NATURAL RESOURCES

Nat. Register of Historic Places
National Park Service

www.dnr.mo.gov

Memorandum

Date: July 21, 2016

To: Keeper, National Register of Historic Places

From: Toni M. Prawl, Ph.D., Deputy SHPO and Director, Missouri SHPO *TP*

Subject: Sedalia Commercial Historic District - Amendment, Pettis County, MO, National Register Nomination

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on **May 20, 2016**. 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. **The enclosed disc contains the true and correct copy of the nomination to the National Register of Historic Places.**

Please find enclosed the following documentation:

- 1 CD with original National Register of Historic Places registration form
- Multiple Property Documentation Form
- Photographs
- 1 CD with electronic images
- Original USGS map(s)
- 2 Piece(s) of correspondence (cover letter and signature page)
- Other: _____

Comments:

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