

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 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 Downtown Commercial Historic District--Amendment

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number <u>202, 204, 206, 208, 210, 212, 214, 216, 612, 201, 211, 217, 219-223, 305, 307 South Ohio; 333 South Lamine; 105 West Main; 108, 109 East Fourth, 110 West Fourth, 119 West Fourth, 113 West Fifth</u>	N/A	not for publication
--	-----	---------------------

City or town <u>Sedalia</u>	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

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 x 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:) _____

Signature of the Keeper _____ Date of Action _____

Sedalia Downtown 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	2	Buildings
	6	Sites
1	5	Structures
2	8	Objects
10	21	Total

Number of contributing resources previously listed in the National Register

75

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.)

- Romanesque Revival
- Art Deco
- Classical Revival
- Italianate

Materials

(Enter categories from instructions.)

- foundation: Stone--limestone
- walls: Brick
- Stone--limestone
- roof: Asphalt
- other: Terra cotta
- Metal—cast iron, steel
- Wood--weatherboard

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Sedalia Downtown Commercial Historic District

Pettis County, Missouri

Amendment

Name of Property

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.

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.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Commerce/trade

Government

Architecture

Period of Significance

1870-1943

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Major Bibliographical Reference

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: _____

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri

County and State

Acreage of Property 26.5

Latitude/Longitude Coordinates

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

1 _____ : _____
Latitude: _____ Longitude: _____

2 _____ : _____
Latitude: _____ Longitude: _____

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

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

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri
County and State

Photographs

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

Photo Log:

Name of Property: Sedalia Downtown Commercial Historic District

City or Vicinity: Sedalia

County: Pettis State: MO

Photographer: Rhonda Chalfant, Ph.D.

Date
Photographed: January, February, March 2016

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

- 1 of 29: 214 South Ohio Avenue, camera facing west
- 2 of 29: 216 South Ohio Avenue, camera facing west
- 3 of 29: 211 south Ohio Avenue, camera facing east
- 4 of 29: 217 South Ohio Avenue, camera facing east
- 5 of 29: 219-223 South Ohio Avenue, camera facing east-northeast
- 6 of 29: 305 South Ohio Avenue, camera facing east
- 7 of 29: 307 South Ohio Avenue, camera facing east
- 8 of 29: 202-208 South Ohio Avenue, camera facing west-southwest
- 9 of 29: 208-212 South Ohio Avenue, camera facing west
- 10 of 29: 612 South Ohio Avenue, camera facing west
- 11 of 29: 119 West Fourth Street, camera facing south, southeast
- 12 of 29: 333 South Lamine, camera facing east
- 13 of 29: 113 West fifth Street, camera facing south
- 14 of 29: 105 West main Street, camra facing south, 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

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri
County and State

Figure Log:

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

- Figure 1: Map of Sedalia Downtown Commercial Historic District, 1993, and Boundary Increase, 2010
- Figure 2: Map of Sedalia Downtown Commercial Historic District and Boundary Increase, relative to Sedalia Central Business and cultural District
- Figure 3: Preliminary map of Sedalia Downtown Commercial Historic District Amendment
- 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, 1962, showing 219-223 South Ohio Avenue
- Figure 12: Photograph, 1976, showing 219-223 South Ohio Avenue
- Figure 13: Photograph, c. 1945, 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 South Ohio Avenue
- Figure 18: Photograph, c 2003, 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, 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: Drawing, c. 1870, showing 214-216 South Ohio Avenue
- Figure 25: Photograph, c.1935, showing 208-210 South Ohio Avenue
- Figure 26: Photograph, c. 1910, showing 119 South Osage Avenue
- Figure 27: Photograph, c. 1900, showing 201 South Ohio Avenue
- Figure 27: Photograph, c. 1960, showing southeast corner of South Ohio Avenue and East Second Street
- Figure 29: Postcard, c. 1927, showing 103-109 East Fourth Street
- Figure 30: Drawing, c. 1911, showing 108 West Fourth Street
- Figure 31: Photograph, c.1935, showing 108-119 West Fourth Street
- Figure 32: Photograph, 1950, showing dedication of Statue of Liberty replica
- Figure 33: Photograph, showing World War I cannon on courthouse square
- Figure 34: Photograph, 1988, showing dedication of Viet Nam War Memorial
- Figure 35: Photograph of 1884-1885 courthouse, showing columns on second story

Tables:

- Table 1: Buildings formerly listed as non-contributing that are now considered contributing
- Table 2: Buildings whose status has changed due to loss
- Table 3: New, non-contributing buildings within the district

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri

County and State

Section 7, page 7

Sedalia Downtown Commercial Historic District Amendment Summary:

This document provides an update and revision of the Downtown Sedalia, Missouri, Downtown 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 (Figure 1).¹

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

The Sedalia Downtown Commercial Historic 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)³ and the Hotel Bothwell on the northeast corner of South Ohio Avenue and East Fourth Street (NR, 9-08-1989)⁴ These buildings are not included in the building count.

The original nomination 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. These buildings should now be considered contributing buildings. Other buildings have burned or have been demolished and their status needs to be updated. Two new buildings, the Pettis County Jail and the addition to the Liberty Center for the Arts, were built within the district in 2001. 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 5 parking lots and 1 gazebo as structures, adds 2 new non-contributing building, 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 to further explain the context of several of the buildings and structures.

Sedalia Downtown Commercial Historic District Amendment Elaboration:

¹ The 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).

² Rhonda 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).

³ Linda 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)

⁴ 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).

Sedalia Downtown Commercial Historic District
Amendment

Pettis County, Missouri

Name of Property

County and State

Located in the historic central business district in Sedalia, the county seat of 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 buildings 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 buildings were listed as non-contributing buildings 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 buildings 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 north-south streets 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.⁵

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, were numbered. The north-south avenues retained their original names.⁶

The Sedalia Downtown 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 4). Much of the area bordering the Sedalia Commercial Historic District is used for surface parking lots.

The buildings in the district are built 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 and the Federal Building, are generally Classical Revival; others erected or remodeled during

⁵ Original Plat of Sedalia, Missouri, 1860; Plat of Smith and Martin's First Addition, 1865.

⁶ Albert Ruger, *Bird's Eye View of the City of Sedalia* (1869); Sanborn Insurance Map, Sedalia, 1883. The Sanborn Map gives both the original names and the numbered street names.

Sedalia Downtown Commercial Historic District

Pettis County, Missouri

Amendment

Name of Property

County and State

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.

Section 7 of this document describes the present appearance of those buildings 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. The amendment then describes the two new buildings that have been added to the district, beginning with the South Lamine Avenue and then moving to West Fifth Street. 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 at South Ohio Avenue and West Fourth Street and then on South Ohio 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. One identifies those buildings originally listed as non-contributing that are now considered contributing (Table 1). Another table identifies those buildings that have burned or have been demolished and whose status has changed as a result (Table 2). The third table 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:

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 1).

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 2).

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 1, 2). **2-C**

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri
County and State

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," which over the years faded to an unfortunate shade of pink. 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.⁷ 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.⁸

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 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 door frames (Figure 8).

By 1940, 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 leading to the second story is 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 3).

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

⁷ Becky Carr Imhauser, *All Around Downtown* (Marceline, MO: Walsworth, 2011), 76.

⁸ Becky Carr Imhauser, *All Along Ohio Street* (Marceline, MO: Walsworth, 2006), 245.

Sedalia Downtown Commercial Historic District
Amendment

Pettis County, Missouri

Name of Property

County and State

the south at 219-223 South Ohio Avenue. In 2001-2002, the owners removed the metal panels to reveal the historic façade.⁹

A 1928 photograph 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.

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 4). **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 part of the cornice was removed and the upper stories of the façade were covered with charcoal gray metal sheathing with vertical 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 pillars of 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 façade. The center part of the façade 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

⁹ *All Around Downtown*, 79-80.

Sedalia Downtown Commercial Historic District
Amendment

Pettis County, Missouri

Name of Property

County and State

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 of quoins that separate the six central windows are accented with a carved limestone detail resembling a three part tassel.

The building retains part of its 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 tablet spelling out *Katie Building*. Above the tablet is a cornice ornament constructed of simple Vitruvian scrolls facing one another. A modern concrete eagle perches between the scrolls (Photo 5).

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, the second story of this building was altered; its segmental arched windows were replaced with rectangular wooden windows, and its corbelled cornice was removed.

Early photographs show the first story to be much as it is today (Figures 13, 14). 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 6).

307 South Ohio Avenue: This building, erected in 1881 by Frank Sampson, is a two story, red brick business building. In 1966, burgundy metal panels were installed over the transom and on the bulkheads of the newly remodeled, deeply recessed entryway (Figure 15). In 2008, the metal panels were removed from the transom.

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 cornice has been removed. 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 reproductions but resemble the hoods shown 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 active during the 1950s (Photo 7).

Buildings that have been lost:

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri

County and State

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 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 address of 202 South Ohio Avenue with the Chicago style renovations (Figure 17).

In the 1960s, it, the second story portions of this business block with the addresses 204 and 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 8). **1 N-C**

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.¹⁰ A vacant lot planted with grass remains at the site (Photo 9). **1 N-C**

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 2005.¹¹ 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 10). **1 N-C**

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. The building had an elaborate cornice (Figure 22). A c. 1900 photograph shows the building (Figure 23).

¹⁰ Bob Satnan, "208/210 S. Ohio Ave. Fire," *Sedalia Democrat*, 14 December 2012.

¹¹ *All Along Ohio Street*, 32.

Sedalia Downtown Commercial Historic District

Pettis County, Missouri

Amendment

Name of Property

County and State

The building burned in 1997. A parking lot was put in its place; the parking lot will be described in the section on structures, and its status with regards to the National Register will be described in the section on Parking Lots.

119 West Fourth Street: This is the site of the First Methodist Church Episcopal Church, North, built in 1888. A c. 1910 photograph shows the gray sandstone 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 11). **1 N C**

Non-contributing buildings that have been added:

333 South Lamine Avenue: In 2000, the two-story Classical Revival style building, erected in 1930 by architect James Wetmore, of limestone, brick and terra cotta, became the property of the Pettis County Sheriff's Office. Shortly after, a new jail was built to replace the existing jail located at 405 South Lamine Avenue. The 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) façade 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 12). **1-NC**

113 West Fifth Street: In 2015, an addition to the west side of the New Lona Theater (Liberty Center for the Arts). The addition replaced a metal porch and handicapped entrance that allowed access to the auditorium, and contains gallery and office space. The addition, built of yellow brick, mimics the arched windows of the Now Lona Theater building (Photo 13). **1-NC**

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

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 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 asphalt paved, private parking lot with ten spaces serves the occupants of the building at 112 West Fourth Street and U. S. Bank located at 116 West Fourth Street (Photo 16). It was built on the site of the *Sedalia Democrat* building which was demolished after the *Democrat* moved into a new building in 1967. **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**

Sedalia Downtown Commercial Historic District
Amendment
Name of Property

Pettis County, Missouri
County and State

109 East Fourth Street: This asphalt paved, private parking lot with eighteen spaces serves guests at the Hotel Bothwell (Photo 18). It was built at the time the hotel was built in 1927 on a lot formerly occupied by an office 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.

212 South Ohio Avenue: Gazebo Park shelter is a hipped roof, five-sided, open structure 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). It was built c. 1985. **1 N-C**

Objects:

Most of the objects are located on the courthouse square. A separate site map is provided to help locate the objects and camera angles of the objects on the courthouse square. These 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 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 of a red marble pedestal approximately five feet tall which rests on a two foot tall stepped platform of gray granite. It was placed in 1926. 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 names of 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 Trail have a safe place to lock their bicycles. Although bike racks are not generally listed, the sculptural quality of this rack suggested its inclusion. **1 N-C**

Statue of Liberty: This replica of the Statue of Liberty, place in 1950, rests on an approximately four foot tall, cut stone pedestal sitting in a star shaped planting bed with thirteen points representing the 13 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 theses 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**

Sedalia Downtown Commercial Historic District

Pettis County, Missouri

Amendment

Name of Property

County and State

Drop box: This black finished metal drop box approximately six feet tall was place in 2012. It sets 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**

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). It was placed in 1995. **1 N-C**

Vietnam War Memorial: This black marble marker, placed in 1988 and 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. It 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 2011 memorial is a tribute 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 placed in 2003 is two feet wide by two and one half feet tall and 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, placed in 1973, 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**

Bicycle sculpture: This sculpture resembling a contemporary bicycle is located in front of the building across South Ohio Avenue from the courthouse square at 310 South Ohio Avenue, facing east and pointing south. It is made of black metal tubing (Photo 29). 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. **1 N-C**

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Sedalia Downtown Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

Section 8—Significance

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

1. the background of the “modernization” of the buildings in the Sedalia Downtown Commercial Historic District in the 1950s and 1960s and the attempts made since to create a more historic appearance in downtown Sedalia;
2. the background and importance to Sedalia’s past of those buildings that are now considered to be contributing buildings in the Sedalia Commercial Historic District;
3. the background and importance to Sedalia’s past of the downtown buildings that have been demolished or destroyed;
4. the background and importance to Sedalia’s past of the buildings that have been demolished in order to create either public or private parking lots, and the background of Sedalia’s building of parking lots;
5. and the background of the objects on or near the courthouse square.

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 Downtown Sedalia 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 predicted, in a fit of temper, the total demise of the downtown shopping area when he claimed that he would “live to see grass growing on Ohio Street.”¹²

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.”¹³

This attitude reflects a larger greater movement that denounced artifacts from the nineteenth century as “a disintegration of taste” or “an age of horror,” statements that John Maass denounced as a “grotesque misconception.” 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.¹⁴

One civic leader, noting the economic decline of the downtown area and the negative comments in Hare and Hare’s document, announced at a Chamber of Commerce meeting that Sedalia was “a real sick town.”¹⁵ 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 a

¹² Local legend often repeated by a variety of Sedalians who resented the shopping centers.

¹³ Hare and Hare, *A Comprehensive Plan for Sedalia* (Kansas City, MO: Hare and Hare, 1964-1965), 35.

¹⁴ John Maass, *The Gingerbread Age* (New York: Greenwich House, 1957), 7, 9.

¹⁵ *All Along Ohio Street*, 173-174.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

gathering area with a seating space, restrooms, and food vendors. 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.¹⁶

The city's businessmen accepted Hare and Hare's assessment that the downtown buildings needed updating, but the city did not accept the exceedingly costly concept of a pedestrian mall. Within a year of Hare and hare's proposal several business owners refinished the fronts of their buildings with metal sheathing in colors such as "Indian coral," burgundy, and charcoal 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.¹⁷ John Maass concurred, noting that a 19th 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."¹⁸

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. The purpose of the CBCD was to encourage business and the arts in downtown Sedalia, and to promote cultural activities in downtown Sedalia as tourist attractions.

A corporation called Sedalia Downtown, Incorporated (SDI) was created, and in 1993 became Sedalia Downtown Development Incorporation (SDDI). The design committee of SDDI began offering small matching funds grants to those businesses that would refurbish the facades of their buildings in an historically appropriate manner. Several local businesses received grants and removed the metal from the fronts of their buildings.

Ss a result of the work of the SBCD and SDDI, several downtown buildings have removed metal sheathing to reveal their historic appearance. Other buildings, while not adhering to strict historical standards for renovation, have refurbished their buildings to make them more aesthetically pleasing.

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).¹⁹ 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.

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. In 1936, Russell Brothers Clothing Store acquired the building; in

¹⁶ Hare and Hare, plate 20.

¹⁷ "Remuddling of the Month," *Old House Journal*, IX(December 1981), 296.

¹⁸ Maass, 109.

¹⁹ *All Along Ohio Street*, 17.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

1952, Russell Brothers remodeled the building. Russell Brothers occupied the building until the 1990s. The building is now occupied by Curry Century 21 Realty.²⁰

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.²¹

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.²² From 1965-1987, O. K. Optical occupied the building; from 1987-2015, Dr. Drennon and his son Dr. John Drennon occupied the building.²³

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 1992.²⁴ 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 late 1940s and 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.²⁵ 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 1991.²⁶

Buildings that have been demolished:

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.

²⁰ *Sedalia City Directories; All Along Ohio Street*, 47-49.

²¹ *Sedalia City Directories*, 1900, 1904, 1924, 1936, 1952, 1990.

²² *Sedalia Then and Now*, 121; *All Around Downtown*, 76.

²³ *Sedalia City Directories*, 1972, 1986; *Sedalia Telephone Directory*, 2012-2013, 2015-2016.

²⁴ *All Around Downtown*, 100.

²⁵ Cliff McBride, Scouting Representative, interview to discuss Sea Scouts in Sedalia.

²⁶ *All Along Ohio Street*, 247-249.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

Sedalia Downtwon Commercial Historic District

Amendment

Name of Property

Pettis County, MO

County and State

N/A

Most of these buildings are on the east side of South Ohio Avenue, one is on the south side of West Main Street, and one is on the southeast corner of Fourth Street and South Osage Avenue.

202-206 South Ohio Avenue: This building was originally a three story, red brick business block built in 1879 by James Lemke (Figure 26). 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 Waldman's Beauty Salon, and a number of attorneys, insurance agents, and real estate agents. By 1950, Burkholder's Gas and Appliances occupied the building. In the late 1950s and early 1960s, a women's dress shop named Sagaloff's occupied the building during the 1950s; Sagaloff's remained in the building through 1972.²⁷

The original nomination for this building separates 202 South Ohio from 204-206. However, an early drawing of the business block shows them to be one unit (Figure 26).

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.²⁸

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 drawing shows the buildings (Figure 27).

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.²⁹

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.

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

²⁷ *Sedalia City Directories*, 1900, 1913, 1924, 1936, 1950, 1962, 1972.

²⁸ *Ibid.*

²⁹ *Ibid.*

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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 1976.³⁰

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 (Figure 17). 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. The building collapsed in 2005.³¹

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 (Figures 22-23). In 1889, following the rebuilding, John Gallie's Buggy and carriage Sales occupied the first story of the building. In 2892, DeBold's Restaurant was in 105 West Main Street and a second hand store was in 107 West Main Sreet. In 1900, A. Thomas operated a restaurant in 105 West Main Street, and M. Chasnoff had a clothing store there. 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-I Appliance store.³²

119 West Fourth Street: This lot was originally the site of the First Methodist Episcopal Church, was begun in 1888, and designed by Bullard and Bullard of Springfield, Illinois. The building was dedicated in 1891. The building had been used continuously since then as the worship space for the congregation of the denomination now known as the United Methodist Church. In 1896, it was described as being 80 by 100 feet with a seating capacity of 1,200, was furnished with steam heat, gas, and electricity, and a pipe organ valued at \$2,500. The building itself was valued at \$40,000.³³ The building burned in early March 2016.

New Buildings:

333 South Lamine Avenue: The Pettis County Jail was built in 2003 to replace an outgrown building located at 403 South Lamine Avenue. The design of the jail necessitated closing off East Fourth Street between South Lamine Avenue and South Massachusetts Avenue. The jail is connected on the north to the Pettis county Sheriff's Office, formerly the Federal Building, and to the south to the old Pettis county Jail. The Equitable Building sits between and in front of the new jail and the old jail buildings.

113 West Fifth Street: This addition to the New Lone Theater (Liberty Center for the performing Arts) was made possible by donations from several Sedalia residents. It provides gallery space for local art exhibits, office space for the building's manager, office and store space for the Scott Joplin Foundation, and made possible a more attractive means of handicapped access to the auditorium. Placement of the

³⁰ Ibid.

³¹ *All Along Ohio Street*, 32.

³² Sedalia Downtown Commercial Historic District nomination, 1993; *Sedalia City Directories*, 1900, 1904, 1913, 1924, 1936, 1952, 1962, 1972, 1990.

³³ I. MacD. Demuth, *A Feast of Cold Facts* (Sedalia, MO: Fisher Printing, 1899), 69.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

doors should help alleviate problems with temperature control, and thus make the building more energy efficient.

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.³⁴ 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.

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 small number of private parking lots reserved for business employees and a limited number of 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.³⁵

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 1957-8.

When the shopping centers which offered free parking came to Sedalia, many residents were upset about the costs of parking downtown and so 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 in shortly after the building occupying the lot burned (Photo 14).

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.³⁶ In

³⁴ *Time for Annual Report* (Sedalia, MO: Hurlbut Printing, 1950, n.p.

³⁵ Hare and Hare, *A City Plan for Sedalia, Missouri* (Kansas City, MO: Hare and Hare, 1956), 54-64.

³⁶ *Sedalia City Directories*.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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.³⁷

109 East Fourth Street: This customer parking lot was built in 1925-1927 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 as well as its premier hotel. Prior to that time, the lot was occupied by a building used as commercial and office space; in 1913, the lot was the site of an office building of Dr. Daniel T. Abell.³⁸

108-112 East Fourth Street: This private parking was built as parking for county officials. It is shown as an existing parking lot on the map prepared by Hare and Hare in 1956.³⁹

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 31).⁴⁰

Other structures:

212 South Ohio Avenue: Gazebo Park was built after the demolition of the building at 212 South Ohio Avenue. Trees were planted and a gazebo-like structure was built onto the north side of the building at 214 South Ohio Avenue, and a shade was built on the south side of the building at 210 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 writes it cost \$1200, while *Sedalia Then and Now* reports the statue and its base cost \$4000.⁴¹ 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

³⁷ Ibid; Claycomb, 148-149.

³⁸ *Sedalia City Directories*.

³⁹ *Hare and Hare*,

⁴⁰ *Sedalia City Directories*.

⁴¹ *All Around Downtown, 120*; Rhonda Chalfant, William Claycomb, and Charles Wise, *Sedalia Then and Now* (Sedalia: Interstate Studios, 2010), 114.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21

Sedalia Downtwon Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

raise the \$900 necessary to buy and erect the replica. The statue was dedicated by local Boy Scouts in 1950 (Figure 32).⁴²

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. It was put in place in 2012.

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). The American Legion paid \$500 for the cannon. During a scrap metal drive in 1942, the American Legion sold the cannon to the Bertman Salvage Company for \$25.⁴³

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).

Courthouse Memorial: In 2011, as an Eagle Scout project, John Beykirk organized the placement of four Corinthian columns from the 1884-1885 Pettis County Courthouse which burned in 1920 (Figure 35). The monument was designed by Robert Rollings, a Sedalia architect. An illustrated display showing the various courthouses in Pettis County was commissioned by the County Commission for display inside the courthouse.

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.⁴⁴

War Dog Memorial: The War Dog Memorial was dedicated in 2003.⁴⁵ It recognizes the contribution of trained war dogs to the nation's military effort.

⁴² *All Around Downtown*, 122.

⁴³ Chalfant, et al., 59.

⁴⁴ *Ibid.*, 122.

⁴⁵ *Ibid.*, 123.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 22

Sedalia Downtown Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

Bibliography:

Chalfant, Rhonda. 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.

Chalfant, Rhonda, William Claycomb, and Charles Wise. *Sedalia Then and Now*. Sedalia: Interstate Studios, 2010.

Claycomb, William B. *Pettis County, Missouri: A Pictorial History*. Virginia Beach, VA: Donning, 1998.

Hare and Hare. *Sedalia, Missouri: City Planning Report*. Kansas City, MO: Hare and Hare, 1956.

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

Harper, Linda Donovan. National Register of Historic Places Nomination Form: *The Missouri/Sedalia Trust Building*. Washington, D.C.: U. S. Department of Interior/National Park Service, 1983.

Imhauser, Becky Carr. *All Along Ohio Street*. Marcelline, MO: Walsworth, 2006.

---. *All Around Downtown*. Marcelline, MO: Walsworth, 2011.

---. E-mail concerning appearance of 219-223 South Ohio during the late 1970s. March 24, 2016.

---. *Images of America: Sedalia*. Charleston, SC: Arcadia, 2007.

Original Plat of Sedalia, Missouri, 1860. Pettis County Courthouse.

Plat Book of Pettis County, Missouri. Philadelphia: North West Publishing Co., 1896. Pettis County Historical Society and Museum.

Plat of Smith and Martin's First Addition, 1865. Pettis County Courthouse.

Maass, John. *The Gingerbread Age*. New York: Greenwich House, 1983.

McBride, Cliff. Scouting Representative. Interview to discuss Sea Scouts, February 13, 2016.

Pratt, Dana 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.

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

Ruger, Albert. *Bird's Eye View of the City of Sedalia*. 1869. Pettis County Historical Society.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 23

Sedalia Downtown Commercial Historic District Amendment
Name of Property Pettis County, MO
County and State N/A

Sanborn Insurance Map, Sedalia, 1883.

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

Sedalia City Directories, 1883, 1900, 1913, 1927, 1937, 1950, 1956, 1962, 1972.

Sedalia, Missouri: One Hundred Years in Pictures. Sedalia: Chamber of Commerce, 1960.

Sedalia, Missouri: The first One Hundred Years. Sedalia: Centennial Committee, 1960.

The 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.

Time for Annual Report. Sedalia, MO: Hurlbut Printing, 1950.

Weathers, Ellen. *Greetings from Sedalia, Missouri*. Self published, 2000.

National Register of Historic Places
Continuation Sheet

Section number figures Page 24

Sedalia Downtown Commercial historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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 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 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 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 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 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. Then proceed north along the eastern edge of the parking lot and across West Fifth Street to the northern edge of West Fifth Street. Jog westerly to the northeast corner 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

National Register of Historic Places
Continuation Sheet

Section number figures Page 25

Sedalia Downtown Commercial historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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:

The 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 George R. Smith, the original plat of Sedalia, had anticipated that the city's business district would grow to the north of the railroad tracks, commercial growth instead followed South Ohio Avenue south 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 West Fourth Street, and on West Fifth Street, as well as building 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.

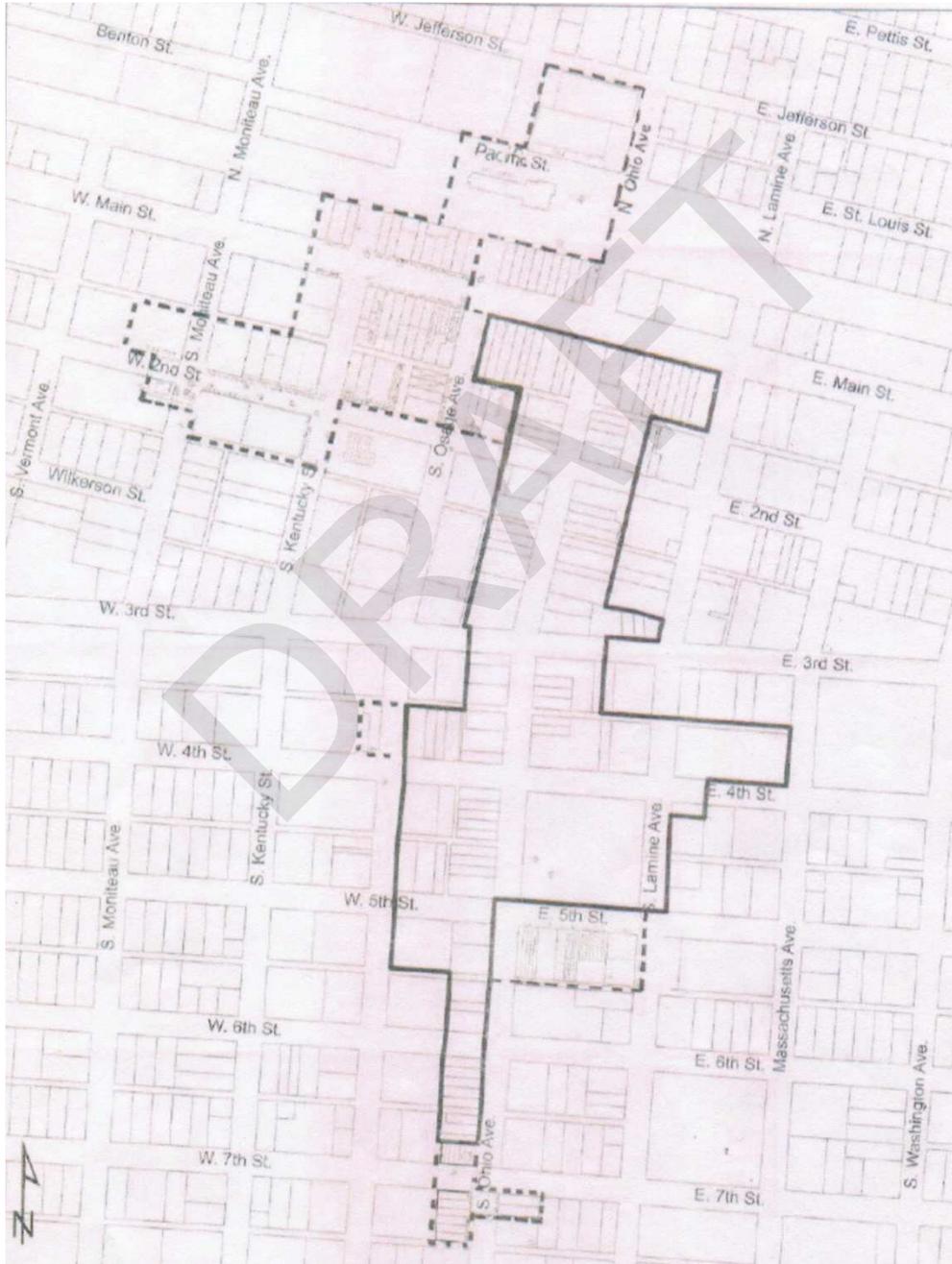
The area contains a high concentration of historic building that retain their architectural integrity and some which have recently had 1960s era metal cladding removed to reveal their historic appearance.

National Register of Historic Places
Continuation Sheet

Section number figures Page 26

Sedalia Downtown Commercial historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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

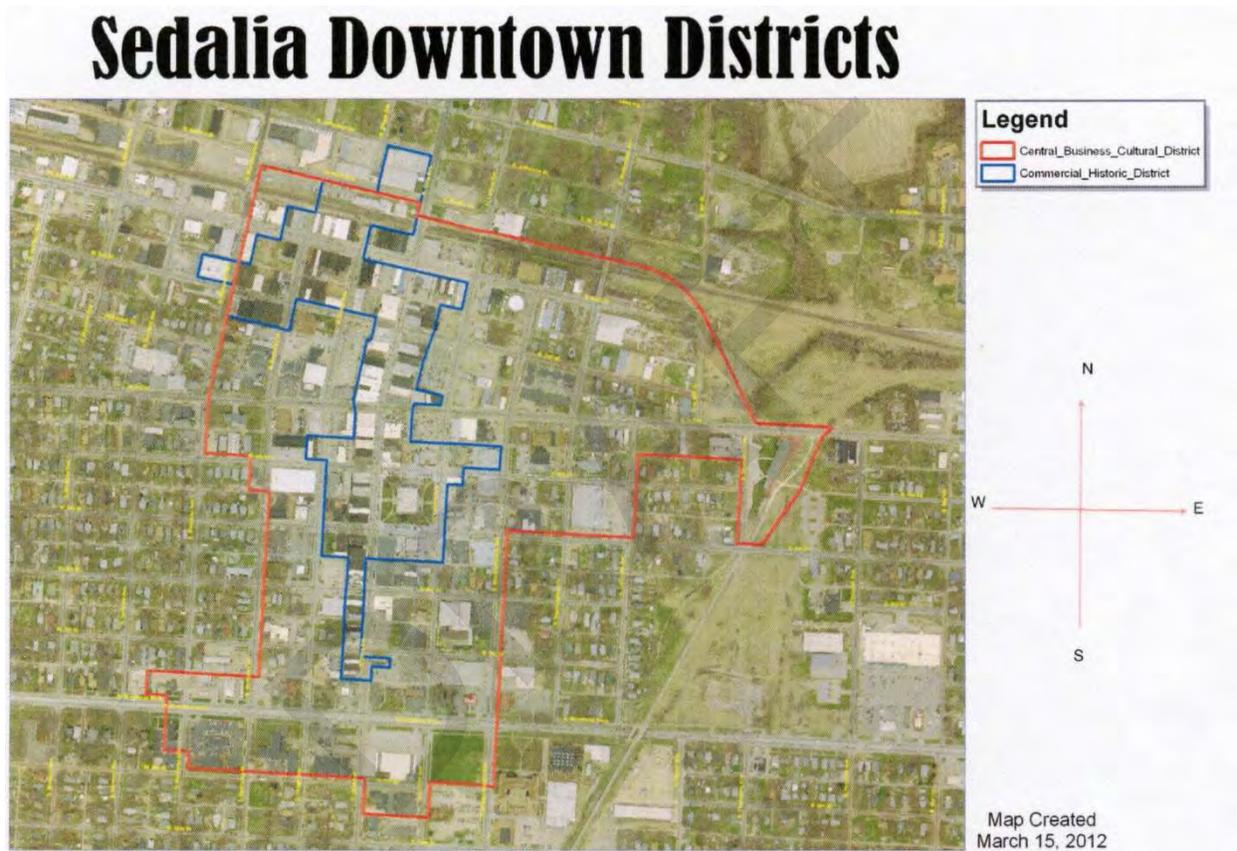


National Register of Historic Places
Continuation Sheet

Section number figures Page 27

Sedalia Downtown Commercial historic District Amendment
Name of Property Pettis County, MO
County and State N/A

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



National Register of Historic Places
Continuation Sheet

Section number figures Page 28

Sedalia Downtown Commercial historic District Amendment
Name of Property Pettis County, MO
County and State N/A

Figure 3: Introductory map showing properties discussed in Sedalia Downtown Commercial Historic District Amendment. Former non-contributing properties now considered contributing properties are shown in yellow, demolished properties are shown in green, parking lots are shown in brown, and the new building is shown in pink. Two other site maps, one showing camera angles and the other showing with addresses, are included in the nomination.

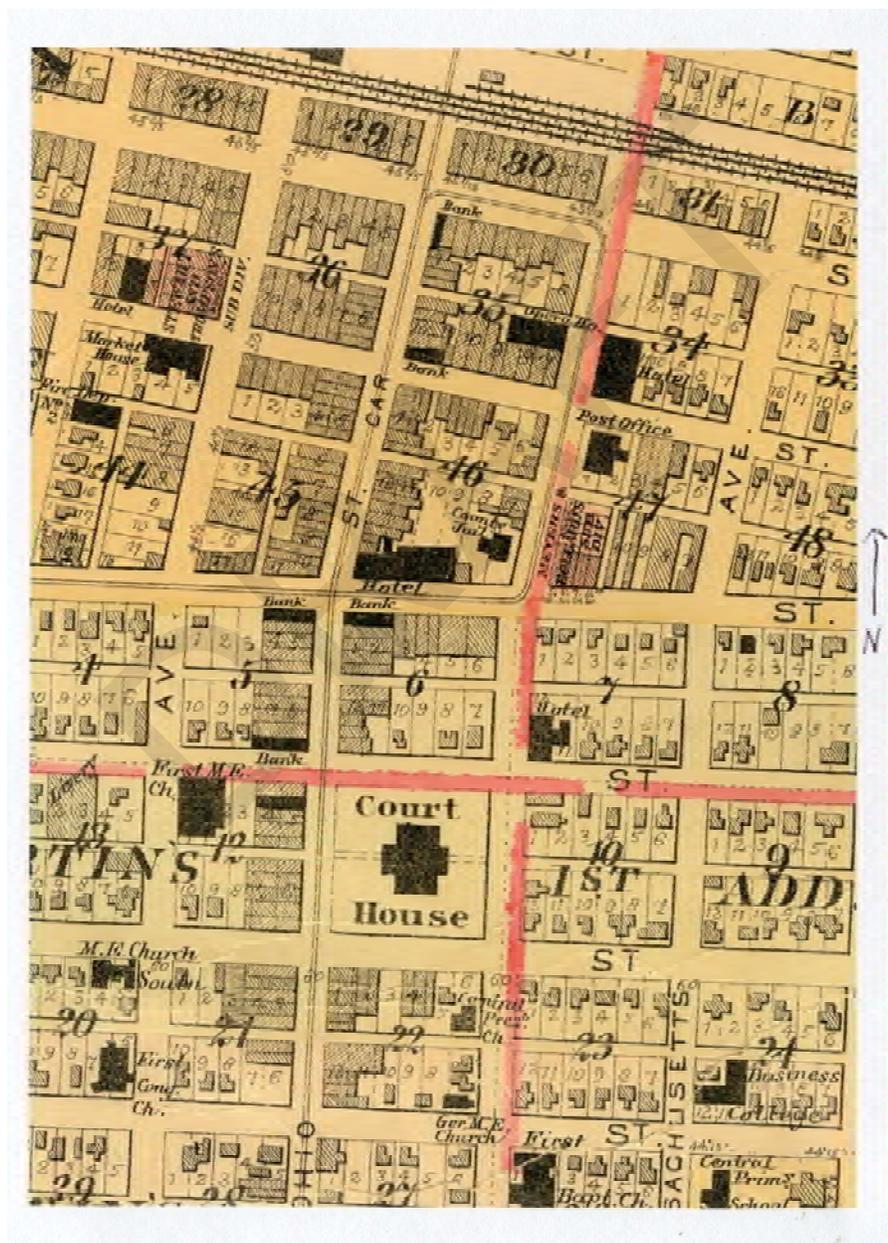


National Register of Historic Places
Continuation Sheet

Section number Tables Page 29

Sedalia Downtown Commercial Historic district
Name of Property
Pettis, MO
County and State
N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 30

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Notes on 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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 31

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A

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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 32

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributor (if applicable)

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 33

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 34

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
NAME OF COMPLETE LISTING (If applicable)

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 35

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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.



Figure 11: Photograph of 219-221 South Ohio, c. 1962, showing transoms covered

National Register of Historic Places
Continuation Sheet

Section number Tables Page 36

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

NAME OF COMPLETE LISTING (If applicable)



National Register of Historic Places
Continuation Sheet

Section number Tables Page 37

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (if applicable)

Figure 12: Photograph 217 and 219-223 South Ohio, 1976, showing metal sheathing, courtesy Becky Imhauser.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 38

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (if applicable)

Figure 13: Photograph 305 South Ohio, c. 1940, showing 305 South Ohio Avenue (# 4), before window renovation and cornice removal. The storefront shows the north doorway to the upstairs rooms and the display windows flanking a central recessed entrance.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 39

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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.



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

National Register of Historic Places
Continuation Sheet

Section number Tables Page 40

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
NAME OF COMPLETE LISTING (If applicable)



National Register of Historic Places
Continuation Sheet

Section number Tables Page 41

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
NAME OF COMPLETE LISTING (If applicable)

Figure 16: Drawing of 202-206 South Ohio Avenue, c. 1873, from Imhauser, *All Along Ohio Street*, 23.

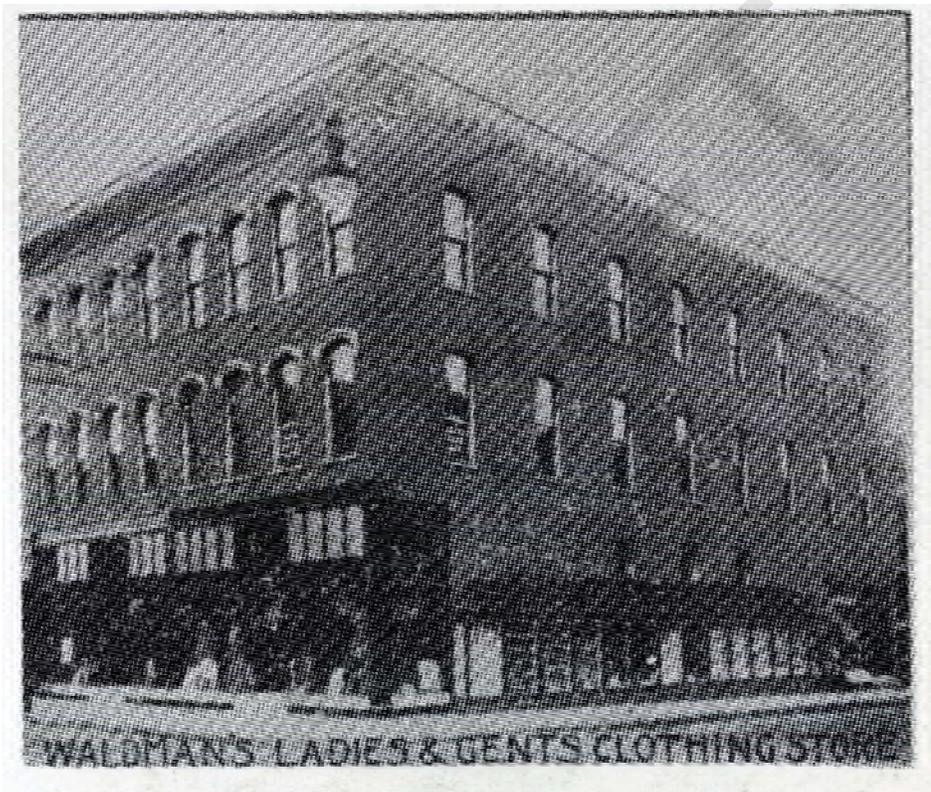


National Register of Historic Places
Continuation Sheet

Section number Tables Page 42

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributor (if applicable)

Figure 17: Photograph 202-204 South Ohio Avenue, c.1909, from *One Hundred Years in Pictures*, 203



National Register of Historic Places
Continuation Sheet

Section number Tables Page 43

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 44

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

Figure 19: Photograph of 208-210 South Ohio, c. 2010 from *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 molished before the 1993 nomination was conducted.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 45

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 46

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 47

Sedalia Downtown Commercial Historic
district

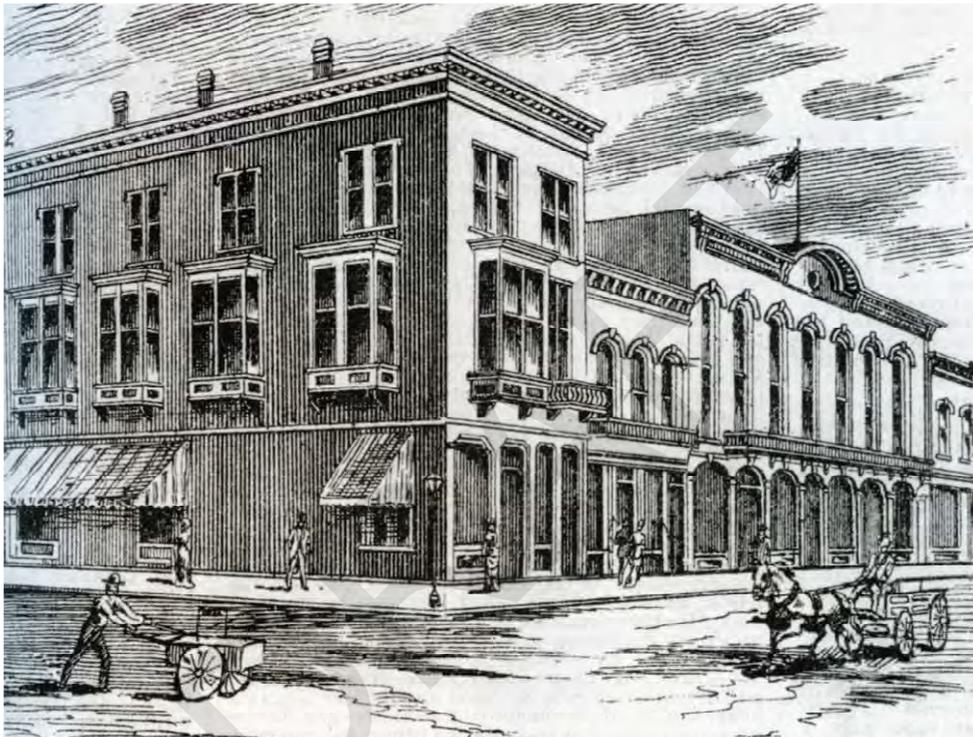
Name of Property

Pettis, MO

County and State

N/A

Figure 22: Drawing of 105 West Main Street, c. 1888, from Imhauser, *Images of America: Sedalia*, 91. 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 in 1889.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 48

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 49

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (If applicable)

DRAFT

National Register of Historic Places
Continuation Sheet

Section number Tables Page 50

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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

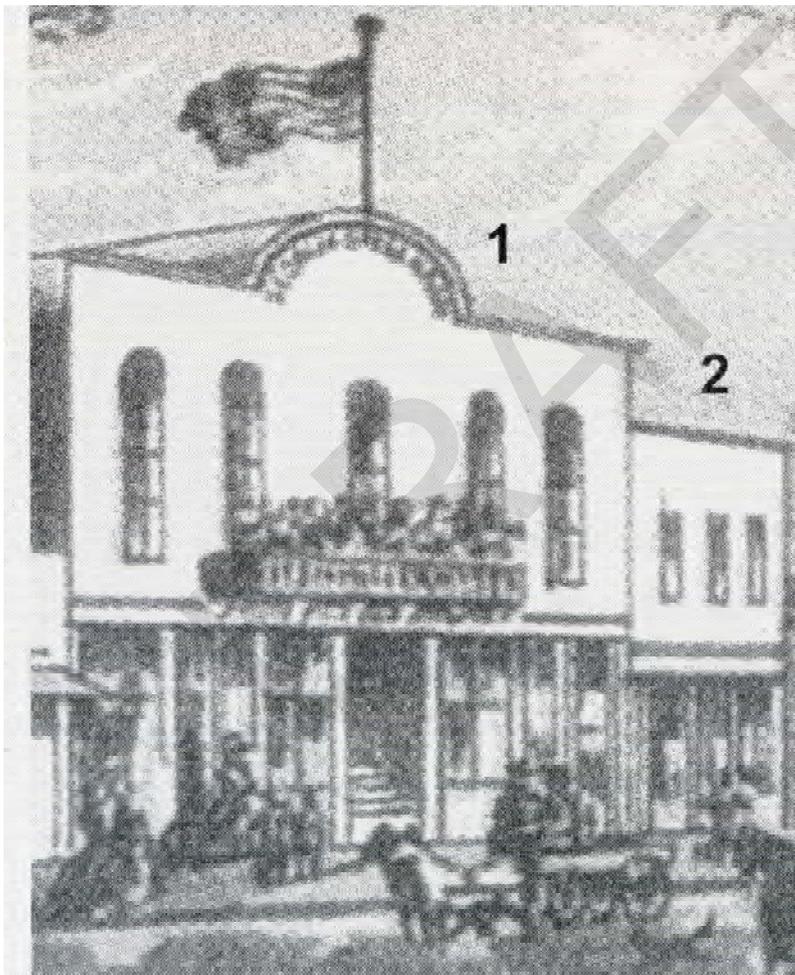


National Register of Historic Places
Continuation Sheet

Section number Tables Page 51

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributor (if different from owner)

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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 52

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

Figure 26: Photograph of Mertz and Hale Drugstore, 210 South Ohio Avenue, and Quinn Borthers Shoes, 208 South Ohio Avenue, c.1935, from Chalfant, et al., *Sedalia Then and Now*, 90



National Register of Historic Places
Continuation Sheet

Section number Tables Page 53

Sedalia Downtown Commercial Historic
district

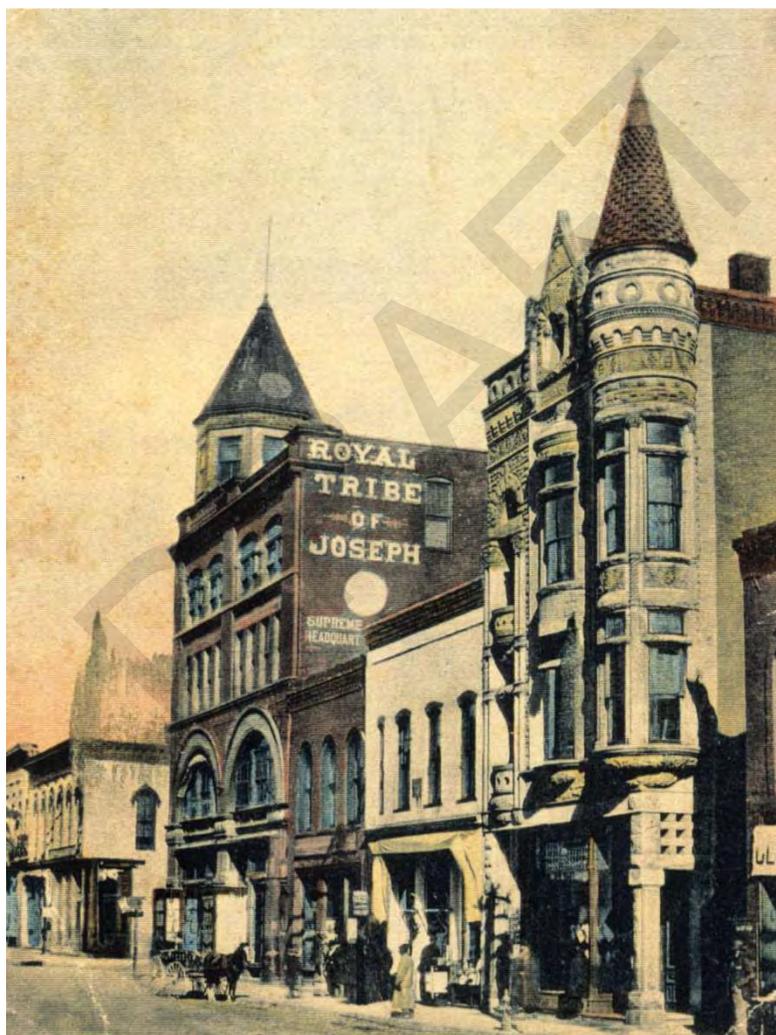
Name of Property

Pettis, MO

County and State

N/A

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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 54

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 55

Sedalia Downtown Commercial Historic
district

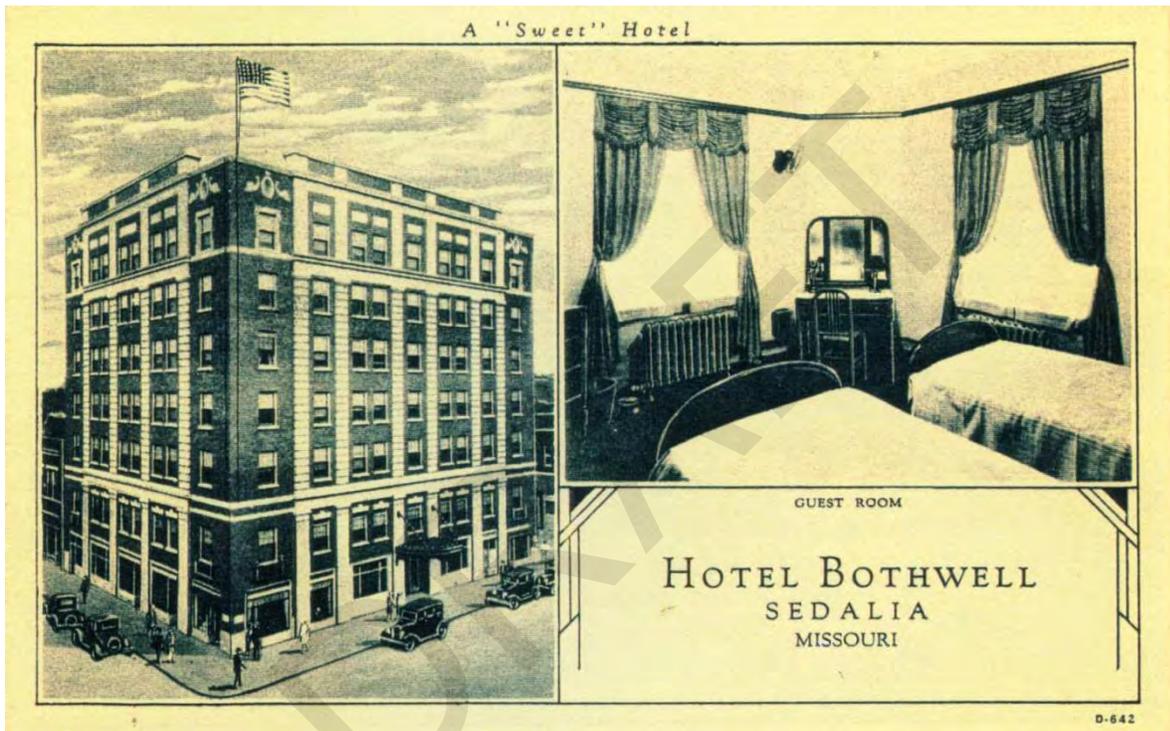
Name of Property

Pettis, MO

County and State

N/A

Figure 29: Postcard advertising the Hotel Bothwell and showing a portion of its parking lot, c. 1927, from Weathers, *Greetings From Sedalia, Missouri*.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 56

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

Figure 30: Drawing of building at 108-110 West Fourth Street, c. 1911, from Imhauser, *Images of America: Sedalia*, 72.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 57

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributor (if applicable)

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.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 58

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

Figure 32: The replica of the Statue of Liberty located on the northwest corner of the courthouse square, at its dedicated by local Boy Scouts, from Imhauser, *All Around Downtown*, 122

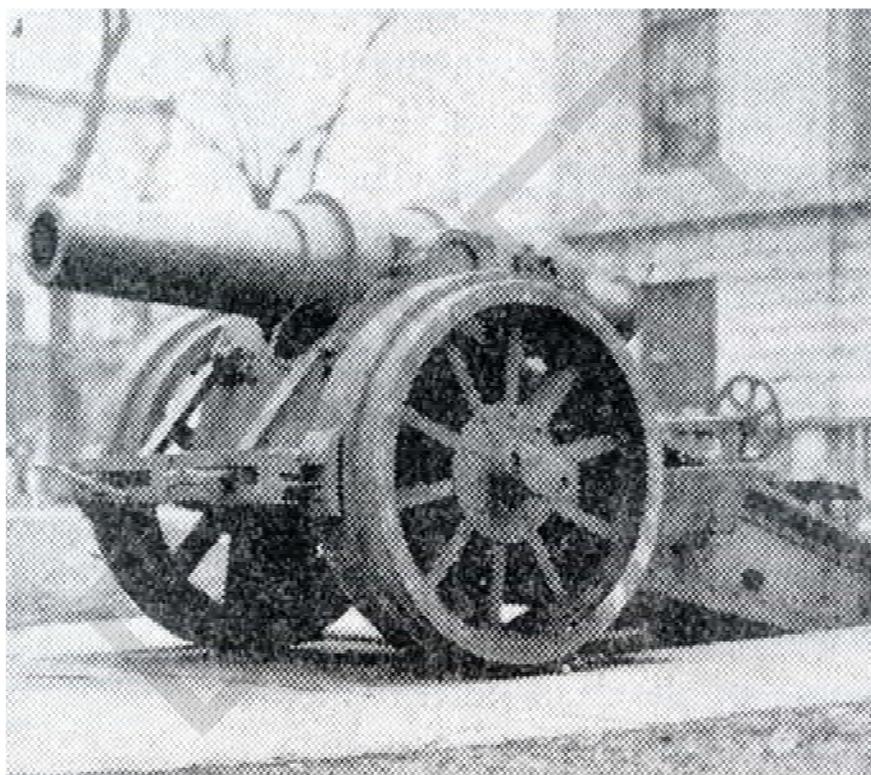


National Register of Historic Places
Continuation Sheet

Section number Tables Page 59

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (If Applicable)

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 sold for scrap during a World War II scrap metal collection.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 60

Sedalia Downtown Commercial Historic
district

Name of Property

Pettis, MO

County and State

N/A

Figure 34: Photograph of the dedication of the Viet Nam War Memorial, 1988, from Imhauser, *All Around Downtown*, 179.



National Register of Historic Places
Continuation Sheet

Section number Tables Page 61

Sedalia Downtown Commercial Historic
district

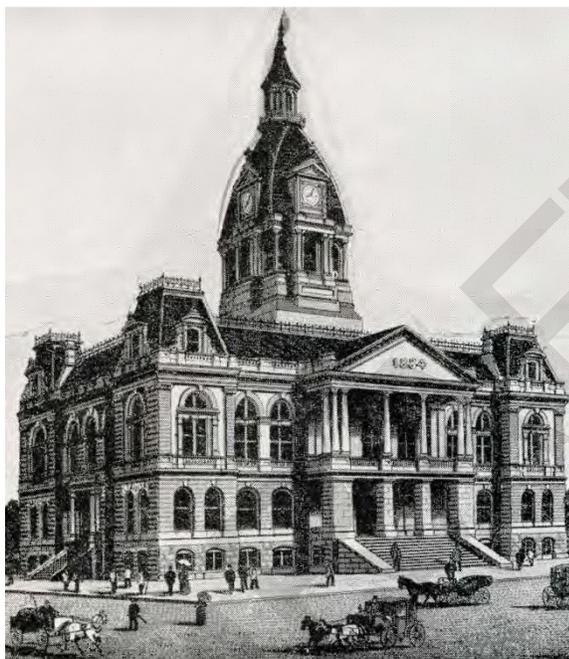
Name of Property

Pettis, MO

County and State

N/A

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



National Register of Historic Places
Continuation Sheet

Section number Tables Page 62

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (If Applicable)

Table I: 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

DRAFT

National Register of Historic Places
Continuation Sheet

Section number Tables Page 63

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Property (If Applicable)

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	2116

DRAFT

National Register of Historic Places
Continuation Sheet

Section number Tables Page 64

Sedalia Downtown Commercial Historic district
Name of Property Pettis, MO
County and State N/A
Name of Contributing Building (If Applicable)

Table 3: New, Non-contributing Buildings added within district

Address	Date
333 South Lamine Avenue	2003
113 West Fifth Street	2015

DRAFT

 *Tower Loan*



214

 *Tower Loan*
• Personal Loans
• Sales Financing

 *Tower Loan*
• Personal Loans
• Sales Financing









the mason jar

the mason jar
café

211 S. Ohio

CLOSED



KATIE BUILDING

NOTHWEHR

UPTOWN

Diamonds Watches





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
CDs





FOR RENT

Cassandra M
PHOTOGRAPHY

SEA
SCOUTS







614



where uptown
meets downtown
660-473-9033

CONGLIM
Lubricants and
conditioners
available here

608

The Hair
Company
826-8181



14th St
OSAGE

Let's Get Together! All about
@the Mathewson!

LOCAL THEATRE



Hotel Belmont

JAMES EARL RAY

STOP

TEXAS
CKC-7035

FULTON COUNTY
JUVENILE OFFICE

EDUCATION





JUANITA'S HOUSE
ANTIQUES

Juanita's House
Antiques
BUY * SELL * TRADE

DRAFT





SPEED
LIMIT
20

LENNOX

STOP

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
FOR
HOTEL GUESTS
ONLY

TREASURER

CIRCUIT CLERK



Tower

SPEED
LIMIT
20

WORKING
BUS
STOP
NO
HOV
PARKING
BAR-SPR



WORLD WAR II
IN MEMORY OF OUR
LOCAL BOYS WHO
DIED FOR THEIR COUNTRY'S DEAD

PATRICK H. ADAMS	J. J. CORNAGE
W. A. LUND	EDWARD H. DUNCAN
LEO O. BAHER	C. A. LYONS
J. D. BAGLEE	LESLIE J. ELLIS
DONALD L. BENEDUM	GEORGE L. ETHROD
W. K. BENDISIA	EDWARD E. FENWELL
W. E. BENNETT	ERNEST O. FOLEY
A. L. BRANNON JR.	LAVARDE E. FORBES
MARVIN H. BENZ	DAVID S. FURNELL JR.
J. HALPER BARRICKS	HOMER A. GIFF
KENNETH BOBON	DAVID S. GRIFFITH
LYMAN E. BOYER	VICTOR C. CROWER
ALLEN A. BRILL	JACK GRAHAM
EDWIN BROWN	W. C. GRIFFITH
HOWARD F. BROWN	JAMES E. CUBER
J. LEE BROWN	FELDYD E. HALL
J. LEE BRANTZ	H. H. HALL
HAROLD W. BRYAN	M. LEONARD HANSEN
W. B. BURKS	CARL R. HAY WORTH
CHESTER E. BURK	JIM HENSLEY JR.
HOWARD BURNHOLDER	DONALD L. HENNES
HARLAN D. BURTON	JOHN W. HIGGINS
COVEY B. CHANEY	BARD HUDSON
W. R. CLEMENTS	WALTER B. JORDI
D. COLE	FRANK JANSOCHA
EDWARD O. COOK	ERNEST W. JONES
ROY V. COOPER	W. B. KELLEY
L. W. CORNAN	J. J. KELLY
THOMAS W. CROXTON	R. W. KINGSBURY
D. C. CULP	W. A. KIRKMAN
WALTER D. CURRY	EDWIN F. KLEN
LLOYD B. CURTIS	CATHERINE LAWSON
B. T. DEWAN	FELIX W. LEE
JOHN W. DEWILL	L. A. LLOYDS
CHARLES W. DICKEY	L. G. LUCAS
CHARLES W. DICKEY	D. W. LYONS

ERECTED BY PETTIS CO. POST
NO. 18 AMERICAN LEGION



GIFT SHOP

Hotel Rothwell
PARKING ONLY

JANIE'S BAIL BONDS 827-215...



COURTHOUSE DROP BOX
PROPERTY OF THE CITY OF WYOMING
PLEASE DO NOT LEAVE CASH IN DROP BOX
FOR YOUR PROTECTION AND THE PROTECTION OF OTHERS
PLEASE DO NOT REMOVE THE LOCK OR KEYS
WYOMING DEPARTMENT OF REVENUE, 2011





VIETNAM VETERANS OF PETTIS COUNTY

ERECTED BY THE FRIENDS OF PETTIS COUNTY IN HONOR OF 25 SOLDIERS WHO FIGHTED IN THE VIETNAM WAR AND RETURNED HOME WITH SERIOUS WOUNDS AND DISABILITIES. DEDICATED TO THE SPIRIT OF THE AMERICAN PEOPLE.

VERNON L. BROCKMAN
JAMES W. BROWN
DAVID E. DAVIS
DAVID E. THOMAS
ANDREW E. HENNINGER
JAMES L. SMITH
BRYAN L. WHEELER
HERMAN J. WALKER
BILLY D. PARSONS
BILLY D. PARSONS
JAMES L. FOWLER
JAMES H. HALE

DEDICATED NOVEMBER 5, 1988





Bethel Family

Carmen E. Smith, LLC
Attorneys at Law
669-826-9200
108 E. 3rd



Hotel Bothwell
PARKING ONLY

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 SCENT
THE INVADER OF YOUR DOMAIN
AND SO YOU MAY LIVE
MY LIFE IS ALSO

K-9
200



CYCLE SPORT

THEN

PRO-VELO
CYCLE SPORT

SARIS

LOOK

LOOK

KENDA

KATY DEPOT

PRBL

