

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

1. Name of Property

historic name Kirkville Courthouse Square Historic District

other name/site number N/A

2. Location

street & town 200 block North Franklin St., 100 block East Harrison St., 100 block West Harrison St. N/A not for publication

city or town Kirkville N/A vicinity

state Missouri code MO county Adair code 001 zip code 63501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*Mark A. Miles*

*APRIL 01, 2009*

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register.

other, (explain): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
10	1	buildings
0	0	sites
0	1	structures
2	6	objects
12	8	Total

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

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

N/A

1

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

- GOVERNMENT/Courthouse
- GOVERNMENT/Post office
- COMMERCE/Business
- COMMERCE/Professional
- COMMERCE/Specialty store
- DOMESTIC/Multiple dwelling
- LANDSCAPE/Object

- GOVERNMENT/Courthouse
- COMMERCE/Business
- COMMERCE/Professional
- COMMERCE/Specialty store
- DOMESTIC/Multiple dwelling
- LANDSCAPE/Object

**7. Description**

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

**Materials**  
(Enter categories from instructions)

- Romanesque Revival
- Italianate
- Neo-Classical Revival
- Other: Two-part Commercial Block

- foundation Stone
- walls Stone
- Brick
- roof Asphalt
- other Terra Cotta

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

See continuation sheet(s) for Section No. 7

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Areas of Significance**

(enter categories from instructions)

- \_\_\_\_\_  
COMMERCE
- \_\_\_\_\_  
POLITICS/GOVERNMENT
- \_\_\_\_\_  
ARCHITECTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1883 - 1957

**Significant Dates**

N/A

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Kirsch, Robert G.

Dunbar, Irwin

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

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

**Special Collections, Pickler Library, Truman State University SHPO. Historic Inventory, Kirksville, Missouri, January 1987**

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

Acreage of Property 2.45 acres

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 5/3/5/4/4/9 4/4/4/9/3/4/0  
Zone Easting Northing

2 / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Property Tax No.

**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Todd Kuhns and Cole Woodcox

organization Truman State University date 20 January 2009

street & number 5 Catalina Drive telephone 660.627.5020

city or town Kirksville state MO zip code 63501

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

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

**Property Owner**

name/title Various owners. See Continuation Sheet.

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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Adair County, Missouri**

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### SUMMARY

The Kirksville Courthouse Square Historic District incorporates parts of a three contiguous governmental and commercial blocks in downtown Kirksville, Adair County, Missouri. In general, the proposed district is bound by Washington and Harrison streets on the south and north respectively, and by Elson and Franklin streets on the west and east (see images A and R). Containing ten contributing buildings, one previously listed building (the Adair County Courthouse, NR listed -- 08/11/78), and one non-contributing building, the edifices in this district were erected between 1883 and 1925. Most of the twelve buildings front Harrison Street and a small number face adjacent Franklin Street. The nominated district displays a well-ordered streetscape of two and occasionally three-story buildings built to the sidewalk. Although diverse in architectural style and materials, the buildings are complimentary in their deep, narrow sites, in their scale, in their massing, in the grid-like arrangement of their façades, in the horizontal elements that tie the district together visually. Eleven of the twelve buildings in the resource count are primary buildings, mostly attached party wall commercial structures. One of the twelve is a detached institutional building. A sculpture and fountain, two of the contributing resources, are objects. The contributing buildings and objects retain integrity and the total contributing resources demonstrate clear connections to the commercial, political and architectural history of the nominated historic district as well as to the larger context of Kirksville's central business district.

### NARRATIVE DESCRIPTION

Located in northeast Missouri, Adair County was organized in 1841. Kirksville was selected as its county seat and platted that same year. The town was laid out in a regular grid pattern with streets 75 feet wide, blocks 240 feet long and alleys 18 feet wide. One block in the proposed district, the Courthouse Square, is complete (See images A and R). One block is bisected with an alley, yielding a conventional double-loaded block and lot pattern. And the third block is cut by two alleys, one longitudinal and the other latitudinal, to create four discrete lot areas. The largest commercial/residential building, the Baxter-Miller Apartment Building at 103 East Harrison Street, occupies almost one quarter of that city block.

Kirksville's downtown focuses on the Adair County Courthouse, a building included in this nomination. The proposed district comprises a distinct section within the central business district (CBD) because it is related architecturally by vernacular, Revival and high-styles, as well as by use and scale. Most importantly, the historic district's resources have integrity of setting, material, and association.

By contrast, the CBD of this town consists of sixteen blocks roughly bound by Main and Marion streets on the east and west respectively and by Jefferson and Missouri streets on the south and north (see image A). Many buildings in the CBD were 1) designed by important national and regional architectural firms as well as by locally significant architects and contractors. Moreover, in addition to the Courthouse, one other building in the CBD, the Grim Building, has been

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previously listed (NR listed -- 6/27/79);<sup>1</sup> and 2) demonstrate important historical trends in commercial functions in the CBD (ranging from warehouses to apartment buildings to movie theatres). The majority of these have integrity, cluster in groups and could be eligible for future listing on the National Register as boundary increases to the Courthouse Square Historic District.<sup>2</sup>

However, the removal of metal cornices, addition of modern metal covers, poor window infills and unsympathetic first floor remodels leave many historic buildings isolated and currently defy including these notable examples as part of the proposed District. Most of these alterations are reversible. Therefore, coherent areas may occur later and be eligible for listing as property owners remove non-historic alterations and materials.

Located at the northern edge of the CBD, the nominated district is limited to sections of North Elson, West and East Harrison and Washington streets. The resources situated there comprise the maximum concentration of elements in the CBD that retain integrity, historic materials, similar scale and diverse styles. The Kirksville Courthouse Square Historic District consists of one non-contributing, one previously listed and ten contributing buildings and two contributing objects, six non-contributing objects and one non-contributing structure situated in three adjoining city blocks.<sup>3</sup> The period of significance is 1883, the construction date for the oldest building in the District, to 1957, when zoning formed a suburban strip to compete with the downtown.<sup>4</sup> The District's buildings represent a mix of governmental, commercial and residential uses during the late nineteenth and early-twentieth centuries. Because of their location, materials and functions these resources constitute a vital part of Kirksville's historic business district.

Commercial buildings dominate the proposed historic district with two notable exceptions, the Courthouse and a three-story apartment building at the intersection of Franklin and Harrison

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<sup>1</sup> E.g., architecturally significant buildings in the CBD designed by national and regional architects include the Kirksville Post Office (James Knox Taylor of Washington D.C., 1905. 201 South Franklin Street); The Grim Building (Albert B. Groves of St. Louis, 1905. 113 East Washington Street); A.T. Still University Administration Building (Sanneman and Van Trump, of Kansas City, 1922, 204 West Jefferson Street) and The Travelers Hotel (Sanneman and Van Trump of Kansas City, 1923-1924. 301 West Washington St); Kirksville Daily Express Building (Bonsack and Pearce of St Louis, 1930. 110 East McPherson Street) and the Memorial Hall (Bonsack and Pearce, 1936. 216 West Jefferson Street). Important examples by a local architect and contractors include the Sojourners Club (Irwin Dunbar of Kirksville, 1916. 211 South Elson Street), the Princess Theatre (Irwin Dunbar, 1915. 202 South Franklin Street) and the Citizens National Bank (Irwin Dunbar, 1926. 101 West Washington Street); the Journal Printing Company (Charles C. Anderson of Kirksville, 1905. 119 South Elson Street) and the Poehlman Building (Leonard Poehlman of Kirksville, 1930. 118 South Franklin Street).

<sup>2</sup> Namely, anticipated boundary increases might be the 100 North and 100 South blocks of Main Street (the western boundary of the CBD) with its warehouses and commercial buildings and the 100 East block of Washington Street which features commercial buildings and a previously listed building (the Grim Building, NR listed -- 6/27/79). The south side of the Courthouse Square possesses the most compromised buildings in the CBD.

<sup>3</sup> Kirksville Original Town, block nos. 8, 9 and 13.

<sup>4</sup> Section 8 discusses the importance of Kirksville's sole continuous north-south street, east of the CBD, being zoned commercial-residential in 1957.

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streets. Dating from the last two decades of the nineteenth century through the 1940s, the contributing buildings reflect typical period detailing, are complementary in scale and materials, and are excellent examples of established commercial property types for a small rural town. With the exception of the Courthouse, all of the buildings in this district are of brick construction and range in height from two to three stories. Most are rectangular, flat-roofed vernacular edifices. Six of these twelve buildings are small scaled commercial blocks with an average frontage of twenty-five feet and an average height of twenty-eight feet.<sup>5</sup> Five are medium scaled commercial blocks with an average frontage of over forty feet.<sup>6</sup> And one building, the Adair County Courthouse, is free standing and large scaled.<sup>7</sup>

Eleven of the twelve buildings were built during the district's boom period, between the 1870s to the 1930s and one of the twelve was significantly remodeled during the end of the District's period of significance, from World War II to 1957. The buildings display a number of architectural styles popular in Missouri during the period of their construction. Three of the buildings in this district are vernacular adaptations of the Italianate, one is high-style Romanesque, two are vernacular concoctions of Revival styles, four are two-part commercial blocks, and one is Art Deco. The sole non-contributing building is a Romanesque styled façade partially concealed by a contemporary corrugated metal cover. Original detailing remains on all of the buildings, although some entries and window openings have been modified. Despite these changes, the upper levels of all but one of the buildings remain essentially unaltered since their construction and one building, 108 West Harrison Street, displays excellent decorative Art Deco terra cotta. All twelve of these buildings and the two contributing objects – the fountain and statue -- constitute major aesthetic elements and key landmarks in Kirksville's Central Business District. They offer a distinct concentration within the CBD of locally significant architecture connected to commerce and government.

### INVENTORY OF PROPERTIES

All twelve buildings included in this district are listed by street address. The number and street address for each property correspond with the number on the attached district map (see image S). Contributing (C), and non-contributing (NC) are indicated, as are the building's name (if any), architect when known and date of construction. A survey-type description is given for each building in the proposed district.

#### **North Franklin Street**

**1. 214 North Franklin Street<sup>8</sup> (C)** Union Meat Market. c.1890; façade c. 1905 (See image J and photograph 1) Two story, three-bay brick and pressed metal commercial building with a residential second story. The core of the building dates to c.1890 and the original metal

<sup>5</sup> Nos. 214 and 216 North Franklin Street and nos. 106, 108, 110 and 112 West Harrison Street.

<sup>6</sup> Nos. 103 and 107-111 East Harrison Street and nos. 102-104, 112-114 and 118-122 West Harrison Street.

<sup>7</sup> 113 by 86 feet and with its original bell tower, the Courthouse stood 130 feet tall.

<sup>8</sup> Until the early 1930s this was no. 210 North Franklin Street.

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façade was four bays and surmounted by a semi-circular pediment.<sup>9</sup> The current metal façade, twenty-eight feet tall, was installed c.1905. The ground floor storefront has been altered (c.1950) but the locations of the display windows and the recessed, off-center doors are clearly visible. The remodeled first floor facade is framed by original rusticated stone pilasters, iron columns and a steel I-beam. The second floor retains its symmetrical, historic pressed metal c.1905 façade. Its Neo-classical detailing includes fascia, a sill course studded with bosses, six paneled pilasters with stylized volutes as capitals which in turn support a series of thin moldings. Above these, the parapet is divided into three panels. The first and third panels are dominated by high-relief, pressed metal bracketed cornices. Each cornice covers both a panel with a low-relief vase and rinceaux and the window below it. The second bay displays a steep low-relief triangular pediment and antefix set over a single window.

**2. 216 North Franklin Street<sup>10</sup> (C)** Irwin Davis Sheet Metal Company. c. 1905 (See image I and photograph 1) Two story, twenty-eight foot tall, four-bay brick masonry commercial building with a residential second story. At the ground floor, corner brick pilasters frame voids where the original off-center entrance and display windows were placed; these openings have been remodeled and replaced with brick infill. An original, attenuated cast iron pilaster separates the entrance and display window areas. The second floor retains its original pressed metal façade. Paneled pilasters divide the façade into four equal bays and small anthemia set atop the pilasters suggest capitals. These Neo-classical influences and ornamental accents are mixed with vernacular elements, rustication and Italianate brackets with cabling. The brackets are placed evenly along the cornice but their spacing has little vertical correlation with the elements beneath them (pilasters and windows). The second floor windows have infills but these adhere to the size of the original openings.

### East Harrison Street

**3. 103 East Harrison Street (C)** Baxter-Miller Apartment Building. Irwin Dunbar, 1925 (See photograph 2). This thirty-six foot tall, three-story brick apartment and commercial building at the intersection of Harrison and Franklin streets was constructed in 1925. Each floor has strong horizontality because of the regular fenestration and thin, cut stone sill courses on the second and third floors and a thicker, cut stone string course between the first and second and second and third floors. The East Harrison Street façade (south) consists of eight bays with 1/1 sash replacement windows, which echo the original fenestration. Tripartite windows in the fifth bay illuminate the main staircase. At the first floor, a metal awning with the building's name and two globe lights shelters the main entrance and divides the door arrangement from the three-part transom windows above the door. One shop entrance, a single-leaf door and large plate glass window with three transom windows above, is to the right of the apartments' main door. Turning the corner, the Franklin Street elevation (west) has eighteen bays and the same 1/1 sash replacement windows as the south facade. Six shops are on the first floor of this façade, each features a single leaf door with glass panel, large plate glass windows and transom windows above the storefront. The original cornice, comprised of two fasciae, was removed c.1960 leaving a stark,

<sup>9</sup> It appears on the 1891 Sanborn Insurance Map and in an 1897 photograph (see images C and E).

<sup>10</sup> Until the early 1930s this was no. 212 North Franklin Street.

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flush band separating the main block from a brick parapet. As far as is known this is one of two architect designed buildings in the nominated district.

**4. 107-111 East Harrison Street (C)** 1925 (See photograph 3) This two story, three bay rust brick apartment and commercial building has clearly demarcated zones: large openings for windows on the ground floor specify commercial spaces; groupings of small rectangular window openings set on stone sills indicate apartments on the second floor. The ground floor has been remodeled, however the placement and in some cases the actual fabric of the four historic brick piers that define the three commercial spaces is visible. Four of the seven windows on the second floor have MDF infills but these are recessed so that the outline of each historic opening is clear. The character of the original fenestration remains. A contrasting course of buff colored soldier brick suggests a frieze. A buff colored brick dentate band and glazed tile coping complete the twenty-six foot tall primary elevation.

### West Harrison Street

**5. 102-104 West Harrison Street (C)** Ivie's Hotel. 1883 (See images B, C, D, E and photograph 4) Originally two separate three-bay vernacular buildings with a shared staircase, these two story brick masonry structures are the oldest in the district. They were constructed on the foundation of an ante-bellum structure that burned in February 1883; the limestone for that building is the exposed foundation seen now in the alley.<sup>11</sup> 102 and 104 were combined and remodeled into a store and office building in 1896.<sup>12</sup> The first floor has been entirely remodeled with large glass windows. Small infill windows have been set in the elongated second floor openings, which have stone lug sills and are topped with double rowlock segmental arches at no. 102 and with treble rowlock segmental arches at no. 104. The ornamental features of this building are the canted brick frieze and corbelled cornice that hide a flat roof. 102 West Harrison was refaced in the 1920s, one of the two narrow windows illuminating the shared staircase disappeared at that time and a course of soldier bricks was introduced to define the first from the second story. The secondary elevation facing North Franklin Street remains almost intact. Originally a straight run staircase led down from grade level to the basement. This has been removed but openings for six basement windows exist, now covered with brick infill. The ground floor was lit with three half windows with vertically divided lights and one full window; of these, two half windows remain. A cast-iron straight run exterior stair ran from the street level up to the second floor but this has been removed and the second floor door converted into a window. Including this conversion, there were nine windows with triple rowlock segmental arches. Seven of these openings remain; the other two have brick infill.

**6. 106 West Harrison Street (C)** 1917-1918 (See image L and photographs 4 and 5) The ground floor of this two-story brick commercial building has been remodeled with plate glass windows and a veneer of black, Art Deco Vitrolite during the 1930s. The second floor shows

<sup>11</sup> See E.M. Violette, *History of Adair County*, Kirksville, Missouri: Denslow History Company, 1911, 390 and John S. Thomas, *Historic Inventory, Kirksville, Missouri*, Unpublished manuscript, State Historic Preservation Office, Jefferson City, Missouri. 1987, "Ivie's Hotel".

<sup>12</sup> "Henry Ivie Remodels Ivie Hotel", *Kirksville Journal*, 26 November 1896.

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historic brick and stone detailing. A single opening filled by four sash windows rests on a cast stone sill course. A shallow, cast stone cornice at the top of the building is supported by a two sets of paired brackets, five modillions and a corbel table. A recessed panel above the cornice suggests a parapet and the façade is finished with a stone coping.

**7. 108 West Harrison Street (C)** c.1886; façade mid-1940s (See photograph 5) Two story, two-bay commercial building. The core and rear of this building date to c.1886.<sup>13</sup> The primary facade was remodeled in the mid-1940s. Glazed polychrome Art Deco terra cotta covers much of the first floor and all of the second (see image N and O). The organization of the façade balances large elements with graceful detailing. The ground floor has been remodeled to accommodate a recessed door and canted plate glass windows but is framed by the original dark blue terra cotta pilasters that rise to corbel arches and a frieze. Light blue terra cotta tiles fill the rest of the ground floor. The second floor shifts to smooth, cream colored tiles laid in a stack bond. Paired 1/1 sash replacement windows are separated by a narrow niche. The spandrels feature vertical reeding. Four panels of gold ginkgo leaves rise up from the windows to the stepped pediment that completes the façade.

**8. 110 West Harrison Street (C)** c. 1889 (See image B, D, E and photographs 5 and 6) This two story, three bay vernacular brick commercial structure retains most of its original features. The first floor windows and recessed, central door have been replaced, but occupy the same position as the originals, unlike many of the other ground floor entrances in the central business district. Brick piers support the I-beam that carries the masonry of the second floor. The windows on that floor have stone lug stills, triple rowlock segmental arches and small infill windows. This building has the same frieze of canted bricks and corbelled cornice as 102-104 West Harrison Street and red, clay tile serves as coping on the primary façade.

**9. 112 West Harrison Street (C)** 1914<sup>14</sup> (See images D, K and photograph 6) An older version of 106 West Harrison Street. This two-story brick commercial building has a completely remodeled ground floor. The second floor has a stone sill course across the entire façade and a large opening that originally accommodated three 8/1 sash windows. The same type of cornice, brackets, modillions and coping found at 106 West Harrison cap this building as well.

**10. 114-116 West Harrison Street (C)** Pickler's Famous Store. 1887 (See images B, D, E, F and photographs 6 and 7) This six-bay brick commercial structure is one of the largest properties in the district – two full floors 40 by 100 feet. The ground floor was remodeled circa 1962 when a stack bond brick veneer replaced the original six metal columns supporting an I-beam spanning the full façade. The second story fenestration consisted of six 1/1 sash windows with pediments over each window. These were removed during the remodeling in the early sixties, however restoration plans underway in 2008-2009 are scheduled to replace these. A parapet with the same canted brick frieze and corbelled cornice seen at 102-104 and 110 West Harrison Street finishes this façade (compare photographs 4, 6 and 7).

<sup>13</sup> For the core, see images B, D and E.

<sup>14</sup> Although this building appears on the 1914 Sanborn Map, the *Tax Book for Adair County* has no entry for the lot in 1915 and the property is not on the tax rolls again until 1916.

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**11. 118-122 West Harrison Street (NC)** Porter's Block. 1891 (See images B, D, E, G and photographs 8 and 9) This commercial building unites three sites and anchors the western edge the District. Originally this structure displayed an ambitious, five-bay, two story Romanesque-styled metal façade. However, a modern corrugated metal front was placed over the elaborate original c.1970 thereby rendering this a non-contributing building. In stark contrast, the six-bay side elevation facing Elson Street displays all its original features: lunettes with stone slip sills, keystones and voisoirs, triple rowlock arches at the ground floor and stone lug sills with 1/4 sash, round-headed windows with delicate notched blind stops at the second floor. A rich sheet metal frieze and cornice with brackets complete the secondary facade.

### West Washington Street

**12. 106 West Washington Street (Previously Listed)** Adair County Courthouse. Robert G. Kirsch, 1898-1899. NR Listed -- 08/11/78 (See image H and photograph 10). This three story Romanesque-styled building with four corner pavilions is the focal point of the district. It occupies a full city block and has served as the seat of county government since its erection in 1899. Constructed with courses of both rusticated and ashlar sandstone, the Courthouse features wide arched entrances flanked by polished granite colonettes; massive voussoirs; deep recesses in the walls; intricate decorative carving in the pediments and on capitals; mascarons; and varied fenestration treatments and roof types (hipped, hipped dormers, gable, pyramidal).<sup>15</sup>

Two additional resources on the Courthouse Square are counted as contributing objects:<sup>16</sup>

1. A 1912 cast iron fountain placed in the southwest corner of the Square for the benefit of humans and horses (see image P and photograph 10). This single-tiered fountain stands six feet tall and is made up of a base (consisting of a square plinth, wide cavetto molding, two torus moldings and another wide cavetto molding); a deep circular basin with a cyma recta profile (4 ½ feet in diameter and 1 ½ feet deep); and a finial (composed of a shaft with a spigot, an ornamented dropped baluster, a lion's head and five graduated bulbs decreasing in size toward the top).<sup>17</sup>
2. A 1917 bronze statue of A.T. Still (1828-1917), local resident and the founder of osteopathy (see image Q). Set on a six-foot tall granite plinth, this life-sized statue was created by noted Romanian sculptor George Julian Zolnay (1863-1949) and stands on the southeast corner of the Square.<sup>18</sup>

<sup>15</sup> For a complete description of the Adair County Courthouse, see David D. Marsh, "Adair County Courthouse, National Register of Historic Places Nomination Form", Section 8, 24 October 1977.

<sup>16</sup> These two objects were not included as contributing in the 1977 nomination of the Courthouse.

<sup>17</sup> The money for this fountain, over \$300, was raised and donated by the Civic League of the Sojourners Club. "Civic Improvements Made by Popular Subscription", *Kirksville Daily Express*, 15 August 1938.

<sup>18</sup> The statue of Still originally stood in front of the American School of Osteopathy's Hospital in Kirksville. It was moved to the southwest corner of the Square circa 1938. Zolnay served as the art department director for the 1904 Louisiana Purchase Exhibition in St. Louis and then worked in University City, Missouri. By the

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Five objects, one structure and a parking lot located on the Courthouse Square are non-contributing (see image R):

1. An obelisk shaped time capsule (1976) on the west side of the Square.
- 2-5. A series of four tablets (2007-2008) narrating events from the history of Adair County. Two tablets are on the east side of the Square and two on the west.
6. A small, masonry structure (2007) standing near the northeast corner of the Square.
7. A 24 stall paved, parking lot (2007) -- 2 rows with 17 stalls each -- along the north side of the Courthouse Square.

### INTEGRITY AND CONCLUSION

As a whole, the buildings and objects of the Kirksville Courthouse Square Historic District retain their integrity and noteworthy character. In 1999, urban renewal activities resulted in the destruction of all historic buildings along the west side of Courthouse Square, directly adjacent to this nominated district. By contrast, active preservation of similar late nineteenth and early twentieth century buildings along the north side of the Square, the proposed historic district, began in 2007. This district has a strong visual coherency generated through the similar scale, height, materials, and cost of the buildings as well as through their relation to the streetscape and Courthouse. All of the buildings in the nominated district are well maintained and continue to be used for commercial, governmental and residential purposes, much as they have been since the dates of their individual constructions between 1883 and 1925. Currently they are occupied by offices, shops, residential apartments, a bar and a restaurant. Except for some altered first-story storefronts and the removal of the ornate central tower from the Courthouse in 1949 for alleged structural reasons, the buildings in the Historic District exhibit integrity with original window sills and lintels, corbelled cornices, ornamental masonry, as well as terra cotta, cast iron and pressed metal storefronts. A contemporary metal covering has been placed over the primary façade of the one non-contributing building, 118-122 West Harrison Street (see photographs 8 and 9), thereby compromising that structure's integrity. Removal of the metal slip cover would likely uncover elaborate, original detailing.

As with many business districts, the first-story storefronts have endured a mixed fate: some have remained unchanged, some have minor remodeling and a few have major alterations. The second story fenestration and cornices define this nominated district and remain largely intact, although one has been striped of its cornice and some window infill occurs on each of these three blocks. Nonetheless, because of the integrity of the contributing resources, the district offers a locally significant concentration of historic buildings and objects. Overall, this district is eligible for listing in the National Register under Criterion A: COMMERCE and POLITICS/GOVERNMENT

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commission for the Still statue, he had moved his studio to Washington D.C. The movement to raise money and erect this tribute to Still was led by the Civic League of the Sojourners Club and the statue cost \$6,000. "Civic Improvements Made by Popular Subscription", *Kirksville Daily Express*, 15 August 1938.

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and Criterion C: ARCHITECTURE. Kirksville's development during the late-nineteenth and early-twentieth centuries as a population, financial, political, transportation, educational and commercial center in Northeast Missouri coincides with the growth of the town's central business district and, in particular, with the period of significance for the buildings in this proposed historic district. Through their design, materials and workmanship the contributing resources are cohesive as a district, have integrity and convey a strong sense of Kirksville's commercial, political, and architectural history as well as the town's regional importance.

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### STATEMENT OF SIGNIFICANCE

**Summary** The Kirksville Courthouse Square Historic District stretches along two commercial streets, Harrison and Franklin Streets, in the central business district (CBD) of Kirksville, Adair County, Missouri. The nominated historic district consists of one building already placed on the National Register (the Adair County Courthouse, NR listed -- 08/11/78) and twelve contributing resources: ten buildings erected or remodeled between 1883 and the mid-1940s and two objects, a water fountain (1912) and a statue (1917).<sup>19</sup> The site is level and the district is comprised of all or part of three contiguous city blocks. This compact district catalogues a series of two and three-story vernacular and architect designed commercial, governmental and residential structures from the late-nineteenth and early-twentieth century. The district is eligible for listing in the National Register of Historic Places and is locally significant under Criterion A: COMMERCE and POLITICS/GOVERNMENT and Criterion C in the area of ARCHITECTURE. Four key reasons make the district locally significant: Kirksville is a regional center for northeast Missouri and the edifices in this district are directly connected to the city's economic vitality and development. Moreover, this area of the CBD has been a crucial part of the town's business and social patterns. Thirdly, the district has been central to government services in Kirksville – as the site of government since 1841 and in extant buildings since 1889. Contributing buildings in the nominated district have housed Kirksville's City Hall, Police Department, Post Office, the Adair County court and county services. And lastly, the proposed district possesses a distinctive local array of architectural styles in a compact area – from vernacular Italianate to Art Deco within 2.45 acres. In addition, the resources have more integrity than other groupings in the CBD. The period of significance for the district is 1883, the date of the earliest construction, to 1957, the point when local zoning fostered a rival, car-oriented commercial strip three-quarters of a mile east of this district.

### ELABORATION

**Site** Most of the proposed district's resources front Harrison Street and a small number face adjacent Franklin Street.<sup>20</sup> The former streets run east-west through a residential neighborhood into the central business district on through a warehouse area and ends in the town's oldest cemetery three blocks west of the proposed district. The latter street, Franklin, runs south-north from almost one end of Kirksville to the other. Since the decline of rail traffic and the related rise in automobile culture, Franklin Street has become one of the town's primary commercial focus streets. The 100 block of West Harrison Street contains seven buildings which date from 1883 to a mid-1940s Art Deco façade remodel. The oldest and newest structures on this block are also the oldest and newest in the district as a whole. In addition, the 100 blocks of West and East Harrison Street are the northern boundary of a sixteen block area that form Kirksville's central business area (see Image A) during the period of significance and continues to do so today. The area has declined in economic importance since 1957 because of the development of a north-south commercial corridor east of the CBD along the main highway

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<sup>19</sup> The district also includes one building, five objects, one structure and a parking lot that are non-contributing. See Section 7 and Section 11: Image R.

<sup>20</sup> See image A and Section 11: image R.

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connecting Central Missouri and Iowa. Nonetheless, Kirksville's downtown business district has maintained its economic vitality – few buildings have remained vacant for any length of time, none are in a state of serious decay and only one block, the west side of the Square, has been swept of its historic structures, in a 1999 effort at urban renewal.

**Kirksville's Role as a Regional Center** Kirksville is generally recognized as the commercial, transportation, education and medical hub of northeast Missouri. In 1880 it was the third most populous county in the region; by 1900 it was the second; and since 1950 it has been the first.<sup>21</sup> Adair County's population increased from the first recorded census for the county in 1850 until 1920. It has fluctuated slightly since then even though population in surrounding counties has steadily declined. Because of these demographic and concomitant economic shifts, Kirksville's importance in the region has strengthened. Moreover, the rise in Kirksville's urbanization and the steady growth in its population since 1850 has off set any minor variability in the total population of Adair County.<sup>22</sup>

Caucasoid settlement in Adair County pre-dates the county's organization. Beginning in 1828, white settlers followed the Chariton River and native American hunting trails northward into what is now Adair County and began farming along the Chariton River. They were rebuffed by Native Americans in 1829 but no further disturbances after 1832 led to increased white settlement across Adair County throughout the 1830s.<sup>23</sup> North central Missouri was systematically surveyed beginning in 1830 as the state formed new counties north and south of the Missouri River. In 1841, the Missouri State General Assembly authorized fifteen new counties; Adair was one of these.<sup>24</sup>

Commissioners generally chose the location for a new county's seat. Since 1820, Missouri specified equidistance for all residents to a county seat, within three miles being the preferred distance from a county's geographic center.<sup>25</sup> Despite the Chariton River's advantages (water, river transportation and good river bottom farmland), the commissioners placed the Adair County seat nine miles away from the River in 1841. Surveyors platted a town, Kirksville, within two miles of the new county's geographic center. Laid out on a forty acre tract of land, the town's plan centered on a public square. All three blocks in the nominated historic district date to this original plat; they are part of the nucleus of the town and have contributed to its economic and

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<sup>21</sup> See Section 8: Table One.

<sup>22</sup> See Section 8: Table Two.

<sup>23</sup> See Violette, 3-17 and *Illustrated Historical Atlas of Adair County, Missouri*. Philadelphia: Harrison and Warner, 1876, 54.

<sup>24</sup> Adair County typifies Missouri's pattern of dividing existing counties into smaller ones: its ancestry goes to Macon, Chariton, Randolph and Marion counties and ultimately back to Howard County which generated several counties in northern Missouri. Two counties, in turn, were created from Adair. With the organization of nineteen more counties in 1845, the northernmost tier of the State was complete and its official northern boundary settled in 1851.

<sup>25</sup> The custom of centrally located county seats originated in Virginia. The first Missouri county so organized by law was Perry County in 1821. See Marian M. Ohman, *Encyclopedia of Missouri Courthouses*, Columbia, Missouri: University of Missouri—Columbia, Extension Division, 1981, 19 and 24.

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political development as a regional leader.

Kirksville's initial growth was unhurried since it had been set near the geographic center of the county rather than near any waterway or any major north-south or east-west transportation routes across Northeast and North Central Missouri. Although it was incorporated in 1857, the town's population numbered a scant 658 in 1860.<sup>26</sup> Civil War engagements across north Missouri interrupted almost all features of daily life in Adair County and thwarted the county seat's development. Significant economic and population growth did not occur in northeast Missouri until after the Civil War, namely until railroads crossed region. The area's citizens knew the importance of railroads to their towns' futures and worked to attract financiers and railroad companies.<sup>27</sup> Kirksville became a major transportation link in the regional railroad system. In 1868, the North Missouri Railroad (Wabash Railroad) linked St Louis, Des Moines and Minneapolis through Kirksville and built its depot two blocks west of the nominated district. At its height, between 1880 to 1920, eight Wabash trains a day served Kirksville.<sup>28</sup> In 1872 a second railway, the Omaha, Quincy and Kansas City, reached Kirksville connecting it with these cities and Chicago with two trains a day.<sup>29</sup> The presence of the nearby Wabash depot augmented the importance of the square as a site for trade. Commercial and service enterprises centered around the square and focused on serving both the town, the surrounding area and the wider region.<sup>30</sup>

Agriculture and animal husbandry formed the core of the region's economy. As developments in agriculture, livestock and poultry management occurred during the late-nineteenth century and increased productivity, Kirksville was able to use its two rail lines to become a hub for shipping agricultural products and livestock. Moreover, from the mid-1800s to the 1940s, Kirksville firms in the CBD bought poultry, eggs, butter, cattle, hogs, wool, hides and furs from Adair and the surrounding counties for distribution to cities such as St. Louis and Chicago.<sup>31</sup> Egg hatcheries on the edge of the CBD became a booming industry in Kirksville from 1920-1940, selling chicks by mail order.<sup>32</sup>

The coupling of a regional population center, a good tax base and a transportation hub meant that Kirksville was competitive in attracting light industry. A rolling mill and a metal works existed in the town's CBD during the late nineteenth century. And in 1907 Kirksville induced the Friedman-Shelby Shoe Company to establish a factory on the edge of town. It employed around 600 workers and produced shoes sold both nationally and internationally under such names as Florsheim, "Buster" Brown and others. For decades it was a major economic contributor to and

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<sup>26</sup> *A Book of Adair County History*, Kirksville, Missouri: Simpson Printing Company, 1976, 309.

<sup>27</sup> See Violette, 65-67.

<sup>28</sup> See P.O. Selby, Selby, *Bits of Adair County History*, Unpublished manuscript, Vols. 1-7, 1960-1975, III: 59-68.

<sup>29</sup> *A Book of Adair County History*, 275-279 and Walter Williams, ed. *A History of Northeast Missouri*, Chicago: The Lewis Publishing Company, 1913, 182-183. Ultimately this line reached Kansas City in 1888.

<sup>30</sup> The development of businesses around the square can be seen in the *Fire Insurance Map of Kirksville* for 1886, 1891, 1898, 1906, 1914, 1925 and 1932.

<sup>31</sup> *A Book of Adair County History*, 250-260.

<sup>32</sup> *A Book of Adair County History*, 178.

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employer for Kirksville and surrounding communities.

The north central region and Adair County also had a thriving coal industry at the turn of the century. The influx of immigrants to work the coal mines increased both the county and Kirksville's population as well as its ethnic and racial diversity. But by the 1940s, the decline in agricultural employment coupled with the decline in mining led to an unusual condition: the population of the county remained in balance because of Kirksville's growth; indeed Kirksville became the largest city in the region.<sup>33</sup>

As a population center, Kirksville was also an important distribution point for goods and services. For example, at one time, twelve mail trains per day delivered mail to the city and the Kirksville Post Office was a collection and distribution point for 33 local post offices in surrounding counties.<sup>34</sup> The development of a state and federal highway system beginning in the 1920s also helped Kirksville's regional importance, in particular the farm to market road projects during the 1930s to 1950s. Kirksville's establishment of the only municipal airport in northeast Missouri in the late 1930s also assisted the town's importance and commercial development.

Finally, part of Kirksville's prominence in rural northeast Missouri derives from two major educational institutions – the First District Normal School (now Truman State University) established in 1867 and the American School of Osteopathy (now A.T. Still University) in 1892. Both institutions are on the edge of the CBD and have direct links with its history and development.<sup>35</sup> Moreover, both universities have drawn people from across the country to Kirksville for more than 100 years. At the time Joseph Baldwin opened what became Truman State University, it was the first and only teacher's college in Missouri. And A.T. Still founded the practice of osteopathic medicine which has since expanded around the world. Through employment and the services they offered, both educational institutions stimulated the economic development of the CBD and enhanced Kirksville's regional importance.

**Role of the Central Business District**                      The public square has been the business center of Kirksville since the town's beginning in 1841 and it was Kirksville's primary hub of

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<sup>33</sup> See Table Two and Adair County Committee for Economic Development, *The Postwar Plans of the People of Adair County, Missouri*, Kirksville, Missouri: Kirksville Chamber of Commerce, 1945, 5. The high point for Adair County's population during the period of significance was 22,700 people in 1910. By 1950, over the same period, Kirksville's population rose from 6,347 in 1910 to 11,110 in 1950. The trend of a stable county and rising town population continued throughout the late twentieth century. The 2000 census put the county's population at 24,970 and Kirksville's at 16,988.

<sup>34</sup> *A Book of Adair County History*, 136-138.

<sup>35</sup> Property and business owners associated with nominated buildings were also associated with these two colleges. For example, Samuel Pickler who operated the dry goods store at 114-116 West Harrison Street (see images B, E and F) during the late nineteenth century and served on the faculty and Board of Governors of Truman State University. Clarence J. Baxter, one of the partners who constructed the Baxter-Miller Apartments (see photograph 2), was also on Truman's Board of Governors. Julia Ivie, owner of 102-104 West Harrison Street (see photograph 4) was an early supporter of A.T. Still and his then radical approach to the practice of medicine. Moreover, A.T. Still's son, Charles, and his nephew, Harry, owned numerous properties throughout Kirksville's central business district.

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business activity until Baltimore State (U.S. Highway 63), east of the CBD, was zoned for commercial development in the 1957.

Like fifty-seven other Missouri county seats formed between the 1820s and 1861, Kirksville was laid out on a grid plan with a central public square, for the courthouse, and lots on the surrounding blocks facing it.<sup>36</sup> The first Kirksville plan consisted of four streets running north and south (Main, Elson, Franklin and Marion) and four streets running east and west (Missouri, Harrison, Washington and McPherson).<sup>37</sup> The intended, strong geometric pattern depended on buildings, however, and not on lots. As Marian Ohman points out: "So long as the surrounding blocks of the square remained sparsely filled, the intended design was not always apparent; it became more obvious later when commercial buildings, usually of two stories, filled all spaces on the surrounding blocks."<sup>38</sup> The nominated district is crucial in this progression. Once the last building on the north side of the Square was constructed c.1889 a unified, two story emphasis of this grid plan existed.<sup>39</sup> Furthermore as Kirksville grew and its built fabric became denser, the transition between country and town was pushed further and further away from the CBD. This increased the distinctiveness of the Square as *the* public green space in a growing town.

The erection of the Wabash depot two blocks west of the Square in the 1870s created a slight change from a deliberate grid centered on a courthouse square to a main street orientation. The dependency of commerce on transportation meant that West Washington Street, where the depot was located, became a primary commercial artery and not just the street on the south side of the Square. The construction of a second depot north of the CBD for the Quincy, Omaha and Kansas City railroad reinforced this change. Their depot stood north of the CBD between Elson and Franklin streets. Elson's proximity to the two train depots in town meant that the west side of the Square held prime real estate. Across Elson Street, Porter's Block was the largest, most elaborate structure on the north side of the Square. As the westernmost building, Porter's Block was the first building on the north side of the Square to be seen by travelers arriving from either depot.

Government created Kirksville and the county courthouse has always been located in the CBD since the first one was built in 1843. As the town's focal point the courthouse has been located on the public square from 1852 to 1865 and from 1898 to the present. But the square was a centerpiece for more than government activity. Countless social interactions centered on it. For decades Fourth of July parades culminated at the Courthouse Square as did those of various conventions held in town.<sup>40</sup> At the town's annual soldiers reunion, at least through the 1880s, the Square was the scene for re-enactments of the Battle of Kirksville.<sup>41</sup> Community band concerts,

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<sup>36</sup> It is what Marian M. Ohman and Edward T. Price's refer to as a Shelbyville plan from an example in middle Tennessee c.1810-1812. See Ohman, *Missouri Counties*, 29 and 33. A Shelbyville plan has two streets entering at each corner for a total of eight entrances to the central square.

<sup>37</sup> Violette, 346.

<sup>38</sup> Ohman, *History of Missouri Counties*, 30.

<sup>39</sup> See image E.

<sup>40</sup> See Image B.

<sup>41</sup> This 1862 Civil War battle occurred in fields and commercial buildings around the Square as well as in the

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picnics and harvest festivals were held on the Square throughout the period of significance. And for a thirty-three year period when no building occupied its center (between 1865 to 1898), livestock grazed on the Square.<sup>42</sup> In addition, fraternal organizations met in buildings around the square. Throughout the district's period of significance the IOOF and Masonic lodges, both those for whites and blacks, either faced the square or were near it.

By 1900, the financial and business district completely surrounded the courthouse square and extended just over one block in every direction. The first bank in Adair County, the Kirksville branch of the Bank of St. Louis, was established in 1859 and located immediately south of the Courthouse Square. From 1859 until the 1960s, all of the banks in Kirksville set their main branches within the CBD.<sup>43</sup> In fact for over a decade during the twentieth century the only banks in Adair County were in Kirksville. The county went from having fourteen banks in 1921 to ten in 1928 just before the Great Depression to only 3 banks from 1933 until the end of World War II. The county's three functioning banks were all located around the Courthouse Square (two on Elson and one on Washington). Moreover deposits with the Kirksville Post Office rather than with the three local banks increased radically from 1929 to 1944 so that postal savings accounts made up about ten percent of the deposits held in the CBD and ready for withdrawal during the Depression and World War II.<sup>44</sup>

In addition to the courthouse and banks, the CBD's many retail outlets and markets attracted farmers, entrepreneurs, businessmen and trade from surrounding communities and around the state. So important and vibrant was the CBD during the period of significance that the first chain stores to open in Kirksville chose to set up shop on and around the downtown square – Woolworth's, Montgomery Ward and J.C. Penney in the 1920s. J.C. Penney, in fact, was originally housed in 102-104 West Harrison Street within the nominated district.<sup>45</sup>

Besides shopping and banking, citizens and travelers came downtown for many other reasons. The post office operated in various locations within the CBD from 1843 until 1962, when the current facility on Jefferson Street was built. As late as 1910, it was a social event to line up at the post office to receive mail, although carrier service had been established in 1898. Mail is one measure of the town's importance. Kirksville became a second-class post office in 1895 and a first class post office in 1921. The dollar volume of business showed a constant increase. In 1875, receipts were \$3,576.67; in 1905, they were \$18,850.08; in 1910, \$22,881.95; in 1960, \$171,145.50.<sup>46</sup> Mail was not the only necessity people came to town for. In 1901, twenty three groceries and meat

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Courthouse itself. The only architectural remnant from this battle is the ante-bellum limestone foundation of 102-104 West Harrison Street, part of the proposed district and built in 1883. The original Ivie's Hotel on that site was used as a surgical hospital for wounded soldiers during the battle. See Violette 92-108 and Selby, *Bits of Adair County History*, II: 86-90.

<sup>42</sup> It was simply referred to as "the Park", Violette, 59. For an image of it at that time, filled with trees in geometric patterns, see the 1876 *Illustrated Historical Atlas*, 60.

<sup>43</sup> A bank was located on each corner of the Square. See *A Book of Adair County History*, 283.

<sup>44</sup> Adair County Committee for Economic Development, 7.

<sup>45</sup> *A Book of Adair County History*, 112, 186-190.

<sup>46</sup> *Adair County History*, 136-138 and Selby, *Bits of Adair County History*, II: 1-3.

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markets were either on the Square or within a block of it<sup>47</sup> Other attractions in the CBD included restaurants, which catered to the students at both universities just a few blocks south and west of the CBD. Hotels catered to visitors, many of whom arrived in Kirksville for medical treatment at the American School of Osteopathy west of the CBD. Men and women's social clubs were located downtown, as were saloons (in the years when Kirksville was not a dry town), warehouses, a lumber company, cinemas, bowling alley, skating rink, printers, two libraries and professional services such as doctors, dentists and lawyers. All of these made the CBD fundamental to Kirksville's position as a regional center for commerce, government, transportation, medicine, education, and leisure.

**1957: End of the Period of Significance** After World War II, this rural town underwent a second significant period of growth that related to changes in transportation. This expansion in population and new construction was directed away from the CBD however. Businesses in the nominated district continued to be popular shopping destinations for citizens of Kirksville and the surrounding communities, but 1957 marks the end of the district's primacy. By that year various influences assured the decline of downtown Kirksville's dominance as *the* commercial center. First, in 1953 an industrial development corporation was formed to stimulate the city's manufacturing base. Heretofore, factories had bordered either the Wabash or Quincy, Omaha and Kansas City railway lines or had been set on the western and northern edges of the central business district. The Development Corporation's first act was to erect a factory building in 1954.<sup>48</sup> It was located one mile from the Courthouse on the northwest edge of town and zoning restricted subsequent light industry to the north and south outskirts of town, thereby pushing workers and support services away from the town center from the mid-1950s onward. By the 1960s, a gradual shift from general retail stores and support services in the historic district to specialty businesses such as women's clothing, florists, jewelers, appliance and automotive supply was apparent.<sup>49</sup>

Most important, however, were the effects on the CBD of a rising car-based culture. A survey taken by Kirksville's Postwar Planning Committee in 1945 produced data showing that the number one expenditure planned by local families was a new car – the people of Kirksville anticipated buying 1,749 new cars.<sup>50</sup> Increased car ownership meant increased car use. Given their proximity to railway stations, district business owners knew the importance of being located near leading means of transportation.

In 1921, fifteen-hundred miles of Missouri road were selected to become the state's primary

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<sup>47</sup> Selby, *Bits of Adair County History*, V: 21.

<sup>48</sup> Located at 1301 North Osteopathy Street, the factory housed the McGraw Electric Company, a manufacturer of small electrical appliances.

<sup>49</sup> One late example of this movement away from the CBD was Missouri Power and Light's leaving their offices at 110 West Harrison in the proposed historic district for a new, purpose built building on the Baltimore Street corridor (no. 1220 North) in 1979.

<sup>50</sup> Adair County Committee for Economic Development, 10. A distant second place was held by 1,417 plans to paint a building.

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vehicular transportation network.<sup>51</sup> The road between Kirkville and Macon to the south formed part of this system. In 1924 the highway north of Kirkville was included as well as the roads east and west. All of these were paved with oil between 1926 and 1940. And in 1928 farm to market initiatives brought other connector roads into Kirkville.<sup>52</sup> While these continued to make Kirkville and the CBD a regional hub for various activities, in the 1930s the highway with the most volume was connected to the town's only unbroken north-south avenue, Baltimore Street,  $\frac{3}{4}$  of a mile east of the CBD. For two or three decades businesses remained committed to their original public square locations. But a major highway paralleling the CBD meant that the centrality of the Square predictably faded.<sup>53</sup> Even though a new route (Business 63) was built from the southern juncture of Highway 63 and Baltimore Street as a cut off to the CBD in 1950, car-based services and businesses continued to congregate along Baltimore Street.<sup>54</sup>

The shift away from the CBD and toward Baltimore Street's car-based economy was not only clear it was codified.<sup>55</sup> In response to the city's 1957 survey of existing land use, a map was drafted to accompany new zoning ordinances.<sup>56</sup> As adopted, this zoning district map endorsed a strong central downtown but slated the land on both sides of Baltimore to be a suburban, car oriented corridor. The city's municipal swimming pool opened in June 1957; the first store in a strip mall, the Northland Shopping Center, opened in September 1957; and a nineteenth-century mansion was razed and a developer divided its grounds into lots for the city's first modern residential subdivision in 1958. All three elements were set within a mile along Highway 63. As the primary arterial for traffic through town, Baltimore Street had freer access to cars than the CBD. The 1957 City Plan together with subsequent plans and zoning strove to develop solid neighborhood commercial units along Baltimore Street and guaranteed that street's commercial importance.

The official creation of two commercial zones in 1957 affected the architect downtown. In response to shopping centers along Baltimore Street and in an attempt to appear less old fashioned, building owners on the Square started to modernize their façades in the early 1960s. The first of these was 112-114 West Harrison Street, in the proposed district. This 1887 building

<sup>51</sup> Selby, *Bits of Adair County History*, I: 76.

<sup>52</sup> Notably Highway 11 running southwest to northeast through Kirkville which was built as part of this program in 1933-1935. See Selby, *Bits of Adair County History*, I: 78.

<sup>53</sup> Business owners tried to divert traffic into the downtown area. In the 1940s, a multi-lane highway into Kirkville was proposed to connect with South Elson Street, pass along the west side of the Square, and then continue to the state highways north of town. This plan never materialized. See Adair County Committee for Economic Development, 29.

<sup>54</sup> In 1956 a four-lane divided section of highway was opened from Highway 11, an east-west farm to market road, to the south Baltimore junction thereby encouraging even local farmers transporting produce and livestock to use Baltimore Street.

<sup>55</sup> See *City Plan for Kirkville, Missouri, 1957* for the town's initial zoning distinctions. Data collected eight years later is striking. Missouri State Highway Department statistics show that the average daily two-way traffic volume along Baltimore Street in 1955 was 3,500 north-bound cars and 2,691 south-bound cars. By 1965, the average daily number of northbound cars along the same street was 3,833 (an increase of 9.5%) and of southbound cars, 5,814 (an increase of 118.7%). See Northeast Missouri Regional Planning Commission, *Baltimore Street Corridor Study. Kirkville, Missouri*, n.p.:n.p., 1980, 8.

<sup>56</sup> Northeast Missouri Regional Planning Commission, 1.

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had new owners in 1962 and a new function. It became Mart Super Drug and underwent a sheet-metal transformation that resulted in what many older people in town remarked was the most modern façade on the Square. Other buildings throughout the CBD followed suit. Owners covered historic brickwork and cast iron with plastic signs, stucco, wooden planks, tile and corrugated metal.<sup>57</sup>

### AREAS OF SIGNIFICANCE

Despite unfortunate architectural responses in the CBD following the 1957 City Plan, the proposed Historic District has maintained integrity and merits placement on the National Register for three areas of significance: Commerce, Politics/Government and Architecture.

**Commerce** All of the Kirksville Courthouse Square Historic District is located within the original town platted in 1841 and laid out on 240 foot square block with streets set in an orthogonal grid.<sup>58</sup> The principal business district forms the perimeter of the central public square, where the county courthouse was built. The lots around the Courthouse Square were the first to hold retail business in Kirksville. In addition to occupying historic sites, the nominated district contains some of the town's leading business enterprises and the oldest extant commercial buildings in town.<sup>59</sup> For the last 125 years the proposed Historic District has accommodated a mix of commercial retail space with residential apartments and offices on the second floor of many buildings. Throughout the period of significance, the four streets around the Courthouse were a site of vitality, as evidenced by the continued level of development and the variety of goods and services provided.

Kirksville reported a population of 1,471 in 1870 -- more than double the number of people living there just a decade before -- and had 2,314 residents in 1880, an 63% increase. Local business and building trades thrived during this decade. As discussed earlier, Kirksville's dramatic growth was spurred by the two railroads that served the town. The Wabash Depot stood at the head of Washington Street, a block and a half west of the Courthouse Square. The depot's location and the number of trains that stopped there gave the south and west sides of the Square the largest concentration of early commercial construction.<sup>60</sup> However, siting the Quincy, Omaha and

<sup>57</sup> Modernization peaked in 1973, when CBD property owners purchased extend flat corrugated metal awnings across every storefront and up to the edge of the sidewalks. The flat awnings ruined the vertical coherency of many primary façades in the CBD. Moreover, the awnings facilitated remodeling first floors to appear "modern" while second stories, hidden from pedestrians on the sidewalk, retained most of their historic nineteenth-century architectural features.

<sup>58</sup> The boundaries of this original forty acre section of Kirksville extended one and a half blocks to the east; two blocks north; one block west; and one block south of the Courthouse Square.

<sup>59</sup> These are 102-104 West Harrison (1883); 108 West Harrison (whose core dates to c.1886); 114-116 West Harrison (1887); and 110 West Harrison (c.1889). A few other isolated buildings around the Square date to the same period, viz., the Baylor Building at 121 West Washington Street (c.1885); 100 East Washington (c.1885) and 108 and 110 North Franklin Street (c.1886). All other existing buildings on the Square date to after 1890.

<sup>60</sup> See images in the 1876 *Illustrated Historical Atlas*, 60 and 66.

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Kansas City Railroad depot seven blocks north of the Square between Elson and Franklin streets made the north side of the Square, the proposed district, equally attractive since it had direct access to both depots. By 1877, the retail and service establishments necessary to small town life were found around the Courthouse Square: dry good stores, shoe and boot stores, furniture stores, jewelry stores, hardware stores, photography galleries, a book store, milliners, barbers, grocers, bakeries, meat markets, hotels, real estate agencies, banks, lawyers, dentists, and physicians' offices.<sup>61</sup>

Fires throughout the CBD during the 1870s and 1880s destroyed some early frame commercial structures.<sup>62</sup> Indeed, the earliest building in the nominated historic district, 102-104 West Harrison Street, was constructed as a result of a February 1883 fire that destroyed Ivie's Hotel and two buildings to the west.<sup>63</sup> The owner, Julia Ivie, rebuilt her hotel on the same site. This date provides the beginning point for the district's period of significance.

The 1870s and 1880s were decades of extensive construction around the square. One of the earliest pictorial records of the Square shows that buildings along its south and west sides occupied the entire lot, were of brick and had their façades organized in a precise two-zone pattern.<sup>64</sup> That is, commercial blocks in Kirksville had become distinct from the town's residential buildings of the same period.<sup>65</sup> By this period, a retail structure in Kirksville could be identified simply based on its type and the arrangement its façade: a narrow, flat roofed building with an accentuated entrance and large display windows. Such retail buildings represent changes in commerce around the Square as well as exemplify a property type that dominated small town American streetscapes for almost a century.<sup>66</sup> By 1886, the proposed historic district was primarily retail with some offices and residences on the second floors. Businesses included three grocers, a jewelry store, a harness shop, a tailor, a print shop, butcher, a Chinese laundry, a shoe shop, and the new, large two-story Ivie's Hotel on the corner of Franklin and Harrison streets.<sup>67</sup> One of the town's four public wells was next to the hotel's Franklin Street facade. Here, Kirksville residents received their water before the creation of the city's modern water and sewer system. All the buildings in the district except for the laundry, shoe and print shops were built of brick, as were the rest of the structures on the Square.<sup>68</sup>

Toward the close of the 1880s, previously empty lots on the north side of the Square saw their first

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<sup>61</sup> See Violette, 367. New construction in Kirksville totaled \$72, 650 in 1877. See *History of Adair, Sullivan, Putnam and Schuyler Counties, Missouri*, Chicago: Goodspeed Publishing Company, 1888, 337.

<sup>62</sup> See *A Book of Adair County History*, 131-135.

<sup>63</sup> See Violette, 390. The limestone foundations of the ante-bellum building on this site were incorporated into the 1883 hotel. They can be seen just above grade level in the alley. See Thomas, *Historic Inventory*, "Ivie's Hotel".

<sup>64</sup> See the 1876 *Illustrated Historical Atlas*, 60 and 66.

<sup>65</sup> In the same *Atlas* local houses appear as picturesque variations on Downingesque cottages and Italianate villas.

<sup>66</sup> The two-part commercial block will be discussed later in the Architecture portion of Section 8.

<sup>67</sup> See *Fire Insurance Map of Kirksville*, 1886.

<sup>68</sup> See *Fire Insurance Map of Kirksville*, 1886.

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retail buildings, viz., 114-116 and 110 West Harrison Street. Additional construction in the Historic District continued during the next decade as a fire in 1890 destroyed buildings at the other end of the 100 block of West Harrison Street. New brick and metal edifices replaced the ruins and the erection of Porter's Block at 118-122 West Harrison Street concluded the development of the north side of the Square as a commercial strip.<sup>69</sup> By 1890, all of the lots facing the Courthouse contained two to three-story brick commercial buildings.<sup>70</sup> These structures confirmed both the square's physical appearance and its commercial significance. Construction on the Adair County Courthouse began in 1898 and was completed a year later. With no more available land either on or around the four sides of the Square by the turn of the century, expansion of the city's commercial activity began in earnest north and south along Franklin and other streets bordering the Square. The Union Meat Market at 214 North Franklin Street was one of a handful of commercial enterprises along that street between 1890 and 1900.<sup>71</sup> Six years later, stores and public services occupied every lot along Franklin Street for three and a half blocks.<sup>72</sup> By the end of the nineteenth century, commercial enterprises in the nominated district included three grocers, a hardware store, two clothiers, a tin shop, meat shop, book store, and photo gallery. In addition, two barber shops were in the district. A short, two-story three bay building in the middle of the north side of the Square at 112 West Harrison Street was particularly significant.<sup>73</sup> From 1899 until the building was torn down in 1914, two brothers, James and Clarence Jones, ran a barber shop on this site. These African American barbers employed two more African Americans as barbers in this shop for almost two decades.<sup>74</sup> This store in the exact center of the north side of the Square was one of two highly visible shops run by African Americans in Kirksville's CBD during the late nineteenth and early twentieth century. This site in the nominated district speaks to the visibility and sustainability of African American businesses in rural northern Missouri.

Modern utilities appeared in the district in the late nineteenth century. In 1885, the town began surfacing roads around the Square – the street in front of the proposed district was one of the first paved roads in town -- and by 1892 both Franklin and Elson streets were macadamized.<sup>75</sup> The Kirksville Electric Light, Heating, Power and Water Company was set up in 1888; a local phone service in 1890; sewer drainage in 1890; waterworks plant in 1893; gas service in 1905; and a sanitary sewer system in 1906.<sup>76</sup> The Kirksville Courthouse Square Historic District was often among the first areas of town to enjoy these amenities because of its location and the amount of

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<sup>69</sup> With the closure of Ivie's Hotel around 1896 the north side of the Square became entirely retail.

<sup>70</sup> See *Fire Insurance Map of Kirksville, 1891*.

<sup>71</sup> See images C and E.

<sup>72</sup> See *Fire Insurance Map of Kirksville, 1906*.

<sup>73</sup> See images B and E.

<sup>74</sup> Three black men, two of them in white jackets, can be seen standing outside the barber shop in image B. Other African Americans can be seen throughout this 1897 photograph. This is a rare image of Kirksville's nineteenth-century black community which numbered approximately 316 people (5% of the town's population) at the time of the photograph. The north side of the CBD was not only visibly associated with black commercial enterprises, but also with social groups. The Masonic Hall for African Americans was located at 218 North Franklin Street (then no. 214), just the other side of the nominated District's boundaries.

<sup>75</sup> See Violette, 359.

<sup>76</sup> Violette, 355-358.

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business conducted in its stores.

Kirksville had substantial growth and prosperity in the first two decades of the twentieth century, which contributed to the town's regional importance. Coal became a major industry in the area west of the town around the turn of the century and its economic influence continued well into the 1930s when the coalfields began to close. The banks, shops, photographers, hardware and harness shops, hotels, restaurants and professional services located around the Square at the turn of the century benefited from the money brought into town by mining and from the development of small industries on the edge of Kirksville, e.g., shoe making, poultry, dairy, a foundry, sheet metal mill, wagon factory, etc.<sup>77</sup> Characteristic businesses in the nominated district at the turn of the century included: the Kirksville Trust Bank which occupied the northeast corner of Franklin and Harrison streets; a music shop which had replaced the bookstore; and a candy kitchen at the northeast corner of Harrison and Elson streets. Murphy Mills & Garges clothing store, which occupied the former Pickler's Famous Store, billed itself as the largest clothier in North Missouri. By the 1914, an undertaker set up shop in the proposed district, along with two furniture stores and a bakery.

In the 1920s, the first of two national chain stores arrived when J.C. Penney Co. occupied the old Ivie's Hotel on the corner of Franklin and Harrison.<sup>78</sup> Once again a fire cleared a prime location on the Square, when the Kirksville Trust Company burned down in 1923 just after the suicide of its chief bookkeeper and the subsequent discovery of a notorious local scandal of embezzlement.<sup>79</sup> The Baxter-Miller Apartment Building was constructed on the large, prominent corner site left after the fire. This three-story building represents a new, modern approach to the commercial development of real estate in Kirksville – the large, multi-family apartment block. In addition to being the oldest continuous business in the proposed historic district, the Baxter-Miller Apartment Building constitutes one of the largest of six flat-roofed, multi-story apartment buildings constructed in Kirksville between 1920 and 1925. The Baxter-Miller Apartment Building is the only one of the six to face the Courthouse Square. Four of the other five apartment buildings all front or stand perpendicular to Jefferson Street, located on the south side of the CBD.<sup>80</sup> This flurry of multi-family construction during the early twenties parallels a growth in population. Kirksville's population went from 7,213 in 1920 to 8,293 in 1930, this despite the fact

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<sup>77</sup> See Violette, 290-300.

<sup>78</sup> *A Book of Adair County History*, 188. The second national chain, Montgomery Ward, took over most of the three-story Foster Block at 116-120 East Washington Street c.1929.

<sup>79</sup> *A Book of Adair County History*, 134.

<sup>80</sup> The other five multi-family structures built during the early 1920s are the Jefferson Apartments (originally the Jefferson Hotel for its first few years, c.1925. 116 East Jefferson Street), a two-story building; the Carlton Apartments (1923, 202 East Jefferson Street), a large four-story building; the Rollins Apartments (1925, 210 South Mulanix Street), a three-story building; the Kennedy Theatre (1926, 203 South Elson Street. Razed in 1992), a two story building housing both a cinema and apartments; and the Miller Apartments (by 1925, 215 South Franklin Street), a three-story building. The last of these, the Miller Apartments, was built by the same Clarence J. Miller who joined his sister as a business partner to erect the Baxter-Miller Apartments in 1925 in the proposed district. A seventh apartment building, the two-story Shryack Apartments at 302-312 West Washington Street, was constructed in 1924. Unlike the others it has a hip roof.

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that the general population in Adair County dropped from 21,404 in 1920 to 19,436 in 1930.<sup>81</sup> All six of these 1920s multiple units are brick and ranged in occupancy from family sized to individual units. They mark a considerable shift in the scale of rental property in the CBD: from the standard twenty-four foot frontage two-part commercial blocks that characterized the CBD from 1883 to the early 1920s to later, large three and four-story apartment buildings.

Throughout the final portion of the period of significance (1930-1957), changes in types of businesses throughout the district were slight. J.C. Penney Co., remained a prime commercial attraction on the Square. Hardware and paint stores, grocers and professional offices continued in operation.<sup>82</sup> West Harrison also became increasingly associated with home and office goods and services through the opening of one furniture and one appliance stores, together with the already mentioned hardware and paint stores on this block. Even public utilities located there. Beginning in 1930, Missouri Power and Light rented space for its offices at 110 West Harrison Street during this period. They remained in that c.1889 building until decamping for a new purpose built structure on Baltimore Street in 1979.

Under Criterion A: COMMERCE, the contributing buildings are directly associated with Kirksville's period of commercial expansion around the central courthouse square. The nominated buildings contained a range of commercial enterprises that served Kirksville, Adair County and regional residents as well as the college students and numerous patients arriving for treatment at the ASO hospital west of the Square. From dry goods stores to apartment units, these structures represent the range of business conducted around the Square from the late nineteenth century to the middle of the twentieth century. They are tangible links to a period of great economic growth in Kirksville and illustrate the historic district's commercial capabilities. They are therefore eligible under Criterion A for their association with this period of commercial development in Kirksville.

**Politics/Government** The Kirksville Courthouse Square Historic District has been the gathering place for Adair County's political administration since 1852. The Square itself was platted in 1841 with the intention of providing a site for county government and was reserved for that purpose.<sup>83</sup> The Courthouse Square occupies a full block in downtown Kirksville. It is the center of the proposed district first because of its historic use and second because of the assortment of government processes that affected its design. Missouri had fifteen counties at the time of its enabling act in 1820. Adair County was one of sixty-two Missouri counties created during the 1840s and, not unexpectedly, it conformed to the State's preferences for a square shape to accommodate a rectilinear grid with land divided into townships (Adair has ten) and townships further subdivided into smaller sections. All this yields the county 569 square miles –

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<sup>81</sup> *A Book of Adair County History*, 215.

<sup>82</sup> One of these being the office for local architect Irwin Dunbar at 212 North Franklin in the Baxter Miller Apartment Building, which he designed.

<sup>83</sup> Marian M. Ohman, *Encyclopedia of Missouri Courthouses*, "Adair County", Columbia, Missouri: University of Missouri—Columbia, Extension Division, 1981, n.p. The county's first courthouse was a temporary brick structure built in 1843 in the CBD just south of the Square.

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the majority of Missouri's counties having between 500-700 square miles.<sup>84</sup> These commonalities, together with the placement of its county seat at the geographic center make it a typical county. Similarly the lay out of Kirksville's original town is common in Missouri. In short, the size and location of this square in an average town plan set near the center of an average sized county show a clear relation to Politics/Government. All these traits demonstrate how Missouri's political processes shaped land use and city planning before the erection of a single building in the proposed district.

The Kirksville Courthouse Square District's political importance comes from its strong and direct ties to local government. With people living on scattered farms and in small towns, northeast Missouri has been historically thinly populated with few urban centers to dictate political programs. Instead, counties and townships constitute the basic political unit. As Marian Ohman notes: historically, counties and their townships have proffered residents "a structure for the processes of government and law, along with leadership provided by personally known men."<sup>85</sup>

Early county exercises in government centered on electing county judges, commissioners and sheriffs. Such legal structures took their architectural expression in the courthouse built on the public square in 1852, five years before Kirksville itself was even incorporated as a town.<sup>86</sup> This two-story, three-bay square brick edifice with a wooden cupola was an important building, not just because of its materials and location in the center of a small town, but because Missouri promoted local control by "delegating broad authority and responsibility to the county court."<sup>87</sup> By extension, the courthouse was an important building since the court conducted its business and stored land and tax records there. And its value as a sturdy structure was underscored in 1862 during the Battle of Kirksville when Confederate soldiers took shelter in it and fired on enemy combatants. When the courthouse burnt down in 1865, the county went without a courthouse for the next thirty-three years. Instead, space for administrative offices and courtrooms was rented in various buildings around the CBD, including sites in the proposed district.<sup>88</sup> Four bond issues to finance the construction of a new courthouse failed until one was successfully passed by the county in 1897. An architectural competition to design the structure was held and the award went to Robert G. Kirsch and Company of Milwaukee, Wisconsin.<sup>89</sup> His functional Richardsonian Romanesque design dominates the proposed district and its architectural merit resulted in its being entered in the National Register in 1978. The courthouse's size also communicates the growth in services citizens expected from county government. The 1852 courthouse housed the court and record storage. By 1898, space was needed for the court, judges, juries and county records as well as office space of a recorder, assessor, collector, treasurer, surveyor, clerk, and

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<sup>84</sup> Ohman, *History of Missouri Counties*, 11.

<sup>85</sup> Ohman, *History of Missouri Counties*, 12. For a discussion of Adair County politics and elections as these legal structures developed see Violette, 68-81.

<sup>86</sup> This was the county's second courthouse. See Ohman, *Missouri Courthouses*, n.p. and Violette 56-58.

<sup>87</sup> Ohman, *History of Missouri Counties*, 12.

<sup>88</sup> E.g. throughout the 1880s, the Adair County Courtrooms were housed in the proposed district, notably at 118-122 West Harrison Street until that building's destruction by fire in December 1890. The current building on that site, Porter's Block, replaced that structure. For the other locations, see Violette, 59, 63.

<sup>89</sup> Nine architectural firms entered the competition. See Ohman, *Missouri Courthouses*, n.p.

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commissioners. A larger building reflected the increasingly specialized functions that locally elected officials played in citizens' lives.

The courthouse is also a freestanding building set in an open space. Such an arrangement is typical of civic buildings as opposed to commercial blocks which abut the street. The open space of the public square gave the County Courthouse an importance not accorded the surrounding business structures. With the completion of the County Courthouse in 1898, the Square truly served as the focal point for governmental, commercial and social activity in Kirksville.

In addition to serving as the site for county administration, the ground floor of the Courthouse operated as Kirksville's City Hall from the early 1900s until 1963. The city rented space from the county for city council meetings and office space for the town's police and water department. Only after the end of the District's period of significance has the Square not been associated with local city government.

Moreover, sites in the proposed district have hosted the location for the Kirksville post office on numerous occasions.<sup>90</sup> The town's post office moved around the CBD through a series of rented buildings during its early years. In 1889, it moved to 110 West Harrison Street, part of the nominations resource count, and remained in that building until around 1895.<sup>91</sup> Edward C. Pickler, the brother of Samuel Pickler who owned and operated Pickler's Famous store at 112-114 West Harrison, was postmaster during this time. In 1898, the post office moved to another site in the proposed district on East Harrison Street until a government-funded building was constructed at 201 South Franklin Street in 1905.<sup>92</sup> Moreover, the Missouri State Highway Department was housed in an office in the Baxter-Miller Apartment Building during the 1930s.

Two further points should be noted in connection with the proposed District and politics/government. Financing for the Courthouse construction in 1898 depended on a bond issue. Between 1856 and 1906, Adair County voted in favor of four bonds – for the railroad, the State Normal School (Truman State University), the construction of the Courthouse, and the erection of a new county jail.<sup>93</sup> As one of these four examples of voters' reviewing a public project, financing the Courthouse stands at an intersection between politics and the county's ability to contract bonded indebtedness. Financing its construction made evident to county voters that they controlled their local political situation and financial obligations as well as expressing that they were in touch with government and each other.

Secondly, in addition to serving as a repository for records, the Square's importance in the construction of public memory should not be underestimated. The first memorial was a Civil War cannon placed on the northeast corner of the Square, where the first shots of the Battle of

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<sup>90</sup> For the various locations see Violette, 362-363 and *Book of Adair County History*, 137 and Selby, *Bits of Adair County History*, II: 1-3.

<sup>91</sup> See photographs 5 and 6.

<sup>92</sup> This Colonial Revival styled building, now the Kirksville City Hall, was designed by James Knox Taylor, Supervising Architect of the Treasury.

<sup>93</sup> For a discussion of these four bonds see Violette, 65-67.

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Kirksville occurred.<sup>94</sup> The water fountain included in this nomination was placed at the opposite corner in 1912, a philanthropic reminder of the nineteenth-century public wells that had existed on the Square. The fountain emphasized that this was a public square, open to all.<sup>95</sup> In addition, three elm trees were planted in 1918 on the north side of the Square to commemorate three admired Adair County residents who fought in World War I.<sup>96</sup> Relocating Zolnay's statue of A.T. Still to the southeast corner of the Square c.1938 should be seen in this context: the Square provided a forum for civic praise and in which to display civic values.

Throughout the period of significance, the Kirksville Courthouse Square Historic District has displayed strong ties to federal, county and local government programs and services as well as offering tangible memorials of its citizens' sacrifices, contributions and achievements. Thus, the previously listed and contributing resources discussed in this section are locally significant in the area of POLITICS/GOVERNMENT.

**Architecture** This historic district incorporates a range of representative and locally significant commercial, governmental and residential designs. The one previously listed building, ten contributing buildings and one non-contributing building included in the nomination offer a clear portrait of the district's appearance during the period of significance. Each decade from the 1880s to the 1940s is represented. The ensemble of buildings was complete by the mid-1940s and continued to house commercial ventures and vital city, county and federal services from then until the end of the period of significance, 1957, and beyond.

Structures throughout the nominated district show that architects, builders and construction suppliers kept abreast of new architectural styles during the period of significance. The contributing buildings manifest Italianate, Romanesque, Classical Revival and Art Deco influences. More than half of the buildings in this district (seven out of twelve, 58%) were erected between 1880 and 1900, a period of prosperity, extensive commercial development and significant population growth in Kirksville. During this period, Victorian styling and ornamentation proliferated and the use of mass-produced architectural elements became commonplace. Common features of these late-nineteenth century structures included pedimented rooflines, stone sills, lintels, corbelled brick cornices, and pressed tin panels and cornices.<sup>97</sup> Between the turn of the century and 1957, five new buildings (42%) were constructed within the district boundaries. These new commercial buildings were plain in comparison. Ornamentation was minimal and supplied largely through brickwork, copings and terra cotta panels.<sup>98</sup> Only two of

<sup>94</sup> The cannon can be seen in image E. It was removed to a local city park after the 1920s.

<sup>95</sup> That the fountain was financed by a local women's club and placed on the Square in 1912, before women were enfranchised, should also be noted.

<sup>96</sup> The three were General J.J. Pershing, Admiral A.L. Willard, and Colonel J.E. Rieger. The trees stood on the Square until succumbing to disease in the 1970s.

<sup>97</sup> See images of buildings around the Courthouse Square in the *Illustrated Historical Atlas of Adair County, Missouri* (1876); Clifford Henry Album (1893) at Special Collections, Pickler Library, Truman State University, Kirksville, Missouri and *Photographic Kirksville* (1900). For further architectural characteristics of this period see Herbert Gottfried, *American Vernacular Design, 1870-1960*, New York City: Van Nostrand Reinhold Company, 1985, 238-241.

<sup>98</sup> For further architectural characteristics, see Gottfried, 249.

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the structures are known to be designed by architects (the Courthouse and Baxter-Miller Apartment Building). The rest of the buildings, including one of the district's most ornamented (108 West Harrison Street, see images N and O and photograph 5), were probably built by owner/contractors. Several of the structures were originally designed as cohesive rows.<sup>99</sup> Whether expressing typical late nineteenth and early twentieth century construction and design traditions or current architectural fashion, many of the contributing buildings are locally distinguished by their architectural detailing, terra cotta, stone and brick work. They manifest architectural styles typical of their periods of construction. Moreover the range of styles, physical propinquity and integrity make these historic buildings matchless in the context of Kirksville's CBD.

Most buildings in the proposed district are variations of one property type: the two-part commercial block.<sup>100</sup> Popular for small and medium-sized retail buildings set on narrow rectangular lots, two-part commercial blocks were prevalent across the United States from the 1850s to the 1950s. All of the two-part commercial blocks in this district are two stories in height and demonstrate the defining characteristic of this building type: a horizontal division of the primary elevation into distinct zones. The lower, public use zone might be occupied by a retail store, bank, post office, etc. and the upper zone indicated a more private space. In Kirksville's CBD, the upper zone was usually used for offices, public meeting spaces or rooms to rent. The different architectural treatment given the first and second stories articulated two separate zones. Expanses of glass dominated the ground floor zone. Large windows in which to display merchandise were divided only by window frames or cast-iron columns, pilasters or brick pillars that supported the second floor's masonry wall.<sup>101</sup> Sometimes these windows were surmounted by transoms to further increase the light available to the ground floor shop. Mural mass, regularly spaced fenestration, a parapet and some cornice ornamentation for visual interest typify the upper zone. Because most two-part commercial blocks have flat roofs, the parapet and a projecting cornice serve as the façade's principle decorative feature. This trait can be seen throughout the historic district, even in simple forms such as a dentate band. Built in 1887, Pickler's Famous Store at 114-116 West Harrison Street is a prime local example of how a variety of windows, brick and a decorated cornice were used to establish the two zones on a primary elevation.<sup>102</sup>

Architectural details on the façades of Kirksville's two-part commercial blocks are typical of those found across the United States during the period of significance. These commercial structures strive to look urban, even if their detailing may have been restricted by the resources available in a rural town. The two-part commercial blocks built and remodeled from 1883 to the mid-1940s reflect multiple stylistic influences. They run the gamut from simple vernacular expressions to high style representatives. The most common architectural design elements on the district's two-

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<sup>99</sup> Viz., nos. 102-110 West Harrison Street. See images A, D and E.

<sup>100</sup> For a complete discussion of this important commercial property type and its place in American architectural history see Richard Longstreth, *The Buildings of Main Street*, Washington D.C.: The Preservation Press, 1987, 24-53 and 82-92.

<sup>101</sup> For examples in the district see images B, E and F.

<sup>102</sup> See image F.

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part commercial blocks come from the Italianate, Romanesque, Classical Revival and Art Deco styles. Two buildings in the district display an eclectic approach to style.<sup>103</sup> And the two-part commercial blocks constructed after 1910 contain only brief reference to past architectural periods (viz., keystones and brackets).<sup>104</sup> They appear therefore even more unadorned than the district's earliest examples from the 1880s. However, the division between upper and lower stories is still pronounced.

**1880 – 1889** Most of the buildings constructed in the Kirksville Courthouse Square Historic District during this first decade of the period of significance, the 1880s, replaced frame structures destroyed in fires. As such they understandably demonstrate fire proof materials: brick, I-beams, cast-iron, etc. Three structures in the district date from this period: 102-104, 110 and 114-116 West Harrison Street.<sup>105</sup> All three feature façades clearly divided into two zones and striking angled brick friezes, corbelled brick cornices and flat parapets, making them good local examples of the popular two-part commercial block property type.

Because lots around the Square are deeper than they are wide, commercial buildings needed to extend all the way to the sidewalk and to the adjacent building as well to utilize all available land fronting the square. Thus the lots around the Square determined the size and floor plan of these three and subsequent two-part commercial block – rows of two story buildings with attached party wall construction and shared staircases to the upper zone.<sup>106</sup> Stylistically, these three edifices from the 1880s are among the simplest structures in the district. They are vernacular two-part commercial blocks with some Italianate detailing. Late commercial Italianate buildings had elongated fenestration on the second floor.<sup>107</sup> Typically the windows have segmental arches (found on 102-104 and 110 West Harrison Street) and are accented only with stone sills and rowlock arches as visible design features.<sup>108</sup> One example from this decade, 104 West Harrison Street, combines both segmental arch and half-round arch on the second level; it uses varying shapes to create visual interest.<sup>109</sup> The construction of Pickler's Famous Store in 1887 indicated a shift in scale for the district's two-part commercial blocks. It resembles Ivie's Hotel, but on a larger scale – in its longer frontage, in the size of the fenestration and in the storefront's elaborate window treatment with three canted bay windows.<sup>110</sup> Moreover, its second story windows are less structural in their decoration. Whereas the 1880s buildings at the east end of the 100 block of West Harrison have row lock arches, the second story windows at Pickler's Famous are square-headed as a result of the use of steel lintels. Above these, triangular pediments were affixed to the exterior façade as decoration.

<sup>103</sup> 214 and 216 North Franklin Street.

<sup>104</sup> 106 and 112 West Harrison Street.

<sup>105</sup> See photographs 4, 5 and 6. Among the oldest extant examples of this building type in Kirksville's CBD is 102-104 West Harrison Street. The core of 108 West Harrison Street also dates to this decade, but that building will be discussed later because of the remodeling done to its façade in the mid-1940s.

<sup>106</sup> See image E.

<sup>107</sup> See Gottfried, 239-241.

<sup>108</sup> See image E and photographs 4, 5 and 6.

<sup>109</sup> See photograph 4.

<sup>110</sup> See image F.

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**1890 - 1899** The construction in this and the previous decade reflects the importance of prime frontage on the Courthouse Square. During the 1890s, three buildings in the District were erected.<sup>111</sup> Two of them are large structures: Porter's Block and the Adair County Courthouse. Porter's Block consists of three buildings given a unifying elaborate, cast iron front.<sup>112</sup> The massive Romanesque arches and colonettes on the second story anticipated the actual stone rendering of similar high-style elements on the Adair County Courthouse constructed across the street seven years later (1898-1899. See image H and photograph 10).<sup>113</sup> Use of the Romanesque for commercial buildings was not common in Kirksville.<sup>114</sup> Indeed, this is the only example of its use in town ever on a business. The secondary façade along Elson Street shows an elaborate cornice with pressed metal brackets, a molded fascia and frieze and an exuberance of embossed decoration (see image G and photograph 9). Stone quoins mark the transition between the brick secondary façade to the cast iron primary one. Cast iron was the preferred construction material for late nineteenth century commercial architecture because of its supposed fireproof qualities. Porter's Block, erected after a fire destroyed a previous row of buildings and damaged others on the north side of the Square, constitutes the high point in Kirksville of cast iron as a building material.

The Courthouse itself is a significant example of Richardsonian Romanesque in northeast Missouri.<sup>115</sup> Ten years after the completion of H.H. Richardson's extraordinary Allegheny County Courthouse in Pittsburgh, Pennsylvania (1888), an adaptation of his motifs was constructed in the center of Kirksville.<sup>116</sup> It used much of Richardson's vocabulary – rock-faced masonry with lintels, string courses and other features emphasized in a differing stone or finish; straight topped windows with stone mullions and transoms; arched openings; colonettes, etc.<sup>117</sup> These elements

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<sup>111</sup> Although built c.1890, 214 North Franklin Street will be considered in the next decade because of the date of its primary façade, c.1905.

<sup>112</sup> See images B, D, E and G.

<sup>113</sup> This façade was masked with a metal slipcover in the 1970s. This new covering, although reversible, spoils the building's integrity and renders it a non-contributing structure. For further characteristics of the Romanesque commercial style see Gottfried, 246.

<sup>114</sup> The style's most impressive use in northeast Missouri is in the Magic Block (NR listed --07/28/99), a suite of commercial buildings covering the entire west side of the Courthouse Square, in Edina, Knox County, Missouri. Mostly designed by the local firm of Weishar and Stablein, these buildings also date to 1891 and were likewise constructed after a fire destroyed earlier structures.

<sup>115</sup> Four courthouses in the northeast region utilized this architectural style: the Schuyler County Courthouse (1895. Razed in 1960) in Lancaster; the Adair County Courthouse (1898) in Kirksville; the Marion County Courthouse (1900) in Palmyra; and the Grundy County Courthouse (1903) in Trenton.

<sup>116</sup> Moreover, the 1898 Courthouse copies the same thick walls with a slightly flared base that Richardson had used eleven years earlier at the Marshall Field Wholesale Store in Chicago Illinois.

<sup>117</sup> For further descriptions of the style see Mark Gelernter, *A History of American Architecture*, Hanover, New Hampshire: University Press of New England, 1999, 182-185; Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*, Cambridge, Massachusetts: MIT Press, 1981, 133-140 and John C. Poppeliers, et al. *What Style Is It: A Guide to American Architecture*, New York City: Preservation Press and John Wiley & Sons, Inc., 1983, 62-65. For the use of the Romanesque style in Mid-western courthouses see Paul Kenneth Goeldner, *Temples of Justice: Nineteenth Century County Courthouses in the Midwest and Texas*.

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diversify and unify the Adair County Courthouse's four facades. Designed by a Milwaukee architect, the Courthouse illustrates the flow of design ideas from urban centers to rural county seats. Like most buildings in this style, the Courthouse displays a catalogue of picturesque forms and its architectural interest relies on proportion, varied building materials, mural mass and fenestration patterns. However, the Courthouse's architect simply placed a profusion of Romanesque detailing on a familiar form for Missouri courthouses: a rectangular plan with a central tower, corner pavilions and a portico entry.<sup>118</sup> Nonetheless, its expression of the Romanesque is strong and embodies a noted pattern: "...Romanesque struck a deep chord with many American architects and builders....The style rapidly spread throughout the country, employed mainly for public buildings and sometimes for residences. Many of the recently established towns in the prairie and intermountain West turned to Richardson Romanesque for their first substantial structures."<sup>119</sup> Kirksville was not a recently established town in 1898 -- the public square was fifty-seven years old by the time of the Courthouse's construction -- however, no building had been in the center of the Square for thirty-three years. The Courthouse was the most important structure erected in the district and its use of the Romanesque style is not surprising. As an architectural style, it was able to communicate power and stability.<sup>120</sup> The Adair County Courthouse together with the Romanesque metal façade of Porter's Block made an impressive streetscape along West Harrison Street. Furthermore, this Courthouse has state-wide architectural significance. The efficient and evocative design of the Adair County Courthouse was such a success that its architect went on to design three more Romanesque styled courthouses in Missouri, all modeled on this one.<sup>121</sup>

**1900 – 1910** The two buildings constructed in the district during the first decade of the twentieth century are typical of small town, vernacular two-part commercial blocks. The two buildings at 214 and 216 North Franklin Street sit on small, narrow lots but their second story façades are fully clad in metal which displays Classical Revival components: bracketed pediments, pilasters with suggested capitals, rustication, etc.<sup>122</sup> Pilasters from two invented orders separate the upper façades on both buildings into clearly articulated bays. The bracketed cornice and rusticated frieze on 216 North Franklin harken back to cornices found on earlier, late-nineteenth century commercial buildings and show a continuity in approach to finishing the top of a building.<sup>123</sup> Beginning with Porter's Block in 1891 and continuing to these two buildings c.1905 an increased amount of ornamentation was utilized on the façades of two-part commercial blocks. The wall surface was covered with decorative patterns as new technological advances allowed for mass manufacturing of metal ornamentation. These two buildings reveal advancements in building technology, notably the evolution of metal ornament. The earliest buildings in this

Unpublished Ph.D. dissertation, Columbia University, New York City, 1970.

<sup>118</sup> The form makes its first Missouri courthouse appearance in Pettis County (1884). See Ohman, *Missouri Courthouses*, 72-76.

<sup>119</sup> Gelernter, 185.

<sup>120</sup> Gelernter, 184-185.

<sup>121</sup> Kirsch adapted his Adair County Courthouse design for Carroll County (1901. NR Listed -- 07/21/95) Polk and Vernon Counties (1906. The latter is NR Listed -- 06/27/97). See Ohman, *Missouri Counties* 77 and Ohman, *Missouri Courthouses*, "Carroll County", "Polk County" and "Vernon County".

<sup>122</sup> See images I and J and photograph 1.

<sup>123</sup> Cf. Gottfried's description of the Italianate commercial style on page 239.

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district feature exterior and interior cast iron columns. Cast metal is limited to structural uses on those buildings. In contrast, Porter's Block demonstrated just how impressive the use of metal ornamentation could be. These adjacent buildings on North Franklin Street, whose façades date to over a decade after Porter's Block, display two varieties of pressed metal ornamentation available in town for small scale buildings. Their stylistic approach is less precise than Porter's Block – they are eclectic. Like many late-Victorian commercial buildings, these two examples mix elements from various architectural styles. The store at 216 North Franklin Street was also the location for a sheet metal manufacturer and retailer which gave this building the opportunity to display on its façade what was for sale inside.

**1910 – 1919** Two new buildings in this district were built in the nineteen tens. Although constructed at different dates, 106 and 112 West Harrison Street are almost identical and copy four buildings that once stood on the west side of the Square.<sup>124</sup> A fire along that side of the Square in 1913 created a series of vacant lots. Four buildings constructed that same year on those lots added a new building type to the CBD: two-part commercial blocks with frugal suggestions of Classical Revival detailing. These 1913 buildings featured cast-stone keystones and shallow cornices supported by consoles and vertical elements suggestive of modillions.<sup>125</sup> The following year, the composition of these four buildings was directly copied onto the adjoining north side of the Square. The barber shop run by the Jones Brothers at 110 West Harrison Street closed. That late-nineteenth century building was razed and replaced with a more modern brick façade.<sup>126</sup> In 1916, a second structure on the north side of the Square, 106 West Harrison Street, copied the same compositional elements thereby creating a visual link between six buildings on these adjacent blocks.<sup>127</sup> Both 106 and 112 West Harrison Street are rendered in brown brick and are restrained. Tightly organized decoration – cast stone sill courses, keystones, cornice and oversized end brackets – was the dominant façade element for the two structures on the north side of the Square as well as for the four older versions on the west side.

**1920 – 1929** The two buildings erected during the 1920s are even less complicated. They eschew ornament either to accommodate ranks of windows or mural mass.<sup>128</sup> The Baxter Miller Apartment Building (1925) has a regular pattern of fenestration, however, it conveys a strong sense of mass despite the number of windows. Part of this impression is due to the stress on horizontality established by the sill courses, cornice and parapet. Architecturally this structure on the corner of Harrison and Franklins streets is significant since it was a new building type in the proposed district: a multi-story, multi-family apartment house. Whereas the erection of 107-111 East Harrison Street next door continued a building type that had been either on or close to the Square since the 1870s – a commercial first story with a civic or social space occupying the second story.<sup>129</sup> This building is even more pared down in fenestration – just three

<sup>124</sup> Those three buildings were razed in 1999.

<sup>125</sup> See image M. The four buildings are on the far right.

<sup>126</sup> See image K and photograph 6.

<sup>127</sup> See image L and photograph 4.

<sup>128</sup> See photographs 3 and 4.

<sup>129</sup> See photograph 3.

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long store fronts. Its design is linear and efficient.<sup>130</sup> In addition to businesses and a cinema, it housed the Kirksville Armory from the time of its construction in 1925 until Reiger Armory was built on South Elson Street in 1938.

A notable remodel happened during this period as well: the primary but not the secondary and tertiary facades of 102 West Harrison Street, was given a new brick veneer although it completely adhered to the scale, frieze and cornice of the 1883 original and followed almost all that nineteenth-century building's fenestration. This remodel constitutes a historically sensitive reconstruction, particularly when contrasted with the two buildings directly across Franklin Street from it and just described. All three buildings date from the 1920s, but the Baxter Miller Apartment Building and 107-111 East Harrison Street appear even more utilitarian when compared with the brick veneer added on to the 1883 building at 102 West Harrison Street.

**1930 – 1957** During the period of significance's final segment (1930-1957), the only construction activity in the district occurred with the modernization of existing buildings. Trade was reliable enough during the Depression and World War II that entrepreneurs in the district were willing to pay out money and update the appearance of their stores. The last façade constructed in the district, 108 West Harrison, offers a return to the high-style represented by Porter's Block, constructed forty years earlier.<sup>131</sup> This commercial building is a late but major, local example of the Art Deco style.<sup>132</sup> The glazed terra cotta at 108 West Harrison creates a beautiful impression of high style and modernity in a small town. Once again, this structure manifests developments in the architectural styles and technologies available in rural Missouri towns.<sup>133</sup> Whereas cast iron had been a favorite building material in the late nineteenth century because of its fireproof qualities, terra cotta held that place in the early twentieth century. But the glazed terra cotta on 108 West Harrison is more than a shift in fireproof building materials. This small building demonstrates two trends in late Art Deco.<sup>134</sup> First, a movement from monochrome to polychrome designs that juxtaposed light and dark colors and smooth and

<sup>130</sup> For characteristics of this modern broad front type of building see Gottfried, 249.

<sup>131</sup> See images N and O and photograph 5.

<sup>132</sup> Fashionable during the 1920s and the 1930s, Art Deco had several design sources – e.g., Mayan, Aztec, Chinese, Egyptian, Persian, Moorish, Byzantine, Native American, African, Polynesian, Viennese Secessionist, Expressionism. The style's design ideas were emphasized at the highly influential 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. For a discussion of the Exposition's influence see Patricia Bayer, *Art Deco Architecture*, London: Thames & Hudson, 1999, 37-41. Closer to Kirksville, this influential architectural style was highlighted at the Century of Progress Exposition in Chicago in 1933-1934. Other high profile displays of Art Deco in the Midwest were the Texas Centennial Exposition in Dallas and the Frontier Centennial Exposition in Fort Worth, both held in 1936, and the 1937 Great Lakes Exposition in Cleveland. The style had its last pre-war exhibitions in the United States in the 1939 Golden Gate International Exposition in San Francisco and the 1939-1940 New York World's Fair.

<sup>133</sup> Kirksville has only a handful of Art Deco buildings: 108 West Harrison; 112 North Franklin (c.1940); The Kirksville Daily Express Building at 110 East McPherson Street (Bonsack and Pearce, 1930); and Reiger Armory at 500 South Elson Street (Irwin Dunbar, 1938). 108 West Harrison is the most sophisticated of these four and a rare example of commercial Art Deco in northeast Missouri.

<sup>134</sup> See "Color and Iconography in Small Buildings" in Susan Tunick, *Terra-Cotta Skyline*, New York City: Princeton Architectural Press, 1997, 89-101.

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textured elements.<sup>135</sup> Second, these tiles are not just ornament applied to a masonry façade at the roofline or as spandrels, the blocks of carved, contrasting color *are* the façade. The terra cotta veneer demonstrates a range of visually dynamic Art Deco patterns. The façade emphasizes verticality with decorative banding, smooth wall surfaces and the organization of its first and second floor windows into a stacked, pyramidal form. Nevertheless, this the most refined façade in the proposed district is still composed like its nineteenth-century neighbors. It is a two-part commercial block. The contrast between the highly patterned first story and the simpler second story visibly accents the building's two levels. The second story is more developed in scale and color, however, it inverts the ground floor's small scale (intricate patterns and contrasting hues) and replaces them with a subtly mottled field of color that off sets four vertical bands of ginkgo leaves.<sup>136</sup> These stylized botanical reliefs are so large that only parts of them fit within the moldings. The interplay of textures, varied surfaces and colorful glazes creates the most animated, distinctive and exuberant commercial façade in the district. The building at 108 West Harrison Street deftly illustrates the local appearance of a larger, national trend. As older office buildings, houses, depots and shops remodeled to use this popular style, Art Deco "began to filter down the social scale and into the builders' vernacular, eventually shaping a number of modest building types..."<sup>137</sup> Paradoxically, at the time of its remodeling, this elegant façade belonged to an unassuming hardware store.

A second remodel around this time put black Vitrolite across the masonry on the ground floor of 106 West Harrison Street (a c.1917 building). The use of pigmented structural glass, like Vitrolite or cararra glass, on exteriors and interiors was widespread from the 1920s to the early 1940s.<sup>138</sup> During these decades, Vitrolite was a favorite material to use when modernizing storefronts, although 106 West Harrison Street was approximately twenty years old when the ground floor was remodeled -- one of the youngest buildings in the district. Still, a Vitrolite veneer implied "modern" and was fitting for the women's clothing store on this site, right next door to J.C. Penney. These two elements (polychrome, glazed terra cotta and pigmented structural glass) are characteristic of Art Deco design and represent two approaches, one polished and one simple, to updating an older commercial building in a small town.

In summary, the retail buildings in the nominated district are locally significant under Criterion C: ARCHITECTURE as physical examples in good repair of the two-part commercial block. Each of them is typical of the level of stylistic treatment accorded to small town mercantile buildings. Moreover, two buildings in this district -- the Adair County Courthouse and 108 West Harrison Street -- are noteworthy examples of specific architectural styles, the Romanesque and Art Deco.

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<sup>135</sup> See images N and O and photograph 5.

<sup>136</sup> The cream tiles that create this color field were manufactured using the Pulsichrometer technique for applying glazes. A mechanical technique to achieve this dappled and slightly textured effect, the Pulsichrometer was invented in the early 1920s.

<sup>137</sup> Gelernter, 242-243.

<sup>138</sup> See <http://www.oldhouseweb.com/how-to-advice/art-deco-glass-preservation-of-historic-pigmented-structural-glass-vitrolite-and-carrara-glass.shtml>

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### CONCLUSION

The Kirksville Courthouse Square Historic District is eligible for listing in the National Register as locally significant under Criterion A: COMMERCE and POLITICS/GOVERNMENT and Criterion C: ARCHITECTURE. This Historic District has enjoyed decades of stability and its future is bright. Buildings have been maintained and informed renovations and rehabilitation began in 2007. Kirksville was designated part of Missouri's DREAM initiative in 2007. This state-wide initiative, started in 2006, offers a selected community access to technical and financial assistance to revitalize its downtown core, develop strategies to increase property tax values and invigorate cultural heritage. As part of the CBD, this historic district is enjoying professional help and advice on sustainable development and historic preservation as a result of Kirksville's designation as a DREAM city. The district has a robust, visible identity founded on its historic and architectural strengths. Housing, business and government remain crucial to the district's character. Proposed plans for rehabilitation work around the entire Square stress the late-nineteenth and early-twentieth century architectural features that enrich even the most unpretentious structures in this district. With objects and representative vernacular and high-style buildings built over a seventy-four year period of significance, the Kirksville Courthouse Square Historic District manifests robust ties to the local development of commerce, government and architecture.

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### Table One

Population during the Period of Significance for Adair and Surrounding Counties in Northeast Missouri.

	1880	1890	1900	1910	1920	1930	1940	1950
<b>Adair</b>	15,190	17,417	21,728	22,700	21,404	19,436	20,246	19,689
<b>Knox</b>	13,047	13,501	13,479	12,403	10,783	9,658	8,878	7,617
<b>Macon</b>	26,222	30,575	33,018	30,868	27,518	23,070	21,396	18,332
<b>Putnam</b>	13,555	15,365	16,688	14,308	13,115	11,503	11,327	9,166
<b>Scotland</b>	12,508	12,674	13,232	11,869	10,700	8,853	8,557	7,332
<b>Schuyler</b>	10,470	11,249	10,840	9,062	8,383	6,951	6,627	5,760
<b>Sullivan</b>	16,569	19,000	20,282	18,598	17,781	15,212	13,701	11,299

### Table Two

Population during the Period of Significance for Adair County and Kirksville.

	1880	1890	1900	1910	1920	1930	1940	1950
<b>Adair</b>	15,190	17,417	21,728	22,700	21,404	19,436	20,246	19,689
<b>Kirksville</b>	2,314	3,510	5,966	6,347	7,213	8,293	10,080	11,110

#### Sources:

Adair County Committee for Economic Development, 5; Selby, *Bits of Adair County History V*: 5; Violette, 343; <http://fisher.lib.virginia.edu/collections/stats/histcensus/>

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Adair County, Missouri**

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**Kirksville Courthouse Square District  
Adair County, Missouri**

### VERBAL BOUNDARY DESCRIPTION

Block 9 and all of lots 1, 2, 3, 4 of Block 8 and lots 1, 2, 7 of Block 13, Original Town, an area of central Kirksville, Adair County, Missouri platted in 1841.

### BOUNDARY JUSTIFICATION

This nomination includes one complete block (Block 9) and the eight lots historically associated with the one previously listed and eleven other buildings, one structure and eight objects inventoried for the nominated historic district. These constitute a distinct area within Kirksville's central business district related through scale, materials, historic use and most importantly through integrity. Additional boundary increases should be anticipated based on the development of assemblages of buildings, structures and objects that have historic integrity.

### PHOTOGRAPHIC INFORMATION

The following information remains the same for all photographs

Photographer: Cole Woodcox, Kirksville, Missouri  
Date of Photographs: October and November 2008  
Location of Original Images: Cole Woodcox  
616 East Harrison Street  
Kirksville, Missouri 63501

<b>Number</b>	<b>Description</b>	<b>Camera direction</b>
1.	214 and 216 North Franklin Street	East
2.	103 East Harrison Street	Northeast
3.	107-111 East Harrison Street	North
4.	102-104, 106 West Harrison Street	North
5.	106, 108, 110 West Harrison Street	North
6.	110, 112, 114-116 West Harrison Street	North
7.	114-116 West Harrison Street	North
8.	118-122 West Harrison Street	Northeast
9.	118-122 West Harrison Street	Southeast
10.	Adair County Courthouse	Northwest

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**Kirksville Courthouse Square District  
Adair County, Missouri**

### LIST OF FIGURES

Image A: Central Business District and Proposed Courthouse Square Historic District

Image B: North side of the Courthouse Square during the I.O.O.F Convention Parade, 26 April 1897.

Image C: North Franklin Street after the sleet storm of 3 January 1897. Ivie's Hotel, 102 West Harrison Street, is on the far left and the original facade of the Union Meat Market, 210 North Franklin Street, can be seen on the right.

Image D: North Side of the Courthouse Square, c. 1915.

Image E: View of the proposed Historic District in 1900. Looking north from the bell tower of the Adair County Courthouse.

Images F and G: 114-116 W. Harrison St. and 118-122 W. Harrison St., c. 1900.

Image H: The Adair County Courthouse and north side of the Square, c. 1910.

Images I and J: Second stories of 216 and 214 North Franklin Street.

Images K, L and M: 112 and 106 West Harrison Street and the west side of the Courthouse Square. Note the four buildings on the right built after a 1913 fire.

Images N and O: Details of first and second floors of 108 West Harrison Street.

Images P and Q: the cast-iron fountain (1912) and statue of A.T. Still (1917).

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**Kirksville Courthouse Square District  
Adair County, Missouri**



Image A: Central Business District and Proposed Courthouse Square Historic District

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**Kirksville Courthouse Square District  
Adair County, Missouri**



**Image B: North side of the Courthouse Square during the I.O.O.F Convention Parade, 26 April 1897.**



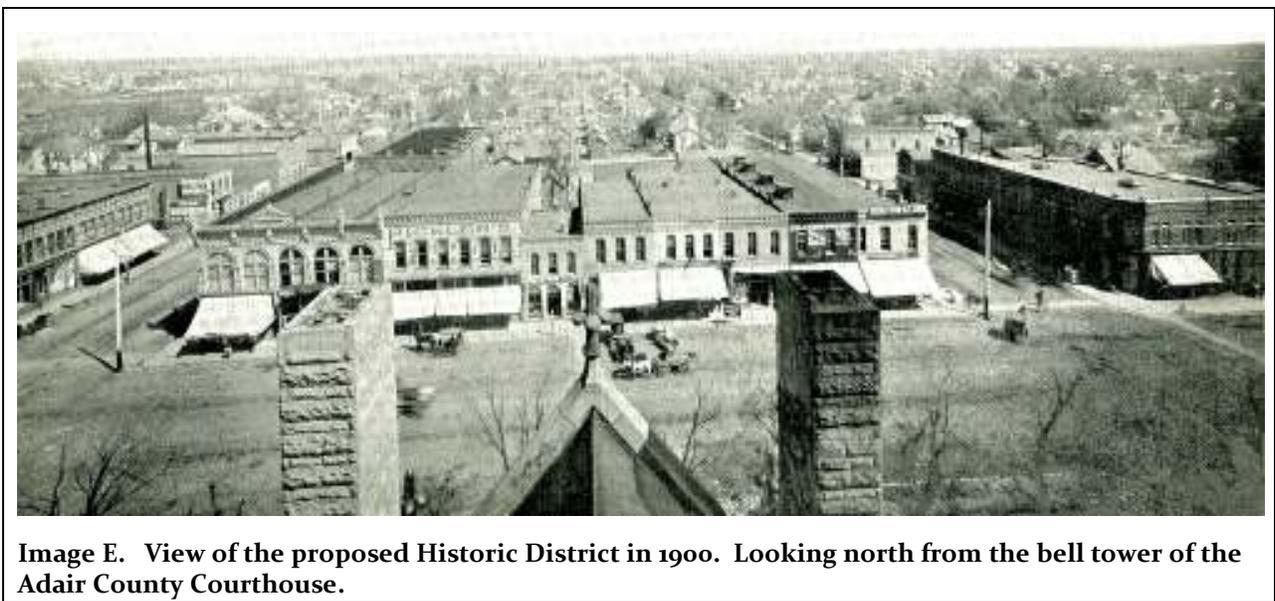
**Image C: North Franklin Street after the sleet storm of 3 January 1897. Ivie's Hotel, 102 West Harrison Street, is on the far left and the original facade of the Union Meat Market, 210 North Franklin Street, can be seen on the right.**

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Adair County, Missouri**



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Adair County, Missouri**



Images F and G: 114-116 W. Harrison St. and 118-122 W. Harrison St., c. 19xx.



Image H: The Adair County Courthouse and north side of the Square, c. 1910.



Images I and J: Second stories of 216 and 214 North Franklin Street.

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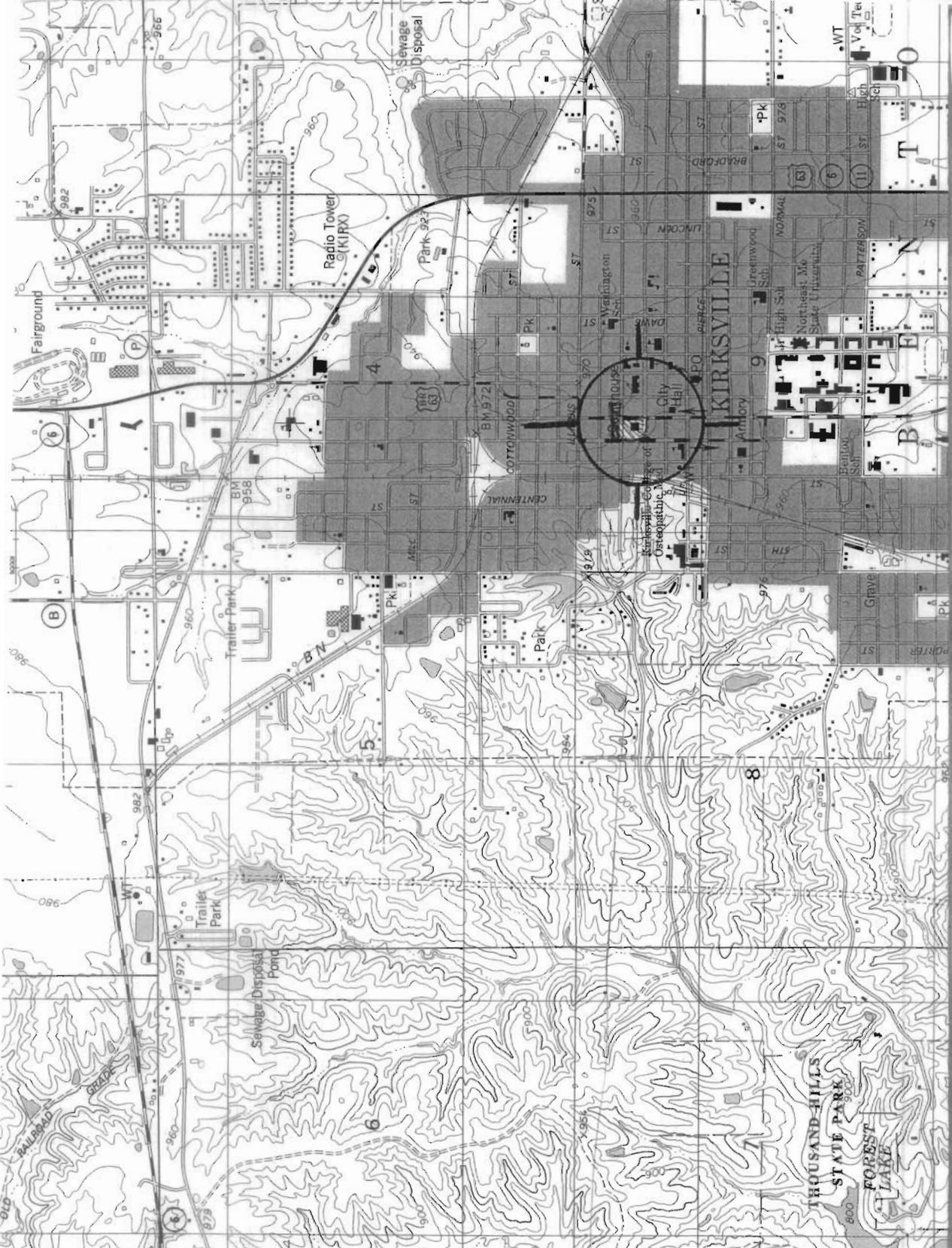
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**Kirksville Courthouse Square District  
Adair County, Missouri**







Kirksville Courthouse  
 Square Historic District  
 Adair Co., MO  
 15 | 635 449 | 4449 340

T 63 N  
MILAN 28 MI.  
NOVINGER 5 MI. N

T 62 N  
12'30"

4450

449

7464 II NW  
(NOVINGER)

448



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