

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Miller Building, Matthews Hardware, Metropolitan Building

other names/site number Eighth and Broadway Historic District (Preferred)

## 2. Location

street & number 800-810 East Broadway Blvd. [N/A] not for publication

city or town Columbia [N/A] vicinity

state Missouri code MO county Boone code 101 zip code 65203

## 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 [ ]. )

*LaVerne Bronde* Signature of certifying official/Title LaVerne Bronde/Deputy SHPO 3/10/05 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

## 4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Eighth and Broadway Historic District (Preferred)  
Boone County, Missouri**

**5. Classification**

Ownership of Property	Category of Property	Number of Resources Within Property		
		Contributing	Non-contributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	3	0	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	3	0	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

**6. Function or Use**

**Historic Functions**

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

DOMESTIC: multiple dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

LATE VICTORIAN/Italianate

MODERN MOVEMENT/Art Deco

LATE 19TH AND 20TH CENTURY REVIVALS/Beaux Arts

\_\_\_\_\_

foundation Stone

walls Brick

Stone

roof Asphalt

other Terra Cotta

Metal

Narrative Description See continuation sheet [ x].

See continuation sheet [ ]

**Eighth and Broadway Historic District (Preferred)  
Boone County, Missouri**

**8. Statement of Significance**

**Applicable National Register Criteria**

**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**

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.

**Areas of Significance**

ARCHITECTURE

COMMERCE

**Period of Significance**

ca. 1894-1952

**Significant Dates**

ca. 1894

1910

ca. 1930

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Builder/ Johnson Brothers

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography**

See continuation sheet [x].

**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

# \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

State Historical Society of Missouri, Columbia, MO

**Eighth and Broadway Historic District (Preferred)  
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**10. Geographical Data**

Acreeage of Property Less than one acre

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	558210	4311350			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Debbie Sheals

organization Private Contractor date November, 2002

street & number 406 West Broadway telephone 573-874-3779

city or town Columbia state Missouri zip code 65203

**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 FOP for any additional items)

**Property Owner**

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

name See Continuation Sheet

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

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

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**Eighth and Broadway Historic District (Preferred)**  
**Boone County, Missouri**

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**Summary:**

The Eighth and Broadway Historic District (preferred) is comprised of a row of three commercial buildings located at the southeast corner of Eighth Street and Broadway, in downtown Columbia, MO. They face Broadway, which is the main commercial thoroughfare in the area. All three buildings are two-part commercial blocks with brick walls and open storefronts; construction dates range from ca. 1894 to ca. 1930. The 1910 Miller Building, 800-802 East Broadway, is closest to Eighth Street; it is a three story building with Beaux Arts styling, dark brick walls and extensive cream colored terra cotta ornamentation. The ca. 1894 Matthews Building, at 804 East Broadway, is a Late Victorian/Italianate building, two stories tall, with red brick walls and a bracketed sheet metal cornice. The ca. 1930 Metropolitan Building, 806-810 East Broadway, occupies the east end of the grouping; it is two stories tall with brown brick walls accented with polychromatic Art Deco style terra cotta. These buildings constitute an unusually intact grouping for downtown Columbia. All three have highly intact upper facades, and their storefronts, though only a few decades old, are of sympathetic scale and materials. The buildings today look very much like they did during the period of significance, and stand apart as one of the most intact groupings of historic two part commercial blocks on Broadway today. All three are contributing buildings which occupy their entire lot; there are no non-contributing resources in the district.

**Elaboration:**

The buildings sit directly on a wide sidewalk, facing north to Broadway, which is the widest street in the area. The district covers almost half of the block and includes the three westernmost buildings found there, out of seven total. As is the case for most of the buildings in the area, these three buildings share common walls, and each occupies its entire lot. District boundaries are formed by Broadway on the north, Eighth Street on the west, a narrow public alley to the south, and the common wall of the adjoining commercial building to the east. The area measures 100 feet along Broadway and the alley, and 142.5 feet along Eighth Street and the adjoining building. (See Site Plan, Figure Two.)

Broadway was created when Columbia was platted in 1821, and it continues to serve as the main street in the downtown area today. The current commercial center of Columbia occupies the eastern portion of the original plat of the town. Broadway serves as the main east-west artery, and Ninth Street, which is a half block east of the district, is one of the most important north-south streets. The main campus of the University of Missouri is located just south of the downtown area, and the county courthouse sits one block north of Broadway, between Seventh and Eighth Streets. Eighth Street provides the most direct route between the courthouse and the UMC campus. (See Figure One.)

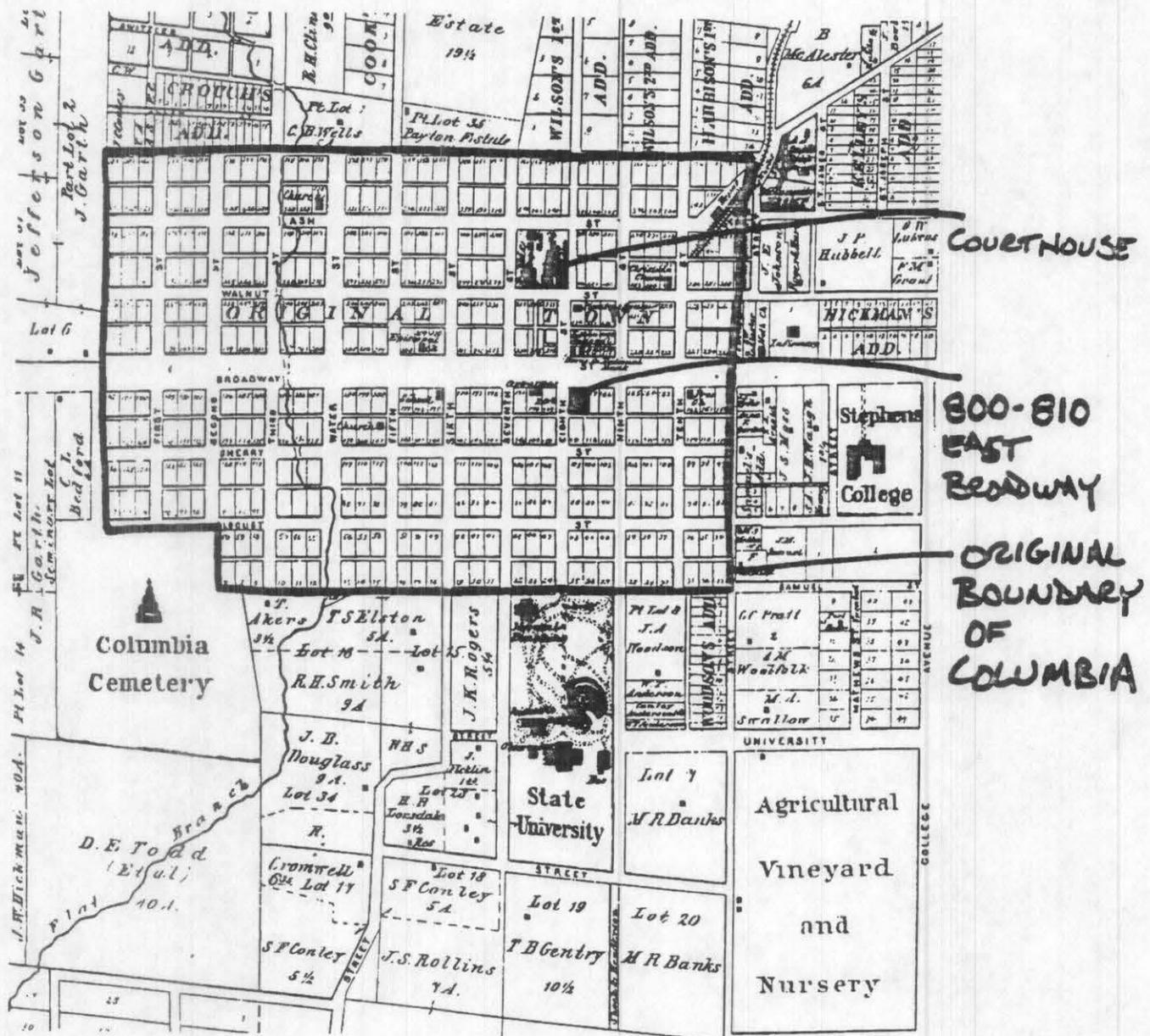
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Boone County, Missouri

Figure One. An 1875 Atlas Map of Central Columbia, with current district location.  
From An Illustrated Historical Atlas of Boone County, Missouri. Philadelphia: Edwards Brothers, 1875.



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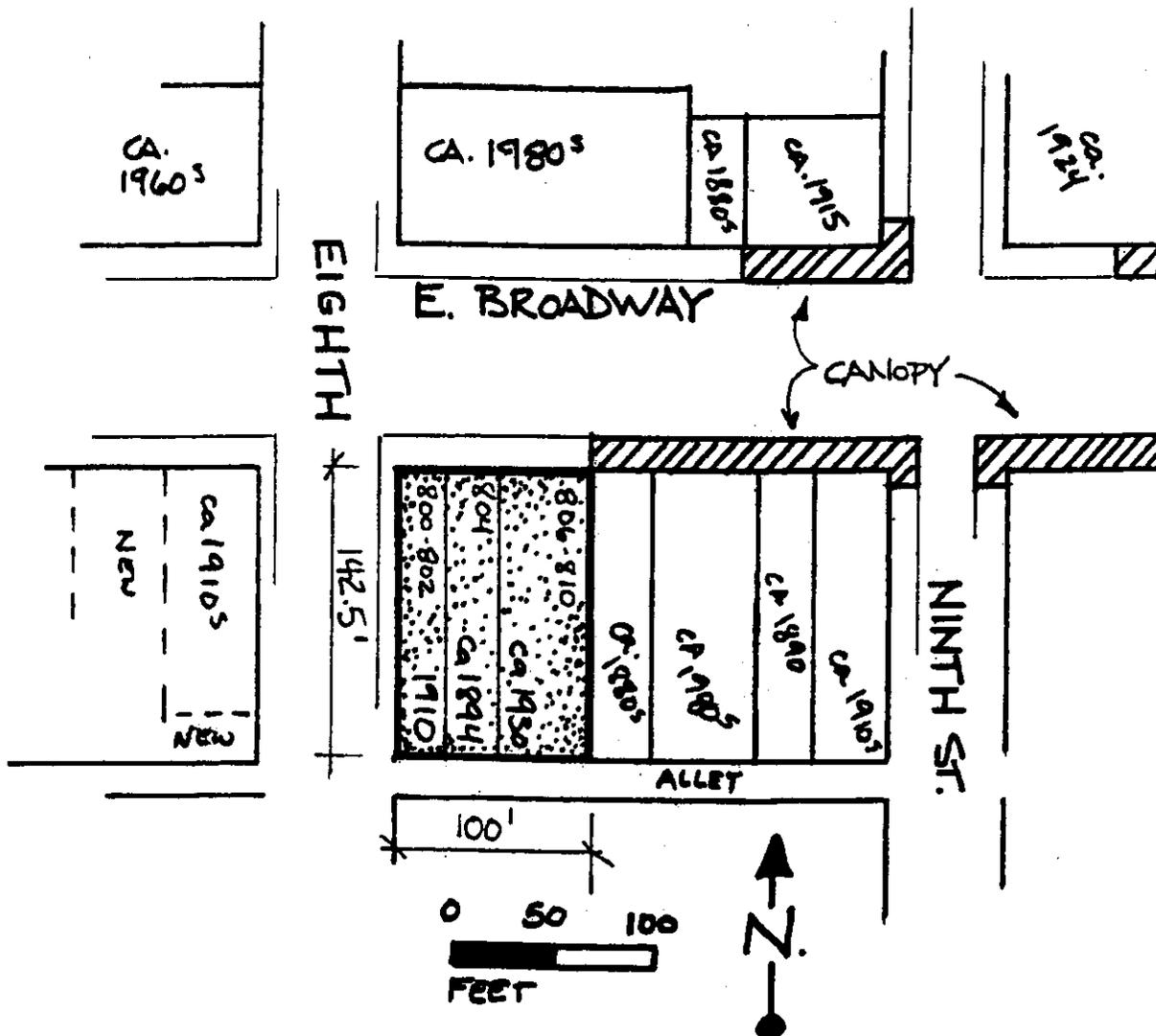
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Although the commercial core of the community has a respectable stock of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings, the overall level of integrity in the area is not high. One of the dominant integrity issues is the presence of a large concrete canopy which was built along several blocks of Broadway in the late 1960s. That structure shelters, and in many cases obscures, the first floor of most of the commercial buildings along Broadway, creating a visual barrier between the first and second floors of the facades. The canopy runs in long stretches along four blocks of Broadway, and covers the front of many of the oldest buildings in the downtown area, including those located directly east of the Eighth and Broadway district. (See photos 2 and 3, and Figure Two.)

Figure Two. Site Map. Drawn by Deb Sheals, from a current Boone County Aerial-Photo map of the area.



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The district represents a discrete grouping of intact historic commercial buildings. The opposite side of the street along that block holds a large modern bank building which is three stories tall and covers more than half of the block. The south side of the block to the east of the district contains four, two-story commercial buildings, all of which are covered by the canopy. A modern parking garage is located on the other side of the alley behind the district. To the east, across Eighth Street, is Boone County National Bank, which was built in the 1910s. Although the original part of that bank is largely intact, overall integrity is impacted by the presence of three modern additions, two on Broadway and one on Eighth Street. (See photo 3.) The three buildings of this small district stand apart in level of integrity and homogeneity of form and function.

**1. Miller Building. 800-802 East Broadway, 1910.**

The Miller Building, which is on the corner, is the tallest and most visible of the three buildings in the district. It is three stories tall at Broadway and four stories near the back alley. It has a 25 foot wide facade and a side wall along Eighth Street which measures an impressive 142.5 feet. The walls are composed of very dark brown wire-cut brick, accented with glazed cream colored terra cotta ornamentation. A high foundation of ashlar limestone runs along the side wall, and the entire ground floor of the facade is occupied by an open storefront. The ground floor of the building is occupied by a bar and restaurant, the second floor is office space, and the third floor is used for apartments.

The storefront, most of which dates to the 1970s, is similar in scale and composition to earlier units used on the store. (All three stores in the group have had multiple fronts over the years.) The current storefront on the Miller Building has low brown tile and brick bulkheads, and large glass display windows. Matching tiles fill the transom area above the display windows. A large square wooden column marks the corner of the storefront, and a similar column separates the front storefront from a doorway to the upper floors which is located on the east side of the facade. Both of the wooden columns, which have recessed panels and molded tops, replicate the lines of a third column located on the east edge of the storefront. That column is of cast iron, and appears to be original to the building. A wide simple cornice runs along the top of the storefront on the facade.

The upper facade features four bays of double hung windows on each floor. The window openings are original; the sash themselves are newer. The windows are organized into vertical bays which are topped with terra cotta arches, and separated by pilasters of the same material. Recessed panels on the pilasters are ornamented with narrow bands of egg-and-dart molding. The recesses of the arches are filled with high-relief swags and garlands. The spandrels between the widows are filled with dark brick which is accented by green glazed tiles.

Heavy rusticated pilasters ornament the outside edges of the facade, and a large molded terra cotta cornice runs along the top of the third floor. A row of dentils accents the bottom of the cornice, and a tall brick parapet wall with terra cotta coping caps the building. (See photo 9.) The pilasters are topped by terra cotta capitals which have paired scrolled brackets and swags like those found within the window arches. Just below the capitals are large squared medallions which are actually monogram like composites of the letters C B M, for the original owner and long-term occupant of the building, C.B. Miller.

The building was obviously designed to maximize its corner location; both the storefront and the upper level ornamentation wrap around to the front part of the Eighth Street elevation, and the entire

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Eighth Street elevation has a high level of styling with Beaux Arts affinities. (See photos 1 and 7.) The upper part of the side wall closest to Broadway has ornamentation and fenestration which are nearly identical to that used on the facade, including pilasters, terra cotta arches, and "CBM" medallions. (Two of the windows on the third floor are shorter than those on the facade, and have air-conditioners above them. As with the front, the original openings are unchanged and little affected visually.)

The level of styling and general ornamental patterning of the front continues down the long side wall of the Miller Building, and an identical set of four window bays accents the south end of that elevation. (See photo 4.) The long section of wall between those two areas is lined with even rows of windows which are separated into vertical stacks by simple brick pilasters. The pilasters are topped by terra cotta capitals which visually support a large cornice like the one on the facade. There are eighteen window bays between the front and rear sections in the upper part of the side elevation. The first floor of that wall has simpler recessed rectangular panels, into which are set window openings with terra cotta sills. Most of those windows have been replaced with solid board infill, without impact upon the openings or the sills. Three early or original one-over-one wood windows remain in place near the south end.

Eighth Street slopes to the south along that part of the block, which allows street access to the basement level of the building near the back wall. A wide low storefront opening spans roughly one fourth of the back side wall at the basement level. The storefront opening is early or original. (See photo 4.) That storefront opening is topped with a lintel of smooth limestone blocks. The opening itself is filled with a large glass display window over a mid-century black tile bulkhead, along with some solid modern wall sheathing. The back wall of the store, which faces the narrow alley, is sheathed with much less ornamental tan and brown bricks, and has no terra cotta or other ornamental work. The window openings of the back wall are simple rectangular openings. An early metal fire escape runs from the top floor to near street level.

The Miller Building today is in good condition and appears very much as it did during the period of significance. The striking combination of dark brick and cream colored terra cotta continues to dominate the corner of Eighth and Broadway and the building is immediately recognizable to the period of significance.

**2. Matthews Building. 804 East Broadway, ca. 1894**

The Matthews building, which is in the center of the group, is the oldest of the three. It is a tall narrow building, 26.25 feet wide, and two stories high, which shares a side wall with each of its neighbors. Stylistically, it has Italianate affinities. The upper facade has red brick walls, tall window openings with elaborate arches, and a prominent sheet metal cornice. The back section of the building is lower than the front part, and the roofline steps down about halfway back from the street. (See photo 11.) The back wall of the building backs up to the rear alley; it is a flat brick wall with arched door and window openings, many of which have been infilled over the years. The ground floor of the building contains a single open retail space which is currently vacant, and the second floor is now rental residential.

The ground floor is open, with doorways to the basement and upper levels set on either side of a central storefront. (See photo 6.) As is the case with the other buildings in the group, most of the storefront dates to the 1970s, but it is of sympathetic scale and configuration. The side doorways of the facade are separated from the central storefront by narrow brick piers. The piers are made of brick which is similar to the original brick used on the upper facade and the lower side walls of the front. The storefront has a recessed central entrance with open display windows over low brick bulkheads. The transom areas over the

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side doorways are filled with art glass panels which are several decades old but not original to this building, and the central transom is faced with flat beadboard sheathing. A wide wooden cornice which is very similar to the one on the ground floor of the Miller Building separates the storefront from the upper facade.

The upper facade features three large rectangular widow openings which are topped with recessed arches. The window openings are original and fully intact; the windows themselves are newer. Historic photos show that the rectangular art glass panels now in place at the top of the window openings are not original, but are very close to the original units in size and shape. (See photo 12, historic view.) Wide flat brick piers with stepped tops run between the windows and along the sides of the facade, and narrow string courses of light colored rock-faced limestone span the facade above and below the windows. The lower string course forms a continuous window sill, and the upper one runs between the window openings and the arches above them.

Each window arch has three stepped brick courses, consisting of two narrow bands near the center and one very wide band of soldier bricks along the exterior. (See photos 8 and 10.) The areas within the arches are filled with ornamental panels which appear to be of the same type of pressed metal used for the cornice. The cornice runs along the very top edge of the facade. It is of metal, and has a deep overhang which is supported by widely spaced brackets. Flat panels fill the spaces between the brackets, and mutules ornament the overhang. Overall, the Matthews Building is in good condition, and it looks very much as it did when it housed the Charles Matthews Hardware Store in the late 1890s.

**3. Metropolitan Building, 806-810 East Broadway, ca. 1930.**

The Metropolitan Building, which replaced two 19<sup>th</sup> century commercial buildings when it was constructed ca. 1930, is the newest and widest building of the group. It is also one of only a two buildings in the downtown area with Art Deco styling.<sup>1</sup> The brick building is 48.75 feet wide by 142.5 feet deep, and shares side walls with both of its neighbors. This building steps down in height twice from street to alley. The section closest to the street is as tall as the facade, while the middle part of the building is about eight feet lower. The roofline drops again near the back of the building, and the area closest to the alley is just one and one-half stories tall. (See photo 11.) The facade is faced with brown wire-cut bricks; the back walls are all constructed of flat red bricks.

The broad facade has open wooden storefronts beneath a wide band of beadboard which holds the name of the current occupant, the "Cool Stuff" store. (See photo 5.) There are two store entrances with flanking display areas, and a third doorway which leads to a wide stair hall with access to the upper and lower floors of the building. The stairway is located on the east side of the building, and the west side of the ground floor contains a single large retail area. The storefronts are all of wood, and all except one of the display windows rests upon a low bulkhead which has wooden molding and a recessed beadboard panel. The transom areas above the display widows are filled with recessed panels of beadboard, and those above the doorways are of glass.

The upper facade contains a large center section which is gently peaked and topped with a wide band of glazed coping, and two slightly recessed side bays. Eight rectangular windows occupy the center section,

<sup>1</sup> Mary J. Matthews. "Downtown Columbia: An Architectural Survey." (Survey Report and Inventory Forms on file with the State Historic Preservation Office of Missouri, Jefferson City, MO, 1979) report, p. 3..

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and each side bay has a single window. The window openings are original and unchanged; the widow sash are modern. The side windows have elaborate individual terra cotta trim, while the central group is topped by a single band of trim. All of the windows have wide terra cotta sills as well; the central group shares a single line while those on the ends are separate.

The terra cotta ornamentation on the facade of this building is some of the most colorful such ornament found in downtown Columbia. The accent pieces are glazed in green, gold, orange and blue, with tan trim. The designs feature classic Art Deco patterns of zigzags, sunbursts, and abstract geometrical and plantlike forms. (See photo 8.) The top of the central section has three large polygonal medallions which appear to double as vents, as well as the long band of trim along the tops of the windows. The band of window trim has a vaguely floral motif, with a pattern that repeats about every 12 inches. Similar bands of trim run along the tops of the side window bays, and the single windows themselves have the most elaborate treatments. Those windows are topped with very tall peaked panels which have scalloped tops and vertically divided panels. The single window openings also have gently curved sides which are ornamented with the same type of colorful trim.

The Metropolitan Building today is in good to excellent condition and looks very much as it did during the period of significance. It is used much as it always has been, and is distinguished by its rare, colorful, Art Deco style ornamentation.

All three of the buildings in the district today are in generally good condition, and each continues to reflect its early use and appearance. The current storefronts are similar to those seen in historic photos, and the upper facades have notably high levels of integrity. All three buildings retain the character-defining features of their original designs. As a group, they represent a rare intact grouping of historic commercial architecture in downtown Columbia. △

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**Summary:**

The Eighth and Broadway Historic District (preferred), at 800-810 East Broadway in Columbia, Missouri, is significant under Criteria A and C, in the areas of Commerce, and Architecture, with a local level of significance. The three buildings in the district were built between ca. 1894 and ca. 1930, and all have seen continuous commercial use since the time of their construction. The period of significance thus runs from ca. 1894 to 1952, the arbitrary 50 year cut-off date. The largest building of the group, the Miller Building, was home to the Miller Shoe store for more than half a century, and the Matthews Building next to it housed the Higbee and Hockaday Clothing store for more than 40 years. The Metropolitan Building was erected ca. 1930 to house the Metropolitan Chain Store Company, and later served as home to a local "five and dime." The group is also significant as a representative sampling of architectural trends which were popular during the period of significance. The ca. 1894 Matthews Building, at 804 East Broadway, is a good example of the Late Victorian Italianate style, which was the style of choice for commercial buildings on Broadway during the late 1800s. The 1910 Miller Building, 800-802 East Broadway, which features Beaux Arts motifs, is notable as one of the largest and most ornate historic commercial buildings in downtown Columbia today. The newest building of the group, the ca. 1930 Metropolitan Building, at 806-810 East Broadway, is unusual for Columbia in that it utilizes Art Deco styling and polychromatic terra cotta ornamentation. The buildings are in good to excellent condition, with a high degree of integrity. Although their storefronts are not original, the early openings are intact, and the units there now are similar to those in place during the period of significance. All three upper facades are highly intact. The top portions of the buildings all retain their early architectural ornamentation, including an ornamental pressed metal cornice and extensive terra cotta detailing. The Miller Building is further distinguished by a prominent and notably ornate side elevation. The side wall of that building, which is over 140 feet long, features highly intact brick and terra cotta work which matches that found on the building's narrow facade. As a group, the buildings at 800-810 East Broadway form one of the most intact clusters of historic commercial buildings left on Broadway today, and they strongly evoke their period of significance.

**Elaboration:**

Columbia is the seat of Boone County, and the largest town in Mid-Missouri. The town was platted in the spring of 1821 by the Smithton Land Company. That group had actually started a settlement just west of the downtown area in 1818, but chose to relocate after the original spot failed to yield an adequate water supply. The new location, which offered high ground and good well sites, quickly proved to be favorable to development, and the area covered by that 1821 plat is home to the commercial center of the community yet today.

The original plat for the city included nearly 400 lots, laid out in a standard grid pattern, with

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generously scaled streets, and land set aside for public use. The Eighth and Broadway District occupies all of Lot 168 and part of Lot 167 from that plat. Broadway, which was intended to serve as the main road through town, was the widest street in the plat; it maintains that impressive width in the downtown area yet today, and continues to be the main street in the central business district.

Planned public lands included a block for the county courthouse, and ten acres for a future state university. That foresight paid off in 1842, when Columbia became home to the University of Missouri. The University campus was established at the southern edge of the original town plat, a few blocks south of Broadway, and the courthouse was located at the north end of Eighth Street, two blocks north of Broadway. Eighth Street developed into the most direct route from county courthouse to the new campus, and the surrounding blocks quickly became the commercial core of Columbia.

The community grew steadily, especially after the University was established; the population increased from 600 in 1850 to over 3,000 in 1880.<sup>2</sup> The physical size expanded with the population growth, and the city limits spread outward as regular additions to the town were platted and developed. Most of those additions became residential areas, with the original town plat continuing to serve as the commercial center.

Historic photos and Sanborn maps of the downtown area show that several blocks on Broadway have contained tightly packed commercial buildings for well over a century. An oft-reprinted historic photo of Broadway taken around the 1860s shows that it was lined with two-story frame commercial buildings at that time.<sup>3</sup> Although most of the buildings shown in that early photo are of frame construction, historic Sanborn maps show that brick construction had come to dominate the Broadway streetscape by the 1880s. The oldest known Sanborn map of the community, which was made in 1883, shows that several blocks of Broadway, including the current 800 block, were by then lined with two story brick commercial buildings. Although most of the lots laid out in the original plat of town had 80-foot wide street frontage, it was common practice to divide them into smaller parcels, and most of the commercial buildings shown in that first Sanborn map were 20 to 30 feet wide, a building pattern that remains on many blocks downtown today.

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<sup>2</sup> Census figures, cited in Columbia, the Heart of America, (Columbia, MO: Columbia Commercial Club, ca. 1922.) n.p.

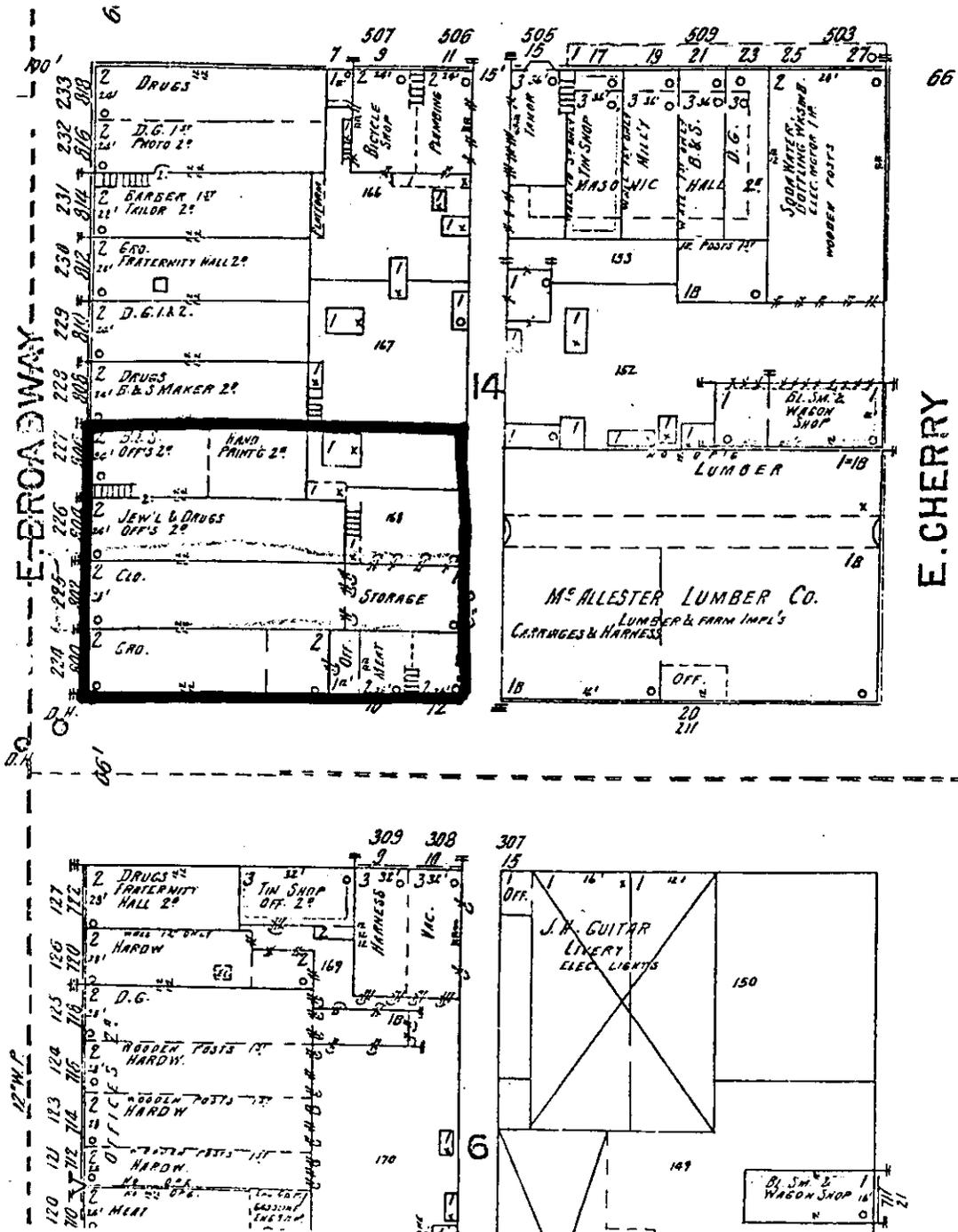
<sup>3</sup> A copy of the photo was used to illustrate an historical account of the city which appeared in "Things to Do and See in Columbia, MO," (Columbia, MO: Columbia Chamber of Commerce) throughout the early 1960s.

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Figure Three. 1902 Sanborn Map of the area.  
Development patterns were very similar to this by 1883.



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By far the most common type of building to be erected on those narrow lots was the "two-part commercial block", a commercial building type which has defined Main Streets throughout the United States for more than a century. Architectural historian Richard Longstreth has described the two-part commercial block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones."<sup>4</sup> The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. All three of the buildings in the Eighth and Broadway district are two-part commercial blocks, as are many of the nearby commercial buildings in the area.

That basic form has, over the decades, been ornamented with components from a wide variety of architectural styles, with Victorian-era motifs being the most common. Two-part commercial blocks with Victorian detailing were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, commercial streets throughout the country, including Columbia's, were lined with them. In Columbia, the earliest Victorian examples started appearing in the 1860s and 1870s. Those early buildings tended to utilize relatively simple Italianate detailing, with brick walls, round-arched windows, and a fairly heavy general scale. Later, from the 1880s into the very early 1900s, the design and ornamentation of new buildings tended towards the lighter scale and more elaborate types of ornamentation typical of Late Victorian buildings.<sup>5</sup> Prefabricated elements were much more common on those later versions.

Many North American commercial buildings of the late 1800s and early 1900s, including several in downtown Columbia, reflect the widespread availability of prefabricated building parts, which varied from individual elements such as columns or widow hoods to entire storefront "kits." Mass-produced architectural elements were available from a number of manufacturers, all easily shipped by rail to any interested building owner. One account noted that "factory-produced architectural elements, sold by catalogue, offered small-town merchants....an opportunity to order complete 'store fronts' for their buildings. Even without a local architect, the latest in eclectic and lavish ornament could be added to any kind of building, of any age, or any material."<sup>6</sup> Although the surviving 19<sup>th</sup> century commercial buildings in downtown Columbia generally feature relatively simple brick facades and low to moderate levels of ornamentation, several do have prefabricated cornices and other components.

The Charles Matthews Building, which is the oldest of the three buildings in the Eighth and Broadway district, is a classic example of the type of two-part commercial block favored by Columbia merchants in the late 1800s. Built ca. 1894, it is a brick two-part commercial block with Late Victorian ornamentation. The bracketed cornice and ornamental panels within the window arches are clearly

<sup>4</sup> Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1937) p. 24.

<sup>5</sup> Matthews. Survey Report, pp. 2 and 3.

<sup>6</sup> Lee H. Nelson, ed., "The 1905 Catalogue of Iron Store Fronts Designed and Manufactured by Geo. L. Mesker and Co." Bulletin of the Association for Preservation Technology (Vol. IX, No. 4, 1977) p. 3.

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prefabricated components, and the overall form of the buildings is quite typical of two-part commercial blocks.

The building was erected for local hardware dealer Charles Matthews, who had already been in business in Columbia for several years when this construction project began. The 1883 Sanborn map for this block shows that when Matthews bought the property from Sallie Prewitt in 1892, it was occupied by a building of similar footprint but slightly smaller size, and he may have used that one for a couple of years before erecting the one now on the property.<sup>7</sup> (That earlier building housed a dry goods store in 1883.) Early property tax records show that the valuation remained the same for the first two years he owned the lot, and that between 1893 and 1894, the value for this property increased more than did that of neighboring lots. The next available Sanborn Map, published in 1895, shows a new building on the lot, presumably this one.

Matthews was a successful local businessman who had hardware stores in three or four different downtown locations over the years. This appears to have been his second store. A biographical sketch about him which was published just before he bought this property described his hardware business and noted that he "purchased this establishment ten years ago and has carried on a very successful and satisfactory trade."<sup>8</sup> It does appear that he had moved into this spot by the time of the 1895 Sanborn, when this building was labeled as a hardware store. Another biographical sketch of Matthews published that same year described his new building: "his storeroom is one of the handsomest and most commodious in Central Missouri."<sup>9</sup>

In spite of that favorable reception, or perhaps because of it, Matthews did not stay in business at that location for long. A turn of the century publication shows that he had by then moved his business to an even larger building, and other records show that the clothing firm of Higbee and Hockaday had moved into this building by 1900.<sup>10</sup> Higbee and Hockaday were to remain there for most of the next half century. City Directories show them at this location through the late 1940s. They moved out or closed between 1947 and 1951, after which the building became home to Dick Barnett's Men's Clothing store. (See Appendix. Selected Directory Entries, 1915-1951.)

The Matthews Building was erected at a time of great turnover in the business establishments in Columbia. One history of the community cited an 1895 account which noted: "Of the establishments that were here 25 years ago only three remain. Nearly all of the business district has been burned and rebuilt..."<sup>11</sup> Although it is not known if any of the current buildings in the Eighth and Broadway district are replacements due to fire, it is clear that all three replace earlier commercial buildings.

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<sup>7</sup> That purchase is recorded in Deed Book 79, p. 55, at the Boone County Recorder's office, Columbia, MO.

<sup>8</sup> Jno. Lethem, Historical and Descriptive Review of Missouri, 1891-1892: Vol II. Northern Missouri, (St. Joseph, MO: Ackerman Bros, 1892) p. 93.

<sup>9</sup> Historical Edition Columbia Missouri Herald 25<sup>th</sup> Anniversary, (Columbia, MO: 1895) p. 41.

<sup>10</sup> Matthews, survey form for this property.

<sup>11</sup> Alan Havig, Columbia: An Illustrated History, (Woodland Hills, CA: Windsor Publications, 1984) p. 39.

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Like the Matthews building, the Miller Building is not the first building to occupy that property. The corner lot had at least two other buildings on it before it became home to the Miller Building. It was home to Stephens Cash Store from around 1843 to 1850, when that building exploded, after which it was home to a simple two-part commercial block of brick. Sanborn maps made between 1883 and 1908 indicate that that building was used as a dry goods store, a clothing store, and a grocery during that period.

The Miller Building is also like the Matthews Building in that it was built by a merchant who had already been in business in Columbia for many years. It was constructed in 1910 for shoe merchant Charles B. Miller, who had been selling shoes from a smaller store just across the street since the early 1880s. (That shop, a small Victorian two-part commercial block at 823 East Broadway, remains in place across the street today.) The 1895 "Historical Edition" of the Columbia Herald noted:

C. B. Miller, shoe merchant, is familiar to Boone County people as proprietor of a popular establishment for the dissemination of footwear. He believes in pushing his business and his large trade is a result.<sup>12</sup>

Miller was just 18 when he and a partner, R. L. Dorsey, bought the shop across the street and began selling shoes there. He bought Dorsey out in 1890 and operated his shoe business from that location until 1910, when he bought the lot at Eighth and Broadway and erected the building which still sits there today.<sup>13</sup> Construction on the new building was underway by February of that year, and the grand opening was held on November 27, 1910.<sup>14</sup> The Miller Shoe Store occupied the ground floor of that new building for the next half century or more; photos of downtown which were taken in the 1960s show that it was still home to Miller Shoes even then.

The design of Miller's tall new building represented something of a departure from the Late Victorian styling which had been the norm for modest commercial buildings in the area over the previous decades. The classical elements of the design, and especially of the terra cotta ornamentation used on the building, are more typical of the Beaux Arts style than of the Victorian movement. The Beaux Arts movement in architecture takes its name from the *Ecole Des Beaux Arts*, a school of architecture in Paris which was attended by several leading North American architects in the last half of the 19<sup>th</sup> century. The course of study at the Ecole emphasized such things as composition, symmetry and the creation of designs based upon academically correct interpretations of classical architecture.<sup>15</sup> Classical columns and pilasters were often featured elements of Beaux Arts designs, as were, as one source put it "grand arched openings, cartouches,

<sup>12</sup> Historical Edition Columbia Missouri Herald 25<sup>th</sup> Anniversary, (Columbia, MO: 1895) p. 41.

<sup>13</sup> "C.B. Miller, 58, Dies After Long Illness," Columbia Missourian, May 19, 1924, p. 1.

<sup>14</sup> Matthews, Survey Form for the building, p. 2.

<sup>15</sup> Alan Gowans, Styles and Types of North American Architecture (New York: HarperCollins, 1992) pp. 217-219.

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decorative swags, medallions and sculptural figures."<sup>16</sup>

Although the Miller Building is not a full-blown example of the style, it does feature many of the elements associated with Beaux Arts buildings of the day, and is clearly one of the more formally styled buildings of its era left in the downtown area today. That is a distinction it has held for quite some time; an architectural survey of downtown Columbia which was conducted in the late 1970s more than once noted its architectural significance, and in the survey report it was referred to as "one of Columbia's finest examples of commercial architecture."<sup>17</sup>

The building materials used for the Miller Building added to its distinction. This is one of the earlier buildings to use terra cotta, a material which was to become quite popular in the downtown area in the 1910s and 1920s. The dark, highly textured wall bricks, which provide a striking contrast to the smooth pale terra cotta, were also a departure from the norm in 1910. The sophisticated styling and overall design of the terra cotta leads to speculation that, like the pressed metal cornices used in earlier years, the terra cotta was a mail-order product.

It is known that the building is the work of local masons and construction personnel. The building was constructed (and possibly designed) by Stewart Brothers Construction of Columbia, and Jim Ryan and Steve Blue have been credited as the masons for the project.<sup>18</sup> The masons would have been needed even if the terra cotta pieces were prefabricated; such ornament was generally formed in blocks which needed to be installed by skilled masons.

Miller has been praised in several accounts for his level of community involvement as much as for his business savvy and taste in architecture. He is one of a group of downtown business men which the 1970s survey report noted were "not only successful businessmen but were strong community leaders and philanthropists." He had an impressive record of community involvement. As a recent history of Columbia noted:

One man who built a long-standing retail outlet at Eighth and Broadway was Charles B. Miller of the Miller Shoe Company. Typical of several generations of downtown merchants as civic leaders, Miller served on the Columbia Board of Education, helped to form the Retail Merchant's Association, and belonged to the Round Table Club, the Elks, the Columbia Country Club, the Commercial Club, and the Rotary Club. Miller served as a director of the Boone County National Bank and as a Deacon in the Presbyterian Church. Downtown Columbia is a monument to people like Charles Miller.<sup>19</sup>

<sup>16</sup> Poppeliers, p. 6.

<sup>17</sup> Matthews, Survey Report, p. 3.

<sup>18</sup> Matthews, Survey Form for this property, from a 1910 newspaper article, pp 1-2.

<sup>19</sup> Havig, p. 39.

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When C. B. Miller died in 1924, his obituary and a photo appeared on the front page of the local paper, and several events were canceled on account of his death. The paper also announced that the members of the Retail Merchants Association, which he had helped to found, planned to close their businesses "while funeral services are being held for C. B. Miller."<sup>20</sup> After Miller's death, the store passed into the hands of a longtime junior partner in the business, Frank Bihl, in whose family it remained for several more decades.<sup>21</sup>

By the time the Miller Building was finished, the population of Columbia had reached almost 10,000, and the community had grown into the largest city in Mid-Missouri. The Columbia Commercial Club, which had organized in 1906, was working hard to promote commercial and industrial development. (That group became the Chamber of Commerce in 1927.) By the late teens, that organization had successfully lobbied city government to pave more roads in the community and to install public amenities such as 'granitoid' sidewalks, and street lighting in the downtown area.<sup>22</sup>

Downtown Columbia prospered throughout the 1910s and 1920s, and into the early 1930s. Many large new commercial and civic buildings were built during that time. Notable additions to the downtown area included a large downtown hotel, now used as the Columbia City Hall, two large theaters, some new commercial buildings, and two large new banks, including the Boone County Bank Building which still sits west of the Miller Building. Boone County erected a new courthouse, and the City built a new Beaux Arts-style city hall, designed, coincidentally, by a student of the Ecole Des Beaux Arts, Edmund Eckle. The survey report for the architectural study of downtown noted that this was a period of "great wealth and rapid growth" in the downtown area.

That period of prosperity spurred changes to the 800 block of Broadway as well. The Matthews and the Miller buildings got what were to be the first of many replacement storefronts, and a large new building was constructed east of the Higbee and Hockaday store, which by then had occupied Matthews Building for more than twenty years. The new storefronts of the Miller and Matthews buildings were installed around the mid-1920s. Both of the new units were "arcade" storefronts, which were popular regionally from around 1910 to 1930.<sup>23</sup> Those new fronts each featured a deeply recessed front door located beneath a wide arch, which was flanked by glass display cases. Prism-glass blocks, which had been in use for a few decades by then, were used in the transom areas to pull as much light as possible into the interior of the store. Although all traces of that early Miller front are long gone, the arch and some prism glass panels remain in place in the Matthews Building, now partly covered by new materials.

The construction of the Higbee and Hockaday front merited notice in the local paper in 1927, and a

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<sup>20</sup> "Stores To Close Tomorrow," Columbia Missourian, May 19, 1924, p. 1.

<sup>21</sup> Francis Pike, "Boone Country: The C. B. Miller Building," Columbia Daily Tribune, April 8, 1995.

<sup>22</sup> "Commercial Club Gives Aid," Columbia Missourian, May 6, 1918, p. 4.

<sup>23</sup> Mike Jackson, "Storefronts on Main Street: An Architectural History," *Illinois Preservation Series, Number 19*, (Illinois Historic Preservation Services, n.d.) pp. 9-10.

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photo of the new storefront for the Miller Building was featured in a collection of photographs of commercial buildings in a promotional publication put out by the Chamber of Commerce in 1929. The article in the paper indicates that the Higbee and Hockaday project was done first. That notice, published in the Columbia Missourian in 1927 announced that the "firm of Higbee and Hockaday is putting in a lobby entrance twenty-two and a half feet long, the only one of its kind in the city. The work is being done by the Stewart Brothers Construction Company."<sup>24</sup> The Miller Shoe store managers must have liked the way the new front looked, as they had a similar one in place when the Chamber of Commerce publication came out in 1929.

The investment made in those two storefronts may also have made a new construction project more attractive to the owners of the two lots directly east of the Matthews building. Those lots had been home to two smaller Italianate two-part commercial blocks since before the 1883 Sanborn map was compiled. (See photo 12, historic view of the corner. One of the 1880s buildings is visible to the left of the photo.) Those buildings, which housed the well-known local drug store Peck Drugs, and various other businesses over the years, were replaced with a single wide building around 1930.

The new building was named the Metropolitan Building, after the first major tenant there, the Metropolitan Chain Store Company. It was built in late 1929 or early 1930 for the Metropolitan Investment Company, which consisted of Lakenan M. Price, his wife Matilda, and L. W. Byars. Mr. Price was obviously the head of the corporation; he held 498 of its 500 shares.<sup>25</sup> County deed records show that Price leased the land to the Chain Store Company in February 1929, and then in August of the same year formed the corporation and sold the land to that entity, subject to the original lease.<sup>26</sup> The articles of incorporation filed by Price et al noted that the purpose of the organization was "To build, maintain, and operate office buildings, store buildings, and all kinds of business and residential properties and to sell, mortgage lease and otherwise deal in its own capital stock..."<sup>27</sup>

The lease with Metropolitan Chain Stores offers clear evidence that everyone was planning on a brand new building. The lease included the legal description of the two lots east of the Matthews Building, and gave the store company rights to space in a building fronting on Broadway "plus basement and ground floor of the building to be erected thereon, as hereinafter provided, excepting stairway to second floor."<sup>28</sup> The lease also gave the land company up to three years to finish construction, and tied the Chain Store into a 30-year commitment.

Time has shown that they were way ahead of the game on the construction process, and overly

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<sup>24</sup> Columbia Missourian, Sept. 26, 1927.

<sup>25</sup> Boone County Recorder's Office, B. 189, P. 401.

<sup>26</sup> Boone County Recorder's Office, B. 187, P. 584; B. 189, P. 401; B. 189, P. 179.

<sup>27</sup> Boone County Recorder's Office, B. 189, P. 401.

<sup>28</sup> Boone County Recorder's Office, B. 189, P. 179.

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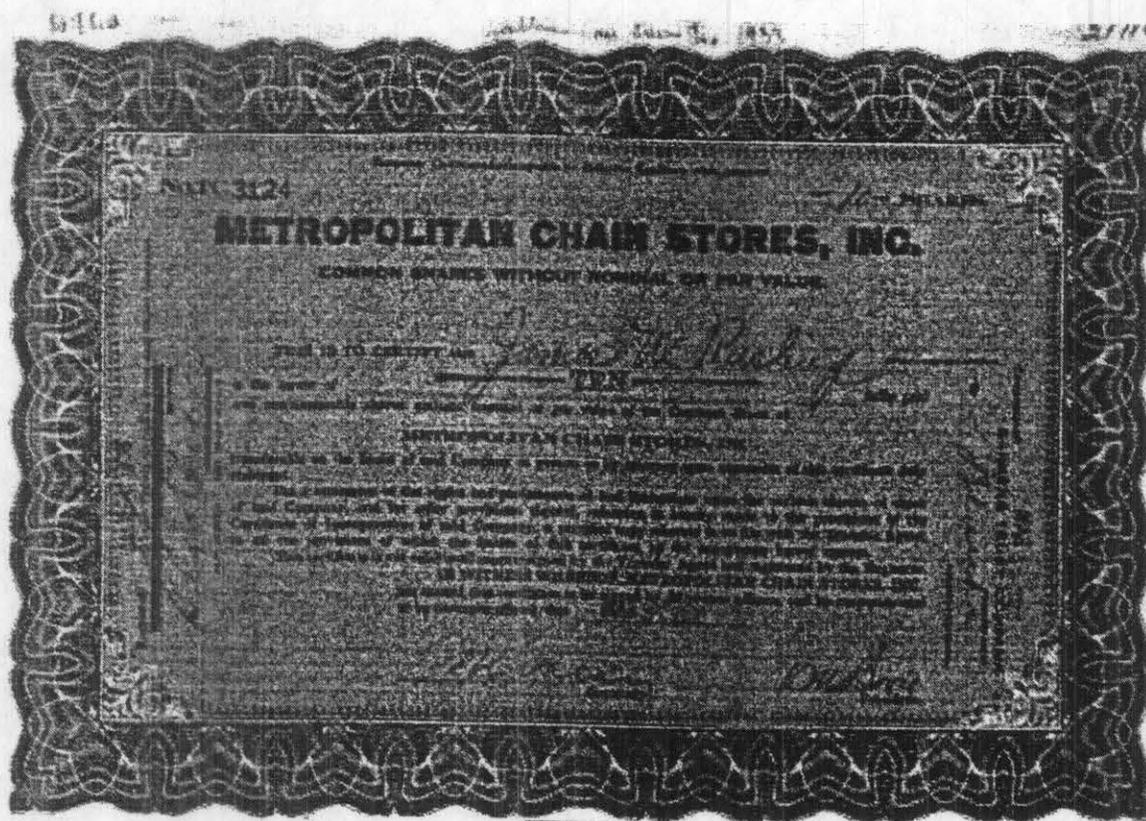
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optimistic about the chain store's future in Columbia. The building appears to have been completed in less than a year, and the Metropolitan Chain Store occupied the space less than a decade. Construction must have begun on the new building very soon after the first lease was signed, as the Metropolitan Chain Store was listed as a tenant of that address in the 1930-31 City Directory, and the building in its current form is shown on the 1931 Sanborn map. Although little company history was found on the Metropolitan Chain Store company, they are known to have been in business on a national or at least regional basis for several years in the 1920s and 30s. An internet search revealed that one may today purchase an original 1920s or 30s stock certificate from the company online.<sup>29</sup> (See Figure Four.)

They were listed in the "5c and 10c" department store category in city directories, and appear to have been a classic "five and dime". City Directories show that the Metropolitan Chain Store Company occupied the building from the time of its construction, to the late 1930s, after which it became home to the J. J. Newbury Co. Department Store, another "five and dime." The Metropolitan name was dropped with the change of occupants; later directory entries use only the addresses. The Newbury company remained at that location through the rest of the period of significance.



**Figure Four.**  
Copy of a stock  
certificate for the  
Metropolitan  
Chain Store  
Company  
From  
[http://store5.yimg.com/l/scripophily\\_1714\\_238170477](http://store5.yimg.com/l/scripophily_1714_238170477),  
November 19, 2002

<sup>29</sup> From [http://store5.yimg.com/l/scripophily\\_1714\\_238170477](http://store5.yimg.com/l/scripophily_1714_238170477), November 19, 2002.

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The style of the Metropolitan Building represents a clear departure from earlier practices in the area. The building utilizes elements of the Art Deco movement in architecture, especially in the ornamentation of the facade. Art Deco has been described as "a style that consciously strove for modernity and an artistic expression to compliment the machine age."<sup>30</sup> The Art Deco style was widely used for commercial and civic architecture in America in the 1920s and 30s, with isolated examples continuing into the 1940s.<sup>31</sup> Although designs in the style began appearing many years earlier, the origins of the title "Art Deco" go back to a 1925 exhibition in Paris, the *Exposition Internationale des Art Decoratifs et Industriels Modernes*, which celebrated modern design in a wide range of subjects. The term Art Deco itself was first used in a French retrospective of that show which was mounted in Paris in 1966. It entered the English lexicon in 1968, with the publication of Bevis Hillier's book of the same name.<sup>32</sup>

Art Deco is one of two main "modern" movements which were in vogue in the early decades of this century. Art Deco scholar David Gebhard refers to the two schools of thought at the time as high style "modernist" or International Style, and popular "Moderne," which he divides into the closely related Art Deco and Streamline Moderne sub-styles. Architects and designers from both schools of thought shared a desire to emphasize the future rather than the past, including a disdain for exact copies of elements taken from historic architecture. The literature for the 1925 Paris exposition, for example, stated that "reproductions, imitations and counterfeits of ancient styles will be strictly prohibited."<sup>33</sup>

Art Deco has also been referred to as Jazz Moderne, or Zigzag Moderne, titles often used when the style was in vogue in the 1920s.<sup>34</sup> The zigzag motif of the Metropolitan Building's tile work aptly illustrates the accuracy of the latter term. The Art Deco movement was very widespread, and applied to all facets of design, including the decorative arts, industrial design and architectural interiors. In architecture, the style was widely utilized for everything from giant skyscrapers to modest apartment buildings, the only notable exception being single family houses, which for the most part continued to favor Colonial Revival styling.

Art Deco is the earlier of the "Moderne" styles; it was popular throughout the 1920s and into the 1930s. The Streamline Modern style, which came into its own in the 1930s and continued into the 1940s, was similar to Deco, but exhibited more of a horizontal emphasis, frequently teamed with smooth surfaces, curved lines and geometric glass block windows.

Defining characteristics of the Art Deco style vary somewhat according to the author discussing it, but there are some common principals. There is at least some vertical emphasis, and, futuristic as the buildings

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<sup>30</sup> John C. Poppeliers, et. al., What Style Is It?, (Washington D. C.: The Preservation Press, 1983) p. 88.

<sup>31</sup> David Gebhard, The National Trust Guide to Art Deco in America, (New York: John Wiley and Son, Preservation Press, 1996) p. 14.

<sup>32</sup> Barbara Capitman, et. al., Rediscovering Art Deco, U. S. A., (New York: Viking Books, 1994) pp. 1-2.

<sup>33</sup> Poppeliers, p. 88.

<sup>34</sup> Patricia Baver, Art Deco Architecture, ( New York: Harry N. Abrams, Inc, 1992,) p. 7.

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appear to be, most use classical patterns of composition. And, as the name implies, ornament or decoration is always present, and most often of a stylized or geometric nature such as that found on the Metropolitan Building.

The broad front, brown bricks and polychromatic Art Deco style ornamentation set this building apart from other commercial buildings in the area. The 1970s survey of the downtown area, for example, identified only two Art Deco buildings worth noting, this one, and a narrow shop on Ninth Street which has off-white terra cotta with similar ornamental motifs. There are a few other Art Deco buildings of note in the community today, but they are rare, and are located outside the commercial core of the community. It is safe to say that the Metropolitan Building has the best polychromatic terra cotta work of the style in Columbia today. Like its neighbors it has had several storefronts over the years, and the one in place today is the best of the recent past. Although no early photos of the original storefront have been found, there are a couple of photos of the street taken in the 1960s which show a unit generally like the one on the building today. One such photo, published in a Chamber of Commerce promotional pamphlet, illustrates the dominant impact this group of buildings had upon the streetscape of downtown Columbia.

A collection of promotional pamphlets published by the Chamber of Commerce between 1961 and 1975 shows that the photo on next page (Figure 5) was used from 1963-67. A similar view was used in 1961 and 1962. The streetscape chosen to represent the commercial center changed after 1968, when downtown business leaders, worried about competition from malls, chose to erect a massive concrete canopy along several blocks of Broadway. After that time, fewer photos of downtown were included in those pamphlets, and for several years the publishers chose a night view, in which rows of streetlights dominate the scene.

Although the large canopy is not actually tied to the buildings structurally, it has had a strongly negative impact upon the visual integrity of the historic buildings it covers. The problem has worsened over the years because the heavy scale of the canopy has, in effect, shut off the second floors from the ground level storefronts, and resulted in widely divergent treatments of those different sections on many commercial facades in the downtown area. The problem has been exacerbated by modern infill, which has ignored the original rhythm of the early two story commercial buildings in the area. As a result, only a few buildings located on the commercial blocks of Broadway retain historic integrity.

That impact originally extended to Eighth and Broadway as well; the canopy covered the facades of the three district buildings from the time it was built until 1978, when the owner at the time, David Bear III, had the canopy over these three buildings removed.<sup>35</sup> It was also at that time that the facades were rehabilitated to more closely emulate the historic units. That change, paired with high levels of integrity of the upper facades and the Eighth Street elevation on the Miller Building, results in a grouping which strongly evokes its period of significance. The buildings of this tiny district offer a rare intact sampling of historic commercial architecture in downtown Columbia, MO. Δ

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<sup>35</sup> Matthews, survey forms for the three buildings.

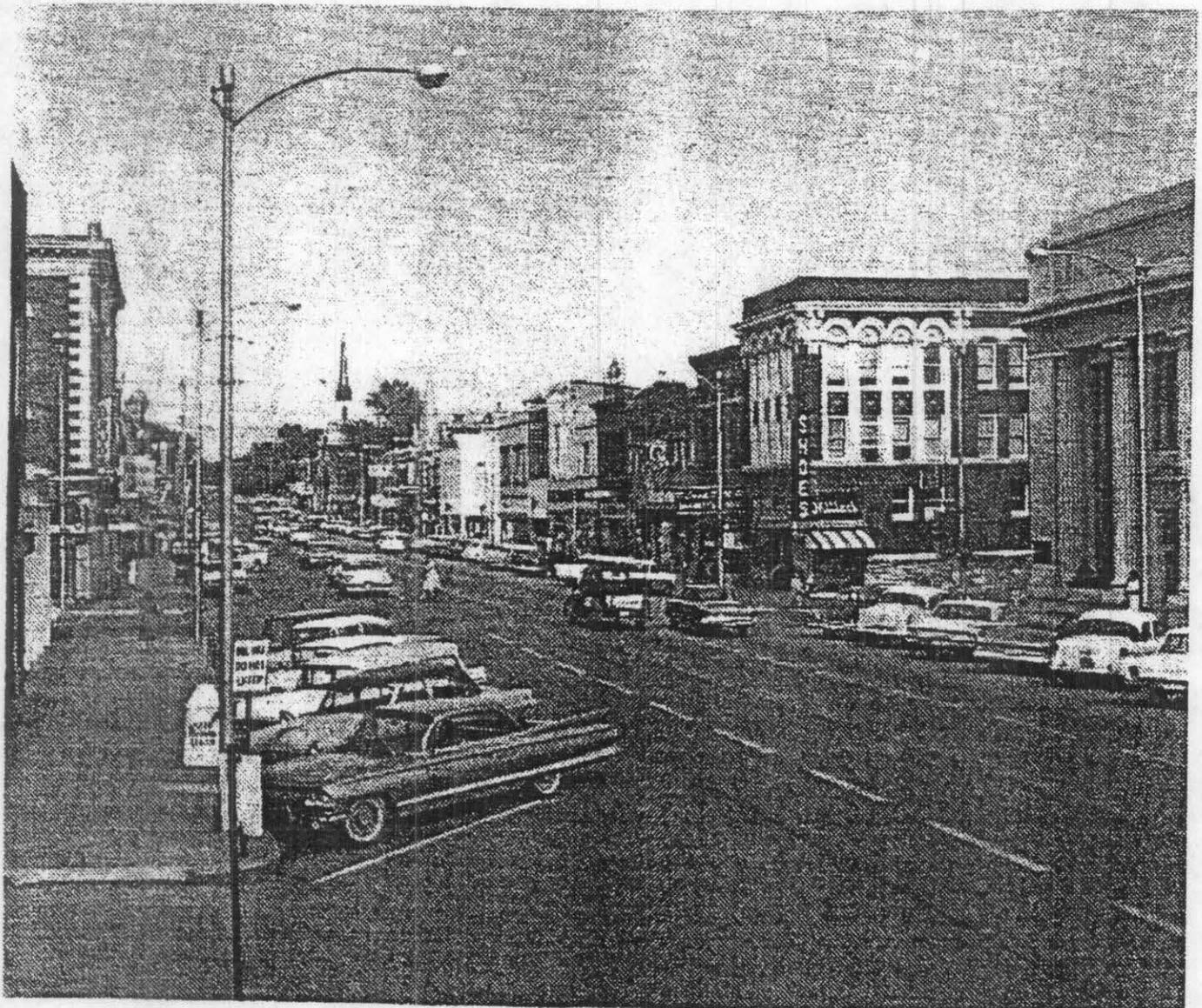
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**Figure Five. Photo of the downtown area in 1963.** From "Things to Do and See in Columbia, MO," Columbia Chamber of Commerce, 1963.



**Looking up Broadway, Columbia's main shopping district.**

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**Appendix I: Occupant Lists from selected City Directories**

**1915 City Directory**

**800 East Broadway**  
C. B. Miller Shoe Co  
Miller Building

Rooms:

4-5: Mrs. Joe Craig

9-10: Dr. J. M. Ogle

11-12: Dr. W. M. Miller

**802 East Broadway**  
Higbee and Hockaday Clo. Co.

**804 East Broadway**  
Peck Drug Co., Peck News Stand  
Oscar E. DeWerthern  
**804a East Broadway**  
Boone County Home Mutual Fire Ins Co.  
Geo. W. Trimble

**806 East Broadway**  
Simon H. Levy

**1925-26 City Directory**

**800 East Broadway:**  
C. B. Miller Shoe Co  
**800 ½ East Broadway:**  
Miller Building,  
1-2 Garey and Frasier Real Estate Co (519), J A  
Douglass builder  
3-5 Beuscher and Beuscher (1979)  
7-8 Harry S Bell architect (538)  
8 W. B. Cauthorne engr  
7-8 Newlands Orchards Co  
9-12 Hirth Publishing Co

**802 East Broadway**  
Higbee and Hockaday Clo Co

**804 East Broadway:**  
Peck Drug Co.

**804 ½ East Broadway:**  
S M Stevinson insurance, Boone Co. Home  
Mutual Fire Ins Co., W B Palmer real estate (215)

**806 East Broadway:**  
Levy Shoe Store

**1930-31 City Directory**

**800 East Broadway:**  
Miller Building  
C B Miller Shoe Co  
1-2 Garey and Frasier Realty Co  
5 Buescher and Buescher chiros  
7 Jo Pasley lawyer  
9 The Mo Farmer  
3<sup>rd</sup> Fl - West Point - Annapolis Coaching School

**806 East Broadway: Metropolitan Building**  
Metro Ch Stores Inc  
101 - Income Guaranty Ins  
103 - Col Adv Co  
C R Boyd, lawyer  
104 - H H Buescher dentist  
108 - E D Wayland Ins  
Sun Life Assurance of Canada

**802 East Broadway:**  
Higbee and Hockaday Clo Co.

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**1940 City Directory**

**800 East Broadway:**  
Miller C B Shoe Co  
**800a East Broadway:**  
- Cannon and Frasier Realty Co  
Rooms:  
3 - Betz Chas W optometrist  
4-5 Christian Science Reading Room  
7 - Conn Mut Life Ins Co (farm loan dept)  
3<sup>rd</sup> fl - S Hall West Point - Annapolis Coaching  
School

**802 East Broadway:**  
Higbee and Hockaday Clothing Co  
Forbis Louie A chiropractor

**804-806 East Broadway:**  
Newberry J J Co dept store

**1951 City Directory**

**800 East Broadway:**  
Miller C B Shoe Co Inc  
**800a East Broadway:**  
Miller Building  
Rooms:  
1-3 Cannon and Frasier Realtors  
4-5 Christian Science Reading Room  
7 Betz Chas W optometrist  
9 Rawling Roger M real estate  
Mansur Ins Agcy  
10 Rawlings Roger M real estate  
Mitchell Clarence D real estate  
11-12 Education Service Bureau  
302 Clark Dave P architect  
304 Girl Scouts of America  
305 Womens League of Women's Voters  
306 Hume Wm L artist

**802 East Broadway:**  
Barnett's Dick Men's clo.  
**802a East Broadway:**  
Simon B D Constn Co  
Forbis Louie A chiropractor  
Marlow Sidney G dentist  
bsm: Staples Publishing Co.

**804-806 East Broadway:**  
Newberry J J Co. dept store

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Boone County, Missouri**

**Appendix II: Chronology**

**Chronology**

Miller Building, 1910 for C.B. Miller

Matthews Building, ca. 1894, for Chas. Matthews (between June 1, 1893-June 1, 1894)

Metropolitan Building, ca. 1930 (between Feb. 1929 and 1930)

1883 Gazetteer calls this "The most charming little city in the State, and one of the most prosperous..." Population 3,500, nearly 200 business entries. Sanborn maps indicate that this entire block and many others in the area were lined with commercial buildings approximately the same size as the Matthews Building.

1890 pop. 4,000.

1892 Charles Matthews buys lot for building B. from Sallie Prewitt. It already contains a two story brick building which had been there since 1883 or before. The deed notes that the wall shared with the store to the east was to remain a common wall.

**1893-1894 Matthews Building constructed.** Tax records show an increase in Matthews valuation for this property, and 1895 Sanborn shows new Hardware Store building on this lot. Home to Matthews Hardware for just a few years—he had a new four bay Department Store building down the block around 1900. (Survey form.)

1895 Historical Edition: Columbia, Missouri Herald 25<sup>th</sup> Anniversary. Includes notes on Matthews and Miller, and description of Matthews building. Sanborn map shows Matthews Building for the first time, with a large tin shop in the lower back part of the bldg. (Addresses west to east were then 224, 225, 226, 227.)

1900 pop. 5,651. Higbee and Hockaday move into Matthews Building.

1909. Historic photo of Broadway has this corner in the foreground; only the Matthews Building is in place at that time.

**1910 Miller Building constructed** for C. B. Miller, by Stewart Brothers of Columbia. Miller Shoe Store occupied the ground floor for the next half century or more. Population, 9,662.

1915 Historic photos of Broadway from same view shows new Miller Building.

1920 pop. 13, 320.

1924 C. B. Miller dies. shoe store remains in business.

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1927 Columbia Missourian article notes "Much Building is being done in Columbia," including info that "The new front for the Hockaday Clothing Store between Eighth and Ninth Streets will cost \$5,000."

1929 Feb. Lakenan M. Price et al lease land for Metropolitan Building to Metropolitan Chain Stores, Inc. August, Metropolitan Investment Company is incorporated to build Metro Building; corporation buys property from Price, et al, who were the shareholders of MIC.

1930 pop. 16,500; 195 retail shops and a Retail Merchant's Association with 91 members.

1929 (circa) Metropolitan Building built (between Feb. 1929 and 1930). △

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**Verbal Boundary Description**

A rectangular area at the southeast corner of Broadway and South Eighth Street, in Columbia, MO, measuring 100 feet along Broadway and 142.5 feet along South Eighth Street. The parcel is comprised of the three following tax parcels, as filed with the Boone County Assessor's Office, Columbia, MO: 16-320-00-17-133 (Recorded in B. 1627, P. 407); 16-320-00-17-134 (Recorded in B. 436, P. 0087); and 16-320-00-17-135, (Recorded in B. 454, P. 542).

See Site Plan, Figure Two, for a scale map of the district.

**Boundary Justification**

The three buildings in the district form a discrete grouping of intact historic buildings, and the current boundaries encompass all of the land historically and currently associated with them. Surrounding properties contain either new buildings, or historic buildings which have low levels of integrity due to alterations or additions. (See section 7 for further description of setting and surrounding properties.)

**Photographs**

The following information is the same for all photographs

Eighth and Broadway Historic District

800-810 East Broadway, Columbia

Boone County, MO

Debbie Sheals

November, 2002

Negatives on file with Debbie Sheals, 406 West Broadway, Columbia, MO 65203

**List of Photographs**

See Photo Key for indication of camera angles.

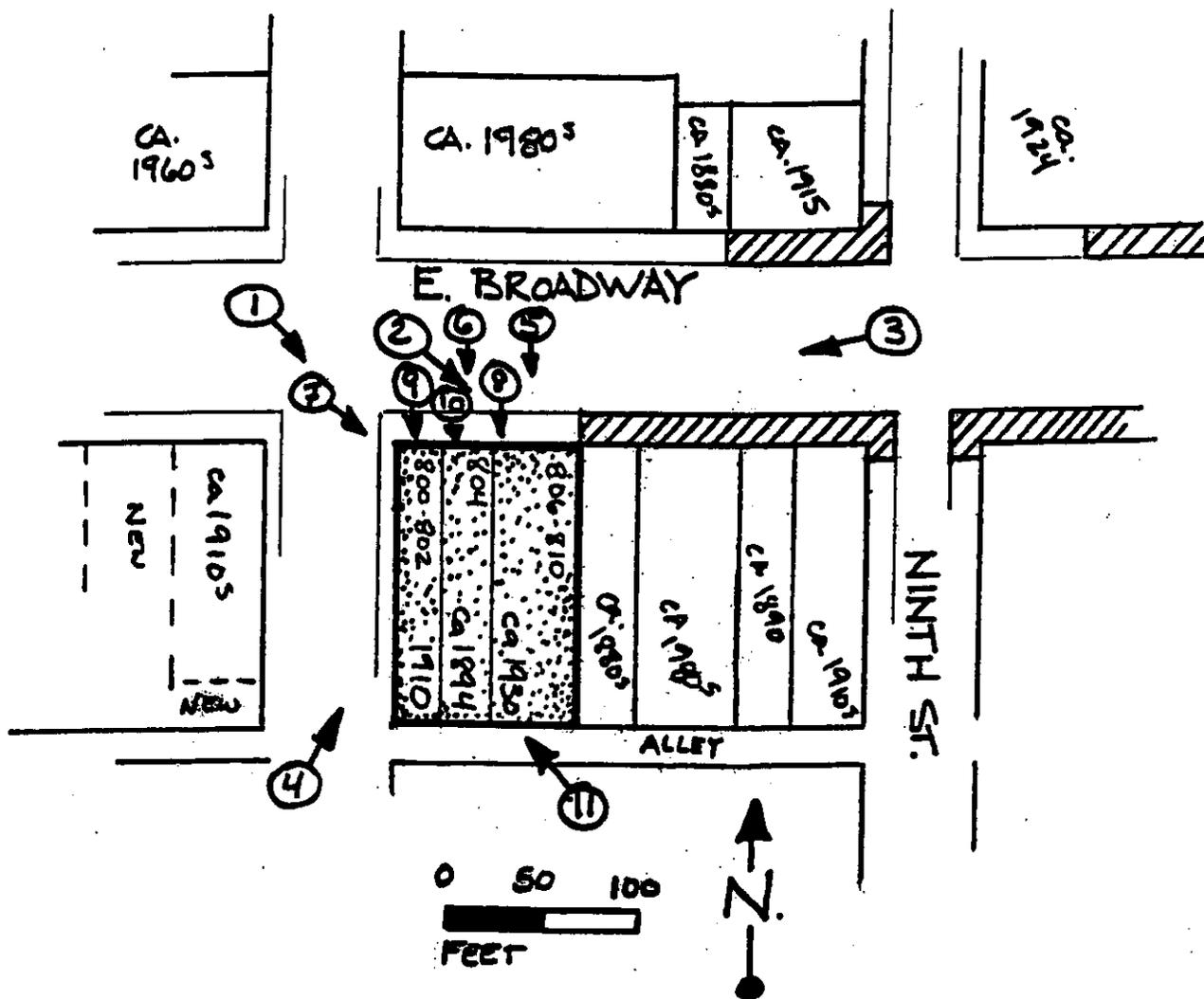
1. General view, looking southeast
2. Streetscape, south side of Broadway, 800 and 900 blocks
3. Streetscape, south side of Broadway, 700 and 800 blocks
4. West elevation of the Miller Building
5. L to R: Metropolitan, Matthews, Buildings.
6. L to R: Metropolitan, Matthews, Miller.
7. Detail, upper facades, looking east.
8. Detail upper facades of Metropolitan and Matthews.
9. Detail, upper facade, Miller
10. Detail, upper facade, Matthews.
11. Back of the district, looking northwest from neighboring parking garage.

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Photo Key



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Boone County, Missouri**

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**Property Owners**

**800-804 East Broadway**

name Joan Foster Menser  
street & number 200 W. Brandon Road telephone \_\_\_\_\_  
city or town Columbia state MO zip code 65201

name Atkins Investments contact person Pat Wilson  
street & number 115 Wilkes Blvd. telephone 573-874-4000  
city or town Columbia state MO zip code 65203

**806-810 East Broadway**

name Arnold Fagan  
street & number 808 E. Broadway telephone 573-875-5225  
city or town Columbia state MO zip code 65201

EIGHTH +  
BROADWAY  
HISTORIC DISTRICT  
(PREFERRED) 4313  
800-810  
EAST BROADWAY  
COLUMBIA,  
BOONE COUNTY,  
MO  
15/558210/  
4311350N



49 MI. TO U.S. 65  
BOONEVILLE IN

70  
40

4313

57'30"

4312

4311

7561 V NW  
(HUNTSDALE)



COOL STUFF

TAN

Chicago

Bar & Grill

P





**COOL STUFF**

FOR





**COOL STUFF**

**TAXI**

RENTED

MOON

OAK

**COOL STUFF**

SMALLER STORES FOR ACTIVITY

WELCOMED

3032

OAK

*Widman's*  
**Bar & Grill**



COURT HOUSE









Miller Building,  
Columbia, Mo.

