NPS Form 10-900-b
(June 1991)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

_X_ New Submission ___ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Downtown Columbia, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

I. " A Place of Considerable Importance": Downtown Columbia, 1821-1899

II. "In Every Way Far More Metropolitan Than Her Sister Cities": Downtown Columbia, 1900-1954.

III. Log Stores to "Capitoline Hill": Architectural Development in Downtown Columbia, 1821-1954.

C. Form Prepared by

name/title Debbie Sheals (for The Downtown Columbia Associations.)
organization Independent Contractor date August, 2003
street & number 406 W. Broadway telephone 573-874-3779
city or town Columbia State Missouri zip code 65203

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([ ] See continuation sheet for additional comments.)

Mark A Miles 12/05/03

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

Missouri Department of Natural Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Edson H. Beall Jan 21, 2004

Signature of the Keeper Date of Action

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III. Log Stores to "Capitoline Hill": Architectural Development in Downtown Columbia, 1821-1954.

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with description, significance, and registration requirements.

a. Commercial Buildings, ca. 1860 -1954.
Two-part Commercial Block
One-part Commercial Block
Multiple Entry Commercial

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INTRODUCTION

Columbia is located in central Missouri, approximately half way between Kansas City and St. Louis, on Interstate 70. It is the seat of Boone County, and the largest town in Mid-Missouri. It has a population of just over 88,000, and covers more than 55 square miles. The town was platted in 1821, and has grown outward in all directions. The commercial core of the community has been in the same location from the town's inception. The boundaries of the current downtown commercial district encompass most of the original town lots created by the 1821 plat. (See Figure One.) That area has served as the civic and commercial core of the community for 180 years.

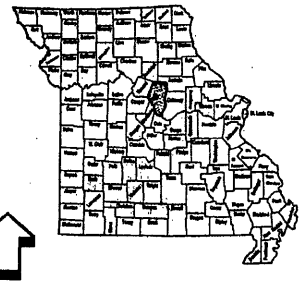
Columbia has been one of the dominant towns in mid-Missouri since the 1830s, a status which has been helped by proximity to major road systems and its role as the home of the University of Missouri and two private colleges. All of those schools are close to downtown; the Columbia campus of the University of Missouri is directly south, Stephens College is located just to the east, and Columbia College is a few blocks to the north.

Downtown Columbia was the only commercial area of note in the community from the time the original plat was filed until the middle part of the 20th century. As the town grew, and the automobile took on a more prominent role in area commerce, secondary commercial areas and shopping malls were developed closer to the highway. The downtown business district did not, however, fade away with the competition. The business base evolved to fit changing needs, and the area today is as busy and vibrant as it was in the 1920s. The buildings found there reflect the area's long commercial function; almost all of the buildings in the area are commercial buildings, and just over 60% of them are more than fifty years old. Although individual levels of integrity vary, most of those older buildings retain sufficient historic fabric to reflect their early commercial functions.

Several buildings in the downtown area are listed in the National Register. They are: The John W. Boone House on 4th Street (listed 1980), the Columbia National Guard Armory (listed 1993), the Eighth and Broadway Historic District, containing three buildings at Eighth and Broadway (listed 2003), the First Christian Church (listed 1991), the Missouri, Kansas and Texas Railroad Depot (listed 1979), the Missouri Theater (listed 1979), the Missouri United Methodist Church (listed 1980), the Second Baptist Church (listed 1980), the Tiger Hotel (listed 1980), the Virginia Building (listed 2002), and the Wabash Railroad Station, (listed 1979).

An architectural and historical survey of the downtown area which was conducted in the late 1970s documented the historic architecture in the area, and a recent update of that work shows that most of those buildings have fared well over the last quarter-century. Intact historic resources are, however, scattered, either as individual sites or in small groupings. Although the main street, Broadway, is in the center of a concentration of historic commercial buildings, there are eligibility issues associated with that street. A large modern concrete canopy which was built along parts of Broadway in the 1960s has visually fragmented the historic streetscapes, a situation which, along with some modern in-fill, would make it difficult to list a large historic

Figure One. Location Maps.
Right. Boone County and Columbia
Below. Base Map: 1917 Atlas map of Columbia. Dashed line represents the boundary of the town lots created by the 1821 plat of Columbia. The solid line represents the boundaries of the Columbia Special Business District, which is the current commercial core of town and the area covered by this document.



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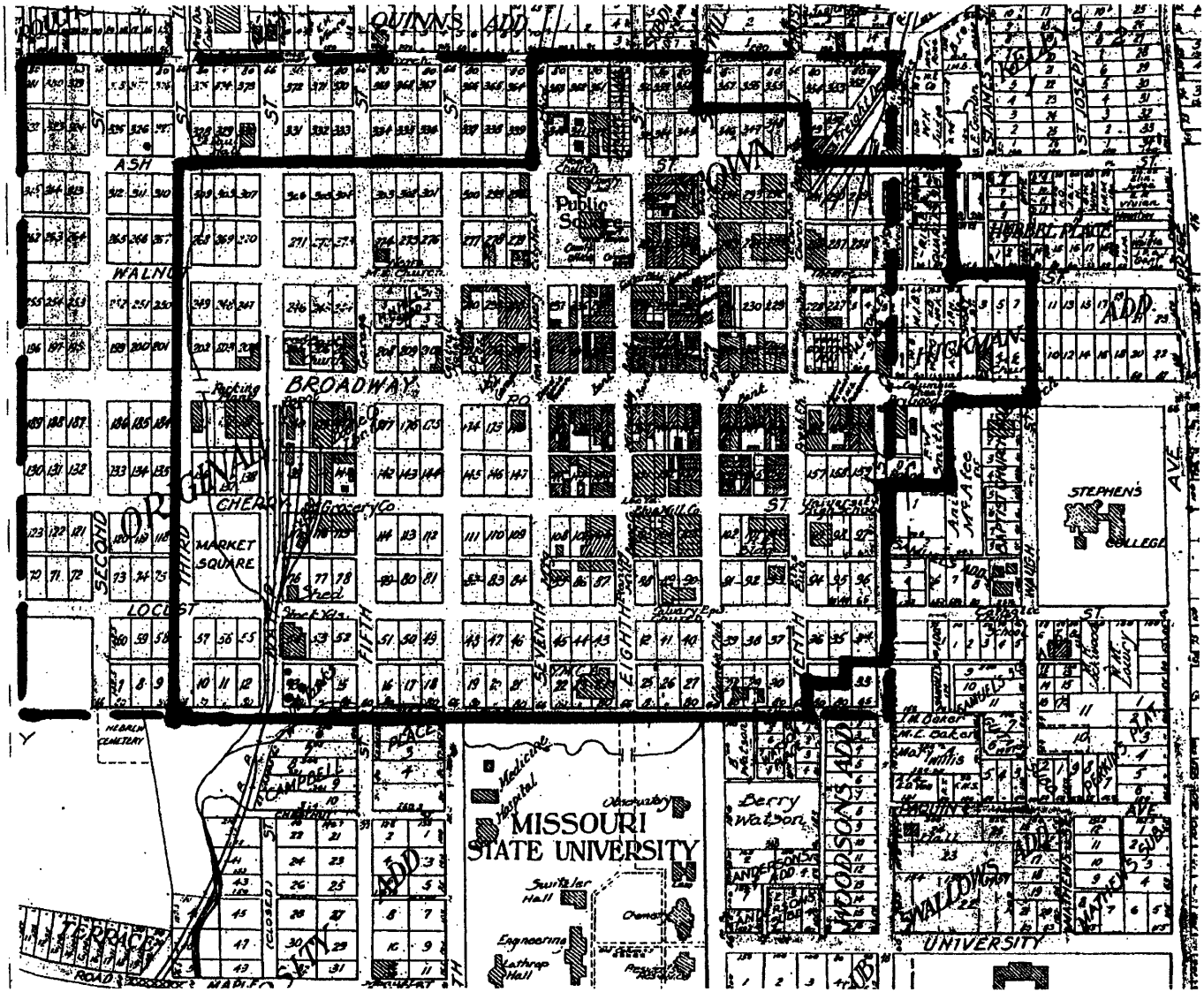

district. A multiple property cover document therefore appears to be the best way to expedite additional National Register designations.

In spite of the area's strong commercial background, only the most recent National Register listings include retail buildings, which have been the most common type of commercial building in the area from its inception. The commercial history included in this Multiple Property Documentation Form has been written to facilitate designation of additional commercial buildings in the area. The cover document is accompanied by two related nominations; the North Ninth Street Historic District, which contains 7 buildings in a block of North Ninth Street, and the Ballenger building, an individual building on South Ninth. The narrative below includes a general discussion of commercial and architectural development in Columbia from the time of its founding to the mid-20th century. Specific property types and registration requirements are covered in detail in Section F.

I. " A Place of Considerable Importance" Downtown Columbia: 1821-1899

The town of Columbia is nearly as old as the State of Missouri. Columbia was platted in the spring of 1821 by the Smithton Land Company. That group had actually started a settlement named Smithton 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, proved to be favorable to development, and the settlement soon developed into a trading center.

The original plat for Columbia included a central section containing nearly 400 rectangular town lots, laid out in a standard grid pattern, with generously scaled streets, and land set aside for public use. Additional land around the edges was divided into larger "outlots" and "inlots."[1] 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.

Broadway also became part of the Boonslick Trial shortly after that plat was made; that development spurred rapid growth in the new community. A comparison of early descriptions of Smithton and Columbia illustrate the speed of that early growth. One article published in the newspaper in 1820 noted that the traveler would find Smithton to be "a town consisting of one or two houses, where he could not be accommodated." A 19th century county history painted a very different picture of how the community looked just a few years later. That account claimed that "by 1824 Columbia had grown to be a village of considerable size and enterprise," and noted that the population was by then up to about 160 people.[2] That rate of growth accelerated over the

[1] Paulina Ann Batterson, The First Forty Years, (Columbia, MO: Public Relations Committee Columbia Chamber of Commerce, 1965) p. 5.

[2] William Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882; Reprint Cape Girardeau: Ramfre Press, 1985) p. 802.

next decade; by 1835 the population had swelled to 700.[3]

The original town plan had also set aside land for public use, including a block for the county courthouse, and ten acres for a future state university. The courthouse square was located in the northeast quarter of the plat, near the north end of Eighth Street, and the land for the University adjoined the southern edge of the plat. Those two provisions had a major impact upon the development of the area. A county courthouse was in place by 1828, and in 1839, after much effort on the part of local civic leaders, Columbia became home to the University of Missouri. Eighth Street provided the most direct route from the courthouse to the new university campus, and the blocks around Eighth and Broadway quickly became the commercial core of Columbia.

By 1860, the population had topped 1,400, and two more colleges had been established in the community, both of which were very close to the boundaries of the Original Town. In 1851, Christian College, the precursor to present-day Columbia College, was chartered by the Missouri legislature. Stephens College, which had its roots in the Columbia Female Academy, was chartered in 1857. Both of those colleges established campuses within blocks of the public square, and both occupy those sites today. Columbia College is located on North Tenth Street, and Stephens College is on Broadway, just east of the original plat.

Unlike many county seats, commercial development in Columbia has never really centered on the courthouse square. The placement of the square off of Broadway, which was, and is still, the main east-west road through the area, no doubt had some impact upon that. The location of colleges on Eighth and Tenth Streets also helped establish those roads as major north south commercial streets. Those factors, combined with the hilltop location of that area, influenced patterns of development, and within a few decades, the commercial center of the community was firmly established along both sides of Broadway between Seventh and Tenth Streets.

The commercial center developed rapidly. The entry for Columbia which appeared in the 1860 Gazetteer and Business Directory of Missouri listed over 100 different businesses and professional people (including several listings for professors and the University.) Businesses listed included taverns, blacksmiths, grocers, dry goods stores, and brick makers, as well as two banks and two newspapers. The narrative description of the town which accompanied those business listings claimed that Columbia was "beginning to become a place of considerable importance and is eligibly situated both for a mercantile and manufacturing town."[4]

Columbia survived the Civil War with minimal impact upon businesses or the physical fabric of the community. Switzler's early history of the town noted that during the war "even in the most perilous of times, business was kept up and transacted in Columbia with almost usual

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[3] Edwards Brothers, An Illustrated Historical Atlas of Boone County, MO, (Philadelphia: Edwards Bros., 1875) p. 14.

[4] Southerland and McEvoy, Missouri State Gazetteer and Business Directory, (St. Louis: Sutherland and McEvoy, 1860) p. 60.

regularity...citizens were permitted to pass in and out freely for the purposes of trade and commerce...all of the merchants made money."[5]

It was also in the 1860s that the community gained its first railroad service. Although Columbia had been missed by the first cross-state rail lines of the 1850s, it did benefit in 1867 from a link to the North Missouri Railroad, (later the Wabash) which crossed the state several miles to the north. That branch line, which ran to Centralia, was the result of a concerted effort by community leaders to gain railroad service for Columbia. The project had required that investors raise a full $200,000 as an "inducement".[6] The first depot for the northern branch line was established near North Tenth Street, in the northeast corner of the downtown area, just a few blocks from the county courthouse. It was replaced with a stone depot on North Ninth in 1910.[7] The 1910 Wabash Station has survived; it was listed in the National Register in 1979 and today serves as the Columbia City Bus Station.

Early photos and a "Bird's Eye View" drawing from the 1860s show considerable development in the center of Columbia. The drawing shows houses and business lining most of the streets in the original plat. The streets near the courthouse, and both sides of Broadway between Sixth and Tenth Streets, were lined with closely packed buildings, most of which appear to have been businesses.[8] That drawing, along with photographs of Broadway which were taken in 1864, shows that commercial architecture in town had come a long way from the one-story log buildings of the 1820s.[9] The Bird's Eye View documented numerous large, two story buildings, and the photographs show that Broadway was lined with two-story commercial buildings of frame and brick construction.

Population figures also show that the 1860s were particularly good for Columbia; the 1870 population of 2,236 was almost double what it had been in 1860.[10] Physical size expanded with 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. By the time Columbia was mapped for the

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[5] Switzler, p. 806.

[6] Alan R. Havig, From Southern Village to Midwestern City: Columbia, an Illustrated History, (Woodland Hills, California: Windsor Publications, Inc. 1984) p. 36.

[7] Wabash Opens," Columbia Missourian, July 14, 1910, p. 1.

[8] The Bird's Eye View was reproduced in James Darrough, et. al. A Boone County Album, (Columbia, MO: Kelly Press, 1971) p. 29.

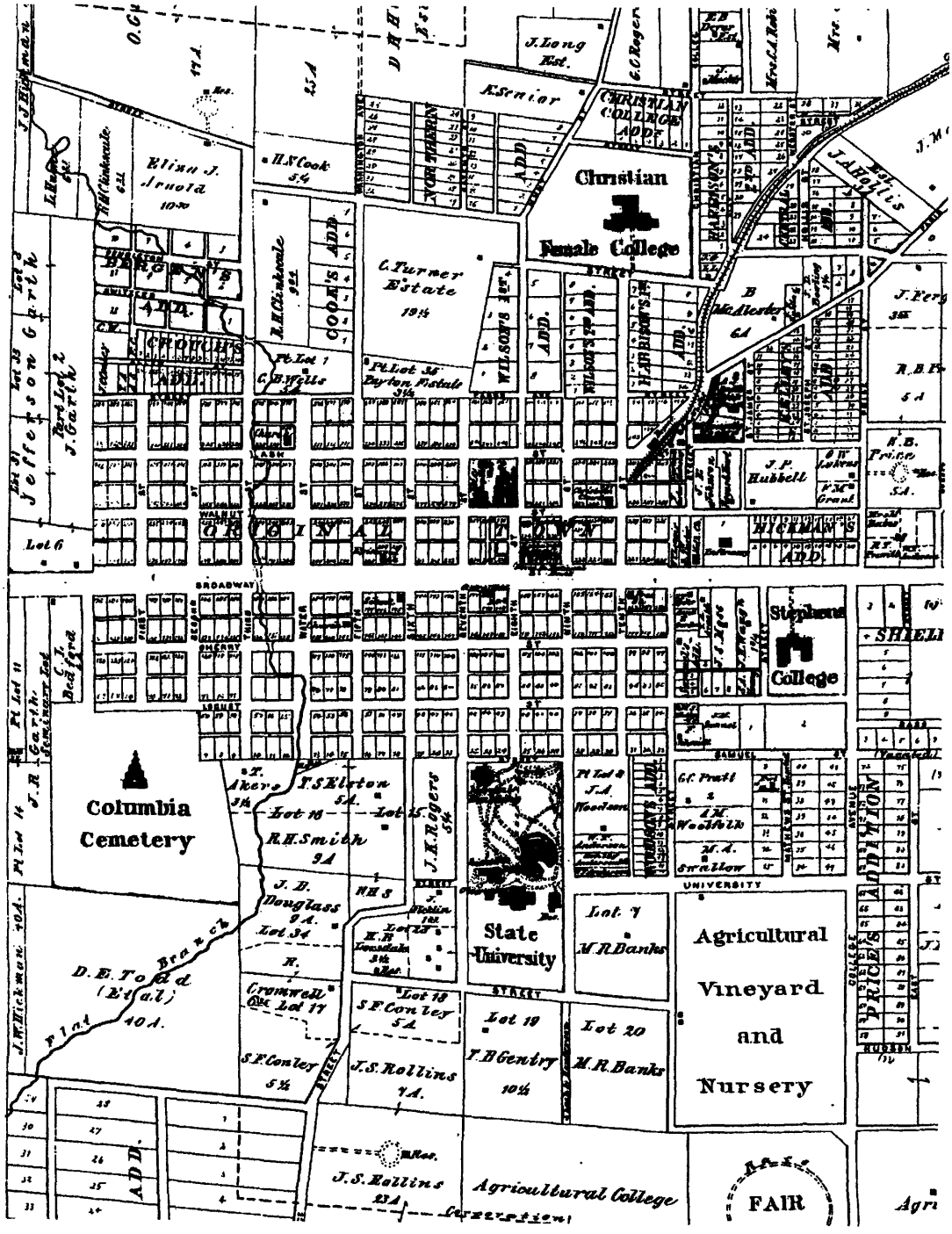
[9] The photos are part of the collections of the State Historical Society of Missouri.

[10] All population figures are census figures published in the Official Manual of the State of Missouri, (Jefferson City: Mid-State Printing Co, 1946) p. 1050.

1875 County Atlas, additions and subdivisions ringed the Original Town. (See Figure Two.)

Figure Two. 1875 Atlas Map of Central Columbia.

NORTH



Prosperity continued into the 1870 and 1880s. The 1875 atlas, along with state Gazetteer entries for the town, reveals an impressive amount of business activity. Businesses in operation included a wide variety of retail businesses such as hardware and dry goods stores, a book store, and a couple of "stoves and tinware" shops, as well as service-oriented operations such as restaurants and hotels. Professional men included doctors and numerous lawyers, the latter of which located close to the county courthouse. The town still had two banks, each with $100,000 in capital, two weekly newspapers, and a library. Manufacturing operations included a cigar manufacturer, brick makers, wagon makers, and at least two grist mills.[11]

Those sources also record several businesses being run by women. The 1879-80 Gazetteer shows that there were at least nine women in business at that time, most of them in the traditional female- dominated professions of dressmaking and millinery. One woman, Mrs. M. R. Roberts, operated a drug store, and two others ran the hotels in town. One of the best-known early businesswomen in Columbia was Ann Hawkins Gentry, who ran the local post office for nearly thirty years. She was appointed to that job after her husband's death in 1837, and remained in the position until 1865. She was the first woman in the United States to receive an official appointment as a "Postmistress" in the United States, and one of the most prominent early businesswomen in Columbia.

African-Americans were also operating businesses during the late 19th century, although in lesser numbers than whites. One local history noted that "during the 1870s and 1880s black farmers, organized in the Boone County Colored Agricultural and Mechanical Association, held their own fairs in Columbia."[12] That source also notes that after 1865, "black-owned businesses north of Broadway and west of Eighth Street served Columbia's black neighborhood." The 1879-80 Gazetteer includes listings for at least two black businessmen, John Lange, Sr., a butcher, and John Lange, Jr., a street contractor. The younger of those two men soon changed businesses; it was about that time that John Lange, Jr. met John William "Blind" Boone, an extremely talented black musician who has been described in more than one account as a "musical genius."[13]

Lange became Boone's manager soon after they met in 1879, and under his stewardship, Boone developed an impressive career which took him to cities all over the county. One source estimated that by 1915, Boone had played eighty-four hundred concerts and traveled more than

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[11] Edwards Brothers, p. 36, and R. L. Polk and Co., Missouri State Gazetteer and Business Directory 1879-1880 (St. Louis: R. L. Polk and Co., 1880) pp. 194-197.

[12] Havig, p 38.

[13] William Parrish, "John William 'Blind' Boone", in Dictionary of Missouri Biography, ed. by Lawrence O. Christensen et al (Columbia and London: University of Missouri Press, 1999) p. 103.

twenty thousand miles.[14] Boone retained his ties to Columbia, however, and following his marriage to Lange's sister Eugenia, in 1889, built what one biography described as "a large ten-room home near downtown Columbia."[15] Boone's house survives at 10 North Fourth Street; it was listed in the National Register in 1980, and is currently undergoing a city-sponsored restoration.

Historical accounts from the 1880s also show that public infrastructure was being developed to provide support and a proper setting for the growing community. The description of the town which was written in 1882 noted that after the Civil War ended, "Broadway and other streets were macadamized and put in first class order..." and "there is a good system of sewerage and the town is lighted with gas."[16]

In spite of that strong start, the 1890s found Columbia with neither electricity nor a good public water supply. Numerous fires, including one in 1892 which left only the columns from the University's Academic Hall, highlighted the city's need for a good public water service. Many downtown business buildings were lost to fire in that period as well. One especially destructive fire in 1886, for example, wiped out nearly a full block of buildings around the 900 block of Broadway.[17] One local account noted in 1895 that of "the establishments that were here 25 years ago only three remain. Nearly all the business portion has burned and been rebuilt."[18] That comment appears to have been accurate: of the 127 historic buildings recently identified in the area, only 13 appear to have been built before 1890, and only 5 predate the 1883 Sanborn.

Although efforts to establish a municipal water and light plant had begun in 1890, legal challenges held up the process, and it was finally private investors who supplied the much-needed services. A dam and plant were constructed on Hinkson Creek east of the downtown area, and on July 13, 1893, electric lights brightened downtown Columbia streets for the first time.[19] The same plant provided a consistent water supply, greatly reducing the threat of disastrous fires.

The town also gained access to a second rail line in the late 19th century. The Missouri Kansas and Texas Railroad, or KATY, completed a spur into Columbia in 1899. The new spur connected to the Katy's cross-state line, which ran several miles south of town along the north

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[14] Parrish, p. 103.

[15] Ibid, p. 103.

[16] Switzler, p. 806.

[17] "Map of the Burnt District", Columbia Missouri Statesman, September 22, 1886.

[18] Havig, p. 39.

[19] Havig, p. 129, and Miriam Deutch, Images from Columbia's Past: 1865-1945, (Introduction by Francis Pike; Columbia: Columbia Daily Tribune and Waters Publications, 1982) p. 7.

bank of the Missouri River. The Katy operated out of a frame depot for a few years, after which the company erected a large brick depot and station at the corner of Fourth and Broadway. That building survives; it was listed individually in the National Register in 1979, and soon after that was rehabilitated for its current function as a restaurant. The former cross-state path of the Katy line is now the Katy Trail State Park, and the path of the Columbia spur serves as a local hiking and biking trail.

Train travelers and other visitors to the community had a variety of options for lodging by the end of the century. The 1898-99 Gazetteer shows that Columbia at that time had at least three large hotels: the Powers House, the Columbia Hotel, and the Cottage Hotel. Of those, only the Cottage Hotel remains today. That building, located at 920 East Cherry, had begun life as the two-room home of the Columbia Female Academy in the 1830s. It was expanded several times throughout the rest of the century, by the school as well as its subsequent owners. In 1894, the building was converted to hotel use and opened under the name of the Cottage Hotel. The hotel was operated by Turner S. "Squire" Gordon for the next 15 years, and later became known as the Gordon Hotel. It operated in that capacity until the 1910s, when it was rented to house the Home Economics department for the University of Missouri. In 1921, it was converted to apartments by then-owner F. W. Niedermeyer, a function it holds today.[20] (It is still known as the Niedermeyer Apartments.) The large, highly intact brick building is significant as Columbia's only 19th century downtown hotel.

By the end of the century, Columbia had a population of 5,651, and was firmly established as a regional trading center. Gazetteer entries from the 1890s reveal a variety of businesses, ranging from shoemakers and wagonmakers to doctors and lawyers. Sanborn maps and a county atlas map from the last decades of the 19th century document a well-developed commercial center. Both sides of Broadway between Seventh and Tenth Streets contained tightly packed commercial buildings, and there were nearly-equal concentrations of buildings on the blocks immediately north and south of that stretch of road. (See Figure Three.) Columbia's business center was ready for the new century. ⌂

[20] Donna Ingwerson, "The Niedermeyer Apartments: A Historic Site," Boone County Chronicles, (Marceline, MO: Walsworth Publishing Co, 2000) pp. 99-102.

Figure Three. Atlas Map of Downtown Columbia, 1898.

NORTH

II. "In Every Way Far More Metropolitan Than Her Sister Cities": Downtown Columbia, 1900-1954.

The first half of the twentieth century brought numerous changes to Columbia's commercial core. The first automobile passed though town in 1900, and by 1908 cars were common enough that the city passed an ordinance to set a speed limit for cars in the downtown area.[21] (They were allowed to go no more than eight miles an hour.) Continued development of public utilities brought electric lights, and a rapid upswing in population resulted in the establishment of numerous new businesses and the construction of dozens of new buildings.

A state Gazetteer published at the turn of the century included more than 220 business listings for Columbia, representing a wide range of commercial enterprises. That publication noted that the city had a good public water system, and both gas and electric lights, and it included a flattering comparison of Columbia to comparably sized cities. It claimed that Columbia was "in every way far more metropolitan than her sister cities of the same size in the state."[22] The Gazetteer also noted that Columbia had "two live weekly newspapers", the Columbia Statesman and the Columbia Herald. Both of those publications had established offices in the downtown area earlier in the 19th century. The Herald occupied a ca. 1892 building at 1020 East Broadway, and the Statesmen operated out of 900 E. Broadway, in a building built before 1883.[23] A third weekly, not mentioned in the Gazetteer, Professional World, was serving the local black community by 1900.[24]

The new century also brought a new daily newspaper to the community. On September 12, 1901, the first issue of the Columbia Daily Tribune hit the streets. That publication is still in business today, and the company headquarters are still located downtown. At least two of the historic buildings in the downtown area today were occupied by the Tribune in the early part of the twentieth century. A large one-story brick building at South Ninth and Locust Streets (124-130 S. Ninth) housed the Tribune at the time the 1924 Sanborn map was made, and another large brick building at 701 East Cherry Street was the home of the paper from 1947 to 1973.[25]

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[21] Vicki S. Russell, et al, Columbia Missouri: Images of Our Lives Since 1901, (Columbia, MO: Columbia Daily Tribune, 2001) pp. 19-22.

[22] R. L. Polk and Co., Missouri State Gazetteer and Business Directory 1898-99 (St. Louis: R. L. Polk and Co., 1899) p. 288.

[23] Mary Matthews, "Downtown Columbia: An Architectural Survey," (Survey Report and Inventory Forms on File With the Missouri State Historic Preservation Office. Jefferson City, MO, 1979.)

[24] Russell, et al, p. 14.

[25] 1924 Sanborn Map, and Russell, et al, p. 251. The 1914 Sanborn map also shows that the Tribune occupied a building on North Ninth Street at that time; that building is also extant, but greatly altered.

The front page of that first edition of the Tribune included a lengthy list of Columbia's attributes. In addition to noting such things as educational and religious institutions and public utilities, the Tribune ran a comprehensive list of businesses, which included: 35 different retail establishments, almost half of which were grocery stores, three saloons, three billiard halls, five restaurants, two bakeries, a "strictly first class and extremely popular bowling alley," a flouring mill and two large elevators. Professional men were represented as well; there were eighteen practicing attorneys, twenty three practicing doctors, and five dentists.

The inaugural issue of the Tribune also listed public amenities, and noted that there were "one hundred and fifty buildings in the course of erection." New construction taking place was supported by at least three different lumber yards, as well as a large brick factory. Public services included an "excellent telephone system", a police force of four, free mail delivery, and a "new and commodious city hall."[26] That new city hall was located just west of the county courthouse, at 101 N. 7th, on the northwest corner of Seventh and Walnut Streets. That two story brick building was built by J. M. Batterton, a prominent businessman and one-time mayor.[27] That building housed city offices for just over thirty years, after which is was converted to retail use. It has served in a retail capacity ever since, and looks today much as it did in the 1930s.

Many of the new buildings mentioned in the Tribune were located in the central business district. More than half (67 of 127) of the surviving historic buildings in the downtown area were built between 1900 and 1930. During that period, many of the early residences which had been built around the edges of the original town were replaced with new commercial buildings. The 100 block of South Ninth Street, for example, contained only widely spaced houses and a church in the late 1890s. By the early 1920s, almost all of those houses had been replaced with side-by-side commercial buildings, many of which are still there today.[28] The surge in construction reflected a dramatic increase in the area population; the population of Columbia nearly doubled between 1900 and 1910.

City Directories published around the same time period show that downtown Columbia was home to a thriving commercial district. A directory published in 1909 included a full twenty-four pages of business listings, with addresses as well as business names.[29] A review of the addresses

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[26] Russell, et al, p. 1.

[27] Matthews, Mary, Historic Inventory Form for 600 East Broadway, (based upon information in The Pride of Columbia, MO, a 1933 promotional publication from the State Historical Society of Missouri.)

[28] Sanborn Maps for Columbia, 1889-1925.

[29] R. E. Hackman, Columbia City Directory, (Quincy, IL: R. E. Hackman and Co., 1909) pp. 282-306.

shows that more than 90% of those businesses were located in the downtown area. It also shows an impressive variety of services. One could buy anything from candy to furniture, and services available ranged from insurance agents to "Occultists and Aurists." Insurance agents represented an unusually large segment of the business services, outnumbering doctors and lawyers combined.

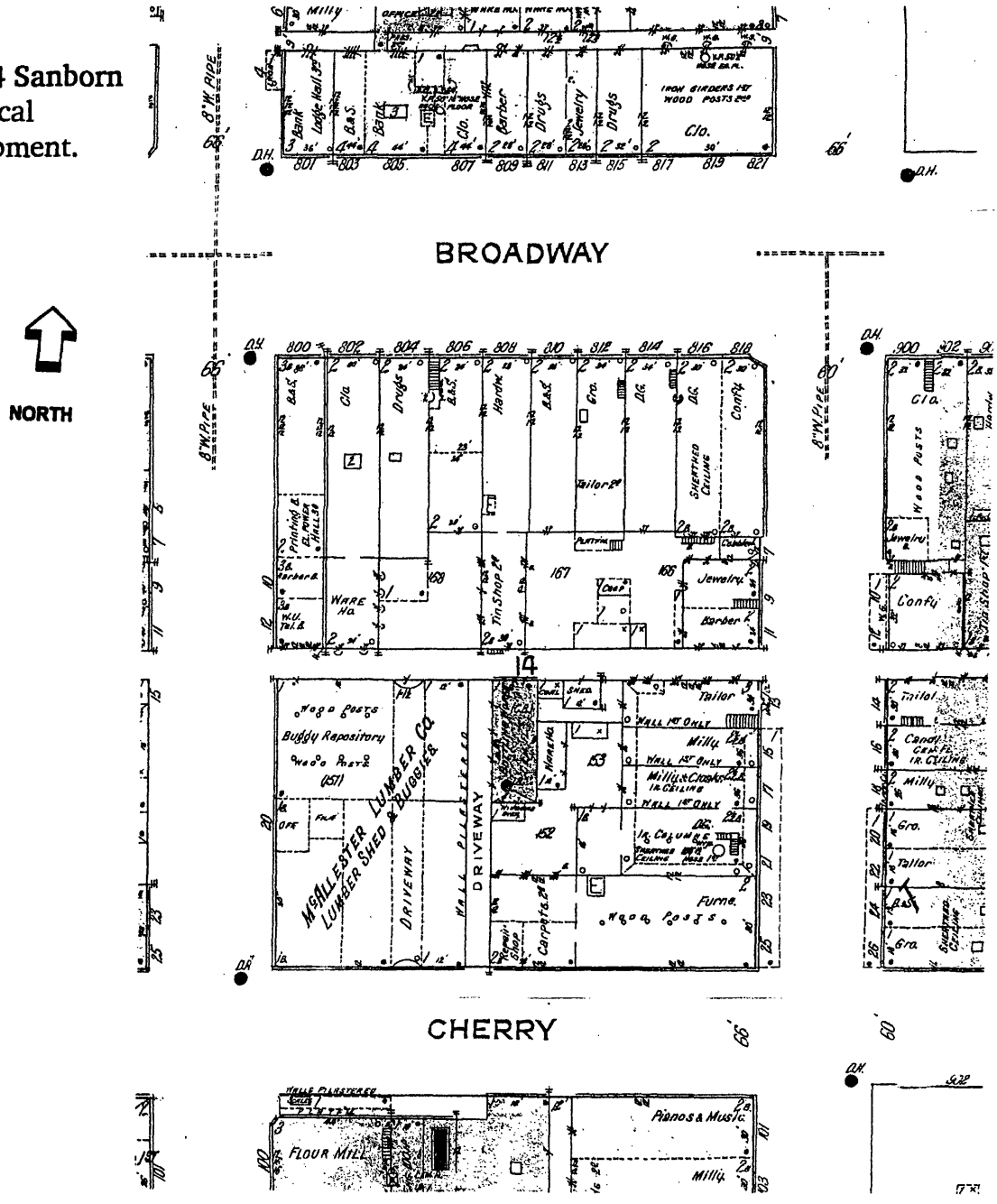

Figure Four. 1914 Sanborn Map, showing typical patterns of development.

As was the case in the business list put out by the Tribune in 1901, grocers comprised a significant segment of the retail market. There were 29 grocers listed in the directory, all except for five of which were located in the downtown area. Other prominent retail businesses included clothing and shoe stores, drug stores, hardware stores, watchmakers and jewelers, and furniture companies. In what was then a common doubling of services, two of the three furniture stores also offered undertaking services. (Caskets were generally made by cabinet makers at that time.) One of the furniture store/ undertaking establishments listed in the 1909 directory, the Parker Furniture Company, remains in business in downtown Columbia today, as the Parker Funeral Service. The building which housed that company's early furniture store also survives; it is located at 16 North 10th Street, and now houses Gold's Gym.

Other businesses located in the downtown area in 1909 were more service-oriented. They included blacksmiths and livery stables, hotels and boarding houses, and restaurants and billiard parlors. With the exception of a few neighborhood boarding houses, all of those were located downtown. All nine of the restaurants and lunch rooms in town were located in the downtown area, as were six hotels and seven billiard parlors. The largest new hotel of the time was the Athens Hotel, which was built along the 800 block of Walnut Street between 1895 and 1908. The hotel building has survived to modern times; it now houses a combination of commercial and residential spaces. It is a large, three-story brick building with a large stone archway at the main ground floor entrance.

One of those early billiard establishments has also survived, and continues to operate in its original capacity. Booche's Billiard Hall, at 11 South Ninth, is home to a business which was established in 1884; it is one of Columbia's oldest continually operating businesses. The business started out as the Paul (Booche) Venable Billiards hall in the late 1880s. Venable's business was included in the 1889-90 and 1898-99 state Gazetteer listings for the town, and was listed regularly in city directories throughout the early part of the 20th century. It moved from a building on Broadway to the then-new Virginia Building on South Ninth Street around 1911, and then again several years later to the current location at 110 S. Ninth Street. Booche's Billiard Hall looks and functions today much as it did when Paul Venable was the proprietor; it is a notable survivor from Columbia's early years of commercial development.

Early business directories for the area also show that African-Americans and women continued to make up a small, but significant, segment of the business community. The 1909 and 1917 Directories in town indicated businesses operated by African-Americans with the notation "(col.)" after the listing. Each of those years saw fifteen different businesses operated by African-Americans. As was the case in the 19th century black businesses appear to have been concentrated in the northwest quadrant of the business section. African-American businesses of the early twentieth century included restaurants, barbers, grocers, dressmakers, and doctors.

Women also continued to operate businesses in the area. Directories published between 1909 and the late 1920s routinely included listings for female operated businesses in the

downtown area. There were, for example, 29 women in business in 1909, and 16 in 1927. Most of those women were in traditionally female-dominated professions such as dressmaking and millinery, boarding houses, and hair dressing and manicures. Women also held business support positions such as stenographers and notaries. A few women of the time were also involved in more creative pursuits; there was a "Women's Handicraft Exchange" in place in 1909, and several women were listed under the heading of "Art and Art Goods." One woman, Mrs. C. Brown, had a photography studio at 12a N. Eighth Street in 1917. The 1927 directory also lists a woman as the operator of a billiard parlor. Mrs. Amelia Carter was the proprietor of a billiards hall at 502 E. Walnut at that time. She was presumably related to Preston Carter, an African-American who was running the same business in 1917.

Another aspect of Columbia's early twentieth century commercial growth resulted in the formation of the Columbia Commercial Club. The Commercial Club was, as its name implies, dedicated to promoting commercial development in the community. It was founded by a group of local businessmen in March of 1906, with an initial membership of about 100 men. (Women were not allowed to join until around 1919.) The membership consistently included the most prominent businessmen in Columbia, and the club was very active in promoting community development throughout the first quarter of the century.

A Commercial Club publication boasted in 1912 that the club was "the most effective organization of its kind in any city of four times Columbia's size in the state, and it has accomplished things little short of wonderful."[30] In the same publication, the Club claimed credit for major roles in paving many streets in town, building the municipal water and light plant, and enticing several new factories to start operations in the community. The largest such factory was run by the Hamilton Brown Shoe Company, which became one of the city's major employers when their plant opened in the first decade of the new century.[31]

They also supported the construction of a new courthouse in 1909. That large formally designed building was built in the center of the large lot set aside in the early plat for that purpose. It survives today and is highly intact and in excellent condition. As a compromise to those who wanted to preserve the earlier courthouse, the columns from that building were retained and left in their original position in the southeast corner of the lot. Those columns have also survived; they line up with the columns of the former administration building at the south end of Eighth Street, and have become a local landmark.

The Commercial Club's claims were not idle boasts; several newspaper articles from the early part of the 20th century repeat those credits, and include information about other Commercial Club projects, many of which were to have very long-lasting impacts upon the town.

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[30] Columbia Commercial Club, "We Are Building a City in Columbia," (Columbia, MO: Statesman Publishing Company, ca. 1912.) n.p.

[31] The shoe factory building was listed in the National Register on 7/19/02.

The paper reported several times on the club's successful efforts to ensure that the new cross-state highway would come through Columbia in the 1910s. The Columbia Missourian reported in 1918 that it was largely due to the efforts of the Club's members that "the State Highway [40] follows the Old Trails Road, passing directly through the center of Columbia."[32] That highway is now Interstate 70.

The Club had to continue that effort into the early 1920s, when it looked like the highway might be rerouted to cross the Missouri River at Jefferson City. Local boosters prevailed, however, and even secured a route for a major north-south highway through the community as well. That road is now federal Highway 63. One Columbia historian, John Crighton, noted the importance of that development in the 1970s; "No achievement–except perhaps the outbidding of the other Central Missouri counties in 1839 for the location of the state university–has equaled in importance for Columbia the acquisition of a strategic place on the nation's highways. The cultural and economic benefits that have accrued locally have been immeasurable." [33]

The new highways and other civic improvements supplemented the already strong local economy, and Columbia prospered throughout the teens and twenties. The central business district continued to be the dominant commercial center, and many of the largest historic buildings found there today were built in the 1910s and 1920s. The survey report for the 1970s architectural study of downtown noted that this was a period of "great wealth and rapid growth" in the downtown area. Census records support that statement; the population increased from just under 10,000 in 1910, to 14,967 in 1930.

Notable additions to the streets of downtown in this period included large business buildings, hotels, and theaters. New business buildings of note included a tall office building and two large new banks. In 1910, construction began on a large new office building called the Guitar Building, just southeast of the courthouse, at 24 North Eighth Street. At five stories, it was the largest building to have been built in the community at that time–the local paper called it "Columbia's New 'Sky-Scraper'."[34] When completed, the new building had seven retail spaces on the ground floor and eighty offices in the upper stories. Its location near the courthouse assured a steady supply of office tenants, and it continues to serve today much as it did in the 1910s.

A few years later, two of the most prominent banks in the community moved into large new headquarters on Broadway. In 1916, Boone County Bank, which had been founded in the late 1850s, built a large new Classical Revival style limestone building at the corner of Eighth and

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[32] "Columbia Commercial Club Gives Aid," Columbia Missourian, May 6, 1918, p. 4.

[33] John C. Crighton, A History of Boone County and Columbia, (Columbia, MO: Boone County Historical Society, 1987. Compilation of articles published in the *Columbia Daily Tribune* 1972-1977) p. 378.

[34] "Guitar Building to be a 'Sky-Scraper'." University Missourian, July 10 1910, p. 1.

Broadway.[35] A few years later, the Boone County Trust Company erected the Haden building less than two blocks away, at Ninth and Broadway.[36] That 1921 building is similar in form and styling to the Boone County Bank; it differs in that it utilizes white-glazed terra cotta sheathing instead of limestone. That building also continues to serve as a bank, although it has changed hands over the years. It is the current home of Boone National Savings and Loan Association. Both banks are important for their long association with banking in the community as well as their unusually high level of architectural styling.

It was also during this period that two large formal hotels were built downtown. The oldest of the two, the Daniel Boone Tavern, is located at Seventh and Broadway; it was built in 1917. The construction of that large hotel was partly funded by a "bonus" of $20,000 which was raised by community leaders who felt the city's image would benefit from the construction of an impressive new hotel. It opened to rave reviews, and served as a hotel into the 1970s. After that the building was converted to office use, and shared by the city and county governments. The county moved out in the mid-1990s, and the building today serves as the Columbia City Hall.

The second large hotel building project of that era, which took place in 1927, produced a new building on South Eight Street, the Tiger Hotel. The new ten-story building became the tallest building in the city, and its unusual height is said to have "posed a problem for the city's fire department."[37] The Tiger Hotel's management took advantage of that impressive height, and mounted a set of large red neon letters on the roof which spell out "TIGER". The Tiger Hotel is still one of the tallest buildings in town, and the rooftop TIGER sign is visible from most parts of the commercial center. The Tiger Hotel has seen few major changes over the years. It was listed in the National Register in 1980.

The teens and twenties also saw the construction of several large new theaters. The oldest theater in the area today is the Hall Theater, which was built by T. C. Hall in 1916. The exterior of the building is highly intact; the interior now houses a franchise restaurant and bakery. Hall also built the Varsity Theater, at 17 North Ninth, in 1927. The Varsity has survived with notably few alterations; it is a contributing building in the North Ninth Street Historic District, which is being nominated in association with this cover document. The third historic theater of note from that period is the 1928 Missouri Theater, at 201 South Ninth. That building was listed in the National Register in 1979; it was the second building in downtown Columbia to be listed in the National Register. (The Katy Station was the first, a few months earlier.)

Another entertainment venue of the time focused more on music. McKinney Hall, which was located in the second floor of a large commercial building at 411 East Broadway, was used for live entertainment from the early 1920s into the early 1940s. It was a favored spot for black

[35] Matthews, Mary, Historic Inventory Form for 720 East Broadway, 1979.

[36] Matthews, Mary, Historic Inventory Form for 910 East Broadway, 1979.

[37] Deutch, p. 61.

musicians, and many of the entertainers who played there would later go on to become nationally and internationally famous. Musicians featured there included Ella Fitzgerald, Dizzy Gillespie, and Billie Holiday. The hall was apparently popular with both white and black music fans; Edward "Dick" Tibbs, who booked many of the acts for the hall in the 1920s and 30s, remembered one popular group out of Omaha, the Kansas City Rockers, which "came to play, and there was a big party on July 3 for the whites and one on July 4 for blacks."[38] McKinney Hall remains largely intact; it is currently the home of Broadway Physical Therapy.

Although the hard years of the Great Depression were felt in Columbia, things could have been much worse. One visitor to the town in 1938 noted that "I have traveled over most of the United States in the last 12 months and this is the only city I have seen which apparently has not felt the depression."[39] Unlike many communities, Columbia weathered the hard times of the Great Depression with relative ease, thanks in part to what one history called "a comprehensive program of municipal self-help."[40] Beginning in 1930, City officials used local and federal money to fund public improvement projects which provided badly-needed jobs, and in many cases, impressive new public buildings. In 1932, Columbia voters approved a proposal to use surplus water and light funds to finance the construction of a new city hall, and not long after, construction of a new fire and police building was also approved, with the same source of funding.

Those construction projects must have begun immediately, as both buildings were completed in 1933. Both remain in use today. The two-story tall fire and police building is located at Seventh and Walnut Streets; it continues to house city offices, and the police department is now in a large addition to its west side. The new city hall was built at Sixth and Broadway. It is a wide brick and limestone building with a formal facade and refined architectural detailing. The municipal building is highly intact and continues to reflect its long history of public service. It is significant both architecturally and historically. The mid-1930s also saw the federally financed construction of a large new post office building on Cherry Street. That building also remains in place, although it is no longer occupied by the postal service. It too is largely intact, and eligible for the National Register.

Those construction projects, along with street and sewer improvement projects done about the same time, put many Columbians to work, and helped lessen the effect of jobs lost by the temporary closing of the Hamilton Brown Shoe Factory and other businesses. As federal funds became available later in the decade, other public improvement projects were undertaken, including the construction of a National Guard Armory in the northen part of the downtown area

[38] McNamara, pp. 10-11.

[39] Crighton, p. 408.

[40] Crighton, p. 408.

in 1938. That building also survives; it was listed in the National Register in 1993.

The diversity of the business base in the city also helped to mitigate the effects of the Depression. College students represented a significant source of income for area businesses; one local clothing dealer noted in 1932, for example, that students represented roughly 60% of his clientele at that time.[41] The local college student population actually increased during the Depression; enrollment at the University increased by almost 2,000 between 1929 and 1939, and Stephens College's student population jumped from 547 to 1,680 during the same time period.[42] Access to the new state highway network also made Columbia an attractive location for the offices of government agencies and other large organizations, which kept the white collar job market relatively strong as well. A survey which was done by the Bureau of Home Economics in 1935-36 revealed that the average family income in Columbia ranked in the upper third of the national average, and that the income levels for business and professional workers were especially strong.[43]

By the 1940s, the local economy had fully recovered, and Columbia had become the largest city in mid-Missouri. A 1940 population of 18,399 placed Columbia ahead of Jefferson City in population for the first time in its history, a status that it would retain to modern times. By 1947, the population had risen to 22,000, and the trade area for the city was estimated to extend outward some 22 miles.[44]

African-Americans continued to play a part in the business life of the community, as both customers and proprietors. A 1994 interview with Ms. Sarah Belle Jackson, an African-American who grew up in Columbia in the 1930s and 1940s, provides a first-hand account of life in the area during that period.[45] When asked about Columbia during the holiday season when she was young, she answered:

> Columbia was nowhere like as big as it is now. There was no shopping mall, no shopping center. You just had the stores up on Broadway and they would light up each individual window....Black people, and I'm talking about in the thirties, would go there and the white clerk would try the hat on for you. You couldn't try the hat on yourself. They wouldn't let you put on any of the clothes or any of the hats or

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[41] Havig, p. 38-39.

[42] Crighton, p. 411.

[43] Crighton, pp. 411-412.

[44] Russell, et al, p. 97.

[45] Valerie Vedral, "An Interview with Sarah Belle Jackson," Boone County Chronicles, (Marceline, MO: Walsworth Publishing Co., 2000) pp. 103-119.

anything like that.[46]

Ms. Jackson also remembered that there was a concentration of black-owned businesses known as "Sharp End" operating around Walnut and Sixth Street, where the current Columbia Post Office is located. As she recalled:

> Sharp End was where all the black people were that owned the business....This was where you got your hair cut...there was restaurants there....[the food] wasn't nothing fancy, just sturdy...Then they had the lodge hall–that was where the lodge met and they had dances up there. When they had dances and things you'd be surprised how well the women were dressed. They would wear hats, gloves, the whole thing, when they would go up there for a dance.[47]

Few of the buildings of Sharp End have survived to modern times. It appears that many were lost in the mid-1960s, when a new post office and parking lot were built in the area described by Ms. Jackson. There is one commercial building at the corner of Fifth and Ash Streets (17 N. Fifth St.) which was built around 1930. It is largely intact and appears to be eligible for the National Register.

The middle of the twentieth century found downtown Columbia in solid financial condition. Although a secondary commercial center was developing near Highway 40 on the north edge of town, the downtown area continued to serve as the civic and commercial center of the community. All three of the major hotels in town, the Tiger, the Daniel Boone, and the Ben Bolt (originally the Athens) were located there, as were all bank headquarters, the city post office, the county courthouse, the public library, and the Columbia City Hall.

Downtown was also still home to the majority of the businesses in the community. A review of business listings from a 1951 city directory shows that well over half of all businesses and the vast majority of all retail establishments in operation were located in the downtown area. All of the clothing, millinery, furniture, dry goods and office supply stores listed in the directory were located downtown, as were 32 of the 51 restaurants. Visitors to the area could find just about any service they desired, from shoe repair to accountants, and merchandise for sale ranged from ice cream to washing machines.

Although outlying commercial development and the advent of the shopping mall changed the role of the downtown area in regional commerce over the next several decades, in the long run, more things stayed the same than changed. Downtown Columbia continues to reflect its long history as the commercial core of the community. Today, as yesterday, commercial uses predominate, and the area is still the civic center of Columbia. The streets are lined with a mixture of old and new buildings, in a variety of styles and types. The following section discusses the evolution of that built environment. ⌂

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[46] Ibid, p. 108.

[47] Ibid, p. 113.

III. Log Stores to "Capitoline Hill": Architectural Development in Downtown Columbia, 1821-1954.

The architectural development of the downtown area naturally reflects larger patterns of social and economic development. The following section has been divided into the same chronological periods discussed above. Period I covers all 19th century development, and the second section covers 20th century development which occurred before 1955.

The following discussion on the architectural history of downtown Columbia has been based upon a historical and architectural survey of downtown Columbia which was done in 1978-79, National Register nominations which have been written since that time, and a survey update and field study which was done in the summer of 2003.[48] The survey update resulted in the creation of an inventory of basic information on all of the reasonably intact historic buildings in the area today--127 buildings all together. That inventory includes previously listed properties, and all others which convey at least some sense of their historic nature. The properties inventoried in 2003 will be referred to as the study group from here on. References to the surviving historic buildings in the downtown area are also based upon that study group.

Although the first buildings in Columbia began going up in the 1820s, the rapid pace of early 19th century development, combined with frequent fires in the area, resulted in regular replacement of those early structures. Today, few buildings in the downtown area are more than 100 years old; of the 127 buildings in the study group, only 24 were built in the 19th century. Those earliest resources are especially significant as rare survivors from downtown Columbia's earliest period of development.

Architectural Development in Period I: 1821-1899.

The current core of Columbia was established in 1821, after residents of Smithton failed to find adequate water for the settlement they had established a short distance to the west in 1818. The first buildings in the new town were built near the west edge of the present business district, to be close to the good water supplied by Flat Branch Creek. (See Figure Five.) The new settlement was platted around an existing cabin, which had been built by Thomas Duly in 1820. That cabin was located at what is now the southwest corner of Fifth and Broadway, and it was there that the earliest buildings in Columbia were erected.[49]

The original plat of Columbia created 384 rectangular town lots, surrounded by larger "inlots" and "outlots." The town lots were laid out along a grid of evenly spaced streets, with six lots to each block. Each lot was 80 feet wide and 142-1/2 feet deep, with an alley to the rear and

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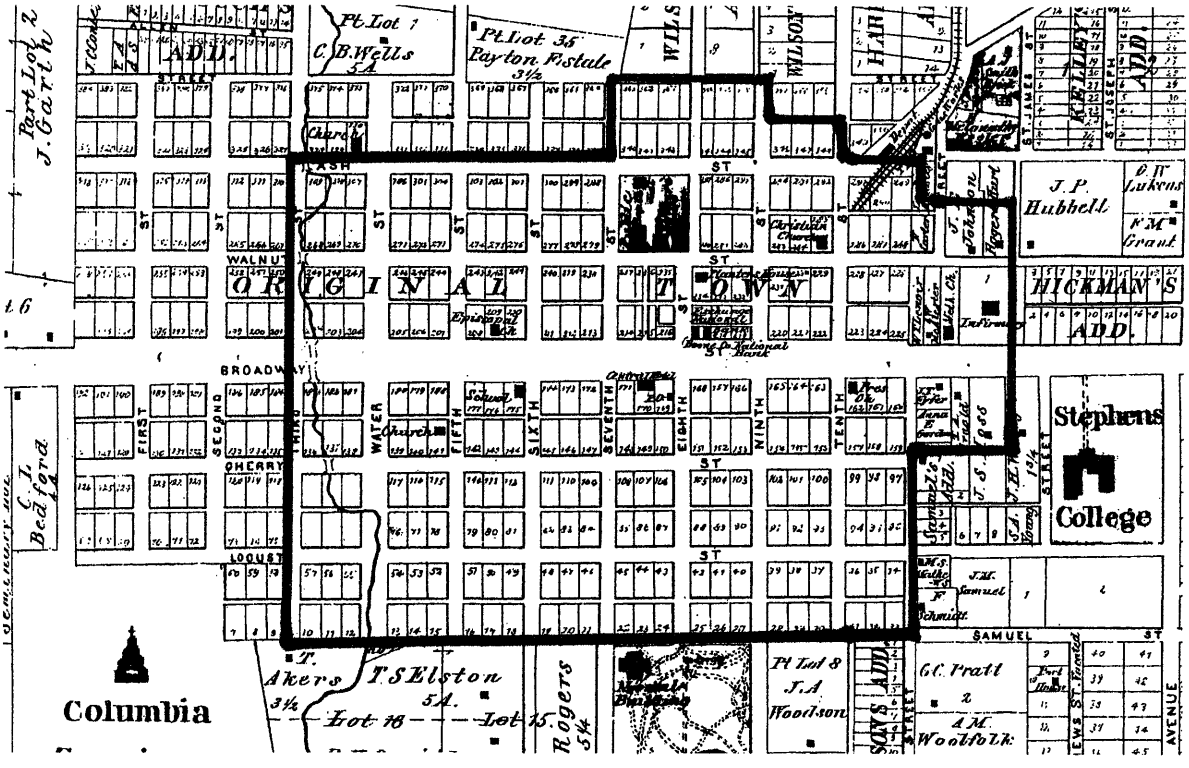
[48] The survey was done by consultant Mary J. Matthews, and the survey update was done by consultant Debbie Sheals.

[49] Batterson, p. 5.

frontage on at least one major street. Broadway, the main east-west street, was, at 100 feet wide, considerably larger than all other streets in the new town. (Most others were 63 feet wide.) The generous proportions of that street are said to have been the idea of Dr. William Jewell, who wanted the street to be wide enough that livestock sales could be held in the street without impeding traffic.[50]

Jewell was an extremely influential early resident of the community who served on the committee which laid out the streets, and later became mayor. As mayor, he pushed for the inspection of slaughterhouses, pigpens and stables, and in 1843 argued for the construction of sidewalks and gutters along Broadway. Those ideas were considered so outrageous at the time that he was threatened with lawsuits and even bodily harm. The threats proved to be idle, and he continued to be a driving force in the community throughout the early years of its development.[51]

Figure Five: 1875 Atlas map of the center of Columbia. The dark line is the boundary of the Columbia Special Business District, and current study area.



[50] Matthews, Survey Report, p. 1.

[51] Ibid, pp. 1-2, and Christensen, pp. 434-435.

Jewell is also credited with building one of the first brick houses in the community, a two-story Federal style house which was located at the corner of Broadway and Sixth Streets. By the time he built that house in 1828, the new town could boast of several new business buildings. The first businesses in town were a grocery run by Peter Kerney, and a dry-goods store built by Abraham J. Williams. By 1822, there were two more groceries, two more dry-goods, and two more taverns in operation. One of those taverns was operated by Richard Gentry, who was described by one early history as "one of the earliest and most influential businessmen" in Columbia.[52] Gentry's house at Eighth and Broadway served as a tavern, and as the post office. Eighth Street was at that time on the very eastern edge of the commercial center; development in the new town was concentrated around Fifth Street for the first few decades of its existence.

Most of those early stores were housed in modest log buildings, some of which had been moved from the original settlement of Smithton. A description of Columbia which was written later in the century noted that the buildings in town in 1822 " were mostly one-story log buildings."[53] Brick came into use at a very early date, however; the first brick store was built by Richard Estes sometime before 1824, at the southeast corner of Broadway and Seventh.[54] Another source shows that merchant Oliver Parker had a two-story brick store at the same intersection in 1830.[55]

By the middle of the 19th century, the center of the commercial area had shifted to its present location around Ninth Street, and Columbia had developed into what a visitor in 1849 described as "one of the neatest and handsomest little towns that I have seen in my life."[56] Photos of Broadway taken in the 1860s show that the street was lined with brick and frame business buildings. Although several of those business buildings were two-stories tall and relatively large, they were not particularly elaborate. Those of brick exhibited a bit more refinement than their clapboarded frame neighbors, with simple Federal style detailing and relatively large multi-light windows. Historic photos of brick houses built around the same time, including Dr. Jewell's house of 1828, show similar construction details. Although there is ample evidence that the streets were full of substantial buildings by the eve of the Civil War, no resources from that period survive in the downtown area; the oldest intact building in downtown

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[52] Batterson, pp. 8-9.

[53] William F. Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882; Reprint Cape Girardeau: Ramfre Press, 1985) p. 801.

[54] Batterson, p. 9.

[55] The description of that building was recorded in an early survey of the lot. See Mary Alice List "Drawing on History: Oliver Parker's Lot #216 in Columbia in 1830," Boone County Chronicles, pp. 69-71.

[56] Batterson, p. 29.

Columbia today was built ca. 1870.[57]

That building, the Hays Hardware store, is a two-story brick commercial building at 812 East Broadway. The ground floor of the facade contains an open storefront, and the second floor has a row of round arched window openings, set below a prefabricated bracketed metal cornice. It is an early representative example of the most common building type in the area–the "two-part commercial block". The two-part commercial block is a commercial building type which has defined Main Streets throughout the United States for more than a century. Architectural historian Richard Longstreth has described it 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."[58] The single story lower zones were designed to be used as public or commercial spaces, while the upper floors were generally used for more private functions, such as offices, residences or meeting halls.

That basic form has, over the decades, been ornamented with components from a wide variety of architectural styles; nationally, Victorian-era motifs are 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. Almost a third of the historic buildings in downtown Columbia today are two-part commercial blocks. Of those, sixteen were built in the nineteenth century. All except for one of the two story 19th century commercial buildings in the study group are two-part commercial blocks.

In Columbia, the earliest Victorian style examples started appearing in the 1860s and 1870s. Those buildings tended to utilize relatively simple Italianate detailing, with brick walls, round-arched windows, and a fairly heavy general scale. Later, in the 1880s and 1890s, the design and ornamentation of new buildings tended towards a lighter scale and more elaborate types of ornamentation typical of Late Victorian buildings.[59] Second floor windows of Victorian style commercial buildings constructed near the end of the century tended to have either segmental arched tops, or straight tops with prefabricated round arched panels above. Architectural embellishments throughout the period generally included ornamental cornices, which were either prefabricated of metal, or incorporated into the building structure via brick corbeling.

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[57] It should be noted that there are two buildings in town that have older sections–the building at 820 E. Broadway was built in the 1860s and remodeled in the 1920s, and the Gordon Hotel at 920 E. Cherry has one section said to date back to the 1830s–it was enlarged many times in the late 1800s to early 1900s.

[58] Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

[59] Matthews, Survey Report, pp. 2 and 3.

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 cornices 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."[60] Columbia's connection to the North Missouri Railroad in the 1860s provided local merchants and builders with easy access to such components.

Although the surviving 19th century commercial buildings in downtown Columbia generally feature relatively simple brick facades and low to moderate levels of ornamentation, several do have pre-fabricated cornices and other components. More than half of the 19th century commercial buildings in the downtown area have early or original pre-fabricated metal cornices; several also have additional metal ornamentation, such as embossed arched panels over second floor windows. Of the eleven buildings in the study group that have metal cornices, nine were built before 1900, and the other two were built before 1911.

Figure Six. Historic Photo of the Intersection of Eighth Street and Broadway, with typical 19th century storefronts, taken ca. 1915.
Photo Courtesy of the State Historical Society of Missouri; not to be reproduced without permission.

[60] 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.

Many of the 19th and early 20th century buildings in town originally had prefabricated storefront components as well. Those could include anything from metal sill plates and headers, to full wood and metal frames with plate glass display windows and paneled bulkheads. Very few of those early storefront pieces have survived to modern times in Columbia. Only one or two buildings in the study group retain any significant 19th century storefront components. The most complete 19th century storefront in the area is at 16 North Ninth; the storefront on that building looks much as it did in the 1890s. It has all of its early or original patterns of fenestration on the first floor of the facade, along with an original sill plate, and prefabricated ornamental metal posts on either side of the doorway. That building is located within the North Ninth Street historic district, which is being nominated in association with this cover document.

Another design element common to the 19th century two-part commercial blocks in the area is the presence of ornamental window treatments at the second floor level, especially in buildings constructed in the 1880s and 1890s. At least five buildings on or near Broadway which were built immediately after a disastrous fire in the mid 1880s have nearly identical brickwork hoods, and many other buildings in the area have prefabricated window tops of varied design. The buildings with the matching window hoods also have very similar metal cornices and other design elements; it seems likely that they had the same architect and/or builder.

The widespread popularity of the Victorian movement in architecture is also reflected in the design of the Herald Tribune Building, which was built in 1892 at Broadway and Hitt Streets. It was designed by M. F. Bell, a prominent architect who also designed many of the buildings on the University's Francis Quadrangle.[61] That large building is the only surviving two-story commercial building of its time which is not a two-part commercial block. It is a freestanding brick building with rock-faced limestone accents and a low hipped roof. It has a polygonal bay at one corner which was originally topped with a steep clock tower, and a front cross gable filled with an elaborate sunburst relief. The roofline is accented by a small bracketed metal cornice. The Herald Building is largely intact today and is significant for its high level of architectural styling as well as its historic association with the Herald Tribune, one of the town's most prominent early newspapers.

Architectural Development in Period II: 1900-1954.

By the first decade of the twentieth century, tastes were changing, and the busy lines and elaborate ornament of the Victorian era were beginning to fall from favor. Buildings of the new century tended to have much less complicated systems of ornamentation, and simpler, classically inspired compositions. As the 1979 survey report put it:

By the turn of the century a distinct classicizing influence was beginning to be seen in

[61] Ohman, Marian, "Morris Frederick Bell," Dictionary of Missouri Biography, p. 55.

> downtown Columbia. The new century brought even more income for Columbia merchants and expensive materials such as cut stone and decorative brick were used...As the first decade wore on, bricks of different colors and textures began to be seen, combined with such classical elements as scroll-like supports and square window treatments. [62]

The comment about squared window openings is of particular note; very soon after the turn of the century, the narrow arched windows which had been a standard for upper facades gave way to wider, flat-topped window openings, many of which contained paired window sash. Ornamentation also became much more restrained; cornices were still favored, but tended to be much smaller, and applied ornamentation, when used, was much more restrained.

The new century also saw new building materials. As noted above, specialty bricks of varying colors and textures became popular, as did a new architectural product–terra cotta. The survey report noted that, "around 1910 terra cotta came into use and from that point on was to dominate architectural detailing in Columbia well into the 1930s."[63] Recent study has shown that more than one fourth of the surviving historic 20th century commercial buildings downtown today have some type of terra cotta detailing. Historic terra cotta components range from ornamental rooftop coping to full wall sheathing; the earliest known example was built in 1909, and the latest application was ca. 1940.

Local dates of use parallel national trends; architectural terra cotta enjoyed widespread popularity in the United States from the 1890s to the 1930s.[64] Architectural terra cotta consists of hollow blocks of kiln-fired clay which were manufactured by hand, using molds to allow for standardization of parts. Terra cotta was used in structural applications for fireproofing, and it was extremely popular for exterior ornamentation. The plastic nature of the material lent itself to the creation of elaborate ornamentation, and the use of molds for multiple castings made architectural terra cotta relatively inexpensive to produce, especially in comparison to the cut stone it often emulated. The blocks were most often glazed to provide a weatherproof coating; glazes came in a variety of finishes, ranging from imitation stone to rich polychromatic treatments.

Terra cotta was particularly popular in Chicago, which experienced a great surge in high rise construction during that same period. The flexibility of the medium made it adaptable to a number of architectural styles, and it was embraced by several master architects; one source noted that "architectural terra cotta was significant in the development of important architectural

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[62] Matthews, p. 3.

[63] Matthews, p. 3.

[64] Theodore H. M. Prudon, "Architectural Terra Cotta: Analyzing the Deterioration Problems and Restoration Approaches," Technology and Conservation Fall, 1978, pp. 30-38.

idoms in this country–specifically, the "Chicago School", the High Rise and the Historic or Beaux Arts styles....[it] has been closely associated with the architecture of Cass Gilbert, Louis Sullivan, and Daniel H. Burnham, among others." [65] It was also popular as a way to add architectural distinction to much more modest vernacular buildings, as was most often the case in downtown Columbia.

In Columbia, architectural terra cotta use varied from simple cornices to full building sheathing. In most cases, terra cotta components were used much like prefabricated metal pieces had been during the late 19th century, as accents on brick buildings. Cornices are the most common application in Columbia, often in combination with simple window and/or storefront trim. As with the pressed metal cornices and other ornament used in earlier years, it is likely that most of the architectural terra cotta in Columbia was purchased from out of town manufacturers and shipped in by rail.

The oldest building in the downtown area to utilize terra cotta is the Victor Barth Building, at 827 E. Broadway. It is also one of the oldest buildings in the study group without Victorian-era styling or ornamentation. It is a wide, two-story brick building with an open storefront and large squared window openings at the second floor. The composition of the wide facade has a much more horizontal emphasis than did the vertically arranged Victorian buildings which were the norm in the 19th century. The Barth building features a straight cornice supported by scrolled brackets which spans the facade just above the tops of the second floor windows. The cornice and brackets are of white glazed terra cotta, and the window openings are outlined with similar terra cotta molding. The wide face of the cornice has decidedly Sullivanesque ornamentation, which would seem to indicate a Chicago origin for the terra cotta.

The Barth building's horizontal massing and clean-lined terra cotta ornamentation set it apart from its 19th century neighbors, and it is an important example of the changes in architectural taste which were taking place in downtown Columbia in the first years of the 20th century. It is also significant for its long commercial history. It was built by prominent local merchant Victor Barth, when his existing business outgrew an older building on the same site, and it was home to Barth's clothing store for most of the next century.

Several of the buildings which were built in the first years of the 20th century, including many with terra cotta ornament, also illustrate the growing popularity of the Beaux Arts style of architecture. The Beaux Arts movement emphasized such things as composition, symmetry and the creation of designs based upon academically correct interpretations of classical architecture.[66] The movement takes its name from the *Ecole Des Beaux Arts,* a school of architecture in Paris

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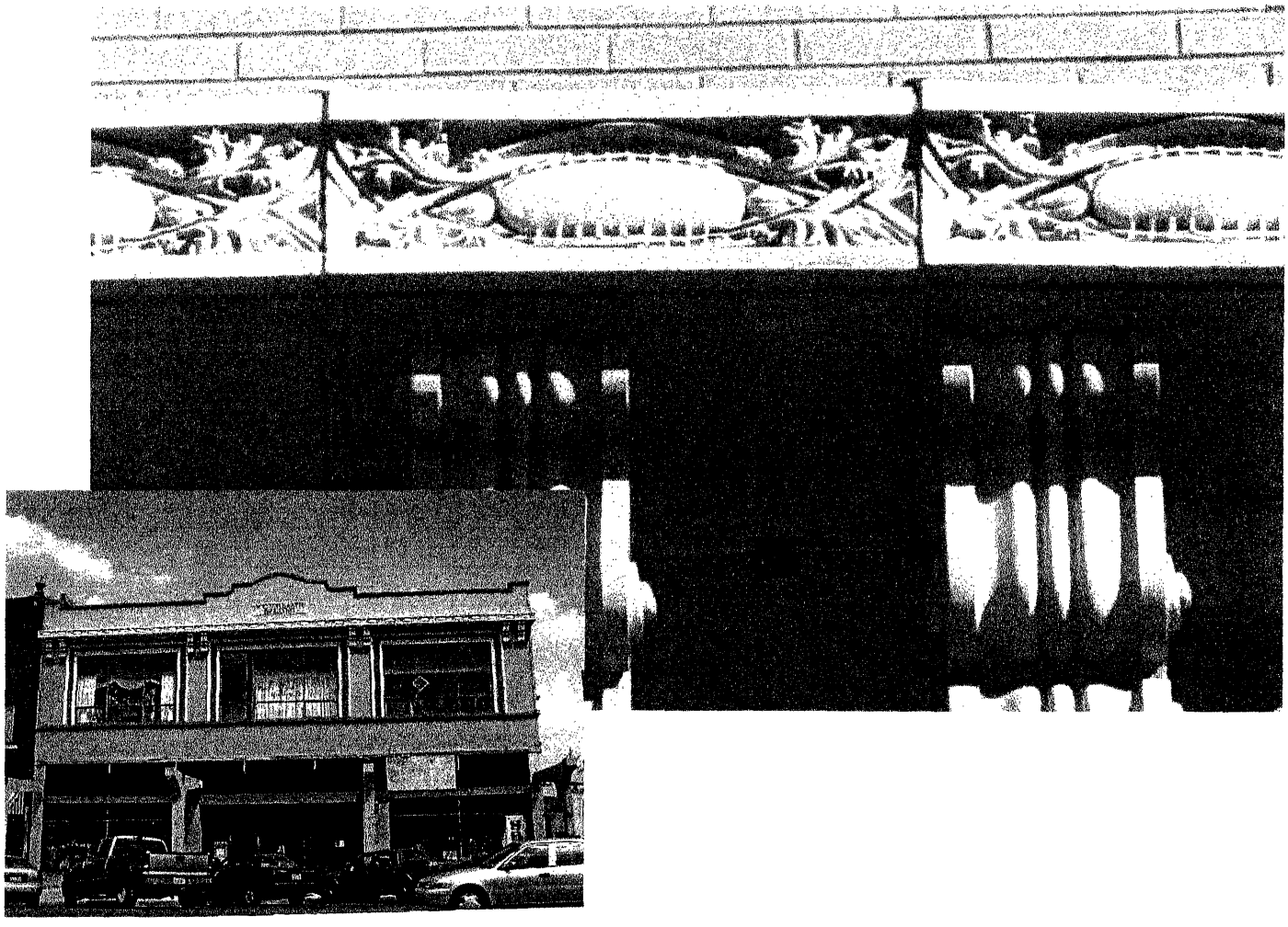
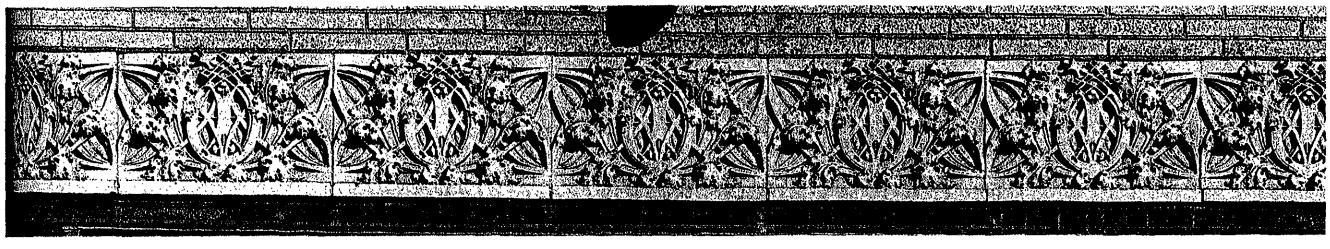
[65] de Teel Patterson Tiller, Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta, (Washington, D. C.: U.S. Department of the Interior Preservation Assistance Division, 1979) p. 1.

[66] Alan Gowans, Styles and Types of North American Architecture (New York: HarperCollins, 1992) pp. 217-219.

Figure Seven.
Top: The Victor Barth Building, with a detail of the cornice ornament.
Bottom: Detail of terra Cotta ornament designed by Louis Sullivan ca. 1913. (From William de Witt, ed. Louis Sullivan: The Function of Ornament. New York and London: W. W. Norton and Co., 1986, p. 137.)





which was attended by several leading North American architects in the last half of the 19th century. Classical columns and pilasters were often featured elements of Beaux Arts designs, as were, as one source put it "cartouches, decorative swags, medallions and sculptural figures."[67]

Several of the larger buildings erected in Columbia in the early 1900s utilize Beaux Arts styling, and the stripped-down classicism that came into favor for more modest buildings also relates to that movement. Two of the largest downtown buildings of the new century have Beaux Arts styling, and several others have Classical Revival exteriors. The 10-story Tiger Hotel, which was built in 1927 and is still the tallest building downtown, has extensive Beaux Arts style ornamentation, both inside and out. The lower facade of the Tiger Hotel is ornamented with some of the most elaborate terra cotta work in the study group.

Also of note is the 1932 Municipal Building, at 600 East Broadway. That wide brick and stone building has a formal, symmetrical facade, and delicate Beaux Arts detailing. It was, in fact, designed by a former student of the *Ecole des Beaux Arts*, Edmund Eckle, whose St. Joseph firm worked with Columbia architect Harry Satterlee Bill on that project.[68] The early survey report noted that the "Municipal building, with its decorative stonework and classical lines has been called Columbia's 'Capitoline Hill'."[69]

Banks and movie theaters built during this period also tended to have elaborate styling. Two impressive bank buildings of the era are still in use as banks today. Boone County National Bank, built ca. 1916, is still owned by Boone County Bank, and the Haden Building, which was built in 1921 for the Boone County Trust Company, is now home to the Boone National Savings and Loan Association. Both are large two-story buildings on corner lots, and both utilize Beaux Arts and Classical Revival design elements, including two-story columns and pilasters and formal, symmetrically arranged compositions. The Boone County Bank building is of limestone, while all of the exterior wall blocks and ornamentation on the Haden Building are of white glazed terra cotta.

The early twentieth century also saw the construction of several grand new theaters in the city, all in the downtown area. The Hall Theater, built ca. 1916 at 102 South Ninth, has a Beaux Arts facade of limestone, with massive two-story columns and a formality of design which rivals that of the local banks of the time. The 1927 Varsity Theater, on North Ninth Street, by contrast, features Renaissance Revival design, with an elaborate window arcade and heavy shaped wooden brackets at the roofline of the facade. Both of those buildings were built by businessman T. C. Hall, and both survive today with few exterior alterations. The Varsity is in the North Ninth Street Historic District, which is being nominated with this cover document.

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[67] John C. Poppeliers, et. al., What Style Is It?, (Washington D. C.: The Preservation Press, 1983), p. 6.

[68] Matthews, inventory form for 600 East Broadway, 1979.

[69] Matthews, p. 3.

Another downtown building to feature extensive terra cotta ornamentation is the Central Dairy Building, at 1104 E. Broadway. It was built in 1927 and received a closely matching addition in 1940. That two-story building has a wide facade which is fully sheathed with cream-colored architectural terra cotta. It is ornamented with a shallow bracketed cornice, medallions and other reliefs, and rooftop urns, all of terra cotta. It was described in the 1970s survey as "architecturally one of downtown's most beautiful buildings."[70]

Downtown Columbia prospered throughout the teens and twenties, and many of the existing commercial buildings were remodeled in those years to maintain up-to-date images for the businesses that occupied them. An article which appeared in the 1927 Missourian, titled "Much Building is Being Done in Columbia", for example, noted that a significant part of the construction activity in town at the time "Includes Remodeling."[71] The article claimed that "business structures, including new building and remodeling jobs, head the list [of building projects for the year] with a cost of $879,000."[72] As the most visible components of most business buildings, storefronts were frequently updated. Nationally popular innovations in storefront manufacturing technology of the time included such things as metal framing systems for display windows, and ornamental prism glass tiles. "Arcaded" storefronts, with deeply recessed arched entrances, also became popular.[73]

Shop owners who wished to update their business with a minimum investment found such innovations attractive, and several of the buildings in the area got replacement storefronts during this period. Several of those metal-framed storefront components remain in place today. Buildings in the study group known to have received new storefronts in the 1920s include 800, 804 and 812 East Broadway. Two of those buildings were several decades old when the new fronts were installed, while the Miller Building, at 800 East Broadway, was less than twenty years old when it got a new arcaded storefront.[74]

The building at 812 East Broadway, which was built around 1870, may have gotten its new front when it became the home of Hays Hardware Store in 1914.[75] The early 20th century

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[70] Matthews, inventory form for 1104 E. Broadway.

[71] "Much Building is Being Done in Columbia." The Columbia Missourian, July 14 1927, p. 4.

[72] Ibid.

[73] Mike Jackson, "Storefronts on Main Street: An Architectural History," *Illinois Preservation Series, Number 19*, (Illinois Historic Preservation Services, n.d.) pp. 9-10.

[74] 800 and 804 E. Broadway are in the Eighth and Broadway Historic District, listed 4/22/03; information about their remodeling projects are included in that nomination.

[75] "A Landmark Makes a Comeback," Columbia Missourian, May 20, 1973, p. 12.

storefront on the Hays Hardware building remains in place today; it features metal framing and a large transom filled with prism glass tiles. The Hays storefront is one of very few intact historic storefronts left in the downtown area today, and one of only two buildings in the study group with early prism glass tiles.

A few building owners of the time went a step further with their remodeling projects, and put entire new facades on existing buildings. At least three buildings in the study group received new facades in the late 1920s or early 1930s. One of the oldest buildings on Broadway, a dry-goods company at the time, received wide new second floor windows and all new stone facing on its facade in 1927, and a turn of the century grocery store on Eighth Street was remodeled to match the new Tiger Hotel next door a year later. In 1928, the Ballenger building on South Ninth Street was remodeled with all new terra cotta sheathing and wide new second floor windows. The new second floor windows on that building were topped with prism glass transoms, which remain in place today. All three of those buildings traded their original late Victorian styling for the type of simplified Classicism which had become almost a standard for commercial buildings in downtown Columbia by the 1920s.

A few of the new commercial buildings of the day also utilized ornamental motifs which had more residential associations. One of the most notable of those is the 1927 Parsons Sisters Building at 1101 East Broadway. That small two-part commercial block, which has a slate roof, half-timbering and patterned brickwork, is a near-textbook example of the Tudor Revival style. A few other buildings erected at that time also utilize simple Tudor or Craftsman style elements such as shaped roof rafters, Craftsman style windows, and simple ornamental brickwork.

A few of the buildings which were built in the area in the 1930s show the influence of another new style--Art Deco. 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.[76] 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.[77]

Defining characteristics of the Art Deco style vary somewhat according to the author discussing it, but there are some common principles. There is at least some vertical emphasis, and, futuristic as the buildings 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. Three buildings in the downtown area can be classified as Art Deco, and a few

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[76] David Gebhard, The National Trust Guide to Art Deco in America, (New York: John Wiley and Son, Preservation Press, 1996) p. 14.

[77] Barbara Capitman, et. al., Rediscovering Art Deco, U. S. A., (New York: Viking Books, 1994) pp. 1-2.

others have minor ornament typical of the movement. The Novus Shop, at 22 South Ninth, is one of the more notable commercial examples. A facade remodeling done around 1936 installed Art Deco style ornamentation of cream-colored terra cotta which includes fluted vertical piers and various ornamental reliefs.

It was also in the early 20th century that the automobile became a part of everyday life. That change spurred the construction of buildings such as gas stations and commercial garages in the center of town. Although there are no early gas stations in the area today, a few of the early downtown garages have survived. They are fairly large buildings with wire-cut brick walls and simple terra cotta ornamentation. One of the most intact examples is the ca. 1925 Clinkscales Garage, at 502 East Broadway. That large brick building has multiple storefronts and garage door openings, all of which are trimmed with white glazed terra cotta. A narrow molded cornice of the same type of terra cotta runs along the entire facade.

The rate of construction in the downtown area slowed considerably during the hard years of the Depression, and remained sluggish through the war years of the 1940s. That slowdown was partly in response to lean economic times, and partly because the area was well-developed by that time. As the century progressed, merchants continued to update and remodel their storefronts, and to occasionally add all-new facades.

By the 1960s, that trend had created a discordant collection of shop fronts, described in the survey report as "a patchwork of unmatched first floors, deteriorating second floors, tacky signs, and boarded up windows."[78] That condition, paired with distressing new competition from shopping centers and malls located in outlying areas, led downtown business leaders to build a massive new concrete canopy along several blocks of Broadway in the late 1960s.

Portions of the canopy remain in place today, and although it is not actually tied to the buildings structurally, it has had a 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 buildings on Broadway. Many of those facades, have, however, retained significant levels of original detailing, especially on their upper facades. Some of those would be eligible for Register designation if the canopy were to be removed.

There are also many streets in the downtown area which have seen no changes of note over the last century. Ninth Street in particular retains a notable collection of intact historic buildings, many of which have been in continual commercial use since the early 20th century. Downtown Columbia serves the community today much as it did a century ago, and many of the historic buildings found there continue to evoke their period of significance. Those buildings are significant, tangible links to the long commercial history of the area. ⌂

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[78] Matthews, p. 5.

Associated Property Types

The historic commercial buildings found in Downtown Columbia can be categorized by many criteria, including such things as architectural style, building form, and historic function. As was the case in countless American cities, stylistic development in Columbia followed national trends, and proceeded in a relatively straightforward chronological manner. Many of those stylistic developments were discussed in section E of this document.

Architectural styles of the day are, however, only one component of architectural development. Popular styles at any given period of time tended to be used for a variety of building types, regardless of form or function. It is therefore helpful to look at basic building types and historic functions as well. The property types in the downtown area have been categorized here according to early function, with sub types based upon for the most common building forms. They are, in general order of dominance: A. Commercial Buildings, B. Government and Public Buildings, and C. Hotels and Residences. All three types of building have been in downtown Columbia from the mid 1800s to the present. Only Property Type A. Commercial Buildings, has been discussed in this document; the other property types will be developed as the need arises.

The following discussion is based upon information gathered during a 1978-79 architectural and historical survey of the entire downtown area, as well as recent field study. The field study, which was done in the summer of 2003, updated earlier information and identified a total of 127 reasonably intact buildings in the area which were built before 1955. That group is referred to below as the study group.

A. Commercial Buildings, ca. 1860- 1954

Description: Commercial Buildings

Commercial buildings constitute the vast majority of the historic resources in the downtown area today; approximately 94% of all historic buildings in the area are commercial buildings. Commercial buildings in downtown Columbia were built and used for commercial functions during the period of significance. Uses include such things as retail, office, light manufacturing, travel related facilities, restaurants, and other business-related functions. The only business type excluded here is the hotel; historic hotels in Columbia constitute a discrete grouping and a separate property type.

Early patterns of use were varied. Building types such as the one- and two-part commercial blocks, for example, were designed to accommodate a variety of functions ranging from billiard halls to dry good stores, while others were more specialized. The latter would include such things as movie theaters and train depots. The resources of the group are unified, however, in that they all hosted activities meant to make money for the occupants of their spaces--hat shops to movie theaters.

The commercial buildings in the downtown area range from one to ten stories in height; most are relatively narrow buildings which are one or two stories tall. Approximate construction dates range from ca. 1860 to 1954. Brick is the dominant construction material for all periods of development; more than 80% of the pre-1954 buildings in the area are of brick construction. Applied ornamentation was common throughout the period of significance. Buildings from the 19th century tend to have prefabricated metal ornamentation, while those built in the 20th century are more likely to utilize architectural terra cotta.

As noted, architectural styles in the study group generally relate more to the time of construction than the form or function of the building. Most 19th century buildings utilize Victorian styling in varying degrees. Overall massing tends to be vertical, with tall narrow facades and single arched upper floor window openings. Applied ornamentation is common. Many second floor windows have brickwork or metal hoods, and most 19th century facades have ornamental cornices of brick or metal. Those cornices were often placed along the very top edges of facades and other highly visible elevations.

The 20th century saw a change in taste to more restrained, classically inspired ornamentation, and a generally more horizontal massing, even in fairly narrow buildings. Upper floor window openings on 20th century buildings are often squared and fairly wide, with two or more window sash within each opening. Architectural terra cotta came into use in the first decade of the new century, and remained popular through the 1930s. Cornices continued to be popular through that period, with some changes. Most 20th century cornices are smaller than their Victorian counterparts, and are made of terra cotta instead of metal. They also tend to be placed slightly lower on the buildings, beneath short parapet walls which reinforce the horizontal emphasis of the wide, flat-topped upper windows.

Subtype: Two-part Commercial Block

Two part commercial blocks are commercial buildings which are at least two stories tall. They are characterized by a horizontal division of form and function. 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. In Columbia, most examples are two stories tall, with open storefronts on the ground floor, and more enclosed second floor spaces. The two-part commercial block is the most common subtype in the study group; there are 41 such buildings in the study group, just over 30% of the total. Construction dates range from ca. 1860 to the early 1950s. Representative examples in Columbia include the ca. 1870 Hays Hardware Store, at 812 East Broadway, and the Ballenger Building, at 27-29 South Ninth Street. The Ninth Street building was built ca. 1890 and remodeled to its current appearance ca. 1930.

Subtype: One-part Commercial Block

One-part commercial blocks are one story tall, and function much like the lower story of two-part commercial blocks. In many cases the building is relatively narrow, and shares a wall with neighboring buildings. The facade often consists almost exclusively of an open storefront, which generally includes a transom, display windows and bulkheads. Ornamental cornices and space for signage above the storefront are common. A few local examples have terra cotta coping and other ornamentation at the roofline, and at least one, Koepen's Florist Building at 1009 East Broadway, has ornamental terra cotta banding around the storefront opening as well. There are seventeen one-part commercial blocks in the study group. They include notable local businesses, such as Tiger Barber, where the flattop haircut was invented in 1942, and the highly intact Booche's Billiard Hall, which has been at its present location since the 1910s, and in business since 1884.[1]

Subtype: Multiple-Entry Commercial

A multiple-entry commercial building looks like a row of identical one-part commercial blocks, but differs in that it is a single building, with individual shop spaces, each of which has its own entry and display window. Storefronts for the separate spaces tend to be nearly identical, and styling on local examples is minimal. The five multiple-entry commercial buildings in the study group were built between ca. 1903 and the early 1930s. They come in a range of sizes; all are one story tall and contain two to six shop spaces each.

Significance: Commercial Buildings

Commercial buildings may be eligible under National Register Criteria A and/or C, for their association with the commercial and architectural history of downtown Columbia. Columbia has been a trade center for mid-Missouri for most of its history, and the downtown area was the sole commercial center in the city throughout the period of significance. Intact commercial buildings located in that area are significant as tangible links with that history.

The downtown area encompasses most of the original plat of Columbia, and it has been an important business center since the 1820s. One description of the earliest days of the town's existence noted that "businessmen were also active in the establishment of the new town. Theirs was the task of building a retail center for the surrounding countryside as the basis of Columbia's economy."[2] Those early settlers, and the countless merchants who came later, lived up to the challenge; by 1954, Columbia's trade area extended 35 miles, and the downtown business district

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[1] The invention of the Flattop is noted in Russell, et al, p. 97; the history of Booche's comes from a number of sources.

[2] Batterson, p. 8.

was still the prime commercial center in the city.[3]

The 19th century saw Columbia grow from a frontier outpost with a few dozen residents to a thriving community of more than 5,000 people. The area was home to dozens of businesses which offered a wide array of goods and services. By the end of the century, Broadway and several of the surrounding streets were lined with large brick business buildings which reflected national trends in architectural development. Many of the retail businesses occupied two-part commercial blocks, and all types of buildings in the area utilized at least some elements of Victorian styling. Buildings of the 20th century also reflect mainstream tastes in architectural design. Simpler styling and a general fondness for Beaux Arts Classicism came into favor in those years.

The enduring popularity of the two-part commercial block in Columbia is not surprising; it is one of the most common types of commercial building ever used in the United States.[4] Architectural styles of the area also follow national trends. The generalized Victorian styling found on many of the 19th century commercial buildings is typical for commercial areas of the time. One architectural history noted that the tail end of the Victorian era saw "vestigial survivals of a wide range of motifs and features...pass over into vernacular and mass-produced commercial building, ultimately to reappear in Popular/Commercial form."[5] The shift in preference to simpler, classically inspired designs which took place in the early 20th century was also typical. A description of styling for two-part commercial blocks, for example, observed that "by the turn of the century, a sense of order and unity prevailed in most work...Many examples have a classical sense of order, but contain few if any references to past periods."[6]

Surviving historic commercial buildings in downtown Columbia reflect more than a century of commercial development. The businesses which were located in those buildings played a vital role in the community's economic stability, and often in area social life as well. Unaltered commercial buildings in the study group are significant links to downtown Columbia's long history as the dominant commercial center in Mid-Missouri.

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[3] Russell, p. 122.

[4] Longstreth, p. 24.

[5] Alan Gowans, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 189.

[6] Longstreh, p. 39.

Registration Requirements: Commercial Buildings

Representative examples of the above property type will be eligible for inclusion in the National Register under Criterion A in the area of Commerce, if they are the site of a business of particular importance to the community, exemplify a particular building type or use, or are associated with an important event or occurrence. Their period of significance will correspond to the time in which they had the historic commercial function. Eligible buildings will be reasonably intact, and readily recognizable to their period of significance. The ca. 1911 Virginia Building, at 111 S. Ninth Street (National Register/2002) was previously listed under this criterion. The Ballenger Building, at 27-29 South Ninth Street, which is being nominated with this cover document, also falls into this category.

Properties which are individually eligible under Criterion A will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Early ornamental features such as window hoods and cornices should also be largely intact. Second floor window openings, especially on the facade, should also be intact. Replacement windows may be acceptable, if they are close to the originals in individual dimensions and sash configurations.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Other additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Storefront alterations often represent a natural evolution in the history of the building, and original storefront units are therefore not requisite for listing under Criterion A. The actual ground floor openings themselves should, however, be little-changed, and fenestration patterns should be similar to those of the early storefront units, preferably with display windows, bulkheads, and transoms. By the same token, surviving original storefronts and other distinctive architectural features represent especially significant historic resources, and their existence can outweigh other integrity issues, as long as the building continues to clearly evoke its period of significance.

Buildings may also be individually eligible under Criterion C, in the area of Architecture, if they exhibit exceptional levels of integrity and/or architectural styling. To be eligible under Criterion C, a building must be a notable example of a particular style or vernacular type, and/or possess unusual design elements and detailing. The building must also possess integrity of setting and location, design, workmanship, and materials. An eligible building under this criteria will meet all integrity requirements listed above, and will retain at least some historic storefront components and notable interior features.

Intact historic commercial buildings may also be eligible if they are part of a cohesive grouping of resources which meets historic district criteria. Commercial historic districts in

downtown Columbia will be eligible under Criterion A if they contain a reasonably intact collection of historic residential resources which together covey a sense of their time and place. An historic district gains much of its significance for the way the resources relate to each other. The individual buildings found there need not be outstanding examples of specific styles and types, but as a group, they should offer a significant concentration of historic resources.

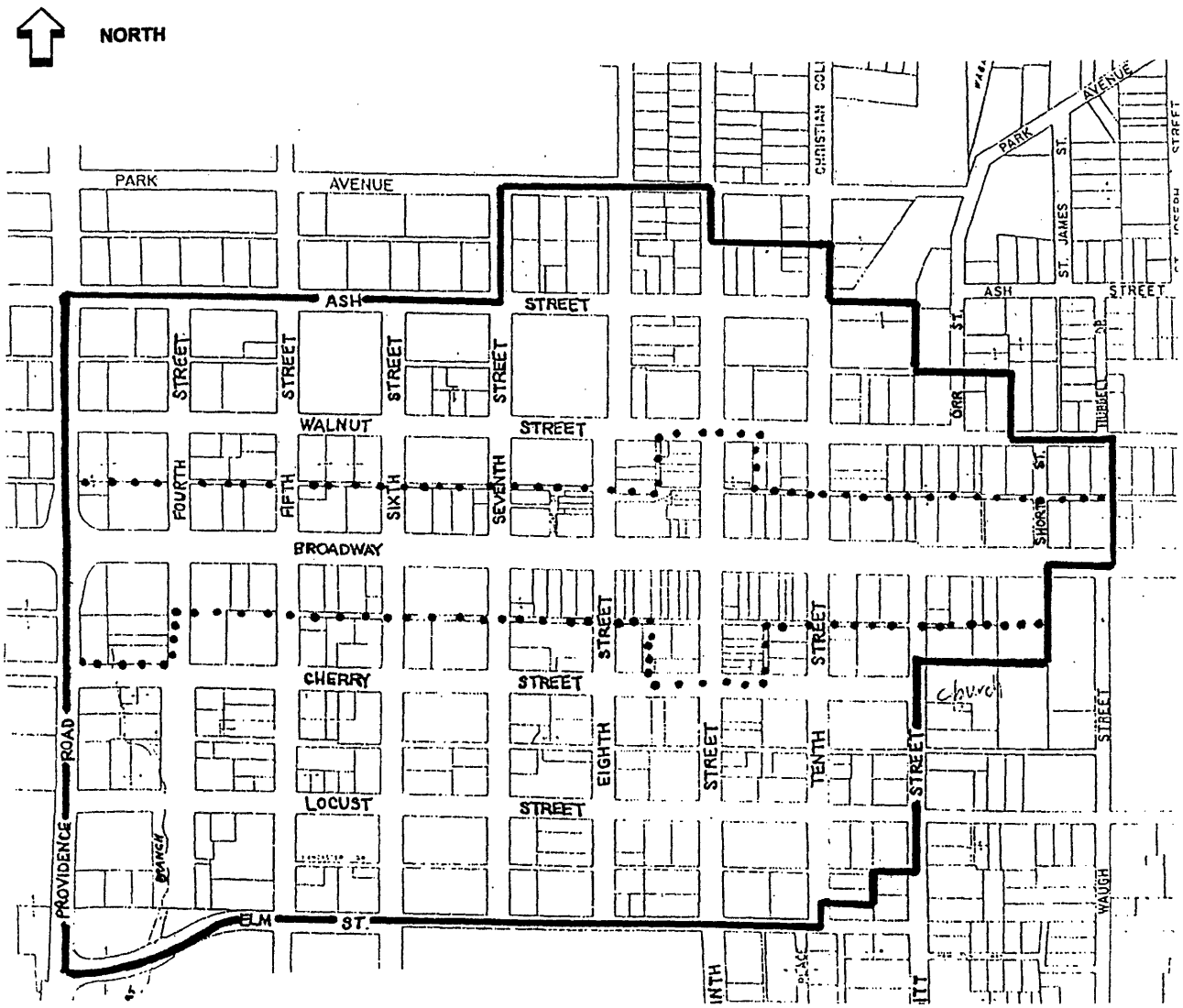
For an area to be eligible as a district under Criterion A, the majority of the buildings there must have had a commercial function during the period of significance, and as a group they should reflect one or more of the periods of development discussed in this cover document. The majority of the resources within the district must retain integrity of design, workmanship, materials, setting and location, feeling and association. Buildings with replacement storefronts may retain integrity, if their original ground floor openings are little-changed, and if replacement storefront fenestration patterns are similar to those of the early units, preferably with a pattern of display windows, bulkheads, and transoms. Multi-story buildings should also retain a majority of their upper level facade detailing. Buildings which have had the ground floor facade largely enclosed with solid units of frame or masonry will no longer retain integrity, and will be considered non-contributing resources. The Eighth and Broadway Historic District, 800-810 East Broadway (National Register, 2003), for example, meets these criteria. The period of significance for an historic district listed under Commerce will begin with the construction date of the oldest resources in the district, and end at 1954, the standard fifty year cut-off point. For example, a district in which the oldest contributing resource dates to ca. 1880 would have a period of significance of ca. 1880-1954.

For an area to be eligible as an historic district under Criterion C, it must contain good representational examples of styles and types of architecture discussed in this cover document, and meet all of the above registration requirements for listing under Criterion A. Also, individual integrity of design, materials and workmanship are more important under Criterion C than A. Visible upper elevations should be largely intact, and at least some original storefront components should be extant within the district. The North Ninth Street Historic District, which is being nominated with the cover document, meets those criteria, as does the Eighth and Broadway Historic District (National Register, 2003). The period of significance for an historic district listed only under Architecture will correspond to the construction dates of the contributing buildings found there. For example, a district in which the oldest contributing resource dates to ca. 1880, and the newest to ca. 1946, would have a period of significance of ca. 1880-ca. 1946. ⌂

G. Geographical Information

This multiple property documentation form was prepared to include all of the buildings within the current boundaries of the Special Business District, in downtown Columbia, Missouri. Those boundaries also encompass most of the original town lots laid out in a plat of Columbia which was filed in 1821. (See Figure One, Section E, above.)

Figure Eight. Map of the Special Business District of Downtown Columbia, MO. The dotted lines represent areas surveyed intensively in 1978-79. (See Section H. below)



H. Summary of Identification and Evaluation Methods

This multiple property submission cover document was prepared for the Downtown Columbia Associations, an umbrella organization that promotes and coordinates downtown development and revitalization in Columbia. The associations hired architectural historian Debbie Sheals, of Columbia, to write the cover document. Sheals is also the author of the accompanying National Register nominations for the Ballenger Building, at 27-29 South Ninth Street, and the North Ninth Street Historic District, which contains 7 buildings in a block of North Ninth Street. Both of those nominations are being sponsored by the owners of the properties being listed.

Historic architecture in downtown Columbia has been studied several times over the last quarter of a century. In 1978 and 1979, a large survey project compiled general architectural history of the entire area, as well as property-specific information on over 100 buildings in downtown Columbia. (See Figure Eight above.) Since then, National Register nominations have more fully documented the history and significance of ten individual properties, as well as one small three-building district.

The most recent study of the architecture of the area was done as preparation for this multiple property submission. In the early summer of 2003, a door-to-door survey of every property within the current boundaries of the Downtown Special Business District was done to identify surviving historic buildings in the area. That field work identified 127 buildings in the downtown area which are more than fifty years old and which retain sufficient integrity to reflect their early period of construction. (Previously listed properties were included in the study group.) All of those buildings were then revisited, at which time basic physical information was recorded and color photographs were taken. Information from the 1979 survey, along with National Register nominations and elementary reviews of primary and secondary sources, was used to determine approximate construction dates and basic historical information for all 127 of those buildings.

All of that information was entered into an electronic database, using Filemaker Pro software, to facilitate data management. That step brought older survey data up to date, and allowed more comprehensive analysis of all of the historic architecture in the study area. Two sets of survey forms and color photographs were produced; one set will stay on file with the contractor and one will be kept at the offices of the Columbia Downtown Associations, at 11 S. 10th Street in Columbia. The Missouri State Historic Preservation Office will receive photocopies of the forms and new photos.

This cover document has been written to expedite future National Register nominations. Fieldwork done in 2003 included assessing all properties for National Register potential under an MPS cover. That project has revealed ample opportunities for future designation. More than twenty buildings have been judged potentially eligible on an individual basis, and as many as eighty could be eligible if listed within a district. It appears that districts would be relatively

small, due to the scattered locations of intact resources.

Removal of the concrete canopy on Broadway would greatly increase the possibility of district designation on that street. The 800-1000 blocks of Broadway in particular contain a good concentration of large historic buildings which retain a good deal of integrity at the second floor. Although alterations to the ground floors have been significant in many cases, a majority of those buildings would evoke their period of significance if their facades were not obscured by the canopy.

Eligible individual buildings of note include two historic post offices, the 1932 municipal building, the town's only 19th century hotel, the Boone County Courthouse, and a number of important early commercial buildings. Commercial buildings of interest include Booche's Billiard Hall, which has seen no changes of note since being built in 1916, and which houses one of the community's oldest businesses, and, last but not least, Tiger Barber Shop, where barber Jerome Green invented the flattop haircut in 1942.[7] From high style City Hall to an everyday barber shop, the historic resources found in downtown Columbia today reflect the area's long commercial history. ⌂

[7] Russell, et al, p. 97.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

____ New Submission __X__ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Downtown Columbia, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

C. Form Prepared by

name/title Debbie Sheals

organization Independent Contractor date ~~September 2006~~

street & number 29 S. 9th St., Suite 204 telephone (573) 874-3779

city or town Columbia state Missouri zip code 65201

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

__See continuation sheet

Mark A. Miles — 22 Sept 2006

Signature of certifying official Mark A. Miles/Deputy SHPO — Date

Missouri Department of Natural Resources
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register — Date

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Property Type B: Government and Public Buildings, ca. 1870-1956

Description: Government and Public Buildings

Government and Public Buildings were built for or used by government and other entities that exist for public use. They include such things as the local city hall, county courthouse, the post office, and the National Guard Armory. Government and Public Buildings represent a small but significant group of historic resources in downtown Columbia. There are nine early buildings in the downtown area that were built specifically for use by government entities, and a few commercial buildings in the area also housed government functions in the later 19th and early 20th centuries.

The government and public buildings in the area are a diverse group. The oldest resources associated with local government, the columns on the courthouse square, date to 1847, and the newest is the Columbia National Guard Armory, which was built in 1938, and listed in the National Register 03/25/93. The oldest government *building* is the ca. 1900 City Hall at 109-11 North Ninth Street.

Examples of this property type range from modest vernacular brick buildings, to the imposing Boone County Courthouse (1909) and Columbia Municipal Building (1932), both of which were designed by noted Missouri architects. All are of masonry construction, and most have walls of red brick. The exceptions are the county courthouse, which is of limestone, and the National Guard Armory, which utilizes poured concrete construction. The Columbia Municipal Building features red brick walls, with extensive limestone ornamentation. All of the examples are in good to excellent condition, and most are also highly intact. Several continue to serve a public or government function.

Architectural styles are also varied. The two older city halls are vernacular buildings with simple boxy forms and only corbeled brick cornices for ornament. The newest of the city halls, the 1932 Municipal Building, features delicately executed Beaux-Arts styling that earned it the early nickname of Columbia's "Capitoline Hill." The large county courthouse and a post office built on Cherry Street in 1936 both utilize formal Classical Revival styling, while the National Guard Armory stands as one of the most notable examples of Art Deco styling in the community today.

As a group, they are largely intact, and in good to excellent condition. The county courthouse is the only building to have seen a major addition, and that new element is of sympathetic scale and design. The 1932 Municipal Building has just been sensitively rehabilitated, and both historic post offices are slated for rehab in the near future. The armory also saw a major rehab within the last several years and it, too, is in excellent condition.

Significance: Government and Public Buildings

Government and Public buildings may be eligible under National Register Criteria A and/or C, for their association with the civic and architectural history of downtown Columbia. The group includes the oldest and most important public buildings in the community, as well as some of the largest and most highly styled buildings of any type in downtown Columbia. The area is home to all of the surviving historic public buildings in the community, including the county courthouse, the only historic National Guard Armory, three different historic city halls, and two early 20th century post offices. Most of these properties are included in the Downtown Columbia Historic District, which is being nominated along with this revision of the cover document.

The public and government buildings in downtown Columbia are, in general, more highly styled than other buildings in the area, and at least half of the surviving examples appear to have been professionally designed. Of the nine extant examples, at least three are the work of noted Missouri architects.

Downtown Columbia is the original civic as well as the commercial center of the community, a function reflected by the historic government and public buildings found there today. Columbia is the county seat of Boone County, which was organized in 1820, nine months before Missouri officially became a state.[1] The original plat for Columbia set aside land for the public square that is still used for the county courthouse today. Unlike many Missouri communities, the courthouse square in Columbia did not become the center of the business district, however. That function

1 Paulina Ann Batterson, The First Forty Years. Columbia, MO: Public Relations Committee Columbia Chamber of Commerce, 1965, p. 4.

was delegated to Broadway, which is a block south of the square.

As the town developed, public buildings other than courthouses tended to be built either close to the square, or along Broadway. The older surviving public buildings in the area are north of Broadway, while those built after 1930 are on or near Broadway. A large post office constructed in 1936 is the only government building south of Broadway.

The current Boone County Courthouse is the third building to have housed Boone County government. A two-story brick building constructed in 1828 lasted less than 20 years. It was replaced in 1847 by a large brick building with a temple front supported by four large limestone Tuscan columns. That courthouse was constructed on the southeast corner of the square, so that it would face the University of Missouri's Academic Hall, located several blocks to the south. The second courthouse was used until the early 1900s, when construction began on the current building, which was dedicated in 1909. Public sentiment overcame plans for a full demolition of the 1847 building, with the result that the columns from the temple front were left in place. They still occupy the corner of Eight and Walnut Streets.

The large new courthouse, which was built in the center of the courthouse square, remains in use today. The architect for that project was J. H. Felt of Kansas City, who beat out twenty-one other architects for the commission. Felt was a member of the Kansas City firm of J. H. Felt & Company when he worked on the Boone County project, and he remained in Kansas City and in active practice until his death in 1938. He was apparently skilled in the area of public architecture, as his credits include numerous schools, at least one hospital and a handful of churches.[2] A major rehabilitation project in the late 1990s brought the courthouse services up to date, and the building is intact and in excellent condition.

There are also three different historic city hall buildings in downtown Columbia today. A two-story brick building at 109-111 North Ninth Street housed the Columbia city hall and jail from ca. 1900 to ca. 1907, when the building now at 101 N. Seventh was built and leased to the City. The Seventh Street building, which faces the courthouse square, housed the City Hall, Fire Department and "Calaboose". It remained in use until work was completed on a new fire station on Seventh Street, and the Municipal Building, at 600 E. Broadway, in 1932. That 1932 Municipal building continues to be used by the City of Columbia today, although most city offices are now located in the former Daniel Boone Tavern, a large hotel that was built in 1917. The fire station is also still used for city offices.

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2 Henry F. Withey and Elise Rathburn Withey, Biographical Dictionary of American Architects (Deceased). (Los Angeles: Hennesey and Ingalls, Inc. 1970.) pp. 206-207.

The Beaux Arts style Municipal Building is associated with a prominent Missouri architect, Edmund Eckel. Eckel received his architectural training at the famed Ecole Des Beaux Arts in Paris, and in 1868 he emigrated to the United States. He settled in St. Joseph, Missouri, and enjoyed a long, prolific career there. He teamed with local architect Harry Satterlee Bill for the Municipal Building project, which was completed shortly before his death in 1934.[3]

There are also two historic post offices in the area. The 1905 post office at 1 South Seventh Street was the first building to be built in Columbia specifically for use as a post office. Prior to that, the postal service occupied rented space in various downtown buildings. In 1936, a large new post office was constructed at 608 Cherry Street, and the older building was converted to use as the town's public library.

Most of the early government and public buildings remain in public use today; only the two earliest city halls are used for private businesses. Several of the other buildings have switched public functions over the years, however. The armory and the 1905 post office both house Columbia Parks and Recreation Department facilities now, and the 1936 post office is being rehabilitated to house a large new museum.

Intact examples of the Government and Public Buildings property type are significant links to downtown Columbia's long history as the civic center of the community. They include some of the largest and most styled historic buildings in the community. The generally higher level of styling in the group reflects the important role the buildings played in the public life of the community, and most of the buildings continue to serve a public function today.

3 Withey and Withey, pp. 187-188.

Registration Requirements: Government and Public Buildings

Representative examples of this property type will be eligible for inclusion in the National Register under Criterion A in the area of Politics/Government if they had an important public or governmental function during the period of significance, exemplify a particular building type or use, or were associated with an important event or occurrence. Their period of significance will correspond to the time in which they had the historic public or government function or association. Eligible buildings will be reasonably intact, and readily recognizable to their period of significance. The ca. 1938 Columbia National Guard Armory, at 701 E. Ash, is an example of a previously listed government building. (Listed 03/25/93.) The 1909 Boone County Courthouse, at 700 East Walnut, also falls into this category. The courthouse is one of five Public and Government Buildings that are located within the Downtown Columbia Historic District, which is being nominated in association with this revision of the MPS cover document. The previously listed Armory is also within the district boundaries.

Properties which are individually eligible under Criterion A will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Early ornamental features such as cornices, pediments and other architectural detailing should also be largely intact. Window openings, especially on the facade, should also be intact. Replacement windows may be acceptable, if they are close to the originals in individual dimensions and sash configurations.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Other additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Buildings may also be individually eligible under Criterion C, in the area of Architecture, if they exhibit exceptional levels of integrity and/or architectural styling. To be eligible under Criterion C, a building must be a notable example of a particular style or vernacular type, possess unusual design elements and detailing, and/or be the work of a master. The building must also possess integrity of setting and location, design, workmanship, and materials.

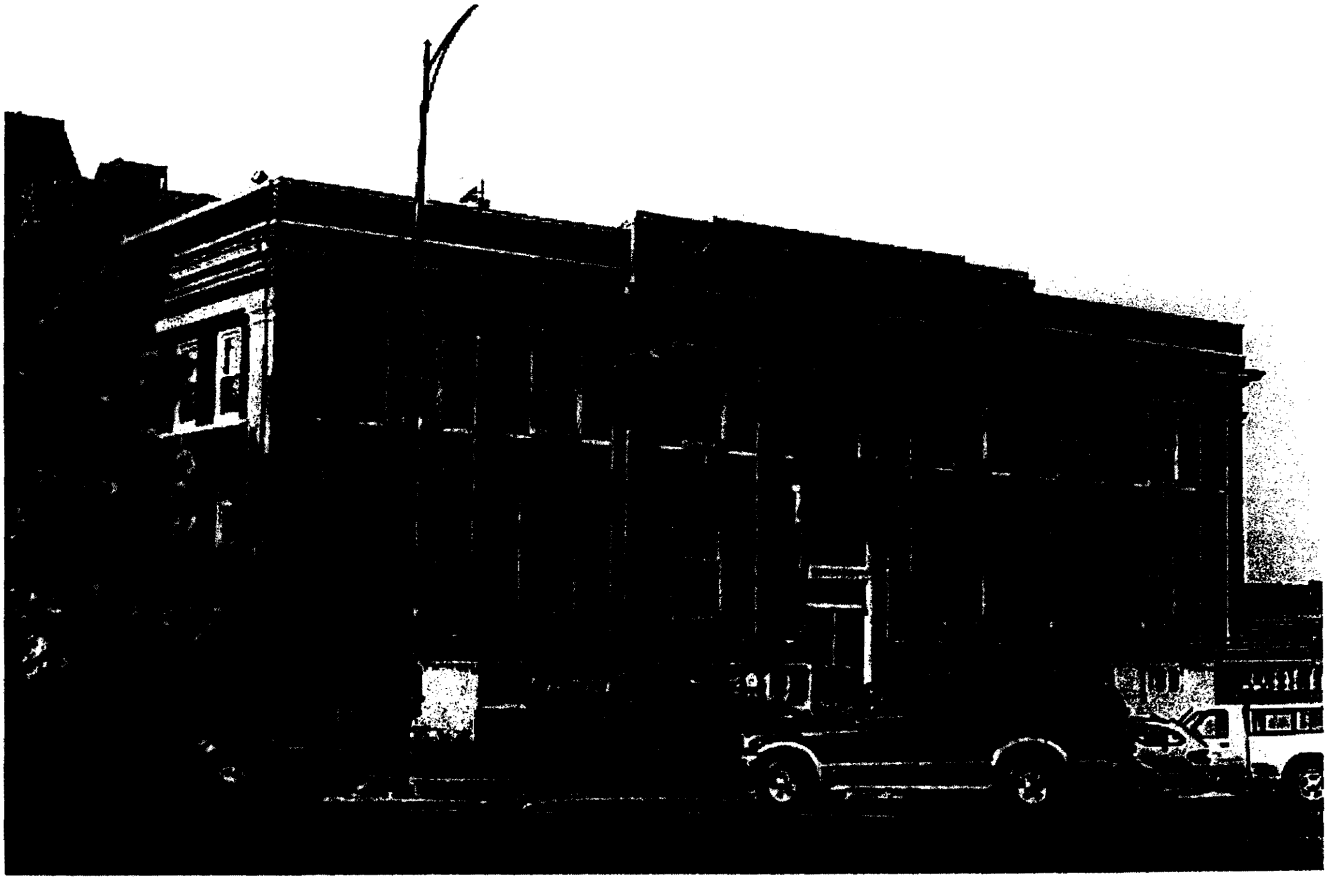
Intact historic government and public buildings may also be eligible if they are part of a cohesive grouping of resources which meets historic district criteria and together convey a sense of their time and place. In downtown Columbia, such groups

most often exist as mixed collections of resource types, including commercial, government and public, and hotels and residences. An historic district gains much of its significance for the way the resources relate to each other. The individual buildings found there need not be outstanding examples of specific styles and types, but as a group, they should offer a significant concentration of historic resources.

For an area to be eligible as a district under Criterion A, the majority of the buildings there must be examples of at least one of the three property types, and as a group they should reflect one or more of the periods of development discussed in the cover document. The majority of the resources within the district must retain integrity of design, workmanship, materials, setting and location, feeling and association. Government and Public buildings may retain integrity if their original form and patterns of fenestration are intact, especially on publicly-visible elevations. Door and window openings should be little changed, and any replacement doors and windows should be set within the original openings and be of similar scale to historic units. Wall cladding and rooflines should also be intact. The Downtown Columbia Historic District, which is being nominated with this amended cover document, also meets those criteria. The period of significance for a historic district listed under Criterion A will reflect the time span in which the properties had a significant association with a notable function or pattern of events. For a district listed in 2006 with significance up to the arbitrary 50-year cutoff point, the end date would be 1956.

For an area to be eligible as an historic district under Criterion C, it must contain good representational examples of styles and types of architecture discussed in this cover document, and meet all of the above registration requirements for listing under Criterion A. Also, individual integrity of design, materials and workmanship are more important under Criterion C than A. Visible upper elevations should be largely intact, and at least some original ground floor components should be extant as well. The North Ninth Street Historic District, for example, meets these criteria. (Listed 1/21/04.) The period of significance for a historic district listed only under Architecture will correspond to the construction dates of the contributing buildings found there. For example, a district in which the oldest contributing resource dates to ca. 1880, and the newest to ca. 1946, would have a period of significance of ca. 1880-ca. 1946.

1932 Municipal Building, 600 E. Broadway.



Property Type C. Hotels and Residences, 1836-1956

Description: Hotels and Residences, 1836-1956

The Hotels and Residences Property Type describes both commercial and private residences that were located in Downtown Columbia during the period of significance. Hotels offered temporary lodging to the area's many visitors, and residences supplied long-term housing to owners or rental tenants. Hotels are generally large buildings, with rooms that were usually rented out by the day or the week, while residences are smaller, and were historically occupied on a long-term basis by one or a few tenants. (Buildings with commercial functions in the most public spaces with residential units in secondary areas such as upper floors have been classified under the Commercial Building property type.)

This is one of the less common property types in the downtown area; there are five hotels and five residences in the downtown area today. Of those buildings, one hotel and one residence have already been listed in the National Register. The 1927 Tiger Hotel, at 23 S. Eighth Street was listed 2/29/80, and the ca. 1891 John "Blind" William Boone House, was originally listed 9/04/80, and upgraded to national significance in 2005. The Boone House, which was listed for its association with John W. Boone, is slated for a comprehensive rehabilitation that will convert it to museum use. The 10-story Tiger Hotel has recently been rehabilitated; it is the largest and most highly styled historic hotel in the downtown area today.

The area also includes four early hotels and four houses. The hotels are: the Cottage Hotel, a former school that was converted to hotel use in the late 1800s; the large Romanesque Revival style Athens Hotel, built ca. 1903; the Winn Hotel, a smaller brick foursquare that was also built ca. 1903; and the 1917 Daniel Boone Tavern, a large five-story hotel built on Broadway in 1917. The houses include two frame dwellings on South Ninth Street that have been greatly altered and are not eligible for listing, as well as two foursquare houses that are largely intact and in fair to good condition. All four of those hotels and one of the houses are located within the boundaries of the Downtown Columbia Historic District, which is being nominated in association with this revision to the cover document. The previously listed Tiger Hotel is also within those boundaries.

The historic hotels in the downtown area were built between 1836 and 1917. The oldest in the group is the Cottage Hotel, which was built to house a school in 1836 and converted to hotel use ca. 1894. That Late Victorian style building combines brick and frame construction; it is the only surviving historic hotel in the area to utilize frame construction. The other four hotels are of brick construction; the Tiger Hotel

features terra cotta ornamentation, and the other three utilize limestone accents. They range in size from two to ten stories. The two-story Winn Hotel, at 121 S. Tenth Street, is the smallest in the group. The other three, which are 3, 5, and 10 stories tall, with large footprints, are among the largest historic buildings in the downtown area today.

The most common vernacular form in the group is that of the American Foursquare; both of the intact houses are foursquares, as is the Winn Hotel. Each of the big hotels has a different architectural style. The ca. 1903 Athens Hotel, which spreads along a full city block, has Richardsonian Revival styling, most apparent in an oversized entrance arch of rock-faced limestone blocks. The Tiger Hotel features Beaux-Arts motifs, most notably in elegant terra cotta ornamentation on the façade. The interior of the Tiger Hotel is also highly intact, and its lobby is one of the more impressive historic interiors in the community. The designers of the Daniel Boone Tavern, by contrast, utilized elements of Craftsman styling for that 1917 building.

Significance:

Hotels and Residences may be eligible under National Register Criteria A and/or C, for their association with the commercial and architectural history of downtown Columbia. Intact examples will be eligible under Criterion A for their role in the commercial development of the community. Travelers have been an important part of Columbia's economy from the first days of the town's existence. The main road through the downtown area today, Broadway, was part of the cross-state Boonslick Trail in the 1820s, and commercial lodging has been available in downtown Columbia since before the Civil War.[4] The oldest surviving historic hotel in the area today first came into operation in 1894, and the area was home to the majority of the community's hotels well into the 1950s. (See appendix for a listing of historic hotels.) Intact examples of the Hotels and Residences property type in downtown Columbia may also be eligible Under Criterion C, in the area of Architecture. The area includes the oldest and largest historic hotels in the community, as well as a small sampling of residences. They continue to reflect their early functions, and as a group they offer a representative sampling of early hotels and residences.

Columbia's status as the seat of Boone County and the home of three major colleges brought overnight visitors throughout the period of significance, and most of those travelers began their visit in the commercial center. By the first decades of the 19th century, Downtown contained depots for the two railroads that served the community, and Broadway continued to be a major cross-state road. The college

4 Batterson, p. 50. The author notes that there were two hotels in operation by the eve of the Civil War.

campuses are all a short walk from the commercial district, and the county courthouse and extensive collection of stores in the area were drawing visitors from throughout mid-Missouri. The area was a natural place in which to locate commercial lodging.

Sanborn maps and early Gazetteers show that hotels have been a part of the downtown commercial scene throughout its history. The first Sanborn map of the city, published in 1883, shows at least two sizable hotels along Walnut Street, the Planters House and the Powers House. Proximity to the courthouse no doubt was an issue in the Walnut Street locations. Both of those hotels were run by women, according to the 1879 gazetteer, and one other hotel in town at that time had a male proprietor. As those somewhat modest facilities aged, and Columbia developed into a regional trade center, larger new hotels were erected to address the growing market.

The three largest hotels constructed in downtown Columbia during the early 20th century have survived to modern times, and all three are located within the Downtown Columbia Historic District. The oldest is the Athens Hotel, built ca. 1903 less than a block from the county courthouse. The Athens Hotel utilizes Romanesque Revival styling made popular in the late 1900s by H. H. Richardson.[5] The next large hotel construction project took place in 1916-1917, after a group of community leaders decided the city needed a major new hotel in the center of the city. Civic leaders raised $20,000 in private donations to jump-start the construction project, and in 1917, the new Daniel Boone Tavern opened to much acclaim.[6] That hotel is located near the center of the business district, at Broadway and Seventh Streets. Architectural styling for that structure leaned more toward rustic motifs, with a generally Craftsman approach to the overall design.

The newest of the historic hotels in downtown Columbia today it the ten-story Tiger Hotel, which was built on Eighth Street, roughly half way between the University Campus and the county courthouse. The styling of the Tiger reflects the growing popularity of classically inspired architectural designs in the community. It features delicate Beaux-Arts Classicism in interior as well as exterior design.

As the interstate highway system developed, hotels and motels began to be built away from the center of town to be close to the new cross state Highway 40, which ran north of the downtown area. The Pierce Pennant Motor Hotel, which was built on Highway 40 ca. 1925, was one of the first major hotels to be built along that roadway. (It was listed in the National Register 09/02/82.) The core of the city continued to serve as the lodging center throughout the period of significance, however; in 1951,

5 John C.Poppeliers, et. al., What Style Is It?, (Washington, D.C.: Preservation Press, 1984) pp. 62-65.
6 "New Hotel Toasted at Opening Dinner," Columbia Missourian, September 2, 1917, p. 1 and special section.

three of the four major hotels in the community were still located in downtown Columbia. That prominence faded during the last half of the 20th century, and none of the surviving historic hotels today continue in their original function. They do, however, retain much of their original exterior detailing, and as a group they clearly reflect their important role in the commercial history of downtown Columbia. The hotels gain further significance from their large size and relatively high level of styling.

The surviving residences in the area reflect the mix of commercial and residential functions that were historically common there. Much of the area now covered by the central business district originally contained housing. As the commercial center expanded, most of those houses were replaced with commercial buildings, although a few houses have remained, usually along the outer edges of the commercial center. The surviving hotels and residences in downtown Columbia reflect the varied functions of the area, and they serve as important reminders of the years when downtown Columbia was the sole commercial district for the community.

Registration Requirements: Hotels and Residences

Representative examples of this property type will be eligible for inclusion in the National Register under Criterion A in the area of Commerce if they were the site of an important function during the period of significance, exemplify a particular building type or use, or are associated with an important event or occurrence. Their period of significance will correspond to the time in which they had the historic function as a hotel or residence. Eligible buildings will be reasonably intact, and readily recognizable to their period of significance. The ca. 1928 Tiger Hotel, at 23 South Eighth Street, was previously listed under this criterion. (Listed 02/29/80.) All of the surviving historic hotels in downtown Columbia today are located within the boundaries of the Downtown Columbia Historic District, which is being nominated in association with this revision of the MPS cover document. The Tiger Hotel is also within those district boundaries.

Properties which are individually eligible under Criterion A will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Early ornamental features such as cornices, pediments and other architectural detailing should also be largely intact. Window openings, especially on the facade, should also be intact. Replacement windows may be acceptable, if they are close to the originals in individual dimensions and sash configurations.

Although the buildings must be reasonably intact to qualify for listing,

alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Other additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Buildings may also be individually eligible under Criterion C, in the area of Architecture, if they exhibit exceptional levels of integrity and/or architectural styling. To be eligible under Criterion C, a building must be a notable example of a particular style or vernacular type, possess unusual design elements and detailing, and/or be the work of a master. The building must also possess integrity of setting and location, design, workmanship, and materials. Individual eligibility would also require that at least some historic interior features survive as well.

Intact hotels and residences may also be eligible if they are part of a cohesive grouping of resources which meets historic district criteria and together convey a sense of their time and place. In downtown Columbia, such groups exist as mixed collections of resource types, including commercial, government and public, and hotels and residences. An historic district gains much of its significance for the way the resources relate to each other. The individual buildings found there need not be outstanding examples of specific styles and types, but as a group, they should offer a significant concentration of historic resources.

For an area to be eligible as a district under Criterion A, the majority of the buildings must be examples of at least one of the three property types, and as a group they should reflect one or more of the periods of development discussed in the cover document. The majority of the resources within the district must retain integrity of design, workmanship, materials, setting and location, feeling and association. Hotels and residences may retain integrity if their original ground floor openings are little-changed, and if any replacement fenestration follows the line of the original openings and preferably, the patterns of the original doors and windows as well. Multi-story buildings should also retain a majority of their upper level facade detailing. The Broadway Historic District, 800-810 East Broadway, for example, meets these criteria. (Listed 4/22/03.) The Downtown Columbia Historic District, which is being nominated with this amended cover document, also meets these criteria. The period of significance for a historic district listed under Commerce will reflect the time span in which the properties had a significant association with a notable function or pattern of events. For a district listed in 2006 with significance up to the arbitrary 50-year cutoff point, the end date would be 1956.

For an area to be eligible as an historic district under Criterion C, it must contain good representational examples of styles and types of architecture discussed in this cover document, and meet all of the above registration requirements for listing under Criterion A. Also, individual integrity of design, materials and workmanship are more important under Criterion C than A. Visible upper elevations should be largely intact, and at least some original storefront components should be extant within the district. The North Ninth Street Historic District, for example, meets these criteria. (Listed 1/21/04.) The period of significance for a historic district listed only under Architecture will correspond to the construction dates of the contributing buildings found there. For example, a district in which the oldest contributing resource dates to ca. 1880, and the newest to ca. 1946, would have a period of significance of ca. 1880-ca. 1946.

Appendix: Hotels in Columbia * located within the Downtown Columbia Historic District

From State Gazetteers

1889-90
Planter's House, Mrs. Ida Hellriegel Propr, First-Class Accommodations for Traveling Men: Sample Room

1889-99
Columbia Hotel
*Cottage Hotel
Powers House- The Hotel of the City

From City Directories

1909
*Athens Hotel- 817-819 Walnut
Boillot Hotel- 918 Walnut
Central Hotel- 511 Broadway
*Gordon Hotel- 908 Cherry
Powers Hotel- 22 N. 10th
West End Hotel- 507 Broadway

1917
*Athens Hotel- 817-19 E. Walnut
Commercial Hotel- 700a E. Broadway
*Daniel Boone Tavern 701-5 E. Broadway
Hotel Central- 511 Broadway

1927
Central Hotel- 511 E. Broadway
*Daniel Boone Tavern- 701-709 E. Broadway
*Gordon Hotel- 910 E. Cherry
*Hotel Columbian- 817 E. Walnut
Oak Hill Hotel- 100 Stewart Rd
Robinson Hotel 1203 E. Broadway

1940
Broadway- 1203 E. Broadway
*Columbian Hotel- 817 E. Walnut
*Daniel Boone- 7th and Broadway
Sinclair Pennant Hotel and Tavern- 2 mi West of Columbia on Highway 40
*Tiger Hotel- 19 S. 8th
U.S. 40 Hotel- 822 N. 7th

1951
*Ben Bolt Hotel- 817 E. Walnut
*Daniel Boone, E. Broadway ne cor 7th
*Tiger Hotel- 19 S. 7th
US Forty Hotel- 822 N. 7th