

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).

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.

Signature of the Keeper

Date of Action

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- 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.

**F. Associated Property Types**

with description, significance, and registration requirements.

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

**G. Geographical Data**

**H. Summary of Identification and Evaluation Methods**

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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 20<sup>th</sup> 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 4<sup>th</sup> 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

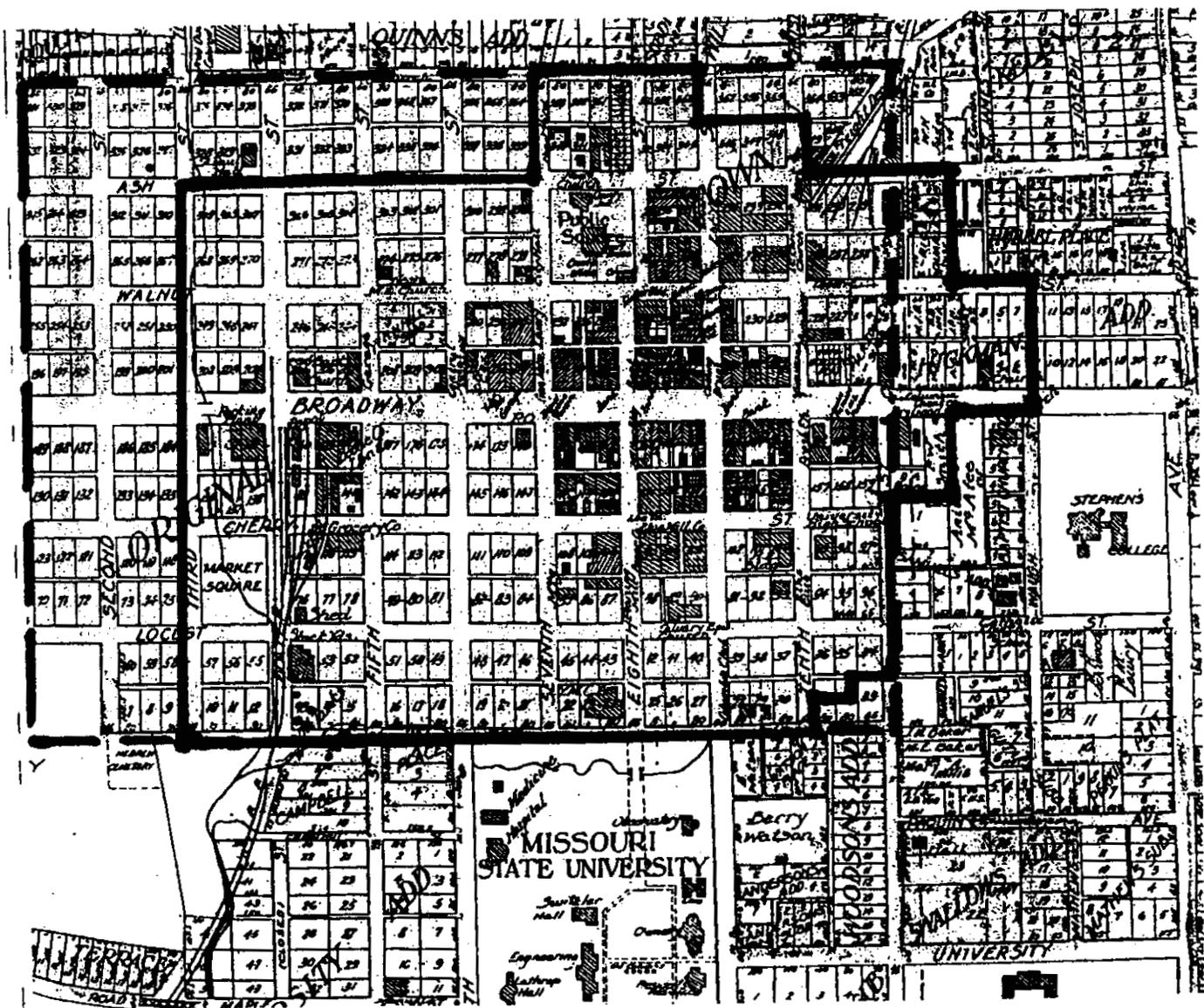
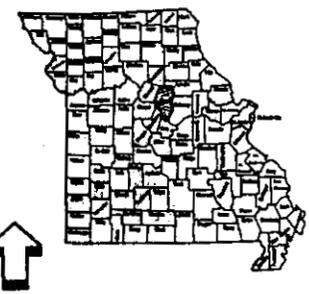
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Figure One. Location Maps.

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."<sup>1</sup> 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 19<sup>th</sup> 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.<sup>2</sup> That rate of growth accelerated over the

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

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

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next decade; by 1835 the population had swelled to 700.<sup>3</sup>

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."<sup>4</sup>

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

<sup>3</sup> Edwards Brothers, An Illustrated Historical Atlas of Boone County, MO, (Philadelphia: Edwards Bros., 1875) p. 14.

<sup>4</sup> Southerland and McEvoy, Missouri State Gazetteer and Business Directory, (St. Louis: Sutherland and McEvoy, 1860) p. 60.

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regularity...citizens were permitted to pass in and out freely for the purposes of trade and commerce...all of the merchants made money."<sup>5</sup>

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".<sup>6</sup> 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.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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

<sup>5</sup> Switzler, p. 806.

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

<sup>7</sup> "Wabash Opens," Columbia Missourian, July 14, 1910, p. 1.

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

<sup>9</sup> The photos are part of the collections of the State Historical Society of Missouri.

<sup>10</sup> 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.

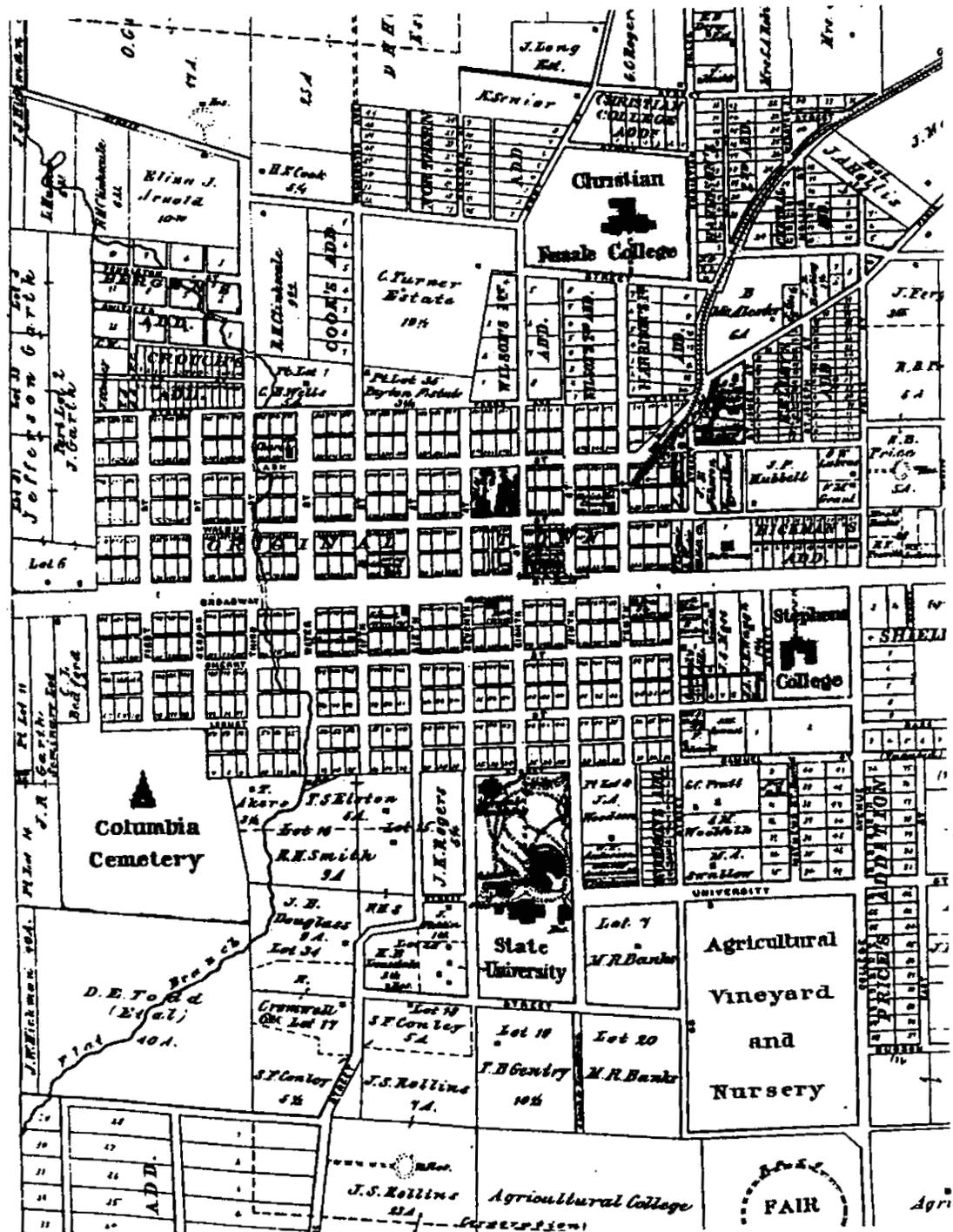
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1875 County Atlas, additions and subdivisions ringed the Original Town. (See Figure Two.)

Figure Two. 1875  
Atlas Map of  
Central Columbia.



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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.<sup>11</sup>

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 19<sup>th</sup> 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."<sup>12</sup> 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."<sup>13</sup>

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

<sup>11</sup> 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.

<sup>12</sup> Havig, p 38.

<sup>13</sup> 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.

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twenty thousand miles.<sup>14</sup> 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."<sup>15</sup> 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."<sup>16</sup>

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.<sup>17</sup> 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."<sup>18</sup> 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.<sup>19</sup> 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 19<sup>th</sup> 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

<sup>14</sup> Parrish, p. 103.

<sup>15</sup> Ibid, p. 103.

<sup>16</sup> Switzler, p. 806.

<sup>17</sup> "Map of the Burnt District", Columbia Missouri Statesman, September 22, 1886.

<sup>18</sup> Havig, p. 39.

<sup>19</sup> 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.

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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.<sup>20</sup> (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 19<sup>th</sup> 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. △

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

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Figure Three. Atlas Map of Downtown Columbia, 1898.



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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 through 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.<sup>21</sup> (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."<sup>22</sup> 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 19<sup>th</sup> 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.<sup>23</sup> A third weekly, not mentioned in the Gazetteer, Professional World, was serving the local black community by 1900.<sup>24</sup>

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.<sup>25</sup>

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

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

<sup>23</sup> 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.)

<sup>24</sup> Russell, et al, p. 14.

<sup>25</sup> 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.

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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."<sup>26</sup> That new city hall was located just west of the county courthouse, at 101 N. 7<sup>th</sup>, 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.<sup>27</sup> That building housed city offices for just over thirty years, after which it 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.<sup>28</sup> 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.<sup>29</sup> A review of the addresses

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<sup>26</sup> Russell, et al, p. 1.

<sup>27</sup> 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.)

<sup>28</sup> Sanborn Maps for Columbia, 1889-1925.

<sup>29</sup> R. E. Hackman, Columbia City Directory, (Quincy, IL: R. E. Hackman and Co., 1909) pp. 282-306.

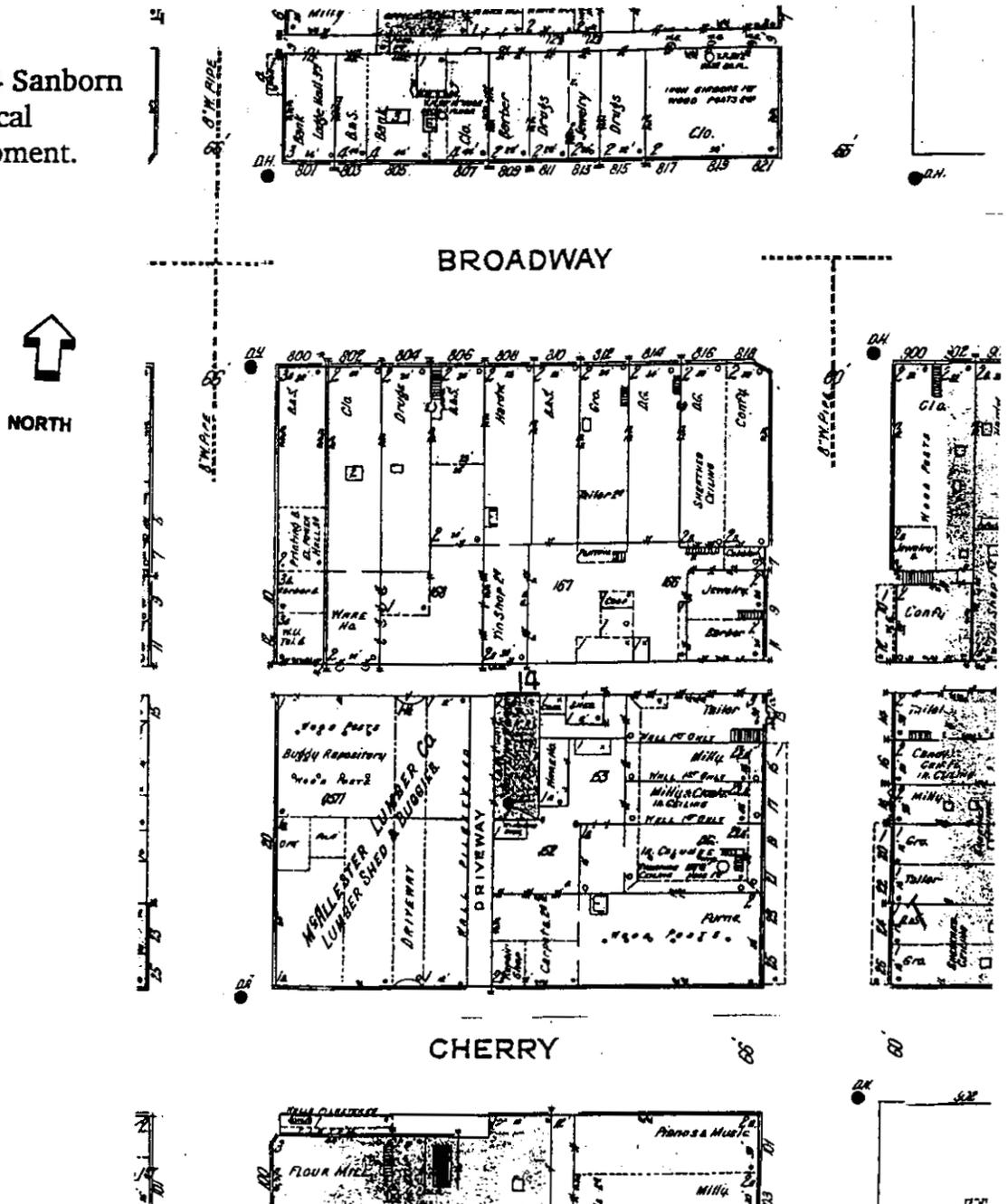
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shows that more than 90% of those businesses were located in the downtown area. It also shows an impressive variety of services. One could buy anything from candy to furniture, and services available ranged from insurance agents to "Occultists and 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.



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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 10<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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

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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."<sup>30</sup> 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.<sup>31</sup>

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 20<sup>th</sup> 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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<sup>30</sup> Columbia Commercial Club, "We Are Building a City in Columbia," (Columbia, MO: Statesman Publishing Company, ca. 1912.) n.p.

<sup>31</sup> The shoe factory building was listed in the National Register on 7/19/02.

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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."<sup>32</sup> 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."<sup>33</sup>

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'."<sup>34</sup> 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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<sup>32</sup> "Columbia Commercial Club Gives Aid," Columbia Missourian, May 6, 1918, p. 4.

<sup>33</sup> 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.

<sup>34</sup> "Guitar Building to be a 'Sky-Scraper'." University Missourian, July 10 1910, p. 1.

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Broadway.<sup>35</sup> A few years later, the Boone County Trust Company erected the Haden building less than two blocks away, at Ninth and Broadway.<sup>36</sup> 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."<sup>37</sup> 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

<sup>35</sup> Matthews, Mary, Historic Inventory Form for 720 East Broadway, 1979.

<sup>36</sup> Matthews, Mary, Historic Inventory Form for 910 East Broadway, 1979.

<sup>37</sup> Deutch, p. 61.

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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."<sup>38</sup> 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."<sup>39</sup> 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."<sup>40</sup> 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 northern part of the downtown area

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<sup>38</sup> McNamara, pp. 10-11.

<sup>39</sup> Crighton, p. 408.

<sup>40</sup> Crighton, p. 408.

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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.<sup>41</sup> 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.<sup>42</sup> 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.<sup>43</sup>

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.<sup>44</sup>

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.<sup>45</sup> 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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<sup>41</sup> Havig, p. 38-39.

<sup>42</sup> Crighton, p. 411.

<sup>43</sup> Crighton, pp. 411-412.

<sup>44</sup> Russell, et al, p. 97.

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

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anything like that.<sup>46</sup>

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.<sup>47</sup>

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. △

<sup>46</sup> Ibid, p. 108.

<sup>47</sup> Ibid, p. 113.

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**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 19<sup>th</sup> century development, and the second section covers 20<sup>th</sup> 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.<sup>48</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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.<sup>49</sup>

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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<sup>48</sup> The survey was done by consultant Mary J. Matthews, and the survey update was done by consultant Debbie Sheals.

<sup>49</sup> Batterson, p. 5.

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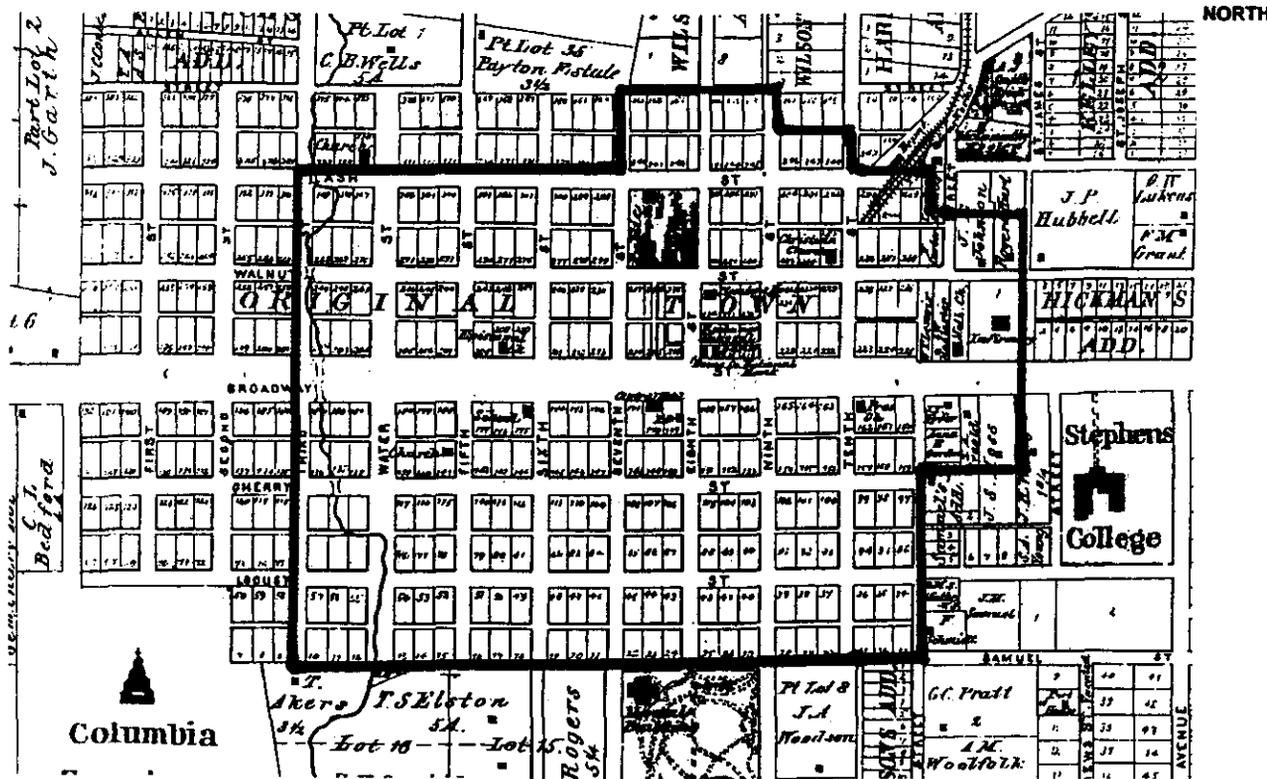
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frontage on at least one major street. Broadway, the main east-west street, was, at 100 feet wide, considerably larger than all other streets in the new town. (Most others were 63 feet wide.) The generous proportions of that street are said to have 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.<sup>50</sup>

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.<sup>51</sup>

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.



<sup>50</sup> Matthews, Survey Report, p. 1.

<sup>51</sup> Ibid, pp. 1-2, and Christensen, pp. 434-435.

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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.<sup>52</sup> 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."<sup>53</sup> 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.<sup>54</sup> Another source shows that merchant Oliver Parker had a two-story brick store at the same intersection in 1830.<sup>55</sup>

By the middle of the 19<sup>th</sup> 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."<sup>56</sup> 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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<sup>52</sup> Batterson, pp. 8-9.

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

<sup>54</sup> Batterson, p. 9.

<sup>55</sup> 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.

<sup>56</sup> Batterson, p. 29.

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Columbia today was built ca. 1870.<sup>57</sup>

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.”<sup>58</sup> 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 19<sup>th</sup> 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.<sup>59</sup> 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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<sup>57</sup> 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.

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

<sup>59</sup> Matthews, Survey Report, pp. 2 and 3.

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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."<sup>60</sup> 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 19<sup>th</sup> century commercial buildings in downtown Columbia generally feature relatively simple brick facades and low to moderate levels of ornamentation, several do have pre-fabricated cornices and other components. More than half of the 19<sup>th</sup> 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 19<sup>th</sup> century storefronts, taken ca. 1915.

Photo Courtesy of the State Historical Society of Missouri; not to be reproduced without permission.



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Columb

<sup>60</sup> Lee H. Nelson, ed., "The 1905 Catalogue of Iron Store Fronts Designed and Manufactured by Geo. L. Mesker and Co." *Bulletin of the Association for Preservation Technology* (Vol. IX, No. 4, 1977) p. 3.

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Many of the 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> century storefront components. The most complete 19<sup>th</sup> 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 19<sup>th</sup> 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.<sup>61</sup> 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

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<sup>61</sup> Ohman, Marian, "Morris Frederick Bell," Dictionary of Missouri Biography, p. 55.

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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.<sup>62</sup>

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.”<sup>63</sup> Recent study has shown that more than one fourth of the surviving historic 20<sup>th</sup> 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.<sup>64</sup> 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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<sup>62</sup> Matthews, p. 3.

<sup>63</sup> Matthews, p. 3.

<sup>64</sup> Theodore H. M. Prudon, “Architectural Terra Cotta: Analyzing the Deterioration Problems and Restoration Approaches,” Technology and Conservation Fall, 1978, pp. 30-38.

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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.”<sup>65</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.<sup>66</sup> The movement takes its name from the *Ecole Des Beaux Arts*, a school of architecture in Paris

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<sup>65</sup> 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.

<sup>66</sup> Alan Gowans, Styles and Types of North American Architecture (New York: HarperCollins, 1992) pp. 217-219.

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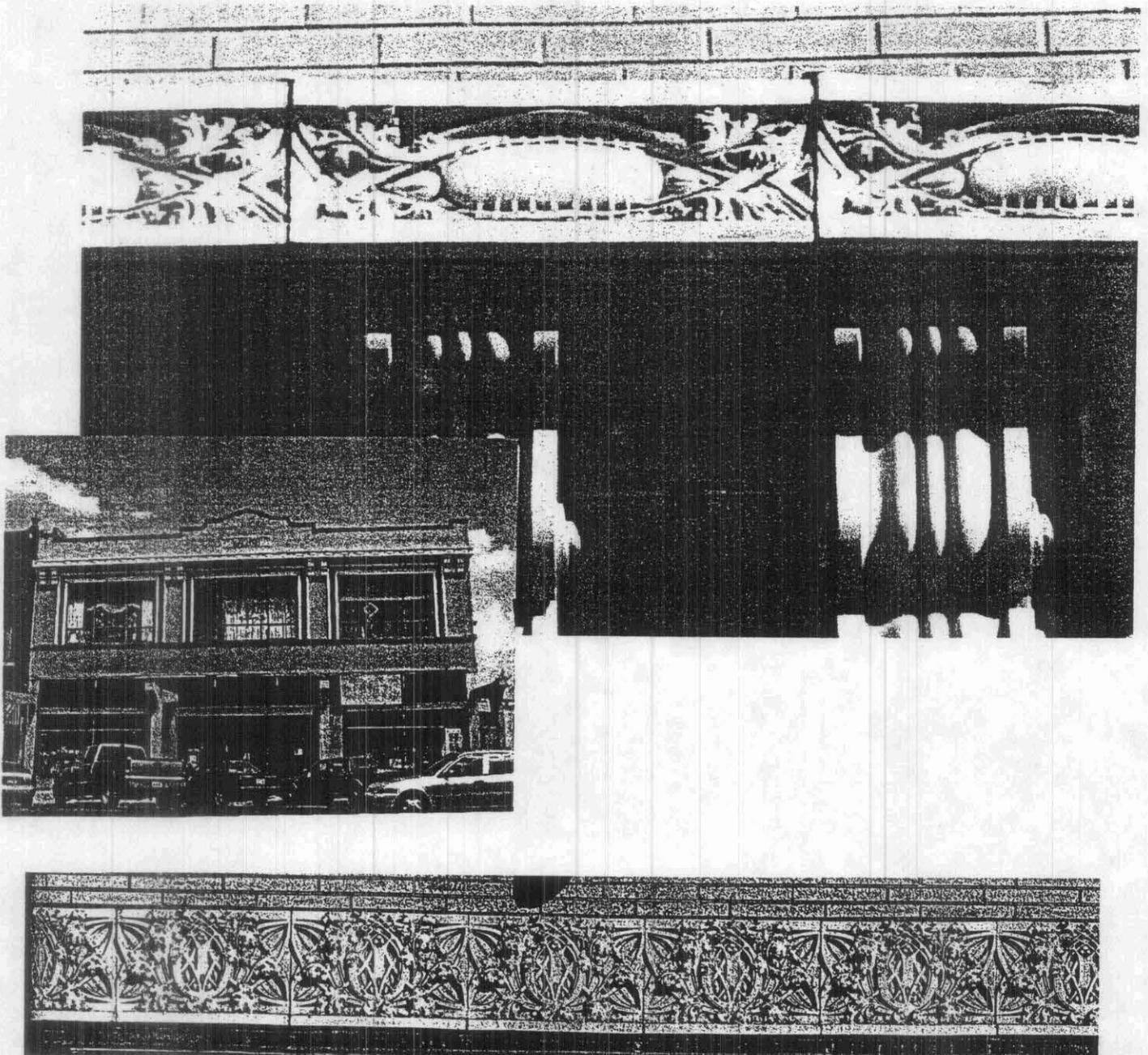
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**Figure Seven.**

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.)



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which was attended by several leading North American architects in the last half of the 19<sup>th</sup> 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."<sup>67</sup>

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.<sup>68</sup> The early survey report noted that the "Municipal building, with its decorative stonework and classical lines has been called Columbia's 'Capitoline Hill'."<sup>69</sup>

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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<sup>67</sup> John C. Poppeliers, et. al., *What Style Is It?*, (Washington D. C.: The Preservation Press, 1983), p. 6.

<sup>68</sup> Matthews, inventory form for 600 East Broadway, 1979.

<sup>69</sup> Matthews, p. 3.

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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."<sup>70</sup>

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."<sup>71</sup> 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."<sup>72</sup> 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.<sup>73</sup>

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.<sup>74</sup>

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.<sup>75</sup> The early 20<sup>th</sup> century

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<sup>70</sup> Matthews, inventory form for 1104 E. Broadway.

<sup>71</sup> "Much Building is Being Done in Columbia." *The Columbia Missourian*, July 14 1927, p. 4.

<sup>72</sup> Ibid.

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

<sup>74</sup> 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.

<sup>75</sup> "A Landmark Makes a Comeback," *Columbia Missourian*, May 20, 1973, p. 12.

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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.<sup>76</sup> Although designs in the style began appearing many years earlier, the origins of the title "Art Deco" go back to a 1925 exhibition in Paris, the *Exposition Internationale des Art Decoratifs et Industriels Modernes*, which celebrated modern design in a wide range of subjects. The term Art Deco itself was first used in a French retrospective of that show which was mounted in Paris in 1966.<sup>77</sup>

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

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

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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 20<sup>th</sup> 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."<sup>78</sup> 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 20<sup>th</sup> 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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<sup>78</sup> Matthews, p. 5.

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### 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.

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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 19<sup>th</sup> century tend to have prefabricated metal ornamentation, while those built in the 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.

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**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.<sup>1</sup>

**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."<sup>2</sup> 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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<sup>1</sup> The invention of the Flattop is noted in Russell, et al, p. 97; the history of Booche's comes from a number of sources.

<sup>2</sup> Batterson, p. 8.

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was still the prime commercial center in the city.<sup>3</sup>

The 19<sup>th</sup> 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 20<sup>th</sup> 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.<sup>4</sup> Architectural styles of the area also follow national trends. The generalized Victorian styling found on many of the 19<sup>th</sup> 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."<sup>5</sup> The shift in preference to simpler, classically inspired designs which took place in the early 20<sup>th</sup> 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."<sup>6</sup>

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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<sup>3</sup> Russell, p. 122.

<sup>4</sup> Longstreth, p. 24.

<sup>5</sup> Alan Gowans, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 189.

<sup>6</sup> Longstreh, p. 39.

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**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

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downtown Columbia will be eligible under Criterion A if they contain a reasonably intact collection of historic residential resources which together convey 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. △

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### 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

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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 19<sup>th</sup> 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.<sup>7</sup> 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. △

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<sup>7</sup> Russell, et al, p. 97.

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# 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     Amended Submission

### A. Name of Multiple Property Listing

Historic Resources of Downtown Columbia, Missouri

### B. Associated Historic Contexts

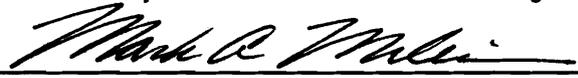
(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

### C. Form Prepared by

name/title Debbie Sheals  
organization Independent Contractor date September 2006  
street & number 29 S. 9<sup>th</sup> 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.

  
Signature of certifying official Mark A. Miles/Deputy SHPO

See continuation sheet  
22 Sept 2006  
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 19<sup>th</sup> and early 20<sup>th</sup> 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.

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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 20<sup>th</sup> 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.<sup>1</sup> 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

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

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

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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.<sup>3</sup>

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.

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<sup>3</sup> Withey and Withey, pp. 187-188.

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**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

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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.

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**1932 Municipal Building, 600 E. Broadway.**



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Historic Resources of Downtown Columbia,

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**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

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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.<sup>4</sup> 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 19<sup>th</sup> century, Downtown contained depots for the two railroads that served the community, and Broadway continued to be a major cross-state road. The college

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

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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 20<sup>th</sup> 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.<sup>5</sup> 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.<sup>6</sup> 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 is 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,

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<sup>5</sup> John C. Poppeliers, et. al., *What Style Is It?* (Washington, D.C.: Preservation Press, 1984) pp. 62-65.

<sup>6</sup> "New Hotel Toasted at Opening Dinner," *Columbia Missourian*, September 2, 1917, p. 1 and special section.

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three of the four major hotels in the community were still located in downtown Columbia. That prominence faded during the last half of the 20<sup>th</sup> 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,

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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.

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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.

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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. 10<sup>th</sup>  
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- 7<sup>th</sup> and Broadway  
Sinclair Pennant Hotel and Tavern- 2 mi  
West of Columbia on Highway 40  
\*Tiger Hotel- 19 S. 8<sup>th</sup>  
U.S. 40 Hotel- 822 N. 7<sup>th</sup>

**1951**

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

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# National Register of Historic Places Registration Form

## 1. Name of Property

historic name N/A

other names/site number Downtown Columbia Historic District (preferred)

## 2. Location

street & number Parts of 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, E. Broadway, Cherry, Hitt, Locust, and E. Walnut Streets  
[N/A] not for publication

city or town Columbia [N/A] vicinity

state Missouri code MO county Boone code 019 zip code 65201

## 3. State/Federal Agency Certification

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

Mark A. Miles 22 Sept 2006  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

[ ] entered in the National Register.  
See continuation sheet [ ].

[ ] determined eligible for the National Register.  
See continuation sheet [ ].

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:)

Signature of the Keeper Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**Downtown Columbia Historic District (Preferred)**

**Boone County, Missouri**

**Historic and Architectural Resources of Downtown Columbia, Missouri**

**5. Classification**

- |                                                  |                                              |
|--------------------------------------------------|----------------------------------------------|
| <b>Ownership of Property</b>                     | <b>Category of Property</b>                  |
| <input checked="" type="checkbox"/> private      | <input type="checkbox"/> building(s)         |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State            | <input type="checkbox"/> site                |
| <input type="checkbox"/> public-Federal          | <input type="checkbox"/> structure           |
|                                                  | <input type="checkbox"/> object              |

Number of Resources Within Property	
Contributing	Non-contributing
61	19 buildings
0	0 sites
1	0 structures
0	0 objects
62	19 Total

**Name of related multiple property listing.**

Historic Resources of Downtown Columbia, Missouri

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

21

**6. Function or Use**

**Historic Functions**

- COMMERCE/TRADE: business
- COMMERCE/TRADE: professional
- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: specialty store
- COMMERCE/TRADE: department store
- COMMERCE/TRADE: restaurant

**Current Functions**

- COMMERCE/TRADE: business
- COMMERCE/TRADE: professional
- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: specialty store
- COMMERCE/TRADE: department store
- COMMERCE/TRADE: restaurant

**7. Description**

**Architectural classification**

- Late Victorian
- Classical Revival
- Beaux Arts Classicism
- Craftsman
- Art Deco

**Materials**

- foundation stone
- walls brick
- terra cotta

roof slate

other metal

See continuation sheet [ x ]

**Narrative Description** See continuation sheet [x].

**8. Statement of Significance**  
**Applicable National Register Criteria**

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography** See continuation sheet [x].

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

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

State Historical Society of Missouri

**Areas of Significance**

\_\_\_\_\_  
Commerce

\_\_\_\_\_  
Politics/Government

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

**Period of Significance**

\_\_\_\_\_  
1836-1956

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

**Significant Dates**

\_\_\_\_\_  
N/A

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

**Significant Person(s)**

\_\_\_\_\_  
N/A

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

**Cultural Affiliation**

\_\_\_\_\_  
N/A

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

**Architect/Builder**

\_\_\_\_\_  
Architect/ Torbitt, A. N.

\_\_\_\_\_  
Architect/ Eckle, Edmund

[x] see continuation sheet

**Downtown Columbia Historic District (Preferred)**

**Boone County, Missouri**

**Historic and Architectural Resources of Downtown Columbia, Missouri**

**10. Geographical Data**

**Acreage of Property:** approximately 28 acres

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	557940	4311963	15	558209	4311958
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	558488	4311679	15	558488	4311532

[ x ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Debbie Sheals  
organization Private Contractor date May 1, 2006  
street & number 29 S. 9<sup>th</sup> St. Suite 204 telephone 573-874-3779  
city or town Columbia state Missouri zip code 65201

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional Items**

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

**Property Owner**

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

name See attached sheets  
street & number \_\_\_\_\_  
telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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Downtown Columbia Historic District (preferred)  
Boone County, Missouri  
Historic Resources of Downtown Columbia, Missouri

**6. Function or Use, Continued.**

**Historic Functions**

GOVERNMENT: City Hall

GOVERNMENT: Correctional facility

GOVERNMENT: Fire station

GOVERNMENT: Government office

GOVERNMENT: Post office

GOVERNMENT: courthouse

DOMESTIC: Hotel

DOMESTIC: Multiple Dwelling

DOMESTIC: Single Dwelling

**Current Functions**

GOVERNMENT: City Hall

GOVERNMENT: Government office

GOVERNMENT: Courthouse

DOMESTIC: Multiple Dwelling

DOMESTIC: Single Dwelling

**Materials, continued**

foundation concrete

walls stone

wood

stucco

roof ceramic tile

**Summary:** The Downtown Columbia Historic District (preferred) covers roughly 28 acres in the commercial center of Columbia, Missouri. It includes several contiguous blocks of East Broadway, Ninth, and Tenth Streets, as well as properties on Ash, Cherry, Eighth, Hitt, Seventh, and East Walnut Streets. The historic district is part of the current central business district, and the vast majority of the resources within the boundaries are commercial buildings. They range from modest one part commercial blocks to large, high style office and government buildings. Important government buildings in the district include the Boone County Courthouse and the Columbia Municipal Building, and the district also contains all

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Downtown Columbia Historic District (preferred)  
Boone County, Missouri  
Historic Resources of Downtown Columbia, Missouri

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of the surviving historic hotels in the central business district. Construction dates range from 1836 to ca. 1946, and the period of significance runs from 1836 to 1956. Architectural styles include Late Victorian, the style of choice for 19<sup>th</sup> and early 20<sup>th</sup> century buildings, as well as Beaux Arts, Classical Revival, and Craftsman, all of which were popular in the first half of the 20<sup>th</sup> century. Resources within the district boundaries include 21 previously listed buildings, 62 contributing resources, and 19 non-contributing buildings. (The group of 83 listed and contributing resources are referred to the 'intact resources' of the district throughout this document.) Of the 62 contributing resources, 61 are buildings. There is also one contributing structure, a set of freestanding columns that was part of the county's second courthouse. Overall levels of integrity are high; of the 102 resources in the Downtown Columbia Historic District, only 19 are non-contributing.

The architectural and commercial history of Downtown Columbia was documented in the Multiple Property Submission (MPS) cover document, "Historic Resources of Downtown Columbia, Missouri." The intact resources in the district are representative of the historic contexts laid out in the MPS cover document, and both periods of historical development discussed in that document are represented. They are as follows: *Period I. "A Place of Considerable Importance": Downtown Columbia, 1821-1899* (18 intact resources—14 contributing, 4 already listed), and *Period II. "In Every Way Far More Metropolitan than Her Sister Cities": Downtown Columbia, 1900-1954* (63 intact resources—47 contributing and 16 already listed). The resources of the district also represent the third historic context of the cover document, which discussed the historic built environment: *III. Log Stores to "Capitoline Hill": Architectural Development in Downtown Columbia, 1821-1954*. The district contains intact representative examples of all three property types identified in that cover document: A. Commercial Buildings (71), B. Government and Public Buildings (7), and C. Hotels and Residences (6). As a group they meet the registration requirements for a historic district as described in the MPS Cover Document, and together, they strongly reflect the history of downtown Columbia, Missouri.

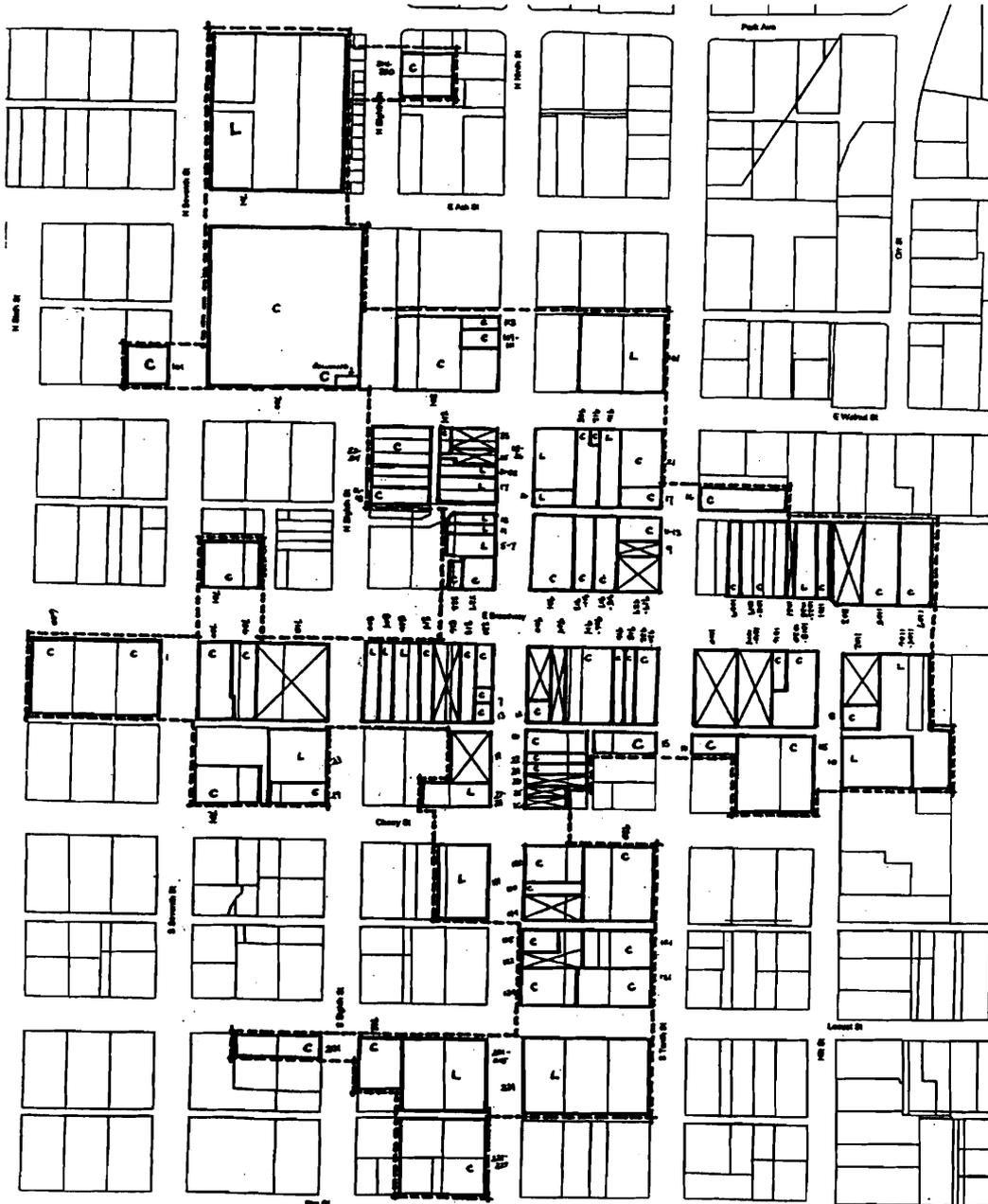
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Downtown Columbia Historic District (preferred)  
Boone County, Missouri  
Historic Resources of Downtown Columbia, Missouri

**Figure One. District Boundaries.** (A large scale map is also enclosed.)  
C= contributing L=already listed X=non-contributing



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Downtown Columbia Historic District (preferred)  
Boone County, Missouri  
Historic Resources of Downtown Columbia, Missouri

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**Elaboration:**

The district is located within the original plat of Columbia, which features streets laid in a regular grid pattern, with small back alleys on most blocks. The district is located on high ground, with gently sloping hills to the south and west. The central business district in general, and the historic district in particular, is densely developed; there are no empty lots and only four surface parking lots within the historic district boundaries.

Most of the buildings occupy all of their lot, and there are no outbuildings. The buildings are almost all set very close together, with common side walls, and frontage directly on the sidewalk. That is especially true of commercial buildings; residential and government buildings are more likely to have a little more space around them.

Broadway is the main commercial artery through the downtown area, and when the town was new, it was the main east-west road through the entire region; it became part of the Boonslick Trail shortly after the town was platted in 1821. It is also the widest street; its generous 100-foot width was established by the original plat. The district includes several blocks of East Broadway, running along one or both sides of the street from Sixth Street east to just past Hitt Street. The street is lined with closely packed commercial buildings from Seventh Street eastward. Many of those buildings are two-part commercial blocks, with elements of Late Victorian or Classical Revival styling.

The 600 block of East Broadway, at the western edge of the district, is home to two of the more impressive civic buildings in the downtown area; the 1932 Municipal Building and the ca. 1905 Post Office. Those buildings occupy the entire south side of the block and have complementary styling and massing. Just across the street and to the east of those two is another large historic building that is occupied by city government. The five-story Daniel Boone Tavern was built to serve as a grand hotel in 1917, and converted to government use in the late 1970s. It is one of the largest historic buildings on Broadway today, and a notably early example of Craftsman styling in the district.

The third and present Boone County Courthouse is located near the north edge of the district. It occupies a generous lawn at the center of the original courthouse square. South Eighth Street ends at the southeast corner of the square, and it is there that the columns from the 1847 courthouse stand. Eighth Street links the courthouse square with Francis Quadrangle of the University of Missouri-

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Columbia campus. That institution's Academic Hall originally faced the 1847 courthouse at the other end of the street. The tradition of retaining columns from lost buildings began with Academic Hall; when that building was destroyed by fire in the 1890s, its columns were retained as a free-standing monument. The columns from those now-vanished buildings retain the visual link established in the 1800s. (See photos 3 and 4.)

Eighth Street is also home to two of the larger historic buildings in the district; the five-story Guitar Building and the ten-story Tiger Hotel. The Guitar Building, an office building which occupies most of a city block across the street from the courthouse, was called the city's "Skyscraper" when it was built in 1910. The Tiger Hotel, located just south of Broadway, is the city's largest and most highly styled historic hotel. That Beaux Arts style building was built in 1927, and listed individually 2/29/1980.

Ninth Street is one of the busiest north-south streets in the area. The north end of the street is home to the oldest known Columbia City Hall, a modest two story brick building erected ca. 1900 just north of Walnut Street. The block directly north of Broadway contains the North Ninth Street Historic District, a group of seven commercial buildings that were listed in 01/21/04. The southern blocks of the street are home to a collection of often modest one- and two-part commercial blocks, as well as a few larger historic buildings.

Buildings of note on South Ninth Street include the Virginia Building, a very large two-part commercial block built in 1911 and listed individually 3/13/02, as well as the Hall Theater, which was built directly across the street from the Virginia Building in 1916. The Hall Theater, which is the only historic theater in the business district that is not listed in the Register, has the largest and most highly styled intact theater façade in the downtown area. The south end of the district is anchored by the Missouri United Methodist Church and the Missouri Theater, which face each other at the corner of Ninth and Locust. The church was built in 1925-1928 and individually listed 9/04/80. The 1928 Missouri Theater was individually listed 6/06/79.

Tenth Street is near the east edge of the district. It is home to modest commercial buildings in the blocks near Broadway, as well as the individually listed First Christian Church, at 101 N. 10<sup>th</sup>. The southern section of that street contains a trio of more widely spaced buildings. The 1902 Gordon Hotel is at 10<sup>th</sup> and Cherry, and the 1903 Winn Hotel is directly south of it. South of those can be

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found what may have been the city's first bus station, the Missouri Transit Lines Bus Station, which was built in 1939. Each of those buildings is freestanding; the bus station is surrounded by paved parking and the other two buildings have open lawns. Buildings of note on the east side of the district include the 1935 Coca Cola Bottling Company Building at 10 Hitt Street, and the 1927/1940 Central Dairy building, at 1107 East Broadway. Both are individually listed.

Overall, the resources of the district offer a good cross-section of architectural styles and types that were in use in Columbia during the period of significance. Relatively modest commercial blocks are the most common; 43 of the 102 resources are two-part commercial blocks, and another 9 are one-part commercial blocks. Only nine buildings are more than two stories tall. This is an intact collection; only 19 buildings in the district are non-contributing and only 11 of those were constructed outside the period of significance.

Resources from *Period I. "A Place of Considerable Importance": Downtown Columbia, 1821-1899* all utilize Late Victorian styling, and overall vertical massing. Most have narrow facades, with tall single window openings that are often arched and or topped with window hoods or other ornament. Bracketed metal and corbeled brick cornices are also quite common, especially on the 19<sup>th</sup> century buildings that face East Broadway. The ca. 1892 Herald Tribune building, at 1020 E. Broadway, is the only 19<sup>th</sup> century commercial building that is not a one- or two-part commercial block. Property Type A. Commercial Buildings is best represented in the group. There is just one example each of the Property Type B. Government and Civic Buildings, and Property Type C. Hotels and Residences. The columns from the 1847 courthouse constitute the only resource from this period with governmental associations. The Cottage Hotel, at 920 E. Cherry, is the only 19<sup>th</sup> century hotel in the community today.

Buildings constructed during *Period II. "In Every Way Far More Metropolitan than Her Sister Cities": Downtown Columbia, 1900-1954*, exhibit much more variety in styling and form. Architectural styles range from a few Late Victorian carry-overs in the early years of the century, to Art Deco, which can be found on two 1930s commercial buildings. Beaux Arts Classicism and Classical Revival styling was popular for much of the first half of the new century, and many of the most highly styled buildings in the district use at least some Classical motifs. Craftsman and Colonial Revival styling were also used during that period, although less frequently.

The 20<sup>th</sup> century buildings of the group also reflect the general trend toward

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more horizontal massing and simpler systems of ornament. Facades tend to be wider, and windows are commonly flat-topped and grouped together in twos and threes to form wider window openings. Cornices continued to be used in the first few decades, but in a more restrained manner, with smaller overhangs and less prominent bracketing.

Size and property types for the period are also much more varied; 20<sup>th</sup> century buildings in the district range from 18 foot wide one-part commercial blocks, to multi story office buildings and hotels that occupy entire blocks. *Property Type A. Commercial Buildings* is still the most common, with 57 examples of varying size and function. *Property Type B. Government and Civic Buildings*, is also well-represented, with the 1909 Boone County Courthouse, three city halls, the city's first post office building, and the Columbia National Guard Armory. The Armory is the only one in that group that is already listed. *Property Type C. Hotels and Residences*, is also represented. There are four historic 20<sup>th</sup> century hotels in the district, only one of which, the Tiger Hotel, is already listed. The Athens Hotel, a Romanesque Revival style building, was built at 801 Walnut just after the turn of the century, and used as a hotel throughout the period of significance. The 1903 Winn Hotel, just south of the Gordon Hotel at 121 South Tenth Street, is a much more modest building that uses the common residential form of an American Foursquare. The only house in the district, the Charles Koeppen House at 908 E. Walnut, is also an American Foursquare. The two most intact historic churches in the downtown area are also in the district; each has already been listed individually.

Together, the intact resources of the district offer a representative sampling of historic architecture in downtown Columbia, Missouri. The majority of the resources in the district continue in their original function, and the group clearly evokes the district's long period of significance.

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**Individual Property Descriptions**

The historic names given below represent the first known owner or business tenant(s) of the property; dates in parentheses after the historic names indicate the first year that person or business is known to have occupied the building. Historic names and construction dates are based upon earlier survey data, miscellaneous written histories, Sanborn maps, and/or city directories. Most buildings occupy all of their lots, and there is only one outbuilding in the district, a warehouse behind the previously listed Central Dairy Building, at 1105 E. Walnut Street.

All of the following entries have been identified by property type, except for churches, which form a discrete grouping. Both of the intact churches in the district have already been listed in the National Register, and a Religious property type has therefore not been developed.

Property Type A. Commercial Buildings.

Property Type B. Government and Civic Buildings.

Property Type C. Hotels and Residences.

[c] = Contributing, [nc] = Non-contributing.

**1.) 701 E. Ash; Columbia National Guard Armory, 1938.** Property Type B. A two story, Art Deco style building with a barrel-vaulted roof and concrete walls. It has new casement windows that are similar to what was there originally. The façade is adorned with an Art Deco style flag standard and it also has an ornamental cornice of concrete.

Individually Listed 3/25/93.

**2.) 600 E. Broadway; Columbia Municipal Building, 1932.** Property Type B. A two story, Beaux Arts style building with a flat roof and dark red brick walls. The building sits back from the street on a high foundation, with a wide front terrace surrounded by a stone balustrade. The broad façade has seven evenly spaced bays and a central entranceway. Smooth limestone pilasters separate the bays, and a classical entablature runs along the top of the three central bays. The pilasters are doubled at the outside edges of the façade and matching limestone blocks sheath the base of the walls. A tall stone frieze above the entablature includes the words MUNICIPAL BUILDING. The ground floor windows are topped by tall arched panels that are inset with bas-relief ornament of the same type of limestone used elsewhere. The 8/8 and 8/12 windows are modern, but very close to the originals.

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The paired front doors are topped by a transom filled with early or original leaded glass, and a small balconet runs along the top of the Classical door surround. This is one of the largest styled buildings in downtown Columbia; it is highly intact and in very good condition. This building has sometimes been referred to as Columbia's "Capitoline Hill." [c]

**3.) 700 E. Broadway; Payne Grocers/ Parker Bros. Furniture and Undertaking, ca. 1897.** Property Type A. A two story, Late Victorian style two-part commercial block with a flat roof and brick walls. The ground floor storefronts are newer, with a mix of storefront glazing and wood or brick infill. The second floor has 3/3 double-hung windows with horizontal muntins that appear to date to the early 1940s. The rear section of the building has a second storefront that faces South Seventh Street. The upper façade has a corbelled brick cornice, and the storefronts are sheltered by a sloped canvas awning. [c]

**4.) 701 E. Broadway; Daniel Boone Tavern, 1917.** Property Type C. Designed by A. N. Torbitt in 1917, this building was built as a grand hotel, and it served as such into the 1970s. It has housed city and county offices since the late 1970s. It is a five story hotel with a flat roof, and brick walls that have been painted brown. The building has restrained Craftsman styling, with stepped parapets and simple rectilinear limestone ornamentation. The ground floor is filled with large arched window openings that are edged with irregularly shaped flat limestone panels. The same type of trim is used around window openings on the upper floors, in a more subdued manner. Simple stone cornices run along the upper edge of the building and at the top of the first floor line. A trio of stone arches marks the front entranceway, which is sheltered by a newer flat metal canopy. The words DANIEL BOONE TAVERN are carved into a limestone band that runs above the entrance bays. Some of the upper floor window openings have been bricked-in and all doors and windows are newer. The original form and patterns of fenestration remain, however, and the large building is immediately recognizable to its period of significance. [c]

**5.) 706 E. Broadway; Hetzler Bros. Meat Shop, ca. 1916.** Property Type A. A five story, Craftsman style one-part commercial block, with a flat roof and glazed terra cotta walls and cornice. This is the most elaborate examples of terra cotta facing on

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a one story building in the downtown area. The entire upper facade is faced with glazed white terra cotta, with pale yellow accents. A heavy dentiled cornice across the facade is topped by a shaped parapet that features a central panel with the name "Hetzler" in green and white terra cotta. [c]

**6.) 710 E. Broadway; Boone County National Bank, ca. 1916-1990s.** Property Type A. A two story, Classical Revival style building, with a flat roof and pale gray stone walls. Although modern additions make this a non-contributing building, the original bank, built in 1916 at the corner of Eighth and Broadway, is one of the most impressive examples of Neoclassical design in the district. The original part of the building features rows of engaged Doric columns along both Broadway and Eighth Street, with dark banks of windows set in between. A tall base and paneled upper parapet are of the same type of stone. The modern sections utilize matching stone, with open curtain walls of glass, and comparable massing. [nc]

**7.) 800 E. Broadway; Miller Building, 1910.** Property Type A. A three story, Beaux Arts style two-part commercial block, with a flat roof and brick walls. This recently rehabilitated building is one of the largest intact two-part commercial blocks in the district. It is very narrow and deep, with the narrow end facing Broadway. There is also a lower level storefront facing Eighth Street. The upper floors are filled with windows and accented by extensive cream-colored terra cotta ornament, set against very dark textured brick walls. Medallions in the upper front corners feature intertwined letters C B M, for C. B. Miller, the local merchant who had it built in 1910. A rock-faced stone foundation wall is visible along the Eighth Street elevation.

Listed as part of the 8th and Broadway District, 4/22/03.

**8.) 804 E. Broadway; Matthews Building, ca. 1894.** Property Type A. A two story, Late Victorian style two-part commercial block, with a flat roof and smooth red brick walls. It has an early or original metal cornice, and a pair of rock-faced stone string courses on the upper facade. The three second floor windows have round-arched tops filled with early or original pressed metal ornament. The windows themselves are newer 1/1s that are similar to the originals; they are topped by transoms with art glass windows. The ground floor has an open brick and glass storefront that is several decades old, and there is canvas awning over the

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central bay. The building has recently been rehabilitated, and is in excellent condition.

Listed as part of the 8th and Broadway District, 4/22/03.

**9.) 806 E. Broadway; Metropolitan Building, ca. 1930.** Property Type A. A two story, Art Deco style two-part commercial block, with a flat roof and textured brown brick walls. This building has the best example of polychromatic terra cotta in the area. It is also notable as a rare example of the Art Deco style. The upper façade has a stepped parapet and a wide band of colored terra cotta runs along the tops of the second floor windows. The same type of terra cotta is used for ornamental medallions and window hoods. The evenly spaced second floor window openings are original, with newer sashes. The ground floor features an open wood-framed storefront that is newer, but of sympathetic scale; it has beadboard bulkheads beneath open storefronts and transoms.

Listed as part of the 8th and Broadway District, 4/22/03.

**10.) 814 E. Broadway; Hays Hardware (1920), ca. 1870.** Property Type A. A two story Late Victorian style two-part commercial block with a flat roof and brick walls. The second floor has one limestone and one brick string course, and it is topped by an early or original bracketed metal cornice. There are four round-arched second floor windows; the arches have been partly bricked in but are intact, and the openings have 1/1 wood windows that were probably added when the building was remodeled in 1972. The ground floor features an open storefront with a prism glass transom and metal-framed glass display windows over low brick bulkheads. The transom and windows of the storefront appear to date to the 1920s or 30s. This is one of very few buildings downtown with early storefront components, and one of only two or three with historic prism glass. It is one of the oldest intact storefronts in the district. [c]

**11.) 816 E. Broadway; ca. 1980.** Property Type A. A two story, modern commercial building with a flat roof and brick walls. The brick facade lines up with surrounding buildings and it does not detract from the historic streetscape. [nc]

**12.) 818 E. Broadway; Neate's, ca. 1888.** Property Type A. A narrow two story, Late Victorian style two-part commercial block, with a flat roof and brick walls. The

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façade is topped by a bracketed metal cornice, and there are four very tall arched windows at the second floor. The arched parts of the window openings are filled with early ornamental metal panels that are similar to those found on the Matthews building a few doors to the west. A textured stone string course runs along the façade at the bottom of the arched panels, and the window sills are of the same type of stone. The window openings are original, with newer sashes. The ground floor has a newer storefront of glass, brick and stucco. [c]

**13.) 820 E. Broadway; Grocery/Dry Goods (1883) Woolf Bros (1927), ca. 1860s/1927.** Property Type A. A two story, Beaux Arts style two-part commercial block, with a flat roof and stone walls. This corner building saw a major remodeling in 1927 that included a new stone façade that wraps around to the front bay of the side elevation, and wide upper floor window openings; the stone has since been painted white. The building is topped with a small stone cornice and the three-part window openings have simple molded trim as well. The ground floor features new materials in early openings, and the 1/1 windows on the second floor are modern, but similar to early units. This is the oldest known commercial building in the district. It is labeled as the Post Office on the 1889 Sanborn map. It was home to Woolf Bros Clothiers from at least 1927-1954; the new front may have been added for that business. [c]

**14.) 823 E. Broadway; Miller Shoe Store #1, ca. 1880s.** Property Type A. A small two story, Late Victorian style two-part commercial block, with a flat roof and brick walls. It has a narrow façade with three second floor windows and an open wood and glass storefront. The bracketed upper cornice, 1/1 windows and elaborate window hoods are modern reconstructions, based upon a clear historic photo of the building. The storefront has a recessed central doorway, flanked by open display windows and transoms. This represents one of the most accurate restorations in the downtown area. [c]

**15.) 827 E. Broadway; Victor Barth Building, ca. 1909.** Property Type A. A two story, Beaux Arts style business block, with a flat roof and brick walls. This is one of the more notable examples of early 20th century commercial architecture in the district. The terra cotta cornice, which appears to have been purchased as a prefabricated component, features Sullivanesque ornamentation. The building has

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a very wide façade, with a shaped front parapet and three very large second floor window openings. The window openings are trimmed with terra cotta molding that is similar to the cornice; the windows themselves are newer. The open ground floor storefront has large display windows over low bulkheads, and dark glass transom panels beneath a canvas awning that runs along the first floor line. [c]

**16.) 900 E. Broadway; Statesman Building, ca. 1883.** Property Type A. A two story, Late Victorian style two-part commercial block, with a flat roof and brick walls. An early or original bracketed metal cornice runs along the facade of this corner building, and evenly spaced windows line the front and side walls of the second floor. The arched tops of the window openings have been bricked in, but remain evident, and original limestone accents on the window arches also survive. The remaining window openings are filled with modern fixed windows. The ground floor of the façade is partly enclosed, with stuccoed walls, tinted windows and a newer corner entrance. Although modern changes have had a serious impact upon the building, many of the changes are reversible. It is one of the older buildings in the district, and important historically for its association with the Statesman. [nc]

**17.) 901 E. Broadway; Haden Building, ca. 1921.** Property Type A. A large two story, Classical Revival style bank, with a flat roof. It features extensive and highly intact terra cotta ornamentation. The walls are fully sheathed in white terra cotta with classically derived ornamentation. The front and side walls feature monumental Corinthian pilasters, and the Broadway entrance is flanked by matching engaged columns. A wide entablature above the pilasters has ornamental swags at the building corners, and there is a paneled parapet above the cornice. Newer windows are set into the original two-story openings. This impressive building is the largest intact Classical Revival building in the district. [c]

**18.) 904 E. Broadway; ca. 1970s.** Property Type A. A two story, modern commercial building, with a flat roof and brick walls. The flat facade lines up with surrounding buildings and it does not detract from the historic streetscape. [nc]

**19.) 906-914 E. Broadway (even numbers); Columbia Savings Bank, etc. ca. 1886.** Property Type A. A wide two story, Late Victorian style two-part commercial block, with a flat roof and brick walls. This is one of a group of similar buildings, all

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of which were erected after a fire on the block that took place in 1886. The ground floor contains four storefronts plus a doorway to the second floor stairway. The second floor has interconnected rooms that historically housed a variety of businesses, including a photographer, and a manufacturing facility for the Singer Company. The upper façade has evenly spaced rows of tall narrow window openings, and bracketed metal cornices. The windows are topped by ornamental brick hoods that are painted white. Eight of the fourteen window openings retain early or original one-over-one wood sashes, and the others are filled with newer, but compatible sashes. This is one of very few 19<sup>th</sup> century buildings in the district to retain original second floor window sashes. A narrow slanted skylight that once occupied the portion of the upper façade at 910 E. Broadway is now covered with a shingled roof that maintains the original slanted roofline. The storefronts are newer, with open display windows over a low bulkhead. Canvas awnings shelter the ground floor spaces. [c]

**20.) 911-913 E. Broadway; Rochester Clothing Co./Richards Meat Co. (1910), ca. 1895.** Property Type A. A large two story, Late Victorian style two-part commercial block, with a flat roof and painted brick walls. This building is very similar to the building next door; they were probably nearly identical when new. The second floor features a large bracketed cornice and six evenly spaced windows. Four of the windows have early or original ornamental arched panels above and all of the windows have rock-faced stone sills and lintels. They all have newer single-light window sashes, and a large wall sign blocks view of two of the arched tops. Round vents near the upper corners are faced with ornamental metal grates. The ground floor has two newer wood-framed storefronts with open display windows and low bulkheads. [c]

**21.) 915-917 E. Broadway; Klingbeil's Cigars and Clendenin's Pool Hall (1902), ca. 1895.** Property Type A. A two story, Late Victorian two-part commercial block, with a flat roof and painted brick walls. This building is very similar to the building next door; they were probably nearly identical when new. The second floor features a large bracketed cornice and seven windows. Six of the windows are as wide as those on the neighboring building, and one is less than 2 feet wide. Four of the windows have early or original ornamental arched panels above and all have 1/1 window sashes that are early, but probably not original. Round vents near the

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upper corners have ornamental metal grates. The ground floor has two open storefronts, one of which may be more than fifty years old. [c]

**22.) 916 E. Broadway; Julie's Dress Shop (1936), ca. 1886, current façade ca. 1935.** Property Type A. A two story, two-part commercial block, with a flat roof and painted brick walls. This building may have been built in 1886; it took its present form ca. 1935. The upper façade has a simple stepped parapet with an ornamental terra cotta medallion centered above the second floor windows. The window openings date to 1936 or before, and the windows themselves are newer. There is one wide center window, flanked by smaller side windows. The ground floor storefront is outlined by a molded terra cotta band. The deeply recessed storefront has the same footprint as one seen in a drawing of the building published in a local paper in 1936. [c]

**23.) 918 E. Broadway; O. E. Dewerthern's Jewelry Store, ca. 1909.** Property Type A. A two story, two-part commercial block, with a flat roof and walls of glazed white bricks. The building was built ca. 1887, and the current facade was added later, possibly as early as 1909. A drawing of the building in the local paper in 1910 shows an upper facade much like the one now on it. The façade is topped with a simple stepped cornice and the second floor windows are similar to those on the building at 926 E. Broadway, with one wide center window flanked by narrower side units. The current storefront may be over fifty years old; it has large display windows over very low bulkheads, and a deeply recessed entrance. [c]

**24.) 920-922 E. Broadway; Booth and Hall Undertakers, ca. 1889.** Property Type A. A two story, Late Victorian style two-part commercial block, with a flat roof and red brick walls. The second floor windows of the facade are topped with ornamental brick hoods, and both the front and side walls have elaborate corbeled brick cornices. The window openings are intact, with newer windows and some frame infill. The ground floor of the façade has two fairly open storefronts, both with new materials, and stucco has been added to part of the lower side wall. This building has the largest corbeled brick cornice in the district. [c]

**25.) 919-929 (odd numbers) E. Broadway; O'Rear Block, ca. 1895.** Property Type A. A one story, Late Victorian style commercial building, with a flat roof and

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brick walls. This was a three story building when it was new. The upper floors were removed in the 1940s and 1950s. [nc]

**26.) 1000 E. Broadway; ca. 1980.** Property Type A. A two story, modern bank building, with a flat roof and brick and stucco walls. [nc]

**27.) 1009 E. Broadway; Koeppen's Florist (ca. 1902-1914), ca. 1902; current façade ca. 1920s. (Boswell Dry Goods, 1927)** Property Type A. A one story, Craftsman style one-part commercial block, with a flat roof and brick walls. It has a shaped parapet with terra cotta coping, and a molded terra cotta frame around the storefront, which remains largely intact. The storefront has slender metal framing and a low bulkhead. This building was built ca. 1902, and the present façade was added ca. 1930. It is the one of most intact one-story commercial buildings in the district. [c]

**28.) 1010-1014 E. Broadway; ca. 1980 (1940s).** Property Type A. A two story commercial building with a flat roof and stuccoed walls. This building was built in the late 1800s, remodeled in the 1920s or 30s for a theater, and remodeled again in the 1980s. [nc]

**29.) 1011-1019 E. Broadway; Elvira Building, 1905.** Property Type A. A three story, Late Victorian style business block, with a flat roof and red brick walls. This wide building is one of the largest historic commercial buildings on Broadway. The second floor of the façade has seven bays, and the ground floor has four storefronts and a wide central doorway to the upper floors. The façade is topped by a small metal cornice, and accented with a flat limestone string course, as well as a central date stone and nameplate that are also of limestone. The date stone reads "1905", and the nameplate now has the current name of the building: MENSER. The upper windows all have wide flat limestone lintels; the openings are filled with new 1/1 windows that match historic sashes shown in historic photos. The ground floor storefronts are all open, with large display windows and low bulkheads; one appears to date to the 1920s or 30s; the others are mostly of modern materials. The recessed central entranceway has a single recessed wood door topped by a glass transom. [c]

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**30.) 1016 E. Broadway; Thomas Photography Studio, ca. 1888.** Property Type A. A two story two-part commercial block, with a flat roof and brick walls. The upper façade is very simple, with flat red brick walls and a row of three large windows. The window openings are original, with original rock-faced stone lintels and sills, and newer two-light sashes. The ground floor of the building has a newer brick veneer over the historic brick, and an open storefront and entrance that are slightly smaller than what would have been there originally. [c]

**31.) 1018-1020 E. Broadway; Herald Tribune Building, 1892.** Property Type A. A large two story, Late Victorian style building with a hipped roof and brick walls. This is one of the largest 19<sup>th</sup> century buildings in the district. It occupies a corner lot, with the façade facing north to Broadway, and the east sidewall facing Hitt Street. A full-height polygonal bay sits at each front corner, with a cross gable between them. The bay closest to Hitt Street was topped with a tall clock tower when it was new; the tower was removed during a 1972 remodeling project. The front cross gable features an ornate bas relief with a winged orb backed by a sunburst, and a small bracketed cornice runs along the top edge of both the front and side elevations. The building has tall narrow windows on both floors, and slim limestone string courses run along the sill and lintel lines on both levels. The upper windows retain multi-light art glass transoms, and most other window sashes are newer, but similar to the originals. The central entrance on the ground floor of the façade is flanked by smooth red granite columns that have elaborate limestone capitals. [c]

**32.) 1021 E. Broadway; Buchroeder's, ca. 1911.** Property Type A. A one story, commercial style building, with a flat roof and stucco walls. This is a one story building that received a three story facade sometime after 1980. The facade now lines up with the tops of two neighboring buildings. It has housed the same business since it was built. [nc]

**33.) 1023-1025 E. Broadway; Kress Wholesale Company, 1911, (1950s storefront for Mehornay Furniture.)** Property Type A. A large two story, Beaux Arts style two-part commercial block, with a flat roof and parapet brick walls. This two story building utilizes a monumental scale; it is the same height as the three-story Elvira building which is just west of it. The second floor windows are custom

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fabricated replicas of the originals, and the rectilinear grills above the windows are original. The ground floor was remodeled to its current form ca. 1955.  
Listed individually 03/09/05.

**34.) 1101 E. Broadway; Parson Sisters' Beauty Parlor, 1927.** Property Type A. A small two-story Tudor Revival two-part commercial block, with a slate roof and brown brick walls. The upper façade has a side-facing gable roof with a steep front cross gable. The cross gable is filled with patterned brickwork and heavy wooden false half timbering. There are three windows just below the cross gable, all with early or original multi-light wood casements, now covered with aluminum storm windows. The open storefront on the ground floor is sheltered by a sloped wooden awning. The storefront is of modern materials. This highly intact shop is one of only two Tudor Revival style buildings in the district. [c]

**35.) 1102 E. Broadway; ca. 1970.** Property Type A. A one story modern commercial building, with a flat roof, an open storefront system, and brick walls. [nc]

**36.) 1103 E. Broadway; Columbia Theater (1906), ca. 1975 current façade.** Property Type A. A one story office building, with a mansard roof and stone walls. This was built as the Columbia Theater in 1906; it was three stories tall when new. It burned in 1975, and only the first floor of the facade survived. The current roof and facade were added after the fire. [nc]

**37.) 1104-1106 E. Broadway; Central Dairy, ca. 1927-1940.** Property Type A. A two story Beaux Arts style two-part commercial block, with a flat roof and terra cotta walls. This building features some of the most elaborate historic terra cotta ornamentation in the district. The west part of the building was built in 1927, from plans drawn by the Kansas City architect, Shepard and Wiser, and the east side was added in 1940. Local architect Harry S. Bill did the plans for the newer section. The upper façade features a paneled parapet wall above a rectilinear terra cotta cornice. Wide window openings line the second floor, and the ground floor features an open storefront in each section. A two story brick warehouse at the back of the property is also intact and more than fifty years old.  
Listed Individually, with two resources, 1/20/05.

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**38.) 1105 E. Broadway; Alton Garage, ca. 1923.** Property Type A. A wide one story Craftsman style commercial garage, with a flat roof and red brick walls. The upper façade has a stepped parapet topped with cream colored terra cotta coping, and a small cornice of the same materials spans the front wall. There are three large garage door or storefront openings, as well as one smaller walk door. All of those openings are intact, and edged with terra cotta trim; two have newer infill, and two are completely open, for a recessed outdoor seating area. [c]

**39.) 1107 E. Broadway, Hoberecht and Speer Garage. ca. 1914.** Property Type A. A wide one-story commercial garage with light brown brick walls. The facade is divided into three bays, with flat brick piers as dividers. The parapet wall is stepped, with a raised section over the central bay. Each of the bays has a large garage door opening at street level; the openings are all intact, but filled with modern concrete blocks. [c]

**40.) 701 E. Cherry; Columbia Daily Tribune, ca. 1946.** Property Type A. A large low Colonial Revival style building with a flat roof and brick walls. The main block of the building is one story tall, with a corner entrance at Cherry and Seventh Streets, and the back (east) part of the building is two stories tall. The corner entrance is set off by a stepped parapet and tall arched doorway, and all of the window openings feature flat stone lintels with ornamental keystones. The window openings are all intact, with newer fixed sashes. Brick quoins ornament the corners, and flank secondary entrance bays at the rear edges of the side walls. The building was designed by Deering and Clarke, architects; original plans are on file with Western Historical Manuscripts. [c]

**41.) 920 E. Cherry; Columbia Female Academy/Cottage Hotel (1894), 1836-1902.** Property Type C. A two and a half story, Late Victorian style building, with a hipped roof, and white-painted brick walls. It is currently being used as an apartment house. The oldest part of this building was built to house the Columbia Female Academy in 1836; that section is the part closest to the intersection of Cherry and 10<sup>th</sup> Streets. The building had reached its current form by 1902, when it was serving as the Gordon Hotel. It is a large, L-shaped building with numerous hipped dormers and a one-story wrap-around porch. The porch is open, with a

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shed roof that has a large cross gable on the north side, above steps that lead from Cherry Street. The large windows are all topped with flat lintels, many of which are stone. The 1/1 window sashes are early but not original. This is one of few buildings in the district that has a lawn. It sits back from the street, on a high lot that is edged with a retaining wall and filled with mature trees. [c]

**42.) 16 N. Eighth: Renie Hardware, ca. 1915.** Property Type A. A two story two-part commercial block with dark brick walls and a flat roof. The upper façade has two sets of three windows, each of which is framed with terra cotta molding, and there is a small terra cotta cornice along the top of the facade. The ground floor has been slightly enclosed, with an open central doorway flanked by large windows. This building is very similar to the building at 21-23 N. Ninth Street, which was built at about the same time. [c]

**43.) 22-34 N. Eighth; Guitar Building, ca. 1910.** Property Type A. A large five story office building with simple Beaux Arts styling. It has a square footprint with a flat roof and brown brick walls. It has a limestone-sheathed base, and terra cotta ornamentation with classical motifs. The building occupies a prominent corner lot and the two street elevations (west and north) are nearly identical above the first floor line. Each is topped by a heavy cornice with flat brackets, and smaller cornices run along the tops and sill lines of the fifth floor windows. A small curved cornice of limestone marks the top of the first floor line. The north elevation has early or original 1/1 windows, and the west side has newer single light sashes. The windows on the end bays of both elevations are accented by terra cotta surrounds; the surrounds on the second floor have pedimented tops as well. The ground floor of the north wall has two small storefronts near the east end of the building, and the base of the west wall has two larger storefronts, and an entrance to the elevator lobby that serves the upper floors. The words GUITAR BLD'G are inscribed in the wall above that entranceway. A one-story ell to the south has the same type of limestone sheathing and cornice as the main block of the building. [c]

**44.) Eighth and Walnut Streets; Columns from the Second Boone County Courthouse, 1847 (Structure).** Property Type B. These limestone columns were part of the second county courthouse, which occupied the north end of South Eighth Street from 1847-1907. The four smooth Tuscan columns are set upon a

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single concrete base, and each is topped with a lighted glass and metal globe. [c]  
Structure.

**45.) 214-220 N. Eighth; Prudential Insurance Company, et. al., ca. 1930.**

Property Type A. A one story Craftsman style multiple entry commercial building, with a flat roof and brick walls. The building has four simple storefronts that are topped by very slight corbelling and inset brick panels. Flat brick piers extend above the roofline between the bays. Two storefronts are little changed, and the other two original openings are largely intact. Early tenants included Prudential Insurance, and lawyer North Gentry. [c]

**46.) 23 S. Eighth; Tiger Hotel, 1927.** Property Type C. A ten story, Beaux Arts style hotel, with a flat roof and dark red brick walls. Terra cotta cornices run along the bottom of the tenth floor line and along the top of the second story. The base of the façade features terra cotta sheathing, and the central entrance is set beneath an early or original marquee. Recently reconstructed neon TIGER signs top the marquee, and the top of the building features a large rooftop sign that spells TIGER in large lighted orange letters. The rooftop sign, which can be seen for miles when lighted, is newly restored. The second floor of the façade is set off by large multi-light double hung windows with terra cotta surrounds. The same type of terra cotta is used for quoins on the end bays of the second floor. Upper floor windows are newer single-light sashes in original openings. This is the largest and most ornate historic hotel in the downtown area, and one of the largest historic buildings of any type in the city.

Individually listed 2/29/1980.

**47.) 29 S. Eighth; Rogers Clean Grocery (1927), ca. 1908, façade ca. 1929.**

Property Type A. A two story, Beaux Arts style two-part commercial block, with a flat roof and brick walls. This building was built between 1902-1908, possibly for the Payne Roth Grocery Company, who occupied the site in 1908. The current classically styled terra cotta facade was added between 1927 and 1931, not long after the Tiger Hotel was built immediately to the north. The terra cotta closely matches that on the facade of the Tiger, and appears to have come from the same source. The second floor of the façade is faced with dark red bricks and topped with a small terra cotta cornice, and the ground floor is fully sheathed with terra cotta

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blocks. That system of ornament wraps around to the first bay of the south side wall, which faces Cherry Street. The rest of the south wall has obviously older red brick, with a corbelled cornice and segmental-arched window openings. All of the windows are newer, 1/1 wood windows. The back part of the side wall has a few newer windows and a newer arched entrance. [c]

**48.) 201 S. Eighth; White Eagle Dairy, 1918.** Property Type A. A two story, two-part commercial block, with a flat roof and walls of glazed white brick. The upper floor has early or original double-hung windows with multiple square panes over single light bottom sashes. Glazed brick piers divide the façade into five unequal bays. The ground floor has early or original glass display windows topped by transom panels that have been covered over, but are apparently intact. Canvas awnings shelter the display windows. This is one of very few buildings in the district with so much original ground floor detailing. It was built for the White Eagle Dairy Company in 1918, at a cost of \$50,000. It also hosted the National Guard Armory for a time in the early 1930s. [c]

**49.) 8 N. Hitt; Claypool Shoe Store, ca. 1924.** Property Type A. A one story, one-part commercial block with a flat roof and brick walls. The back part of the building, which contains residential space, is two stories tall, with a flat roof. The façade has an open storefront with a recessed central entrance. A small simple cornice runs along the top of the façade, and the area above the storefront is stuccoed. Large windows in the south side wall have early 1/1 wood sashes. This building has had commercial space in the front and dwellings in the rear since it was built. The front served as office space in the 1940s and 1950s. [c]

**50.) 10 N. Hitt; Coca Cola Building, 1935.** Property Type A. A one and a half story, Colonial Revival style building, with a side-facing gable roof and brick walls. The façade has two large early or original display windows, as well as a garage door opening and a pedestrian door; both of those openings have newer doors. Brick quoins accent the front corners and the pedestrian doorway. This was built to be the local Coca Cola Bottling Company, a function it held into the 1960s. Individually Listed 02/14/06.

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**51.) 15 N. Hitt; Stephens Building, ca. 1947.** Property Type A. A low two story office building, with a flat roof and dark brick walls. It is a large L-shaped building with simple flat walls and even rows of large rectangular windows. The ground floor of the east wing, which faces Hitt Street, has a central entranceway that is flanked by early or original metal-framed casement windows. Most of the other windows are large square units that are partly filled with glass blocks that may be more than fifty years old. A second doorway, which is now the main entrance, is on the south side, where the two legs of the "L" meet. That entrance is sheltered by a flat silver metal canopy and sign that appear to date to the 1940s. The sign reads STEPHENS BUILDING in lettering typical of the 1940s or early 1950s. This building was originally part of the Stephens Publishing Company complex, which included the large 19th century building now at 1020 East Broadway. Parts of the building date to the early 1920s, when they served as a warehouse for the Broadway plant. It reached its present form between 1940-1948, when the office wing was built, apparently to serve as the main office for the printing company. The side entrance may have been added after that; it was definitely in place in 1968. [c]

**52.) 802 E. Locust; MFA Oil Co. Offices, ca. 1930.** Property Type A. A one story Spanish Revival corner entrance commercial building, with a flat roof and tan brick walls. The corner entrance, which faces the intersection of S. Eighth and Locust Streets, has an arched door surround of a tawny cast stone, and the same type of material is used for ornamental bas-relief panels set into the upper edges of the two walls that face streets. The walls are both topped with two rows of ridged blocks that appear to have been added later. Round-arched entrance doors on each of the side walls match that of the corner; the one on the west side has been in-filled but remains intact, and the one on the north has a newer door in the original opening. Both walls are filled with large window openings that are trimmed with cast stone rope molding. The openings are fully intact, with new fixed window infill. Early Sanborn maps show that this building had a bowling alley in the east section, and stores in the west part when new. [c]

**53.) 5-7 N. Ninth; L. J. Slate Billiards Hall, ca. 1913.** Property Type A. A two story, two-part commercial block, with a flat roof and brick walls. The upper façade has three bays, separated by flat brick piers. Large second floor window openings are filled with glass blocks that are early, but probably not original. Lighter bricks

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are used for a stepped corbel table at the upper façade and to trim the edges of the second floor windows. The ground floor features an open storefront that appears to be well over fifty years old; one of very few early storefronts in the district.

Listed as part of the North Ninth Street Historic District, 01/21/04.

**54.) 11 N. Ninth; Allen Arnold Building, ca. 1894.** Property Type A. A one story, Late Victorian style one-part commercial block, with a flat roof and brick walls. The tall wall above the storefront is topped with one of the more elaborate brick cornices in the downtown area. It has three dogtooth courses over a corbelled brick arcade. The ground floor has an open glass storefront sheltered by a canvas awning. Listed as part of the North Ninth Street Historic District, 01/21/04.

**55.) 13 N. Ninth; A. Victor Building, ca. 1889.** Property Type A. A one story, Late Victorian style one-part commercial block, with a flat roof and brick walls. The upper façade is topped with a simple stepped corbelled cornice. The open glass storefront is flanked by cast iron piers that are early or original, and extremely rare among district properties. The north wall faces a small alley; it has segmental arched window openings that have been bricked in. Listed as part of the North Ninth Street Historic District, 01/21/04.

**56.) 16 N. Ninth; Lafayette Hume Building, ca. 1885.** Property Type A. A two story, Late Victorian style two-part commercial block, with a flat roof and red brick walls. The façade is topped with a deep corbelled cornice and a second row of corbelling runs along the first floor line. The upper windows are paired sets of 1/1s that were probably installed in the early 20<sup>th</sup> century. The storefront is one of the oldest intact storefronts in the district. It has tall display windows and a recessed entrance, with early or original cast iron pilasters flanking the entrance. This is also one of very few buildings in downtown with brick corbelling directly above the storefront. Listed as part of the North Ninth Street Historic District, 01/21/04.

**57.) 17 N. Ninth; Varsity Theater, ca. 1927.** Property Type A. A three story, Renaissance Revival style theater, with a hipped roof and brown brick walls. The façade is topped by a hipped roof supported by shaped wooden brackets, and a row of closely spaced arched windows runs just below the eaveline. A wide band of terra

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cotta runs along the first floor line, and small terra cotta brackets accent openings on the three ground floor bays. The central bay contains a bank of entry doors, and the side bays have ticket windows and newer infill. The building also features a highly intact interior; it is the only theater in the district with both interior and exterior integrity.

Listed as part of the North Ninth Street Historic District, 01/21/04.

**58.) 18-36 N. Ninth; Hume Building, ca. 1904.** Property Type A. A one story, Late Victorian style multiple entrance commercial building, with a flat roof and brick walls. There are six storefronts along the façade; all are open with glass display windows and fairly low bulkheads. Most also have recessed entrances, and at least some original storefront components.

Listed as part of the North Ninth Street Historic District, 01/21/04.

**59.) 21-23 N. Ninth; Crosswhite Bakery, ca. 1918.** Property Type A. A two story, Beaux Arts style two-part commercial block, with a flat roof and dark brick walls. The upper façade has two sets of paired windows, each of which is framed with terra cotta molding, and there is a small terra cotta cornice along the top of the facade. The transom above the storefront is early or original; all other storefront components are newer. This building is very similar to the building at 16 N. Eighth Street, which was built at about the same time.

Listed as part of the North Ninth Street Historic District, 01/21/04.

**60.) 25 N. Ninth; N/A, ca. 1980 (façade).** Property Type A. A one story office style building with a flat roof and brick walls. This is probably an older building, but no original materials are visible. [nc]

**61.) 33 N. Ninth; Nowell Building, ca. 1980s (current form).** Property Type A. A one story commercial building with a flat roof and brick walls. This was originally a three story commercial building; cast iron columns along the facade are the only original building fabric in evidence. [nc]

**62.) 109-111 N. Ninth; City Hall (1902), ca. 1900.** Property Type A. A two story Late Victorian style two-part commercial block with a flat roof and brick walls. The façade is topped by a corbelled brick cornice that is nearly identical to that on the

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building at 11 N. Ninth St, with dogtooth courses over a brick arcade. The upper façade has tall narrow windows with newer 1/1 sashes that fit the original openings. The window openings all have rock-faced stone sills and lintels. Instead of open storefronts, the ground floor has two bays, each of which has a single door flanked by two large double-hung windows. There is also a central doorway that leads to stairs to the second floor. Sanborn maps indicate that the building was built between 1895 and 1902. The 1902 Sanborn labels it as the "City Hall and Jail". An article in the Columbia Daily Tribune of 1901 mentions a "new and commodious City Hall," hence the ca. 1900 construction date. City Hall had moved by 1908, and this building housed shops and residences after that. [c]

**63.) 113 N. Ninth; Office Building, ca. 1907.** Property Type A. A two story, Late Victorian style two-part commercial block, with a flat roof and brick walls. The façade is topped by a corbelled brick cornice that is nearly identical to that on the building at 11 N. Ninth St, with dogtooth courses over a brick arcade. The upper façade has three windows, with newer 1/1 sashes that fit the original openings. The ground floor has a single entrance door, and a large rectangular display window. The window appears to be early, but not original. The building is very similar in form and construction details to the building just south of it. This building was built between 1902-1907, and housed a mix of offices and commercial tenants. [c]

**64.) 7 S. Ninth; Parsons Shoe Shop, ca. 1902 (Max Gill Pharmacy, ca. 1940 façade).** Property Type A. A one story one-part commercial block with a flat roof and brick walls. This building is now connected to the building at 13 S. Ninth. It was built ca. 1902, remodeled ca. 1930 to include a terra cotta cornice, then again ca. 1940. The 1940 project added a polished chrome sign and small canopy for Max Gill pharmacy, and an aluminum-framed storefront. The sign remains, with a new name, as does most of the storefront. The front door opening is intact, although partly covered by a new flat panel. [c]

**65.) 12 S. Ninth; Heibel's Drug Store (1920s), ca. 1910.** Property Type A. A large two story Craftsman style two-part commercial block, with a flat roof and white glazed brick walls. The façade is topped with an angular stepped parapet with white terra cotta coping and a hipped copper cornice with flat wooden brackets. This is

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the only Craftsman style cornice in the downtown area. There are six large rectangular windows at the second floor; two have early 1/1 sashes and the other four have newer single-light units. Dark bronze lion head medallions from an early canopy are on the wall between the windows. Secondary terra cotta cornices span the façade at the line of the window sills and the top of the first floor. An open storefront occupies part of the lower façade, and part of it has been bricked in. [c]

**66.) 13 S. Ninth; Blacksmith/Meat Market/Tin Shop, ca. 1886.** Property Type A. A wide two story Late Victorian style two-part commercial block, with a flat roof and brick walls. The corbeled brick cornice at the top of the façade is nearly identical to that found on the ca. 1885 Lafayette Hume Building, at 16 N. Ninth Street, and very similar to the one on the building at 920 East Broadway. The brick window hoods are also very much like those on the Broadway building. The second floor features a row of five large segmental-arched windows with brick window hoods. The windows have newer 1/1 wood sashes, in the original openings. The ground floor has newer stuccoed walls, with a pair of central doorways and two large display windows. A canvas awning shelters the entire facade. This building is now linked to the small building at 7 South Ninth. [c]

**67.) 16 S. Ninth; Columbia Telephone Building, ca. 1907.** Property Type A. A wide two story, Beaux Arts style two-part commercial block, with a flat roof and white glazed brick walls. The upper façade features oversized round-arched windows that are trimmed with limestone blocks of irregular shapes. The tops of the arched openings are infilled, and the lower parts have pairs of newer 9/9 double hung windows. A flat band along the top of the wall marks the location of an early cornice. The glazed brick wall between the window openings has large lion head medallions that once held chains for an early canopy. The ground floor has a pair of open storefronts, and part of the lower wall is sheathed with newer stonework. One storefront has a canvas awning, and the other shares a wooden awning with the building to the south. [c]

**68.) 19 S. Ninth; Fredendall's Department Store, ca. 1895.** Property Type A. A one story, multiple entry commercial building, with a flat roof and brick walls. This was a three story building with a mansard roof when new. The original storefront

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configuration remains largely intact, and one original cast-iron column is still in place on the façade. [nc]

**69.) 22 S. Ninth; Novus Shop (1936), ca. 1895 (ca. 1936 façade).** Property Type A. A narrow two story, Art Deco style two-part commercial block, with a flat roof, and brick and terra cotta walls. The building front features a decidedly vertical composition, with no cornice, and four narrow vertical bands of ornament that divide the upper façade into three bays. The side bands are fluted, and topped with squared finials that feature a stylized plant motif. The center bands are simpler, with stepped vertical grooves. Additional terra cotta bands trim the window openings, which have newer multi-light window sashes. This is one of the finest Art Deco facades in town. The building itself is said to date to ca. 1895. The facade was probably installed in 1936, when the Novus Shop opened. The ground floor has a newer, open storefront that is sheltered by a wooden awning that also covers part of the building to the north. [c]

**70.) 24 S. Ninth; Harzfeld's, ca. 1927.** Property Type A. A two story, two-part commercial block, with a flat roof and brown brick walls. The façade is relatively simple, with a shaped cornice topped by concrete coping, and a rectangular panel in the brickwork above the second floor windows. There are four wide windows; the middle two are set into one opening. They have unusual windows with multiple horizontal muntins that are early, but probably not original. The storefront is open, with new materials in the original opening. The lower façade is sheltered by a sloped canvas awning. [c]

**71.) 26 S. Ninth; ca. 1895.** Property Type A. A one story, one-part commercial block, with a flat roof. The storefront is all new, and upper facade is covered with metal sheathing. [nc]

**72.) 28 S. Ninth; Gribble, E. R., Grocer, ca. 1894.** Property Type A. A one-part commercial block, with a flat roof and a flat metal canopy at the top of the storefront. The core of this building may date to ca. 1894. It appears to have been linked with the building to the south for much of its early history. The stucco may date to the 1940s. The storefront is open, with newer materials in the original opening. [nc]

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**73.) 27-29 S. Ninth; Ballenger Building, ca. 1890 (1930 façade).** Property Type A. A two story Beaux Arts style two-part commercial block, with a flat roof and brick walls. This 1890s building received an all new façade in 1928. The façade is topped by a low red brick parapet, and the second floor has three large window bays divided by terra cotta pilasters topped with a wide entablature. The second floor openings have Chicago style windows below large prism glass transoms. The windows are newer but similar to historic units, and the transoms are original. The ground floor has an open storefront, with terra cotta-faced bulkheads and a recessed entry. The entrance to 811 Cherry, at the back of the building, is also part of this parcel. That section has a separate storefront and entrance of its own. This building was fully rehabbed in 2005 and it is in excellent condition. Individually listed 1/21/04.

**74.) 30 S. Ninth; ca. 2005 (current form).** Property Type A. A one story commercial building, with a flat roof, newer tile walls and an open storefront. The core of this building may date to ca. 1894, but all visible materials are modern. [nc]

**75.) 102 S. Ninth; Hall Theater, ca. 1916.** Property Type A. A large two story, Classical Revival style theater, with a limestone façade and red brick side walls. A monumental Ionic colonnade runs across the center of the façade. The words THE HALL THEATER are spelled out in recessed gold letters across a large panel above the columns, and a sloped clay tile roof tops the panel. Tower-like end bays on the façade extend up above the colonnade, and an elaborate stone balustrade runs along the top of the front roofline. This classic "movie palace" is one of the largest intact styled buildings in the district. [c]

**76.) 110 S. Ninth; Booche's Billiard Hall, ca. 1916.** Property Type A. A one story, one-part commercial block, with a flat roof and limestone walls. The open storefront has slender metal framing and low brick bulkheads, all of which appear to be original. The interior of the building is as intact as the exterior. This is one of the most intact buildings in the district. Booche's is one of the oldest continually operating businesses in the downtown area. The business was in several other downtown buildings before locating here when this building was constructed. [c]

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**77.) 111 S. Ninth; Virginia Building, ca. 1911.** Property Type A. A large two story, two-part commercial block, with a flat roof and glazed brick walls. The walls are sheathed with unusual gold glazed bricks, and the top of the building is set off by a white glazed cornice. A smaller cornice runs along the first floor line at the top edge of the ground floor storefronts. The storefronts are very tall, with open transoms and low paneled bulkheads; they are modern recreations, based upon historic photos. The building saw a major restoration in 2002-2003 and it is in excellent condition.

Individually listed 3/13/02.

**78.) 114 S Ninth; ca. 1980s.** Property Type A. A one story, commercial style building, with a flat roof and concrete block walls. There is a recessed central entranceway flanked by single-light windows. [nc]

**79.) 118 S. Ninth; Tiger Barber, 1925.** Property Type A. A one story, Tudor Revival style commercial building with a sloped slate roof and brick walls. This is one of only two buildings in the district with slate roofing and Tudor Revival styling. The front section of the building has the sloped roof, and the long rear part has a flat roof. The sloped part of the roof is edged with short brick parapet walls. The storefronts are partly open, with some newer frame walls. It was here that barber Jerome Green invented the flattop haircut in 1942.<sup>1</sup> This building was built in 1925, and has been home to Tiger Barber since at least 1927. [c]

**80.) 122 S. Ninth; ca. 1924.** Property Type A. A one story, one-part commercial block, with a flat roof and brick walls. Pretty drastically remodeled, but original form and patterns of fenestration are evident. May be later than 1924; Sanborn maps were inconclusive. [nc]

**81.) 124 S. Ninth; Columbia Daily Tribune (1925), ca. 1924.** Property Type A. A one story, Craftsman style multiple entry commercial, with a flat roof and brick walls. One of the three storefronts facing Ninth Street is early or original; the other two have new materials in original openings. All of the Ninth Street storefronts are sheltered by a newer metal awning. Some side panels facing Locust Street are

<sup>1</sup> Russell, Vicki S., ed. Columbia Missouri: Images of Our Lives Since 1901, (Columbia, MO: Columbia Daily Tribune, 2001) p. 97.

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stuccoed. This was home to the Columbia Daily Tribune from the time it was built until they moved into a new building at 701 East Cherry (also in this district.) [c]

**82.) 201 S. Ninth; Missouri Theater, 1928.** Property Type A. A large theater with a flat roof and red brick walls. The theater originally had a Renaissance Revival style exterior; the current façade was added in the early 1960s. The ornate interior is the most intact interior historic theater space in the city. The theater building was individually listed primarily for its interior features. A major rehabilitation project planned for 2007 will also restore much of the original facade. Individually listed 6/06/79.

**83.) 224 S. Ninth; Missouri United Methodist, 1925-1928.** A very large, multi story Gothic Revival style church, with limestone walls and numerous stained glass windows. This is the largest historic church in the district, and one of the finest examples of English Gothic Revival styling anywhere in the city. The main building was built from drawings done in 1925 and 1928, and a large side addition dates to 1951. Individually listed 9/04/80.

**84.) 221-227 S. Ninth; Gordon Building, ca. 1927.** Property Type A. A one story, Craftsman style multiple entry commercial building, with a flat roof and brick walls. Simple brick piers separate the facade into four bays, each of which has its own storefront. (All are now occupied by a single business.) The storefront openings are largely intact, with newer materials for the units themselves. Early tenants included a food store, a restaurant and a "pressing" business. This parcel also includes a storefront on Elm Street, to the south. [c]

**85.) 101 N. Seventh; City Hall/Calaboose, ca. 1907.** Property Type B. A two story Late Victorian style two-part commercial block, with a flat roof and brick walls. The top of the wide façade features a shallow corbeled brick cornice, and there are six segmental-arched windows with double sailor courses along the second floor. Built between 1902-1908, this building is described on the 1908 Sanborn as City Hall, with a "Calaboose" and the city Fire Department. It remained as city hall until the Columbia Municipal Building was built on Broadway in 1932. The open

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ground floor storefront was probably added shortly after it was converted to commercial use in 1932. [c]

**86.) 1 S. Seventh; Post Office, ca. 1905.** Property Type B. A one story building, with a hipped roof and brick walls. It has large round-arched door and window openings along the east elevation which faces Seventh Street, as well as both side walls. Round brickwork medallions ornament the walls between the arches. The roof is covered with early standing seam metal roofing, and the deep overhangs are accented by shaped rafter ends. The building is located on a corner lot, and sits slightly back from the sidewalks. There are small planted areas on the east and north, and parking to the rear of the lot. The window openings are currently empty; 1970s-era windows have recently been removed. They will be replaced with new wood windows that are similar to the originals, as seen in historic photos. The window change is an early step in a full rehabilitation of the property. [c]

**87.) 9 N. Tenth; ca. 1970s (façade).** Property Type A. A one story, commercial building with a flat roof and brick walls. This building was probably built between 1889-1895; the new facade dates to the late 1960s or early 1970s. [nc]

**88.) 11-13 N. Tenth; American Railway Express Office/Evans-Miller Milliners, ca. 1923.** Property Type A. A one story, multiple entry commercial building, with a flat roof, brick walls, and two storefronts. The storefront openings are original, and the storefronts themselves are early or original, with recessed entrances, and metal framed display window over low bulkheads. The transom areas and the walls above the storefronts are covered with new wood sheathing. [c]

**89.) 16 N. Tenth; Parker Furniture Company, ca. 1907.** Property Type A. A large three story, two-part commercial block with a flat roof and brick walls. The building sits next to an alley and an empty lot, and the long south side wall is visible from the street as well. The façade is topped with an elaborate parapet and cornice. The parapet has an arched center set off by large finials, with simple panels along its sides. The cornice is large, but of simple design, without brackets. The upper two floors of the façade feature very large square window openings that are edged by large slabs of limestone, with bas-relief panels below the third floor windows. The openings and surrounding ornament are fully intact; the windows themselves are

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modern, single light units. A string course and a row of roundels run along the top of the third floor windows, and a small cornice marks the first floor line. The ground floor is partly enclosed with newer marble sheathing; it has one large display window and a wide recessed entranceway. Original piers along the side of the ground floor remain in place. This building has special historical significance for its association with Parker, which later became a funeral service and is still in business today, as one of the oldest businesses in Columbia. [c]

**90.) 17 N. Tenth; J. E. Hathman Building, ca. 1924 (ca. 1940 façade).** Property Type A. A two story, two-part commercial block, with a flat roof and brick walls. The façade is topped with a sloped roof covered with red roof tiles, and three wide windows span the second floor. The ground floor features an open, slightly recessed storefront surrounded by enameled panels, all of which appear to date to the 1930s or 1940s. There is also a single door on the south side of the façade that is topped by a transom with the words J. E. HATHMAN BUILDING painted on the glass. The building does not appear to have seen any changes of note since the ca. 1940 remodeling project. It was home to J. E. Hathman, General Contractor from the time it was built in to the 1950s or later, and it was probably built by Hathman. The White House Restaurant #3 was on the ground floor in 1927. [c]

**91.) 21 N. Tenth; IOOF Hall, ca. 1930.** Property Type A. A large two story commercial building, with a flat roof and brick walls. The building has a cubic form, with five shop spaces on the first floor along Tenth Street, and four large bays facing Walnut Street, to the north. The bays on 10<sup>th</sup> Street are separated by brick piers that are topped with sloped concrete caps. Just above each pier is a flat inset panel, the center panels bear the letters I-O-O-F, and those on the end have IOOF logos. Each bay of the upper facade and the north side wall is nearly filled with a large square window that is filled with glass blocks. The blocks are early or original. The ground floor storefronts are open, with a mix of new and older materials. Their transoms are covered, but the openings are intact. [c]

**92.) 101 N. Tenth; First Christian Church, ca. 1905.** A large, highly intact, Romanesque Revival style church, with a gable roof and walls of rock-faced limestone blocks. It faces east to 10<sup>th</sup> Street, with a tall corner tower, and a long elevation along Walnut Street as well. The tower is topped by a pyramidal cap and

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the body of the church has a steep gabled roof. A large, matching addition to the north of the main building dates to 1928.  
Individually listed 10/29/91.

**93.) 15 S. Tenth; Missouri Motor Company, ca. 1924.** Property Type A. A two story Craftsman style, two-part commercial block, with a flat roof and brick walls. The upper façade is divided into three bays; the center section has one set of two windows, and the end bays each have three single windows. The openings are original and the 1/1 metal windows are newer. The upper façade also has small diamond shaped medallions of white brick and recessed brick panels above the windows. The ground floor has an open storefront of newer materials, in the early opening. Sanborn maps show that this building originally had a driveway on the south side of the ground floor which led to a garage in the back part of the building. By 1931, the drive had been replaced with an elevator large enough to lift cars to the second floor. It ceased to be a garage between 1940 and 1954. [c]

**94.) 16 S. Tenth; Medical Clinic, ca. 1930-40.** Property Type A. A one story, Craftsman style one-part commercial block, with a sloped front roof and brick walls. The roofing is either reddish slate or flat ceramic tiles that appear to be original, and are very unusual for the area. The façade features patterned brickwork and a centered arched doorway. The entrance is flanked by small rectangular windows that are original, with newer single light sashes. In 1927 this building housed doctors' offices, and it continued as a medical facility into the 1950s. [c]

**95.) 121 S. Tenth; Winn Hotel/ Elks Lodge No. 594, ca. 1903.** Property Type C. A highly intact two story, Colonial Revival Foursquare, with a hipped roof and brick walls. This was built as a hotel and later served as the local Elks Lodge. It has early or original, 1/1 wood windows and a wide front porch. The porch has stone posts and brick railings, all of which are early or original. A small cross-gable on the porch lines up with the front steps, and the roof has numerous hipped dormers. [c]

**96.) 131 S. Tenth; Missouri Transit Lines Bus Station, ca. 1939.** Property Type A. A one story, Colonial Revival style bus station, with a front-facing gable roof and brick walls. It has a pedimented end gable, a wide cornice at the eavelines, and flat

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wooden pilasters at the building corners. Broken semicircular pediments top the entrance doors, and the windows are topped with brick jack arches with limestone keystones. Many of the window openings have been in-filled with stucco, and others have newer multi-light windows. All original openings appear to be intact. [c]

**97.) 700 E. Walnut; Boone County Courthouse, 1909.** Property Type B. A large three story, Classical Revival style courthouse, with a domed roof and limestone walls; highly intact. The building sits back from the road, facing south to Walnut Street. The façade is symmetrical, with a central pediment supported by four monumental Ionic columns. There are three bays of windows beneath the portico, and two to each side. The window openings are intact, with newer 1/1 window sashes. A stone balustrade runs along the front edge of the roof, and a large copper dome is centered on the building. An addition made to the rear of the building several years ago is of sympathetic design and does not detract from the overall integrity of the historic building. [c]

**98.) 801 E. Walnut; Athens Hotel, ca. 1903.** Property Type C. A three story, Romanesque Revival style hotel, with a flat roof and painted brick walls. The building occupies most of the north side of the block. It has nine bays along the façade that are divided by flat brick piers and topped by arched corbel tables. Each bay has a pair of windows each on the second and third floors, and a storefront at the ground floor. The windows have rock-faced stone lintels and sills, and newer sashes. The storefront openings also have newer glazing, and they are topped with thick polygonal hoods, that probably date to the early 1980s. The third bay from the east end of the façade is accentuated with a massive round stone arch at the ground floor, and a higher parapet and more elaborate cornice at the roofline. Sanborn maps show that the hotel lobby was at the east end of the building; the arch probably served as the main hotel entranceway. [c]

**99.) 814 E. Walnut; Bayless Abstract Company, ca. 1913.** Property Type A. A one story, one-part commercial block, with a flat roof and painted brick walls. There is a very simple stepped brick cornice along the top of the facade. The newer storefront is in the original opening, and is of similar configuration; it is sheltered by a modern sloped metal awning. [c]

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**100.) 908 E. Walnut; Koeppen, Charles, House (1909), ca. 1901.** Property Type C. A two story Foursquare house with a hipped roof and red brick walls. The house sits slightly back and up from the street, with a brick retaining wall at the sidewalk and steps up to a small brick patio in front of the house. The house has segmental-arched window openings with rock-faced stone sills. The first floor windows appear to be original, and those on the second floor are newer, but similar; all are 1/1 sashes. [c]

**101.) 912 E. Walnut; Cho, S. K., Building, ca. 1930.** Property Type A. A very small, two story, Craftsman style two-part commercial block, with a flat roof and brick walls. It has a small hipped hood along the front and side roofline, and a set of three windows in a single second floor opening. The 1/1 windows are newer. The storefront opening consists of a single doorway connected to a display window—the wall of the building runs beneath the display window in lieu of a separate bulkhead. That opening is intact; the door and window are newer. This is the smallest two-part commercial block in the downtown area. [c]

**102.) 916 E. Walnut; McClain Furniture Store, ca. 1930, (façade 1951).** Property Type A. A two story, Craftsman style two-part commercial block, with a flat roof and brick walls. The facade is topped with a stepped parapet and accented by a band of ornamental brickwork that runs above two widely spaced second floor window openings. The openings each contain one pair of early or original 1/1 wood sashes. The lower part of the façade was remodeled to its current form ca. 1951; it has flat stucco on the ground floor wall, and a curved, recessed storefront that is sheltered by a flat hood.  
Individually listed 08/17/05.

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**Architect/Builder (continued)**

<u>Architect/ Bill, Harry S.</u>	<u>Builder/J. J. A. McCarter Company</u>
<u>Architect/ Shepard and Wiser</u>	<u>Builder/J. Dozier Stone</u>
<u>Architect/ Deering and Clarke</u>	<u>Builder/J. E. Hathman Company</u>
<u>Architect/ J. H. Felt</u>	<u>Builder/L. W. Dumas Company</u>

**Summary:** The history of the Downtown Columbia Historic District (preferred), in Columbia, Missouri parallels that of the entire central business district, which has been the civic and commercial center of the community since the early 1800s. The buildings of the district represent more than a century of development in the heart of the community, and the district is locally significant under Criterion A, in the areas of COMMERCE and POLITICS/GOVERNMENT. Contributing resources in the district were built between 1836 and ca. 1946, and most continue in their original function. The period of significance therefore runs from 1836 to 1956, the standard fifty-year cut-off. The architectural and commercial history of the downtown area was discussed in the Multiple Property Submission (MPS) cover document, "Historic Resources of Downtown Columbia, Missouri." The Downtown Columbia Historic District contains a significant concentration of the historic resources upon which that document was based. The research for the cover document utilized a study group of 127 buildings; 90 of those are located within the current district boundaries. (See Figure Two.) The district also serves to consolidate earlier Register designations; previously listed resources within the boundaries include two small districts, and eleven individual properties. Recent preservation activity in downtown Columbia has reversed the effect of modern intrusions that had fragmented the collection of intact resources over the years. That activity includes important individual rehabilitation projects, as well as the removal of large portions of a 1960s concrete canopy that once obscured the facades of historic buildings along several blocks of East Broadway.

Those changes have resulted in a cohesive grouping of historic architecture that includes intact examples of all of the property types identified in the cover document. Those property types are: A. Commercial Buildings, B. Government and Public Buildings, and C. Hotels and Residences. The 71 intact commercial buildings in the district range from tiny one-part commercial bocks to large multi-story office buildings. The oldest was built in the 1860s, the newest around 1946. The district

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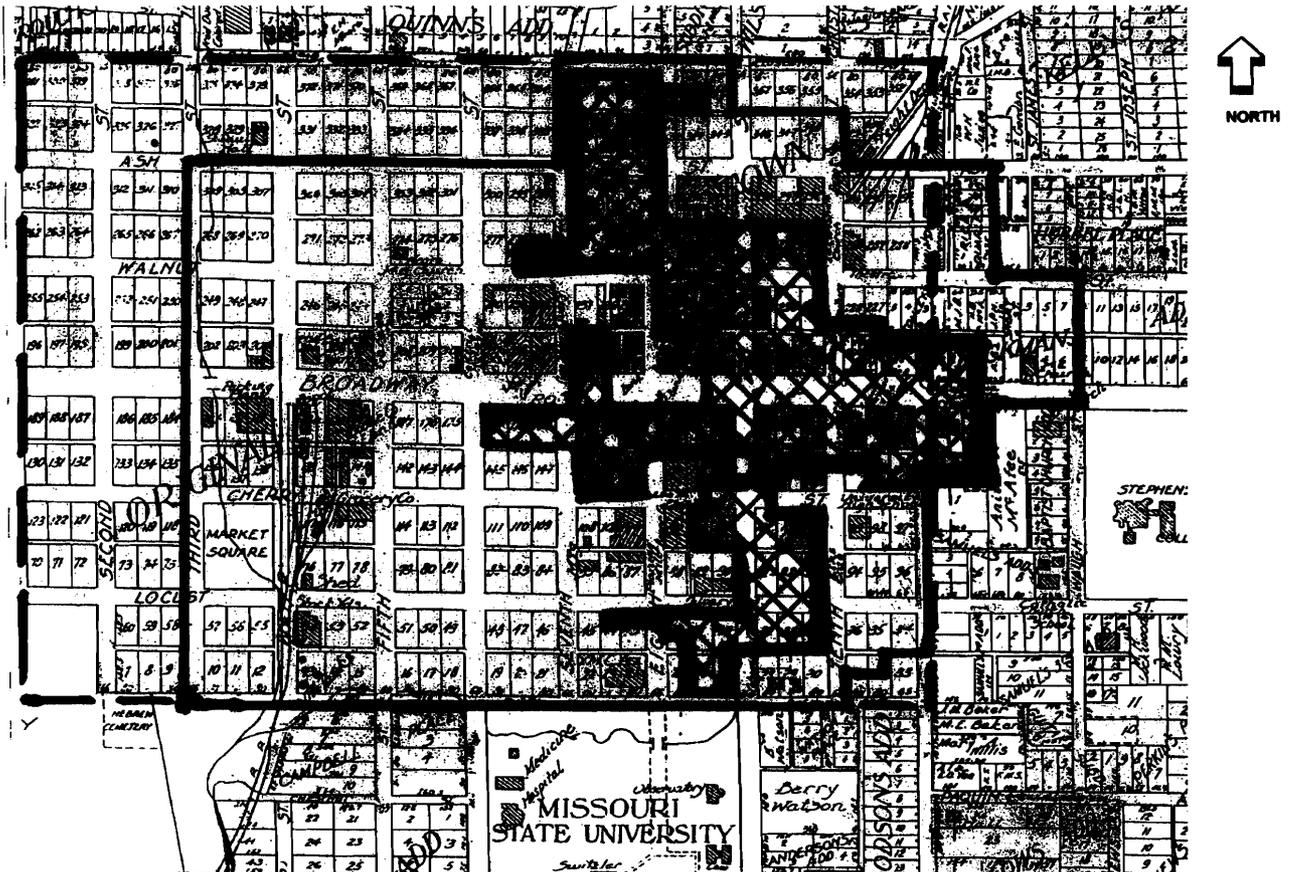
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includes most of the intact historic government buildings in the community, including three historic city halls, the first building constructed to be a post office, and the 1909 Boone County Courthouse. There are also six examples of the Hotels and Residences property type, including the ca. 1903 Athens Hotel and the 1917 Daniel Boone Tavern, both of which are contributing resources for the present district. The Downtown Columbia Historic District offers an important, representative collection of historic resources. They strongly reflect the area's long role as the commercial and civic center of the community.

**Figure Two. District Boundaries and MPS Study Area.**

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 area covered by the MPS. The shaded area is the current district.



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**Elaboration:** The MPS cover document “Historic Resources of Downtown Columbia, Missouri,” includes three historic contexts; the first two document major periods of development, and the third deals with architectural trends for both of those periods.<sup>2</sup> The contexts are:

- I. “A Place of Considerable Importance”: Downtown Columbia, 1821-1899. (18 intact resources—14 contributing, 4 already listed.) Just over 21% of contributing resources in the district were built during this period.
- II. “In Every Way Far More Metropolitan than Her Sister Cities”: Downtown Columbia, 1900-1954. (65 intact resources—48 contributing, 17 already listed.) Almost 78% of contributing resources were built in the 20<sup>th</sup> century.
- III. Log Stores to “Capitoline Hill”: Architectural Development in Downtown Columbia, 1821-1954.

Those contexts are discussed below, in chronological order, with architectural development divided between the two.

**I. “A Place of Considerable Importance”: Downtown Columbia, 1821-1899.**

Columbia came into existence in 1821, when the Smithton Land Company decided to relocate a settlement they had begun a short distance east of the present downtown center. The plat filed in 1821 included nearly 400 rectangular lots, with generous streets and large blocks that were served by intermediate alleys. The alleys run parallel to Broadway, which was the main road through the county at the time. The area within that original plat is today the only part of town to have alleys; they are a defining feature of that original plat.

The plat also established land for public use, including a generous public square a block north of Broadway, and some ten acres to the south that were set aside for use by a future state university. (Now the University of Missouri-Columbia.) The courthouse square is the only place on that plat where the regular grid of streets is interrupted; Eighth Street jogged to the east where it ran into the courthouse square, making it possible to build a courthouse at the “top” of Eighth Street that was visible all the way to the University campus. (The section of Eighth Street that originally ran along the east side of the square has since been converted to use for a public plaza.)

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<sup>2</sup> See the MPS Cover Document, Section E for a full discussion of the contexts listed.

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By the 1870s the town had a population of 2,236, and a thriving commercial center. Although the first business buildings in the new town were built west of the present historic district, development soon shifted to the higher ground around Broadway and Eighth Streets. A "Bird's Eye View" of the town published in 1869 showed a well-established business district in the area of Eighth and Broadway, with a large courthouse facing Eighth Street, and tightly packed businesses lining Broadway from Seventh to Tenth Streets.<sup>3</sup>

Only a few resources have survived from the first half century of the town's existence. The columns of the 1847 courthouse still grace the head of Eighth Street, and at the core of the Cottage Hotel at Tenth and Cherry Streets is the 1836 building erected to house the Columbia Female Academy. That school was chartered even before the University of Missouri. The Columbia Female Academy was established at a public meeting in August of 1833, and in 1836, moved into their new building at the corner of 10<sup>th</sup> and Cherry Streets. The school did well at the new location, and was granted a charter by the state legislature in 1837, two years before the University of Missouri was established.<sup>4</sup> The Columbia Female Academy operated at that location into the 1850s, after which its curators and others organized a new female academy that operates in Columbia today as Stephens College.

The former Academy building at 10<sup>th</sup> and Cherry later served as a residence and, in 1894, it 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, and it continues in that function today.<sup>5</sup> Although Sanborn maps and Gazetteers show that the downtown area was home to numerous hotels during the mid to late 1800s, the Cottage Hotel is the only one to survive from that period. It is significant as Columbia's only 19th century downtown hotel.

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<sup>3</sup> James Darrough, et. al., A Boone County Album, (Columbia, MO: Kelly Press, 1971) p. 29.

<sup>4</sup> Alan R. Havig, From Southern Village to Midwestern City: Columbia, An Illustrated History, (Windsor Publications, Inc., 1984) p. 45.

<sup>5</sup> Donna Ingwerson, "The Niedermeyer Apartments: A Historic Site," Boone County Chronicles, (Marceline, MO: Walsworth Publishing Co, 2000) pp. 99-102.

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There are also two commercial buildings on Broadway that are believed to have been built in the 1860s or early 1870's. A two-story building at 802 E. Broadway was identified in an early survey as having been in place during the Civil War.<sup>6</sup> That building received a new façade in 1927, when it was occupied by Woolf Bros. Clothiers, and it retains that 1920s appearance today.

Another commercial building on the same block, the ca. 1870 Hays Hardware Store at 814 E. Broadway, offers a more intact example of 1870s commercial architecture. It has a brick front with a bracketed cornice, and tall round-arched windows on the second floor. The ground floor storefront, while not original, does appear to date to around 1914, when Hays Hardware moved in. The Hays Hardware building, therefore, is the oldest intact commercial building in the district. The building gains extra significance from its large prism glass transom; it has the only ground floor storefront in the district with prism glass. Although many downtown businesses utilized prism glass transoms in the 1910s and 1920s, only two buildings in the entire downtown area today retain any of that material; this one and the Ballenger building, an individually listed property that is also within the district boundaries. (The Ballenger Building has prism glass transoms at the second floor line only.)

The central business district continued to grow during the final quarter of the 19<sup>th</sup> century. State Gazetteer entries for the town published between 1879 and 1898 record a diverse business base. Businesses in operation included a wide variety of retail establishments such as hardware and dry goods stores, a book store, and shoemakers, 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 had two banks, two weekly newspapers, and a library. Manufacturing operations included a cigar manufacturer, brick makers, wagon makers, and at least two grist mills.<sup>7</sup>

By the end of the 19<sup>th</sup> century, the population had grown to 5,651, and Columbia had developed into a regional trading center. Sanborn maps and a county

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<sup>6</sup> Mary J. Matthews, Inventory Form for 818 E. Broadway, 1979. (Form on file with the Missouri State Historic Preservation Office, Jefferson City, Missouri.)

<sup>7</sup> 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.

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atlas map from the last decades of the 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, especially along Eighth, Ninth, and Tenth Streets.

Figure Three. Atlas Map of Downtown Columbia, 1898.



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There are fourteen intact resources in the district that were built in the last quarter of the 19<sup>th</sup> century. They include the buildings that housed both of the community's newspapers, one bank, two undertakers, and a photography studio. Early retail establishments represented in the district include a shoe store, a tin ware shop, two clothiers, two hardware stores, and a meat market. There is also one billiards hall, a saloon, and a cigar store in the group.

The largest and one of the most impressive buildings in that group was erected in 1892, for the Herald Tribune Publishing Company, at what is now 1020 E. Broadway. That large building at the corner of Broadway and Hitt Street housed the publishing company, which was owned by E. W. Stephens, well into the 20<sup>th</sup> century. By 1910 the name had changed to the Stephens Publishing company and by the 1940s, they had expanded across the alley to the south, where the company erected the Stephens Building, a large office building that is also a contributing building in the district.

The Herald Tribune Building is one of only two 19<sup>th</sup> century buildings in the district that are not one- or two-part commercial blocks. It is distinguished by an irregular roofline and large polygonal bays at its front corners, as well as its size; it is the largest 19<sup>th</sup> century building in the district. The front-facing gable filled with ornamental bas-relief is also unique to the downtown area.

The Herald Tribune building is like the other 19<sup>th</sup> century buildings in the district in that it utilizes Late Victorian styling. All of the intact 19<sup>th</sup> century buildings in the district have at least some elements of Late Victorian styling. They all have bracketed or corbelled cornices, and vertical massing that includes tall narrow second floor windows. Five of the buildings also have ornamental window hoods. Several of the buildings from that period, including a group built around the 900 block of Broadway after a major fire in 1886, have strikingly similar cornices, and other construction details; which may indicate a common builder.

The vast majority of the 19<sup>th</sup> century buildings in the district, about 78%, are two part commercial blocks. All of those are of brick construction and all except for two are located on Broadway, between 8<sup>th</sup> and Hitt Streets. The recent removal of the 1960s concrete canopy on that part of the district has greatly increased the level of integrity for these central blocks, and the buildings found there today offer a cohesive collection of late 19<sup>th</sup> century resources.

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**Figure Four.** The Herald Tribune Building, as it looked ca. 1910. From Images from Columbia's Past: 1865-1945. (Columbia: Columbia Daily Tribune and Waters Publications, 1982) p. 51.



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

By the dawn of the 20<sup>th</sup> century, Columbia had three colleges with growing enrollments, new public utilities, access to good transportation systems, and a skyrocketing population. The number of people living in the town nearly doubled between 1900 and 1910.<sup>8</sup> The city saw a great building boom in the first few decades of the century, and the central business district continued to thrive. That prosperity remains in evidence today; 47 of the buildings in the district were built between 1900 and 1930.

Those 47 buildings exhibit great variety in size, style and function. The smallest, as well as the largest, buildings in the district were built in those decades. One of the smallest intact resources in the district is the C. H. Koeppen Florist Shop, at 1009 East Broadway. That shop, which is less than 20 feet wide and one story tall, was built ca. 1902 and received an updated façade in the 1930s. It has seen few changes since that time, and it is one of the most intact one-story buildings downtown. Mr. Koeppen was also the resident of the district's only house during that period. Directories show that in 1909, he lived just around the corner from the shop, in the brick foursquare at 908 E. Walnut.

Koeppen's small shop offers a striking contrast to the Elvira Building, which was constructed right next door to it in 1905. The Elvira Building is one of the largest historic commercial buildings on Broadway. It is three stories tall, with four shops and a wide central entrance on the ground floor, and seven bays of windows across the upper façade. The Elvira Building was owned and built by local businessman J. W. Stone; he named it after his wife, Elvira Dozier. The Elvira Building housed a number of prominent retail shops on the ground floor over the years, and the upper floors housed a variety of tenants. There was a "commercial school" on the third floor in 1925, and a jewelry factory on the second floor in the early 1940s. The building was home to female centered businesses on several occasions as well. In 1909, it was home to the "Women's Handicraft Exchange" and in 1927, it housed "Keister's Ladies Tailoring College" and a dealer for "real silk hosiery."<sup>9</sup>

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<sup>8</sup> 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.

<sup>9</sup> Tenants were identified through a review of city directories and Sanborn Maps.

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The early decades of the 1900s also saw a clear change in architectural tastes. The visual exuberance of Victorian era architecture lost popularity, in favor of simpler, more classically inspired compositions. The vertical compositions that were typical for two-part commercial blocks in the 19<sup>th</sup> century gave way to much more boxy forms and flatter facades. Ornament, when used, was more restrained, and generally utilized classical motifs. Beaux Arts and Classical Revival styles became popular, and the classicizing influence can be seen in everything from high style buildings to modest two-part commercial blocks.

Many of the largest early 20<sup>th</sup> century buildings in the district reflect those changing tastes. The Elvira Building, for example, was one of the first to use a more horizontal composition, with a very simple cornice, horizontal belt courses, and wide window openings topped by flat stone lintels. The Haden Building, which was built at 901 E. Broadway in 1921, provides a great example of high style Classical Revival ornamentation, and the Guitar Building, which was built in 1910 at Eighth and Walnut presents a more restrained interpretation of Beaux Arts classicism. (See photos 5 and 9)

**Figure Five.** Haden Building ca. 1927. From Images from Columbia's Past: 1865-1945. (Columbia: Columbia Daily Tribune and Waters Publications, 1982) p. 51.



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The new century also saw the construction of a number of buildings for public use, including a new post office. Although Columbia had postal service from the very first days of its existence, it was not until 1905 that a building was erected specifically to serve as a post office. Prior to that, the post office operated out of rented space in the business district. The 1905 post office building was built at the corner of Seventh and Broadway, and it served in its original function until 1936, when it took on a new public use, as the Columbia Public Library. Today, that building houses city offices, and is scheduled to undergo exterior rehabilitation in the near future.

The county also participated in the building boom of the new century; in 1906 construction began on a large new Classical Revival style courthouse. The new courthouse, which still occupies the center of the public square, was put into service in 1909. That project spurred one of the community's first historic preservation debates. As the new building neared completion, county officials ordered the demolition of the 1847 courthouse that occupied the corner of the square. That move resulted in such a public outcry, however, that the decision was made to preserve the columns from the older courthouse.<sup>10</sup> That move followed a precedent set by the University less than 20 years earlier, when the columns from Academic Hall were retained after that building was lost to fire.

The historic district is also home to three different buildings that housed City government during the period of significance. The oldest of those is a two story brick building that was built at what is now 109-111 N. Ninth Street around 1900. The 1902 Sanborn map labels it as the "City Hall" and shows the jail on the ground floor. A "Work Ho." at the back apparently housed the fire department, as it had a notation of "2 hose reels" and "2 horses." City government changed locations not long after that map was made, and the building has been used for shops and residences since that time.

The next city hall was in a rented building that faced the courthouse square. The city rented the space from local businessman J. M. Batterton, who was also mayor of the city at one point.<sup>11</sup> That facility also combined functions, with the fire department in one part of the building, the "calaboose" in another and city offices in

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<sup>10</sup> Marian M. Ohman, Encyclopedia of Missouri Courthouses, (Columbia: University of Missouri Extension, 1981, no p #s.)

<sup>11</sup> Mary Matthews, Historic Inventory form for 600 East Broadway, (On file with the State Historic Preservation Office, Jefferson City, Missouri) 1979.

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National Park Service

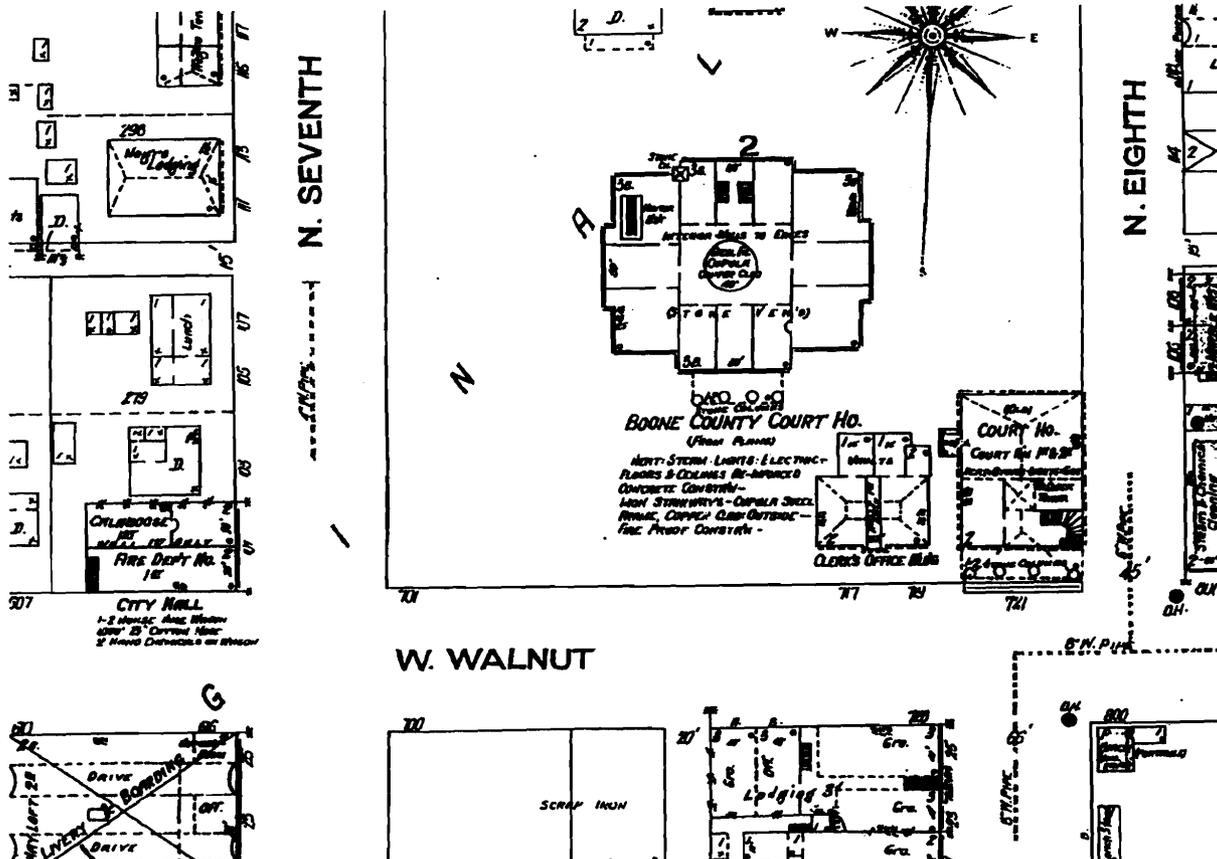
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yet another. That location housed city government for more than twenty years, as city officials tried to convince voters to approve a bond issue for new construction. Finally, in the 1930s, income from city-owned utilities made the construction of two new municipal buildings possible. The city constructed a new building for the police and fire departments near the old city hall, and in 1932 completed work on an elegant new Municipal Building at 600 East Broadway.

**Figure Six.** 1908 Sanborn Map, showing the old courthouse, the new courthouse, and the 1908 city hall. The ca. 1900 City Hall building is one block east, on N. Ninth St.



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The delicate Beaux Arts styling of the 1930s municipal building can be attributed to the skilled team of architects involved in its construction. The lead designers were the noted firm of Eckle and Aldrich, of St. Joseph, who worked with local architect Harry Satterlee Bill on the project. The refined use of the Beaux Arts style can be attributed to the involvement of Edmund Eckle, who trained at the famed *Ecole des Beaux Arts* in the 1860s, and later settled in St. Joseph, Missouri.<sup>12</sup> The project was done near the end of Edmund Eckle's long distinguished career; he was 87 when the building was finished and died two years later. Harry S. Bill has been associated with a number of other Columbia projects, including work on the Central Dairy Building located on the opposite end of the district, at 1104-06 East Broadway. (That building was listed individually 1/20/05.)

The Municipal Building is still used for city offices today, but is no longer the headquarters of city government. In the later 1970s the City and Boone County governments joined forces to buy and renovate the 1917 Daniel Boone Tavern, at 701 E. Broadway. The county moved out later, and that building is now used exclusively for City offices.

The Daniel Boone Tavern is one of a trio of large hotels constructed in the downtown area in the early decades of the 20<sup>th</sup> century; all three survive and all are within district boundaries. The oldest 20<sup>th</sup> century hotel in the district is the Athens Hotel, which was built just east of the courthouse ca. 1903. That broad Romanesque Revival building at 801 E. Walnut occupies the entire north side of the block. The ground floor of the façade has open storefronts for retail space, and the southeast corner originally held the hotel lobby. It was the Athens Hotel from ca. 1903-ca. 1915, the Hotel Columbian until the 1940s, then the Hotel Ben Bolt into the 1970s or so, when it was remodeled for commercial and residential use.

The Daniel Boone Tavern was built almost 15 years after the Athens opened. It occupies a prominent corner lot right on Broadway, and exhibits elements of Craftsman styling. It is one of the oldest buildings in the district to use Craftsman stylistic elements rather than Victorian or Classical motifs. The Daniel Boone Tavern came about as a result of a campaign waged by community leaders who felt the city needed a large downtown hotel. A 1916 fund-raising campaign resulted in a \$20,000 bond to encourage development, and later that year a \$100,000 contract

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12 Toni Prawl, "Eckel, Edmund Jacques (1845-1934)," *Dictionary of Missouri Biography*, pp. 272-273.

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was let for the construction.<sup>13</sup> The hotel opened in September of 1917 to much fanfare, and it remained in operation into the 1970s.

The third large hotel in the downtown area, the 1927 Tiger Hotel, is also within the district boundaries. (It was individually listed 2/29/1980.) The Tiger Hotel is the largest historic building in the district. At ten stories, it is also the tallest; one early history noted that the height of the new building posed a problem for the fire department, as they did not have equipment that would reach the top floors at that time.<sup>14</sup> Historic photos taken during and shortly after construction show that the project spurred a remodeling of the building next door to it as well. (See Figure Sven.) The 19<sup>th</sup> century grocery store next door received an all-new façade to match the new hotel.

That building was one of at least three commercial buildings within district boundaries that saw extensive façade replacements in the 1920s or early 30s. All were 19<sup>th</sup> century buildings with simple Late Victorian styling, and all received new fronts that featured the type of Classical Revival elements found on the larger new buildings in the area at the time. Other 19<sup>th</sup> century buildings with 1920s fronts include the Ballenger Building at 9<sup>th</sup> and Cherry and a grocery and dry goods store at 820 East Broadway.

Downtown Columbia saw extensive commercial growth during the first half of the 20<sup>th</sup> century, both economically and physically. The resources in the district still reflect that dominant commercial function; 57 of the intact district properties built during Period II are commercial buildings. Among that group are buildings associated with some of the area's most prominent local businesses. There are also several resources associated with some of the city's most long-lived businesses, including three that still operate in Downtown Columbia today.

One of the oldest businesses in the community is Parker Funeral Service and Furniture Company, which occupied two different district properties over the years. In 1897 one half of the building at 700 E. Broadway housed Parker Bros. Furniture and Undertaking, and by 1907 the company had built the large new building at 16 N. Tenth. The furniture side of the business gradually fell by the wayside, and the company today is still located downtown, as the Parker Funeral Service. The company now occupies buildings just outside the historic district boundaries.

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<sup>13</sup> Columbia Missourian, Special Edition, Sept. 7, 1917.

<sup>14</sup> Deutch, p. 61.

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**Figure Six.** Construction of the Tiger Hotel, note the remodeled façade on the grocery store to the left.



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A small one story building on South Ninth Street houses another Columbia business that dates back to the 19<sup>th</sup> century--Booche's, which was founded by Paul (Booche) Venable in 1884. Venable 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 20<sup>th</sup> century. The business moved from a building on Broadway to the then-new Virginia Building on South Ninth Street around 1911, and, in 1916, to its current location at 110 S. Ninth Street. Neither the business nor the building on Ninth have seen significant changes since.

Just a few doors down from Booche's can be found a newer, but still notable business, the Tiger Barbershop. The one story commercial building at 118 S. Ninth was built in 1925, and it has been home to Tiger Barbershop since at least 1927. It was there that barber Jerome Green invented the flattop haircut in 1942, and the Tiger Barbershop continues to occupy the building today.

The resources of the Downtown Columbia Historic District exemplify the contexts laid out in the MPS cover document. The district contains commercial and civic buildings as well as historic hotels. Government resources include the county courthouse, three different historic city halls, and the first building constructed to serve as a Columbia post office. All of the historic hotels in the downtown area are within district boundaries as well. Commercial resources in the district include buildings associated with most of the community's important early businesses, the oldest commercial buildings, the largest historic commercial buildings, the most highly styled commercial buildings, and even the smallest intact commercial resources. As a group, they offer a powerful illustration of the commercial history of downtown Columbia, Missouri.

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**SOURCES**

See Historic Resources of Downtown Columbia for a more extensive list of related sources.

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**UTM References, continued**

E. Zone 15	Easting 558259	Northing 4311293	F. Zone 15	Easting 558152	Northing 4311293
G. Zone 15	Easting 557874	Northing 4311491			

**Verbal Boundary Description**

The boundaries of the district are shown on the enclosed map, which was produced by the Boone County Assessor's Office. The scale is 1 inch = 100 feet.

**Boundary Justification**

The boundaries of the district, which have been drawn to exclude modern or greatly altered properties, include all of the land currently associated with district properties. In some cases, one building crosses legal parcel lines, or has more than one owner. For this nomination, buildings were identified by how they read from the street, or how they were used historically, rather than current patterns of ownership. The individually listed Central Dairy Building, for example, was divided into two legal parcels several decades ago; it was listed as a single building (with an associated warehouse), and is counted as such for this purpose as well. On the other hand, some single properties in the district contain more than one building. An example of that is the property at the northwest corner of East Walnut and North Tenth Streets. That single legal parcel contains the Athens Hotel, at 801 East Walnut, as well as two commercial buildings that face North Ninth. One of the Ninth Street buildings, 109-111 North Ninth, is the oldest known Columbia City Hall.

The historic district occupies much of the eastern half of the present central business district, which has historically been the most densely developed part of downtown Columbia. (See Figures Two and Three.) The majority of the properties in the district face two of the main commercial streets in the area; Broadway, which runs east-west, and Ninth Street, which runs north-south. The eastern edge of the district at Broadway is anchored by a pair of large, highly intact city-owned buildings, the Municipal Building and the oldest Post Office in the area, which occupy the southern side of the 600 block. Modern buildings along the north side

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of Broadway were omitted in much of the 600, 700, and 800 blocks. The eastern end of Broadway in the district contains one of the most cohesive collections of commercial resources, with intact commercial buildings along both sides of the street. The west end of the historic district at Broadway roughly corresponds with the west end of the Central Business district. The properties west of the boundaries on Broadway contain a modern hotel and other development, as well as the campus of Stephens College.

Walnut Street is the second most prominent east-west street in the district. Boundaries along that street were drawn to include the Boone County Courthouse and an early City Hall, but to omit a modern city parking garage directly south of the courthouse, as well as new construction and altered older buildings to the east and west. The Columbia National Guard Armory, which occupies a large lot just north of the courthouse, was also included, along with a small commercial building to its east. The Armory lot is located at the northern edge of the Central Business District; most of the properties north of there are residential.

Ninth Street forms the north-south spine of the historic district. The northern district boundary on Ninth Street is defined by new construction and a large surface parking lot at Ninth and Ash. The south end of Ninth Street is anchored by a pair of individually listed properties, as well as a small commercial building at Ninth and Elm Streets. Elm Street, at the south end of the historic district, also marks the southern boundary of the Central Business District. To the south can be found the campus of the University of Missouri-Columbia, along with a small number of newer commercial buildings.

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**Photographs**

The following information is the same for all photographs:

Downtown Columbia Historic District  
Boone County, Missouri  
Debbie Sheals  
March through July, 2006

**List of Photographs**

See photo key for description of camera angles.

1. Looking southeast on W. Broadway, from Sixth Street.
2. Looking southeast on W. Broadway, at the 800 block, south side.
3. Looking northeast on W. Broadway, at the intersection of Ninth and Broadway, north side.
4. Looking west on Broadway, from 10<sup>th</sup> Street.
5. Looking west on Broadway, at the 1000 block, north side.
6. Looking north on Ninth Street, from just south of Cherry St.
7. Looking south on Ninth Street, towards Cherry St.
8. Looking west on Walnut, from near Tenth St.
9. Boone County Courthouse, looking north.
10. Guitar Building, northwest corner.
11. Looking south on Tenth Street, to 10<sup>th</sup> and Broadway.
12. Looking north on Tenth Street, from just south of Cherry St.

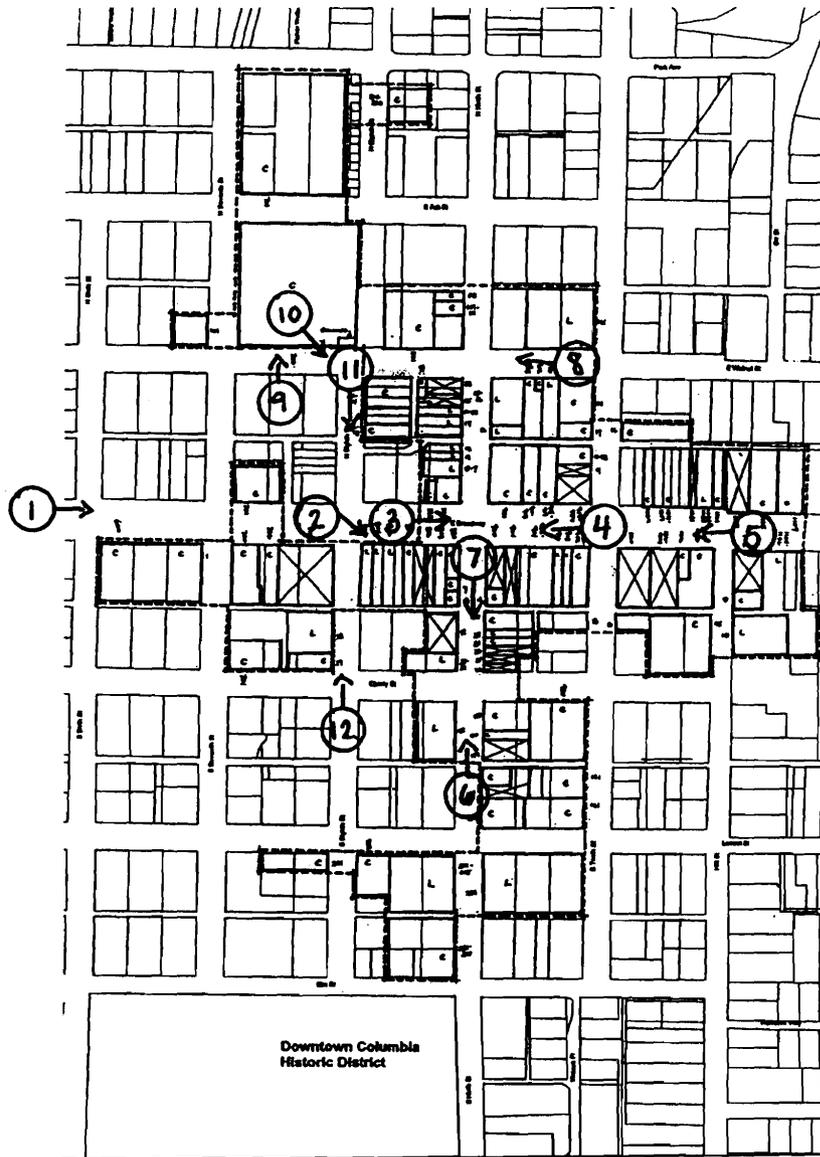
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Boone County, Missouri  
Historic Resources of Downtown Columbia, Missouri

Photo Key.



BOONE COUNTY



MISSOURI

Key

- C Contributing
- X Non-contributing
- L Previously Listed

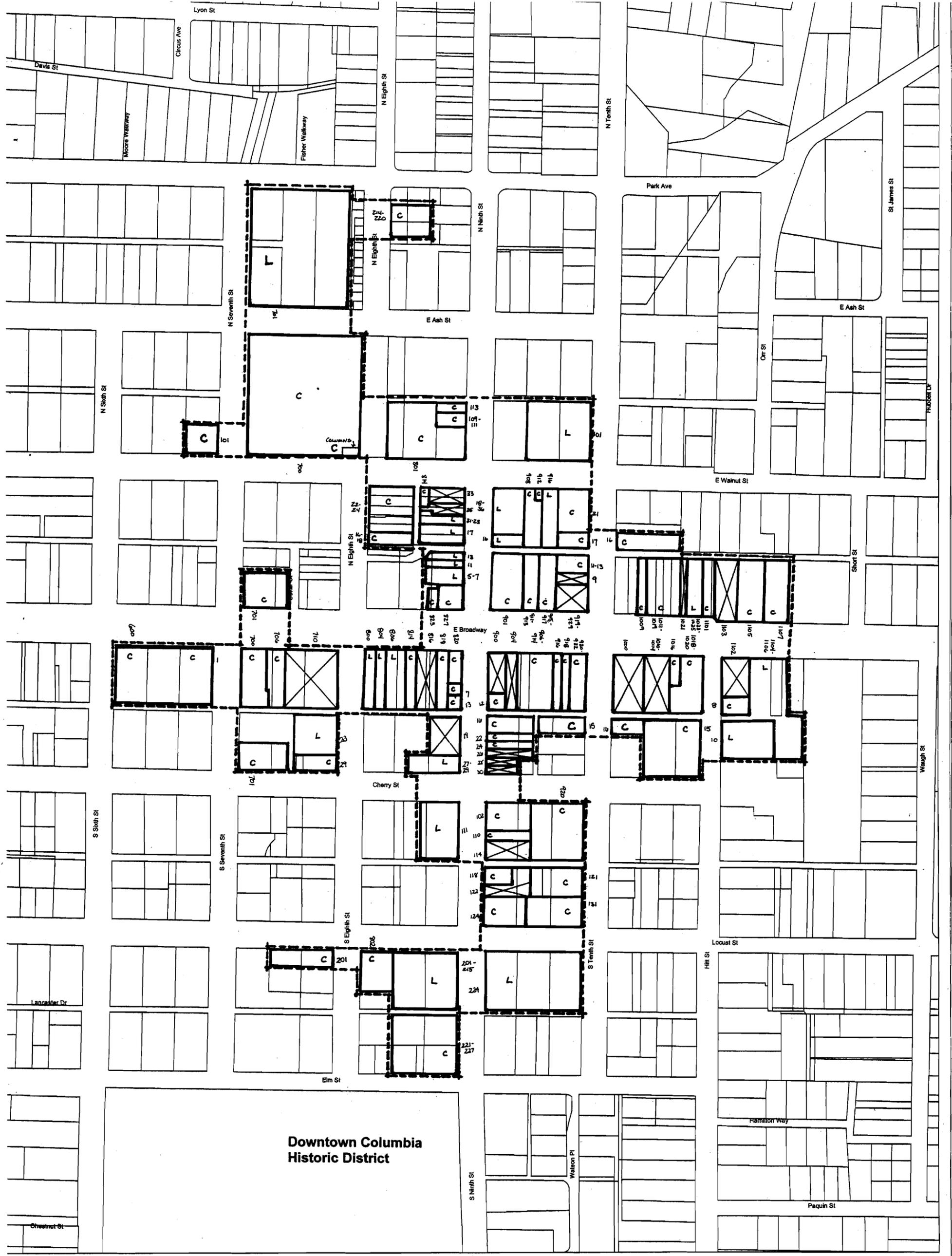
Heavy solid lines are property lines for district buildings.

The heavy dashed line is the district boundary.

This map is prepared for the Secretary of the National Park Service on the basis of the information furnished by the applicant. The County and National Register of Historic Places are not responsible for any errors or omissions.

MAP NO. 16-320





**Downtown Columbia  
Historic District**

**BOONE COUNTY**



**MISSOURI**

**Key**

- C Contributing
- X Non-contributing
- L Previously Listed

Heavy solid lines are property lines for district buildings.

The heavy dashed line is the district boundary.

**MAP NO. 16-320**



1 inch equals 100 feet

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL ESTATE PROPERTY BASED ON THE UTILIZATION OF DEEDS, PLANS AND/OR SUPPORTIVE DATA. THE COUNTY AND COMPANY ASSUME NO LEGAL RESPONSIBILITY FOR INFORMATION DELINEATED HEREON.



LEFT TURN  
YIELD  
ON GREEN



↑  
ONLY



↶  
ONLY

P  
PARKING

MUNICIPAL BUILDING





COOL STUFF

Quiznos Sub

COURT HOUSE

P  
PARKING

EIGHTH

HISTORIC AVENUE  
OF THE COLUMNS

SYCAMORE

SYCAMORE

WE RECYCLE  
POSTAGE PAID  
ON PERMIT

LAND  
FIRM

March 7

ARG

573.442.4460

Local Sign

FREE

2002

*Tucker's*  
FINE JEWELRY  
Unique, Yet Affordable

*Tucker's*  
FINE JEWELRY  
Unique, Yet Affordable

*Tucker's*  
FINE JEWELRY  
Unique, Yet Affordable

VICTOR BARTH  
BUILDING

SOCIATION

BOONE NATIONAL BANK







Richards

PERSONALIZED  
COMPUTER

WORLD'S GREATEST SANDWICHES



THE HALL THEATRE

Panera  
BREAD

Panera  
BREAD

Baskin-Robbins









GUITAR-BLDG

Edward Jones | INVESTMENTS

THE MACC

Ott's ORNER

Ott's ORNER

Ott's ORNER





TIGER



BROADWAY



Bank of America



Customer Parking

Customer Parking

Soda

STREET