NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name N/A

other name/site number Sedalia Commercial Historic District (Boundary Increase I)

2. Location

street & town 104-120 E. 5th St. (North 100 Block of E. 5th St.) N/A not for publication

city or town Sedalia N/A vicinity

state Missouri code MO county Pettis code 159 zip code 65302

3. State/Federal Agency Certification

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

Mark A. Miles June 30, 2009

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

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

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
46	7	buildings
		sites
	0	structures
		objects
46	7	Total

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Function
(Enter categories from instructions)

- commerce/business
- commerce/speciality store
- commerce/restaurant
- transportation/ rail-related
- industry/manufacturing facility

Current Function
(Enter categories from instructions)

- commerce/business
- commerce/specialty store
- commerce /professional
- commerce/ warehouse
- transportation/ rail-related

7. Description

Architectural Classification
(Enter categories from instructions)

- Italianate
- Art Deco/Art Moderne
- Other: One-part commercial block
- Other: Two-part commercial block

Materials
(Enter categories from instructions)

foundation	stone
foundation	concrete
walls	brick
walls	stucco
Roof	asphalt
other	

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

☒ See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations

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

Property is:

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

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

Areas of Significance

(enter categories from instructions)

Commerce

Transportation

Architecture

Period of Significance

1875 -1959

Significant Dates

N/A

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple

Narrative Statement of Significance

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

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 6 acres

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

1 15/479831/4284693
Zone/Easting/Northing

2 15/480248/4284945
Zone/Easting/Northing

3 15/480369/4284403
Zone/Easting/Northing

4 15/480191/4284021
Zone/Easting/Northing

See continuation page for additional UTM References

Verbal Boundary Description
(Describe the boundaries of the property.)

Boundary Justification
(Explain why the boundaries were selected.)

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Rhonda Chalfant, Ph.D

organization Chalfant Consulting date May 24, 2009

street & number 619 West 32nd telephone 660-826-5592

city or town Sedalia state MO zip code 65301

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

Narrative Description

Summary: The Sedalia Commercial Historic District (Boundary Increase) in Sedalia, Pettis County, includes four areas adjacent to the boundaries of the Sedalia Commercial Historic District listed in 1993. The areas include a portion of the 600 and 700 Blocks of South Ohio Avenue to the south of the original district, the block of East Fifth Street to the east of the original district, and a large area north and west of the original district along West Pacific, West Main and West Second Streets, and South Osage Avenue. The boundary increase also includes one property on West Fourth Street. The buildings are primarily brick one and two-part commercial blocks constructed between c. 1875 and c. 1950. On the edge of the boundary increase the long narrow lots and buildings typical of development along Main Street and Ohio Avenue give way to buildings with larger footprints that housed light industrial businesses and auto retail and service buildings. These buildings, along with the 1952 railroad depot, represent the broader pattern of development in Sedalia's central business district that was closely tied to the railroad and to the increasing dependence on the automobile in the later part of the district's period of significance. The boundary increase contains 46 contributing buildings, 1 National Register listed building, and 7 non-contributing resources. Like buildings in the original district boundaries, some resources in the boundary increase have had alterations to their facades, usually the replacement of original storefront components. Overall, the buildings in the boundary increase reflect their historic massing, materials, and fenestration patterns and convey their commercial significance from the late nineteenth and first half of the twentieth centuries.

Introduction

Located in Pettis County, Missouri, at the intersection of Highways 50 and 65, Sedalia is the county seat and since 1901 has been the site of the Missouri State Fair. In its early years, Sedalia was the intersection of the Missouri Pacific Railroad; the branch line to Lexington, Missouri; the Missouri, Kansas, and Texas Railroad (Katy); and the narrow gauge Sedalia, Warsaw, and Southern Railroad. The intersection of these railroads and their branch lines made Sedalia a commercial, manufacturing, and wholesale center. Sedalia's business district originally grew along Main Street, parallel to and south of the Missouri Pacific tracks, and along South Ohio Avenue, south from its intersection with Main Street. The expansion of the Katy Railroad Shops and the Missouri Pacific Shops between 1896 and 1904 enhanced the economic development of the community.

The Sedalia Commercial Historic District originally included 92 buildings, 66 of which were contributing, and encompassed six blocks along South Ohio Avenue, one block on East Main Street and one block on West Main Street, one block on East Second Street

and one block on West Second Street, one block on East Third Street and one block on West Third Street, one block on East Fourth street and one block on West Fourth Street. Portions of the boundaries of the original district were set because of loss of buildings that had been razed when Sedalia embarked on a massive attempt to create additional parking in the downtown areas in the early 1950s. For example, most of the north side of East Main Street, in the 1870s a series of one and two-part commercial buildings and in the 1890s the location of the Maple Leaf Club where Scott Joplin played, is now surface parking. Other portions of the boundaries of the original district were set because modern intrusions obscured the original nature of the buildings. For example, the north side of West Main Street, in the 1870s also a row of one and two-part commercial buildings, was excluded because the block has been covered with aluminum siding and the storefront altered with new windows and doors.

The reasons for excluding the areas on South Ohio Avenue, and West Second and West Main Streets are not clearly explained in the original nomination. These buildings relate to the historic context, period of development, and at least one of the areas of significance—Commerce—cited in the original nomination. While some of these buildings have had alterations to the storefronts, they share similar integrity with the buildings in the original district, retaining most of their historic materials and features.

The expanded district includes four areas. The area to the south of the original district extends one block south along Ohio Avenue. The area to the east of the original district includes the 100 block of East Fifth Street south of the courthouse square. The area to the north and west of the original district includes buildings on South Osage Avenue and buildings on West Pacific Street, West Main Street, and West Second Street. There is also a small boundary increase on W. Fourth Street. The buildings in the boundary increase represent several aspects of the development of Sedalia's central business district. First, these buildings, especially the Missouri Pacific Depot built in 1952, represent the extent to which Sedalia's development continued to be linked to the railroad. Second, the buildings housing light industries reflect the push toward industrial development of Sedalia in the late nineteenth and early twentieth centuries. Third, the buildings housing automobile garages, dealerships and parts stores reveal the increasing dependence upon automobile transportation during the early years of the twentieth century. Fourth, the shift from long, narrow lots typical of commercial buildings on South Ohio Avenue and West Main Street to the wider lots used for industrial and automobile related businesses reveals a change in patterns of land use typical of the early to mid-twentieth century made necessary by changes in the nature of Sedalia business and industry.

The predominant architectural styles in the original district are the Romanesque Revival, Classical Revival, Art Deco, and Italianate, used for the majority of the other buildings.

Most of the buildings are one and two-part commercial blocks, a common property type in business districts in the late nineteenth and early twentieth centuries.

The boundary increase includes other examples of Italianate, such as the Offield Block, and Art Moderne, such as the Missouri Pacific Depot. Still others reflect influences of various nineteenth century styles while not representing any specific style. The original district and boundary increase have little street furniture, although a few business owners have placed non-descript benches in front of their businesses. Street plantings are also rare although overly large Bradford Pear trees have been planted along the west side of South Osage Avenue and obscure the building facades.

Descriptions of the additional buildings are organized by address along the north-south streets, beginning with Ohio Avenue and Osage Avenue. Corner buildings on West Second Street and Kentucky Avenue and Moniteau Avenue are described next. Descriptions of the additional buildings with addresses along the east-west streets follow, beginning at the north with West Pacific Street, then moving to West Main Street and West Second Street, West Fourth Street and east Fifth Street. Buildings on the corners are identified as such. Following the building's address is the historic name (if known) or its historic use, the current occupant in parenthesis, the building's date of construction and/or remodeling, and style (if applicable). The status as contributing or non-contributing is designated at the end of each description as **C** or **NC**. Illustrations of the buildings in the past are identified in the discussion of the significance of each building. Additional maps and photographs are found at the end of the nomination.

Some of these building were described in *Preserving Historic Sedalia*, a survey done in 1981 by Tom Christopher; the original photos are on file at the Cultural Resources Inventory at the Missouri State Historic Preservation Office in Jefferson City, Missouri. Information from this survey used in this nomination has been documented in the descriptions of individual buildings.

Building descriptions:

West side, South Ohio Avenue

622 S. Ohio, Warren Pruitt Insurance (AAA Travel Agency), 1963.
This is one-story brick and glass building with a bubble awning sits on the corner of South Ohio Avenue and West Seventh Street. It has entrances for separate offices facing South Ohio and facing West Seventh Street. **NC**

700-702-704 S. Ohio (see individual descriptions below)--Streng Block (Cecil's Cycle, Shaw Music), 1905, Eclectic Victorian.
The Streng Block, built in 1905 at a cost of $12,000, sits at the corner of South Ohio Avenue, once Sedalia's main business thoroughfare, and West Seventh Street. The building is a red brick, two-story business block divided into three storefronts. The second story of the building features six bays, two per storefront. Each bay had a one-over-one window. The second story of the north façade has six bays, each with a one-over-one window. On the east and north façades, decorative brick inserts and two rows of protruding brick create a cornice effect. A decorative band of rock-faced limestone extends around the east and north facades, forming the lintels of the windows, and accenting the horizontal lines of the building. A second band of limestone extends the width of the building, forming the sills of the windows, further accenting the horizontal line. The three storefronts are delineated by four brick pilasters. The pilasters begin with a stone base just below the horizontal band of limestone that marks the windowsills. They extend to the roofline of the building, with rounded pyramid shaped capitals rising above the roofline. The first story of the north façade features six bays. The eastern most bay is part of the corner entrance at the north-east corner of the building. The western most bay is a separate storefront with a double door and transom. Between these two bays are four evenly spaced bays, each marked by a small windows with limestone sills and lintels. A concrete addition was made to the rear of the center of the building that occupied the center storefront sometime between 1906 and 1918. This concrete building held an iron-clad oven used by the bakery. The upper story of the building housed apartments. **C**

700 S. Ohio, Henry Rodman's Meat Market (Cecil's Television).
This storefront features a rectangle of fifteen square decorative bricks between the two windows. The first story features a corner entrance with large display windows topped by obscure glass transoms, and a door to the second story, which was at one time used as an apartment. The storefront has been altered to include green and black Carrara glass under the display windows and black Carrara glass above the transoms. At the west end of the north façade is a smaller storefront with a

double door and transom and a West Seventh Street address.

702 S. Ohio, Streng's Bakery, Shaw's Music, (vacant).
This storefront was altered by the addition of pink and beige Permastone above the sidewalk to awning windows, store entrance, and entrance to the second floor apartment, and covering the original transoms. This "modernization" was done in 1956 at a cost of $1000. The second story windows are covered with plywood. A sign identifying the building as Shaw Music, the firm that occupied the building from 1939 –1988, extends between the windows.

704 S. Ohio, Streng's Bakery (Cecil's Cyclery).
This storefront has been altered by the use of aluminum windows and doors that extend from sidewalk to awning. A cedar shake awning covers the original transoms.

708 S. Ohio, confectionary (Cecil's Cyclery), c. 1910.
This two-story, red painted concrete block building is plainer than its neighbors, but is accented with rows of stepped bricks that forms a cornice, and raised blocks that simulate quoins on each side. The upper story features two bays with rectangular one-over-one windows. The storefront has been covered with vertical paneling. **C**

710 S. Ohio, Stevens and Warren Wallpaper (Chelsea's Antiques), c. 1910.
This is a small, two-story, rectangular building. The upper story features two bays, with rectangular one-over-one windows with stone sills and lintels. Three rows of stepped brick at the roofline form a cornice. A vent is set into the east façade of the building above and between the windows. The storefront transom has been covered with a sign reading "ANTIQUES." A door to the upstairs storage area opens off the north end of the storefront. The storefront has aluminum door and display windows. **C**

712 S. Ohio, Times Square Auto Repair (Chelsea's Antiques), c.1910.
This two-story, rectangular shaped building faces east on South Ohio Avenue and borders the alley between West Seventh Street and West Broadway Boulevard on the south. The upper story of this building features two bays, with one-over-one windows with stone sills and lintels. Raised vertical bands of brick highlight each corner and the center of the building, directing the eye toward the ten rows of stepped brick that form the cornice. The storefront is aluminum, with display windows, a door to the storefront, and a door to the storage area upstairs. **C**

East Side, South Ohio Avenue

701 S. Ohio, Kruse and Fredrick's Meat Market (Jim Rice, Attorney), 1881, Italianate.
This two-story, rectangular, brick building sits on the corner of South Ohio Avenue and East Seventh Street. The second story of the west façade features three bays with round arched windows accented with metal hoods. The first story has been renovated, but retains a door to the upstairs rooms on the southwest corner of the west façade. A secondary entrance into a separate business is at the northeast corner of the building. The windows on the north side have been bricked in, but the window openings are still visible. **C**

703 S. Ohio, meat market, confectionary store, Dallas Brenner cabinet maker, Sedalia Tile Co. (House of Vacuums), c.1910, remodeled c. 1930.
This one-story, brick building faces west on South Ohio Avenue. It boasts a tile-covered façade dating to the time the building housed the Sedalia Tile Company, c. 1930s. The front features a metal showroom window and an inset door. **C**

West Side, South Osage Avenue

Note: 112 and 114 S. Osage collapsed during the preparation of the nomination as denoted on the attached district map.

116 S. Osage, Thomas and Haddon Hardware Store (vacant), c. 1910.
This two-story, rectangular, brick building faces east on South Osage Avenue. The upper story features three bays with rectangular windows; the windows have been bricked in but the window openings are visible. The storefront has been covered with plywood, the second story retains its 1910 appearance. **C**

118-120 S. Osage, Offield Building (vacant), 1880, remodeled c. 1935, originally Second Empire.
This two-story rectangular, brick building sits on the corner of South Osage Avenue and West Second Street. This building originally was a three-story building with a Mansard roof and corner towers with Mansard roofs. The tower on the northeast corner of the building was wide, with double windows on the east and south façade. This tower rose slightly above the roofline of the building. The tower on the northeast corner was narrow and tall, with a Mansard roof rising above the other tower. Both towers had iron cresting. The upper story and towers were removed, probably during the Great Depression. The east (front) façade of the building features segmental arched windows on the second floor; the windows have hoods with keys and decorative ends. Each window is inset into a rectangular space delineated by brick

pilasters. On the first story of the east (front) façade, the showroom windows are separated by cast iron columns accented with cartouches and fluting and topped with acanthus leaf capitals. On the first story of the south façade, round windows are set high and inset in round arched openings. The second story windows of the south façade have been blocked in, but their original size and shape are apparent. The segmental arched windows have brick hoods; the eleven bays are separated by brick pilasters and the windows are inset into the rectangular spaces between the pilasters. At the roofline, decorative stepped brick forms a cornice. The building has a corner entrance. A secondary entrance faces south at the southwest corner of the building. **C**

West Side, Corner, South Kentucky Avenue and West Second Street

200-210 S. Kentucky, Lankenau and Newton (Sedalia Police Department annex), c. 1920.

This large (approximately 110 feet by 130 feet), brick, garage-style building faces South Kentucky Street at the intersection of Kentucky and West Second Avenue. It has overhead doors on both the north and east facades and large display windows in the showroom area. Above the windows and doors, the building features flush rectangular panels outlined in soldier bricks accented with concrete squares in the corners. This type of decorative brickwork is used in several buildings in the area. **C**

West side, Corner, South Moniteau Avenue and West Second Street

200 S. Moniteau, S. P. John's Lumber, (vacant), c. 1920.

This small, rectangular, brick building sits on a concrete and stone foundation at the corner of South Moniteau Avenue and West Second Street. The east façade has a door and a double window, both with stone sills and lintels, and the south façade has three windows. The windows are aluminum, having been replaced during the remodeling of the building into retail space in the mid-1980s. **C**

West Pacific Street

101-107 W. Pacific, Missouri Pacific Depot, c. 1952, Art Moderne.

This building faces the Missouri Pacific tracks on the south. The tracks run east and west through Sedalia directly behind the business buildings on Main Street. The one-story, rectangular shaped, brick building was begun in 1951 in the Art Moderne style, using portions of the east wall from the original (1880s) building. It was completed in 1952. A band of concrete runs horizontally around the building, accenting its low, streamlined look. The south façade features a projecting bay with

double doors flanked by brick pilasters and a window on each side of the door. The projecting bay has a triangular parapet. A second, smaller projecting bay and triangular parapet mark one entrance to the depot. The main entrance is on the southwest corner of the building. The corner entrance is marked by a triangular parapet that wraps around the corner of the building. Glass blocks fill the windows on the east façade. In 2009, a sculptural structure was placed at the east end of the south façade as part of a renovation of the depot and the area surrounding it. New sidewalks and landscaping have been added, as have streetlights that coordinate with those in the downtown area. **C**

108 W. Pacific, Lamy's Mfg. Co. (Bast Storage Company and Elliott Management Co), c. 1895.

This three-story brick building, 160 feet long and 60 feet wide, sits on the corner of West Pacific Street and North Ohio Avenue. Designed as a factory, the building has large windows to provide light and ventilation, high ceilings to provide better air movement, and little ornamentation. The south façade of the building features 19 bays with segmental arched windows with brick headers and sills. On the second and third stories the windows are four lights over four lights. On the first story, the windows are larger, using six lights over six lights. The building has an inconspicuous entrance to the office near the center of the south façade. The Sanborn Maps show the building in 1898 and identify it as having steam heat, electric lights, and machinery. A large metal addition has been made to the north (rear) façade. **C**

200 block, north side, West Main Street

The buildings in this block date to c. 1880, though they have had their upper stories remodeled in the early twentieth century. Several of the storefronts have been altered by the addition of a cedar-shake awning that spans the building at the center of the block. Despite these alterations, the buildings retain the massing and appearance of their early twentieth-century remodeling.

202 W. Main, Moore & Ott Wholesale Company (vacant), c. 1870s, remodeled c. 1911.

This two-story brick building is on the corner of West Main Street and South Osage Avenue. The building has a corner entrance. The first story of the south (front) façade features a large aluminum display window; the upper story features the two bays with one-over-one windows topped by a soldier course. The east façade features six bays with round arched windows with stone sills on the upper story. The first story has two small segmental arched windows placed high on the wall. A soldier course marks the roofline. The northern portion of the east wall retains the

orange-red older bricks. The south wall and the southern portion of the east wall have been replaced with rough-faced, dark red bricks, probably after the collapse of a part of the east wall in 1911. **C**

204 W. Main, Bonnere Restaurant and Hotel (vacant), c. 1875, remodeled c. 1950.
This two-story brick building faces south on West Main Street. The south façade has four bays on the upper story with segmental arched windows with projecting brick window hoods and stone sills. A simple brick cornice made of six rows of projecting bricks marks a display panel set off by two rows of projecting bricks, one row of flush bricks, and one row of projecting brick at the roofline. A door with transom leading to the upper story is on the west corner of the south façade. The storefront has been bricked, but has a centered entrance flanked by square openings infilled with glass block. **C**

206 W. Main, F. J. Ott, Commission Merchant (Cheryl Albin Spaying and Neutering Clinic), c. 1875, remodeled c. 1900.
This is a two-story, rectangular, red brick building. It features a stepped brick cornice and three bays with nine-over-nine rectangular windows with brick sills on the upper story. The first floor storefront has been altered with multicolored pinkish brickwork and aluminum windows, and a shingled awning stretches across this building and the three buildings to its west. **C**

208 W. Main, Sedalia National Pump Company (Pet Shop), c 1875, remodeled c. 1900.
This building is a separate building but is similar to the building to its east, with a stepped brick cornice and three bays on the upper story. The upper story is of red brick, but the storefront has been covered with pinkish multicolored brick. The upper story windows are also rectangular with brick sills. A shingled awning stretches across this building. **C**

210 W. Main, Parmerlee's Furs and Hides (Pet Shop), c. 1875, remodeled c. 1900.
This is a two-story, rectangular, brick building. It has four bays, with nine over nine windows. The cornice area has been covered with metal paneling. The first floor has been altered to match the two buildings to the east, with shingled awning and pinkish multicolored brick. **C**

212 W. Main, S. N. Lewis Rags and Old Iron (vacant), c. 1875, remodeled c. 1920.
This small, two-story building features three bays, with small windows on the upper story infilling once larger openings as evidenced by arches above current openings. It is shorter than the buildings on either side. The storefront has been bricked in and has a shingled awning continuing from 206 West Main, giving the buildings the appearance on one building from street level. **C**

214-216 W. Main, Beiler Wholesale Grocer (vacant), c. 1875, remodeled c.1900.
This is a large, two-story, square, multi-colored brick building. The south façade has a soldier course of dark red brick near the roofline. The upper story of the south façade has two bays, each featuring a large, wide, factory style window with transom. The lower story of the south façade has attempted to replicate a Victorian storefront, with panels painted in red, olive green, and beige, and an inset center entrance. A shingled awning bridges the area between the top of the first story windows and the bottom of the upper story windows. **C**

218 W. Main, Beiler Wholesale Grocer (Kust-M Thunder Motorcycle Customizing), c. 1875, remodeled c. 1926, Italianate influences.
This two-story, rectangular, multicolored brick building features a projecting brick cornice at the roofline. Below the projecting cornice is a band of common bond bricks laid flush with the building front. Under this band is a second projecting band. The upper story features three bays with segmental arched windows with brick headers and stone sills. The windows are larger than those on the building to the west. The storefront, which retains its inset entry and display windows, has been stuccoed. **C**

220 W. Main, Beiler Wholesale Grocer (Brothers of the Son Ministry), c. 1926, Italianate.
This two-story, brick building is on the corner of West Main Street and a parking lot that was created when Kentucky Avenue was blocked at the Missouri Pacific Railroad tracks. The cornice of the building to its east continues along the roofline of this building. The cornice is a band of projecting brick. Under the projecting brick is a band of common bond brick laid flush with the buildings' front. Centered above the windows is a concrete plaque identifying this building as constructed in 1926. Under the flush band is another projecting band of brick. The upper story has three bays, with segmental arched windows with brick headers and stone sills. The windows are shorter than those on the building to the east. The storefront, which retains its inset doorway and display windows, has been stuccoed. The west façade was once painted with advertising signs for Ful-O-Pep Feed and Square Deal Produce Company. The first floor of the west façade features segmental arched windows, and a secondary entrance with a segmental arched transom, above which the word "POULTRY" is still visible. **C**

302 W. Main, J. W. Siebe's Saloon (vacant), c.1880, Italianate influences.
This building on the corner of West Main Street and a parking lot created when Kentucky Avenue was blocked by the Missouri Pacific Railroad tracks. The south (front) façade has three bays with round arched windows accented with metal

hoods. The storefront has been altered by making the display windows much shorter and covering the area below the windows with stucco. However, the cast iron posts that marked the inset doorway are still present. The east façade has segmental arched windows. **C**

304 W. Main, poultry processing (vacant), c. 1880.
This two-story brick building features a raised brick stepped cornice. The brick has been painted off-white. The upper story has four bays. The first story is marked by a loading dock and overhead door dating from the 1980s when the building was used as a rental storage facility. **C**

306 W. Main, poultry processing (Fred Lange Feed). c. 1880, remodeled 1912.
This two-story brick building features an interesting concrete band supported by small concrete corbels at the roofline. The second story features four bays with rectangular windows topped with concrete hoods. The first story features, from west to east, a transomed window, an overhead door, a double walk-in door, and a transomed window. The transoms are three lights over two lights. The windows are nine-over-one sash. A steel I-beam separates the first story from the second story. **C**

South Side, West Main Street

201 W. Main, Delevan Restaurant (Pettis County Restaurant Supply), c. 1875, Italianate.
This two-story, brick building sits on the corner of West Main Street and South Osage Avenue. It features a cast iron front with cameo cartouches on the posts. The upper story, which originally featured round arched windows with metal hoods, was covered with aluminum siding c. 1978. The brick on the east façade of the building was covered with aluminum siding, but the brick recently collapsed under the siding. The south (rear) portion of the building has been removed, but the north (front) façade remains intact. **NC**

203-205 W. Main, restaurant and Berger's Hotel (Pettis County Restaurant Supply), c. 1875, Italianate.
This is a two-story, rectangular, brick building. The upper story originally had round arched windows with pressed metal hoods. The storefront has been partially filled in with concrete bocks, but the original windows and posts are still visible. The upper story of its north façade was covered with aluminum siding c. 1978. **NC**

207-209 W. Main, Fredkins Building, 207 Klueber Billiards, 209 grocery (vacant), c. 1920.

This is a two-story, rectangular, pale orange brick building divided into two storefronts. Three spaced rows of raised brick form a cornice effect at the roofline. The upper story of the north façade features four bays, each with a rectangular one-over-one window. A concrete plaque centered between the pairs of windows identifies the building as FREDKINS. The storefront of 207 has been bricked in, and the transoms covered. The storefront of 209 has aluminum windows and inset doorway. **C**

211 W. Main, Star Laundry (vacant), c. 1875, Italianate influences.
This two-story, rectangular, brick building has been painted white. The upper story features a pressed metal cornice with brackets and dentils, and three bays with two-over-two, segmental arched windows with keyed metal hoods and sills. The cornice and window trim have been painted dark green. The lower level of the building has been covered with clapboard and small windows have been set into the clapboard high on the facade. There is no entrance to the building on the north façade. **C**

213 W. Main, J. Arnold's Men's Clothing and the Easley House Hotel, c. 1875, Italianate.
A pressed metal cornice with brackets accents the roofline of this two-story red brick two-part commercial block, as does a band of raised brick. The upper story of the north façade has three bays, with segmental arched windows with arched metal hoods with decorative accents rising from the center of the hoods. The windowsills on two of the windows retain the corner brackets. The cornice and window trim have been painted white. The posts of the cast iron storefront remain, as does the recessed entry, but the storefront has been slightly altered. The transoms have been filled in with plywood, and the area below the storefront windows has been covered with faux stone. A narrow door to the upper floor is on the west end of the north façade. This door features an interesting shaped transom. **C**

215 W. Main, D.J. Slater Billiards and Saloon (Rumors Bar), c. 1875, remodeled 1950.
This red brick building has two small windows on the upper story and aluminum windows and door on the storefront. Despite the alterations, the building retains the massing of the original building and reveals the utilitarian nature of building design in the 1950s. **C**

217 W. Main, Smith's Clothing Store (Main Street Logo), c. 1875, Italianate.
This L-shaped, two-story, brick building has a decorative pressed metal cornice and round arched windows featuring keyed metal hoods and stone sills. The long end of the L faces West Main, and the short end of the L, an addition made in 1906, faces Kentucky Avenue. The storefront on West Main retains a primary entrance flanked by display windows and topped by a transom, as well as a secondary entrance to

the second floor. **NR listed October 1996**

219 W. Main, agricultural implements (C.A.N. Painting), c. 1950.
This building sits on the corner of West Main Street and South Kentucky Avenue. It is a concrete block building with contemporary aluminum windows and door, typical of the utilitarian store buildings of the early 1950s. **C**

301-305 W. Main, hides and leather (vacant), c. 1930.
The upper portion of the north (front) façade is accented with a display panel outlined in rounded half bricks. This one-story garage type building is wide, with a three lot frontage. The building features an unusually pattern of bays, with a large, multi-panel door, a large display window, a single panel door, a large display window, a single panel door, a large display window, and a wide, multi-panel door. The doors are three lights by five lights. The window sills are made of rounded half bricks. **C**

North Side, West Second Street

118 W. Second, J. R. Stewart Agricultural Implements (Burkholder"s Gas), c. 1875, remodeled, c. 1950.
This two-story brick building has been refaced with brown brick. Near the top of the building is a rectangle outlined in soldier bricks. The upper story features two bays with rectangular windows. A band of soldier bricks runs across the building at the top of the windows. The storefront has aluminum windows with brick panels under the windows. An aluminum door is at the east side of the display windows. A transom tops the display windows. The building retains the massing of the earlier building but reflects the design of 1950s business buildings. **C**

120 W. Second, Beck and Messerly's Dry Goods (vacant), c. 1880, Italianate.
This two story building sits on the corner of West Second Street and South Osage Avenue. It is long and narrow, with approximately 30 feet of frontage on West Second Street. The rear of the building reaches to the alley between West Main and West Second Streets. The south (front) façade features three bays. The round arched windows with hoods are set into recessed rectangular panels. The upper portion of the windows has been filled in with plywood, but the size and shape of the windows is still apparent, and the window hoods are still present. The upper story of the west (Osage Street) façade has seventeen bays, with segmental arched windows. The upper portion of the windows has been filled in with wood and shorter windows have been inserted. The original window openings are visible. The east façade has been divided into several storefronts that are entered from South Osage

Street. **C**

208 W. Second, Spencer Naugle's Wholesale Eggs and Butter (Binswanger Glass), c. 1870s, remodeled c. 1985.

This two-story, rectangular, red brick building sits on the corner of an alley between South Osage Avenue and South Kentucky Avenue, facing south on West Second Street. The building's south façade has been covered with mirrored glass. **NC**

210-214 W. Second, Berry's Hatchery (Binswanger Auto Glass Entrance), c. 1920.

This one-story, red brick garage building has an overhead door in the center, flanked by transomed windows and doors. The area above the windows has concrete inset to mark the corners of rectangles made of vertically laid brick, a common decorative technique used in Sedalia buildings of the 1920s. **C**

216 W. Second, Pregge Hotel (vacant), c. 1906.

This two-story, red brick building faces south on West Second Street. The upper story has three bays with metal industrial style windows. The first floor has wooden garage doors with transoms above them on the east end of the south façade. Next to the garage doors is a large display window with three-panel transom. Next to the window is a walk-in door with transom. **C**

218-20 W. Second, N. Johannes and Sons Agricultural Implements (vacant), c. 1910.

This one story brick garage building sits on the northeast corner of West Second Street and South Kentucky Avenue. The corner entrance is modern. The south façade has a raised brick rectangle to mark the place where a sign might have been; the west façade has a similar rectangle, and the words "CRYSLER-PLYMOUTH" are barely visible. The south façade features an overhead door, and two windows, one single display window with transom and a double display window with transom. The west façade features two double display windows, each with transom, and three industrial-style metal windows. **C**

300 or 302 W. Second, Coca-Cola Bottling (auction house), c. 1930s.

This one story red brick building sits on the northwest corner of West Second Street and South Kentucky Avenue. The building sits on a raised concrete foundation that is painted white. It has a corner entrance on the northeast corner of the building with a modern aluminum and glass door. Above the entrance is a decorative rectangle of vertically laid brick with the corners marked with concrete squares. The south façade has five bays. Three of these bays have large industrial style, multi-paned windows. To the west of these windows is an overhead door. To the west of the door is a smaller multi-paned window. The east façade of the building also has industrial style, multi-paned windows. Both the south and west facades have concrete blocks

marking the corners of decorative rectangle of vertically laid bricks. On the south façade, a sign identifying the building as the Coco-Cola Bottling Works is visible, though it has been painted over. **C**

304-308 W. Second, Coca-Cola Bottling (vacant), c. 1920s.
This two-story, rectangular, red brick building faces south on West Second Street. Its upper story features four bays with small multi-paned industrial style windows. The first story has a center walk-in door, flanked on each side by a pair of display windows. Between the display windows are overhead doors. The windows on the east side of the center door have been covered with metal sheathing. **C**

310-312 W. Second, Brown Seed and Feed (vacant), c. 1920s.
This two-story, rectangular, red brick building faces south on West Second Street. Its upper story features four bays with small, multi-paned, industrial style windows. The first story features overhead doors and large display windows. This building is very similar to the building to its east. **C**

314-316 W. Second, Fisher Carriage and Wagon Works (vacant), c. 1890, Italianate influences.
This two-story, rectangular, red brick building has a raised brick band with stepped dentils across the top story. The cornice has been painted white. The six bays are separated from one another with raised rectangles of brick that provide inset areas for the segmental arched windows with stone sills. Metal rectangles painted bright red mark the places where turnbuckle repairs have been made. The first floor has new overhead doors on either end, and a walk-in door in the center area, which is new brick. **C**

318-322 W. Second, Mel Henderson Automobile (vacant), c. 1920s.
This one-story, rectangular, red-brick garage style building sits on the corner of West Second Street and South Moniteau Avenue. It features a triangular parapet above the center portion of the building. The parapet is accented with a stone cap and keystone. Beneath the keystone is a decorative diamond-shaped inset of concrete. Above the windows is an inset area where a sign would have been originally. The center portion façade features four bays, three of the bays contain three panel display windows with multi-paned transoms. The east center bay has a walk in door in place of one of the display window panels. The bays are separated from one another by pillars of brick with a rectangle of concrete inset into the top of each pillar. The base of each pillar is concrete. Above the base of each pillar is an inset brick accent. On each end of the center portion of the building is a flat roofed wing. The roofline of each wing is accented with a stone cap; the corners of the wings have triangular concrete accents. The west wing has a walk-in door beside a display

window with transom; the east wing has an overhead door. **C**

400 W. Second, Acme Broom (vacant), c. 1890, Italianate influences.
This two-story, rectangular, brick building sits at the corner of West Second Street and West Moniteau Avenue. The corner of the building is rounded and features three rectangular windows on the second story. The south façade of the building features numerous bays with segmental arched windows on the upper story. Several rows of stepped brick form a cornice effect on the south façade. The first story of the south façade has been remodeled and now has two overhead doors, as well as walk-in doors. The east façade of the building features segmental arched windows on the second story and segmental arched windows on the first story. A loading dock projects from the center of the east façade. A Coca-Cola sign painted on the north façade of the building is partially visible. **C**

300 block, South Side, West Second Street

321 W. Second, Edwin B. Bown Machine Shop (Sedalia Machine Shop), c. 1920s.
This one-story red rick building is on the southeast corner of West Second Street and South Moniteau Avenue. It is a garage style building with a center entrance flanked by display windows. Large windowed doors are on each side of the display windows. Above the windows are rectangles of vertically laid brick accented with squares and rectangles of concrete. Above the central door are the words “E. B. Brown” in concrete letters. Under the name is a bas relief of a muscular arm holding a hammer. Under the bas relief is a plaque dating Brown’s shop to 1935. Under the display windows is a horizontal band of concrete. The corner of the building is concrete block; it was originally a separate building but has been incorporated into the Brown building. **C**

200 block, West Fourth Street

200 W. Fourth, Barnard Bakery (under renovation)
This two-story brick red building sits at the corner of West Fourth Street and South Osage Avenue. It has a cast iron front and a corner entrance flanked by display windows. A door to the second story is at the west corner of the south (front) façade. The upper story of the south (front) façade has three bays. The western-most bay is separated from the other two bays by projecting bricks that form a frame for inset panels housing the windows. On the first story, the western-most bay is also separated from the corner storefront. This bay had a door to the upper story. The windows on the upper story of the south façade have segmental arches accented

with brick hoods. The upper story of the east façade has thirteen bays. The southern-most bay has a window similar to the upper story windows on the south façade, with a segmental arch and brick hood. The remainder of the east façade is separated from the corner storefront with a brick pilaster that reaches to the roofline. This portion of the east façade has four bays of paired, segmental arched windows on the upper story and on the first floor. The rear of the building appears to be a later addition. Its upper story has four bays, with three closely spaced, rectangular windows, separated from another rectangular window by a section of brick wall. The lower story of the addition has four bays, with three closely spaced, rectangular windows, separated from the doorway by a section of brick wall. The building is being restored to reveal its transoms and corner entrance covered in the 1980s. **C**

100 Block East Fifth Street

A part of the 100 block of East Fifth Street has recently undergone a renovation. The one-story building at the corner of East Fifth Street and South Ohio Avenue, as well as several buildings that faced South Ohio Avenue have been demolished and replaced by the Furnell Landmark Building. The Landmark Building is a three-story building with entrances on East Fifth Street and on South Ohio Avenue. While an attractive building, it is clearly a modern attempt at Victorian style and does not contribute to the district. The Fox Theatre at 104 East Fifth Street has been restored to its 1940 appearance. The building at 108 East Fifth dates to c. 1909, and the building at 120 East Fifth dates to 1911. Between these buildings are two non-contributing buildings, one built after 1925 but remodeled in the 1980s and the other built in 1986.

102 East Fifth, Furnell Landmark Building, 2009.
This building replaced a row of one-story buildings facing South Ohio Street built c. 1950. The current three-story building has a corner entrance, and four storefronts facing South Ohio Avenue, and one entrance on East Fifth Street. The building is beige stucco with tan trim. The second story windows are rectangular and the third story windows are round arched. The windows have tan, keyed surrounds. The corner entrance is topped with balconies on the second and third stories. Each storefront is separated from its neighbor by pilasters. The pilasters are accented with panels and cartouches painted tan. The first floor is faced with random stone. **NC**

104 East Fifth, Fox Theater (Furnell Landmark Building) c. 1940, Art Deco.
This 1940 building in the Art Deco style is constructed of load-bearing brick with a wood frame and steel supports. The north (front) façade had for many years been covered with aluminum, but this has recently been removed to reveal the original front. The upper stories have been restored to the 1940 appearance, while the first

story retains features of the 1960s remodeling. On the first floor, the center ticket office is flanked by double doors. To the sides of the doors are panels with space to announce events and coming attractions. To the side of these panels are single doors. Above the double doorways and ticket office is a three-sided marquee that extends from the building front to provide shelter for those purchasing tickets. On each side of the marquee are large red letters outlined in neon identifying the building as the FOX. The marquee itself is outlined with running lights. Above the marquee is a slightly projecting panel of dark glass panes that reaches almost to the stepped parapet roofline. On either side of this large panel, high on the building façade, are small hexagonal windows accented with arrow shaped projections and featuring a neon cross in the middle. Under each of these small windows near the level of the marquee is a window divided by mullions into eight vertical lights. At the top and bottom of each light is a diamond shaped mullion. **C**

106 East Fifth, office building (Harlan and Associates), c. 1909.

This two-story brick building uses projecting brick to create a slight corbelled cornice effect. The four bays on the upper story are topped with a band of raised brick that spans the width of the building. This band is painted green. The windows are one over one, rectangular windows. A continuous lintel runs across the building under the windows. The transoms on the first floor storefront have been covered. The storefront has been slightly altered, but retains the inset doorway. The area under the display windows is faced with stone. **C**

108 East Fifth—restaurant (Kimberly Tanner Law Office), c. 1920, remodeled 1966.

This one-story, variegated brick building has a Colonial doorway and a rectangular window. **NC**

110-114 East Fifth, George Dugan Painting and Wallpaper (Kempton and Russell, Attorneys), 1986.

This building was built in 1986. It is a one-story, red brick building with colonial elements, including a symmetrical façade and a central doorway flanked by panels with three lights in each panel. A transom is above the doorway. Brass carriage lights flank the doorway. The large rectangular windows are placed two on each side of the doorway. A row of soldier bricks runs over each window. A row of dentils fashioned from stepped bricks accents the top of the building. **NC**

120 East Fifth, Central Presbyterian Church (New Creation Bible Church), c. 1910, Colonial Revival.

The outstanding feature of this building is its symmetry, typical of the Colonial Revival style. The north (front) façade has five bays. At the center of the north façade is a deeply recessed entry reached by four stairs. An early postcard of the

church shows lights on either side of the entry, but these have been removed. A display panel above the entry identifies the building. Pilasters separate the central entry from the bays, two on each side of the entry. Each bay has a pair of art glass windows I shades of yellow and green with red and blue accents. On the upper story, a pair of stained glass windows is above the central entry. The building sits on a raised basement with small windows under the paired windows. The walls of the basement level are accented with five evenly spaced horizontal bands of projecting brick. A stone band continues around the building at the bottom of the windows on the first floor and separates the basement from the first story. The lines emphasize the horizontality of the building. The tops of the upper story windows are outlined with a soldier course and also accented with a band of three rows of stepped brick that sits just above the stone tops of the pilasters. This band further accents the horizontal lines of the building. A cornice created of stepped brick dentils runs along the top of the building under the roofline. Between the first and second stories are panels outlined with header bricks. The west façade faces South Lamine Avenue. This façade is similar to the north façade, with pilasters and decorative brickwork. This façade has four bays, each with paired art glass windows. A one-story white painted concrete block building has been attached to the rear of the building. **C**

Significance:

Summary: The Sedalia Commercial Historic District (Boundary Increase) in Sedalia, Pettis County, Missouri is locally significant under National Register Criteria A and C in the areas of Commerce, Transportation and Architecture. The original district represented the early growth and development of the Sedalia's central business district. Though the boundary increase contains buildings dating to the early development period, its properties also demonstrate Sedalia's continued economic growth into the early twentieth century, notable both in the styles of the buildings in the increase and in changes to lot size and building configuration as businesses changed to accommodate light industry and changes in transportation. The boundary increase also shows the city's economic dependence on the railroad, containing the Missouri Pacific (Mo Pac) Depot, built in 1952 at the site of the former Union Depot on West Pacific Street. Sedalia was a regional commercial center dependent on the railroad, and later, on the increased use of the trucks for commercial shipping. In addition, as the automobile became an important form of transportation numerous automobile dealerships, parts and tire stores, and garages opened in the area, particularly in buildings along West Second Street and South Osage Avenue. The boundary increase includes buildings devoted to light industry that remained part of the city's core until the 1960s. The architecture of the boundary increase includes a variety of late nineteenth and early twentieth century one and two-part commercial blocks with features indicative of Italianate, late Victorian eclectic styles, and Art Deco/Art Moderne. The period of significance, 1875 – 1959, begins with the dates of construction of the earliest buildings and includes the period during which Sedalia's business district continued to grow. The end of the period of significance, 1959, coincides with the beginning of growth of a business district on West Highway 50 and South Highway 65 that marked the decline of the downtown business district.

Background:

The original nomination contains a detailed history of Sedalia. The boundary increase nomination attempts to link the events from Sedalia's history during the period of significance to the patterns of land use and lot size, types of building construction, patterns of building renovation, and patterns of building use. In addition, this nomination attempts to link building occupants to important business persons who impacted Sedalia's economic growth.

When Sedalia was first platted in 1860, its founder George R. Smith laid out the east-west street parallel to the Pacific Railroad, with the largest area being seven blocks

north of the tracks, and a smaller area three blocks south of the tracks (figure 1).[1] He intended that the business district grow to the north, and in the early 1870s, platted a number of residential districts eight blocks south of the tracks (figure 2).[2] The streets in these districts, rather than running parallel to the railroad, following true east and west, and the streets perpendicular to the railroad follow true north and south. As a result, South Ohio Street has a bend that, rather than following a cow path as local legend suggests, was actually created by surveyors. South Osage, Kentucky, and Moniteau Avenues follow this bend. The original nomination stressed this bend as an important factor in the appearance of Ohio Street.

The city did not grow as Smith had planned, and by 1875, Main Street to both the east and west of Ohio Avenue and Ohio Avenue south of Main Street had become the city's primary business district, with East and West Broadway Boulevard being the city's most upscale residential neighborhood (figure 2). The fledgling city had a charter and ordinances governing many aspects of its citizens' behavior, but had no zoning regulations. As a result, mercantile, residential, and industrial buildings were erected wherever the owner wished. According to an 1870s photo of Sedalia, South Ohio Avenue was a mix of stores, offices, government buildings, churches, factories, and dwellings (figure 3).[3]

Michael Cassity describes early Sedalia as showing "a complete lack of systematic effort and planning for growth," approved of by businessmen who saw zoning regulations as a threat to free enterprise.[4] Chalfant suggests the lack of planning for growth resulted from a resistance to regulation typical of the frontier but remaining viable in Sedalia long after its frontier years had passed.[5] Indeed, Sedalia had no zoning ordinances until 1930.[6]

The plat maps for early Sedalia show the business district divided into blocks bisected by alleys, sometimes running east and west and other times running north and south. The blocks are divided into long, narrow lots. The lots on the north and south sides of West Main Street are approximately 30 feet wide and 110 feet deep. East Main Street was similarly divided into twelve lots, each approximately 28 feet wide and 110 feet deep. The 100 blocks of East and West Second, Third, and Fourth Street are similarly

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[1] B. B. Ihrig, *Sedalia*: *The First One Hundred Years* (Sedalia, MO: Hurlbut Printing, 1960), frontispiece.

[2] Smith and Martin's Second Addition map, Recorder's office, Pettis County Courthouse.

[3] Ihrig, 39.

[4] Michael Cassity, *Defending a Way of Life* (Albany: State University of New York, 1989), 54-55.

[5] Rhonda Chalfant, "*The Midland's Most Notorious": Prostitution in Sedalia, Missouri, 1867-1900*, unpublished dissertation, University of Missouri, 2005.

[6] Sedalia City Ordinances.

divided into long, narrow lots, as are the blocks along South Ohio Avenue. South Osage and South Kentucky also were divided into narrow lots. While some businesses occupied more than one lot, most of the businesses occupied only one, making the stores, restaurants, and workshops long and narrow, with windows, except in the corner buildings, only on the front and rear. The one and two-part business block was popular in Sedalia; some use cast iron elements made possible by the advances in technology of metal working and of glass production (figure 4).

As the business district expanded onto the 300 and 400 hundred block of West Second Street and the nature of the businesses changed from stores to light industry and automobile related businesses, the businesses became larger, with many occupying several lots.

Early Sedalia, according to the 1882 *History of Pettis County*, "was a missionary of the New Business Gospel."[7] The city had doubled in population since 1870, and the 1880 census reports Sedalia's population as 9561, evenly divided between men and women.[8] In 1881, according to the 1882 *History*, Sedalia had five banks and four savings and loan establishments, seven hotels, and factories doing a total of $629,050 worth of business per year. The banks were located within the boundaries of the original district, as was one of the hotels. Two of the hotels were located within the boundary increase.[9] Three railroads and one branch line—the Missouri Pacific (Mo Pac); the MoPac branch line to Lexington; the Missouri, Kansas, and Texas (Katy or M, K & T); and the Sedalia, Warsaw and Southern—intersected in the city, making Sedalia a commercial and industrial center for central Missouri. The Union Station, which served both the MoPac and the Katy until a new Katy Depot (N.R. listed 3-28-79) was built on East Third Street in 1896, was located in the boundary increase area.

Sedalia's rapid population increase, from 1000 in 1865 to 9561 in 1880, and its business statistics suggest an old west, boom-town atmosphere. However, the gender balance of the population, as well as the city's fourteen churches (plus those for African Americans not listed in the 1882 *History*) and four schools (one for African American children), indicate that Sedalia was as a family oriented city.[10]

As Sedalia grew in the 1880s, the business district expanded past Main Street and South Ohio Avenue. Businesses developed along the east-west streets that intersected with Ohio Avenue and on the southern part of South Ohio Avenue. Growth continued in the unzoned, mixed-use pattern established in the 1870s. In the 1890s, however,

[7] F. A. North, ed., *History of Pettis County,* 1882 (reprint Clinton, MO: The Printery, 1962), 460.
[8] Ihrig, 123.
[9] North, 540-583; *Sedalia City Directory*, 1880-1881, passim.
[10] North, 525-539.

growth in the business district slowed. By 1898, according to the Sanborn Insurance Maps, Sedalia's business district was only slightly larger than it had been in 1885.[11]

Much of the information about the prosperity and growth of Sedalia at the turn of the century is contradictory. Boosterish pamphlets such as I. Mac DeMuth's *Feast of Cold Facts* exaggerate the population of Sedalia, claiming it to be as high as 20,000, though the actual number of people was closer to 15,000.[12]

DeMuth was more accurate when he boasted of the amenities Sedalia offered. In 1898, Sedalia had twelve miles of paved street, covered with vitrified brick, asphalt, Telford, or macadam. Electric streetcars provided transportation throughout the city and to a park south of the city. Thirty-mile miles of water mains provided water from the waterworks into homes and businesses, and almost six miles of sewer lines carried waste away. Electric lights lit many businesses and homes; others used carbide gas from the City Light and Traction Company.[13] A fire department consisted of a chief and nine paid fire fighters, two steam fire engines, and seven horses housed at the city's two fire stations. A total of 185 fire hydrants were located throughout the city.[14] These amenities were an important part of Sedalia's attempts to secure new industry and to secure a state facility, including the state university in 1892, the state capital in 1896, and the state fair in 1901. The attempts to move the university and the state capital were unsuccessful, but the state fair opened in Sedalia in 1901.

DeMuth also reports business licenses contributing $19,605 to the city treasury in 1898, with $8700 coming from saloon licenses. Thirty-three factories, ten of them either in the original district or the boundary increase, employed 554 people with one million dollars annual production.[15] The Missouri, Kansas, and Texas Railroad (Katy) had built new shops 1.5 miles south of Main Street, a hospital at Broadway Boulevard and Hancock Avenue, and a depot at 600 East Third Street (N.R. listed 03-28-79).[16] Eight hotels, one in the original district and two in the boundary increase, served the needs of travelers, especially traveling salesmen doing business in Sedalia.[17] Thirty-one lawyers, thirty-nine doctors, and eleven dentists practiced their professions; most had offices in the original district or in the boundary increase.[18]

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[11] Sanborn Insurance Maps, Sedalia, Missouri, 1898.
[12] U. S. Census, cited Ihrig, 123.
[13] I. "Mac" DeMuth, *A Feast of Cold Facts*, Rev. Ed. (Sedalia, MO: Fisher Printing, 1898), 16, 29, 33-40; Ihrig, 123.
[14] DeMuth, 15, 51-54.
[15] DeMuth, 33, 37-43, 54-57.
[16] DeMuth, 15.
[17] DeMuth, 33.
[18] DeMuth, 57.

Sedalia was an ideal wholesale center because of the railroads that intersected in the city. Wholesalers in Sedalia were well equipped to provide goods for the merchants in the smaller towns that developed every ten to twelve miles along the railroad tracks and in smaller towns that had developed around a stream or a mill prior to the coming of the railroad. Sedalia became the center of wholesale trade, as Sedalia's wholesale merchants sent traveling salesmen into the surrounding areas. In 1881, Sedalia's wholesale firms did $1,514,000 worth of business.[19] In 1898, thirty wholesale firms employed 151 people and did $1,727,000 worth of business.[20]

Sedalia was the center of an agricultural county, and much of its commerce involved agricultural products. Atherton notes the role of agriculture-related businesses in the Midwestern community, calling the relationship between horses and towns "equally necessary" to the preparation of agricultural products for market and for supplying rural areas with merchandise.[21] During 1897, even though it was a drought year, Pettis Countians shipped 65,062 head of livestock; 1,968,191 pounds of seed; 72,300 bushels of grain; 128,262 pounds of flour, dressed poultry, dressed meat, and butter; 84,600 dozen eggs; 818,832 pounds of tallow, hides, and leather; and 9405 baskets or crates of fruits and vegetables.[22] While the small towns of LaMonte, Dresden, Smithton, Hughesville, Houstonia, and Green Ridge were also shipping centers, the bulk of the merchandise shipped via rail was shipped from Sedalia on the railroad tracks that bisect the boundary increase.

Much of these farm products were shipped through or processed in Sedalia at companies located near or in either the original district or the boundary expansion. The Sedalia Woolen Mill processed wool from the area's large number of sheep. In 1898, four implement dealers (two in the original district, five wagon makers and dealers (four in the boundary increase), and seven feed stores (two in the boundary increase) served the agricultural community. Two stockyards on the edge of town held locally raised cattle for shipment to eastern packinghouses. Several slaughterhouses processed animals for local use. Stevenson's Pork Packinghouse processed locally raised pork for shipment. Two wagon makers produced farm wagons, and harness and saddle makers, though not limited to the production of farmers' needs, were nonetheless essential to farmers. Parmerlee's shipped leather goods and hides from its building at 210 West

[19] North, 539. North actually reports $2,276,000 in wholesale trade, but included income from retail groceries, retail dry goods, retail hardware, and saloons, restaurants, hotels, and boarding houses. Deducting the income from these retail businesses provides the figure of $1,514,000.

[20] DeMuth, 38-39.

[21] Louis Atherton, *Main Street of the Middle Border* (Bloomington, IN: University of Indiana Press, 1954; rpt Chicago: Quadrangle Books, 1966), 36-37.

[22] DeMuth, 27.

Main Street in the boundary increase. Four grain brokers and five produce, fruit, and poultry dealers bought and sold locally raised products.[23]

The poultry and egg industry in Sedalia expanded in the late nineteenth and early twentieth centuries as refrigeration became more common and as incubators to hatch chicks were perfected. In 1917, Pettis County produced 4,021,692 pounds of poultry; Sedalia was the largest shipping point in the state for poultry products. Ducks and geese provided feathers for an expanding mattress industry, as well as cushions for furniture and car seats. Local hatcheries produced fancy fowl, as well as the standard meat and egg producing breeds. Incubator-raised chickens were in demand for broilers for many restaurants and hotels, and families. [24] The Sedalia Egg Company on East Main Street sold eggs for table use. The Missouri Egg and Poultry Company, a $100,000 corporation was established in 1916 by Murray and Schmidt. Their factory, built by Emerson, Marlow and Company, occupied two buildings, housing cooling rooms, killing room, egg rooms, feeding station, office, a power plant to generate electricity, two artesian wells, and an ice machine. The firm produced canned and frozen eggs.[25] These businesses lay outside the boundary increase; however, one poultry related business, the Berry Hatchery on West Second Street within the boundary increase, provided chicks for several chicken farms, as well as to local farmers and farm wives.

Despite indications of prosperity as an agricultural, wholesale, and business center, at the turn of the century the city faced economic difficulties as a result of lax policies and general economic stagnation. Sedalia found itself unable to pay its employees in 1899 in part because it had neglected to collect money for saloon licenses that constituted 44 percent of its license revenue and to levy fines on prostitutes that amounted to approximately $3000 per year.[26] Most of these prostitutes worked out of brothels located in the upstairs rooms of business buildings in the 200 block of West Main Street within the boundary increase. In the 1900 census, twenty-eight prostitutes claimed West Main Street addresses, not including those working and living at 217 West Main Street.[27]

Further evidence of economic problems is revealed in DeMuth's noting that in 1898, the city issued only two commercial building permits in the first nine months of the year.[28]

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[23] Sedalia City Directory, 1997.
[24] Smith, 14.
[25] Smith, 34.
[26] DeMuth, 33; Chalfant, *Notorious*, 173-175; *Sedalia Democrat*, 12 February 1899; *Sedalia Capital*, 6 May 1899.
[27] U. S. Census, 1900.
[28] DeMuth, 15.

The very fact that DeMuth wrote the pamphlet specifically for the purpose of attracting new factories to Sedalia also suggests that the city's economy was not expanding as rapidly as its boosters would have liked.[29]

Other events in the 1890s reveal further contradictions about the state of Sedalia's economy. In 1890s, a worldwide economic depression resulted in bankrupt railroads, high unemployment, and increased labor union unrest. Sedalia newspapers reported an increased number of tramps, as well as people calling on local charities. Poverty was such a problem that the city established the Associated Board of Charities with an office at the Pettis County Courthouse and named a supervisor to investigate requests for aid.[30] A bank collapse further impacted the local economy. In 1894, the cashier of First National Bank fled to Mexico carrying with him the contents of the bank's vault. The bank, already in trouble because of unwise investments in California, collapsed ruining its officers, investors, and patrons.[31]

Despite the bank failure and nationwide depression, Sedalians were still willing to pledge money in order to secure facilities that would aid the city's growth. In 1896, Sedalians committed to a bond in a futile attempt to have the state capital moved from Jefferson City to Sedalia, using the city's amenities—paved streets, sewers, water system, three railroad lines, water system, street cars, as incentive. In addition, the members of the Business Men's Association bought souvenirs and advertising items proposing the new capital, but they did not pay for the items they purchased on credit, as lawsuits to collect demonstrate.[32] In 1899, Sedalians committed city resources and 160 acres of land to secure Sedalia as the site of the Missouri State Fair.[33]

The railroads continued to be an important part of Sedalia's economy. Both the MoPac and Katy Railroads had small shops where cars were repaired in Sedalia, but at the turn of the century, Sedalia worked actively to become the major site of both railroads' shops. City leaders committed the sum of $90,000 for the Katy Shops expansion, a figure they had paid by April 1897. The city had anticipated a population increase as a result of the Katy shops; however, the 1900 Census revealed that the population, while it had grown, had increased only 1163, from 14,068 in 1890 to 15,231 in 1900.[34] That year, city officials, concerned at the slowed population growth, moved to secure Sedalia as the location of the MoPac General Shops. After extended negotiations, a

[29] DeMuth, 19.
[30] *Sedalia Sentinel,* March 1900, passim; *Sedalia Democrat*, 1899-1900, passim, *City Directory, 1900.*
[31] William B. Claycomb, *Pettis County: A Pictorial History* (Virginia Beach, VA: Donning, 1998), 39.
[32] Claycomb, 39-40; Claycomb, Interview.
[33] Rhonda Chalfant, *Show Me the Fair* (Virginia Beach, VA: Donning, 2002), 23.
[34] Ihrig, 123.

contribution of over $200,000 plus a 125-acre site, the Mo Pac agreed to locate the shops, projected to employ 1800 people, in east Sedalia.[35]

Sedalia at the turn of the century was dirty, smelly, and noisy. The 24 trains that came through Sedalia each day contributed to both the noise and the smoke. Those streets paved with a pressed gravel product called macadam were dusty; the unpaved streets were dusty in dry weather and muddy in wet weather. Streetcars rattled and clanged as they made their rounds. Horses deposited manure in the streets. Chimneys in homes dispersed coal and wood smoke during the winter, and factory smokestacks belched smoke throughout the year (figure 4).[36] The stockyards, though located away from the central business district and on the fringes of the residential areas, stank. City boosters tended to ignore the noise, smoke, and stench, and see the noise and smoke as evidence that Sedalians were working and that the city was progressive and prosperous.

During the early years of the twentieth century, Sedalians continued DeMuth's campaign to increase the city's economic base. In 1904, the *Sedalia Sentinel* printed a boosterish book lauding Sedalia as "the commercial, industrial and educational metropolis of central Missouri, showing its advantages as a desirable place of residence as well as a manufacturing and distributing center."[37] George Scrutton, the book's editor, noted the advantages of Sedalia as a wholesale center, including its railroads and nearby small towns. He also included the low cost of living, low rents, and low taxes in Sedalia as advantages. He could also have mentioned the prevailing low wages in Sedalia. He encouraged "live-up-to-date wholesale establishments" to come to Sedalia to supplement the existing merchants, who were criticized for not being as "progressive" as they could be.[38]

Scrutton considered Sedalia's industry prior to the beginning of the twentieth century as limited. To a degree he was correct. The firms DeMuth identified, with the exception of Lamy's Manufacturing, were small, employing only an average of ten people per factory. DeMuth had identified factories that could operate profitably in Sedalia, including additional carriage and wagon makers, an enlarged furniture factory, shoe factories, a broom factory, and a creamery.[39] By 1901, Sedalia had two shoe factories, the Sedalia Shoe Manufacturing Company and the Loeffler-Guenther Shoe Factory. The absence of zoning regulations continued, and as the business district expanded, factories and

[35] George Scrutton, ed. *Sedalia, Missouri* (Sedalia, MO: *Sedalia Sentinel*, 1904), 13-15.
[36] Claycomb, 67-68.
[37] Scrutton, frontispiece.
[38] Scrutton, 8.
[39] DeMuth, 9-12.

dwellings were side by side.[40]

In 1904, Scrutton wrote that factories had been established, but that Sedalia could support many more. Those with an interest in manufacturing were reminded of the railroad access, nearby coalfields, and abundance of water, fuel, and "other incidentals" that a successful factory needed.[41] The 1904 *City Directory* identifies three wagon makers and one clothing manufacturer within the boundary increase.

The push for development in Sedalia continued. By 1912, the Business Men's Club had organized, and met weekly to discuss civic improvement (figure 5). They learned that "beauty, business, schools and churches" were essential for civic growth.[42] Sedalia officials participated in the state immigration conference, which met in Sedalia to plan ways to encourage people from other states and other nations to move to Missouri.[43] Some of the concern about Sedalia's development seemed to rise from the fear of newcomers moving into the city, and a desire to control those who moved to Sedalia. Noting that "the trend is cityward from the country," a Business Men's Club speaker said, "we must know how to take care of those people for theirs and our own best good."[44]

Sedalia boosters emphasized the importance of shopping locally. The development of mail order houses, Atherton indicates, allowed large cities to market goods at reduced prices in rural areas, threatening the local merchants' ability to survive economically.[45] Local merchants responded to the threat by advertising the availability and quality of locally made and sold goods. In 1900, Dow and Myer's Drug Store on Ohio Avenue created a window display of multiple brands of nineteen different products manufactured in Sedalia.[46] In 1912, merchant Charles Messerly held a exhibit of items made in Sedalia, including patent medicines, cosmetics, clothing, concrete products, plants, carriages, flour, coffee, sausage, butter, brooms, and cabinets, at a special open house held at his department store at 118-120 South Osage.[47] The Buy-at-Home Club, a part of the Sedalia Boosters' Club, encouraged "every loyal and public spirited Sedalian" to attend, listen to Brandt's Orchestra and eat the refreshments provided by Stevenson's Packing Co, Sweet Springs Creamery, Maltby Coffee, and Sedalia Milling Company. Sedalians were warned they would be surprised to learn that they had been "sending

[40] Sanborn Insurance Maps, Sedalia, Missouri, 1892, 1908, 1914.
[41] Scrutton, 8.
[42] *Sedalia Democrat*, 21 February 1912.
[43] *Sedalia Democrat*, 14 February 1912, 15 February 1912.
[44] *Sedalia Democrat*, 21 February 1912.
[45] Atherton, 231-232.
[46] Rebecca Carr Imhauser, *All Along Ohio Street* (Marceline, MO: Walsworth, 2007), 48.
[47] *Sedalia Democrat*, 31 March 1912.

away" for items made in Sedalia.[48]

Sedalia's position as a transportation hub increased with the advent of the automobile, which affected the growth of Sedalia's business district by changing the nature of many of the city's businesses. In 1901, Dr. A. H. Heaton purchased the first car in Sedalia. He later became a strong advocate of the products built by the Ford Motor Company.[49] In 1902, Mr. and Mrs. John Armstrong purchased a car; she was the city's first woman driver.[50] Acceptance of the automobile came slowly, however; by 1909, there were only 35 cars in Sedalia.[51]

Within just a few years as the price of an automobile declined drastically, the automobile and its associated businesses became an important part of Sedalia's economy. City directories in 1915 identify four automobile dealers, 8 sellers of repairs and supplies, and 3 tire stores, with one being in the original district and four in the boundary increase.[52] By 1925, the number had increased to 8 dealers, 13 repair garages, 8 tire dealers, 2 body shops, and 7 parts dealers, with one being in the original district and eight in the increase.[53] The major expansion came in the 1920s and 1930s when several buildings along West Second Street between Osage and Kentucky Avenues were built or remodeled to serve the automobile trades.

The acceptance of the automobile affected the economy in other ways. According to Lewis Atherton, trucks able to deliver fresh goods to small towns caused the demise of small town local businesses, but enhanced the growth of those businesses in the cities.[54] Local producers such as mills and bakeries began to identify their goods with brand names and ship them outside Sedalia to other communities, including those such as Longwood, Newland, Postal, Thornleigh, Bahner, Manila, and Ionia City not on the railroad lines.

The presence of the automobile created a need for better roads, both in Sedalia and in Pettis County. In 1917, Sedalia boasted 40 miles of paved street. Sedalians participated in the campaign to pass a bond issue that would create twelve-mile road districts that would build roads linking farms to the small communities and the small communities to Sedalia. Pettis County had 18 gravel roads linking Sedalia to the farms and small towns

[48] *Sedalia Democrat*, 1 April 1912.
[49] Imhauser, *Ohio Street*, 64.
[50] *Sedalia: One Hundred Years in Pictures* (Sedalia, MO: Sedalia Chamber of Commerce, 1960), 90.
[51] J. D. Smith, ed., *Souvenir: Missouri State Fair* (Sedalia, MO: Sedalia Printing Co., 1917), 44.
[52] *Sedalia City Directory*, 1915, passim.
[53] *Sedalia City Directory*, 1925, passim.
[54] Atherton, 238.

of the county.[55] Between 1922 and 1926, construction began on Highway 50 that ran from St. Louis to Kansas City following Main Street through Sedalia and Missouri Route 12 through the state. In July 1932, work began on the Lakes to the Gulf Highway following Missouri Route 3 through Missouri.[56] This highway passed through Sedalia.

The increased population and the expanded Katy and MoPac Shops' corresponding positive impact on the economy created a need for an expanded retail business district and city amenities. In 1904, one shop owner lamented, "Our room was small, not because we expected to do a small business, or because we lacked confidence in the future development of this beautiful little city, but because our present room was absolutely the only one possible to get at that time."[57] Building increased on the west side of South Ohio Avenue between Seventh Street and the alley. By 1908, Sanborn Maps show the business district expanding slightly south on Ohio Avenue to Broadway Boulevard, and on the east and west streets that intersect with Ohio Avenue.[58] In 1911, electric streetlights began to replace the gaslights along Ohio Avenue, and in 1916, business owners pledged to pay a monthly fee for the lights and for replacement bulbs.[59] Telephone service had extended to 1194 homes; by 1904, that number had increased to 1922.[60]

A series of fires in 1912, 1913, and 1916 affected the commercial district that had grown up on West Second Street, and resulted in major changes to the buildings in the boundary increase. Little is known about the first fire, which is mentioned in the Sedalia Fire Department's records but not covered in the local newspapers. This fire caused $11,800 damage to the buildings at 400 West Second Street.[61]

In August 1913, fire broke out in Menefee and Sons' Mule Barn on South Kentucky Avenue. The fire rapidly spread to Harry James' gunsmith and repair shop at the corner of Second and Kentucky and John Boston's blacksmith shop on Second Street, destroying the buildings. The Write Away Pen Company on West Second Street was gutted and its machinery damaged. A home at 311 West Second was saved from fire, but the interior was badly damaged by water. The buildings, according to the *Sedalia Democrat*, were old frame structures that had been "covered with sheet metal as

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[55] Smith, 1, 8.
[56] Rhonda Chalfant Sisemore, *An Illustrated History of Sedalia and Pettis County* (Marceline, MO: Jostens, 1990), 1; David C. Austin, *A History of the Missouri State Highway Department,* typescript (Jefferson City, MO: Missouri Department of Transportation, 2000).
[57] Becky Carr Imhauser, *Ohio Street*, 56.
[58] Sanborn Insurance Maps, Sedalia, Missouri, 1908.
[59] *Sedalia Democrat,* 10 December 1916.
[60] Imhauser, 43.
[61] *Sedalia Democrat*, 26 May 1968.

protection from fire."[62]

In November 1916, fire struck the north side of West Second Street, moving east from Moniteau Avenue toward Kentucky Avenue. The Romig Brothers' brick and iron building housing an implement and hardware store was destroyed, as was Fred Kreisel's Grocery and Feed Store. A firewall and quick action by the Sedalia Fire Department saved the F. W. Fisher Automobile, Carriage, and Wagon Works.[63] These fires reinforced the need for stricter building codes requiring fireproof materials to be used for commercial buildings.

Although Sedalia prospered during the first two decades of the twentieth century, economic troubles presaging the Great Depression touched Sedalia during the 1920s. In 1922, members of the Machinists, the Blacksmiths and Forgers, the Boilermakers, the Sheet Metal Workers, the Electrical Workers, and the Railroad Carmen Unions at the MoPac Shops and the Katy Shops walked out, as part of a nationwide strike over elimination of overtime pay, a proposed cut in pay, and the contracting out of shop labor. The strike put 2500 Sedalia workers out of work.[64] Several stores closed, and many left Sedalia for jobs in other cities. In addition, farm commodity prices plummeted, leaving farmers unable to pay their mortgages. Two Sedalia banks and one county bank failed during the mid-1920s.[65] Prohibition also affected Sedalia's economy. The Moerschel Brewery closed, as did the 3 wholesale liquor and beer distributors and the city's many saloons.

Despite the strike, prohibition, and bank closures, Sedalia experienced a building boom in the 1920s. The Bothwell Hotel (N.R. listed, 10-08-1989), at the corner of Fourth Street and Ohio Avenue opened, as did Bothwell Hospital, located at the site of the former City Hospital in east Sedalia. Smith Cotton High School was built near the business district on East Broadway Boulevard and Massachusetts Avenue. A new courthouse (included in original district) was built in 1924 to replace the building that had burned in 1920. First Baptist Church built a new building at the corner of East Sixth Street and Lamine Avenue in 1924.[66] Zephyr Broom Manufacturing Company opened in 1927, at 400 West Second in the boundary increase, replacing Acme Broom Company.[67] A new Post Office opened on South Lamine Avenue in 1930.[68]

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[62] *Sedalia Democrat*, 13 August 1913.
[63] *Sedalia Democrat*, 21 November 1916.
[64] Claycomb, 100; Sisemore, 9.
[65] Claycomb, 102.
[66] Claycomb, 107.
[67] Sisemore, 10.
[68] Claycomb, 109.

When the stock market collapsed in 1929, Sedalians appeared unconcerned. In September 1931, the local bankers and Sedalia Clearinghouse issued a statement that Sedalia's banks were sound.[69] Within five months, however, three banks had closed, three bankers had taken their lives, and two banks limited withdrawals. More than 750 families were on relief and 1200 were unemployed. The Katy shops closed, and the Mo Pac shops reduced its workforce to 450.[70] The WPA provided jobs for some Sedalians, building a baseball stadium, a hospital for African Americans, a fire station, and a retaining wall around Broadway School. A clothing processing firm, a weaving shop, and a cannery were started under the auspices of the WPA.[71]

Between 1938 and 1944 Sedalia benefited from another WPA project. The Missouri General Assembly appropriated $190,000 to build 21 armories around the state, with the help of the cities and of the WPA. The armories were built of concrete in the Art Deco/Art Modern style during the six-year period. Sedalia's armory, to the south of the district and boundary increase, was dedicated in 1944.[72]

Despite the economic hardships of the Great Depression, new businesses opened. Guy Snyder, formerly owner of an Ohio Avenue confectionary store, opened Interstate Studios, a school picture company, and Julian Bagby opened the Pepsi-Cola Bottling Plant in Sedalia. Though neither of these was located in the downtown business district, their establishment gives evidence of Sedalia's entrepreneurial spirit. One revolutionary business opened in the downtown area during the depression. In 1937, Garst's Restaurant, advertised as the first drive-in restaurant west of the Mississippi River, opened on West Broadway Boulevard.[73]

By 1940, the Depression seemed to be over, and employment at the MoPac shops was at 1000 men.[74] Economic recovery continued with the beginning of World War II. Although 3120 men and women from Pettis County served in the armed forces, the local factories provided jobs for those at home.[75] The Katy shops reopened, and Sedalia's factories such as Lamy's Manufacturing began fulfilling military contracts. Sedalia Army Air Field, a glider base, opened in Knob Noster, about twenty miles west of Sedalia.

World War II also enhanced the poultry industry in Sedalia. Local farmers brought eggs

[69] Sisemore, 10.
[70] Sisemore, 10.
[71] Imhauser, 96-97.
[72] "New Sedalia Armory Dedicated in Colorful Ceremony," *State Guardsman*, June 1944.
[73] Becky Carr Imhauser, *Images of America: Sedalia* (Charleston, SC: Arcadia, 2007), 55.
[74] Sisemore, 11.
[75] Claycomb, 108.

to processors, who prepared powdered eggs to be shipped to the troops. Hatcheries continued to incubate chicks, which were sold to be raised for meat. Beef, mutton, and pork were rationed and most red meat was sent to the troops. Chicken, however, could be raised in a backyard coop for home use. It could also be raised for sale to restaurants and meat markets.

After WWII ended, business increased, as veterans returned and resumed their lives. Lack of jobs in Sedalia was a problem for many veterans, as was a lack of housing. The Sedalia Chamber of Commerce worked to encourage new business to locate in Sedalia. Two new factories opened—Pittsburg Corning Glass, and Parkhurst Manufacturing.[76] Home Builders, a manufacturer of pre-fabricated houses, opened and helped solve both the job crisis and the housing crisis.[77] However, in the 1950s, natural disasters—a flood in 1951 and a tornado in 1952, and drought in 1954 drew money away from business and factory development.

City amenities continued to increase after the war. In 1950, Sedalia had resurfaced 40 miles of its total of 170 miles of streets. A total of 730 street signs were installed in 1949. These improvements were paid for from the $24,000 in revenue derived from parking meters, $31,000 from gasoline tax, and $18,000 from city auto license stickers.[78] The downtown received a boost in 1952 when a new MoPac Depot was completed to replace the older building that had become dilapidated.

Downtown's appearance was altered in the 1950s. House Bill 88 allowed cities to increase revenue bonds to get property for the construction of parking lots.[79] In 1958, Sedalia began a program of building parking lots, destroying several historic buildings in the process. The downtown also began to change its appearance as business owners began to cover the exteriors of their buildings with aluminum siding or with Permastone. Businesses, especially hotels, began to move out of the downtown area.

Despite new industry and the post war boom, Sedalia's economy was not growing as city boosters had anticipated it would.[80] The 1960s were a period of decline. Frequent lay-offs at the MoPac shops both indicated and further contributed to a sluggish economy, as did the fact that the Katy Shops had closed. In the mid 1950s, Town and Country Shoe factory and the Rival Manufacturing Company expanded their operations. However, these firms paid low wages that did not enable their employees to move into the middle class. The Minute-Man missiles being built in the surrounding area brought

[76] Imhauser, *Ohio Street*, 52; Sisemore, 12.
[77] Sisemore, 12.
[78] *Time for Annual Report* (Sedalia, MO: Hurlbut, 1950), n.p.
[79] Imhauser, *Ohio Street,* 155.
[80] Ihrig, 107-116.

a brief moment of prosperity to Sedalia, as the Boeing Corporation brought in workers to construct the missile silos. However, most of the missile workers were gone by the end of the decade.[81]

The downtown changed during the 1960s. The car dealers who had opened dealerships and garages in the downtown area in the 1930s moved their places of business west of downtown. Grocery stores opened on Highway 65 and Highway 50. Doctors moved their offices out of the downtown. Two shopping centers—Thompson Hills and State Fair—drew shoppers to the west part of Sedalia and away from downtown.

In 1965, Hare and Hare, a city-planning firm from Kansas City, prepared an analysis of Sedalia, noting that the downtown buildings were "old, obsolete, and inefficient." [82] Their comments encouraged downtown business owners to refurbish their buildings with coverings of aluminum siding, while prompting others to move to the shopping centers.

Economic growth in Sedalia began to improve during the late 1960s. Three companies—Olin Conductors, Duke Manufacturing, and Permaneer Corp.—moved their factories to Sedalia. None of these businesses, however, were in the downtown area. In 1968, State Fair Community College opened; in addition to a transfer program, the college provided a thorough vocational technical program designed to train employees for jobs in the factories that Sedalia hoped to attract. In the 1970s, Alcolac, Broderick and Bascom, Gardner Denver and Hayes Wheels opened and enhanced the economy of the area.[83] The increased industry enhanced trade at Sedalia's shopping centers, but the downtown continued to decline.[84]

In 1984, Sedalia-Pettis County Economic Development began an aggressive marketing program to attract new industry to Sedalia. Their efforts were enhanced when an Enterprise Zone along Highway 50 was established. In 2005, an Enterprise Zone along the Mo Pac Railroad tracks promised to bring new businesses to the downtown. In 2006, Sedalia became one of the first ten communities in Missouri to take advantage of the DREAM (Downtown Revitalization and Economic Assistance for Missouri) initiative, which would provide technical assistance for downtown development.

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[81] Claycomb, 129-131.
[82] Hare and Hare, *A City Plan for Sedalia*, 1965, 35.
[83] Imhauser, 166-167; Sisemore, 13.
[84] Sisemore, 14.

Within the past decade, seven downtown businesses have restored their buildings by removing aluminum siding and replicating original storefronts. These buildings have added to the historic appearance of the original district. Unfortunately, one building has burned and another collapsed. Building owners continue to work to improve the appearance of the downtown area. The MoPac (now Amtrak) Depot is currently undergoing renovation to enhance its historic appearance, as are the buildings at 302 West Main Street and 200 West Fourth Street. All three of these buildings are within the boundary increase.

Patterns of occupancy

In examining the significance of the individual buildings, some patterns of building use, land use, and of identification become apparent.

One pattern of use is that some buildings and businessmen remained in Sedalia and at their same locations for many years, indicating that they and their locations were successful. Fisher's Saloon, for example, was located at the corner of West Main and Osage Avenue for approximately twenty-two years, and Messerly's Dry Goods occupied the Offield Building at West Second Street and Osage Avenue for thirty-eight years.

A more common pattern of use, though, is a rapid turnover of businesses occupying a particular building, as individual businessmen changed locations frequently, or as individual businesses were only able to stay open for a few years. For example, between 1875 and 1900, the building at 217 West Main was occupied by at least eight businesses.

Another pattern of use involves the upstairs areas of the buildings. Some were used by businessmen and women such as insurance and real estate agents, notary publics, doctors, or dressmakers. Others were used for meeting halls. Still others had apartments upstairs. Sometimes the business owners lived over the store, as the description of the buildings in the 700 block of South Ohio indicates. Most of the buildings in the 200 block of West Main had upstairs apartments used by Sedalia's prostitutes; others had apartments used by working class men or families. One building, 217 West Main, had both brothel rooms and legitimate apartments. On West Second Street, many of the buildings in the 200 block had upstairs apartments rented to working class men or women.

Yet another pattern of both use and identification involves businesses occupying more than one storefront. Sometimes these businesses simply occupied both halves of a two-part business block. Some businesses expanded beyond the two-part business

block and occupied adjoining buildings as well. Other businesses occupied two separate buildings, removing part of the shared wall or cutting a doorway between the buildings. The changes from one building to another sometimes make assigning address to specific buildings and businesses difficult. For example, the Offield block, a two-part business block at 118-120 South Osage, housed Messerly's Dry Goods from 1888-1926. However, the 1897 *City Directory* shows Messerly's including 116 South Osage as well. In 1906, Scrutton reported 116 South Osage as Ralph Blair's Hardware Store, and in 1906, the *City Directory* places Blair's there. By the 1920s, 116 South Osage was Chaney's Seed Store. The 1925 *City Directory* places Messerly's at 116 South Osage. The 1935 *City Directory* identifies 114 and 116 South Osage as the Pettis County Mercantile Company. The reports on the significance of individual buildings attempt to trace the changing occupants of those buildings.

To further complicate matters, the *City Directories* are not consistent in the address they assign to a business. Buildings on the corners are sometimes identified differently in different directories. For example, some C*ity Directories* identify the building at the northwest corner of West Main and Osage Avenue as 200 West Main, but others identify this building as 202 West Main. This discrepancy often changes the addresses of other building in the block. This report uses the most frequently used address of buildings.

Changes in lot size and building size are apparent in the western parts of the boundary increase. The lots on South Ohio Avenue, South Osage Avenue, and East and West Main Streets are long and narrow, approximately 30 feet frontage by 110 feet long (figure 4). As the nature of business and light industry changed in the buildings in the 300 and 400 block of West Second Street, the lots became larger and the buildings became wider, with up to 90 feet frontage. The businesses that used earlier buildings for their factories, bottling works, or hatcheries remodeled these buildings with large doorways between the buildings in the interior, and paint or signage to unite the buildings on the exterior. New buildings constructed in the 1920s and 1930s were built as long and wide one-story buildings.

West side, South Ohio Avenue

622-700 block, South Ohio Avenue, Background

This area was only sparsely developed in 1888. The Sanborn Insurance Map shows a vacant building on the northwest corner of Seventh Street and South Ohio Avenue, and four individual buildings, 704, 708, 710, and 712, on the west side and three buildings, 701, 703, and 711 on the east side south of Seventh Street. 710, 701, 703, and 711 were meat markets. 704 and 708 were carpenters' shops, and 712 was a cigar factory.

The rear of 701 was a painter's shop. The 1892 Sanborn Insurance map shows an additional building at 702; the other buildings are as they were in 1899. In 1898, the Sanborn Map shows an individual building at 700, a four storefront building at 702-708 used for a meat market, a paint shop, a bakery, and a notions store, and individual buildings at 710 used for a cobbler's shop and 712 used for a fruit market on the west side, and 701 and 703 as meat markets on the east side.

The nature of this block changed in the first decade of the twentieth century, as the existing buildings were replaced. Fire department records do not show fires in this area, so it is likely that the existing buildings were demolished because they were dilapidated.[85] The 1908 Sanborn Insurance Map shows the Streng Building between 700 and 706 with three occupants, a meat market, a bakery, and a meat market. The remainder of the west side of the block has no buildings, suggesting that the existing buildings had been demolished by this time. A c. 1912 photograph shows the buildings on this block draped with awnings to shade the buildings from the morning sun and large deciduous trees planted between the street and the sidewalk (figure 6). The 1914 Sanborn Map shows buildings from 708-712 occupied by a confectionary, a wallpaper and paint store, and a cleaning and pressing establishment.

622 South Ohio

This building was built in 1963 on what had been the site of a gas station built in 1921. An explosion in 1939 damaged the building, which was rebuilt. A second explosion in 1960 further damaged the previous building. The building has served as an insurance office housing various agents since its construction.

700-702-704 South Ohio—Streng Block

The business block was erected by Henry Kroencke and Louis Bahner for Christian Streng and reflects the expansion of the business district south on South Ohio Avenue, and the beginning of the encroachment of the business district on the upscale residential district that marked the Broadway and Ohio intersection. The steel superstructure and brickwork was done by contractors Lewis and Bush.[86] The block features three storefronts on the east façade, and has from the beginning been occupied by more than one business. Although the first stories of the storefront have been modernized, the building retains its original place in the streetscape and its second story details.

[85] "Sedalia Fire Department—100 Years," *Sedalia Democrat,* 26 May 1968.
[86] Imhauser, *Ohio Street*, 51.

The 700 South Ohio Storefront was occupied by a meat market, according to a 1908 and 1914 Sanborn Insurance Maps; the *Sedalia City Directories* for 1906 identify the business as the Henry H. Rodman Meat Market. In 1915, the *City Directory* places Dr. F. A. Marcy upstairs. In 1917, Corbett's Market, Groceries and Meat occupied the building and offered "the highest quality goods," including Campbell's and Snyder's canned goods, as well as Maltby's Coffee, produced in Sedalia. The firm had made a "scientific study" of wholesale and retail markets so it could sell high quality goods at reasonable prices, and the Corbett Market remained in business for many years.[87] In 1932, Stanley and Orville Shaw moved their business, the Shaw Music Company, from 502 South Ohio to this location. They stayed until 1939, when they moved next door to 702 South Ohio. In 1946, this was the Middleton and Peters Grocery. In 1954, Gerald Cecil and his brother Elver, noting the popularity of television, expanded their existing business at 704 South Ohio and opened a shop at 700 South Ohio Avenue where they sold radios, televisions, phonographs, and appliances. Gerald Cecil still maintains the business there.

The 702 South Ohio storefront was occupied from 1905 through 1919 by the Streng Bakery operated by Christian Streng, and later by Streng and his son-in-law Victor Leffler. In 1917, the bakery was praised as "nothing short of wonderful." It produced Eatmor Bread and cakes that were marketed throughout the area, so as to "advertise Sedalia and Pettis County... that are known far and wide for this superior excellence."[88] Between 1919 and 1930, according to city directories, the building housed a variety of businesses, including Holst Brothers Tailors, the Blue Front Confectionery, and the Driskill Grocery. From 1931 through 1939, Jacob Brandt's Grocery occupied the building. In 1939, the Shaw Music Company moved into the building, and remained there until 1988 when the business closed. Between 1988 and 2008, the building was used for storage. It was purchased in 2008 by Rebecca Imhauser, who plans to restore/renovate the storefront.

The 704 South Ohio storefront was originally occupied by a meat market according to the 1908 Sanborn Insurance Map. However, the 1906 and 1908 *City Directories* includes this address as part of Streng's Bakery. According to the 1914 Sanborn Map, the Streng Bakery at 702 South Ohio had expanded into this space. The 1925 Sanborn Map shows a bicycle shop at this location. In 1935, Jones' Shoe Store and apartment occupied the space. In 1943, Gerald Cecil moved his bicycle shop into the building. The Cecil brothers also sold radios, and in 1949, began to sell televisions. They displayed televisions in the window of the store, and left them on until 10 p.m. for the benefit of the crowds who gathered to watch. Gerald Cecil still owns and uses the building.

[87] Smith, 42.
[88] Smith, 40.

The building at 706 South Ohio was in 1897 the shop of L. S. Farnham, a merchant tailor. The 1908 *City Directory* records Louis Bahner and Son occupying the building. This building was demolished c. 1907, and a new building was built prior to 1912. The 1914 Sanborn Map identifies the site as a confectionary shop. The address is not listed in the 1915, 1917, 1935, and 1946 *City Directories*. It is now used by Cecil's for storage.

The building at 708 South Ohio is not listed in the 1900 *City Directory*, but appears in the 1906 directory as the location of Sedalia Sheet Metal and Roofing Workshop. By 1908, according to the Sanborn Insurance maps, this building had been demolished. By 1913, a new building had been built, and was, according to the *City Directory*, the Crow Motor Company. In 1935, this was the Dee Phipps Confectionary, with an apartment upstairs. In 1946, according to the *City Directory*, Gus Kivrizis had a confectionary shop. The 1952 *City Directory* identifies this building as the home of Gus's Confectionary. The 1956 city directory identifies 708 as Pe'Gee Homan's Dance Studio. Homan was a popular dance instructor who donated her time to choreograph and produce the Sedalia Lions Club "He-Males Shows" in which business men in women's garb danced and sang to raise money for charity.[89] In 1964, Cecil's Television was using the building for storage. Gerald Cecil still owns the building.

The building at 710 South Ohio was, according to the 1897 *City Directory*, the location of A. M. Lovins, a shoemaker. By 1900, it was the home of J. W. Scott Shoes. In 1906, Morris Shea, Shoemaker and James Scott occupied the building. This building was also demolished before 1908, and a new building built before 1914. In 1917, the building was occupied by Stevens and Warren, Interior and Exterior Decorators. A. R. Stevens and C. D. Warren were described as "young and aggressive men who have been in this location for four years…and are favorable to every movement that will promote the welfare" of the city. The firm carried a full line of paints, varnishes, and wallpapers, as well as decorating materials. Stevens employed ten artists who did "fancy decorating" including stenciling.[90] By the 1930s, Mrs. A. R. Stevens was the sole proprietor. She lived in an apartment over the store and used the exposed rooftop of the first story as an outdoor deck.[91] In 1946, Steven's Wallpaper was still there, and the business had expanded to sell U.S. Insulation and Roofing. In 1952, Human's Art Shop occupied the building. In 1956, this building was the Youth Shop. By 1964, Cecil's Television was using this building for storage. It is now part of Chelsea's Antique Store.

The building at 712 South Ohio was a dry cleaners shop in the late 1890s. According to the 1900 *City Directory*, J. W. Oliver was there. In 1906, Marion W. Palmer operated a

[89] Imhauser, *Ohio Street*, 151.
[90] Smith, 27.
[91] Imhauser, *Ohio Street*, 228.

confectionary shop there. The building was demolished c. 1907, and a new building was built prior to 1912. The 1915 *City Directory* places the Times Square Auto Repair in the building. In 1917, this building was the Willard Service Station and the Delco Starting and Lighting Service, operated by Connelly and Consor. In 1933, P. V. and Lulu Scotten occupied the building.[92] The 1935 *City Directory* identifies the building as the Karmelcorn Shop, selling popcorn and candy, as well as school supplies. The location two blocks from Smith Cotton High School made the store an ideal after school hangout for teenagers, as well as a convenient place to buy school supplies and textbooks. By 1946, the name had been changed to Scotten's Book Store and sold school textbooks to students in Smith-Cotton High School, as well as in county schools. Lulu maintained a mail order business for rural schools, and also traveled to sell books and teaching aids. The store was also a teenagers' hangout, selling magazines, candy, ice cream, and model airplanes. The Scottens lived above the store in an apartment.[93] Scottens remained in the building until 1985, when they sold the store to Gary Deuel. In 1985, he opened Scotten's Video in the building. Chelsea Kehde now uses this building and 710 as an antique store.

East side, South Ohio Avenue

The building at 701 South Ohio was built in 1881 for Cord Kruse and Frank Frederick's meat market and slaughter house, equipped with a scalding vat and apparatus to process up to fifty hogs per day. Upstairs, the building featured a very nicely furnished hall with "an elegant Brussels carpet…three neat and large chandeliers…[and] a prettily moulded ceiling."[94] The upstairs hall was rented for public events such as church parties. In the 1880s, Calvary Episcopal Church used the upstairs hall for its Sunday worship services. The 1892 Sanborn Map also identifies the building as a meat market, as does the 1908 Sanborn Map. A c. 1912 photograph shows the building with advertisements painted on its south façade (figure 6). In 1913, S. Wright and Sons Meat Market occupied the building. In 1917, the building was vacant. The 1921C*ity Directory* identifies 701 through 711 as L. S. Minard Sales, an auto supply company. By 1925, Minards had been replaced as the occupant of the building by the M. and S. Tire and Rubber Company, which occupied the building at least through 1935 (figure 7). The hall upstairs had been turned into an apartment. The 1946, 1952, 1964 and 1970 City Directories identify Owen General Tire store as the occupant of the building. In 1978, the City Directory identifies this building as the office of Rice and Romines, Attorneys. Dentist Don Cable had his offices upstairs. In 1983, Rice occupied the first floor also and Cable occupied the second story. Attorney Jim Rice still maintains his offices on the first floor. The upper floor is now a loft apartment.

[92] Ibid.
[93] Imhauser, *Ohio Street*.
[94] *Sedalia Bazoo*, cited in Imhauser, *Ohio Street*, 28.

The building at 703 North Ohio was in 1889 the site of William Smith's meat market. The 1892 Sanborn map also shows a meat market there, and the 1893 *Sedalia Democrat* praises R.R. Cunningham for his "well-stocked" meat market with marble counters and a "fine ice box." Cunningham slaughtered six steers per week, manufactured sausages, and provided home delivery.[95] The 1898 city directory shows William Smith's Meat Market had replaced Cunningham's. The 1908 Sanborn map identifies the occupants as a barber and a cigar factory. The 1913 city directory does not list this address. The 1915 and 1917 *City Directories* identify the building as the shop of Dallas Brenner, a cabinetmaker. In 1925, the building was vacant. In 1935, the City Directory identifies Reliable Cab and Transfer Company and Landis Garage as occupants. In 1952, Sedalia Tile Company was located there. This is probably when the tile exterior was put on the building. In 1946, Rayl and Bozarth Auto Repair occupied the building. In 1956, Hill's Hobby Shop was there. Smitty's Hobby and Craft was there in 1970. In 1978, the John Holem operated a Kirby Vacuum Cleaner store there. In 1983, the House of Vacuums was located there. During the 1980s, visitors to Sedalia were often amazed to see vacuums displayed on the sidewalk in front of the store. The House of Vacuums remains the occupant of the building.

West side, South Osage Avenue

The building at 116 South Osage was listed in the 1897 and 1900 City Directories as the Goodwin Publishing Company, managed by J. West Goodwin, a job printer and publisher of the *Sedalia Bazoo*, a newspaper begun in 1868 that remained in publication until his death in 1927. In 1897, according to the City Directory, the building was part of Messerly's Dry Goods. In 1906, the *City Directory* identifies E. Ralph Blair's Hardware store (figure 10). Blair was a stockman who became a merchant in 1904, and soon developed a large patronage. He sold hardware, tinware, fishing tackle and sporting goods, stoves, ranges, fancy articles and cutlery.[96] During part of 1920s, the building was Chaney's Seed Store. In 1925, it was again part of Messerly's. The 1935 *City Directory* locates the Pettis County Mercantile Co. in both 116 and 114 South Osage. In 1946, according to the City Directory, it was part of Howell's Seed Store. In 1952, John's Auto Shop was here. In 1956, 1964, 1970, and 1978, the *City Directory* shows Howell's Seed Store as the occupant. The building is now vacant.

The building at 118-120 South Osage was the address of the Offield Building, a two-part business block built in 1880 by Louis Offield, father of the actor Jack Oakie (figure 11). The 1888 *City Directory* gives this as the location of McCormick Harvester Machinery

[95] *Sedalia Democrat*, 30 November 1893.
[96] Scrutton, 63-64.

Company, and places Messerly's Dry Goods at 116 South Osage. Charles Messerly, active in Sedalia politics and once a partner in Beck and Messerly, one of the oldest dry goods companies in Sedalia, bought out his partner in 1885. He moved his business—Messerly's Dry Goods—to this location in 1888 from their original location on Main Street. Messerly's Dry Goods occupied this building from 1888 to 1926, when Messerly's closed. In 1935, the building was vacant. The 1946 and 1956 *City Directories* identify John's Auto Supply as the occupant of 118-120 South Osage, and Howell's Seed occupant of 112-116. In 1970, 1978, and 1983, both addresses were Sedalia Auto Parts, using the address 120 South Osage. Apartments were upstairs. In 1990, Gary Yancey had an auction house in the building. In 2005, the building was the City Emporium, an antiques store. The building is now vacant.

Corner, South Kentucky Avenue and West Main Street

The building at 200-210 South Kentucky was identified by the 1929 City Directory as 300–308 West Second; the building sits on the southwest corner of Second Street and Kentucky Avenue. In 1912, this building was the site of the Write-Away Pen Company, which moved from Columbia to Sedalia that year. The building burned in 1913, though the Sanborn Insurance Maps show the pen company still there in 1914. The *Sedalia Democrat* 's accounts of the fire offer a different listing of occupants, but don't give exact addresses for the individual businesses destroyed in the fire. The press places the gun shop of Henry James on the corner of Second and Kentucky, a blacksmith shop facing Second Street, and the Write-Away Pen Company on West Second Street.[97] The 1925 Sanborn Map shows an auto sales and service at this location on the corner of west Second Street and Kentucky Avenue. In 1936, Dan Robinson established Bryant Motors here. Bryant Motors remained in this location until 2007, when they moved to a location on South Highway 65. The Sedalia Police Department now uses the building.

Corner, South Moniteau and West Second Street

The building at 200 South Moniteau was the office for S. P. John's Lumber Yard, once a major retailer in Sedalia. The John's Lumber Company was started by Samuel P. John's, Sr., who owned a lumberyard in Warsaw in 1880 and lived in Sedalia. In the late 1880s, Johns opened a lumberyard in Sedalia, taking two sons, William and Samuel P. Jr., into partnership in the early 1890s. Johns served as a city alderman from 1885-1889, and was well known and respected. His firm provided lumber for many of the

[97] *Sedalia Democrat*, 13 August 1913.

buildings in Sedalia. The lumberyard in 1893 extended was located on West Main Street and Moniteau Avenue.[98] By 1908, according to the Sanborn Map, the company had moved and occupied most of the south side of West Second Street between Moniteau and Vermont. The 1925 Sanborn Insurance Map shows the office of S.P. Johns occupying a small building on this corner. In 1964 and 1970, the building at 200 South Moniteau was still part of S.P. Johns. The lumberyard had closed by 1978, and most of its buildings demolished. This building has been used during the 1990s as a tattoo parlor and most recently a yarn shop. It is now vacant.

West Pacific Street

The building at 108 West Pacific Street is the location of Lamy's Manufacturing. Ernest Lamy moved to Sedalia in 1860s and opened a merchant tailoring shop on Main Street with son James. In 1882, they employed eight men in manufacturing, in addition to clerks and other employees.[99] By 1989, Lamy's had expanded and moved to its present location. DeMuth notes the building had "high ceilings and numerous windows."[100] In 1898, Lamy's was Sedalia largest factory with 300 sewing machines. The company employed 200 men, women, and girls making men's stiff front shirts with detachable cuffs and men's work clothes.[101] The 1908 Sanborn Insurance map notes the building had automatic sprinklers supplied by water from the city water supply. A night watchman made rounds hourly. During the early twentieth century, Lamy's made Oxhorn brand overalls for boys and Rainbow brand play clothes for girls, as well as OxHorn brand shirts, pants, and overalls for men (figure 12). In 1912, the Stafford family purchased the factory. During WWI and WWII the company made uniforms, suits and jackets for the Army and dungarees and jackets for the Navy. In 1946, the company was licensed to Levi Strauss Co. to make Levi's jeans. During the 1950s and 1960s, Lamy's was one of Sedalia's major employers (figure 13). When Levi-Strauss moved its production overseas, the building became the Bast Storage facility and office space for Elliott Management.[102]

The building at 101-107 West Pacific Street is the location of the Amtrak Depot. The original Mo Pac Depot was a 2 ½ story stone and brick building with slate roof 220 x 85 feet built in 1886 (figure 14). It housed waiting rooms, ticket office, telegraph office and superintendent's office for the Mo Pac Railroad, which in 1898 did $91,220 worth of business in Sedalia. In 1951, renovation began on the building. The upper story was

[98] *Sedalia Democrat*, 30 November 1893.
[99] North, 687.
[100] DeMuth, 43.
[101] Ibid.
[102] H.W.Swearingin, former owner, interview to discuss Lamy's Mfg.

removed, portions of the first story demolished, and the remainder of the first story remodeled, using part of the walls of the earlier structure. The exterior was given an Art Deco/Art Moderne look with the addition of concrete bands that accentuated the horizontal lines of the building (figure 15). Over 1800 people attended the dedication of the remodeled building in 1952.[103] Trains still provided most of the public transportation in the nation, and the depot was a major part of Sedalia's position as a retail and wholesale center. As rail travel decreased in the 1970s, the depot became less important and was eventually closed. Though Amtrak trains stopped twice a day, the building was empty, except for the occasional squatter who took refuge in the building. In the 1990s, the building was reclaimed, squatters evicted, and renovation efforts begun. The renovation is continuing.

200 Block West Main Street, background

This block was by the late nineteenth century the location of most of Sedalia's brothels. Sedalia had been known since its beginning as a "wide-open town" replete with gamblers, pimps, prostitutes, and other assorted toughs. The typical brothel was in the upstairs rooms of a building whose first floor housed a business. The businesses on the first floor were sometimes respectable stores such as second hand shops or grocery stores catering to people in the nearby neighborhood. The owner or leaser who maintained the first floor business rented the upstairs rooms to a madam who in turn rented individual rooms to prostitutes.[104] The brothel rooms of the building at 217 West Main still reveal the graffiti that was hidden by late 1930s wallpaper. This building was listed on the National Register in 1996.[105]

Prostitution was open, and though condemned by proper folks, was sanctioned by the city; prostitutes came into court voluntarily and paid their fines (bribes) so their houses would not be raided.[106] Ragtime pianist and composer Scott Joplin supposedly played the piano in some of these houses.[107] The brothels on West Main Street remained a viable part of Sedalia's economy until the 1930s and 1940s, when prostitution moved to a neighborhood north of the railroad tracks. The reputation of the West Main Street area remained stained for several years. Local norms maintained up through the 1960s that "a respectable lady was not seen on Main Street after sundown."[108]

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[103] Imhauser, *Ohio Street*, 171.
[104] Chalfant, *Notorious*, 149.
[105] Chalfant, *Nomination to the National Register of Historic Places*, 24 October 1996.
[106] Chalfant, *Notorious*, 165-179.
[107] Chalfant, *Notorious*, 147.
[108] Ihrig, 61; comments to author by Mrs. Otto Jenkins, long-time Sedalia resident and self-styled keeper of public morality.

These buildings were, for the most part, built in the 1870s and 1880s, but were remodeled at various times during the early twentieth century. The dates of the remodeling, if known, are included in the description of the individual buildings.

North Side, West Main Street

The building at 200 or 202 West Main Street is the building on the corner of South Osage and West Main; its address differs in various records. In the 1897 C*i*ty *Directory*, it is referred to as 200 West Main, but in other directories and on the Sanborn Maps as 202 West Main. In 1879, Moore and Ott Wholesale Company, a beer dealer, was located on the corner. In the 1889 *City Directory* 202 West Main was identified as Burke and Fisher's lunch counter and saloon. In 1897, Fisher was also the wholesale distributor of Pabst's Beer. In the 1900 census, Edith Bauman identifies herself as a prostitute living and working upstairs. The 1913 *City Directory* identifies this address as the Missouri Pacific Railroad Cafe and Fisher's Saloon. The 1925 *City Directory* places the Pacific Café at this location. The Pacific Café occupied the building through the 1970s. The 1978 *City Directory* offers a very confusing entry, referring to the building as the Salvation Army Store Tavern; however, the Salvation Army Thrift Store actually operated in the building. It was called "The Salvy" or "Saks by the Tracks" by young people, particularly the "freaks" who shopped there.[109] The 1983 City Directory misread the address, referring to it as 200 West Main, but identifying the Salvation Army Store as the occupant. During the 1990s, Rob Lindemann used the building for storage for his office supplies store. The building is now vacant.

The building at 204 West Main was in 1884 the Werdman and Boggs Restaurant. In 1889, Robert Bonner Hotel and Restaurant was there. In 1900, the Bonner Hotel and Restaurant remained the occupant, with prostitutes Ida Hathaway, Bertha Hathaway, Sadie Samond, and Marguerite Anderson occupying the upper story. In 1906, Guerrant Grocery was there. The 1908 Sanborn insurance Map identifies this building as "stoves"; whether this was a retail merchant selling stoves or the stove factory proposed in 1903 by James Parmerlee is not known. [110] In 1913, 1925, and 1935, according to the *City Directories*, this was Robert Moore's Second Hand Store. In 1946 and 1952, this building was the Main Street Cigar Store. In 1964, this building was part of the Pacific Café. The 1978 City Directory correctly identifies this building as the Salvation Army Thrift Store, suggesting that the word *tavern* in the directory listing for 200 West

[109] Camilla Sisemore, interview to discuss thrift stores and freak culture in Sedalia in the 1980s. *Freaks* was the name given locally to Sedalia's punk culture, a group of high school students who listened to punk rock and heavy metal music, and dressed in concert T-shirts and punk fashions. Interview notes are in possession of author.

[110] *Sedalia Democrat*, 23 February 1902.

Main was a misprint. The building remained part of the Salvation Army Store in 1983. In 1990, it was part of Rod Lindemann's warehouse space.

The building at 206 West Main was listed in the 1879-80 *City Directory* as the location of F.J. Ott, Commission Merchant. In 1888 and 1897, the *City Directories* locate an agricultural implement shop owned by D. M. Williams at this address. Williams also made wagons and buggies at his shop. Williams expanded his line to include seed, and in the 1897 *City Directory* the building is listed as D. M. Williams' Seed. In 1913, the *City Directory* notes Guerrant Grocery was there. In 1925, Freeman Sample Shoe Store operated at 206 West Main. Goldin's Market is the occupant, according to *City Directories* in 1935, 1946 and 1952. The building is not listed in the 1964 directory. In the 1970s and early 1980s, Rossman's Trading Post, a general merchandise store, functioned there. By 1990, Rod Lindemann had opened an office supply and furniture store in this building and in 208 West Main.

The building at 208 West Main was in 1879 the Sedalia National Pump Company, manufacturer of H. M. Wyeths' Anti-Freezing Force Pump. In 1884, it was Parmerlee Brothers Hides. Parmerlee had diverse business interests (figure 16). In addition to buying and selling hides and leather, he made and sold rubber stamps. He dabbled in inventing and created a device that was supposed to improve the performance of the Hagey Stove; he then proposed building a stove factory in Sedalia.[111] He also rented the upstairs rooms of his building to prostitutes, for which he was arrested in 1890s. In 1906, Lumpee and Russ Harness and Saddlery Shop was located there. In 1913, the building was, with 206 West Main, Guerrant's Grocery. In 1925, it was the Schyrack-Wright Grocery warehouse. In 1935, the Falstaff Brewing Company maintained a distributorship there. In 1946 Kueck Distributing Co. was wholesaling Falstaff Beer there. In 1952, Anderson Sheet Metal, Heating and Air Conditioning kept its business there. In 1964, 1970, 1978, and 1983, the City Directories identify the building as part of Rossman's Trading Post. In 1990, Lindemann's Office Supply and Furniture was there.

The building at 210 West Main was in the 1880s a part of Parmerlee's Hide and Leather. In 1897, the building was Fred Bunger's Saloon. By 1900, it was part of the Beiler Grocery Co., a wholesale grocery. Beiler was also arrested for renting rooms to prostitutes.[112] In 1913, the *City Directory* identifies this location as the Guerrant Grocery, along with 206 and 208 West Main. In 1925, Paul Schulze Co. Poultry occupied the first floor of the building, with apartments upstairs. In 1935 and 1946, the Kroeger Grocery and Bakery was here. The 1952 *City Directory* does not list the building. In 1964, 1970, 1978, and 1983 Rossman's Trading Post was in this building. In

[111] Ibid.
[112] Chalfant, *Notorious*, 188.

the 1990s, Lindemann's Office Supply and Furniture was here.

The building at 212 West Main was in 1879 the S. N. Lewis Rags and Old Iron business. In 1884, the Deering Harvesting Machine dealership was there, managed by H. Durham, as was the A. P. McLachlin Carriage Repository and James Williams Carriage painter. The Sanborn Map in 1898 shows a coffee and spice shop. Research into prostitution in nineteenth-century Sedalia shows that this was apparently one of the few buildings in the 200 block of West Main that didn't also house a brothel.[113] In 1906, 212- 218 was the site of Guerrant Grocery. In 1908, the building was vacant. In 1913, it was part of Mackey Shoe Company. In 1925, the building was again vacant. In 1935, Central Flour and Feed occupied 212-216 West Main. In 1946, this building was Howard Roberts Grocery Store. The 1950 City Directory does not list this address. In 1964, the building was vacant. In 1970, J & C Recreation, a billiard hall occupied the building. In 1978, the building was vacant. In 1983, the building was part of K. E. May Heating and Air Conditioning Company. It remained part of K. E. May through 1990.

The building at 214-216 West Main was the location of Beiler's Wholesale Grocery in 1879-80, as it was in 1888-89. In 1893, Beiler's occupied 208-218 West Main. The company marketed a variety of grocery goods, including some of its own brand name of "Monkey." Beiler's employed thirteen clerks and four traveling salesmen. Beiler's market area extended to a 75 to 100 mile radius around Sedalia.[114] Beiler, like many other West Main Street merchants, was prosecuted for renting rooms to prostitutes.[115] In 1906, 1913, and 1925, this was the site of the Mackey Shoe Company (figure 17). The Mackey Shoe Company was a wholesale shoe and boot business begun in 1867 by W. S. Mackey. The company occupied a number of Sedalia buildings before settling on West Main Street. Mackey was identified as the "leading jobber," selling boots, shoes, and galoshes throughout the Midwest. He was described as "one of Sedalia's most prominent merchants and influential citizens."[116] In 1935, 214-216 West Main, with 212 West Main, was part of Central Flour and Feed. The 1939 and 1946 *City Directories* show the Finance Outlet Furniture Company at 214-216 West Main Street, and in 1952, both 214-216 were home to Hogan's Furniture Store. In 1964, 214-218 was Hobson's Carpet. Hobson's later moved to West Highway 50, and in 1970- 1990, K.E. May Heating and Air Conditioning occupied the building.

The building at 218 West Main was in 1889 a part of Hall and Beiler's Wholesale Grocery Company. In 1913, 218 was the location of the Hardin Mercantile Company. In 1925, the *City Directory* identifies 218 and 220 as Paxton Feed and Produce. In 1935,

[113] Chalfant, *Notorious*, 123-161, passim.
[114] *Sedalia Democrat*, 30 November 1893.
[115] Chalfant, *Notorious*, 188.
[116] Ibid.

H. Hirsch sold used tires at 218 West Main. In 1952, 218 West Main was part of Hogan's Furniture and in 1964 part of Hobson's Carpet. In 1970 and 1983, Mac and Jack Office Equipment occupied the building. In 1990 Rod Lindemann occupied the building.

The building at 220 West Main in 1879-80 was Vitt and Meyers Shoes. The 1908 Sanborn Insurance Map places wholesale coffee company with a roasting oven at this location, and the *City Directory* of 1913 identifies this as the Maltby Coffee Company. In 1925, this address was part of Paxton Feed and Produce. In 1935, Keith and Keith, Industries, a produce company, occupied this building. The 1946 *City Directory* identifies this as the location of the Square Deal Produce and Keith Produce. The 1952 City *Directory* refers to this as the Square Deal Feed and Harold Eckhoff Poultry, and the 1964 *City Directory* simply lists the Square Deal Produce Company. In 1970 this was the site of the county food distribution center, where surplus commodity foods were distributed to the poor as part of a federal program to eliminate hunger and help the poor. In 1978 and 1983, it was part of Mac and Jack's Office Equipment and in 1990, part of Lindemann's Office Supply and Furniture.

The building at 302 West Main Street was the location of J. W. Siebe's Saloon, and the upstairs was a brothel managed by Nellie Hall in 1900.[117] In 1904, Edith "Texas" Flint was madam at this bordello. Sedalia ragtime musician Arthur Marshall notes that Scott Joplin sometimes played in the parlors of Hall's house.[118] A c. 1935 photograph identifies the building as "Ida Hathaway's bagnio," suggesting that the brothel's presence was well known in Sedalia (figure 18).

The building at 304-306 West Main Street was identified in the 1892 Sanborn Insurance Map as a poultry milling and packing company. The building remained a poultry processing plant for many years. Although the 1908 Sanborn Insurance Map identifies 306 West Main Street as a storage place for baled hay, the 1914 map refers to both buildings as the Murphy Produce Company, Eggs and Poultry. The 1927 *City Directory* identifies this building as vacant. In 1939, it was occupied by Acme Broom Manufacturing. The building at 304 West Main Street was in 1960 used by Adco, Inc., a maker of cleaning supplies and disinfectants, as storage. The building was most recently used as a rental storage facility. It is now vacant. The building at 306 West Main Street has been used since the 1930s as Fred Lange Feed Store.

[117] U. S. Census manuscript, 1900.
[118] Chalfant, *Notorious*, 143.

South Side, West Main Street

The building at 201 West Main was in 1884 Delevan's Restaurant and in 1889 A. A. Gordon's bar. The 1897 *City Directory* identifies this address as the F. W. Buske Saloon. During the 1890s, madam Annie Ingram occupied the upper story. In honor of Sedalia's attempt to become the state capital in 1896, she named her brothel the Future Capital Hotel. In 1900, Ingram, Rosa Freeman, Annie Brown, Dollie Williams, and Mamie Price worked there.[119] The 1908 Sanborn Insurance Map shows a saloon in this location. In 1913, Two Johns' Place saloon was here. In 1925,the building was vacant. In 1935, a grocery store called the Pioneer Food Market was located here. In 1946, Simon Kanter sold package liquor at this address, and in 1952 and 1964, the building was Bill's Tavern. In 1970, 1978, and 1983, the *City Directories* identify the Osage Thrift Shop as the occupant. In 1990 Marty's Antiques used the building. This building, along with 203 and 205 West Main, is currently part of the Pettis County Restaurant Supply Company.

The building at 203 West Main was in 1889 Sawyer and Springe Shoes and Men's Clothing. In 1903, it was the Commercial Hotel, a legitimate hotel for travelers, rather than a brothel like its neighbor the Future Capital Hotel (figure 18). In 1925, three occupants—Richard Henley's barbershop, William E. O'Dell transfer company, and Joseph Collins transfer company—shared occupancy. *City Directories* between 1935 and 1978 identify this building and 205 West Main as the site of Callie's Furniture and Awning. In 1983 Z. Z.'s Furniture Sales was in the building, and in 1990, the Hometown Used Furniture was here. The building is now part of Pettis County Restaurant Supply.

The building at 205 West Main in 1879 was Berger's Hotel with Mrs. Johanna Berger as proprietor. It is not listed in the 1882 *History of Pettis County* with the other Sedalia Hotels, so perhaps it had closed by then. In 1888 and 1897, S. B. Cohen had a furniture store here. In 1913 and 1925, this was William Arenson and Son Store, selling second hand furniture. In 1935, 1946, 1952, 1964, 1970, and 1978, this was part of Callie's Furniture Co. In 1983, this was also part of Z.Z.'s Furniture Store. The building is not listed in the 1990 City Directory. The building is now part of Pettis County Restaurant Supply.

The building at 207 West Main was in 1879 the C. Klueber Billiards Parlor and Saloon, and in 1888 was the office of C. S. Walden, a physician. In 1897, this was J. M. Goodnight Second Hand Store. Goodnight, who also worked as a gunsmith, had been arrested for renting rooms to prostitutes, though the 1900 census does not list any

[119] Chalfant, *Notorious*, 142-144.

residing there.[120] In 1913, the *City Directory* identifies this as B. Fredkin's Grocery, in 1925, as Mrs. Lydia Fredkin's Grocery, and in 1935 as Fredkin's Market. The building was remodeled during the latter part of Fredkin's occupancy, and a plaque with the Fredkin's name placed on the upper story. In 1946, the *City Directory* identifies this as the location of Jimmie's Place, Billiards. In 1952 through 1964, this was the Pla-Mor Recreation. The 1970, 1978, 1983, and 1990 *City Directories* identify the building as a storage place for Fingland Glass on West Second.

The building at 209 West Main was not listed in the 1879-80 *City Directory*. In 1888-89 it was the site of T. B. Brickel's grocery. In 1897, Patrick and Beatty, pawnbrokers, were in this building. In 1900, 209 West Main was the home of Peter Arbun's Second Hand Store. Arbun was one of Sedalia's more interesting characters; he rented rooms to prostitutes Sallie Todd, Nettie Rennison, Mary Luppert, and Myrtle Smith, but occasionally mounted campaigns to eliminate prostitution and "clean up Main Street." When drunk, he once drove his horse and buggy into a saloon.[121] The 1904 *City Directory* identifies this building as W. C. Schaeffer Shooting Gallery. In 1913, the *City Directory* identifies this as the C. E. Connelly grocery and the Connelly Electric Co, with apartments upstairs. In 1925, the building was vacant. In 1935, this was part of Fredkin's Market. In 1946, it was the Main Street Package Store. In 1952, it was James Cut Rate Drugs. In 1964, it was B & B Recreation Room. *City Directories* from 1970 through 1990 identify the site as storage for Fingland Glass.

In 1888-89, 211 West Main was the Star Laundry, managed by C. Wise. In the 1900 census Lillie O'Bannion Dyer, who claimed to be a dressmaker but who was really a prostitute, lived upstairs.[122] In 1906, the building was vacant. In 1913, N. Lieberman and Son, plumber, had offices there. In 1924, the building was occupied by Arthur M. Whittle, grocer. In 1935, the building was shared by two businesses; William C. Ellison's Barber Shop shared the space with Grant Dodson's Restaurant. In 1946, barber William Ellison was also repairing radios, John Ellison was working as a barber, and the Dunlop Tire and Rubber Company shared the space. In 1952, Wm. Ellison's barber shop and radio repair shop was still there, but in 1964 and 1970, the space also

housed Ellison's Radio and Sporting Goods. In 1978, 1983, and 1990, the building was vacant.

In 1879, the building at 213 West Main was J. Arnold Men's Clothing and Shoes and the Easley House a hotel managed by James Easley. In 1889 and 1897, Mrs. M. E. Hardin

[120] Chalfant, *Notorious*, 188.
[121] Chalfant, *Notorious,*188; Chalfant, "Peter Arbun Causes Trouble Even in Death," *Sedalia Democrat*, 6 May 2009.
[122] U. S. Census manuscript, 1900.

had a grocery store. In 1913, this building, along with 207 and 209, was part of Fredkin's Market. In 1925, Isaac Arenson and sons managed a grocery store in the building. In 1935, the building was Mose's Auto and Electric Service. In 1946, it was the offices of veterinarians George Townsend and John Haggard. In 1952, the building was vacant. The *City Directories* from 1964 –1990 identify this as Leo's Budweiser Bar.

The building at 215 West Main was in 1879 D. J. Slater, Billiards and Saloon. In 1888, it was the Chicago Bakery, managed by Gross and Smith. In 1897, it was a store where S. B. Cohen sold queensware and glassware, and Rod Gallie sold groceries and seeds. In 1900, prostitutes Eunice Hunter, Maud Lyman, Lila Neff, Maggie Miller, and Mabel Moore worked upstairs.[123] In 1913, the building was occupied by E. T. Moore, a second hand dealer. In 1925 and 1935, the *City Directories* identify the building as the Maltby Coffee Company. From 1946 –1978, the building served as storage for Callie's Furniture. In 1983, it was Town and Country Antiques and a mattress manufacturing and repair company. In 1990, Town and Country Upholstery occupied the building.

The building at 217 West Main Street was individually listed in the National Register of Historic Places 24 October 1996.

The building at 219 West Main was during the 1880s the Star Saloon. Its upstairs rooms were used by madam Minnie Stevens. In 1898, Mcallister and Gieschen occupied the ground floor. During the 1890s, the upstairs became a brothel called the Chicago House presided over by Josie Jackson.[124] In 1900, the building was J. F. Sewell's saloon and the brothel of Lizzie Jennings, Nellie Lathrop, Laura Staten, Bessie Smith, Maud Moore, and Stella Miner.[125] In 1913, this was the Palace Bar managed by Fredenberger. In 1925, a seed and produce company was in the building. In 1935, it was the Sedalia Produce Company. In 1946, the Ivan Berry Feed and Produce Company occupied the building. Berry was an agriculture businessman, owning not only a feed store but also a poultry hatchery and chicken finishing barns. (figure 20). In 1952, the building was Reno's Package Store, and in 1964, Sedalia Floor Covering. *City Directories* from 1970, 1978, and 1983 locate Home Heating and Air Conditioning at this location. In 1990, Meisner Upholstery and Draperies was located there.

The building at 301-303 West Main Street was the location of a hide and wool warehouse from 1888 through 1914, according to Sanborn Insurance Maps. The 303 section of the building was in 1888 an African American social club; apparently a respectable place, for newspaper accounts of campaigns to eliminate the disorderly

[123] Chalfant, *Notorious*, 142-144.
[124] Ibid.
[125] Ibid.

clubs on Main Street do not mention this location.[126] In 1927, the *City Directory* identifies this location as Harry Hirsch Hides, and in 1939, the *City Directory* identifies this as Simon Kantor Hides. A 1940 photograph shows the Harvey Brothers Implement Dealership, a Minneapolis-Moline tractor dealership, at this location in a building like the one that exists today. The building has been vacant for several years and is deteriorating.

North side, West Second Street

The building at 118 West Second Street was originally the site of J. R. Stewart Agricultural Implement Company. By 1883, a furniture store occupied the building. For a brief period in the late 1880s, the building was incorporated into Beck and Vitt General Merchandise Store at 120 West Second. The 1890 *Sedalia City Directory* identifies this furniture as owned by David Ramsey. In the late 1890s, Evart and Marshall Hardware Store occupied the building. By 1908, according to the City Directory, Kemper and Holtzen had a general store at the location. In 1925, The Fair Department Store was at this address. In 1935, Norman Chasnoff was operating a wallpaper store. The longest resident of the building is the current resident, Burkholder's, Inc., which has been in the building since the 1950s. Burkholder's originally sold appliances and natural gas; it discontinued its appliance line in the 1980s, and now deals exclusively in natural gas.

The building at 120 West Second Street was the home of Beck and Messerly Dry Goods in 1882. William Beck was a long-time Sedalia businessman, active in city politics, and the author of a city ordinance requiring the fire department to practice three days before every fire so it would be able to locate its equipment when fire struck.[127] Charles Messerly, also a long time resident, began as a salesman for Beck and later became a partner.[128] When Messerly opened his own business and moved into the building on the northwest corner of Second Street and Osage Avenue, the store became Beck's Dry Goods. By 1890, it was Beck and Vitt Company. In 1908, according to the Sedalia City Directory, Kroencke and Corder General Store was at this location. Wampler Hardware occupied the building in the 1920s, and the Golden Eagle Department Store in the 1930s. In 1950, Dr. Everett Hudson, a chiropodist, had his offices in the building. Hudson remained in the building until the late 1980s. In 1990, the Country Stove Store occupied the building. The building is now vacant.

The building at 208 West Second Street was 1889 the business of Spencer Naugle, who dealt in wholesale eggs and butter. In 1900, Poulson Produce occupied the space. In 1913, Joseph Lennartz maintained a saloon on the first floor; apartments were

[126] *Sedalia Democrat*, 1875-1900, passim.
[127] *Sedalia, Missouri: One Hundred Years in Pictures,* 9.
[128] Imhauser, *Ohio Street*, 190.

upstairs. In 1935, the *City Directory* identifies this address as an auto parts store, with apartments above. In 1946, it was part of Berry's Hatchery, one of Sedalia's numerous poultry hatcheries. Apartments were upstairs. The presence of hatcheries so near to the downtown area reveals both Sedalia's lack of protective zoning ordinances and the continued importance of agriculture to the city's economy. In 1952, 1956, 1964, 1970, 1978, 1983, and 1990 this was listed in the *City Directory* as Fingland Glass. Now it is Binswanger Glass.

The buildings at 210-218 West Second Street served over the years as home to a variety of business in a variety of configurations.

The building at 210 West Second was in 1906 the Market Square Drug Store. In 1913, it was a part of H. Kroencke's General Store, and the Hotel McDonald was located in the upper story (figure 21). In 1925, Henry Kroencke had changed the nature of his business and was concentrating on selling auto parts. In 1935, the Gillum Motor Company occupied this address. In 1946, this was a part of Berry's Hatchery. The 1952, 1964, 1970, and 1978 *City Directories* identify 210 West Second as a part of Berry Hatchery and Feed. In 1983, the Downtown Racquet Club occupied 210 West Second Street.

The building at 212 West Second Street was in 1913 a part of H. Kroencke's General Store; apartments were upstairs. In 1925 this address was part of Henry Kroencke's auto parts store. In 1946, 1952, 1964, 1970, 1970, this building was part of Berry's Hatchery, a major part of Sedalia's poultry industry.

The building at 214 West Second Street was, according to the 1913 *City Directory*, the Hotel McDonald. In 1925, it was part of Harry Kroencke's Auto Parts, and had apartments upstairs. In 1935, Harry Wright's Tire Repair was here. The 1946, 1952, 1964, and 1970, the City Directory lists Queen City Motors, a Plymouth dealership owned by Dan Robinson.

The building at 216 West Second Street was the Pregge Hotel in 1906. In 1946- 1970, this was part of Queen City Motors.

The building at 218 West Second Street was N. Johannes and Sons, Agricultural Implements in 1913 and 1925, according to *City Directories* (figure 22). In 1935, it was part of the Producer's Exchange Feed Store. It was a part of Queen City Motors between 1946 and 1970.

The building at 220 West Second Street was part N. Johannes and Sons, Agricultural Implements in 1913 and 1925, part of Producer's Exchange Feed in 1935, and part of

Queen City Motors, according to the *City Directories* of 1946, 1952, 1964, and 1970. It is not listed in the 1990 city directory.

The building at 222 West Second Street was in 1913 a part of N. Johannes and Sons, Agricultural Implements. In 1925, this is listed in the city directory as Johannes and Sons Hardware. In 1935, it was part of the Producer's Exchange Feed Store. *City Directories* between 1946 and 1970 identify this as a part of Queen City Motors.

The building at 302 – 308 West Second Street also served a variety of businesses in a variety of configurations over the years.

In 1913, the building at 302 West Second Street was the site of the Queen City Blacksmith Shop. In 1925, the *City Directory* identifies this as the site of Owen and Johnson, Blacksmiths. *City Directories* between 1935 and 1964 identify this as part of the Coca-Cola Bottling Company. By 1970, the building was vacant. In 1978, this was the quality control office of Rival Manufacturing Company, a firm that manufactured small appliances. The Rival Factory was located on West Sixteenth Street. In 1983, it was Little Bit of Everything, a discount store. In 1990, this was identified in the City Directory as 300 West Second, the home of Gene's Signs and Huddleston Sign Advertising. It is now an auction house.

The building at 304 West Second Street was between 1935 and 1964 a part of the Coca-Cola Bottling Company. In 1970, it was vacant. In 1978, the building was part of Rival Mfg. In 1990, it was Lynn's Litho, Advertising Specialists. In 1990, Patty's Beauty Salon occupied the building.

The building at 306 West Second Street was in 1913 the E. R. Ellison Pump Manufacturing Company. In 1925, it was part of Harry Berry, Wagon Maker. The building was part of the Coca-Cola Bottling Company between 1935 and 1964. In 1970, this building, like its neighbors, was vacant. In 1978, it was part of Rival Manufacturing Company.

The building at 308 West Second Street was in 1913 the Coca-Cola Bottling Company. In 1925, it was part of Berry's Wagon Makers and housed the Charles Crawford auto tops. The pairing of these two businesses demonstrates the extent to which horse drawn farm vehicles were still in use, although automobiles had become common. In 1935, the building was vacant. It 1946, it was part of the Coca-Cola Bottling Company. In 1970, the building was vacant. In 1978, it was part of Rival Manufacturing Company.

The building at 310 West Second Street was Fisher Carriage Company in 1913 (figure 23). The *City Directory* identifies this as the location of G. T. Lambirth Feed. In 1925, it

was Bernard Bahner's sheet metal shop. In 1929, the Harriman Motor Truck Company occupied 310 West Second Street. In 1935, Dunlop Tire was at 310 and an apartment was upstairs. In 1946, this was part of Adams Farm Supply and Adams Riley Propane Company. Through 1970, this remained Adam-Riley Propane Company. In 1978 and 1983, the building was vacant. In 1990, Computer Car Care occupied the building.

The building at 312 West Second Street was in 1912 occupied by Shoemaker and Pasley. In 1913, it was a part of G.T. Lambirth Feed. The *Sedalia Democrat* identified the store as the Fred Kresiel Grocery and Feed. In 1925, a new building occupied the site and housed the Chain Battery Shop. In 1946 and 1956 it was Adams Farm Supply and Adams Riley Propane Company. In 1983, the building was vacant.

The building at 314 West Second Street was in 1913 the Fisher Carriage and Wagon Works, a firm that also sold Studebaker Automobiles. In 1916, a fire started in the buildings to the west and destroyed them, but Fisher's was saved by a firewall and the diligent effort of the Sedalia Fire Department. The cars stored there were saved by being moved away from the building when the fire started.[129] In 1925, it was Mel Henderson Auto. Henderson was a major promoter of Ford vehicles, and handled Ford and Lincoln cars and Fordson tractors. In 1935, it was Harry Berry Auto Bodies and Charles Crawford Auto Tops. In 1946 and 1956, the *City Directory* identifies this as the site of Brown's Automotive Clinic. The 1964, 1970, and 1978 *City Directories* identify this as 314 Brown's Automotive Body Shop and Machine Shop. In 1983, this was the location of Bill's Small Engine repair. In 1990, this building was a storage facility used by Ron Elliott.

The building at 316 West Second Street was in 1913 part of Fisher Carriage and Wagon Maker and the Studebaker Auto Sales. In 1925, this was a part of Mel T. Henderson Motors. In 1983 and 1990, this building was vacant.

The building at 318 West Second Street was in 1913 a part of S. P. John's Lumber Company. The 1914 Sanborn Map places a woodworking shop at this location. This building burned in a fire in November 1916; and it is identified at the time as the building occupied by Fred Kreisel's Grocery; the grocery and the apartment upstairs were destroyed.[130] By 1925, the building had been rebuilt and was part of Mel T. Henderson Auto Sales. In 1935, it was part of Schien Truck Lines, operated by William Schien, an important Sedalia businessman. Schien was generous with his vehicles, offering two trucks and two employees to drive surplus clothing gathered for a Korean War charity drive. He was also instrumental in the Citizens Committee for Better Schools, a group

[129] Ibid.
[130] *Sedalia Democrat*, 23 November 1916.

that campaigned for a successful bond issue to build a new elementary school, and expand Smith Cotton High School and several elementary schools. In 1946 and 1956, the City Directory identifies this as being used by Berry's Hatchery. In 1978 and 1983, this building was vacant. In 1990, it was being used as storage by W. and M. Welding.

The building at 320 West Second Street was in 1913 the Menefee Livery Stable. The 1914, the Sanborn Insurance Map shows a sash and door workshop at this location. In November 1916, this building and its contents burned. At that time, it was part of the Romig Brothers Implement Dealership, which sold farm machinery, wagons, buggies, and hardware. A new building was built after the fire, and in 1925, was part of Mel Henderson Motors. In 1935, it was part of Schien Truck Lines. In 1946 and 1952, it was part of Berry's Hatchery. In 1990, it was storage for W. and M. Welding.

The building at 322 West Second was in 1913 a part of Menefee Livery Stable. In 1916, it was part of the Romig Brothers building that was destroyed by fire. In 1925, the new building on that lot was part of Mel Henderson Motor Company. In 1935, it was part of Schien Trucking Company. In 1946 and 1956, it was used by the Berry Hatchery.

The building at 324 West Second Street in 1913 was owned by S. P. Johns and referred to as part of he "old Menefee livery stable." In 1916, it was occupied by the Romig Brothers Implement Company, which burned in 1916. By 1925, a new building had been built and was part of Mel Henderson Motors. In 1935, it was part of Schien Trucking Company. In 1970, it was a part of the Rival Manufacturing Company offices. In 1978, B And B Specialties, makers of ornamental iron, occupied the building. In 1983, the building was vacant. In 1990, W & M Welding was using the building for storage.

The building at 400-402 West Second was in 1913 a part of William J. Menefee Grocery, as it was in 1925. It later became the location of the Acme Broom Company. In 1927, it became the Zephyr Broom Manufacturing Company and also began to make mops and other cleaning implements. The 1952, 1964, 1970, 1978. 1983, and 1990 *City Directories* identify the building as the Zephyr Company, a maker of brooms, mops, and cleaning supplies. The building is now vacant.

South side, West Second Street

The 200 block of West Second Street is not included in the nomination, but should be mentioned in order to give a context for the remaining buildings. This lot has been occupied by the Sedalia City Hall since 1874. The Market House was located on the same block, and housed several meat, fruit, and produce dealers. The Fire Station and jail were south across the alley from the City Hall and Market House. The City Hall was

renovated in the late 1950s (figure 24). In 1974, a new city hall was built, replacing the very dilapidated existing building. The new building is a two-story, brick building of no particular design.

The 300 block of West Second Street is included in the nomination. During the first three decades of the twentieth century, the 300 block of West Second Street changed from a residential neighborhood to a commercial neighborhood.

The building at 317 West Second Street is listed in the 1913 City Directory as the home of Mrs. Helen Cole. In 1914, it is shown on the Sanborn Insurance map as a dwelling. In 1925, it is identified as the place of Alvin Bodie, broom maker, and David Taylor Shoe Repair Shop.

The building at 319 West Second Street was in the 1913 and 1925 *City Directories* identified as the home of Daily Steele.

The building at 321 West Second Street was in the 1913 *City Directory* identified as the location of Warren Brothers Street Sprinkling and Warren Water, Veterinarian. In 1925, this was identified as Edwin B. Brown, Garage. In 1990, this was Carl's Automotive Repair.

The building at 323 West Second Street was identified in the 1913 *City Directory* as the home of F. Schultz, cabinetmaker. In 1925, it was part of Edwin B. Brown Garage.

In the 1935 *City Directory*, 317-321 were all part of Brown's Machine Shop. It remained Brown's Machine Shop through the 1970s. In 1983, it was the Sedalia Electric and Machine Shop. It is now Sedalia Machine Works, owned by Jeremy Wise.

North Side West Fourth Street

The building at 200 West Fourth Street was identified in the 1892 through 1914 Sanborn Insurance Maps as a bakery; *City Directories* more precisely identify the place as Barnard's Bakery. Between 1927 and 1960 it was the Hausam Company, an auto parts dealership. It functioned as the Sedalia Typewriter Company during the 1970s and 1980s. It is now being restored as a law office.

South Side East Fifth Street

102 East Fifth Street, once the site of Pfeiffer's Flowers, was demolished c. 1960 and replaced by an office building. In 2008-2009, these buildings and those on South Ohio

Avenue between East Fifth Street and the alley between East Fifth Street and East Sixth Street were demolished and replaced by the Furnell Landmark building, a three story building which contains office space, retail space, and assisted living apartments for senior citizens.

The building at 104 East Fifth Street was the Fox Theater, designed by the Boller brothers for the Fox Midwest Amusement Corporation in 1940 (figure 25). Carl and Robert Boller were from St. Joseph, Missouri, and owned several vaudeville theaters. As film became a more popular form of entertainment, the firm began to design movie theaters in the Midwest and West coast.

Sedalia was an entertainment center since shortly after its founding. Sedalia's position on the railroads enabled theatre managers to secure traveling companies, and many well-known acting companies, dancers, and singers performed in Sedalia. The city's first opera house was built in 1867 by William F. Ilgenfritz; it burned in 1872. The city's second theater, Smith's Opera House on West Main Street, opened in 1869. Wood's Opera House at Second Street and Lamine Avenue became the major performing space following its opening in 1882. Woods' Opera House featured plays, dance, and vaudeville, sometimes respectable and other times of questionable taste.

The first moving pictures were developed in the 1890s. Wood's Opera House adapted itself to film, and began to show silent movies, complete with orchestra accompaniment. In 1905, construction began on the Sedalia Theatre, designed for both stage and film. Between 1908 and 1918, fourteen storefront theaters operated in Sedalia. These theaters held between 250 and 300 people. Air domes, or open-air theaters, were also popular. One, the Skydome Summer Garden at Sixth Street and South Ohio Avenue could seat 2600.[131]

The Fox Theater was one of three movie houses in Sedalia—the Uptown, also built by Boller Brothers in 1936 at 227 South Ohio, the Loma at 111 West Fifth, and the Fox. The Fox opened on September 6, 1940 with a Disney cartoon called "Pluto's Dream House" and a newsreel from Fox Movie-Tone News. The feature presentation was a western titled *When the Daltons Rode* starring Randolph Scott. The Fox had seating space for 900 people. The balcony was reserved for African American patrons.

In March 1948, the Fox Theater was the location of the nationwide premier of the movie *Scudda Hoo! Scudda Hay!* starring Lon McAllister, June Haver, Natalie Wood, (figure 25). Several stars of the movie appeared in Sedalia for the premier. The festivities also included a parade, a beauty contest, and a mule show. By 1958, the Fox and Uptown

[131] Mark McGruder, *History of Pettis County* (Topeka: Historical Publishing Co.), 1919.

were only theaters operating in Sedalia. The Uptown closed in 1960, leaving the Fox as the only movie theater in Sedalia, a position it retained until 1976, when State Fair Cinemas opened. In 2008-2009 the building underwent a renovation. Aluminum sheathing was removed from the façade. The building, now part of the Furnell Landmark Building complex, has meeting rooms and office space.

The building at 108 East Fifth Street was built in 1909 by F. E. Hoffman. In 1914, the Sanborn Insurance Map showed offices occupying the building. The 1927*City Directory* shows two dentists, one physician, one osteopath, three insurance agents, a loan company, an electric shop, and an unidentified office in the building. State Fair Floral occupied the building in the 1940s. Harlan and Associates, a psychologist and counseling service, now occupies the building.

The building at 110 East Fifth Street is a new building housing an attorney's office. For many years attorney Thomas Keatting occupied the building. Since his retirement, attorney Kimberly Tanner has occupied the building.

The building at 114-116 East Fifth Street replaced the George Dugan Paints and Wallpaper, which occupied the building from c. 1890 until 1979 when the building collapsed. In 1986, a law office was built at this location. The firm of Kempton and Russell now occupies the building.

The building at 120 East Fifth Street, the Central Presbyterian Church, was built in 1911. The lot had originally been the site of another Central Presbyterian Church building and the church's parsonage; the church had faced South Lamine Street and bordered the alley and the parsonage had faced South Lamine Street and East Fifth Street. The congregation dates back to 1865 when the Rev. John Montgomery began a Presbyterian church in Sedalia. In 1870, the congregation divided and one group formed the Old School Presbyterian Church that met at Second Street and Lamine Avenue. This congregation later built Broadway Presbyterian Church at Broadway Boulevard and Kentucky Avenue. The other group formed the First Presbyterian Church and erected the building on the corner of the alley and facing Lamine Avenue. In 1888, the Old School Presbyterian and the First Presbyterian congregations merged. In 1890, a group largely composed of former First Presbyterian Church members separated from the new congregation and formed the Central Presbyterian Church. They met in the building at the alley and South Lamine Avenue until 1911, when they razed the parsonage and built the building that now faces Fifth Street (figure 26).

The former church building became the manual training classroom for the Sedalia High School two blocks away on the corner of Sixth Street and Massachusetts Avenue (figure 27). Manual training classes had become a necessary part of education in the

early twentieth century as part of the movement toward a more practical education advocated by Calvin Woodward of Washington University in St. Louis. The concept of industrial education was rapidly embraced by the Sedalia schools, who saw the need to prepare the students "for good living and useful citizenship." The school had manual training classrooms in the basement where boys could learn the "various mechanical arts" and be ready for work in the railroad shops and factories in the area.[132] The basement classrooms were poorly lit, shabby, and poorly equipped. The opportunity to use a well-lit, high ceilinged, building for industrial arts classes was helpful to the school and a benefit to the students.

In the late 1940s, the congregation of Central Presbyterian Church joined with the congregation of Broadway Presbyterian Church. The Central Presbyterian Church was sold to the Salvation Army, who used the building for worship services, women's and children's groups, ministries to the poor, and as a shelter for transients. The Salvation Army had faced a great deal of resistance when it first began its work in Sedalia in the 1880s, but by the 1940s was a well-respected denomination and service organization.[133] The Salvation Army moved from the building to a new location on East Broadway and South Engineer Avenue. The New Creation Bible Church now occupies the building.

[132] *Report to the Superintendent of Schools*, Sedalia, MO: Sedalia Board of Education, 1903, in the collection of the Pettis County Historical Society.
[133] Chalfant, *Notorious*, 250-251.

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Zone/Easting/Northing

6 15/479896/4284378
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Zone/Easting/Northing

Verbal Boundary Description

The Sedalia Commercial Historic District (Boundary Increase), includes four areas adjacent to the border of the original district boundaries. The largest area is located to the north and west of the original boundaries, and smaller areas are connected to the east, south and west boundaries as shown on the attached boundary map.

The area to the north and west of the original boundary line includes the 100 block of West Pacific St., the north and south sides of the 200 block of West Main Street; 301, 302, 304, and 306 W. Main Street; 118, 120, and the north side of the 200 and 300 blocks of West Second Street; the south side of the 300 block of West Second Street; 402 West Second Street, 112-120 South Osage and 200 West Fourth Street. The boundaries follow the property lines of these resources.

The area to the east of the original district includes the south side of the 100 block of East Fifth Street immediately south of the Pettis County Courthouse.

The area to the south of the original district includes 622 South Ohio and the east and west sides of South Ohio between Seventh Street and the alley to the south.

The area to the west of the boundary includes one property at 200 W. Fourth.

The boundaries are also shown on the attached, scale, map of the district.

Boundary Justification

The area to the north and west of the original district boundaries includes buildings that span the time period from c. 1870 to 1959, representing the beginning and hey day of Sedalia's' downtown commercial and transportation

district. The parts of the ar-ea to the north, specifically West Pacific Street, was excluded from the original district because the MoPac Depot in 1993 was less than 50 years old. The parts of the area to the west were excluded from the original district because of concerns about intrusions that marred the integrity of the area and because of a lack of appreciation fro 1930s architectural styles. Areas such as the north side of the 100 block of West Main Street and the remainder of the 300 block of West Main Street continue to be excluded because aluminum siding and bricked in windows have altered the historic appearance and design of the buildings.

The area to the east of the original district includes a building that has recently been restored. As a result, the area, omitted from the original district, now presents a more integrated streetscape reflecting the appearance of the area in the 1940s.

The area to the south of the original district continues the streetscape of the early twentieth century when most of the buildings were constructed. It may have been excluded from the original boundaries due to a modern building at the northern corner of 7th and Ohio. However, the six buildings in the area of the increase are good representations of late 19th and early 20th century commercial buildings in Sedalia and are visually connected to the larger district.

Together the properties in the boundary increase represent an expansion of the Sedalia Commercial District showing the growth of Sedalia's business district during the 1870a through the mid-20th century. The buildings reflect Sedalia's past as a wholesale, retail, industrial and transportation center of central Missouri.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The following is true for all photographs:

Sedalia Commercial Historic District (Boundary Increase)
Sedalia, Pettis County, Missouri
Date of Photographs: May 4, 2009 (1-4, 6-22)
November 2009 (5, 23)
Photographer: Rhonda Chalfant
Negatives: On file with author.

Photographs

1. Streetscape, southwest corner South Ohio Avenue and Seventh Street, looking Southwest
2. Streetscape, west side South Ohio Avenue, looking west, northwest
3. Streetscape, east side South Ohio Avenue, looking east
4. Northwest corner, South Osage Avenue and West Second Street, looking Northwest
5. Northeast corner, Second Street and South Osage Avenue, looking north, northeast
6. Streetscape, west side South Kentucky Avenue, looking west
7. 200 South Moniteau Avenue, looking west
8. 101-107 West Pacific Street, looking northwest
9. 108 West Pacific Street, looking north
10. Streetscape, north side, 200 block West Main Street, looking northeast
11. Streetscape, north side, 200 block West Main Street, looking northwest
12. Detail, west side 220 West Main Street
13. Streetscape, south side, 200 block West Main Street, looking southeast
14. Streetscape, south side, 200 block West Main Street, looking southwest
15. Streetscape, north side, 200 block West Second Street, looking northeast
16. Streetscape, north side, 300 block West Second Street, looking northwest
17. 302 West Second Street, Coca-Cola bottlers
18. Streetscape, north side, 300 block West Second Street, looking northeast
19. 400 West Second Street
20. Streetscape, south side, 300 block West Second Street, looking southeast
21. Detail, 317 West Second Street, Edwin B. Brown machine shop
22. 200 West Forth Street
23. Fox Theater, 104 East Fifth Street, looking south