

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 Travelers Hotel

other name/site number N/A

2. Location

street & town 301 West Washington Street N/A not for publication

city or town Kirksville N/A vicinity

state Missouri code MO county Adair code 001 zip code 63501

3. State/Federal Agency Certification

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

Mark A. Miles Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date July 30, 2009

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): _____

Travelers Hotel
Name of Property

Adair County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: Hotel

Current Function
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS:
Commercial style

Materials
(Enter categories from instructions)

foundation brick
walls brick
roof asphalt
other wood

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. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(enter categories from instructions)

COMMERCE

Period of Significance

1924-1959

Significant Dates

1924

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Sanneman, Raymond H., architect

McKim and Rollins, contractors

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:

Pickler Memorial Library, Truman State University, Kirksville

See continuation sheet(s) for Section No. 9

Travelers Hotel
Name of Property

Adair County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

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

1 1/5 5/3/5/2/8/0 4/4/4/9/2/1/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

see continuation sheet

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

see continuation sheet

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date February 25, 2009

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state MO zip code 64108

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 Mark E. Gardner, Travelers Hotel Apartments, LP

street & number 1414 E. Primrose, Suite 100 telephone 417.447.1800

city or town Springfield state MO zip code 65804

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

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

TRAVELERS HOTEL
ADAIR COUNTY, MISSOURI

SUMMARY

The Travelers Hotel, located at 301 W. Washington Street, Kirksville, Adair County, Missouri, was designed by architect Raymond H. Sanneman and constructed in 1923-1924. The design of the Travelers Hotel is one of simplicity with its symmetry and straight-forward, practical composition. Overall the hotel features two wings flanking a central core at the north or main façade, with commercial storefronts and an upper zone, both visually and functionally different. The design and function of Travelers neatly fits the two-part commercial block building type as defined by Richard Longstreth in his book *The Buildings of Main Street*. Although the four-story brick building has been modified over the years, the character-defining features of the exterior that were original to the building are intact and in good condition. Storefronts, slightly altered from Sanneman's original scheme, are extant, as are the primary and secondary entrances, windows (one-over-one, double-hung, sash) and/or window locations, stringcoursing and molded watertable, prominent molded denticulated metal cornice and the original partial-width entry porch with Doric style brick piers. The vocabulary of the Travelers Hotel gives it a strict sense of horizontality, accentuated by the wood cornice line and echoed in the stringcoursing and fenestration placement and size. The whole is repeated in the multi-pier entry porch. Overall, the building has retained sufficient integrity of location, design, setting, materials, workmanship, feeling and association to convey its significance. Its retention of character defining physical features, exterior materials and interior spaces are representative of the period of historic significance. Surrounded by various commercial buildings from the early 20th century (to the north, east and south) and a railroad right-of-way (to the east), the Travelers Hotel remains one of the major properties in the northwestern section of Kirksville's central business district (Fig. 1).

ELABORATION

North Façade:

The north or main facade is divided into eight window bays with three door locations. The centrally placed entrance features a double-leaf wood and glass door with wood sidelights and multipaned transom. The storefronts feature original wood framed plate glass windows with a tripartite transom that has been covered with lap siding. At the second bay from each end there are single-leaf wood and glass doors. All features appear to be in good condition. A centrally placed flat roof porch with Doric piers and a wide metal cornice (original), in addition to a continuous brick parapet wall with stone coping and concrete stairs at the west end are in fair condition. Concrete and wood porch flooring is in deteriorated condition. The north façade, second through fourth floors, features non-original aluminum framed, one-over-one double-hung sash units set in the original wood frame. Several window units have the original wood frames intact. The remaining window openings, have been infilled with concrete block and covered with non-original shutters. Directly above the porch is a tripartite display of a single window flanked by narrow window openings. Original basement units (one-over-one, wood frame) are covered with plywood. Non-original single-leaf door with flanking sidelights at basement level is in good condition. There is an original single-leaf wood frame door in fair condition at the third bay from the west (Fig. 2).

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TRAVELERS HOTEL
ADAIR COUNTY, MISSOURI

East and West Façades:

The east facade features original storefront design like that of the north or main façade (Fig. 2). Extant second through fourth floor fenestration replicates that of the north facade. One single-leaf door, centrally placed at the first story is non-original. The remaining single-leaf doors at the end bays have been boarded up. The west facade features non-original aluminum framed, one-over-one double-hung sash units set over the original wood frame. Original, remaining wood frames are intact. The remaining window openings have been infilled with concrete block and covered with non-original shutters. Basement units have been covered with plywood.

South Façade:

The south facade is a U-shaped court from the second through the fourth floors, while the basement and first floor is the full footprint. The bays of the basement feature original openings with original wood fenestration at the first and second bays from the west and non-original doors (bays 3, 4, 8 and 9). Bays 5-7 feature concrete block infill. The majority of the first story openings have been infilled with the exception of the bays 2-4 and 13, where doors are located. The door at the 2nd bay is original wood frame single-leaf with operable transom while the remainder are non-original. With few exceptions, all original window openings feature the following: concrete block infill covered with shutters; non-original aluminum framed one-over-one units placed in original wood frame and concrete block infill at the stair tower. It appears that there are original wood frame fixed units at the penthouse of the stair tower. Existing stairwell exit doors at the east and west ends are in good condition.

Interior:

Existing historic features of the hotel include the terrazzo flooring in the lobby, original corridors and door locations throughout the upper floors. Although the finishes of the hotel rooms (one bedroom and one bath each) have been modified, the original functioning spaces of the building, as a hotel remains unaltered. The first floor spaces (ballroom and restaurant) have been re-arranged yet still accommodate the original uses.

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TRAVELERS HOTEL
ADAIR COUNTY, MISSOURI

STATEMENT OF SIGNIFICANCE

The Travelers Hotel, located at 301 W. Washington Street, Kirksville, Adair County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A, with local significance in the area of Commerce. Burr L. Eastin, owner of a corner lot at South Main and Washington Street in Kirksville, Missouri, hired R. H. Sanneman of Kansas City to draw plans for a hotel. Unable to complete the project Eastin sold his property along with the plans to an entrepreneurial group of nine Kirksville executives who established the Kirksville Hotel Company in 1923. The Hotel Company decided to establish a first class hotel that would serve the Kirksville area capable of hosting both social and civic activities for large groups. The Travelers Hotel remained the largest hotel providing luxury accommodations in Kirksville well into the 1960s. Built in 1923-24, the hotel was the largest building project initiated by the Hotel Company after a series of fires destroyed a majority of buildings, including older hotels, which were located in the area of the town square and main business district prior to the 1920s. Travelers Hotel is an example of Kirksville's efforts, as a rural community, to improve its commercial district through pro-active civic response from its core leaders. When the four-story, 90-room, Travelers Hotel opened in June 1924, it was the first fireproof hotel in the county. The first floor of the hotel was occupied by several retail businesses. Shortly after Prohibition was overturned, the basement was occupied by the Tap Room, which became a popular evening bar and lounge for Kirksville residents well into the 1980s. The hotel also included a large ballroom, occupancy of 300 plus and a restaurant that was open to hotel patrons and the public.¹ The building continuously operated as a hotel until 2007. The period of significance is 1924-1959, the date of construction through the closing date for periods of significance where activities begun historically continue to have importance and no more specific date can be defined.

ELABORATION

In 1923 Kirksville resident, Burr L. Eastin, owned several lots on the corner of Main and W. Washington on which he had planned to build a hotel. Eastin's property was across the street from the thriving Wabash Railroad Depot. A dilapidated shell of an old livery stable occupied the lot and presented an eyesore for the city. Eastin hired Kansas City architect, R. H. Sanneman to draw the plans for his hotel. Eastin was unable to raise the necessary capital and was approached by the Kirksville Hotel Company, a group of Kirksville executives, in July 1923. The company offered him \$15,000 to purchase the property. Eastin included Sanneman's plans in the sale, and the deal closed by the end of August. Sanneman was retained by the Kirksville Hotel Company to make modifications to his original plans. With the transaction of the sale completed, the Company wasted no time in implementing their construction project.²

¹ "Travelers Hotel Grand Old Lady in Many Way," *Kirksville Daily Express*, 10 February 1989, n.p. Microfilm, Pickler Memorial Library, Truman University, Kirksville Missouri.

² "Bids On New Hotel Will Be Opened Sept. 15," *Kirksville Daily Express*, 27 August 1923, 1.

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**TRAVELERS HOTEL
ADAIR COUNTY, MISSOURI**

Bidding on the new hotel opened on September 15, and the hotel company named the general contractor on September 16. Forty-five contractors submitted bids ranging from \$132,986.50 to \$155,000. Kirksville contractor, C. L. McKim, along with engineer C. D. Rollins, won the general contract. Mr. Rollins began excavating the lot before October 1, 1923.³

Local business owners, bankers, investors and a doctor comprised the Kirksville Hotel Company. All were prominent and had a strong sense of civic responsibility. Their primary goal was to spearhead a revitalization of the central business district of Kirksville. The downtown commercial area was dated and buildings had fallen into disrepair. Fire had been a constant problem prior to the 20th century and many business buildings had already been rebuilt or replaced, not once, but several times. The few buildings that were still standing from the Civil War era were of wood frame construction such as the old livery stable that the hotel replaced.⁴

Prior to the beginning of construction, the Kirksville Hotel Company board of directors issued a statement to the public:⁵

The board of directors of the Kirksville Hotel Company feels extremely grateful for the ready response on the proposition for an adequate hotel for Kirksville, and we believe, from this response that our own enthusiasm was more than justified. The work will be rushed just as rapidly as is consistent with good business, and we may expect the hotel to be ready for use by June 1, [1924]. [Signed]

M. C. Shryack , Pres.
H. M. Still, V-Pres.
E. C. Brott, Sec-Treas.
George England
P. C. Mills
M. D. Campbell
S. H. Ellison
C.C. Givens
B. L. Bonfoey, Directors.

The Company took \$100,000 in common stock and distributed \$88,200 in preferred stock to another 142 Kirksville residents. The total cost of the building, including furnishings and land came to \$224,000. It was reported that the hotel was one of the sturdiest fireproof buildings constructed in Kirksville. It was the largest hotel facility constructed within the main business district and backed by stock funds purchased by Kirksville residents.⁶

³ *Ibid.*

⁴ John S. Thomas, "Historic Inventory of Kirksville Missouri," Northeast Regional Planning Commission, January 1987. 13-16.

⁵ "Kirksville Man Gets Contract for New Hotel," *Kirksville Daily Express*, 16 September 1923, 1.

⁶ A number of older hotels that were located in the business district dated prior to the 20th century. Built from wood frame construction, these old buildings were destroyed by a number of fires that constantly threatened the older business buildings of Kirksville. Up until 1991, the oldest hotel in Kirksville was the Dockery Hotel, which was demolished that year.

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ADAIR COUNTY, MISSOURI**

When the hotel was completed, the hotel company sponsored a countywide naming contest through the local newspaper. Lula Swanson, one of 198 contestants and a resident of the town of Novinger located in Adair County, won \$25 for her suggestion of 'The Travelers Hotel.' Kirksville's first fireproof and luxury hotel included amenities that were not customary in hotels of the early 1920s. Travelers Hotel originally consisted of 90 rooms, all with hot and cold running water, of which fifty-four rooms had full baths. The hotel also featured three suites, a grand ballroom, and an elevator (Fig. 3, 4 and 5). The Travelers Hotel was a fitting name due to its proximity to the Wabash Railroad Passenger Depot.⁷

In addition to the grand ballroom, the hotel included a banquet room, and a restaurant called the County Fair Room. The hotel offered a variety of jobs to the local residents including: busboys, bellhops, waitresses, maids, as well as janitorial and maintenance staffing.⁸ In addition, small businesses and office space was located on the ground level. Some of the retail businesses included: Orin Kanan's Drugstore, Alta Grace's Beauty Shop, Crist Barber Shop, along with a Western Union office. During the Prohibition years (1920-1933), the building housed the Liquor Control Office of Adair County.⁹

Organizations such as the Lions Club, the Rotary Club and the Kiwanis Club held regular meetings and luncheons at the hotel. It was also the site of many wedding showers, receptions and private parties. Kirksville High School used the ballroom to host the Junior and Senior proms, dances that often consisted of more than 350 attendees.¹⁰ After Prohibition laws were lifted the Tap Room Bar and Lounge opened in the hotel's basement in 1936. The Liquor Control Office remained in their first floor office. The Tap Room remained a popular Kirksville nightspot for area college students until it closed in 1995. It was known as a quiet place to meet for drink, food and conversation. Patrons enjoyed a long-standing tradition of writing their name on the walls and ceiling of the bar and lounge. (Fig. 6).¹¹

Over the years Travelers Hotel has been host to a number of significant people. During the 1950s, the hotel hosted the original Harlem Globe Trotters during demonstration games against Northeast Missouri State College (now Truman University) basketball team. When facilitating the needs of the basketball player, hotel staff placed at the end of each team member's bed with a pillow for comfort due to their height. Actor Vincent Price, a native of St. Louis, Missouri, stayed at the Travelers during his frequent trips to Kirksville when starring in local theater productions.¹²

⁷ *Ibid.*

⁸ *Ibid.*

⁹ W. H. Huffman, *City of Kirksville City Directory, 1924-1940*, (Hoffman Directory: Quincy, Il, 1924-1940), n.p.

¹⁰ *Ibid.*

¹¹ Emily Randall, "The Local Hangout," *Truman Review*, Spring 2007. Online accessed 3 February 2009,

<http://alumni.truman.edu/trumanreview/spring07/feature1.pdf>

¹² "Travelers Hotel Grand Old Lady in Many Ways," *Kirksville Daily Express*, 10 February 1989, 1.

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ADAIR COUNTY, MISSOURI**

The only other hotel that came close to offering similar amenities was the Dockery Hotel, built c. 1895. It was constructed in the business district at 202 S. Elson Street at the corner of McPherson Street in Kirksville. Although the Dockery was listed in the National Register of Historic Places (2/10/83), it was demolished in 1991. The Dockery Hotel was the first brick hotel in Kirksville but was not outfitted with ballrooms or other meeting rooms to hold large gatherings. It was described as a two-story brick building with "...75 elegantly furnished rooms and the front [was] embellished by a beautiful veranda 150' long by 14' wide, making it look very much like an old-fashioned southern inn."¹³ However, the size and accommodations within the Travelers Hotel far surpassed that of the Dockery (Fig. 7).¹⁴

Other hotels located within a two to three block area of Kirksville's town square were no more than two-story wood frame buildings more closely resembling rooming houses. Between 1914 and 1942, the Sanborn Insurance Maps featured several hotels in their index. Names affiliated with these buildings included: Central Hotel (1898 - 1942); City Hotel (1914 only); Hotel Pool (1914) which became Hotel Stevenson (1925-1942); and the Quinlan Hotel (1906-1925) which became the Community Nursing Home by 1942. Of these buildings, it appears that the Travelers Hotel is the only remaining hotel built in Kirksville prior to 1925.¹⁵

The Travelers Hotel was by far the largest of the hotels built within the downtown commercial district. In addition, it was the only hotel to offer the extended features of banquet space as well as two restaurants with the latest in luxury accommodation of the day.

The Kirksville Hotel Company

In late 1923, a group of Kirksville businessmen and officials decided to change a livery stable into one of the most luxurious hotels in the state. And by the following summer the Travelers Hotel was operating at the corner of Washington and Main, providing modern facilities to Kirksville visitors...¹⁶

The Kirksville Hotel Company was comprised of prominent Kirksville citizens. All nine of the men were well known for their various enterprises and civic activities: C.C. Givens, M. C. Shryack, and Dr. Henry M. Still, George England, E. C. Brott, Sec-Treas; P. C. Mills; M. D. Campbell; S. H. Ellison, and B. L. Bonfoey (who along with Les Orwiler operated Travelers Hotel).¹⁷

Millard Charles Shryack, who served as president of the company, held part ownership of Shryack-Thoms

¹³ The Dockery Hotel, Kirksville, Adair County Missouri, National Register of Historic Places Inventory Nomination Form, 02 February 1983.

¹⁴ Brian Riley and Cathy Mitchell, "William Unger: A Man Who Taught People How to See," *The Chariton Collector*, Online, accessed March 24, 2009, <http://library.truman.edu/scpublications/Chariton%20Collector/Spring%201988/William%20Unger%20-%20A%20Man%20Who%20Taught%20People%20How%20to%20See.pdf>

¹⁵ Sanborn Insurance Map Co., *Sanborn Insurance Maps of Kirksville, Missouri 1898-1942*, (Sanborn Insurance Co., New York, 1898-1942).

¹⁶ Eschmann, *Kirksville Daily Express*, 5 August 1981, 1.

¹⁷ *Ibid.*

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**TRAVELERS HOTEL
ADAIR COUNTY, MISSOURI**

Grocery Company. Charles Curry Givens bought out Mr. Thoms share in the Shryack–Thoms Grocery Company c. 1910, forming a new partnership with Mr. Shryack.¹⁸ Givens took the position of president while Mr. Shryack remained the secretary-treasurer. Givens and Shryack’s holdings included wholesale grocery houses in Jefferson City, Boonville, Marshall and Sedalia. The two men changed the name of the company to Shryack Grocery Company.¹⁹ In addition to the Travelers Hotel, Mssrs. Shryack and Givens were also responsible for the development of a steel reinforced, fireproofed apartment building that was located across the street from the Travelers Hotel at 300 W. Washington.²⁰

Dr. Henry Mix Still, vice president of the Company, was the son of Andrew T. Still. Andrew T. Still developed osteopathy. He opened the first college in the world to teach osteopathic medicine in Kirksville during the 1890s. In 1894, Henry Still was in the first graduating class of the American School of Osteopathy (ASO). Dr. Henry Still opened Osteopathic practices in St. Louis, Chicago, Minneapolis and New York. In New York, his practice became so large that his health suffered before retiring in 1907. He returned to Kirksville and diversified his business interests which included: Kirksville Power & Electric Light Company; the Travelers Hotel; Kirksville College of Osteopathy & Surgery (successor to ASO); and the Still-Hildreth Sanitarium in Macon; Citizen’s National Bank; Kirksville Building and Loan; Big Creek Coal Company located in Adair County; and the Journal Printing Company.²¹

George England was listed under the profession of “capitalist” in the 1905 Kirksville City Directory.²² Prior to his death in 1933 at the age of 84, England was still serving as vice-president of Citizen’s National Bank. Mr. England’s earliest business venture was in Wyoming as a bull-whacker driving six yokes of oxen to haul cordwood to Fort Laramie. He returned to Kirksville in 1881. England opened the city’s first liquor dealership, selling the first carload of beer in Kirksville. This business expanded into a wholesale distributorship. At the time of his death, his real estate holdings included buildings occupied by four Kirksville firms.²³

The remaining members were connected through various business activities and civic organizations. M.D. Campbell and S. H. Ellison were law partners in the firm Ellison and Campbell. In 1876, Andrew Ellison was appointed Circuit Judge of the 27th Judicial District to fill an unexpired term and was subsequently elected for four additional terms. Campbell was the prosecuting attorney for Adair County in 1890. After serving several years in the Internal Revenue Service in St. Louis, Eugene Crandall Brott moved to Kirksville where he purchased stock in the American School of Osteopathy and took a position as secretary –treasurer at the school in 1911. P. C. Mills organized the third bank in Adair County, Union Bank, which became the National Bank of Kirksville. B.L. Bonfoey was an active member of the Kirksville Elks Lodge in 1911.²⁴

¹⁸ “C. C. Givens Dies Here of Heart Attack,” *Kirksville Daily Express*, 5 February 1936.

¹⁹ E. M. Violette, *History of Adair County, VI*, (Denslow History Company: Kirksville, MO., 1911), 374.

²⁰ “Big Building To Be Erected on W. Washington,” *Kirksville Daily Express*, 27 July 1923, 1.

²¹ *Ibid.*

²² W.H. Huffman, “George England,” *City of Kirksville City Directory, 1905*. (Hoffman Directory, Quincy, IL, 1905), n.p

²³ “G. W. England 84, Kirksville Banker, Dies,” *Kirksville Daily Express*, 10 April 1933, 1.

²⁴ E. M. Violette, *History of Adair County: II*, Index.

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ADAIR COUNTY, MISSOURI**

Sometime during the 1950s, the Travelers Hotel became affiliated with the American Hotels Corporation headquartered in New York City. The corporation sent managers to Kirksville to administer the operation of the hotel. The American Hotel Corporation transferred Gene Sams to Kirksville to manage the Travelers Hotel in 1955. A few years after Mr. Sams arrived in Kirksville; the hotel severed its relationship from the New York chain but asked Sams to stay on. The Kirksville Hotel Company disbanded in 1969, at which time ownership was evenly distributed to the heirs of the original stockholders. Sams ran the Travelers Hotel until 1969 when it was sold to Pete Anesi.

The occupancy rate at the Travelers began dwindling in the 1960s. In order to stay in business several rooms were rented out as small apartments. Under Pete Anesi's ownership, a fire broke out at the hotel on April 10, 1981 in the basement area beneath the main lobby. The fire department was contacted immediately and responded with four fire trucks in the hope of containing the fire. Twenty people lived in the hotel at this time, including the fire chief, one fireman and a *Kirksville Daily Express* reporter, who lived on the second floor.

The fire did extensive damage to the 'fireproof hotel.' By August 1981, Mr. Anesi decided to sell the hotel to a group of local business people: Charles and Mary Giovanni, Doyle and Connie Dover, Del and Helen Wheeler, Ron and Ginjo Reed and Dr. Rex and Jody Hardman. Charles Giovanni was a bellhop at the Travelers Hotel during his high school years and had wondered what it would be like to own a hotel.²⁵

The new owners decided to make changes to the interior of the hotel with major renovations beginning in 1982 and completed in 1984. In 1982 the name was changed to the Travelers Old Towne Inn. The new owners retained much of the flavor of the old hotel through preserving the original woodwork, lobby floor space and windows. However, structural updates included new concrete walls, new plumbing, and all new electrical systems, which replaced outdated materials. In addition to the structural improvements, an exercise rooms, sauna and whirlpool were installed update the facility to modern standards.

The renovation decreased the number of rooms from the original 90 to 66 rooms with queen-size beds and handicapped accommodations along with color televisions. Valet parking was available with bellmen and 24-hour security. The grand ballroom had a 200 person seating capacity and a new dining room offering exquisite furnishings were included in the renovation. The Giovanni's and company invested nearly \$2 million between 1982 and 1985 to renovate the facility. The Giovanni's defaulted on the loan from Kirksville Savings and Loan in 1989 so the building was back on the auction block.²⁶

Kirksville Savings and Loan bought the building at auction for \$575,000. In January 1990, the bank sold the Travelers Hotel to a group of businesspersons from Quincy, Illinois. The first thing the new owners did was re-open the restaurant, seven days a week, serving from 6 a.m. until 10 p.m. The new firm retained many of the hotel's employees while the retail shops on the first floor continued to operate under the condition of business as usual.²⁷

²⁵ "Travelers Hotel Grand Old Lady in Many Ways," *The Kirksville Daily Express*, 10 February 1989, 1.

²⁶ *Ibid.*

²⁷ "Travelers Hotel Sold to Three Quincy Businessmen," *Kirksville Daily Express*, 17 January 1990, 1.

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In 1995, the Hotel changed ownership again. Repossessed from the Quincy group by the Kirksville Federal Savings Bank, The Covenant Fellowship Church purchased the property for use as a dormitory for their Bible College students. A portion of the Travelers remained in use as a hotel open to the public. The church banned smoking as well as all liquor sales. The Tap Room became a café court serving coffee and soft drink beverages. No alcohol was permitted anywhere on the premises.²⁸

The church honored all the bookings made for homecoming, proms and other citywide functions. The church also retained most of the staff. However, student workers replaced paid staff in exchange for tuition assistance. The hotel provided a much-needed resource that allowed the church to hold conferences, retreats and seminars in Kirksville.²⁹

By 2003, the church had outgrown its facilities in Kirksville. As a result, the church also merged with Heartland Bible College and moved to the Heartland campus near Newark, Missouri. The church did not wish to maintain the hotel building. Mark and Sue Juliano who were interested in operating a bed and breakfast purchased the Travelers Hotel.³⁰ Louis Keen was the next owner. However, on September 14, 2006 Truman University's *Inside Front* publication reported that Mr. Keen placed Travelers Hotel on the real estate market for the sum of \$1 million dollars.³¹

For the first forty-six years after it was constructed, Travelers Hotel remained in the ownership of the original Kirksville Hotel Company or its heirs. During the last three to four decades, the hotel has changed ownership at least six times. Although it changed hands often, it has remained in constant use as a hotel and retained its original name of the Travelers Hotel.

History of Kirksville, Adair County, Missouri

Kirksville, Missouri was the first permanent settlement to locate in Adair County by 1828. Kirksville incorporated in 1857 with a population that rounded to about 700 residents. Kirksville also became the county seat of Adair County. Beginning with the Civil War in the 1860s, Kirksville experienced numerous set backs beginning when Confederate troops forced residents to evacuate their homes on August 6, 1862 during the historic Battle of Kirksville. Kirksville remained a depressed area with little to no growth in its population until after the Civil War.

²⁸ "Historic Hotel Sold, Housing Bible Students," *Kirksville Daily Express*, 29 August 1995, 1.

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ Diane Poelker, "Keen Closes Business Doors," *Truman University State Index*. Online accessed 6 February 2009

<http://media.www.trumanindex.com/media/storage/paper607/news/2006/09/14/News/Keen-Closes.Business.Doors-2270772.shtml>

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In 1868, the North Missouri Railroad was completed between St. Charles, Missouri and Kirksville. A year later, the rail line was extended between Kirksville and Des Moines, Iowa. It took another nineteen years before Kirksville had rail connections to Kansas, Illinois and Nebraska. During the 1890 and well into the 1930s Kirksville was a major depot and its' commercial growth and population depended on the rail lines for the transportation of both goods and passengers.³²

In 1899, a tornado ripped through Kirksville nearly leveling the entire town. Fire was an even larger problem for Kirksville. Numerous antebellum houses were lost in the tornado while fire spread through the commercial properties. Fire was like a plague that ran through the businesses on and around the town square with nearly all of the buildings being replaced one or more times. The worst fire in Kirksville occurred on March 15, 1890 when it destroyed all but three buildings.

By 1899, more students were drawn to Kirksville by the presence of two important Missouri schools. The Kirksville Normal School, opened by Joseph Baldwin in 1867, became Truman State University in honor of Harry S. Truman in 1996. Dr. Andrew T. Still, who settled in Kirksville, in 1874 began practicing a revolutionary medical treatment through bone manipulation, called Osteopathy. In 1892, he opened American School of Osteopathy (ASO). When the school opened it supplied jobs for Kirksville residents and expanded the town's population through its students and their families. The income generated by the school also lead to the development of an upper class population of wealthy doctors.³³ The school is currently known as A.T. Still University (ATSU) with two locations in Kirksville, Missouri and Mesa, Arizona.³⁴

Industry also played a role in the growth of Kirksville when coal production became a major product of Adair County (1900-1925). In addition, a shoe factory, the Friedman-Shelby Shoe Company of St. Louis moved into Kirksville in 1908. Train service supplied by the Wabash Depot provided passenger service, as well as freight shipping, making it a central transportation area for the county. Kirksville was the hub of northeastern Missouri by 1910.

The population of Kirksville continued to increase up until the 1930s. As in most areas of the United States after the Great Depression, an increased use of the automobile and the trucking industry caused the railroads to lose prominence as the major transport industry. In turn, the need for coal production also diminished. The coal production in the fields of Adair County came to a halt by c1935, having become an industrial victim of the Depression. In addition, the automobiles became a flexible and therefore much more preferred mode of transportation. Passenger train service to Kirksville ended by 1960. Kirksville did not recover until after World War II. As of the year 2000, the population of Kirksville stands at just under 17,000. The median income per household was 22,836, with 30.6% of the population being under the poverty line.

³² John S. Thomas, "Historic Inventory, Kirksville, Missouri" January 1987, 2-11. Special Collections, Pickler Memorial Library, Truman University, Kirksville Missouri.

³³ Ibid, 2-11.

³⁴ Ibid, 11-15.

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TRAVELERS HOTEL
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Architect: R. H. Sanneman

Raymond H. Sanneman, Kansas City architect, designed a number of hotels, as well as Kansas City homes. He designed the Monroe Hotel in 1920 for the Dubinsky Brothers. This building is part of a Multiple Property Listing for Working Class Hotels and was included on the National Register of Historic Places (May 2004). Sanneman also designed the Joseph H. Foresman Residence (1910) and the Thomas J. Pendergast residence (1926), both of which appear on the Kansas City, Missouri local landmark listing. Other buildings by R. H. Sanneman on the National Register include Hiawatha Auditorium, as Sanneman Brothers, in Brown County, Kansas (09/05/1985); Clay Center Carnegie Library, as Sanneman Brothers, in Clay County, Kansas (06/25/1987); and the Linn County Courthouse, Linn County Missouri (10/14/1999).

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Verbal Boundary Description:

Tract A: All of a strip of ground 53 feet wide off the west end of Lot 7, except a strip 18 feet North and South by 2 feet East and West out of the SE corner of said 53 feet of Lot 7, and all of Lot 8, except a strip of ground 32 feet in width off the east end of same, all in Block 1, Addition West to Kirksville, Adair County, MO. Also beginning at the SW corner of Lot 8 previously mentioned, thence W 18 feet, thence N 108 feet, thence E 18 feet, thence S to the place of beginning. All of Lots 3 and 4, and all that part of Lots 5 and 6 lying E of the ROW of Wabash Railroad in Block 1, Addition West to Kirksville, commencing at the NE corner of Said Block 1, W 133 feet, thence S 108 feet, thence E 133 feet, thence N 108 feet to the place of beginning.

Tract B: A tract of land lying in Section 9, Township 62 N, Range 15 W in the City of Kirksville, Adair County, MO, being described as follows: Beginning at the NW corner of Lot 5 in Block 1 of Addition West to the Town now City of Kirksville; thence S 00 degrees 13 minutes 52 seconds E on the west line of said Block 1 a distance of 109.51 feet to the southwest corner of Lot 6 in said Block 1, thence S 89 degrees 22 minutes 08 seconds W on the south line extended of lots 3 and 6 in said Block 1 a distance of 71 feet; thence N 00 degrees 13 minutes 52 seconds W parallel with the west line of said Block 1 a distance of 110.29 feet to a point on the south line of Washington Street extended; thence N 90 degrees 00 minutes 00 seconds E on said south line 71 feet to the POB. Being subject to public roads, highways, and easements.

Boundary Justification:

The nominated property includes the entire parcel historically associated with the Travelers Hotel, Kirksville, Missouri.

Key to Photographs:

Jeff Nichols, Photographer, January 2008.

Negatives on file with Cydney Millstein, nomination preparer (see cover jacket for contact information).

1. Main (north) façade; view facing southwest
2. Main (north) façade; view facing southeast
3. Detail of the west bays of the main façade; view facing south
4. Detail of the east bays of the main façade; view facing south
5. Detail of the main entrance; view facing south
6. East façade; view facing southwest
7. East façade; view facing west
8. East and rear façade; view facing northwest
9. West and rear façade; view facing northeast
10. West façade; view facing east
11. Interior, first floor storefront space; view looking north
12. Banquet Room, first floor; view looking west

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Key to Figures:

1. Footprint: Travelers Hotel, Kirksville, Missouri, *Sanborn Insurance Map 1925*, Sheet 2.
2. Travelers Hotel: c. 1924, Special Collections, Pickler Memorial Library, Truman State University.
3. Advertisement from *Kirksville City Directory*, 1925.
4. Large Banquet Room, 1940. Photo: The Pickler Memorial Library, Truman State University.
5. Traveler Hotel: Postcard c. 1924, drawn from original photo, Figure 1.
6. The Tap Room Photo c.1970s: Courtesy of the Pickler Memorial Library, Truman State University.
7. Dockery Hotel. Pen and ink drawing by William Unger completed in 1979.

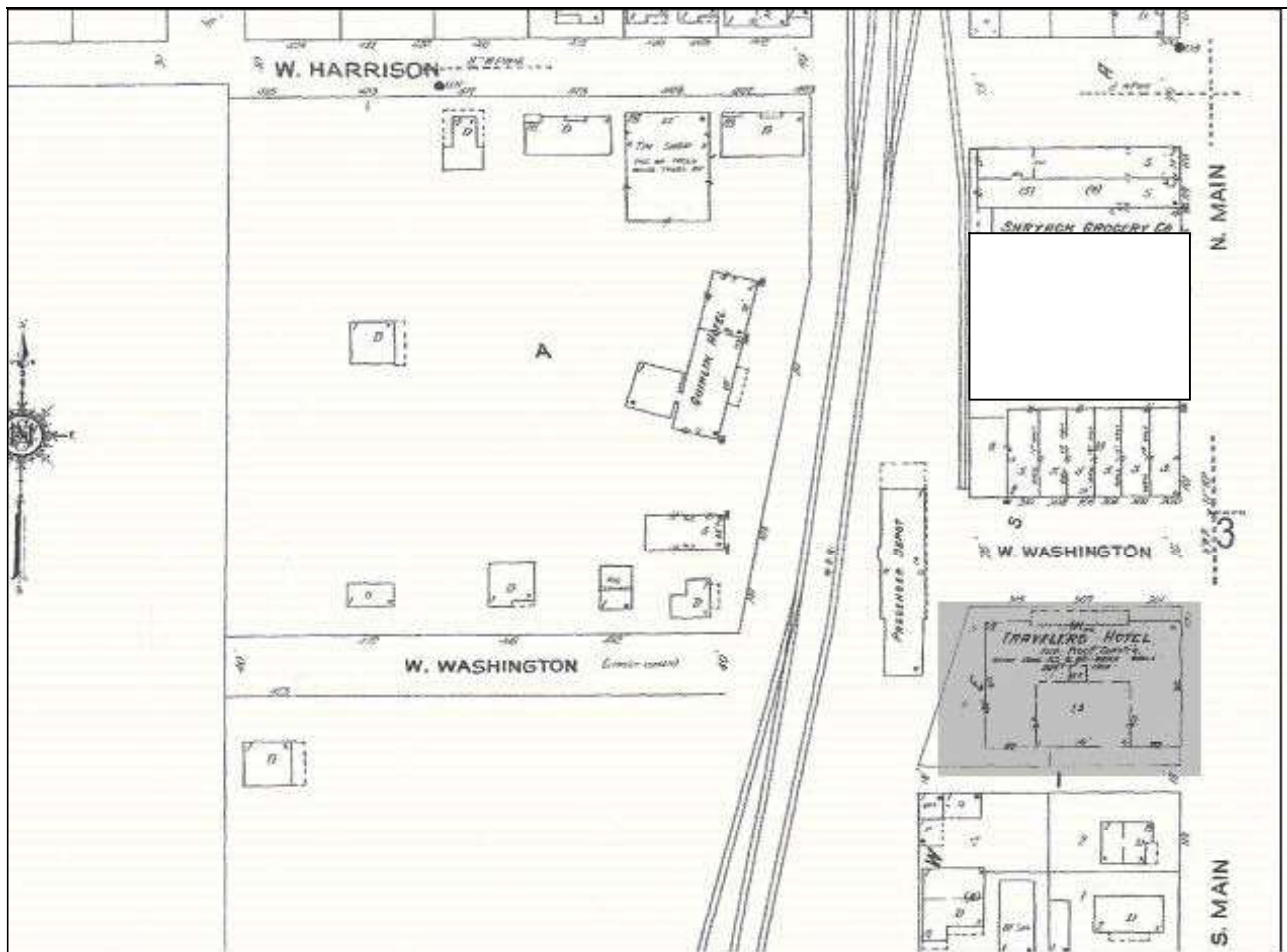


Fig. 1
Travelers Hotel, *Sanborn Insurance Map 1925*, Sheet 2.

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Fig. 2
Travelers Hotel: c. 1924
Photo courtesy of Special Collections, Pickler Memorial Library
Truman State University, Kirksville, Missouri

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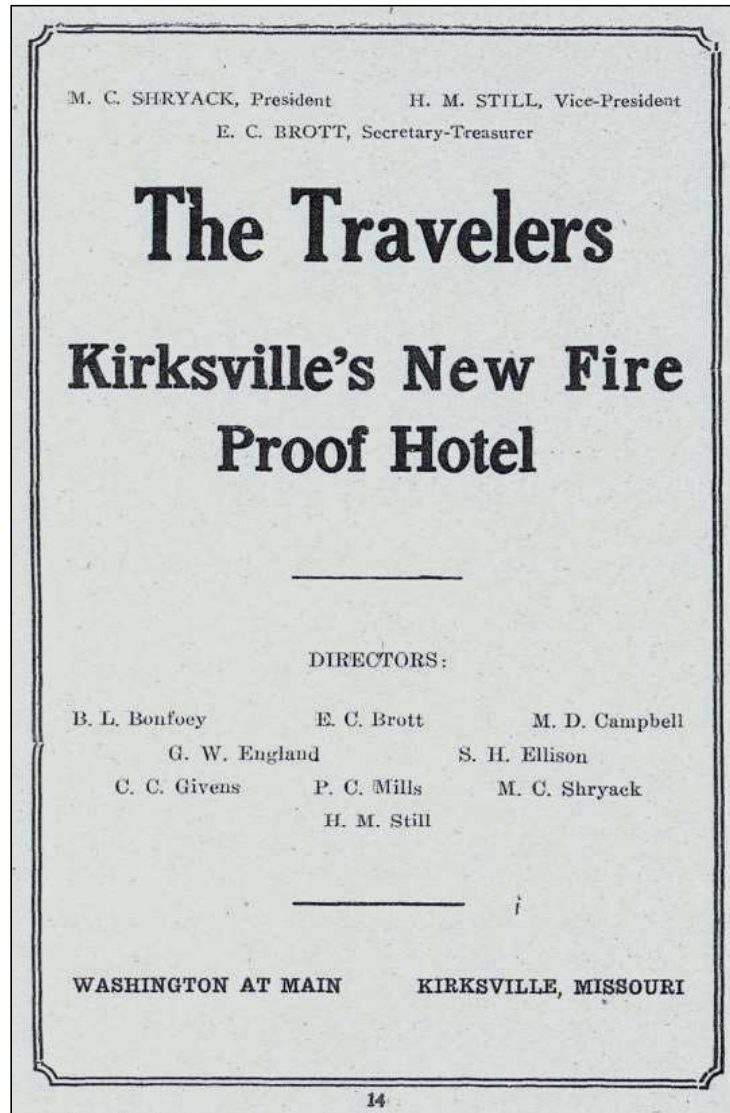


Fig. 3
Advertisement from Kirksville City Directory, 1925, 34.

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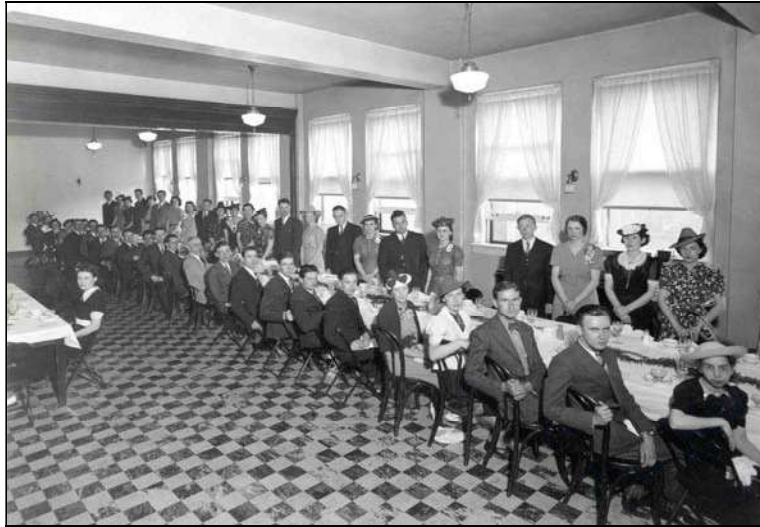


Fig. 4
Large Banquet Room
Graduating Class of Kirksville State Teachers College, spring, 1940.
Photo: The Pickler Memorial Library, Truman University, Kirksville, Missouri.



Fig. 5
Traveler Hotel: Postcard c. 1924
Drawn from original photo (Fig.1)

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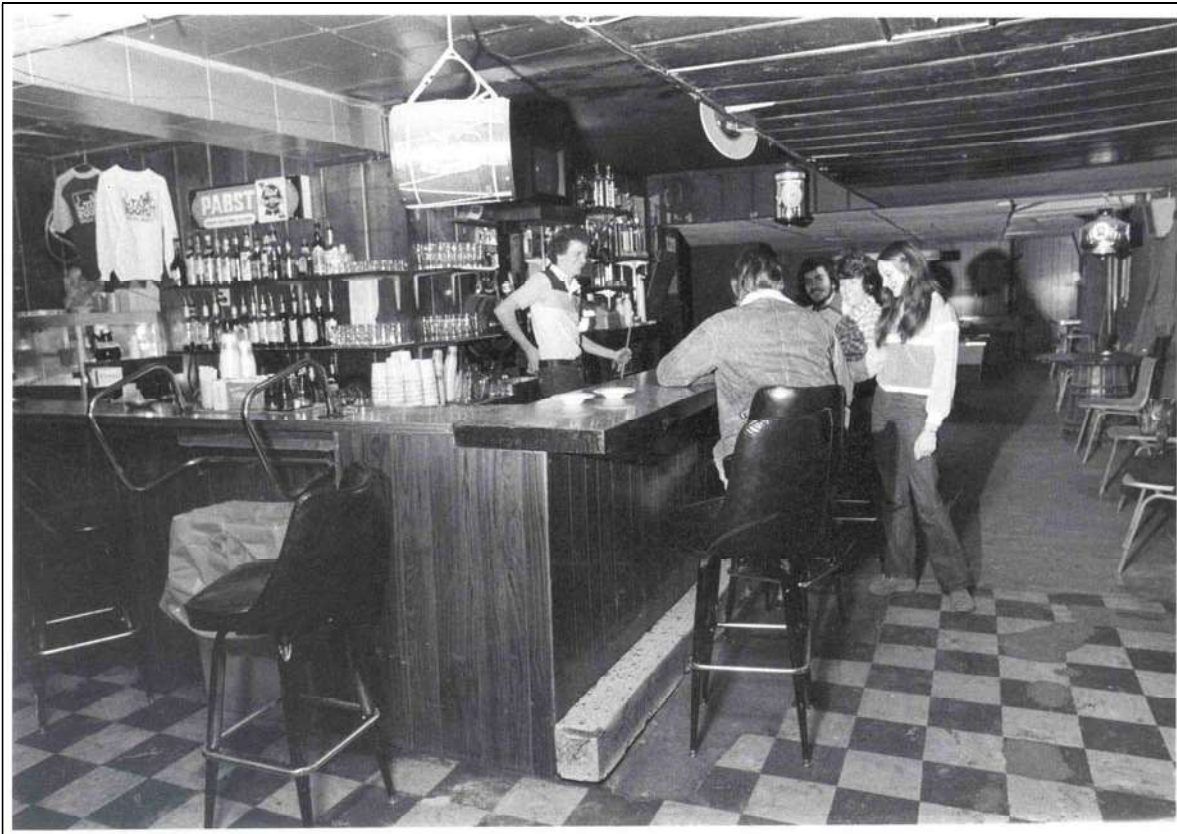


Fig. 6

The Tap Room

Photo c.1970s: Courtesy of the Pickler Memorial Library, Truman University Kirksville, Missouri.

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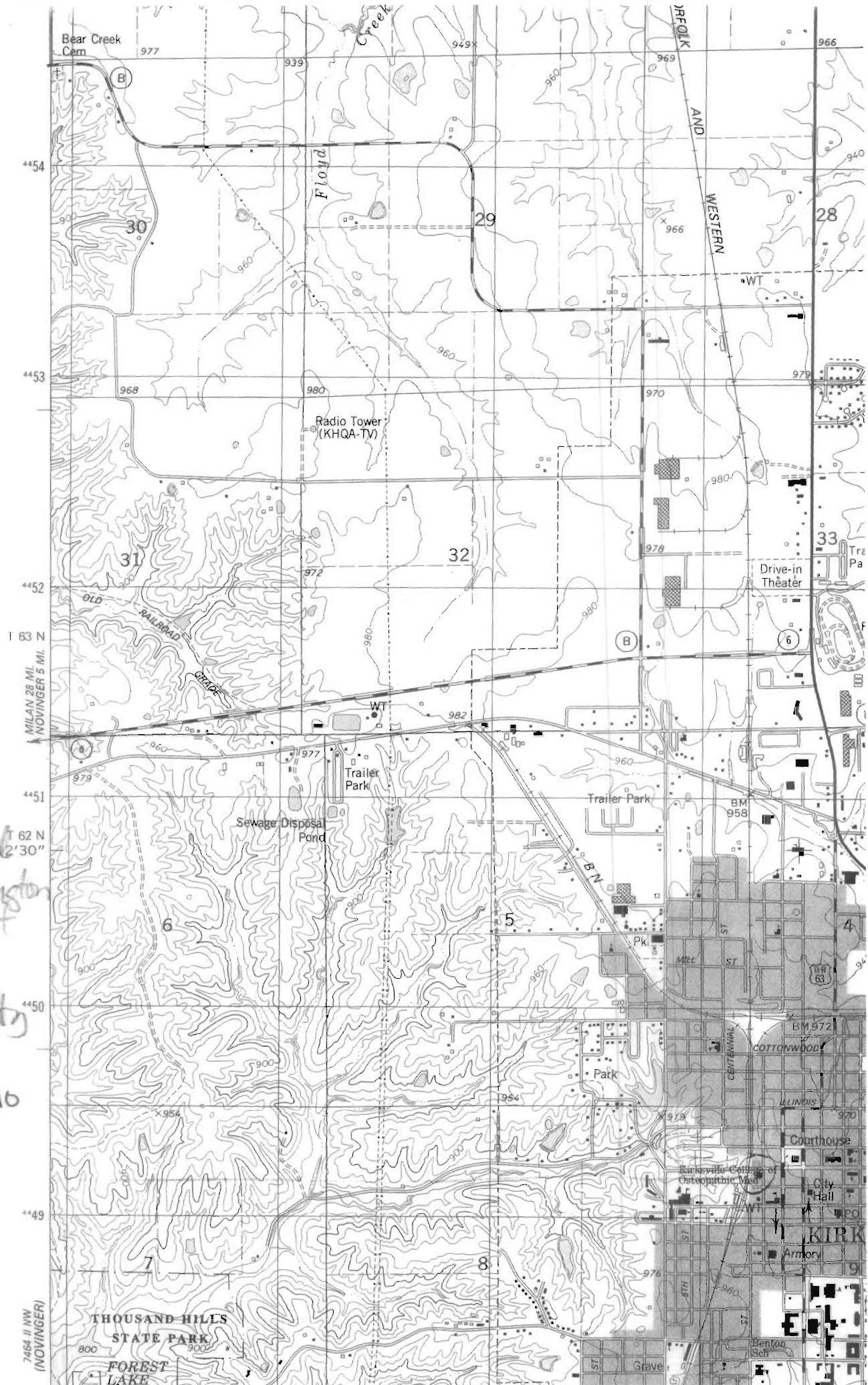


Fig. 7

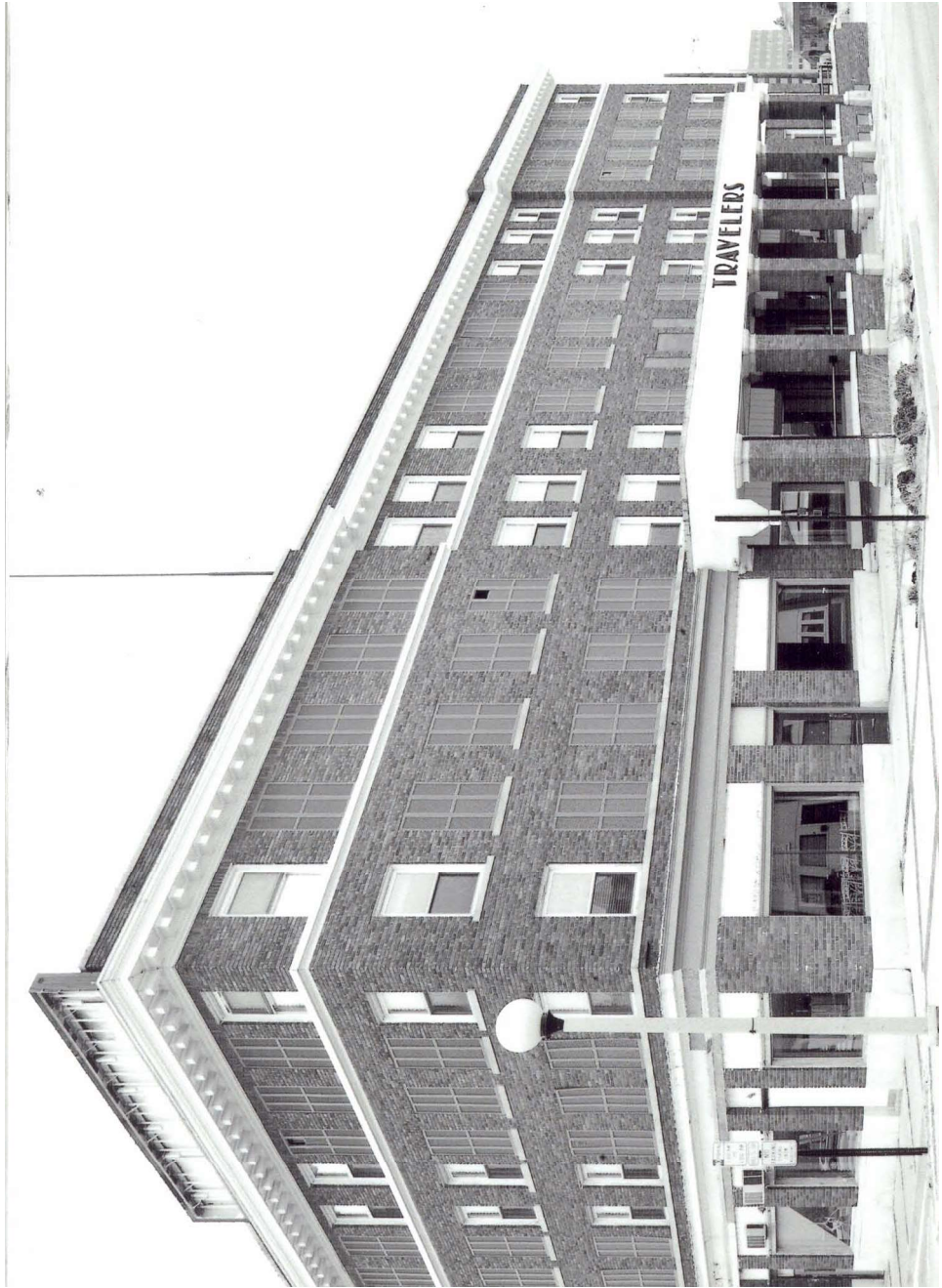
Dockery Hotel. Pen and ink drawing by William Unger completed in 1979. Collection of Dr. and Mrs. Jack Mitchell of Kirksville, MO. *The Chariton Collector*, Kirksville, MO. On Line, Accessed March 24, 2009.

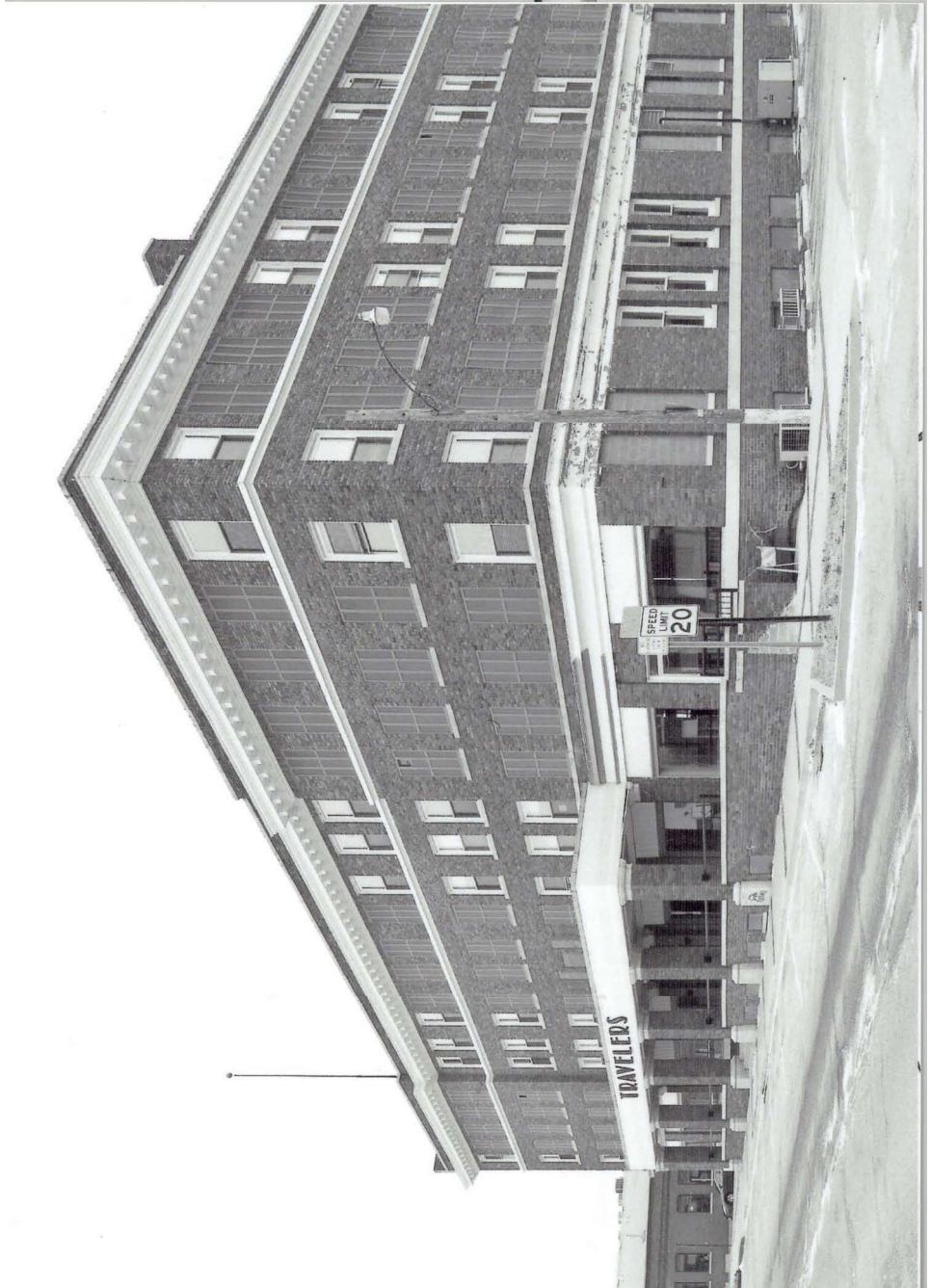
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Travelers Hotel
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7464 II NW
(NOVINGER)







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