

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Downtown Monett Historic District

Other names/site number Monett Business District

Name of related Multiple Property Listing N/A

## 2. Location

Street & number Parts of the 200-400 blks of Broadway and Bond, adjacent sections of 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets. N/A not for publication

City or town Monett N/A vicinity

State Missouri Code MO County Barry Code 009 Zip code 65708

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets      does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

     national      statewide x local

Applicable National Register Criteria: x A      B      C      D

Mark A. Miles May 15, 2014  
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property x meets      does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

     entered in the National Register      determined eligible for the National Register  
     determined not eligible for the National Register      removed from the National Register  
     other (explain:)     

Signature of the Keeper

Date of Action

Downtown Monett Historic District  
Name of Property

Barry, Missouri  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
35	15	buildings
0	3	sites
0	0	structures
0	0	objects
35	18	<b>Total</b>

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

0

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/department store  
COMMERCE/specialty store  
COMMERCE/restaurant  
COMMERCE/financial institution  
GOVERNMENT/city hall  
GOVERNMENT/post office  
SOCIAL/meeting hall

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/department store  
COMMERCE/specialty store  
COMMERCE/restaurant  
GOVERNMENT/city hall  
GOVERNMENT/post office  
VACANT/NOT IN USE

## 7. Description

**Architectural Classification**  
(Enter categories from instructions.)

LATE VICTORIAN  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
REVIVALS/Classical Revival  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS/Classical Revival  
MODERN MOVEMENT/Moderne

**Materials**  
(Enter categories from instructions.)

foundation: Stone  
walls: Brick  
Stucco  
roof: Ceramic tile  
other: Metal

☒ **NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

Downtown Monett Historic District  
Name of Property

Barry, Missouri  
County and State

## 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 old or achieving significance within the past 50 years.

☒

### STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### 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 # \_\_\_\_\_

☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

## 10. Geographical Data

### Areas of Significance

Commerce

### Period of Significance

ca. 1892-1947

### Significant Dates

n/a

### Significant Person

(Complete only if Criterion B is marked above.)

n/a

### Cultural Affiliation

n/a

### Architect/Builder

Gillioz, M. E./Builder

Hawkins, Earl /Architect

Melick, Neal A. /Engineer

Simon, Louis A. /Architect

Downtown Monett Historic District  
Name of Property

Barry, Missouri  
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**Acreage of Property** 10.91 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

A 36.920921 -93.922824  
Latitude: Longitude:

C 36.922196 -93.921858  
Latitude: Longitude:

B 36.921898 -93.923102  
Latitude: Longitude:

D 36.921792 -93.921697  
Latitude: Longitude:

**See Continuation Sheet for additional coordinates**

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Debbie Sheals, Historic Preservation Consultant, with Andrea Herries

organization For Monett Main Street date March 20, 2014

street & number 29 South Ninth St. #204 telephone 573-874-3779

city or town Columbia state MO zip code 65201

e-mail debsheals@aol.com

**Additional Documentation**

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**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. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Photographs**



**Downtown Monett Historic District**

**Barry, Missouri**

Name of Property

County and State

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log:**

Name of Property: **Downtown Monett Historic District**

City or Vicinity: **Monett**

County: **Barry**

State: **Missouri**

Photographer: **Debbie Sheals**

Date

Photographed: **July, 2013 (1-7, 11-17) March 17 (8-10)**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17. 300 Block of E. Broadway, looking east.
- 2 of 17. 300 Block of E. Broadway, looking west.
- 3 of 17. Detail, 312 E. Broadway.
- 4 of 17. Detail, 316 E. Broadway 400 block of Broadway, looking east.
- 5 of 17. 400 block of E. Broadway, looking east.
- 6 of 17. 400 block of E. Broadway, looking west.
- 7 of 17. Detail 400 block of E. Broadway, 416 E. Broadway in foreground
- 8 of 17. 400 block of E. Broadway looking west.
- 9 of 17. Detail, 400 Block of E. Broadway looking west
- 10 of 17 300 block of E. Broadway, looking west.
- 11 of 17. Looking north on 3<sup>rd</sup> Street. 300 E. Broadway in foreground.
- 12 of 17. Looking east on Bond Street from 3<sup>rd</sup> St., 219 3<sup>rd</sup> Street in foreground.
- 13 of 17. Looking east on Bond Street from 4<sup>th</sup> St., 301 4<sup>th</sup> and 404 Bond.
- 14 of 17. Looking north on 4<sup>th</sup>. Left to right, 214-216 4<sup>th</sup> St., 218 4<sup>th</sup> St., and 300 4<sup>th</sup> St..
- 15 of 17. Detail, 218 4<sup>th</sup> St.
- 16 of 17. 300 4<sup>th</sup> St.
- 17 of 17. 211-217 5<sup>th</sup> St.

**Figure Log:**

Include figures on continuation pages at the end of the nomination.

1. Aerial photo map from Google Earth, with Coordinates.
2. Aerial photo map of the area, from Google Earth.
3. Location map.
4. Boundary Map. (Larger copy attached as well.)
5. Railroad map, detail of Southwest Missouri.
6. Postcard view of Broadway, ca. 1906.
7. Typical 19<sup>th</sup> century storefront.
8. Typical early 20<sup>th</sup> century storefronts.
9. Broadway during a flood, 1928.
10. Photo Key.

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Continuation Sheet

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Downtown Monett Historic District

Name of Property

Barry, Missouri

County and State

n/a

Name of multiple listing (if applicable)

**Materials--continued**

(Enter categories from instructions.)

foundation: Concrete

walls: Stone

Glass (Vitrolite)

Concrete

Roof: Metal

**Summary:** The Downtown Monett Historic District is located in the center of the original commercial center of Monett, which developed just north of the tracks of the Frisco Railroad in the late 1880s. The historic district includes most of the 300 and 400 blocks of East Broadway, as well as adjacent blocks of Third, Fourth and Fifth Streets between Front and Bond Streets. It is a typical commercial center in that most of the buildings occupy long narrow lots with shared side walls and narrow façades that are located directly on the sidewalks. Open land is minimal; the buildings occupy almost all of their individual lots and there are just three empty lots within the district boundaries. All of the buildings in the district are of masonry construction. Brick is the most common building material, especially for the older buildings. Several early 20<sup>th</sup> century buildings feature ornamental concrete blocks. Most of the buildings are one- and two-part commercial blocks that were built in the late 1800s or early 1900s. Architectural styling is generally simple; most of the commercial buildings have Late Victorian or Craftsman detailing. A few district properties contain more specialized buildings, including those with a civic function such as the Spanish Eclectic style Monett City Hall and the downtown Post Office, which features streamlined Classical Revival styling. Other buildings of note include a large Classical Revival style Masonic Temple and the historic headquarters of the Ozark Fruit Growers Association. All together, the district includes 51 properties, with 50 buildings and 3 sites. Of the 53 resources in the district, 48 are primary buildings, 2 are outbuildings, and 3 are vacant lots. There are 35 contributing resources and 18 non-contributing resources. Just over 72% of the primary buildings--35 of 48--are contributing buildings. Non-contributing resources total 18—13 primary buildings, 2 outbuildings, and 3 vacant lots. Contributing resources, which include the largest historic commercial buildings in the community, continue to reflect their historic association with the commercial development of the community. All contributing resources were built within the period of significance of ca. 1892 to 1947. Non-contributing resources were built outside the period of significance or have been altered to the point that they no longer convey a sense of their time and place. As a group, the buildings of the district offer an

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Downtown Monett Historic District

Name of Property

Barry, Missouri

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n/a

Name of multiple listing (if applicable)

intact, representative collection of Monett's historic commercial and civic architecture.

**Elaboration:**

The Downtown Monett Commercial Historic District is located near the center of the community, in an area that has had a commercial function as since Monett was incorporated in 1887. Monett is located on the northern edge of Barry County, and although some parts of the city today are in southern Lawrence County, the central business district and all parts of the historic district area in Barry County. The streets there are arranged in an even grid which skews slightly from the points of the compass. The street grid aligns with the Frisco Railroad tracks, which are located along the southern side of the commercial center. (See Figure 3.) East Broadway, the primary commercial artery in the area, runs roughly east-west, parallel to the railroad tracks. Front and Bond Streets are parallel to Broadway. Front Street is located one block south, directly on the railroad right of way, and Bond Street is one block north. The numbered cross streets run north-south.

Front Street and the path of the railroad are located in low ground close to the banks of Kelly Creek, which is roughly parallel to the railroad line. Although Front Street was historically lined with buildings, the area has seen repeated flooding from Kelly Creek, and many of the lots on Front Street and the southern ends of the cross streets are now vacant. Much of the property south of Front Street is also empty. The grade rises to the north, and Bond Street is the highest part of the historic district. Bond Street serves as a general northern boundary of the commercial center; almost all properties north of it are residential. Broadway is lined with commercial buildings beyond the district borders, with a few blocks of commercial properties on either side of the district. The buildings on those sections of Broadway are either newer or too altered to be included in the historic district.

Roughly two thirds of the buildings within the historic district boundaries are located on Broadway, between Third and Fifth Streets. Those blocks are lined with closely built commercial buildings that are one to three stories tall; most are two stories. The district boundaries include adjacent sections of the cross streets, Third through Fifth, as well as a few properties on Bond Street. The secondary streets are less densely developed. Most of the buildings which face Broadway have long side walls, which leaves little room for buildings on the cross streets closest to Broadway. The north ends of the cross streets generally contain more buildings than to the south ends.

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Downtown Monett Historic District

Name of Property

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n/a

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The commercial buildings of the district share many physical characteristics, including masonry construction, simple boxy forms and traditional patterns of fenestration. Most were built to their front and side lot lines, with rectangular footprints and flat roofs. Fenestration patterns are typical of commercial buildings, with open storefronts on the first floors and smaller individual window openings on upper levels. There are also three open paved parking lots within the boundaries, all of which are counted as non-contributing resources. Historic maps and photos show that those lots each contained at least one building during the period of significance.

Several of the larger and more impressive historic buildings in the district are located along on high ground at the northern edge of the district. Several relatively large buildings in that area stand apart from the rest of the group in that they are freestanding with small lawns or other green space around them. They also differ in function, having been built for government or social uses. Those buildings include a municipal building and a post office as well as a Masonic Lodge and a building constructed for the Ozark Fruit Growers Association. Those four buildings are highly intact and among the largest and most styled in the downtown area.

### Alterations and Current Conditions

The contributing buildings of the district are immediately recognizable to their period of significance and the group clearly reflects the area's long tenure as a commercial center. Original storefront openings are largely intact throughout, and more than two thirds of the storefronts in the district have moderate or better levels of integrity. Although very early original storefronts are relatively rare, most of the contributing buildings feature at least some storefront components which were installed within the period of significance. Following common practice, local merchants frequently updated their shop fronts, and many of the existing storefronts were installed as part of early to mid 20<sup>th</sup> century remodeling projects. A significant number of the district buildings feature highly intact storefront systems which were installed between 1920 and the late 1940s.

The upper facades are also largely intact. None of the original masonry openings for the upper floor windows have been altered, and more than half of the contributing buildings retain early or original window sashes as well. Most others have newer window sashes which occupy the entire window openings and are similar to historic units. A few early buildings are missing their original bracketed cornices, including four that are counted as contributing resources. Two of those cornices were removed within the period of significance, and the other two have been missing since before 1961. The

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Downtown Monett Historic District

Name of Property

Barry, Missouri

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n/a

Name of multiple listing (if applicable)

effects of the missing cornices are generally balanced by otherwise highly intact upper facades which include ornamental brickwork and original date stones.

Together, the buildings of the Downtown Monett Historic District form an intact collection of architecture which clearly reflects the early commercial development of Monett.

**Individual Property Descriptions.** The historic names below are based upon first known commercial occupants. Dates in parentheses indicate first known date of occupancy for that business, if they differ from construction dates.

[c] = contributing resource, [nc] = non-contributing resource. Resources are buildings unless otherwise noted.

**1. 404 E. Bond Street, Ozark Fruit Growers Association, 1926:** A highly intact two-story Craftsman style building with brick walls and a flat roof. Square stone panels above the first floor read O F G A; one stone per letter, for Ozark Fruit Growers Association. The exterior of the building has seen few changes. The first floor of the facade has a deep front porch which is lined with large brick arches. The upper front wall has large window openings, each with three large windows. The 1/1 wood sashes are newer, but comparable to the originals. Similar windows are set on the long side wall, but in pairs. The dark brick façade is accented with pale limestone elements which include string courses and small keystones in the first floor arches. That system of ornament carries around to the side walls, and up to the roof parapet which has an elongated step pattern also topped with limestone sills. [c]

**2. 407 E. Bond Street, ca. 1953:** A one-story one-part commercial block with a wire-cut brick facade and stuccoed concrete side walls. It appears to have been built with a flat roof, but now has a shallow gable roof. It has no architectural embellishment of note. Large open display windows flank a central doorway. A wide concrete lintel runs along the top of the storefront opening. Although the facade is largely intact, the modern gable roof makes this a non-contributing building. [nc]

**3. 222 E. Broadway, Armstrong and Sons Grocers, 1914:** A two-story two-part commercial block with brick walls and a flat roof. The second floor windows have early or original 1/1 sashes, and the upper façade has seen few changes. The building had red brick walls when new; they are now painted white and cream. The current storefront has some newer components, but retains the original configuration of an angled doorway, as seen in a ca. 1915 photo. The transom of the storefront has been covered, and is now sheltered by a canvas awning. The building occupies a corner lot, and has a one-story

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n/a

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rear addition that was added after 1954. The side wall contains an entrance to the second floor, as well as two bays of storefronts, one in the original building and one in the addition. Two bays near the back of the side wall have newer windows on the second floor; all other upper story windows are early or original. [c]

**4. 223 E. Broadway, Drug Store (1893), ca. 1892:** A two-story Late Victorian style two-part commercial block, with stucco walls and a flat roof. The second floor windows have modern 1/1 sashes that are similar to historic windows; the remainder of the upper façade is early or original. The lower façade has a ca. 1930s storefront which is surrounded by Vitrolite panels and sheltered by a canvas awning. The exterior walls were originally brick; historic photos indicate they were stuccoed sometime after 1920. A dentiled brick cornice runs along the front and east side walls. [c]

**5. 300-302 E. Broadway, Wilson Opera House, 1893:** A three-story Romanesque Revival style two-part commercial block with brick walls and a flat roof. The second and third floor windows are covered over, and the cornice is missing; other second and third floor finishes are original. This building occupies a corner lot and has an angled corner entrance. The façade, angled entrance and long side of this large brick building have round-arched window openings that are accented with stone sills and separated by brick spandrel panels that have stone trim. All of the windows are covered, including the transoms and those on the second floor and most of the ground floor. The openings are intact and some windows may be in place beneath the coverings. The large arched openings on the side wall are all filled in, with either brick or frame. Within the framed-in arches, early or original molding is still in place. The back wall has been stuccoed and the windows there filled with CMU. The storefront was remodeled and the cornice removed before 1935. [c]

**6. 301 E. Broadway, vacant lot:** A level paved lot used for public parking. Although it has been largely open for decades, and was never densely built, Sanborn maps show that it contained one or two small buildings at different points during the period of significance. It is therefore counted as a non-contributing site. [nc] Site.

**7. 304 E. Broadway, Grocery (1910), ca. 1907:** A two-story Craftsman style two-part commercial block with brick walls and a flat roof. The façade is topped with a stepped parapet and a narrow band of stone or concrete molding, and there is a recessed brick panel above the second story windows. The multi-light second floor windows are newer, but fit the original openings of the unchanged upper façade. The storefront has brick bulkheads that are early

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n/a

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but not original; the display windows appear to be newer but comparable to 1930s storefronts. There are some older storefront components in place, including a cast iron pier and an early or original door to the second floor. A modern canvas awning shelters the lower façade. [c]

**8. 306 E. Broadway, Zumwalt Lunch Stand (1928), ca. 1927:** A one-story Craftsman style one-part commercial block with wire cut brick walls and a flat roof. The upper facade has a stepped parapet and an ornamental brick panel. The same type of modern metal sheathing covers the transom of this building and the one next door, at 308 Broadway. The two buildings appear to have been remodeled at the same time. Both also have ca. 1930s storefronts, and wood and glass doors. Newer wood siding covers the panels below the display windows. [c]

**9. 307 E. Broadway, Jacques Millinery (1916), ca. 1909:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. The storefront is modern but the opening is intact and the new storefront is largely open. The upper facade is largely intact, with 1/1 wood window sashes are early but probably not original. All of the upper windows have segmented arched tops that are accented with textured bricks. There are four second floor windows; one pair is centered on the façade, in a single opening, and flanked by single windows. The red brick wall of the upper facade has pale stone accents that include a stone cornice, and a band of stone which links the second floor window sills. This is one of the only stone cornices in downtown Monett. [c]

**10. 308 E. Broadway, Bakery (1893), ca. 1892:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. There is one large centered round arched window on the second floor, which is flanked by smaller single windows that have segmental arched tops. The windows are boarded over. A band of rough stone along the upper façade marks the location of an early bracketed cornice, which historic photos show has been missing since before 1935. The current storefront appears to have been added in the 1930s or 40s, and it has seen few major changes since. It may have been installed when a new restaurant moved in, between 1929 and 1949. Metal sheathing covers the transom of this building and the one next door, at 308 Broadway. They were probably remodeled at the same time. Both buildings have similar storefronts that have early glass and wood doors, and newer frame siding covering the panels below the display windows. [c]

**11. 309-311 E. Broadway, Callaway Furniture Store (1916), ca. 1916:** A wide two-story two-part commercial block, with brick walls and a flat roof.

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n/a

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Recent removal of ca. 1960s sheathing from the front of the building revealed an intact upper façade of mottled blue and white brick which has accents of pale gold glazed bricks. Two large window openings, each with 4 sets of early or original 1/1 sashes are accented by band of stone which runs across the façade at the sill line. The gold brick is used above the second floor windows and along the upper façade, to create patterns which echo the lines of window hoods and a stepped cornice. A slim stone string course runs along the top edge of the façade, which also has ornamental stone coping. The lower façade is filled with open glass storefronts that appear to be a few decades old. The interior has a high ceiling that is covered with early or original pressed metal panels. Most other interior finishes are modern. [c]

**12. 310 E. Broadway, Hoberg Building, 1893:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. The second story windows have 1/1 sashes that are early but not original, and the openings are capped with rock-faced stone hoods. The mostly unchanged upper facade is topped with a bracketed cornice which includes a nameplate that reads "Hoberg." A datestone below the cornice reads "A.D. 1892". The second floor has brick corbels just above the storefront and also below the cornice. The storefront appears to have been remodeled in the 1930s or early 1940s. It is surrounded by tan and blue Vitrolite panels. The storefront windows and framing date to the 1930s or 40s; the brick bulkheads are newer. A doorway to the second floor on the east side of the storefront has an original stone sill and Vitrolite cladding around the opening. A modern canvas awning covers the lower facade. [c]

**13. 312 E. Broadway, Floreth, H.W., Building, 1892:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. The upper façade is highly intact; modern single light window sashes constitute the only change of note. A nameplate in the white metal cornice of the upper facade reads "Floreth," and a datestone below reads "A.D.1893." Large round finials flank the name plate. Brick corbels run just below the cornice. The cornice and upper facade detailing are very similar to that of 310 Broadway, next door to the west. The second floor windows have rock faced hoods and a band of stone links the window sills. A modern flat panel covers the area below the second floor window sills, and there is a newer flat canopy at the top of the storefront. The storefront has ca. 1930s bronze frames and a deeply recessed center doorway, with a modern door. The flat bulkheads are painted. Historic photos show that this storefront has been in place since before 1935. [c]

**14. 313-315 E. Broadway, Miller, Dr. M. E., Building, ca. 1922:** A two story commercial block with a metal-sheathed façade and a flat roof. The upper



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Name of Property

Barry, Missouri

County and State

n/a

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facade is covered with modern flat metal sheathing and perforated window grids. The lower facade has all modern materials. [nc]

**15. 314-316 E. Broadway, Cox Drug Store Company (1902), 1892:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. The second story windows have early but not original wood 1/1 sashes. The upper facade is mostly intact, with the exception of a missing cornice. The building has two wide shop spaces and a central doorway which leads to the second floor. A limestone plaque on the upper facade reads "A.D. 1892". The top edge of the front wall has a rough band which was originally covered with a bracketed metal cornice. Historic photos show that the cornice was gone by 1961. The second floor windows feature rock-faced stone hoods, and the upper facade has brick corbels that are very similar to those on the buildings on either side of this one. This building also has stone piers on either side of the lower facade, and on each side of the central doorway of the ground floor. Both storefronts date to the 1930s. The east storefront is particularly intact, with an early front door and mosaic tile floor in the recessed entry. [c]

**16. 317-319 E. Broadway, Durnil Dry Goods Co. (1916), ca. 1915:** A two-story two-part commercial block with brick walls and a flat roof. The extra wide upper facade is faced with glossy white bricks, and accented with forest green brick. This is the only building in the district which has glazed bricks. The green bricks are used in the cornice and as lintels for the wide second floor window openings. Each of the four wide window openings has three, 1/1 sashes. The newer sashes fit the openings well and are similar to historic units. The upper facade was covered for several decades with vertical metal sheathing, which was removed in August 2013. The ground floor has all new materials, which include brick wall cladding around a wide doorway and relatively small glass display windows. [c]

**17. 318 E. Broadway, Williams, J. R., Grocery Store (1905), 1893:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. The second story windows have 1/1 wood sashes which are early but not original. The upper facade is mostly intact, with the exception of a missing cornice; it is detailed to match several others on the same block. A limestone plaque above the upper windows reads "A.D. 1892". The top edge of the front wall has a rough band which was originally covered with a bracketed metal cornice. Historic photos show the cornice was removed before 1961. The second floor windows feature rock-faced stone hoods, and the upper facade has brick corbels that are very similar to those on the buildings to the west. Stone piers flank the storefront as well as a narrow doorway on the lower facade. The storefront has open display windows and brick bulkheads that probably date to

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the 1930s or 40s. A curved metal awning over the storefront was added in the 1940s or 50s. Corrugated plastic covers the original transom space. [c]

**18. 320-322 E. Broadway, First National Bank, ca. 1900:** A three-story stuccoed building with a flat roof. This stone building has flat modern sheathing, with no windows on the façade and a row of fixed windows on the long side wall. It was completely remodeled several decades ago, and it retains no visible exterior historic fabric. [nc]

**19. 321 E. Broadway, Campbell Brothers Confectionary (1905), ca. 1904:** The recent removal of modern sheathing from the upper facade revealed a good deal of historic material on the second floor of the facade, including red brick walls with limestone trim. The upper facade is edged with brick pilasters which have limestone bases and capitals, and the wide second floor window opening has a keystone and quoins of the same type of stone. A bracketed cornice originally topped the front wall; historic photos show that it has been gone since before 1950. Most of the lower facade, which has recently been remodeled, is sheathed with red brick; it also has two modern doorways, one of those includes a small window. A newer angled canopy runs along the top edge of the first floor. [c]

**20. 323 E. Broadway, Fitzgerald Building/Corner Drug Store. ca. 1907:** The second story has an angled corner which faces the intersection of 4th and Broadway. A stone plaque in the upper wall of the angled section reads FIZGERALD. The top edge of the facade bears the marks of a wide cornice, which was probably removed when the metal siding was added, after 1960. There are three 1/1 wood windows on the second floor, all of which appear to be original. Two retain painted signs from early tenants, including one for "Rd. E. W. Russfy, Dentist". The lower facade and long side wall have been remodeled and retain no original fabric. Alterations to the lower facade and side wall make this a non-contributing building. [nc]

**21. 400-402 E. Broadway, Newman's/Davis and Chapell Dry Goods (1894), 1894; current form ca.1922:** A two-story two-part commercial block with brick walls and a flat roof. This building is highly intact to the 1920s. It was built in 1894 with a round corner tower and arched windows across the upper façade, but the tower was removed and the upper west section of the facade was rebuilt between 1917 and 1923. The building features a mix of the Victorian styling that was popular when it was built, and more restrained Craftsman styling that was in vogue when it was partly rebuilt in the 1920s. The east side of the upper façade has three round arched windows topped by rock façade stone blocks, and the west side has flat topped windows. The

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sashes in the east bay are newer 1/1s; those on the west side are boarded over. The top edge of the façade and the upper front of the side wall all appear to date to the ca. 1920s rebuilding. They have simple brick surfaces punctuated by flat piers, and are of red brick that differs from the dull yellow brick used below the top edges of the windows. The lower part of the front wall has two storefronts, as well as an arched center doorway that is surrounded by rock-faced stone blocks. The west storefront (400) is highly intact to the 1920s or 30s. It has a deeply recessed front entry with ca. 1930s storefront framing and a newer door. The east storefront (402) is largely modern, with stuccoed side panels, a recessed metal and glass storefront, and a new awning. The west side wall has rock-faced stone trim, a painted brick wall and early wood windows. Now two separate legal parcels, this appears to have functioned as a single building throughout the period of significance. [c]

**22. 401-403 E. Broadway, ca. 1970:** A one-story commercial building with stuccoed walls and a flat roof. There are two shop spaces that are fronted with open display windows and topped with curved canvas awnings. [nc]

**23. 404 E. Broadway, Davis and Chapel (#2), 1903:** A two-story Late Victorian style two part commercial block with brick walls and a flat roof. A datestone on the highly intact upper facade reads "1903 Davis and Chapel". The upper edge of the front wall features a raised center bay with brick corbels and stone finials. A row of terra cotta egg-and-dart molding runs across the upper wall, level with the top of the datestone. The second floor windows have stone sills and lintels, and early 1/1 sashes that are covered by newer storm windows. A wide steel lintel above the storefront is early or original. The newer storefront is recessed several feet from the face of the building. It consists mostly of glass, with painted metal framing. [c]

**24. 405 E. Broadway, ca. 1909:** A one-story, mixed one-part commercial block with a flat roof. This is the lower story of the west half of a building that was built at 405-407 between 1902 and 1910. The top floor of this half was removed after 1954. The upper edge of the front wall is constructed of concrete blocks that have a vine pattern which matches that of blocks used for the front of 409 Broadway. The steel beam above the storefront is early or original. The storefront opening has been in-filled with brick and modern arched windows which have obscured the historic storefront opening, making this a non-contributing resource. [nc]

**25. 406-408 E. Broadway, Main Variety, 1945:** A one-story one-part commercial block with brick walls and a flat roof. Individual letters spell out MODERN VARIETY across the upper façade. Red enameled metal panels form

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piers on the sides of the façade, and matching panels are used on the front edge of a canopy that shelters the lower facade. The storefront has aluminum frames, with red metal panels above and below open display windows. The storefront is newer, but comparable to the original. The canopy appears to be early or original. [c]

**26. 407 E. Broadway, ca. 1909:** A two-story two-part commercial block with stuccoed concrete block walls and a flat roof. The second floor windows have modern fixed four-light sashes, set in the original openings. This is the east half of a building that was built at 405-407 between 1902 and 1910. The top floor of the other half (at 405) was removed after 1954. The facade of this building received a thick coat of stucco and a new storefront several decades ago. The stucco was added after 1945. [nc]

**27. 409 E. Broadway, Shadel and Ashby Jewelry (1929), ca. 1909:** A two-story Late Victorian style two-part commercial block with early or original ornamental concrete block walls and a flat roof. The facade of this building has an assortment of white and gray painted ornamental concrete block, which includes four different patterns, rusticated, vine, brick, and rock-faced with a flat border. The top of the façade has a single row of small decorative dentils which are also made of concrete. The second floor windows are edged with large flat blocks. Those window openings are original; the 1/1 sashes are modern. The original storefront opening is intact, with newer in-fill that includes modern display windows which sit a few feet back from the front wall, and a pair of modern columns. The transom is in the original location, and there is an original single doorway on the east side of the facade which probably leads to the second floor. The door there is modern. [c]

**28. 410-414 E. Broadway, Salzer Building (J. C. Penney 1929), ca. 1890; current form ca. 1929:** A two-story Craftsman style two-part commercial block with wire cut brick walls and a flat roof. This building was probably built ca. 1890, and remodeled to its current form for J. C. Penney, which opened here in 1929. A one-bay building to the east (416), which is very similar, was probably remodeled at the same time. With the exception of window changes, the three-bay upper façade of this building is highly intact. Each bay of the upper facade has two large second floor window openings, separated by wide brick piers which have polygonal tops and inset carved stone panels. "Salzer Building" is spelled out in ceramic tile along the top edge of the center bay. The top edges of the two side bays are ornamented with flat red and black tiles of indeterminate age. The second floor window openings on all bays are intact, but partially framed-in, and they have small modern windows. A wide band of ribbed sheathing runs across the full facade, above open storefronts; it covers

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the original locations of transoms and a signboard. The storefronts are highly intact. The display windows and framing all appear to date to the 1920s or 30s, and the recessed first floor doorways feature early or original metal ceiling panels. [c]

**29. 411 E. Broadway, ca 1916:** A one-story one-part commercial block with an upper façade of early or original ornamental concrete block. The concrete blocks utilize the same patterns found on the building directly next door at 409 E. Broadway. This building has vine, rusticated and rock-faced concrete block, as well as a cornice which consists of two rows of denticulate blocks, also made of concrete. The upper façade is highly intact. The storefront opening is early, with modern aluminum frames and glazing, and low brick bulkheads below the display windows. [c]

**30. 413 E. Broadway, ca. 1910:** A one-story Late Victorian style one-part commercial block with brick walls and a flat roof. The upper facade features original ornamental brick work which includes a corbelled brick cornice and recessed panels. There is also an early or original tall metal I-beam above the storefront opening. The original storefront opening is intact, but the top part of the opening has fame infill. The current open display windows and low brick bulkheads may be at least fifty years old. [c]

**31. 415 E. Broadway, McIntosh Building, ca. 1909, (current storefront 1947):** A two-story late Victorian style two-part commercial block with brick walls and a flat roof. This building was built ca. 1909 and received a new storefront in 1947. Two large arched window openings on the second floor contain early or original 1/1 sashes. The windows are topped with molded brick bands which have stone accents. The edges of the upper wall are accented with stylized brick pilasters which have limestone capitals. A centrally placed pale limestone nameplate at the roof line reads "McIntosh". A corbelled brick cornice which sits just below the plaque is similar in design to that of the one-story late Victorian style building directly next door, at 413 E. Broadway. Just below the window sills is a recessed brick panel which bears traces of a painted sign which reads "Patton Shoe Store." This building has a highly intact storefront which was installed in 1947. The storefront features slim aluminum frames for the display windows, red marbled Vitrolite wall sheathing, and an early mosaic tile floor in the deep center recess. [c]

**32. 416 E. Broadway, ca. 1890; current form ca. 1929:** A two-story Craftsman style two-part commercial block with wire-cut brick walls and a flat roof. It features a highly intact upper facade, including early or original windows, as well as an early storefront. Each of the two large window openings

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on the second floor is filled with three multi-light windows that are topped with matching transoms. The highly intact upper facade detailing is nearly identical to that of the three-bay building next door, at 410-414. This building has one of the most intact storefronts on Broadway, including one of the few intact historic transoms in the district. The display windows and bulkheads all appear to date to the late 1920s. [c]

**33. 417 E. Broadway, ca. 1927:** A one-story one-part commercial block with metal sheathed walls and a flat roof. Most materials on the façade appear to be modern. The centered front door is flanked by large display windows which sit on simple flat bulkheads. The upper half of the façade is covered by modern vertical metal sheathing and there is a large blank sign panel over the front door. [nc]

**34. 419 E. Broadway, Dio L. Stone Tailor Shop (1916) ca. 1901:** A one-story one-part commercial block with metal sheathed walls and a flat roof. The upper half of the façade is covered by modern vertical metal sheathing which matches that used on 417 E. Broadway. The lower façade is filled with an open storefront which may date to the 1930s or 1940s. The low bulkheads are of wire-cut brick and the display windows have slim aluminum framing. The deeply recessed front doorway has early wood framing and a small transom; the single light wood and glass door is also early. [nc]

**35. 418 E. Broadway, Tatem-Wright Dry Goods Company (1916) ca. 1903:** A two-story Classical Revival style two-part commercial block with brick walls and a flat roof. This building was constructed at the same time as 420-422 Broadway, and they have matching facades. Common features include raised brick quoins, a molded stone cornice, and stone coping on a shaped parapet, all of which are intact and in fair condition. The second floor windows have brick and stone keystones with stone sills and recessed brick spandrel panels. They also have 1/1 wood sashes that are early or original. The original storefront opening is intact; it has highly intact early or original transom, and a newer recessed doorway which is surrounded by open display windows which appear to be a few decades old. [c]

**36. 420-422 E. Broadway, Monett State Bank, ca. 1903:** A two-story Classical Revival style two-part commercial block with brick walls and a flat roof. This large commercial building occupies a corner lot. It was constructed at the same time as 418 Broadway, and they have very similar second-story detailing. Common features include raised brick quoins, brick pendants, a molded stone cornice, and stone coping on a shaped parapet. The long east side wall is detailed to match the facade. The second floor windows on the

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front and east walls all have brick and stone keystones, stone sills, recessed brick spandrel panels and early or original 1/1 wood sashes. This building was constructed with a round corner entrance tower, which was removed in the 1950s. That corner is now square, and lighter colored bricks mark the area of the repair. The lower facade has two sets of ca. 1950s storefronts, and the side wall has large early or original display windows near the front, as well as an earlier storefront at the back edge of the wall, which faces Fifth Street. A large two story brick addition at the back end of the side wall was built ca. 1922. The addition has two ground floor retail or office spaces, each with an open storefront. The transoms are covered with modern sheathing, but the display windows are open and relatively early, and the wood-framed transoms are intact behind the modern coverings. [c]

**37. 211-217 Fifth Street, City Hall and Fire Station, 1929:** A highly intact two-story Spanish Eclectic style building with tan wire-cut brick walls and a complex roofline. The windows have modern 6/6 multi-light sashes, which are very similar to the original sashes. (As seen in historic photos.) This is one of the largest and most highly styled buildings in downtown Monett. It has irregular massing and Spanish Eclectic styling which includes arched windows, red tile roofs, and an ornamental tower. The main block of the building is two stories, with a truncated hip roof. A one-story section with a hip roof on the north side wraps around to the east wall. A modern entryway is tucked into the center of the east wall. The fire department is in the south part of the building, where two large garage doors provide access to Fifth Street. The building has seen few changes; almost all original exterior finishes and patterns of fenestration are intact. It was designed to serve many functions, and when new, housed city offices, the fire department, a public assembly room and the city library. It is still used for everything except the public library. [c]

There is a small one story stucco and concrete block building near the southeast corner of the main building. It is relatively new. [nc]

**38. Vacant lot:** Sanborn maps show that there was a small one story commercial building on this lot during the period of significance. [nc] Site.

**39. 218 Fifth Street, 407 E. Bond Street, Wm. Frederick Cigar Co., 1913:** A two-story two-part commercial block with a brick facade and a flat roof. The side and back walls are constructed of concrete blocks; those used on the street-facing north wall have an ornamental rock-faced pattern. The lower facade is filled with recessed storefronts, which are mostly of modern materials, but similar to the originals, which were also recessed. The center bay may have contained a wagon or garage door when new; it now has a modern glass

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and aluminum door with sidelights. The intact upper façade features a smooth limestone tablet recessed into the upper facade which reads “1913.” A slim cast stone cornice runs along the top of the wall, just below the date stone. Window sills on the front wall are concrete and those on the side walls are of brick. The window openings are mostly intact; the sashes are newer but similar to historic units. There is one newer storefront entry at the back of the north side wall, which faces Bond Street. [c]

**40. 111 Fourth Street, Saloon (1894), ca. 1909:** A one-story Late Victorian style one-part commercial block with brick walls and a flat roof. The upper facade has brick corbels and recessed brick panels, all of which are original and in good condition. Historic photos show that the lower facade originally had a single wide storefront on the south end, with a narrow flat brick wall and doorway on the north. The storefront opening now has a modern brick wall, with a single door and four small square windows. The north side of the lower façade, which has been painted, now contains three small windows. One of those windows is topped with an early or original arched brick header; it appears to have once been a doorway. The other windows are modern. This building could become eligible with the removal of the modern infill from the south end of the facade. [nc]

**41. 115 Fourth Street, Saloon (1893), ca. 1892:** A two-story Late Victorian style two-part commercial block with brick walls and a flat roof. There are three second story window openings which are intact, but boarded over. The upper facade has a brickwork cornice which features triangular pendants. The narrow windows on the second floor have ornamental brick hoods and slender stone sills. All surfaces on the second floor have been painted, including the stone sills. The lower facade is faced with brick, it has two fairly small display windows and two doorways, all of which appear to be newer. Historic photos show that this building has had a nearly solid brick wall on the lower facade since at least 1927. [c]

**42. 209 Fourth Street, Repository, ca. 1909:** A two-story, two-part commercial block with metal sheathing on the façade, stuccoed side walls and a flat roof. The modern side windows have 1/1 sashes; there are no visible windows on the façade. Some storefront components may be early or original; all other exterior finishes are newer. Most of the facade is sheathed with vertical metal siding. This has the potential to become a contributing building, if removal of the modern sheathing were to expose historic fabric. [nc]

**43. Vacant lot:** Sanborn maps show that there was a one story commercial building on this lot during the period of significance. [nc] Site.



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**44. 214-216 Fourth Street, Binion's Furniture, 1947 (current form):** A two-story Moderne style two-part commercial block with stuccoed and concrete block walls and a flat roof. No windows appear in the upper façade. This is a former garage which was remodeled to its current form in 1947. It has seen no changes of note since that time, and is one of the most intact buildings in the district. The upper facade features a blade sign which was probably installed in 1947; it originally read "Binion's Furniture." The upper facade consists of a plain stuccoed wall topped with a simple band of stuccoed molding, and there is a narrow flat canopy at the top edge of the storefront. The storefront has long straight walls that angle back to the off-center doorway. All elements of the storefront, including the wood and glass doors, appear to date to 1947.<sup>1</sup> The storefront has slim aluminum framing members and very low bulkheads that are faced with black Vitrolite. Matching Vitrolite sheaths a small wall next to the door which has a stack of two octagonal windows which also date to the 1940s. The south wall, which originally adjoined a one story building, now overlooks a parking lot. The lower side wall has newer metal cladding. [c]

**45. 215 Fourth Street, Huntress Building, 1984:** A two-story office building with brick walls and a flat roof. The windows have small modern sashes and the façade is modern. A date stone over the doors reads "Huntress 1984". The building has a flat brick facade with small individual windows on each floor and a single wide doorway in the center of the ground floor. [nc]

**46. 217-221 Fourth Street, Gas Service Company and Battery Factory (1937), 1917:** A one-story late Victorian style business block with brick and concrete block walls and a flat roof. This three-bay business block has two primary retail spaces, the two north bays originally served one space and the south bay accessed another smaller one. The facade is of brick, and the rest of the walls are concrete block. The upper facade has brick corbels, and painted stone or terra cotta accents which include string courses above the storefronts and molded coping on the front parapet. A flat tablet recessed into the wall above the center bay is blank. The storefronts of the two north bays are early and highly intact. They have stone bulkheads and slim bronze frames for the display windows. The transoms appear to be intact, albeit covered with flat boards. The lower facade of the south space has a newer storefront, in the original opening. The newer storefront is slightly recessed; it is similar to the historic units next door. [c]

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<sup>1</sup> Floyd V. Stewart, ed. *Monett: The Centennial Salute 1887-1987*, (2nd ed. Murray Bischoff ed. Cassville, Missouri: Litho Printers and Bindery, 2007) pp. 234-235.

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**47. 218 Fourth Street, Ford Auto Agency (1929), 1915:** A two-story Craftsman style two-part commercial block with brick walls and a flat roof. Although this looks like a traditional downtown retail store, historic sources indicate it was built for a car dealership. It sits on a corner lot, with the facade facing 4th Street and a long side wall overlooking E. Bond. The upper facade has cast stone accents which include a date stone that reads "1915". The upper facade originally had a shaped parapet; that feature was removed sometime after 1930. The lower facade and the lower front bay of the side wall are filled with early or original wood-framed storefronts that appear to be among the oldest storefronts in the district. They feature large display windows, separated by slim brick piers. Four-light transoms in wood frames top each of the display windows and the wide front doorway. The second floor of the facade and the north side wall are lined with tall single window openings which contain early or original 1/1 wood sashes. The first floor of the side wall has several early garage door and window openings, which are intact, but filled with newer brick. [c]

**48. 300 Fourth Street, Post Office, 1936:** A one and a half-story building with gold brick walls, a flat roof and restrained Classical Revival styling. Built specifically to serve as a post office, the building continues in its original function. A date stone in the southeast corner of the high concrete water table gives the construction date and the name of the architect, Louis A. Simon. The symmetrical facade has a prominent central entrance bay that is flanked by large banks of windows. The doorway is accessed by a wide flight of steps and a long ramp, both of which appear to be original. Pale limestone trim accents the entrance bay and several windows. Some of the window sashes in the building may be newer, but most windows have early or original multi-light wood sashes that are covered with modern storm windows. Two of the front window surrounds also have carved stone medallions which feature folded wings and stylized propellers. Each of the deep side walls has a basement level entrance which is reached by recessed stairs. The back wall, which has a lower one story ell, has little or no architectural embellishment. [c]

**49. 301 Fourth Street, Masonic Temple, 1922:** A three and a half-story Classical Revival style building with brick walls and a flat roof. This is one of the largest and most highly styled buildings in the district. It features smooth limestone accents which include keystones over the windows, a molded cornice, and a classical entablature at the front door. There is a Masonic symbol cut into the stone over the front door, and the words "Masonic Temple" are incised in the entablature. The high stone foundation walls are built of rough stones and topped by a smooth stone water table. The stone cornice, which runs along the front and side walls, is topped by a short brick parapet

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which is accented with a stone balustrade in the center of the facade. All of the original window openings are intact, including the front third floor, which have shallow stone balconies that are fronted with iron railings. The windows have newer 1/1 sashes that appear similar to the originals. The windows on the first floor have large transoms that have been filled with solid panels. A large cornerstone in the southwest corner of the foundation includes the construction date and information about the Masonic chapter for whom the building was constructed. [c]

**50. 207-209 Third Street, Tin Shop (1923), ca.1920:** A one-story, one-part commercial block with stuccoed and brick walls and a flat roof. This modest commercial building has modern plywood sheathing on the facade. The original storefront opening is intact but partly framed in and filled with new hung windows and a modern doorway. [nc]

**51. 219 Third Street, Bill Martin's Chevrolet (1985), ca. 1940:** A two-story Moderne style commercial garage with brick walls and a flat roof. It is a freestanding building, with a curved corner and stepped front parapet. Display windows line the front (west) wall and wrap around the curved corner to the north side wall. The upper floor window openings are all intact; they are filled with early casement style sashes. There are several large windows on the back part of the north wall that are covered; they are the only early feature to have seen any changes of note. [c]

The property includes a low one-story frame garage, which sits back from the street to the south of the main building. It has a shed roof and metal siding. It was built after 1954, but appears to be several decades old. [nc]

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**Summary:**

The Downtown Monett Commercial Historic District occupies several blocks in the original commercial center of Monett, Barry County, Missouri. The historic district is part of the town's original civic and commercial center. It is locally significant in the area of Commerce, under National Register Criterion A. Monett developed as a regional trading and shipping center after the Frisco Railroad established a division point there in 1887, and the railroad played a vital role in the local economy into the middle of the 20<sup>th</sup> century. The district encompasses the core of the town's original commercial center. The late 19<sup>th</sup> and early 20<sup>th</sup> century commercial and civic architecture of the district represents all of the intact historic civic and most of the intact historic commercial buildings in the community. There are 51 properties in the district, with 48 primary buildings, 2 outbuildings, and 3 sites. (The sites are vacant lots.) There are 35 contributing resources, all of which are primary buildings. Several of the contributing buildings are the largest intact historic buildings in Monett. The 18 non-contributing resources include 2 small outbuildings, 3 vacant lots, and 13 primary buildings. The oldest buildings in the district were built ca. 1892, just a few years after this part of town was platted, and the newest of the group were remodeled to their current forms in 1947. The period of significance begins with construction of the oldest building in 1892, and ends in 1947, by which time the area was well-established and the economic influence of railroad trade was fading. The opening of a shoe factory near the railroad in 1947 marks the beginning of a transition which saw the town become a center of industrial activity in the last half of the 20<sup>th</sup> century. Many of the buildings in the district have seen more than 120 years of constant commercial use, and this group of resources offers a tangible link to the early development of Monett.

**Elaboration:**

Northern Barry County gained access to rail service relatively early in the development of the state's rail system, when the South Pacific Railroad completed a line from Springfield to nearby Pierce City in 1870.<sup>2</sup> That line was taken over by the Atlantic and Pacific (A&P) later that same year. The A&P continued a westward push, past the Missouri border and on into Indian Territory, before being stalled by issues with land ownership and financial trouble from the Panic of 1873.<sup>3</sup> The A&P entered into bankruptcy in 1875, and in 1876, the newly organized St. Louis and San Francisco Railroad gained

<sup>2</sup> Monett: The Centennial Salute 1887-1987, p. 347.

<sup>3</sup> Monett: The Centennial Salute 1887-1987, p. 348.

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control of much of the A&P network, including the line which ran through the north part of Barry County.

The St. Louis and San Francisco Railroad, which soon became known as the Frisco, operated for over 100 years, far longer than its predecessors. The Frisco soon developed into one of the leading railroad companies in Missouri, and it remained in operation until 1980 when it merged into the Burlington Northern Railroad Company.<sup>4</sup> The Frisco was one of the first railroad companies to convert to diesel, and it developed the tri-level rack automobile car.<sup>5</sup> By 1904, the Frisco line controlled more than 1,100 miles of track in the state, including most of the rail lines in southwest Missouri.<sup>6</sup> Early Frisco lines in Barry County included the east-west route through what is now Monett, as well as a southern branch which was added in 1883.<sup>7</sup> (See Figure 5.)

Monett is one of many Missouri cities established specifically because of the Frisco Railroad. Although a small settlement, known early as Billings and later as Plymouth, was established near the present town site in the 1870s, Monett was not officially established until 1887. Monett was created by the Monett Town Company, which incorporated on April 8, 1887 with the stated purpose of engaging in real estate activities "at or near Plymouth, a station on the line of the St. Louis and San Francisco Railway."<sup>8</sup>

The Town Company had five founding members, including Springfield banker B. F. Hobart, who owned almost all of the original stock. The group apparently founded the company purely as a speculative venture; all were from the Springfield area, and none appear to have lived or done business in the new town after their lots were sold. Hobart's decision to invest in real estate near the railroad line was probably influenced by earlier business dealings with the Frisco Railroad. In 1882, he served as a financial officer for a company which constructed the first rail line into what is now the city of Tulsa, Oklahoma.<sup>9</sup> That project connected towns in the Indian Territory to the

<sup>4</sup>Monett: The Centennial Salute 1887-1987, p. 351.

<sup>5</sup>Monett: The Centennial Salute 1887-1987, p. 351.

<sup>6</sup>Walter Williams, *The State of Missouri: An Autobiography*, (Columbia, MO: E. W. Stephens, 1904) pp. 191-195.

<sup>7</sup>Frank Apperson, et. al. "100 Years of Service: A condensed History of the Frisco Railroad." (42 page booklet produced for the Frisco Veterans' Reunion in St. Louis, 1960.)

<sup>8</sup>"Articles of Association of the Monett Town Company," Deed Book 37, pp. 72-73, Barry County Recorder's Office, Cassville, MO.

<sup>9</sup>Garland, Carolyn K., ed. "The Beginning of Tulsa by J. M. Hall (1927).  
<http://www.tulsaokhistory.com/hall/pg009.html>.

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growing railroad network of the Frisco Railroad, via Pierce City and points to the east.

It is likely that Hobart and the other members of the town company knew about a decision of the Frisco Railroad to move their service facilities from nearby Pierce City to Monett. Pierce City is located just a few miles northwest, in southern Lawrence County. Early accounts of the move indicate that Pierce City did not have enough right-of-way for a new round house and other service facilities, prompting the railroad to shift their division point five miles down the track to the newly renamed town of Monett.<sup>10</sup> The new location also offered a natural advantage of being at the junction of two Frisco lines. Plymouth Junction marked the intersection of the main line, which ran east-west through the area, with the Texas branch, which headed due south from Plymouth Junction. (See Figure 5.)

The Frisco Railroad was clearly interested in making a move well before the Monett Town Company was formed. Seven months before the town company organized, the Pierce City newspaper reported that the Frisco Railroad had purchased some 200 acres of land near Plymouth, and later noted that "Plymouth Junction is attracting considerable attention just now. Reports have it that the Frisco road intends making that the end of the Arkansas division. That they also intend putting in a round house there some time in the near future."<sup>11</sup> That account proved to be accurate; by the late spring of 1887, the railroad line had changed the name of their Plymouth station to Monett and had begun work on a new round house.<sup>12</sup>

The decision to move the division point meant major changes for both communities, and Pierce City's loss was Monett's gain. Division points were regional centers for a range of railroad operations, including maintenance for steam engines, which had to be serviced every 100 miles or so. Trains would often stop at division points to change engines and crews. And, as was the case in Monett, the railroad line often provided other services such as hotels and restaurants which catered to both travelers and railroad employees. An 1887 newspaper article about the changes in Monett noted that the Frisco line

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<sup>10</sup>Monett: *The Centennial Salute 1887-1987*, p. 60.

<sup>11</sup>*Pierce City Weekly Empire*, October 21 and December 9, 1886, from <http://freepages.history.rootsweb.ancestry.com/~cappscreek/monettnews.html#monett>.

<sup>12</sup>*Neosho Miner and Mechanic*, May 7, 1887, from <http://freepages.history.rootsweb.ancestry.com/~cappscreek/monettnews.html#monett>.

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had “also decided to build a dining-room there and have all their trains stop at Monett for dinner instead of Peirce City as heretofore.”<sup>13</sup>

In October 1887, the division point was officially moved to Monett. That change initiated a remarkable flurry of development. In just a few months, Monett had more than a thousand residents. A copy of a letterhead for the agents of the Monett Town Company dated March 16, 1888, proclaimed that Monett was “4 months old; has 1400 inhabitants.”<sup>14</sup> That was not an idle boast. The new town was large enough to be incorporated as a 4th class city that same year, and by 1889 a state gazetteer listed the population as 2,500. The gazetteer noted that some 600 houses “some of them very handsome,” had been completed, as well as “a large number of substantial stores, both in brick and frame.”<sup>15</sup> According to a description which was included in an 1888 publication, most of those new houses were north of Bond Street, and commercial construction was concentrated just north of the new Frisco depot and hotel, which were located at Fifth and Front Street.<sup>16</sup>

Gazetteer listings from the late 1880s show that Monett quickly became home to an impressively diverse collection of businesses, with 103 different establishments in place by 1889.<sup>17</sup> The building boom had naturally spawned a demand for construction related businesses, which included a planing mill, three lumber yards and a brick yard. Those in the construction trades included architects, carpenters, and painters. Travelers and residents also had access to a variety of services, including hotels, billiard halls, saloons and restaurants. Retail stores offered everything from shoes to confections. There were several hardware and dry goods stores, as well as grocers, meat markets and druggists. The fast-growing town also supported a range of professions, including real estate, banking, physicians and attorneys.

By 1892, when the town was first mapped by the Sanborn Fire Insurance Company, commercial development was concentrated in four large blocks around the intersection of Broadway and 4<sup>th</sup> Street, and Broadway had become

<sup>13</sup> *St. Louis Post-Dispatch*, Tuesday, September 20, 1887, from

<http://freepages.history.rootsweb.ancestry.com/~cappscreek/monettnews.html#monett>.

<sup>14</sup> <http://freepages.history.rootsweb.ancestry.com/~cappscreek/monettnews.html#monett>.

<sup>15</sup> *Missouri Gazetteer and Business Directory 1889-90, Vol. VI.* (St. Louis, MO. R.L. Polk and Co.) pp. 846.

<sup>16</sup> *History of Newton, Lawrence, Barry, McDonald Counties—Missouri*, (Chicago: Goodspeed Publishing Company, 1888.) None of the early railroad buildings, which were located in the floodplain of Kelly Creek, have survived.

<sup>17</sup> *History of Newton, Lawrence, Barry, McDonald Counties—Missouri*, and *Missouri Gazetteer and Business Directory 1889-90, Vol. VI.* pp. 846-847.

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the center of the commercial district. (See Figure 5. Much of that area is now within the historic district boundaries.) The map shows that almost every lot on the north side of Broadway between 3<sup>rd</sup> and 5<sup>th</sup> streets was full. Just over half of the lots on the south side of the same stretch of road had also been developed, and smaller buildings were scattered along Bond and the adjacent cross streets.

Although most of those new businesses occupied fairly modest frame shops, there were also several larger brick buildings, many of which are still in use. They include a three-story brick opera hall and five smaller brick commercial buildings. The opera hall was constructed ca. 1893, by or for Ed. S. Wilson, who had moved to Monett in April 1888. The construction and successful operation of an opera hall at such an early date is testament to the relative sophistication of the new community, which just a few years after being established had moved beyond providing basic services for residents and visitors. The opera hall stage and balcony occupied the upper floors, and the ground floor was used for retail. Wilson Grocery has been named as an early tenant of that space, and Alfred Cunedt owned and operated a grocery store on the first floor there from 1933 until 1960.<sup>18</sup>

That same block of Broadway also contains five two-story brick commercial buildings which were built before 1894. Four of those have such similar architectural detailing that they appear to have been the work of a single architect and/or contractor. Each is two stories, with elaborate upper façade detailing that includes prominent rows of brick corbels, and rock-faced stone hoods on the second story windows. They were all built with bracketed metal cornices, and each has an inset datestone which reads “A. D. 1892”. (The 1892 datestone on the building at 318 E. Broadway was a bit optimistic—the Sanborn map shows that only the foundation was complete in 1893.)

Two of the buildings still have their original cornices, which include nameplates that identify the first owners. The building at 310 E. Broadway bears the name “Hoberg” and its near-twin at 312 is titled “Floreth.” No mention of any businesses operated by anyone named Hoberg has been found in early gazetteers or historical accounts, inviting speculation that the Hoberg building was built as a rental property. It is known to have been the early home of the Sweetman Drug store, which was operated by one of Monett’s first postmasters, Charles M. Sweetman.<sup>19</sup> Means & Sweetman had a drug store in Monett as early as 1888, and the Hoberg building may have been built

<sup>18</sup> Monett: The Centennial Salute 1887-1987, pp. 300, 334, 412.

<sup>19</sup> 1889 Gazetteer, and Monett: The Centennial Salute 1887-1987, p. 412.



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specifically to house their shop. The building continued to house drug stores into the last half of the 20<sup>th</sup> century, including the McKee Drug Store, which was there for more than thirty years.<sup>20</sup> The Floreth Building, which was built for H. W. Floreth, had an equally long tenure in its original function. The Floreth family operated a hardware store there until 1952.<sup>21</sup>

All of the buildings described above, as well as most of the other two-story commercial buildings in the district, take the very common architectural form known as a two-part commercial block. Architectural historian Richard Longstreth describes the two-part commercial block as “the most common type of composition used for small and moderate sized commercial buildings throughout the country.”<sup>22</sup> As the name implies, two-part commercial blocks have two sections--the single-story lower zones are intended for commercial use, while the upper floors are generally used for more private functions, such as offices, residences or meeting halls. Two-part commercial blocks became popular throughout the country in the 1850s, and by the late 19<sup>th</sup> century, they had become a standard form for modest multi-story commercial architecture. Two-part commercial blocks are the most common building form in the district yet today, and most function in a typical manner, with retail businesses on the ground floors and offices or residences above.

The remarkable spate of growth which followed the relocation of the Frisco division point created a small city in a few short years and established a commercial center is still in use. While Monett did not grow to be the metropolis some early promoters had envisioned, the following decades did bring steady commercial development. By the dawn of the 20<sup>th</sup> century, Monett was home to 3,000 people and more than 185 different businesses.<sup>23</sup> Public services and cultural endeavors kept pace with commercial growth. City leaders erected a sturdy brick city hall and fire station, and the 1898 gazetteer noted that the town had electrical service as well as “churches of the leading denominations, excellent schools, telephone connection, good hotels, an opera house, a bank, water works....”<sup>24</sup>

<sup>20</sup> Early photos, city directories and phone books show that McKee had a drug store from at least 1909-1943, and it was still listed as a drug store on the 19954 Sanborn.

<sup>21</sup> Ibid, p. 28.

<sup>22</sup> Richard Longstreth, *The Buildings of Main Street* (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

<sup>23</sup> Missouri Gazetteer and Business Directory 1898-99, (St. Louis, MO. R.L. Polk and Co.) p. 833.

<sup>24</sup> Ibid.

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By the early 1900s, many of the first frame shops had been replaced by larger brick buildings, and new stores had been added to formerly empty lots. One of the largest new buildings on Broadway was a two-story stone and brick business block that had two store spaces on the first floor, as well as a round corner turret and arched windows across the upper facade. The building, which was built at 400-402 E. Broadway in 1894, appears to have been built specifically for two prominent early businesses, Newman's Clothing Store and Davis and Chapell Dry Goods.<sup>25</sup> Newman's later moved to Joplin, where it developed into one of that town's largest department stores.

Davis & Chapell had been one of the first businesses in the new town, with a dry goods store in operation by 1888, and they enjoyed a long tenure in Monett. They built a new building of their own at 404 Broadway in 1904, and remained at that location through the late 1910s. (That building has also survived.) Sometime between 1917 and 1923, the Newman's building saw a major remodeling which was probably done to address damage from a storm or fire. That project included the removal of the turret, a partial reconstruction of the upper west facade, and a new storefront for the corner shop. The building has seen few changes of note since then, and it continues to house local businesses.

Another major new building was constructed ca. 1903 at the corner of Fifth and Broadway. That large two-story brick building was built for the Monett State Bank, which was organized in 1902, and the ground floor of the prominent corner building housed a bank for decades. In the late 1920s, the Monett State Bank was taken over by another bank company, which was in turn absorbed by the Gillioz Bank and Trust Company. The Gillioz Bank operated there into the 1940s or later. One of three bank buildings in town when it was new, it is the only intact historic bank building in the area today.<sup>26</sup>

A ca. 1906 postcard which featured the new Monett State bank building also shows that the north side of the 300 and 400 blocks of Broadway had become lined with sturdy two- and three-story commercial buildings by then. (See Figure 6.) The large number of multi-story buildings in the commercial center indicates a market for more than retail stores in downtown Monett. The upper floors provided valuable additional space for everything from rental housing to office space for professional services.

<sup>25</sup> Monett Times Centennial Jan. 13, 2000, p. 32A.

<sup>26</sup> Sanborn maps and historic directories were used to identify past and present bank buildings.

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The Monett State Bank building, for example, included private offices which housed a variety of professionals during the period of significance. Early tenants included attorneys, insurance salesmen, contractors and medical professionals. One of the first tenants in the building, Dr. Charles T. Dusenbury, had a notably long career in Monett. Gazetteers show he was operating a drug store in town in 1892, and he maintained an office in the bank building into the late 1930s. Dusenbury was far from the only doctor with downtown offices; more than 80% of the doctors and dentists listed in a 1905 city directory for Monett had offices in the top floors of downtown commercial buildings.<sup>27</sup>

Other downtown commercial buildings had residential space on the upper levels. Individual rooms were more common than apartments, probably due to a strong demand for rental housing for railroad workers. All five of the "furnished room" listings in the 1905 city directory, for example, were located in the commercial center. The top floor of 314-316 E. Broadway had a particularly long tenure as rental housing; it was built with rental rooms in 1892, and it continued in that function into the last half of the 20<sup>th</sup> century.<sup>28</sup>

The early decades of the 20<sup>th</sup> century brought a spate of civic improvements. A program to install brick streets in town began on Broadway in 1916, and new electric streetlights were added throughout the commercial center a few years later. One of the largest public expenditures of the era came in 1929, when the city replaced its 19<sup>th</sup> century city hall and fire station with a large new building. It was designed by Springfield architect Earl Hawkins, and built by regionally prominent contractor M. E. Gillioz at a cost of \$55,000.<sup>29</sup> The rambling Spanish Eclectic style building was designed to serve many functions, and when new, it housed city offices, the fire department, a public assembly room and the city library. The building today looks very much as it did when it opened in 1929, and is still used for everything except the public library.

The City Hall project was one of several prominent buildings constructed by Maurice E. Gillioz, who was described in one publication as "Monett's Greatest Builder."<sup>30</sup> Gillioz made his home in Monett in 1907 after securing a contract to build footings for a bridge over Kelly Creek. He remained a resident

<sup>27</sup> Prewitt and Dunham's Monett Classified Business Directory 1905, (Springfield: Prewitt-Dunham Directory Company, 1905) pp.72-92.

<sup>28</sup> Sanborn maps.

<sup>29</sup> Monett Times, "M. E. Gillioz Memorial Edition." (On file at the Monett Public Library, n.d.)

<sup>30</sup> Ibid.

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even after his construction business grew to include large commissions all over southwest Missouri. He served as the contractor for several large projects in Springfield in the early decades of the 20<sup>th</sup> century, including public school buildings and several highway projects. He was also involved in theater development and construction. He created a Gillioz Theater in Springfield and another in Monett, and built the Fox Theater in Joplin. The Gillioz Theater in Monett has since been demolished, but the one in Springfield has survived and has recently been restored. One of his larger early projects in Monett was the construction of the three-story Masonic Temple at 301 Fourth Street in 1922. That elegant brick building has survived with few exterior changes of note. It is one of the largest and most styled buildings in the historic district. (It is not known if that building was professionally designed; no mention an architect has been found.)

Local businesses kept pace with the rate of civic improvements in the early 20<sup>th</sup> century, and by the late 1920s almost all of the existing buildings within the historic district had been completed. During the early 1900s, several new businesses opened, and many established businesses updated their buildings or constructed new ones. As is often the case in commercial centers, storefronts were often remodeled to reflect changing trends in merchandising. In Monett, many of the original heavy wood-framed storefronts were replaced with units which featured slimmer metal frames and more display space. (See Figures 7 and 8, typical wood- and metal-framed storefronts.) Storefront changes began in the late 1910s and continued into the late 1940s. Many of those new storefronts were documented in a 1937 publication titled Barry County in Pictures, which included numerous photos of local businesses. An impressive number of the replacement storefronts are still in use today; more than 20 buildings in the district retain at least some components which were installed in the 1920s, 30s or 40s. They include the Floreth Hardware Company building, at 312 Broadway, which was built in 1892 and had received its current storefront by the time it was photographed for the 1937 publication.

For some merchants, the decision to replace a storefront may have been due to an act of nature as much as business trends. Kelly Creek, which runs between Front Street and Broadway in much of the downtown area, has a long history of overflowing its banks. Floodwaters have covered Broadway numerous times since the town was established. Historic photos document significant floods in 1919, 1928 and 1943, and the trend has continued into modern times. (See Figure 9.) The wood-framed storefronts that were installed in the late 1800s and early 1900s would have been more prone to water

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damage than the solid bulkheads and metal window frames that were typical of buildings constructed or remodeled after the late 1910s.

At least one later building in the district was specifically designed to lessen the likelihood of flood damage. In 1945, longtime area merchants Charles and Lenora Main moved their store, Main Variety, from 320 E. Broadway to a brand new building at 406 E. Broadway. A description of that move noted that "a modern store building was erected, with the floor level raised to avoid the threat of Kelly Creek's high water."<sup>31</sup> The new location proved to be a success; the Main family ran the business there until 1968, and it is still in operation today, as the Modern Variety Store.

Several new business buildings were also constructed in the 1910s and 20s, including buildings for new companies as well as new buildings for established local merchants. A two-story brick building constructed in 1913 at what is now 218 Fifth Street housed a type of business not often seen in Missouri. The second floor of the building housed the Wm. Frederick Cigar Company from the time it was built into the late 1930s. Another unusual downtown business was located one block west of the cigar factory, at 217-222 Fourth Street. One bay of that one-story brick building housed a gas service company and a battery company for more than 30 years. An ad for the battery company that ran in a 1937 photo book shows that they supplied batteries for farm lighting systems as well as radios and automobile.<sup>32</sup>

Among the new buildings for established businesses was a two-story brick building at 222 E. Broadway, which was built in 1914 for the Armstrong Grocery Company. John W. Armstrong began operating a grocery store in Monett in the late 1890s. The grocery company and his family had been sharing a frame commercial building nearby, but as both the business and the family grew, Armstrong moved his family into a separate house and built a larger new building to house the grocery company. The new building included rental housing on the second floor and a commercial space on the first floor. The commercial space was fronted by an open storefront which featured a ribbon of transom windows and open display windows over low bulkheads. Armstrong's building may have inspired some of the storefront remodeling

<sup>31</sup> Monett: The Centennial Salute 1887-1987, p. 243.

<sup>32</sup> Barry County in Pictures, Barry County, 1937, (Reproduced online at <http://www.rootsweb.ancestry.com/~mobarry/photos/index.htm> Accessed August 2013.)

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projects elsewhere in the district—it was described in one historical account as the “first in Monett with full front picture windows.”<sup>33</sup>

The Armstrong Grocery Company is also reported to have owned one of the town’s first delivery trucks, a 1915 Ford. Armstrong’s switch from wagon to truck was typical; the automobile was rapidly becoming a prominent part of American life. That change was reflected in the business profile of downtown Monett. Mr. Armstrong may have purchased his new truck from the Reinsmith Electric and Auto Company, which occupied a two-story brick building at Bond and Fifth Street that was built in 1915. Although the Reinsmith building looks like a traditional two part commercial block, historic maps show that it was constructed specifically to serve the new automobile trade. The 1917 Sanborn map labels it as a garage, with a note that the garage was to move across the street, to what is now 217-221 Fourth Street. A 1923 Sanborn map labels the Reinsmith building as an auto show room, and the building at 217-221 as a commercial garage, with room for 25 cars.

An article published in the local paper in 1926 shows that automobile ownership had become so widespread that civic leaders were faced with a problem many downtowns struggle with today: parking. A 1926 issue of the Monett Times complained that “Monett is face to face with the problem of parking cars on Broadway. Business men and local people are in the habit of parking their cars in front of the places of business and leaving them there all day. People who come here to trade sometimes have to drive up and down the street several times before they can find a place to park.”<sup>34</sup>

Even though cars quickly became a part of everyday life, the railroad continued in its role as the town’s most leading employer. In 1937, for example, nearly 1 in 8 people who lived in Monett worked for the railroad, which had 530 local employees, and an annual payroll of \$1.2 million.<sup>35</sup> The railroad jobs appear to have provided a hedge against the hard times of the Great Depression, and the town actually saw an increase in population in the 1930s, from 4,500 in 1935 to just over 5,000 in 1941.<sup>36</sup>

The railroad and the federal government also contributed to the local economy via the Monett Post Office, which handled local mail as well as that generated by five railway post offices, and four divisions of the Frisco line. That

<sup>33</sup> Monett: The Centennial Salute 1887-1987, p. 289.

<sup>34</sup> Monett Times, August 18, 1926. (Clipping on file at the Monett public library.)

<sup>35</sup> Barry County in Pictures, p. 86.

<sup>36</sup> Jay B. Iden, Monett, the Magnet of Southwest Missouri, (Promotional pamphlet on file at the Missouri State Historical Society, Columbia, MO. ca. 1935.)

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heavy volume spurred the construction of a new \$70,000 Post Office building at 300 Fourth Street in 1936. An article about that construction project noted that the Monett facility handled mail from eight daily trains, which amounted to more than 60 sacks of mail a day.<sup>37</sup> The 1936 Post Office, which is still in service, is among the downtown area's few professionally designed buildings. According to a date stone on the front wall, Louis A. Simon was the supervising architect, and Neal A. Melick was the supervising engineer.

The railroad also provided valuable shipping opportunities for farmers in the area. Strawberries were a particularly popular crop in southwest Missouri in the 1920s and 30s, and Monett served as a regional shipping center for berries. One historical account noted that "strawberries were a cash crop that added many dollars to the Ozarks region."<sup>38</sup> During strawberry season, the Frisco railroad sometimes added special trains to get the fresh fruit shipped in a timely manner. The berry industry was large enough to support a trade organization in Monett, the Ozark Fruit Growers Association. In 1926, that group built a brick building on the north side of the business district (404 E. Bond) to serve as their headquarters. The solid two-story building had association offices on the first floor and an auction hall on the second.<sup>39</sup> That building, now used as apartments, has survived with few exterior alterations, and it still bears stone tablets which spell out "O.F.G.A." across the upper façade.

The commercial center remained strong enough in the 1930s and 40s that national chain stores began to operate alongside local businesses. The largest national retailer to have a presence in the commercial district was J. C. Penney. The building at 410-414 E. Broadway became Missouri's 43rd J. C. Penney company store on October 26, 1929.<sup>40</sup> That building was probably built ca. 1890 and drastically remodeled for then-owner Ed Salzer about the time Penney's moved in. The department store is shown occupying 410-412 (the two west bays) in a 1937 photo, and it eventually expanded into all three; they remained in operation there until 1986. A single-bay building directly east of the Penney's building (416 E. Broadway) was remodeled at the same time, with nearly identical detailing. That building housed the Messick Confectionary from the time it was remodeled into the late 1930s, and both buildings continue in commercial use today. The shop at 416 Broadway has

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<sup>37</sup> "Postmaster Martin to Hold Open House," Undated newspaper clipping on file at the Monett Public Library, (Probably Monett Times, 1936.)

<sup>38</sup> Monett: The Centennial Salute 1887-1987, p. 418.

<sup>39</sup> Monett Times Centennial, Special Edition, Jan. 13, 2000.

<sup>40</sup> Monett: The Centennial Salute 1887-1987, p. 248.

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one of the most intact facades in the historic district; neither the upper façade nor the storefront appear to have seen any changes of note since the late 1920s.

As was the case for many Missouri communities, Monett experienced an upswing in economic activity just after World War II. The Frisco made major investments in new equipment, and upgraded the depot at Monett.<sup>41</sup> Downtown businesses saw increased activity, and several local companies upgraded their buildings. The final year of the period of significance, 1947, was particularly busy, with at least two major remodeling projects and the establishment of the town's first major manufacturing facility.

One of the largest downtown remodeling projects of 1947 was done by area businessman C. B. Binion and his son-in-law, who remodeled an existing building to house their business, Binion's Furniture.<sup>42</sup> That project transformed a former commercial garage into a Streamline Moderne style commercial building, complete with an angled storefront and distinctive vertical blade sign. The new storefront was sheltered by a flat canopy and surrounded by structural glass panels. The remodeled building proved to be a good fit for the furniture business, which operated there for more than forty years. The building is still in service, and it looks today much as it did in 1947.

Like the Binion's building, several downtown buildings which were updated with structural glass cladding in the 1930s or 40s. In a few cases, those updates consisted of simply installing glass tiles on the wall around an existing storefront, while others involved all new storefronts as well. One of the most intact examples of an all-new storefront with structural glass was done about the same time as the Binion's building. In 1946 or 47, the Patton Shoe store, which had been operating at 415 E. Broadway for years, remodeled the front of their building to include structural glass wall panels and an open storefront which includes a deeply recessed front door that was flanked by display cases. That 1940s storefront is still in place and in good condition; it looks much as it did during the shoe store's 1947 grand reopening celebration.<sup>43</sup>

The postwar period also saw the beginning of a more diverse employment base for Monett, with the establishment of an industry which would come to play a major role in the local economy. In the fall of 1947, the Vaisey-Bristol

<sup>41</sup> Barry County in Pictures, 1937, Monett: The Centennial Salute 1887-1987, pp. 371-372.

<sup>42</sup> Ibid, pp. 234-235.

<sup>43</sup> Monett: The Centennial Salute 1887-1987, p. 247.



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Shoe Company began manufacturing shoes in a former railroad hotel at the south end of Fifth Street. They started out with just 8 employees but quickly expanded; within a year, the company's payroll topped \$1.5 million, and they had an annual output of nearly 2 million pairs of shoes.<sup>44</sup>

The shoe factory opened just in time to offset a decline in railroad activity. The growing popularity of automobile travel began to take a toll on passenger service for the railroad, which dropped the number of people who came through on the trains. The number of jobs for maintenance workers was also reduced during this time due to the fact that the new diesel engines used by the railroad needed less service than the original steam locomotives. One description of the era noted that the switch to diesel "signaled the end of the line for the Monett shops and roundhouse."<sup>45</sup> The local support buildings were gradually decommissioned, and many employees were moved to other sites on the line. Finally, in 1953, the roundhouse was demolished, and most local service jobs for the Frisco line were eliminated.<sup>46</sup>

Fortunately, the Monett Chamber of Commerce and other civic leaders were paying attention to the changes, and began working to attract new sources of employment to the community even before the Frisco line curtailed its operations. They are credited with attracting the Vaisey-Bristol Company, as well as the Producer's Creamery, another large operation which opened in 1948.<sup>47</sup> The group successfully recruited more industries, and in the late 1950s formed the Monett Industrial Development Corporation, with \$100,000 in common stock.<sup>48</sup>

The Development Corporation went on to develop an industrial park and to attract a wide variety of industrial concerns to the community. By the time railroad passenger service was discontinued in 1967, Monett had acquired several new manufacturers, and developed a solid manufacturing base. In 1961, for example, there were 12 factories in town, which provided employment for 1,500 workers.<sup>49</sup> By 1983, local industries employed 3,000, for a combined annual payroll of more than \$33 million.<sup>50</sup> Their success was noted in a

<sup>44</sup> Monett: The Centennial Salute 1887-1987, p. 54, and Monett: Images of America, p. 35.

<sup>45</sup> Monett: The Centennial Salute 1887-1987, p. 369.

<sup>46</sup> Ibid.

<sup>47</sup> Monett: The Centennial Salute 1887-1987, p. 210.

<sup>48</sup> Ibid.

<sup>49</sup> "Monett City Hall and Splendid Civic Spirit," Ozark Mountaineer, Nov. 1961. (Clipping on file at the Monett City Library.)

<sup>50</sup> Monett: The Centennial Salute 1887-1987, p. 212.

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feature article which appeared in the Kansas City Times in 1983, which described Monett as the “city that refused to die.”<sup>51</sup>

The buildings of the commercial center saw few changes with the economic shift to manufacturing, and the historic district today looks much as it did in the late 1940s. By the time the Vaisey-Bristol company began making shoes on Fifth Street, Broadway and the surrounding streets were lined with sturdy commercial buildings, most of which survive and continue in their original commercial function. Physical changes within the historic district boundaries since then have been particularly rare.

### Conclusion

The history of Monett and the buildings of the historic district are closely tied to the history of the Frisco Railroad. The town was created to take advantage of railroad service, and its economy was heavily dependent upon the railroad throughout the first half of the 20<sup>th</sup> century. Although the railroad is no longer a driver of the local economy, it is still a presence in the community via the Frisco’s successor line, the Burlington Northern. The period of significance for the district aligns with the time the railroad dominated the local economy, but the buildings in the district, like the railroad, have remained in use well into the 21<sup>st</sup> century. The streets of the business district today clearly reflect the long commercial history of Monett.

### Appendix: Chronology

1887 Monett surveyed. Development began immediately.

1889 Gazetteer gives population as 2,500, lists 103 different businesses, incorporated as a 4<sup>th</sup> class city. Said that “two years ago the land was as yet used for farming purposes.”

1892 Gazetteer---Population 2,500, lists 146 different businesses.

1893 Sanborn shows a well-developed commercial center.

1894 Gazetteer --Population 2,500, 127 different businesses.

1899 State Gazetteer gives population as 3,000, lists 185 different businesses.

The town had electricity, telephone service and a water works.

1916 ca. Streets bricked.

1935, ca. Promotional pamphlet puts population at 4,110.

1937 Sesquicentennial celebration—Barry County in Pictures published.

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<sup>51</sup> “Monett, MO: Gamble Paid off for a city that refused to die,” Kansas City Times, pp. E-1, E-2.

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Frisco Railroad had 530 employees, with an annual payroll of \$1.2 million in Monett.

1947 Vaisey-Bristol Shoe Company moves to Monett. **End of the period of significance.**

1948 Producer's Creamery opened.

1950 Population 4,771.

1958 Monett Industrial Development Corporation is established.

1970 Population 5,937.

1983 Article in Kansas City Star says population is about 6,000 and notes the dominant role of manufacturing.

2012 population is 8,922. (20% increase since 2000)

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**Additional Coordinates**

E: 36.921577°, -93.922372°

F: 36.921213°, -93.922259°

G: 36.921170°, -93.922420°

H: 36.920575°, -93.922166°

I: 36.919947°, -93.924474°

J: 36.920955°, -93.924880°

K: 36.921018°, -93.924553°

L: 36.921452°, -93.924774°

M: 36.921585°, -93.924209°

N: 36.921964°, -93.924402°

**Verbal Boundary Description**

The boundaries are shown as a heavy dark line on the attached map. They can be roughly described as most of the properties between 222 and 422 E.

Broadway, two properties in the 400 block of E. Bond, and several properties on Third, Fourth and Fifth Streets, between Front and Bond Streets.

**Boundary Justification**

The boundaries have been drawn to include the intact core of the historic commercial center. They are based upon the legal parcels that are currently associated with the individual buildings. The east and west boundaries are marked by modern or greatly altered historic commercial buildings. The adjacent properties north of Bond Street are residential. The southern boundary follows the back edge of the lots which face Broadway.

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Name of multiple listing (if applicable)

Figure 1. Aerial photo map from Google Earth, with Coordinates.  
Accessed April 2014.



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Coordinates: Latitude, Longitude A: 36.922269°, -93.923262° B: 36.921898°, -93.923102° C: 36.922196°, -93.921858° D: 36.921792°, -93.921697° E: 36.921577°, -93.922372° F: 36.921213°, -93.922259° G: 36.921170°, -93.922420° H: 36.920575°, -93.922166° I: 36.919947°, -93.924474° J: 36.920955°, -93.924880° K: 36.921018°, -93.924553° L: 36.921452°, -93.924774° M: 36.921585°, -93.924209° N: 36.921964°, -93.924402°



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Name of Property

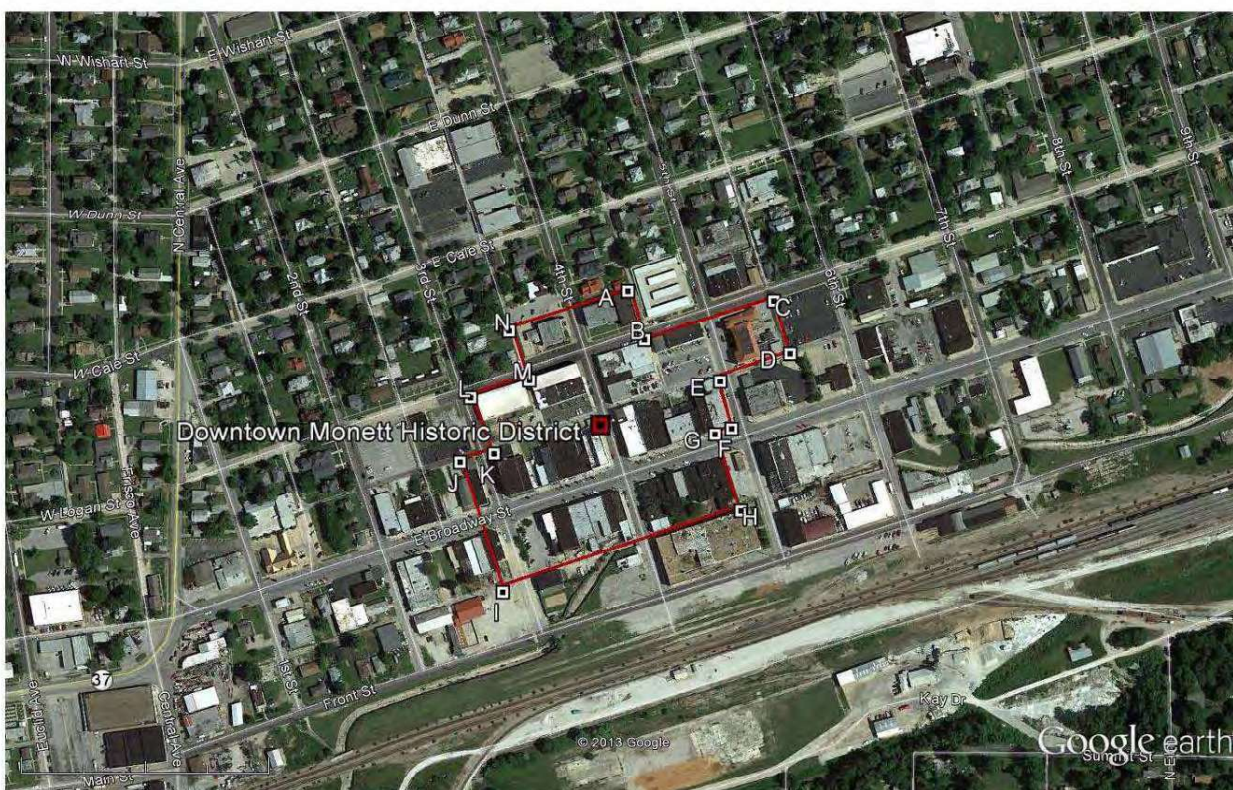
Barry, Missouri

County and State

n/a

Name of multiple listing (if applicable)

Figure 2. Aerial photo map of the area, from Google Earth, with scale bars.  
Accessed March 2014.



Google earth

feet 1000  
meters 500





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Name of Property

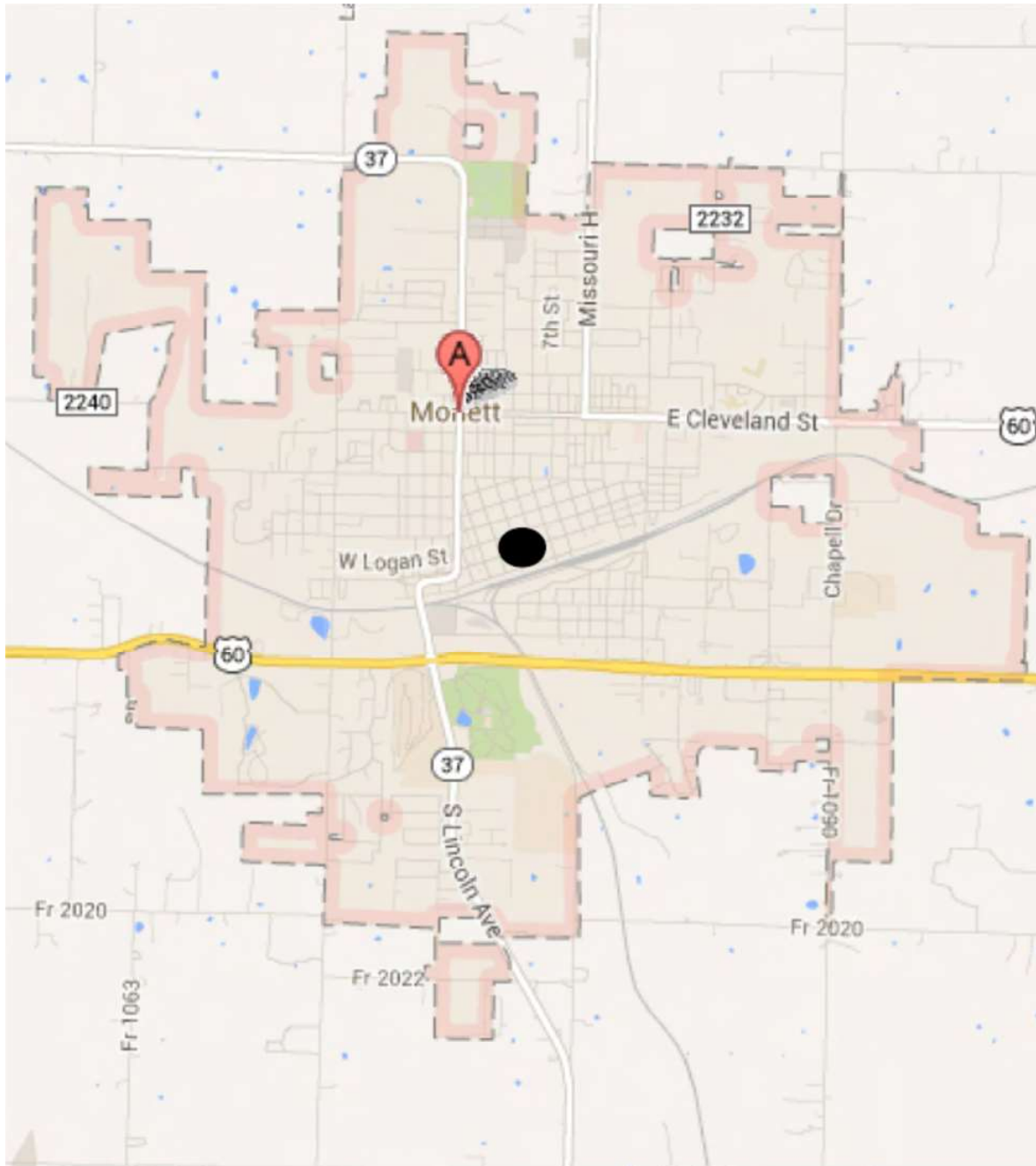
Barry, Missouri

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n/a

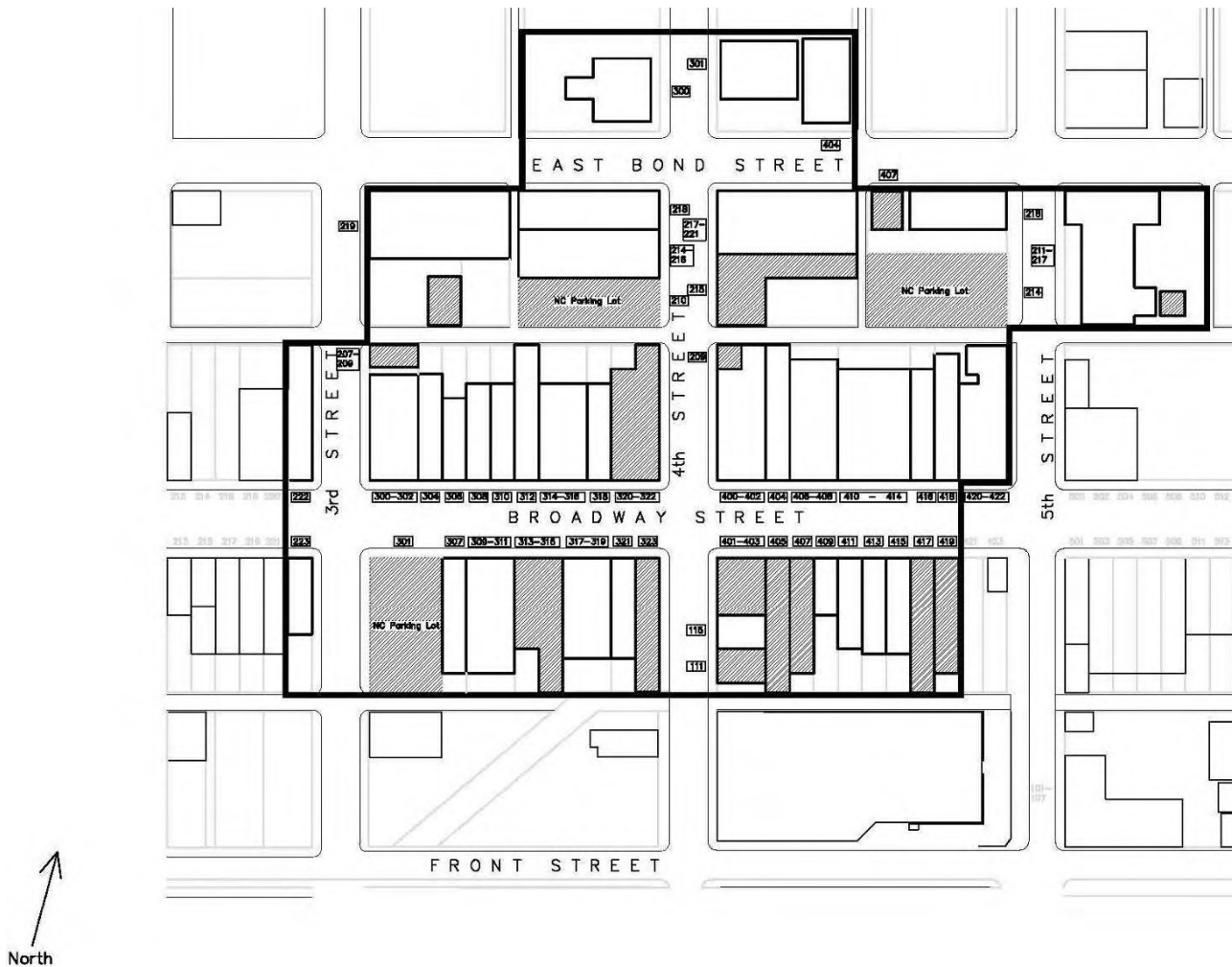
Name of multiple listing (if applicable)

Figure 3. Location Map. The darkened oval indicates the general size and location of the district. Base map by Google Maps, 2013.



Name of multiple listing (if applicable)

Figure 4. Boundary Map. A larger copy of this map has been included with the nomination. Map drawn by Casey and Associates Architects. Shaded resources are non-contributing.



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Name of Property

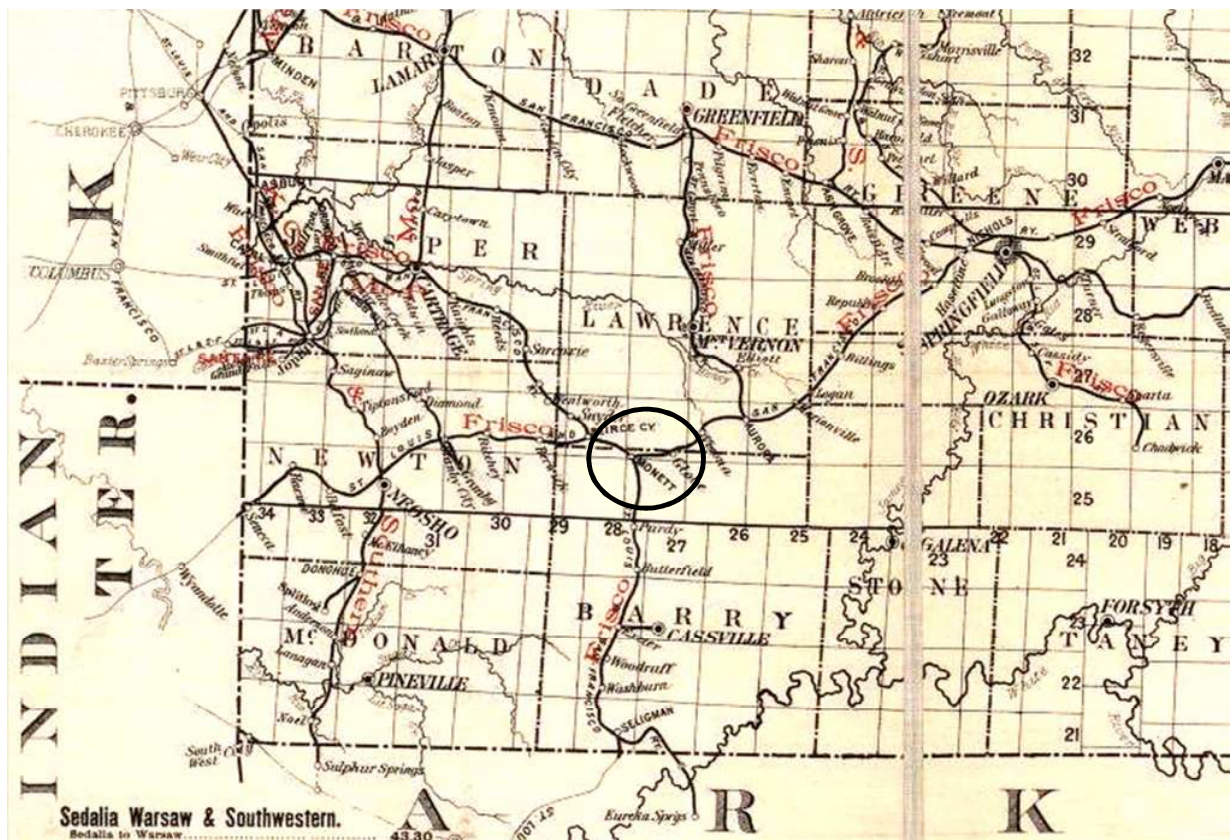
Barry, Missouri

County and State

n/a

Name of multiple listing (if applicable)

Figure 5. Railroad Map of Southwest Missouri, 1902.



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Figure 6. Looking west on Broadway, from Fifth Street, ca. 1906. (Photo on file at the Monett Historical Society.)





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n/a

Name of multiple listing (if applicable)

Figure 7. Typical Late 19<sup>th</sup> Century Storefront. This early postcard view of Parker Drugstore was probably taken at 314 E. Broadway, before 1905. (Photo on file at the Monett Historical Society.)



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n/a

Name of multiple listing (if applicable)

Figure 8. Typical Early 20<sup>th</sup> Century Storefronts. The bottom image shows the new storefront of the Floreth Building, 312 E. Broadway. From Barry County In Pictures, p. 9.



Town Hall Grill



Floreth Hardware Co.

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Figure 9. Looking west on Broadway, from Fifth Street, June 20, 1928. (Photo on file at the Monett Historical Society.)



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Photo Key. Base Map by Casey and Associates Architects.











































