

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Elledge Arcade Buildings

other names/site number _____

2. Location

street & number #28 Court Square and #2 Elledge Arcade [N/A] not for publication

city or town West Plains [N/A] vicinity

state Missouri code MO county Howell code 091 zip code 65775

3. State/Federal Agency Certification

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

 19 Dec. 00
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

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

☐ determined eligible for the
National Register.

See continuation sheet [].

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

See continuation sheet [].

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5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)			
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>0</u>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site			
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u>	sites
	<input type="checkbox"/> object	<u>0</u>	<u>0</u>	structures
		<u>0</u>	<u>0</u>	objects
		<u>2</u>	<u>0</u>	Total

Name of related multiple property listing.

N/ANumber of contributing resources
previously listed in the National
Register.N/A**6. Function or Use**

Historic Functions

COMMERCE/TRADE: specialty store
COMMERCE/TRADE: business
HEALTH CARE: clinic

Current Functions

VACANT/NOT IN USE
WORK IN PROGRESS
DOMESTIC: single dwelling**7. Description**

Architectural Classification

OTHER: one-part commercial block

Materials

foundation stone
concrete
walls brick
ceramic block
roof rubber
metal
other _____

See continuation sheet [].

See continuation sheet [].

Narrative Description

See continuation sheet [x].

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

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

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

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

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

Criteria Considerations

Property is:

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

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

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References**Bibliography**

See continuation sheet [x].

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Areas of Significance

Commerce

Architecture

Period of Significance

1913-1950

Significant Dates

1913

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Skillman, Isaac

Bishop, S. A

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository:

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10. Geographical DataAcreage of Property less than one acre**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	602450	4065180			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title see continuation sheet
organization _____ date September 2000
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name see continuation sheet
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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7. Description, continued.

Summary:

The Elledge Arcade Buildings are two one-story, brick commercial buildings in West Plains Howell County, Missouri. The Famous Grocery Building is located at #28 Court Square and the J. L. Elledge Building is located at #2 Elledge Arcade. The Famous Grocery Building was constructed in 1888. It was remodeled in 1913 and, at the same time, the J. L. Elledge Building was constructed. The two buildings share a common facade that faces Elledge Arcade, a narrow pedestrian passageway in the northwest corner of the West Plains courthouse square. The facade of the Famous Grocery Building and the J. L. Elledge Building consists of four one-story storefronts. All of these storefronts date to 1913, and they are very much intact. These storefronts have wood framed windows, white vitrolite bulkheads and wide transoms filled with blue pressed glass squares. Additional detailing on the facade consists of a brick stringcourse, brick dentils around the attic vents, a brick cornice.

The interior of the Famous Grocery Building has seen few significant alterations since the building was remodeled in 1913. Early or original features include a grooved wooden ceiling in the east section of the building, a pressed tin ceiling and cornice in the west section and original pine flooring. The building was constructed as a grocery store for Joseph Elledge. The Famous Grocery was the first store in West Plains to sell groceries exclusively, and it functioned as a grocery store for more than forty years.¹ The J. L. Elledge Building has functioned as offices, as a restaurant, as retail space and, most recently, as living space. Due to these changes in usage, the interior has been remodeled. Although few historic features remain, an early or original pressed tin ceiling is still in place. Both the Famous Grocery Building and the J. L. Elledge Building stayed in the ownership of the Elledge family for more than ninety years.² Throughout its history, the Famous Grocery Building has continued to function as commercial space, and the J. L. Elledge Building has, until recently, functioned as commercial space. However, the current owner is now using the building as an apartment. Both buildings are in good condition. The Famous Grocery Building is currently undergoing rehabilitation. Once it is rehabilitated, it will be put back into use as a commercial space. The Famous Grocery Building and the J. L. Elledge Building are the only resources on the property; both are contributing buildings.

¹ "J. L. Elledge, Pioneer Groceryman of West Plains Dies," West Plains Quill, December 9, 1920. p. 1.

² Property abstract for #28 Court Square. In the possession of the owner, C. Toney Aid.

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Elaboration:

The Elledge Arcade Buildings are two commercial buildings that are located in downtown West Plains. The Famous Grocery Building and the J. L. Elledge Building are the only two buildings located on Elledge Arcade, one of four narrow pedestrian passageways or "arcades," as they are called in West Plains, that are cut into the corners of the courthouse square. Elledge Arcade was created in 1913 at the same time the original Famous Grocery Building was expanded and the J. L. Elledge Building was constructed. The Famous Grocery Building and the J. L. Elledge Building sit approximately six feet back from the fronts of the buildings to the east which are located directly on the courthouse square. Both buildings face south and are set directly on the sidewalk, as are other nearby commercial buildings. These two buildings are also the only one-story buildings on the northwest side of the square. The boundaries of the district follow the perimeter of the two buildings. The south boundary runs along Elledge Arcade; the west boundary run along the west elevation of the J. L. Elledge Building; the north boundary runs along the rear (north) elevations of the two buildings, and the east boundary runs along the east elevation of the Famous Grocery Building.

Overall, the Elledge Arcade Buildings look today much as they did in 1913. The Famous Grocery Building continues to function much as it did during the period of significance. The J. L. Elledge Building has functioned throughout most of its history as a commercial building, but it is currently being used as living space. The Famous Grocery Building and the J. L. Elledge Building are the only two resources on the property, and both are contributing buildings. Both of the buildings exhibit a high level of integrity of design, materials, craftsmanship, setting and association.

Individual Building Descriptions.

1. The Famous Grocery Building.

The Famous Grocery Building, located at #28 Court Square, is a one-part commercial block. The building was originally constructed in 1888. In 1913, it was remodeled and expanded, doubling the size of the building. Originally, the Famous Grocery Building was a single storefront that was located directly on the courthouse square. However, when the building was expanded in 1913, the original facade of the building was removed and a new facade was constructed. This new facade was built approximately six feet to the north of the original facade to permit the creation of the Elledge Arcade. (See Figures One and Two.) The facade of the Famous Grocery Building continues uninterrupted across the front of the J. L. Elledge Building, which was constructed at the same time the Famous Grocery Building was remodeled.

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Only a small portion of the Famous Grocery Building's facade is actually located on the courthouse square. Most of the facade actually fronts Elledge Arcade. To the west, the Famous Grocery Building shares a party wall with the J. L. Elledge Building, a building that is similar in size, materials and design, and was constructed at the same time the Famous Grocery Building was remodeled. To the east, the Famous Grocery Building shares a party wall with the T. P. Shadburn Building, a two story brick commercial building with Victorian detailing. To the south on the other side of Elledge Arcade is the side of the Bank of America Building, a modern two story bank building. To the north of the Famous Grocery Building, an alley provides access to the basement rooms of the building.

The Famous Grocery Building has a rectangular plan which is approximately 40 feet wide and 66 feet deep. (See Figure Three) The original (east) portion of the building sits on a stone foundation; the newer portion has a concrete foundation. Both portions of the Famous Grocery Building have parapet wall roofs. However, the roof of earlier part of the building is covered with standing seam metal roofing; the roof of the 1913 part of the building is covered with rubber roofing.

The facade of the Famous Grocery Building is divided into two bays. A cast iron pilaster separates the two storefronts. Each bay has a storefront has a central door flanked by display windows. These storefronts, which were installed during the 1913 remodeling of the building, have wood framed display windows, bulkhead panels covered with white vitrolite panels, and wide transoms filled with blue pressed glass squares. (See Photo Nos. 1-3.) The east storefront still retains its original (ca. 1913) front door which is filled with a three-quarter height glass panel. These storefronts are very much intact, but one section of the transom is missing. However, because this glass was used in transoms in other buildings in West Plains, the owner has been able to locate glass salvaged from other buildings to repair the transom. Above the storefronts, there are two attic vents which are centered in each bay. (See Photo Nos. 2, 3.) The vents are outlined by a raised brick stringcourse which runs the width of the buildings below the vents, brick dentils on the sides of the vents, and a wide brick cornice above the vents. Currently, the stringcourse, dentils and cornice are painted white.

Because the lot the building sits on is steeply sloped, the basement of the Famous Grocery Building is largely above grade on the rear elevation. As a result, the rear elevation is two stories tall. The lower portion of rear wall of older east section of the building is stone while that of the newer west section is concrete. The two sections are more clearly visible on the rear elevation. (See Figure 5) Each section has a wide door flanked by two windows on both the basement and first floor levels. The windows and door on the first floor and the windows on the basement level have segmental arched tops. All of these openings have been boarded up for many years. However, recently, as part of the rehabilitation of the building, the doorways were opened up and the original paneled wood doors were found intact in one opening.

The interior of the Famous Grocery also is very much intact. When the west section of the building was added in 1913, the original brick side wall of the east section was partially

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removed. (See Photo Nos. 6, 7.) At that time, the grooved wooden ceiling in the original section of the building was covered by a pressed tin ceiling and cornice to match the ceiling and cornice that was installed in the new section of the building. (See Figure Four and Photo Nos. 6-8.) As part of the rehabilitation of the building, the pressed tin ceiling in the older east part of the building is being removed and the original wood ceiling is being refinished. The pressed tin ceiling in the newer section of the building is intact and will be left in place. The original plaster walls and wood flooring are also still in place in the Famous Grocery Building. Two light fixtures, which appear in historic photos of the interior of the building, were found in the basement of the building. They will be restored and reinstalled as part of the rehabilitation.

2. The J. L. Elledge Building.

The J. L. Elledge Building, located at #2 Elledge Arcade in downtown West Plains, Missouri is a one-story commercial building. It was constructed in 1913 as part of the creation and development of Elledge Arcade. The Elledge Building shares a party wall on the east with the Famous Grocery Building. To the west, there is a parking lot. To the south on the other side of Elledge Arcade is the side of the Bank of America Building, a modern two story bank building. To the north, an alley provides access to the basement rooms of the building.

The J. L. Elledge Building is a brick one-part commercial block with a concrete foundation and a parapet wall roof. The rectangular building is approximately 30 feet wide and 50 feet deep. A one-story ceramic block addition, which was constructed ca. 1947, spans the rear elevation of the building. (See Figure Three) However, due to the slope of the lot, this addition is aligned with the basement level of the building rather than the first floor.

The design of the facade of the J.L. Elledge Building is identical to the facade of the Famous Grocery Building. It is divided into two bays like the Famous Grocery Building, but the bays are not as wide. A cast iron pilaster separates the two storefronts. Each storefront has a central door flanked by display windows. These storefronts have wood framed display windows, bulkhead panels covered with white vitrolite panels, and wide transoms filled with blue pressed glass squares. (See Photo No. 9) Above the storefronts, there are two attic vents which are centered in each bay. The vents are outlined by a raised brick stringcourse which runs the width of the buildings below the vents, brick dentils on the sides of the vents, and a wide brick cornice above the vents. Currently, the stringcourse, dentils and cornice are painted white. (See Photo No. 4.)

The west elevation of the J. L. Elledge Building was originally a shared party wall with the Famous Theatre. However, the Famous Theatre was demolished several years ago, and the west elevation of the J. L. Elledge Building has been completely covered with concrete. (See Photo No. 4.) There are no door or window openings on this elevation.

The north elevation of the building is two stories tall. The ground floor on the rear elevation is completely covered by a one-story ceramic block addition with a shed roof. The

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This is a detailed street map of a section of Washington, D.C., showing the area around the Johnson Opera House and the Famous Grocery Building. The map includes street names like North Lane, Main, and Washington Ave. It features various building footprints, some labeled with numbers and letters (e.g., 'D', 'X', 'A'). A compass rose is located in the bottom left corner. A circular inset in the bottom right corner shows a smaller map of the entire city of Washington, D.C., with the current map area highlighted.

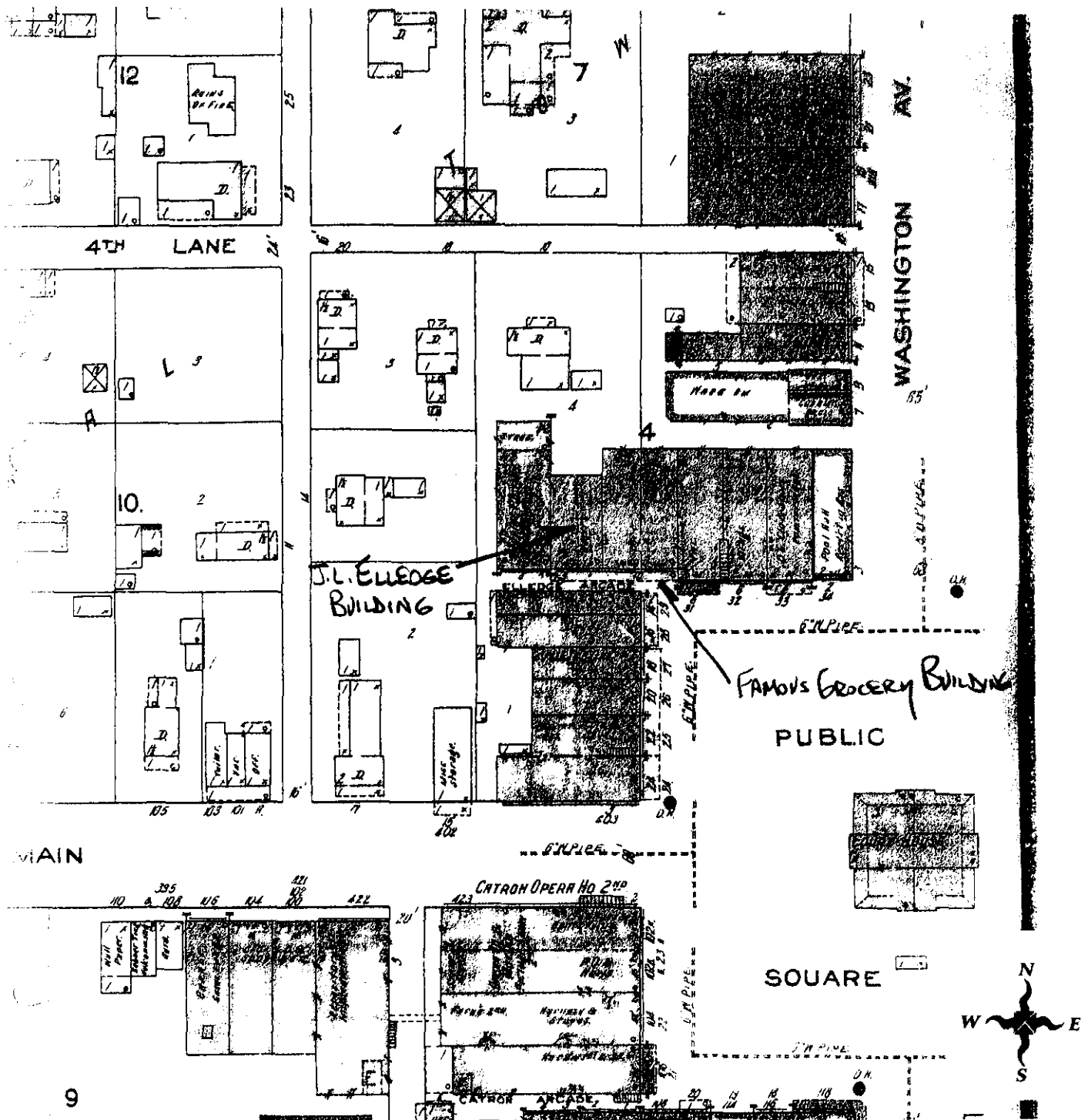
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Figure Two: Sanborn Fire Insurance Company, Map of West Plains, 1914.



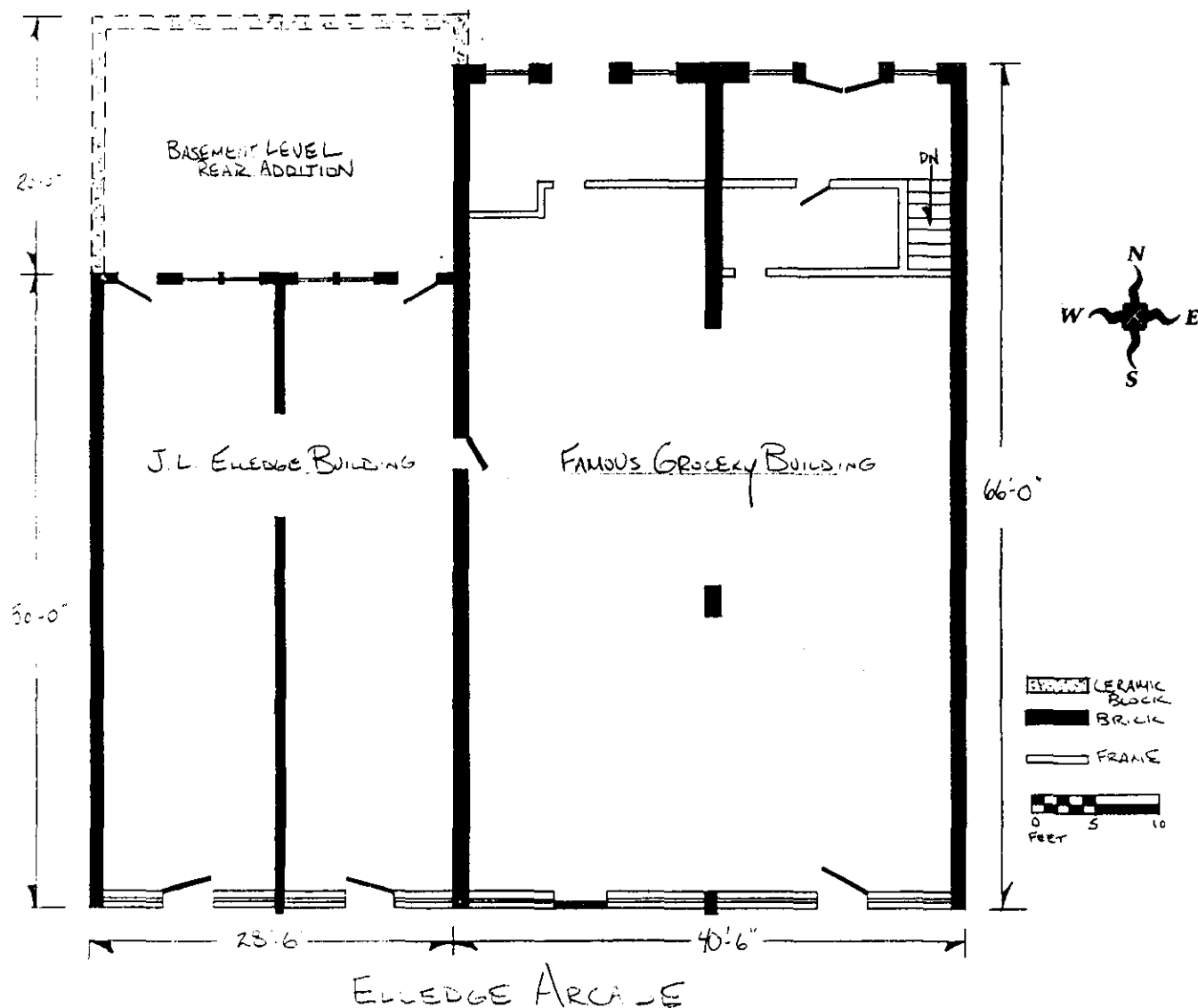
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Figure Three: Plan of Famous Grocery Building and J. L. Elledge Building.
Drawn by Becky Snider.



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second floor of the rear elevation is divided into four bays. There is a door in each outer bay and a pair of double hung windows in each of the inner bays. (See Photo No.10) Both the doors and windows are topped with brick segmental arches.

The interior of the J. L. Elledge Building has been remodeled over the years, but the basic plan of the building has not changed and the early or original pressed tin ceiling is still intact. Until recently, the J. L. Elledge Building functioned, as it had for more than eighty years, as a commercial space. However, today it is been used as an apartment. Despite this change in usage, the building still looks much as it during the period of significance.

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Summary:

The Elledge Arcade Buildings in West Plains, Howell County, Missouri are significant under Criterion A in the area of COMMERCE, and Criterion C in the area of ARCHITECTURE. Elledge Arcade was created in 1913 when J. L. Elledge, owner of the Famous Grocery, decided to expand his building and create an arcade to match the arcades in the other three corners of the West Plains courthouse square. In addition to creating the arcade, Elledge had two additional buildings, the J. L. Elledge Building and the Famous Theatre, constructed on the new Elledge Arcade. The Famous Theatre no longer exists, but the Famous Grocery Building and the J. L. Elledge Building have housed a variety of businesses over the years. Elledge's original business, the Famous Grocery was located in the Famous Grocery Building from the time of its construction in 1888 until the 1930's. Since the Famous Grocery closed, the building has continued to function as a commercial space, serving as a pool hall, a photographer's studio, a music store and an office supply store.

The Elledge Arcade Buildings are also significant as highly intact examples of a popular late nineteenth and early twentieth building type. The buildings can be classified as One-part Commercial Blocks, a building type common for modest commercial buildings in the mid-nineteenth to early twentieth century. The buildings are in good condition. The facade that extends across the Famous Grocery and J. L. Elledge Buildings has changed little since it was constructed in 1913. Furthermore, the interior of the Famous Grocery Building is very much intact and the J. L. Elledge Building retains some historic interior features. The period of significance runs from 1913, the year the original Famous Grocery Building was remodeled and expanded, the J. L. Elledge Building was constructed, and Elledge Arcade was constructed to 1950, the arbitrary fifty year cutoff.

Elaboration:

The first post office was established in West Plains, Missouri in 1848, but the original plat for the town was not filed until ten years later. The town plan chosen for West Plains, the Lancaster courthouse square, is unusual in Missouri.³ Of the twenty towns described by Marian M. Ohman in her book, Twenty Towns: Their Histories, Town Plans and Architecture, only one was laid out using the Lancaster plan. Ohman describes the features of the plan, which is named after an eighteenth century model from Lancaster, Pennsylvania. She states: "In this design only four streets open to the central square. They enter at the middle of the four blocks

³ The courthouse square plan was modified somewhat in West Plains ca. 1900 when narrow pedestrian passageways or "arcades" were created at the corners of the square.

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surrounding the central square rather than at the corners."⁴ (See Figure Two) In West Plains as in other towns, commercial buildings line the perimeter of the square. However, contrary to the practice in other towns with similar plans, the first two courthouses constructed in West Plains were located on the south side of the square rather than in the middle of the square.⁵

During the Civil War, West Plains was abandoned, looted, and burned to the ground. After the war, some former residents returned and many new settlers came to the area. West Plains was rebuilt and began to develop once again. According to Howell County historian, Dorothy Reavis,

In 1870, West Plains boasted of four retail stores, one whiskey dealer, one shoemaker, one tavern keeper, two wagon makers, a blacksmith, a brick mason, one school teacher, three physicians and a brand-new Methodist Church, which had been built in 1869.⁶

Although West Plains continued to grow, it was the anticipation and arrival of the railroad that resulted in the town becoming the commercial and cultural hub for south central Missouri. The tracks laid through West Plains in 1883 were not only the first railroad tracks to the town, but also they were the first tracks laid to the entire south central Missouri area. Before 1883, the nearest railhead was in Rolla, Missouri, more than 100 hilly miles away by dirt road. The coming of the railroad meant that southern Missouri citizens could travel more easily to other destinations throughout the state and the country, and also commercial goods could be bought and sold more readily. The arrival of the St. Louis and San Francisco Railroad in West Plains in February, 1883 set off a building and commercial boom in the small rural community that has never again been matched.

Prior to the construction of the railroad, the majority of the commercial buildings were located around the central square. The siting of the railroad tracks and the placement of the depot on the north end of town in 1883 resulted in the expansion and rapid development of Washington Avenue. However, the courthouse square also continued to develop and soon all of the lots around the square were filled with commercial buildings. As the buildings on the square were constructed, walkways or arcades were created in the northeast, southeast and

⁴ Marian M. Ohman, Twenty Towns. (Columbia, MO: University of Missouri Extension Division, 1985) p. 150.

⁵ Dorothy Reavis, "Howell County History: 1865-1899," West Plains Gazette. Number Two, Spring, 1979, p. 11.

⁶ Ibid., p. 10

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southwest corners of the square to allow additional access to the square from the surrounding streets.

In the decade after the arrival of the railroad, the population of Howell County more than doubled and the town of West Plains developed into a bustling commercial center with a wide variety of business establishments.

An article in 1890 in the *Howell County Gazette* boasted that West Plains had: 2 banks; 1 college; 4 hotels; 2 saloons; 1 railroad depot; 1 sawmill; 7 doctors; 2 nurseries; 2 laundries; 6 shoe shops; 1 cafe; 8 grocery stores; 8 churches; 2 gunsmiths; 16 lawyers; 1 woolen mill; 1 cooper's shop, 2 brickyards; 1 pool hall; 1 dentist; 1 marble shop; 2 notion stores; 2 jewelry stores; 2 flouring mills; 1 broom factory; 3 barber shops; 3 school houses; 3 livery stables; 7 meat markets; 3 harness shops; 3 tinsmiths; 2 drygoods stores; 4 millinery shops; 3 clothing stores; 7 secret societies; 1 second-hand store; 5 real estate offices; 3 hardware stores; 5 blacksmiths; 1 bedspring factory; 1 photography studio; 1 boot and shoe store; 44 brick buildings; 1 candy store and bakery; 6 combination drygoods and grocery stores; 1 feed store and implement company; numerous boarding houses; 2 foundries and machine shops; 3 planing mills and lumber yards; 1 music store and sewing machine shop; 2 furniture and undertaking establishments; 1 daily, 1 bi-monthly, and 2 weekly newspapers.⁷

Originally, built in 1888 by Isaac N. Skillman for Joseph Elledge, the Famous Grocery was constructed with building materials made available by the arrival of the railroad.⁸ These mass produced products became part of a long list of building parts that could be easily ordered from suppliers in the large cities and, by the turn of the century, could be found in a wide range of combinations on the buildings lining towns across the country. Richard Francaviglia, in his book, Main Street Revisited, noted out that "the buildings on Main Street reflect a standardization that became a fact of life in the American small town in the latter half of the nineteenth century. The brick for the walls, the cast iron pilasters that framed its front or south facade and the distinctive grooved wood ceiling were just the most notable of the products brought in by the railroad for the Famous Grocery Building. (See Figure Six.) When the Famous Grocery was remodeled in 1913, Elledge and his architect, S. A. Bishop, again chose

⁷ Terry Fuhrman Hampton, "The History of West Plains: A Decade by Decade Account," West Plains Gazette, Number 30, Winter, 1987, p. 26.

⁸ Abstract for the property at #28 Court Square. In the possession of the owner C. Toney Aid.

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mass produced detailing common to a number of other buildings on the square. These details included pressed glass squares for the transom, white vitrolite panels for the bulkheads and pressed tin ceiling panels. (See Figure Eight.)

The founder of the Famous Grocery, Joseph L. Elledge, was one of a group of businessman who took advantage commercial expansion in West Plains during the 1880s. Before 1883, Elledge was a clerk in the local mercantile business, Langston Brothers. With the railroad's arrival, he saw the opportunity to open his own business, the Famous Grocery. The Famous was described in Elledge's obituary as the "first exclusive grocery store ever established in West Plains."⁹ The Famous Grocery's first location was in a rented space just to the east of the place the Famous Grocery Building was constructed in 1888. (See Figure Four.) Elledge was a good businessman and he promoted his business well. When telephones were installed on the square, Elledge gained further notoriety for his business by securing telephone number 1 when the phone system was installed.¹⁰ (See Figure Five.) Within five years of its establishment, Elledge's business had increased sufficiently that he was able to have two new buildings constructed. (See Figure Seven.)

In 1888, the Famous Grocery Building and an adjacent commercial building were constructed for J. L. Elledge. Elledge was constrained in the size and shape of his buildings because he only owned a small piece of land, and the owner of the adjacent property would not sell him any additional land. As a result, Elledge's buildings were designed to maximize the space available. The Famous Grocery Building faced the square from the north, while the second building was allowed six feet to face its door toward the Square from the west. (See Figure One.). This plan gained two stores frontage on the square.

Once Elledge's buildings were finished, he moved his business into the Famous Grocery Building and used the second building as a warehouse. Elledge sold the second building around 1890, but by 1907 he had purchased it back.¹¹ In 1913, following the death of Judge Evans, the owner of the house and land behind the Famous Grocery Building, Elledge

⁹ "J. L. Elledge, Pioneer Groceryman of West Plains Dies," West Plains Quill, December 9, 1920. p. 1.

¹⁰ Robert Neathery. West Plains As I Knew It. (West Plains, MO: Yarnspinner Press, 1994), p. 158.

¹¹ Howell County Land Tax Book for 1890 and Abstract for #28 Court Square, West Plains, Missouri.

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Figure Four. Original location of the Famous Grocery. "An Elledge Family Album," West Plains Gazette, Number 20, p. 44.



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Figure Five. Advertisement for the Famous Grocery. West Plains Quill. April 10, 1907.

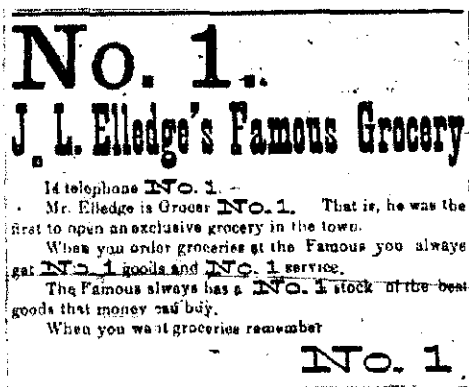


Figure Six. Interior of the Famous Grocery circa 1895. "An Elledge Family Album," West Plains Gazette, Number 20 p. 45.



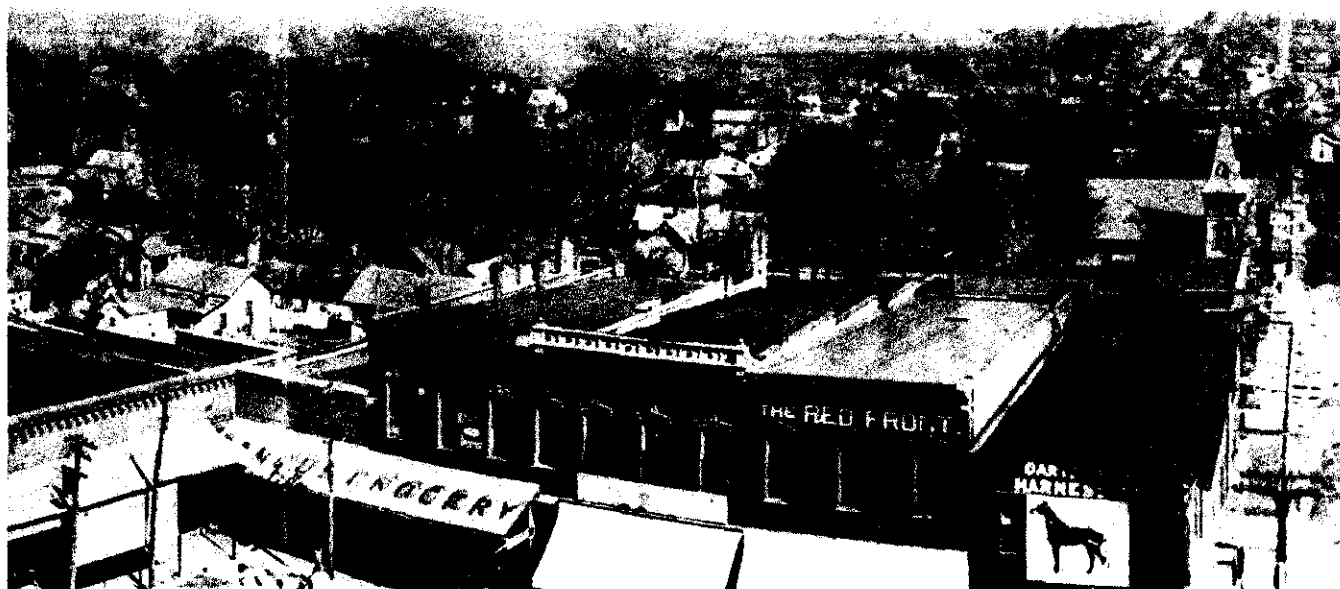
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Figure Seven. The northwest corner of the West Plains Courthouse Square circa 1900.
Original photo from the Toney Aid Collection.



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was able to finally purchase the land behind his buildings and begin work on the fourth arcade on the Square.¹²

With Judge Evans' land in hand, Elledge tore down the building to the west of the Famous Grocery with its six feet of frontage on the Square. Next, he removed a six-foot strip from the front of the Famous Grocery Building, moving its facade six feet back to the north. This provided him with a twelve foot wide sidewalk which he extended to the west, thereby creating the "Elledge Arcade." On the south side of Elledge Arcade, he built a 20-foot wide addition onto the west side of the original Famous Grocery Building, the J. L. Elledge Building, which contained two commercial spaces, and the Famous Theatre, the first motion picture theater in West Plains.¹³ This project allowed Elledge to double the size of the Famous Grocery Building, create his own arcade and construct two additional buildings virtually on the square. As a result of the creation of the arcade, all of Elledge's buildings were able to benefit from the business traffic on the Square.

Joseph Elledge owned and ran the Famous Grocery until his death in 1920. In his obituary, the Famous Grocery was referred to as "one of the most efficiently operated grocery stores in south central Missouri."¹⁴ The Famous Grocery continued in operation by Elledge's surviving family into the 1930's. Even after the grocery closed, the Elledge family retained ownership of the Famous Grocery Building until the early 1980s.¹⁵

According to local historian and author of the book West Plains As I Knew It, Robert Neathery, the second tenant in Famous Grocery Building was the West Plains Businessman's Club, a pool hall run by a Mr. Parker. In the 1950s, the Champeaux Photography Studio was located in the building. For a number of years in the 1960s, West Plains Music and Schwegman's Office Supply shared the Famous Grocery Building, but from 1971-1995, Schwegman's was the sole tenant in the building.¹⁶

¹² Abstract for #28 Court Square, West Plains, Missouri

¹³ West Plains Daily Quill. September 18, 1913.

¹⁴ "J. L. Elledge, Pioneer Groceryman of West Plains Dies," West Plains Quill. December 9, 1920. p. 1.

¹⁵ Abstract for the property at #28 Court Square. In the possession of the owner, C. Toney Aid.

¹⁶ Personal Correspondence (Interview) between Robert Neathery and Toney Aid, August, 2000.

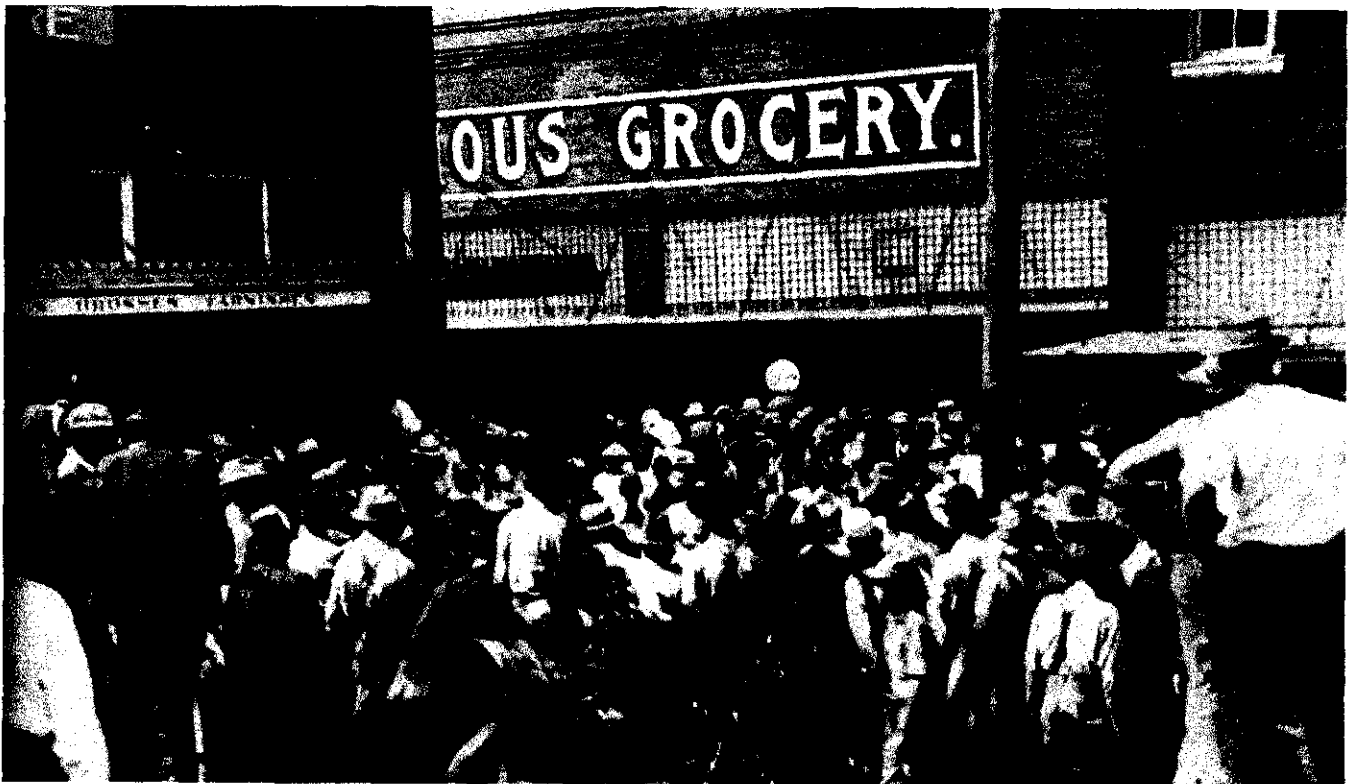
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Figure Eight. The northwest corner of the West Plains Courthouse Square circa 1915 showing the remodeled Famous Grocery and Elledge Arcade. "Dr. E. Claude Bohrer's Album of early West Plains." West Plains Gazette, Number 1, p. 61.



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The J. L. Elledge Building appears to have been constructed solely as an investment for Elledge. Elledge undoubtedly recognized the value that proximity to the courthouse square would be to business owners. By creating Elledge Arcade, he basically expanded the real estate on the courthouse square. From 1913 to ca. 1928, the J. L. Elledge Building was divided into two independent commercial spaces. During this period, the west half of the building was used as offices and as retail space; the east half was used as a restaurant and as retail space. However, by 1928, the West Plains Daily Quill Newspaper had moved into the whole building. In "The Quill Sisters of West Plains," an article about the three sisters who operated the newspaper, the author, Elizabeth Newman Grisham, notes that the *Quill's* former office was destroyed in the 1928 West Plains Explosion that killed thirty-six people. "But the publishing operation had been moved to the Elledge building...."¹⁷ The one-story rear addition was constructed during the time the Quill was published out of the building. The rear addition housed the Quill's large printing equipment. The Quill stayed in the Elledge Building for more than twenty-years. After the Quill moved to a new building, the building was once again rented as two separate commercial spaces. Dr. Jack Hayes, an optometrist, had his office in one half building from the 1950s to the mid-1970s and Janella's Beauty Nook occupied the other half from the 1950s to the mid-1980s. In the 1980s, Schwegman's Office Supply, the tenant that had occupied the Famous Grocery Building for many years, expanded into the J. L. Elledge Building.¹⁸

Architectural Significance

The Famous Grocery Building and the J. L. Elledge Building can be classified as a building type known as the "one-part commercial block." Hundreds of one-part commercial blocks were constructed in cities and towns across America from the mid-nineteenth to the early twentieth century. According to architectural historian, Richard Longstreth, "the type appears to have emerged during the mid-nineteenth century as a means of imparting urban overtones to new communities."¹⁹ The One-Part Commercial Block, is general regarded as a fragment of the nearly ubiquitous Two-Part Commercial Block. Like the Two-Part Commercial

¹⁷ Elizabeth Newman Grisham, "The Quill Sisters of West Plains," West Plains Gazette. Number 22, Summer, 1983, p. 13.

¹⁸ West Plains City Directories and Phone Books, 1911-1984.

¹⁹ Richard Longstreth, "Compositional Type in American Commercial Architecture," in Perspectives in Vernacular Architecture, II. Edited by Camille Wells, (Columbia: University of Missouri Press, 1986), p. 17

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Block, the One-Part Commercial Block generally is composed of a narrow storefront with large plate glass display windows, and a prominent cornice at the roofline. However, the One-Part Commercial Block is only one-story tall and often has a generous amount of wall space for signage or advertising in between the cornice and the storefront. Longstreth traces the One-Part Commercial Block, to vernacular origins. He notes that "it was accepted, somewhat later, by architects and persisted in both high style and vernacular realms for a number of decades."²⁰

The One-Part Commercial Block was one of the early often the choice of speculators or new business owners. As Richard Longstreth points out in his book, The Buildings of Main Street,

it proliferated because of the rapid growth of Victorian communities, large and small, and the hopes speculators held for continued expansion. By catering to the swelling demand for services, these buildings could generate income, yet they represented a comparatively small investment.²¹

Furthermore, despite its compact size, this building type with its prominent facade, like the larger Two-Part Commercial Block, served to present an impressive presence on the street or square. Owners of these buildings placed most or all of their emphasis and money into the facade of the building because they anticipated that the sides of the building would not be seen once neighboring buildings were constructed. Victorian examples of the One-Part Commercial Block often had extremely elaborate, highly detailed facades. However, buildings constructed in the early twentieth century are generally "more substantial in appearance and their elements are arranged in a more unified manner, reflecting the new concern for restrained dignity in the urban landscape."²² Although One-Part Commercial Blocks can still be found in cities and towns across the country, many have been lost to the pressures of commercial development due to their modest size and their location on prime downtown lots.

The Elledge Arcade Historic District looks today much as it did in 1913 when the arcade was created. The buildings in the district are significant for their long association with the

²⁰ Longstreth, "Compositional Types in American Commercial Architecture," p. 20.

²¹ Richard Longstreth, The Buildings of Main Street. (Updated Edition) (Walnut Creek, CA.: Altamira Press, 2000) p. 54-55.

²² Longstreth, The Buildings of Main Street. p. 59.

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commerce of West Plains and as intact examples of a nineteenth century commercial building. The current rehabilitation of the Famous Grocery Building will hopefully help to revitalize downtown West Plains.

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Elledge Arcade Buildings
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Chronology: (from Howell County tax records and Sanborn Fire Insurance Maps)

- 1888 - Original Famous Grocery Building constructed by Isaac Skillman and sold to Joseph Elledge.
- 1893 Sanborn - The building is shown as #30 Court Square. Its facade is set in line with the adjacent building to the east.
- 1900 Tax Assessment - J. L. Elledge, pt. Lot 6 in Block 4, Original Town, \$1400
- 1900 Sanborn - A balcony is shown extending across the rear elevation of the Famous Grocery Building and extending across the rear elevations of the adjacent two buildings to the east.
- 1906 Sanborn - No changes
- 1909 Tax Assessment - J.L. Elledge, pt. Lot 4 in Block 4, Original Town, \$880
J. L. Elledge, pt. Lot 6 in Block 4, Original Town, \$1250
- 1914 Sanborn - Elledge Arcade has been created, the facade of the original Famous Grocery Building has been rebuilt 6' north of its original location. The addition to the original building and two additional storefronts have been constructed immediately to the west of the original building. The large east section of the building (#10-12 Court Square) is shown as a grocery store, in the two new storefronts, #1 & #3 Elledge Arcade, there is a store and a restaurant.
- 1920 Tax Assessment - J.L. Elledge, pt. Lot 4 in Block 4, Original Town, \$6000 (this includes the adjacent building and the Famous Theatre)
J. L. Elledge, pt. Lot 6 in Block 4, Original Town, \$2500
- 1924 Sanborn - #10-12 Court Square - store
#1 Elledge Arcade - store
#3 Elledge Arcade - office
- 1930 Tax Assessment - J.L. Elledge, pt. Lot 4 in Block 4, Original Town, \$6600 (this includes the adjacent building and the Famous Theatre)
J. L. Elledge, pt. Lot 6 in Block 4, Original Town, \$3075
- 1932 Sanborn - A small store, with its own address, is shown as a separate entity within the east section of the building. The two smaller storefronts in the east half of the building are shown as one store - #13 Court Square
#10 Court Square - store
#12 Court Square - small store within east section of building
#13 Court Square - printing
- 1940 Tax Assessment - J.S. Elledge, pt. Lot 4 in Block 4, Original Town, \$6000 (this includes the adjacent building and the Famous Theatre)
J. S. Elledge, pt. Lot 6 in Block 4, Original Town, \$2800

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Chronology continued.

1948 Sanborn - The east half of the building is shown as two independent stores. A one-story addition has been constructed onto the rear elevation of the west half of the building. The addresses have changed.

#10 Court Square has become #1 Elledge Arcade - store

#12 Court Square has become #2 Elledge Arcade - store

#13 Court Square has become #3 Elledge Arcade - printing

1950 Tax Assessment - J.S. Elledge, pt. Lot 4 in Block 4, Original Town, \$7920 (this includes the adjacent building and the Famous Theatre)

J. S. Elledge, pt. Lot 6 in Block 4, Original Town, \$2700

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Elledge Arcade Buildings
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SOURCES:

Abstract for #28 Court Square. In the possession of the owner, C. Toney Aid.

Cochran, Michael. "The Advent of the Railroad: Opening the Door to the Ozarks," West Plains Gazette. Number 16, March-April, 1982, p. 11-25.

Grisham, Elizabeth Newman. "The Quill Sisters of West Plains," West Plains Gazette. Number 22, Summer, 1983, pp. 12-17.

Historic photographs in the collection of the owner, C. Toney Aid.

Howell County Tax Records, 1872-1949, Howell County Courthouse, West Plains, Missouri.

Longstreth, Richard. "Compositional Types in American Commercial Architecture," in Perspectives in Vernacular Architecture. II. (Camille Wells, ed.) Columbia, MO: University of Missouri Press, 1986.

_____. The Buildings of Main Street. (Updated Edition) Walnut Creek, CA: Altamira Press, 2000 (Originally published by the National Trust for Historic Preservation, 1987).

Mullin-Kille of Missouri and the State Directory Co. and the West Plains Daily Quill. West Plains Con Survey City Directory 1964. Chillicothe, OH, Nashville, TN and West Plains, MO: Mullin-Kille of Missouri, State Directory Co. and the West Plains Daily Quill, 1964.

Sanborn Fire Insurance Company. Maps of West Plains, Missouri, 1893, 1900, 1906, 1914, 1924, 1932, 1948.

Western Light and Telephone Co. Telephone Directory, West Plains, Missouri, June, 1941. West Plains, MO: Western Light and Telephone Co., 1941.

Western Telephone Corporation of Missouri. Telephone Directory, West Plains, Missouri 1937-38. West Plains, MO: Western Telephone Corporation of Missouri, 1938.

_____. Telephone Directory, West Plains, Missouri 1952-1984 West Plains, MO: Western Telephone Corporation of Missouri, 1952-1984.

Williams, Mills. Daily Quill's City Directory of West Plains. West Plains, MO: Daily Quill, 1991.

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Elledge Arcade Buildings
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10. Geographical Data

Verbal Boundary Description:

The property is parcel number 15-5-21-3-37-2.010 of Howell County Tax Map 15-5-21-3. The map was prepared by South Central Ozarks Council of Governments, with aerial photos taken in April, 1981 scale 1"= 100'. Copies of the map are available at the Howell County Assessor's Office in West Plains, MO.

The property is also known as: All of Lot four (4) in block Four (4) in the Original Town, now City, of West Plains, described thus: Begin at the southeast corner of said lot four and run west 40 feet, thence north 80 feet, thence east 40 feet, thence south 80 feet to the point of beginning. Also, a part of Lot Six (6) in Block Four (4) in the Original Town, now city, of West Plains, Missouri, described thus: Begin at the southwest corner of said Lot 6, run east 21 feet, thence north parallel with the west line of said Lot 6 a distance of 80 feet, thence west 21 feet, thence south with the west line of said Lot 6 a distance of 80 feet, thence west 21 feet, thence south with the west line of said Lot 6 to the place of beginning.

Boundary Justification:

The boundaries represent all of the property currently and historically associated with the building.

11. Form Prepared By:

Becky L. Snider, Ph.D
Historic Preservation Consultant
507 South Garth Ave.
Columbia, MO 65203
(573) 256-1105

C. Toney Aid
#1 Court Square
West Plains, MO 65775
(417) 256 -2587

Property Owners.

C. Toney Aid
#1 Court Square
West Plains, MO 65775
(417) 256 -2587

Patrick Shaw
1008 W. 2nd Street
West Plains, MO 65775
(417) 256-6945

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Elledge Arcade Buildings
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Photographs

The following information is the same for all photographs:

Famous Grocery Building
West Plains, Howell County, Missouri
Becky Snider
August, 2000
Negatives on file with Becky L. Snider, 507 South Garth Ave., Columbia, MO 65203

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. Famous Grocery Building, front (south) elevation, east section, facing north.
2. Famous Grocery Building, front (south) elevation, facing northwest.
3. Famous Grocery Building, front (south) elevation, facing northeast.
4. Elledge Arcade, facing northeast.
5. Famous Grocery Building, rear (north) elevation, facing south.
6. Famous Grocery Building, west section (ca. 1913) interior, facing north.
7. Famous Grocery Building, east section (ca. 1888) interior, facing north.
8. Famous Grocery Building, east section interior, grooved ceiling and pressed glass transom, facing south.
9. J. L. Elledge Building, front elevation, facing west.
10. J. L. Elledge Building, rear elevation, facing south.

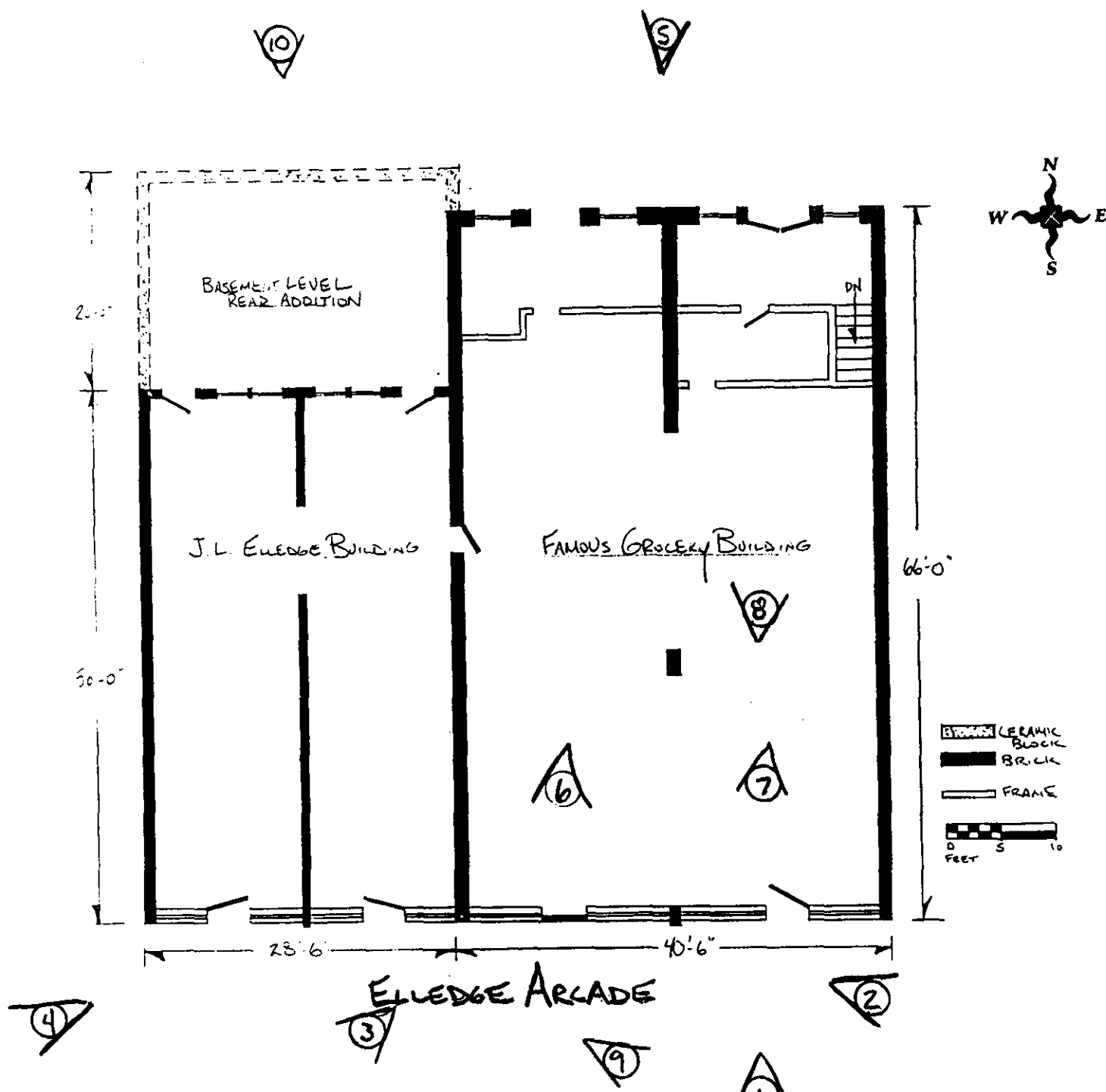
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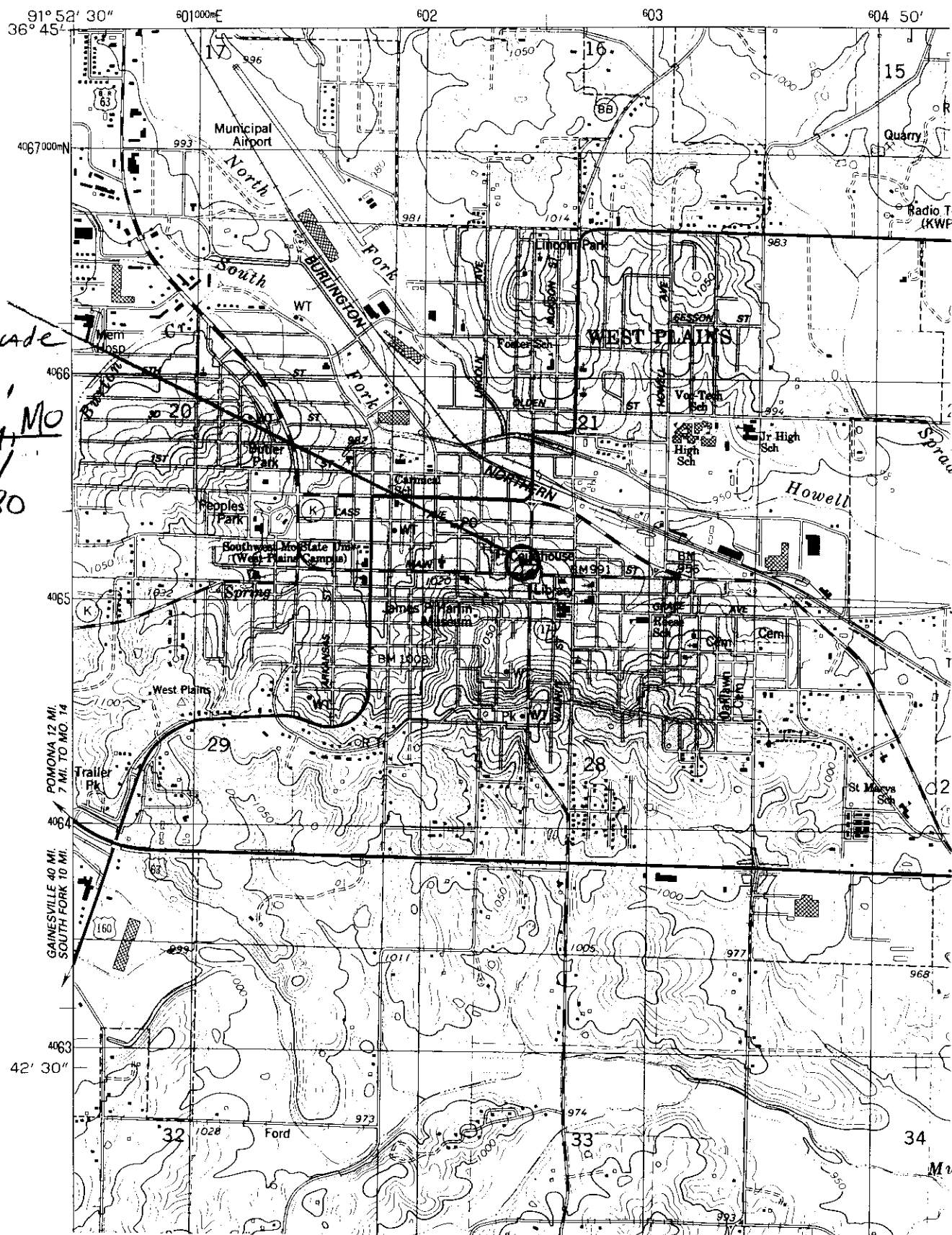
Elledge Arcade Buildings
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Figure Nine. Photo Key Map. Drawn by Becky L. Snider.



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(POMONA)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



- Elledge Arcade
Building,
Howell County, MO
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