

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name High Point Historic District

other names/site number Kelly Mercantile, Hart Mercantile, J. F. Tising & Sons Store

2. Location

street & number 61235-61243 State Route C [N/A] not for publication

city or town High Point [N/A] vicinity

state Missouri code MO county Moniteau code 135 zip code 65042

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)

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

10 DEC 04
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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

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

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

**High Point Historic District
Moniteau County, Missouri**

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	7	1	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		0	0	Total
Name of related multiple property listing.		Number of contributing resources previously listed in the National Register.		
N/A		N/A		

6. Function or Use

Historic Function	Current Functions
COMMERCE/TRADE/department store	COMMERCE/TRADE/department store
GOVERNMENT/post office	GOVERNMENT/post office
DOMESTIC/secondary structure	DOMESTIC/secondary structure

7. Description

Architectural Classification	Materials
OTHER: One & Two-Part Commercial Block	foundation <u>STONE/Limestone</u>
	walls <u>BRICK</u>
	<u>STONE/Sandstone</u>
	roof <u>METAL/Tin</u>
	<u>Asphalt</u>
	other _____

Narrative Description

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

10. Geographical DataAcreage of Property less than one acre**UTM References**A. Zone Easting Northing
15 535760 4259440

B. Zone Easting Northing

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 Byname/title Dana Millerorganization N/A date September 15, 2004street & number 7514 Old Bass Road telephone (573) 496-9921city or town Eugene state MO zip code 65032**Additional Documentation**

Submit the following items with the completed form:

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

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

Property Owner

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

name See continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Section 7 Page 1

High Point Historic District
Moniteau County, Missouri

Description Summary:

The High Point Historic District is located at 61235-61243 State Route C in southern Moniteau County, Missouri. The district, which today as well as historically comprises High Point's central business block, consists of four adjacent primary buildings and three detached privies directly behind them. A noncontributing modern metal shed is behind the western portion of the block. These 19th and 20th century storefronts face north. The oldest of the seven contributing properties, in terms of present appearance, are a two-story brick building roughly centered in the strip and a one-story brick building which is adjacent on the east. Their facades are believed to date from about 1874, and the basic buildings may be older still. An equally old double-wide building west of the two-story building was reconstructed as a one-story building after a fire in 1892. The most recent construction, a two-story cross-hipped sandstone house/store, was erected at the east end of the strip in 1941. It replaced an older building on the site. The oldest privy is made of brick, has a gable roof, and appears to date from the 19th century. As a group, the resources form a distinct collection and continue to reflect their historic function as the commercial core of High Point. Overall, the district strongly retains integrity from its 1874-1954 period of significance.

Elaboration:

At an elevation of 403 feet above sea level, the village of High Point was designated by the U.S. Geological Survey as the highest point in Moniteau County in 1902.¹ Based in agriculture, the rural community (population 60) continues its farming tradition at the southeastern edge of the rolling prairies that once covered much of western Missouri.² An antique shop, the High Point Post Office, a travel agency and a beauty salon are currently housed in the nominated buildings. The properties are on the south side of State Route C, which runs east-west, following the contours of the land between Jefferson City and Highway 52 east of Versailles. An unpaved county road (High Point Road) borders the district on the west. The surrounding area is largely open and slopes slightly away from the block. In the immediate vicinity are various residential and light commercial properties, some of which are historical including a metal-sheathed produce building and a former blacksmith shop.

Individual Building Descriptions:

1. Tising Store, circa 1874, reconstructed 1892. Located on the western end of the district, this corner store in its present form is a single-story rectangular brick building with a double-wide front. Prior to reconstruction after a fire in 1892, a pair of nearly identical two-story buildings with a common wall occupied the site. Historic photos reveal moderate Italianate influences which are mainly evident in fenestration, since even the display windows had rounded tops. Before the fire, this building had a cornice with zigzag brickwork similar to what remains on the two buildings east of the Tising Store. After the fire, the brick shell of the earlier buildings was salvaged. Only the lower story was reconstructed, however, and the present building strongly reflects its late 19th century appearance as reconstructed. A decorative pressed tin façade across the double-wide storefront strengthens the impression of a single building. A decorative metal cornice is part of the design. The storefront has two recessed double-leaf entrances. The east entry consists of a pair of single-light paneled doors with fixed transoms bordered by a pair of two-light display windows with paneled bulkheads. The west entry mirrors the east, but the recessed portion has been enclosed to form a vestibule comprised of a single four-panel door centered between two sets of narrow, single-panel, double-light folding exterior doors. This arrangement is topped by a six-light transom window.

¹ Stack, J.G. and United States Department of the Interior, Spirit Leveling in Missouri. (U.S.G.S. Geological Survey, Bulletin 898), Washington: United States Printing Office, 1940, p. 3.

² Schroeder, Walter. Presettlement Prairie of Missouri. Jefferson City: Missouri Department of Conservation, 1982.

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Both entries are flanked with identical ornamental iron pilasters with fluting, beading, floriated swags and quarter circles with a sunburst design. Each pilaster is stamped "MESKER BROTHERS, FRONT BUILDERS, ST. LOUIS, MO, PAT. OCT. 5, '87," indicating that at least this part of the original exterior survived the 1892 fire.³ The pilasters and pressed tin siding represent the main ornamentation on the building's otherwise relatively simple façade. The pressed tin was added after the fire.

Below the tin façade, a sloped, metal-roofed overhang is supported by six slender columns providing a covered walkway. A sidewalk composed of irregular shaped slabs of limestone extends eastward from the corner, serving Tising's and the first two adjacent buildings.

Centered between the two entrances and embedded flush with the brick wall is a United States Geological Survey benchmark, circa 1902, that reads "B.M. - U.S. GEOLOGICAL SURVEY - 250 DOLLARS FINE FOR DISTURBING THIS MARK - ELEVATION ABOVE SEA LEVEL - 904 FEET - DATUM VRSL [Versailles]."⁴

The side (west) elevation along High Point Road reveals the Tising Store's stepped roofline and brick construction, which is mostly masked on the primary elevation. Bricks are laid in a primarily eight-course common bond. A tin sign, located approximately 20 feet from the northwest corner, reads: "J.F. TISING & SONS - HIGH POINT." A cellar entry is located approximately at midpoint. A side brick chimney emerges from the roof directly above it. A single-leaf entrance consisting of a four-panel door with transom and double header segmental arch is located at the south end.

The rear (south) elevation has two single-leaf entrances with transoms. Both entrances have four-panel doors. Two one-over-one sash windows are between the entrances. Another window, identical, is east of the east entrance. All exterior window openings have rough limestone sills and are protected by iron bars. Doors and windows alike are topped with double header segmental arches. Doors and wood trim are painted white. The limestone foundation is barely visible at the east end of the building.

The Tising Store's appearance prior to around 1874 is unknown, but some type of commercial building is believed to have occupied the site as early as 1845.

A historic brick privy is located immediately south. A noncontributing modern metal shed, which currently houses a welding shop, is located at the southern edge of the property.

2. East Tising Store Building/IOOF Meeting Hall, circa 1874. Today part of the Tising Store and former meeting hall for the Independent Order of Odd Fellows Lodge (IOOF) No. 120, this two-story, single-bay brick building represents one of the most intact resources in the district. This building's fenestration suggests moderate Italianate influences, primarily in segmental arched windows and sash with two-pane glazing.⁵ This building sustained only minimal damage in the 1892 fire, so its primary elevation features the brick façade as it is believed to have appeared ca. 1874. The original appearance of this building is unknown, but some type of commercial structure may have occupied the present site as early as 1845. At street level, a recessed double-leaf entrance

³ The St. Louis-based Mesker Brothers Iron Works, a structural iron and sheet metal firm, operated a successful mail order business from 1887 through the 1893 panic. Their prefabricated sheet metal storefronts, distinguished by the "St. Louis" fleur de lis design, can still be found on buildings throughout the western United States. Mesker Brothers Iron Works Records, 1879-1953, Western Historical Manuscript Collection (University of Missouri-St. Louis, <http://www.umsi.edu>).

⁴ Stack, p. 3.

⁵ McAlester, Virginia and Lee. A Field Guide to American Houses, (New York: Knopf), 1985, p.212.

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with transoms is flanked by cast iron pilasters and large, four-light display windows with paneled bulkheads. The pilasters feature cornice moulding and bulls eye impressions. The tall entrance doors are paneled, with single lights. A metal-covered overhang, lower but otherwise similar to the one across the storefront of the double-front corner building, extends across the façade to the eastern edge of the adjacent post office building. The second story's brick cornice features zigzag brickwork between two rows of bricks set on end. Centered in the upper storefront, a pair of segmentally arched (with bricks set lengthwise) window openings contain two-over-two sash windows with brick sills. Covering the window openings are original, hinged, wooden shutters. A white metal sign, now illegible, is centered in the upper façade directly below the parapet. It probably was a marker for the old Odd Fellows Hall, which met upstairs.

The rear (south) elevation consists of a single story brick ell that extends from the two-story portion. The second floor is somewhat difficult to see but it has a single four-panel entrance onto the roof of the ell. The building's roughly coursed limestone foundation is readily visible. An entrance with a segmentally arched two-light transom window is centered in the back wall of the ell. A four-panel door is flanked by segmentally arched one-over-one sash windows. The first floor openings have limestone lugsills, while second story openings have sills of brick.

The upper portions of the east and west elevations are mostly obscured. On the east, three two-over-two segmentally arched sash windows with brick sills are evenly spaced. An enclosed stairwell of lap siding runs diagonally up the side, connecting to the second floor hall entrance. The entrance is in the façade of the adjacent east building, described below.

3. Post Office, circa 1874. The one-story brick building that houses the High Point Post Office is significantly smaller than its neighbors to the west. The primary elevation echoes the adjacent west buildings with a zig-zag cornice centered between two rows of brick on end. The recessed single-leaf entry is composed of a paneled, two-light door with fixed transom. The recessed area has been enclosed with a modern storm door, creating a small vestibule. Directly overhead, a sign reads: "U.S. Post Office – High Point MO 65042." A pair of two-light fixed windows borders the doorway. The west window has been altered to accommodate postal boxes. West of the main entrance, a discreet four-panel door with transom opens to an enclosed stairwell leading to the entrance of the second-story lodge hall. This building was likely constructed at approximately the same time as its neighbors to the west and some type of commercial property is believed to have occupied the site as early as 1845. The building at this location was used for many years as a café before being leased by the U.S. Postal Service in the 1930s.

Extensive remodeling has occurred on the rear (south) elevation. Originally constructed of brick, it is now covered with vinyl siding. A single one-over-one sash window and doorway complete the exterior. Both are modern replacements of the originals.

4. McGill Café/Residence, circa 1941. The two-story McGill house/store is constructed of sandstone and brick and has a "T" footprint with a hipped roof. The top of the tee, historically a café and grocery store, is flush with the rest of the block. Most of the building is faced with polychromatic slabs of split sandstone. Exposed rafters on the base of the tee (but not present on the top section) provide a hint of Craftsman styling. In the top, flush section, a single-leaf entrance is centered between two square display windows. Second floor window openings containing four-over-four sash are arranged symmetrically over the first floor display windows. The residence portion of the building is deeply recessed from the street. A hipped roof porch with a low sandstone wall and sandstone supports runs along its length. A single door is centered between two six-over-six sash windows. On the second story, two four-over-four windows are centered over those on the first. All exterior openings have narrow concrete

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surrounds. The hipped roof is covered with asphalt singles throughout. At one time, the McGill building served as a multi-family residence as well as a grocery and café. Minimal modifications in the front include such things as replacing the original wood sash windows with vinyl, and the removal of exposed rafters from the portion which is immediately adjacent to the post office. Only the upper portion of the west elevation is visible since the first story is obscured by the connecting post office. The visible portion consists of brick laid in a stretcher bond. A brick chimney divides two one-over-one sash windows.

Vinyl siding covers most of the rear (south) elevation, with the exception of a one-story, hipped roof extension on the residence portion, which retains the original sandstone facing. The rear ell of the store (or the south part of the top tee) is recessed from the adjoining post office building. A paneled one-light door is centered between two vinyl sash windows, one six-over-six and the other one-over-one. On the second floor, two four-over-four vinyl sash windows are offset, situated over the first floor door and east window. A single-story hipped extension or addition is part of the residence wing. Two doors, one a paneled single light, the other a modern replacement, are separated by a one-over-one wood sash and aluminum storm window. What appears to be a third door opening centered between the two doors is presently covered with vinyl siding. The roof of the hipped extension obscures most of the second story. What is exposed is clad in vinyl siding. A modern four-over-four vinyl sash window is located at the east end. A brick chimney pierces the roofline at midpoint. Original exposed rafters are evident under the eaves.

The entire east elevation is faced with sandstone. A single one-over-one sash window is located to the rear of the first story. The second story has two one-over-one sash windows centered on the façade.

5.-7. Privies. Three privies are located within the district and are evenly spaced behind the block. Two, frame with shed roofs, are located behind the post office and the McGill building. The dates of construction are unknown, but all appear to be historic. The brick privy, located at the rear of the Tising Store, was reportedly constructed at the same time as the store (ca. 1874 or earlier) and is relatively elaborate. Foregoing the typical shed roof design, the Tising privy is front-gabled with a moulded "pediment," seamed tin roof and a batten door with a china knob. This privy is still in use.

Integrity. Overall, the High Point Historic District retains its historic integrity. Photographs dating as early as 1906 indicate that very little has been altered on these buildings since then. The primary modifications, such as reconstruction of the Tising store in 1892 and the replacement of an older building with the McGill Café/Residence in 1941, are historic in their own right. Vinyl siding on the rear elevations of buildings in the eastern half of the strip is not readily visible from the front and is difficult to see even from the county road (High Point Road) which is adjacent to the west edge of the district.

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High Point Historic District – Site Map



District boundary lines


Route C

High Point Road

J.F. Tising & Sons Store

Post Office

McGill Cafe/Residence
(Travel Agency and Beauty Salon)

 Brick Privy

 Privy #2

 Privy #3

Noncontributing shed #1

Not to scale

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Moniteau County, Missouri**Summary Statement of Significance:**

The High Point Historic District, located in High Point, Moniteau County, is locally significant under Criterion A in the area of Commerce. The district is an intact grouping of four contiguous 19th and 20th century commercial buildings plus three associated privies in the historic business center of this tiny community in central Missouri. The four adjacent buildings form one side of a "city" block. Over the years, these buildings have housed various mercantile, apothecary, restaurant, produce and other enterprises, as well as the village post office, all of which were vital to the community's existence. As a group, they remain evocative of their past and, architecturally, are representative of a dwindling vernacular tradition. Detached privies directly behind three of the buildings add a somewhat quirky but realistic element to the district. The period of significance is from circa 1874 (when High Point druggist J. F. Tising is believed to have made or influenced significant changes in the facades of the 19th century buildings) through 1954, the arbitrary 50-year cutoff date for National Register listings.

Community Beginnings:

The first recorded settlement in the area that became High Point dates to 1831 when land was entered by H. H. Simpson. Additional settlement, primarily by farmers of English descent, was rapid. By 1835, when a state road was authorized by the Circuit Court, 26 landowners already lived in the fledgling community.⁶ At this time, High Point was still part of Cole County. Moniteau County was established several years later, on February 14, 1845. For years, residents had petitioned for the creation of a new county but the area fell just short of the minimum land requirement of 400 square miles. Finally, parent counties Morgan and Cole ceded part of their share of the Missouri River bed, enabling the proposed new county to meet the size requirement. Shortly afterward, on February 28, 1845, Harrison Township, which includes the High Point community was formed. An 1887 directory for Moniteau County listed more than 220 area residents as farmers while others were engaged as laborers, teachers, merchants (including J. F. Tising), doctors, veterinarians, blacksmiths and one constable.⁷

Although primarily agricultural, the High Point community has a history of mining, most notably lead and coal. As early as 1841, a lead works, locally known as "the Diggings," was in operation about half a mile south of the district on High Point Road. Farther west, the Simpson Coal Bank was discovered in 1857 and at the time was heralded as one of the largest coal deposits in the world. A narrow gauge rail spur was laid, connecting to the Rock Island line, and much coal was mined and transported during World War I. Naturally, the mining activity generated considerable business for High Point merchants, particularly the corner store since it stocked quinine and other medicines to combat fevers and other diseases.⁸

Henry W. Kelly and his wife Susan, both native Virginians, moved to St. Louis County in 1834. In 1839, they moved west to what is now Moniteau County, where Kelly operated a general mercantile business at an unknown location. In 1845 they moved to High Point, entered land and constructed the community's first store. (County records indicate that Kelly purchased a merchant's license in September 1845.)⁹ Whether Kelly's original store was located in one of the current brick buildings or an earlier building on the site is unknown. While local tradition holds that Kelly constructed the brick block of buildings soon after his arrival in High Point, the extensive use of

⁶ James Ford. A History of Moniteau County. (Jefferson City: The New Day Press, ____), p.32.

⁷ History of Cole, Moniteau, Benton, Miller, Maries & Osage Counties, Missouri. (Chicago: Goodspeed Publishing Co., 1889, p. 112-115.

⁸ Tammy Snyder, ed. A Community History of High Point, Missouri. (Versailles: B-W Graphics, Inc., 1995), p. 25.

⁹ History of Cole, Moniteau, Morgan, Benton, Miller, Maries & Osage Counties, Missouri, p. 326.

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brick would have been unlikely in 1845 without a local brick factory. In addition to the store, Kelly established the first post office. He served dual roles as postmaster and shopkeeper until his death in 1852.¹⁰

Thomas Jefferson (T. J.) Hart, a native of Bucks County, Pennsylvania, moved to High Point in 1855 and took over the mercantile business that same year, expanding the store's stock of merchandise. A photo of the store apparently dating from late in Hart's tenure reveals signs advertising "Mitchell Wagons" (a popular farm wagon of the period) and "Hoosier Grain Drills" (wheeled devices with hollow spikes that 'drilled' into the ground and deposited seeds). Under Hart, the store enjoyed unequalled success. During his tenure in High Point, Hart quickly became a community leader. Loyal to the Union, Hart enlisted with Company K of the Cole County Home Guards in 1861, with the rank of first lieutenant. Later, his civic duties included serving as president of the Temperance Alliance and as a trustee of the local chapter of the Odd Fellows. After retiring from the store business in 1880, Hart became a successful farmer, capitalizing upon the county's burgeoning flax market.¹¹

Born in Cincinnati, Ohio, John F. (J. F.) Tising was a successful merchant before entering the grocery business. His parents were natives of Hanover, Germany. When Tising was 13 years old, the family moved to a farm near Russellville, Missouri. After a stint in the Union army, J. F. moved to High Point in 1868, opening a drug store in a building (now demolished) behind the present Tising Store. On January 1, 1874, he purchased an existing apothecary business from Dr. James Dunlap. Located in the "third room" (East Tising Store/Meeting Hall), J. F. partnered with R.S. Harvey in 1880 to purchase the mercantile business from T.J. Hart, which occupied the "first and second rooms" on the west side of the block. This move expanded the store to its present size, utilizing all three rooms.¹²

The newly formed partnership did not last long: After a dispute arose over a barrel of distilled water, Tising and Harvey flipped a coin to see who would buy out whom. When J. F. won, Harvey left town and started a store in nearby Eldon. Thus a family tradition in the grocery store business spanning 125 years and four generations of Tising began. Over the years the Tising Store has housed a mercantile, apothecary, medical offices and was the original site of the High Point Post Office. Although the period of significance ends in 1954, this building operated as a grocery store and delicatessen until 1996. Currently, J. F.'s great-granddaughter, Beverly Tising Meyer, operates an antique store and flea market within its confines. However, Tising's still has the look and appearance of an old general store inside and out. During lunchtime, local customers are still likely to come in for a sandwich and a bottled soda, and probably some conversation.

Commerce:

High Point history is closely entwined with its merchants. Next to farming, the mercantile business was considered the town's most lucrative enterprise.¹³ Most of the early commercial ventures apparently were short-lived. The Tising Store (which perhaps should be called the Kelly-Hart-Tising Store) is an exception. In one form or another, a store has been operated by Henry W. Kelly, Thomas Jefferson Hart or J. F. Tising at the location of the present Tising Store since ca. 1845. It is recognized by the Moniteau County Historical Society as the third oldest business in Moniteau County.¹⁴ Kelly constructed the original store, Hart bought the business ten years later in

¹⁰ History of Cole, Moniteau, Morgan, Benton, Miller, Maries & Osage Counties, Missouri, p. 968.

¹¹ Snyder, p. 24.

¹² "Tising Store in the Family 100 Years." California Democrat, December 27, 1973.

¹³ Snyder, p. 17.

¹⁴ Della Huff. Life and Times in Moniteau County, Vol. IV. Compilation of radio programs produced and published by the Moniteau County Historical Society, California, Missouri, p. 13.

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1855, diversified the stock and made it flourish, and Tising, an established High Point druggist, purchased the store in 1880 and combined it with his pharmacy. A circa 1874 photo shows all of the 19th century buildings with identical zigzag brickwork in their cornices. In 1892, a fire that was started during a robbery heavily damaged the corner building, which was rebuilt by Tising without its second story.

In 1878, a local newspaper recognized the success of the High Point merchants, noting that "It [High Point] is the center of trade for a large and very fertile agricultural district. T. J. Hart has been engaged in the mercantile business at the 'Point' for nearly twenty years. His trade has grown to mammoth proportions. His stock embraces almost everything required to supply the wants of the community, agricultural implements, stoves, household furniture, harness and many other wares, besides his stock of ample groceries." A young and enterprising John F. Tising is also mentioned, as the article continues: "...The drug store of J. F. Tising is well stocked, and we should judge the Squire is doing a prosperous business."¹⁵

Historically, storekeepers like Kelly, Hart and Tising were influential figures in most small towns. In 1874, Harper's Monthly recognized the country storekeeper's important role in the community. Harper's described him as "a sort of public character...[who] finds himself used in a dozen different ways—as banker, oracle, referee, newspaper, directory, intelligence man, etc.—almost before he is aware."¹⁶ In addition, rural shopkeepers served as the link between local customers and urban manufacturers, performing the difficult task of meeting their customers' current demands while always anticipating future needs. To maintain a successful business, a storekeeper had to stay abreast of current market conditions and anticipate trends.¹⁷ As a result, 19th century storeowners evolved into "entrepreneurial middleman," often accepting bartered goods as payment. Locally produced items such as butter, eggs and other goods were exchanged for hard-to-obtain commodities such as coffee, tea, rum and spices. The system worked both ways, for urban wholesale "jobbers" would trade their merchandise for locally produced goods which were then sold in the city at retail prices. Due to changing commodity prices in the urban market, the rural storekeepers continually adjusted bartered prices with local customers in order to maintain the delicate balance of profit and loss.¹⁸ The Tising Store was no exception. In an undated advertisement in a California, Missouri phone book, Tising's promised "Highest market price for chickens, eggs, wool, etc."¹⁹

To make running a store even more complex, storekeepers had the added task of acting as a lending institution, often extending credit as a courtesy to customers unable pay their bill at the time of purchase. During the years spanning the Great Depression, the Tising Store remained in business by extending credit to its customers for a year, collecting only interest, then extending credit for another year. In doing so, the Tising family managed to survive the depression, and so did their customers. Meanwhile the store building itself served as a social center where customers could meet and "chew the rug." The store also was the place where news was exchanged, like a bulletin board, thus serving as a public forum. Harper's asserted that the country store was a democratic institution that recognized no caste. The Tising Store was (and still is) a place where members of the High Point community congregate for social exchange. Topics range from local gossip and politics to the weather and world

¹⁵ The Tipton Times. August 22, 1878, (Editorial).

¹⁶ "In a Country Store." Harper's New Monthly Magazine: Library of Congress and Cornell University-
<http://cdl.library.cornell.edu>).

¹⁷ The gradual mechanization of agriculture in the early 20th century and the storekeeper's response to this monumental shift is such an example. In 1917, the Tising Store sold the first tractor ever used on the High Point prairie to a local farmer, Snyder, p. 85.

¹⁸ James Mayo. The American Grocery Store. (Westport: Greenwood Press, 1993), p. 51-52.

¹⁹ Snyder, p. 31.

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issues. It has become a local tradition for High Point elementary students to take a field trip to Tising's on the last day of school—Kindergartners through sixth graders walk several blocks to the store to purchase a candy bar and soda. While they are there, they are entertained (and educated) about the history of the store by J.F.'s great-granddaughter Beverly.

Historic photos confirm that many items from the Tising Store's early days are intact. The counters and glass display cases that line the walls are original to the store. The large scale used to measure bulk items is still in working order. Two large safes are positioned near the "office" area. Handwritten ledgers and ticket books containing customer account histories remain stacked behind the counter. J. F.'s apothecary jars still line the shelves, some with traces of their original contents. The hardware bins still contain nails, bolts and screws. Sliding wooden ladders, mounted on tracks suspended from the ceiling, are still in working order. At the center of the store, the old pot-bellied stove is still used to help heat the building during the winter months. The store has changed remarkably little since 1892 when the west side was reconstructed. A glass gas pump at the northwest corner of the building, visible in a circa 1926 photo, is no longer present.

Although the stores operated by Kelly, Hart and Tising perhaps had the strongest commercial influence in the community and the historic district, other businesses and organizations successfully operated within the district and contributed in their own way. The local Odd Fellows chapter, which met in the central building served the community in various ways, not the least of which was maintaining the High Point Cemetery. High Point IOOF Lodge No. 120 of District No. 43 was organized in 1856. In 1860, the chapter purchased the upper story of the east building (then owned by T. J. Hart) and used it as a meeting place until a second lodge hall was constructed at unknown location in 1880. By 1888, the lodge claimed nineteen members and eight past grand masters.

Before becoming High Point's post office in the mid-1930s, this one-story building housed various commercial enterprises and its history is linked with the development of the corner store, since the post office began in that building or an earlier version of it in 1845. Deed records indicate that as early as the 1870s, J. F. Tising sold the adjoining small building east of his store--the current post office building--to Dr. J. M. Dunlap, resident physician (who had once owned the larger store portion), suggesting the presence of medical offices in that space. Later, several restaurants operated in the building, most notably Bill Short's establishment which survived into the 1930s.

Henry Kelly served as the first postmaster of High Point until his death in 1852. John Kelly assumed his father's duties as postmaster but is said to have been removed from the position by President Lincoln in 1861 due to his Confederate sympathies. T. J. Hart is listed as postmaster in around 1874. In 1900, a Moniteau County atlas identified J. F. Tising as postmaster.²⁰ The post office remained in the Tising Store until it was moved to its present location.

The rural post office also has strong community and social connotations. It often served as a link between locals and the outside world. Like the old general store, it was an ideal place for visiting with neighbors and catching up on local happenings.

The easternmost building, the McGill house/store, functioned historically as a combination café/grocery as well as a residence for the McGill family. Built by Lillie McGill circa 1941, the sandstone-sided building stands on the site of High Point's original hotel. The hotel, a long, frame building detached from the block, was demolished in about 1940 to make way for the new store/residence. This building was originally home to Ivan's Café, a combination café and grocery store, as well as a residence for Mrs. McGill. The grocery was short-lived. It simply could not

²⁰ Descriptive Atlas of Moniteau County. (Chicago: Acme Publishing Co., 1900), end cover.

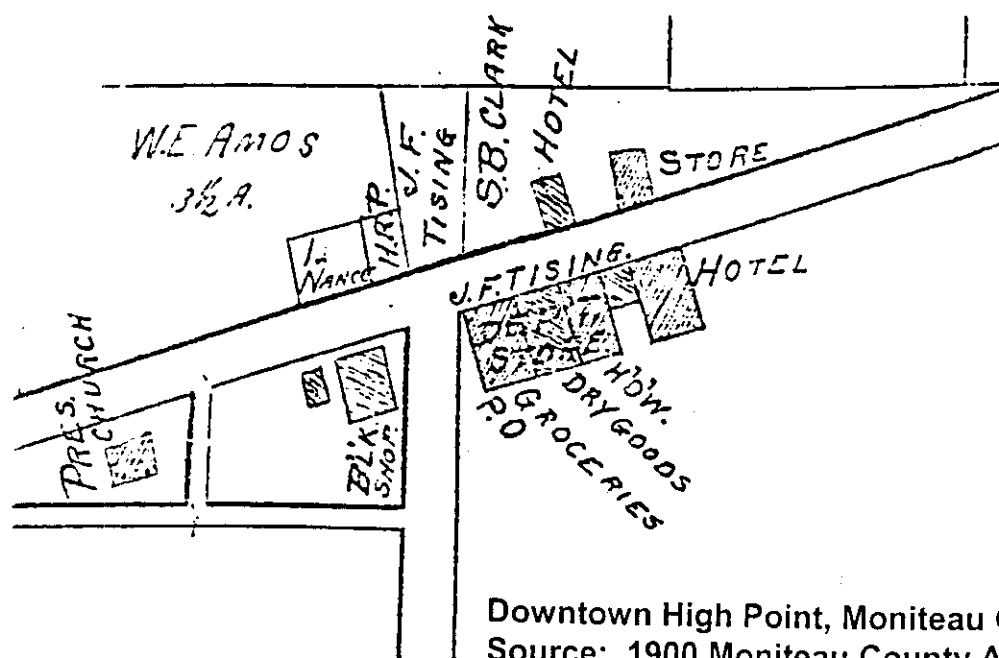
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National Park ServiceNational Register of Historic Places
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Moniteau County, Missouri

compete with Tising's larger stock and reputation. Today, the McGill house/store is still in commercial use: a travel agency is located in the former café, and a beauty salon occupies the residence portion.

Additional History

In the history of the Kelly-Hart-Tising Store, two events in particular stand out as crises that nearly ended the business. The first event occurred on September 26, 1892, when the store was robbed and partially burned. The thieves used black powder to blow the safe open. In an effort to muffle the noise, the robbers covered the safe with a blanket, which caught fire as a result of the explosion. The flames ignited combustibles in the store, which sustained heavy damage. It was quickly rebuilt as the present one-story building, however, and was reopened within three months. The wrecked safe was removed to Mrs. J. F. Tising's front yard, where it served for many years as a flower planter. A second robbery occurred on August 2, 1926, when all of the cash, charge account records and notes of who had borrowed money from the Tising's was stolen. This was potentially a fatal blow, but when a notice was published in a local newspaper requesting that anyone with an outstanding account balance pay up, many people did and their honesty saved the store.

Together the buildings that form the High Point Historic District constitute a distinct, cohesive grouping with a commercial focus. Individually and collectively, they are representative of a primarily 19th century business district that has successfully continued its commercial existence into the 21st century in a small, agriculture based, rural community in central Missouri. They are also well preserved. The High Point Community Renewal Association, in an effort to recognize and preserve the buildings and their culture, has undertaken an appreciative revitalization of the community's historic architecture.²¹



Downtown High Point, Moniteau County, Missouri
Source: 1900 Moniteau County Atlas

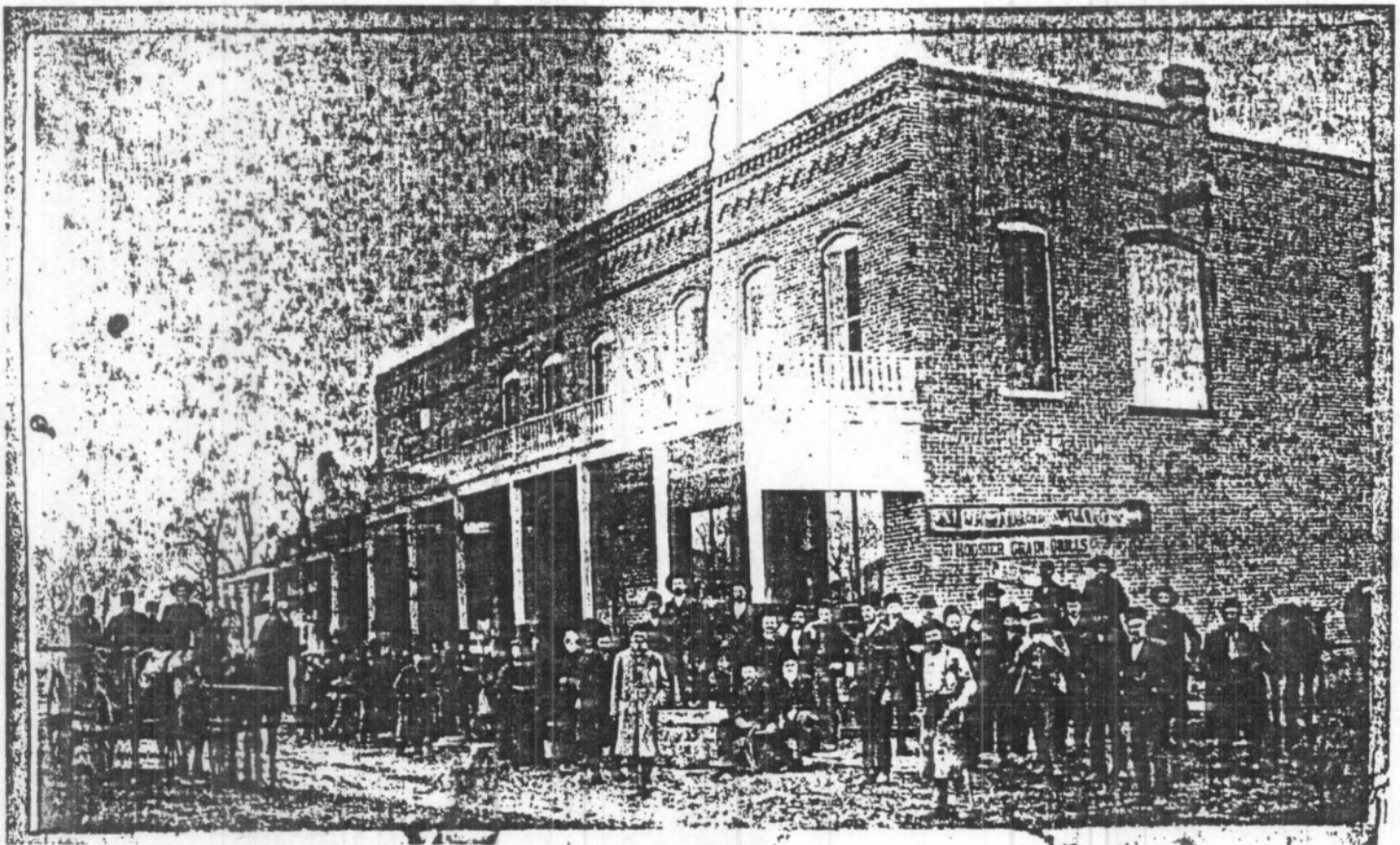
²¹ Snyder, p. 21.

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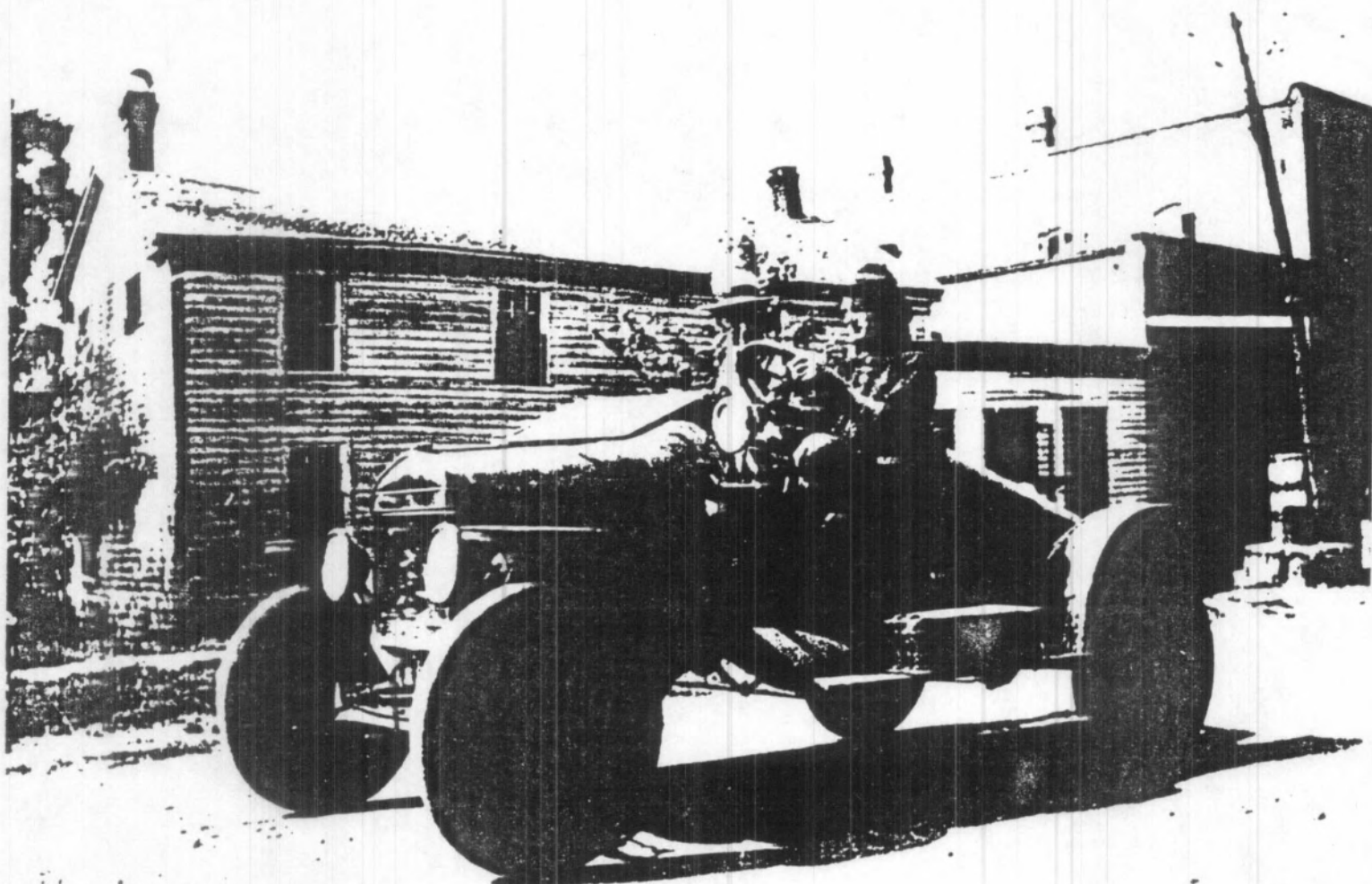
Downtown High Point, Missouri, prior to 1892 fire
Photo circa 1870s
Source: Beverly Tising Meyer

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National Park Service

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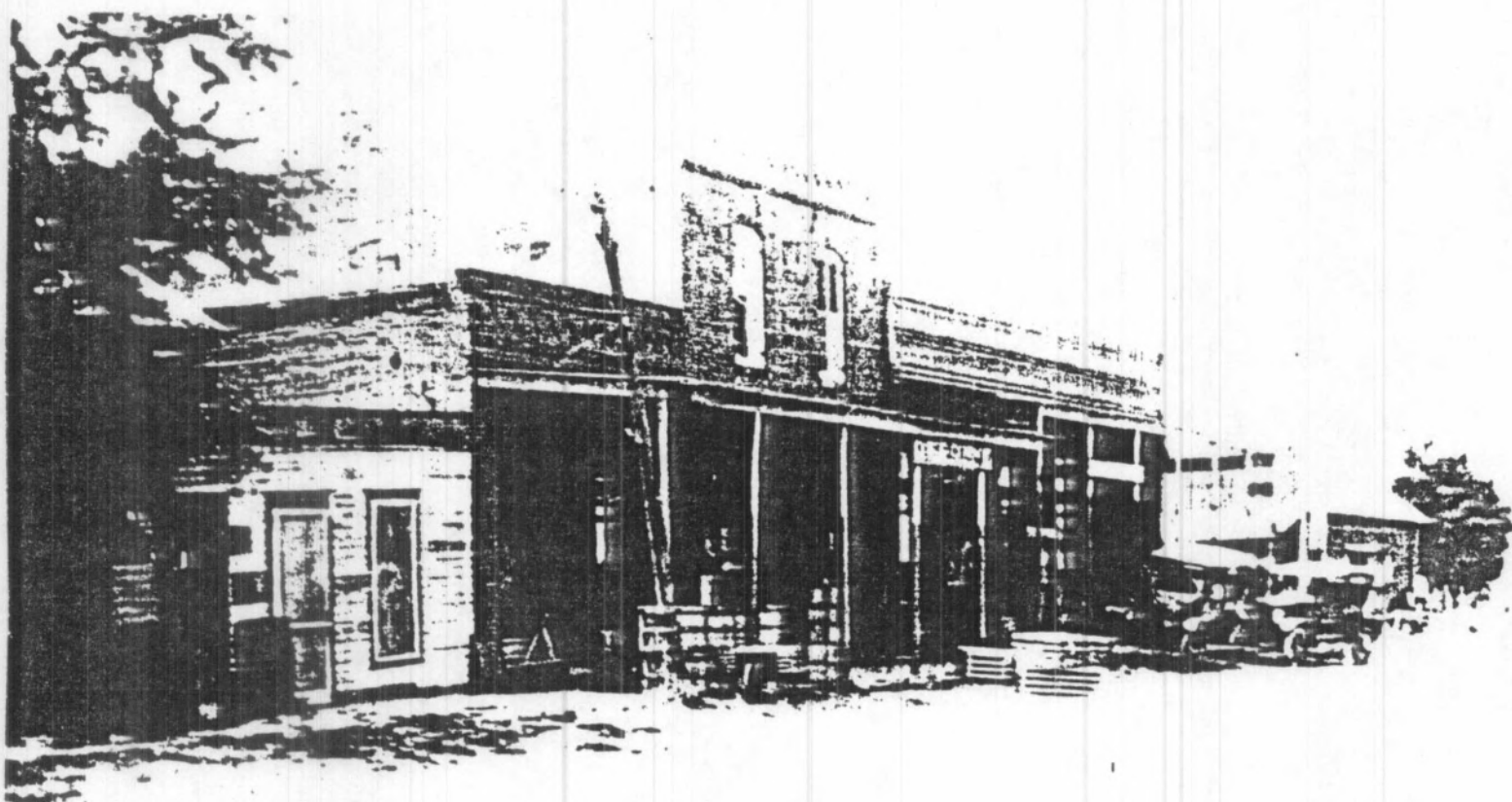
John L. Tising and Ben Short in front of former hotel building (replaced by McGill
Café/Residence in ca. 1941)
Photo circa 1906
Source: Beverly Tising Meyer

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Downtown High Point, Missouri
Photo circa 1926
Source: Beverly Tising Meyer

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Inside Tising Store
Photo circa _____
Source: Beverly Tising Meyer

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All interviews by Dana Miller:

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Snyder, Marlene, Chair of High Point Community Renewal Association, September 8 and October 7, 2004.

Tennant, Dave, U.S. Geological Survey, Mid-Continent Mapping Center, September 2, 2004.

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10. Geographical Data

Verbal Boundary Description:

The boundary of the High Point Historic District is as indicated by the dashed line on Moniteau County Tax Map #1841710117, a segment of which is included with this nomination.

Boundary Justification

The district boundary encompasses all of the property that has been historically associated with the buildings within the High Point Historic District.

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Photographs

The following information applies to all photographs, with the exception of historic views within the text, which were taken by members of the Tising family:

High Point Historic District

61235-61245 State Route C

High Point, Moniteau County, Missouri

Dana Miller (photos 2, 3, 7, 9, 10, 11, 12, 13, 14, 15, 16, March 2004)

Roger Maserang (photos 1, 4, 5, 6, 8, July 2004)

Negatives: Missouri Cultural Resource Inventory, State Historic Preservation Office, Jefferson City, Missouri
Cultural Resource Inventory, Historic Preservation Program, Jefferson City, Missouri

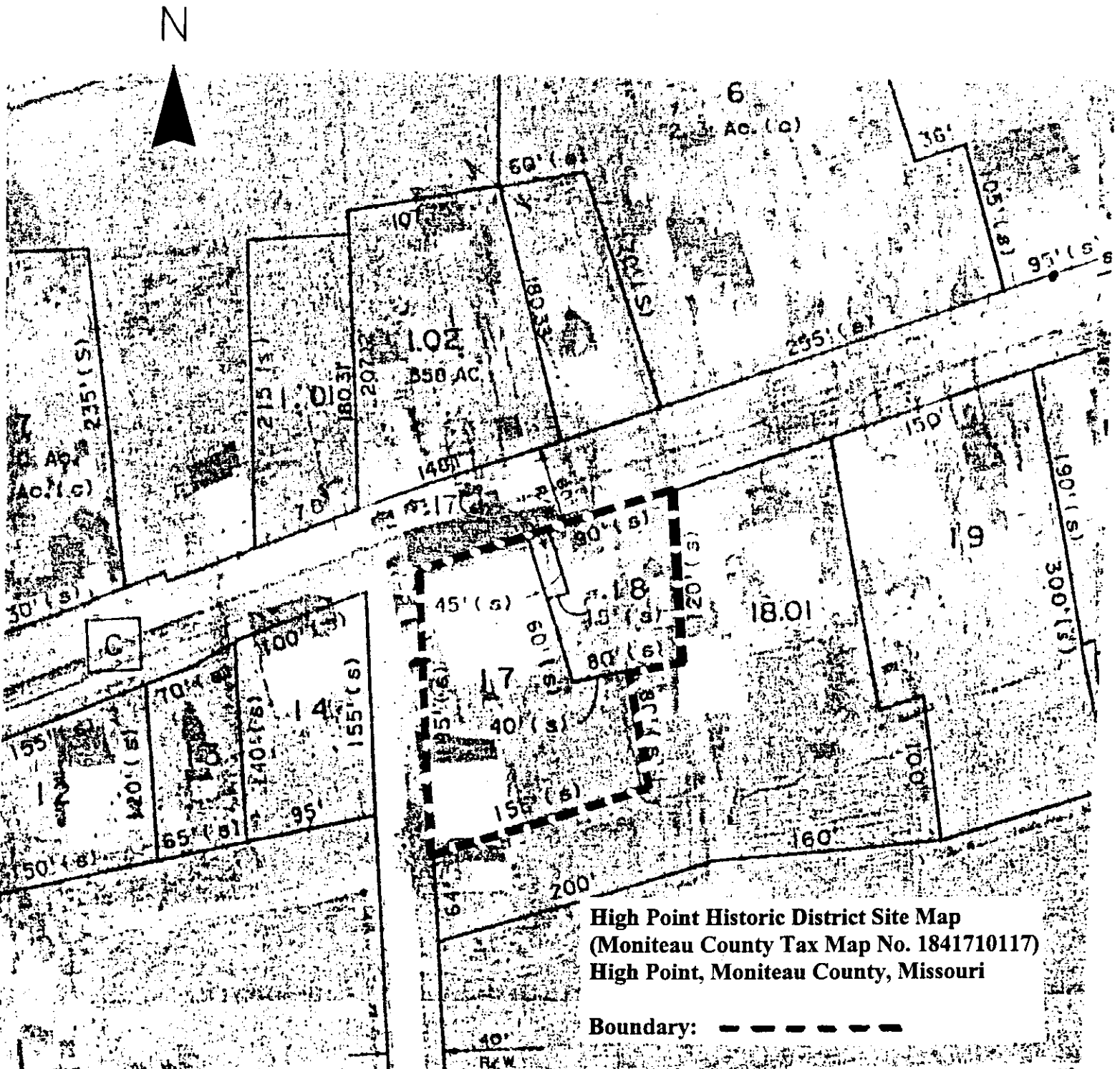
1. High Point Historic District, facing south.
2. West façade of corner building, facing southeast.
3. High Point Historic District, facing southwest.
4. Main portion of Tising Store, facing south.
5. Post office and east portion of Tising Store/IOOF Lodge, facing south.
6. McGill Café/Residence, facing south.
7. Rear (south) elevations of western group of buildings, facing north.
8. Rear (south) elevations of eastern group of buildings, facing north.
9. Storefront detail of westernmost storefront, facing southwest.
10. Storefront detail of second storefront from west, facing southeast.
11. Storefront detail of U.S. Post Office, facing south.
12. Detail of cast iron pilaster, facing south.
13. Three privies, facing east.
14. Frame privies, facing southwest.
15. Interior of Tising Store, facing south.
16. Interior of Tising Store, facing northwest.
17. Interior of Post Office, facing north.

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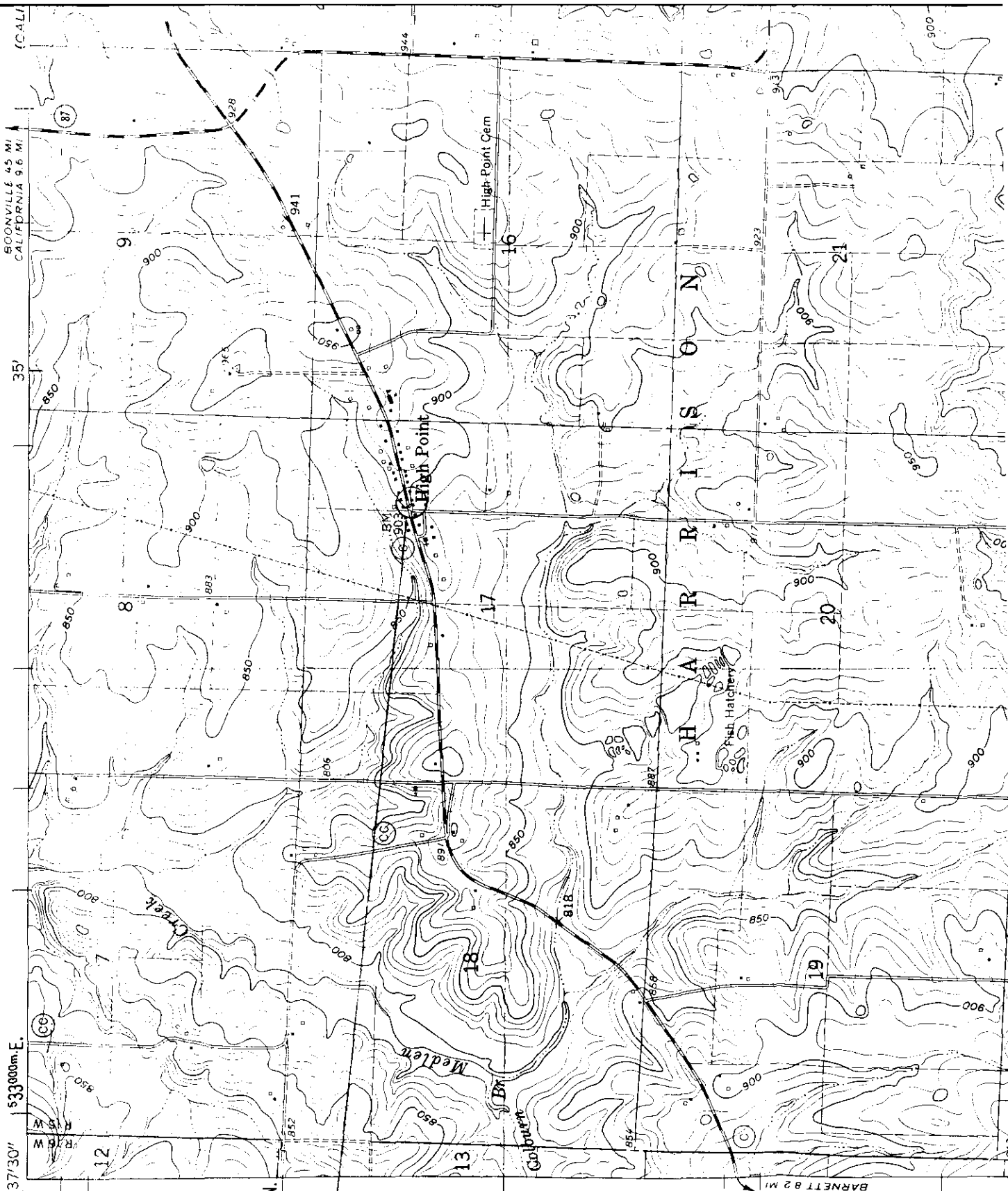
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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GEOLOGICAL SURVEY
THOMAS R. BEVE

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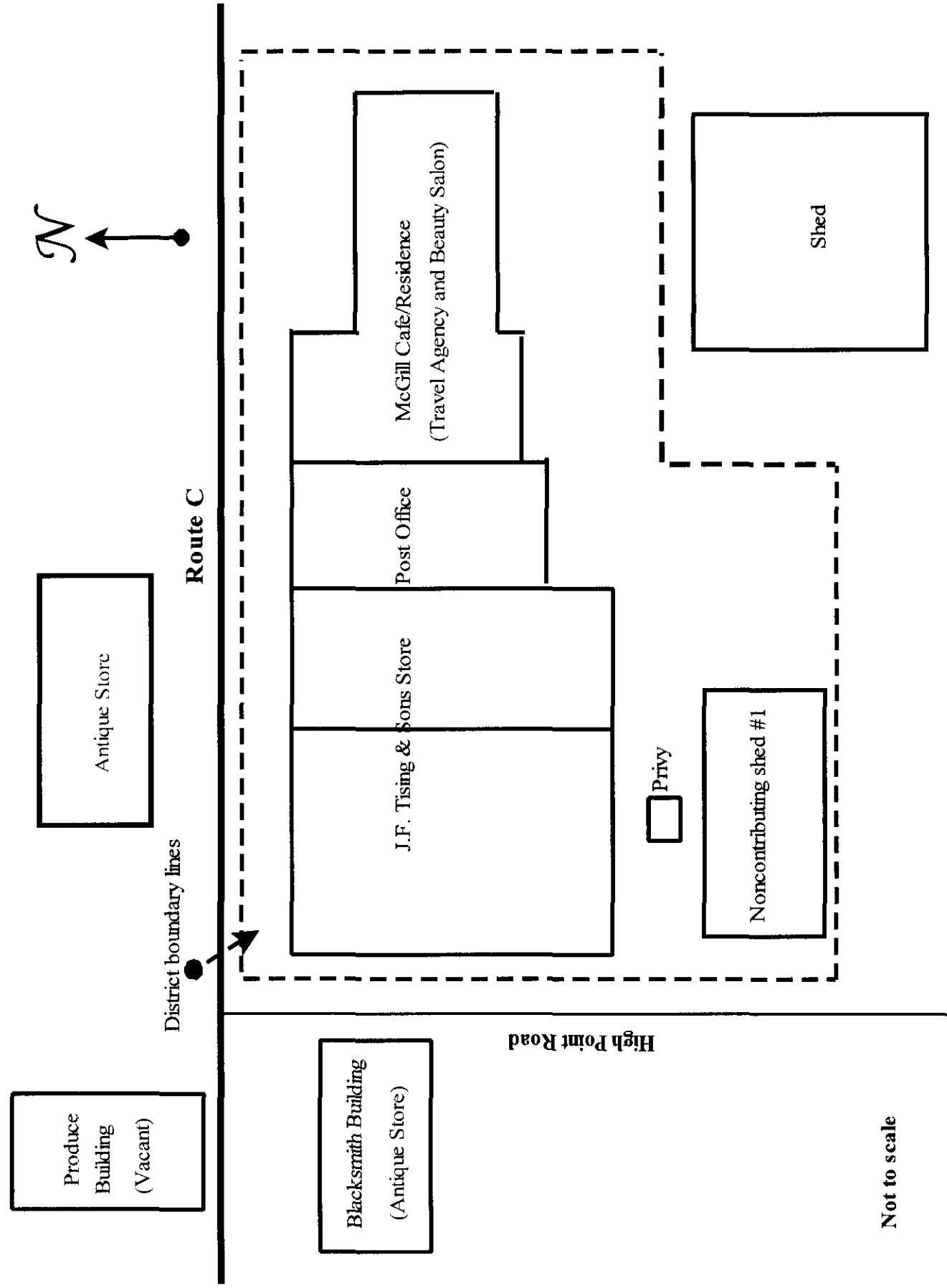


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HIGH POINT
HISTORIC
DISTRICT
MONITEAU
CO., MISSOURI
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15/4259440 N

BARNETT 8.2 MI

Site Plan - High Point Historic District



Not to scale

















