



**COMMERCIAL DISTRICTS OF NEVADA MISSOURI**

30 June 1992

**COMMERCIAL DISTRICTS OF NEVADA, MISSOURI**

**FINAL REPORT**

**PROJECT NO. 29-91-60032-198-A**

**ARCHITECTURAL/HISTORICAL SURVEY  
NEVADA, MISSOURI**

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## **INTRODUCTION**

Main Street Nevada, Missouri contracted for an architectural and historical survey of two commercial districts in Nevada, Missouri. The survey, the subject of this final report, commenced in June, 1991 and was completed June 30, 1992. It has been financed in part with Federal funds from the National Park Service, a division of the United States Department of Interior, and administered by the Missouri Department of Natural Resources. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the Missouri Department of Natural Resources. Matching funds were provided by Main Street Nevada Missouri.

The survey and final report were conducted by Linda F. Becker, preservation consultant, in association with Cydney E. Millstein, Architectural and Art Historical Research, Kansas City, Missouri.

## **SURVEY BOUNDARIES**

Generally speaking, there were two targeted survey areas. The boundaries encompass approximately 130 acres. One area, historically known as East Nevada (Survey Area A), is the north and south sides of East Cherry Street extending west from the original Missouri, Kansas and Texas railroad tracks to Osage Boulevard (Bus. Hwy 71). The other area (Survey Area B), encompassing the downtown surrounding the Courthouse Square extends roughly from Hunter Avenue on the north, Austin Street on the south, Washington Street on the east and Ash Street on the west. In addition, located between the two target areas are several properties, mostly along East Walnut and East Cherry Streets, that were also included in the survey. The boundaries for the survey were selected by representatives of Main Street Nevada Missouri.

6. Snyder Collection, Miller Nichols Library, University of Missouri Kansas City, Missouri. This special collection includes regional histories.

It should be noted that both the historic building permits and water permits (1870-1940) for the survey areas do not exist.

#### **FIELD SURVEY**

1. **PHOTOGRAPHY:** At least one 5" X 7" black and white glossy photograph of each structure was made using a 35 mm. camera. Negatives were keyed by roll number and exposure number and then identified as such on the individual inventory forms.
2. **MAPS:** A base map was prepared for each survey area. The location and orientation of each identified resource was shown on a "footprint" map. National Register Historic District(s), the location and orientation of each resource, as well as boundaries was also shown on the footprint map. Final preparation of the map(s) was prepared by J. L. Post, Image, Space and Order, Inc. Nevada, Missouri.
3. **SITE VISIT:** An on-site analysis of architecture within the survey area was conducted in order to fully assess present condition and integrity of individual structures (i.e. identification of obvious alterations and/or additions).

#### **COMPLETION AND ASSEMBLAGE OF INVENTORY FORMS**

*A Missouri Office of Historic Preservation Architectural/Historic Inventory Survey Form* was prepared for each structure including the street address; a description of prominent architectural features with emphasis on the primary facade; a documented or estimated date of original construction; identification of obvious alterations; a designation of style or design when applicable; identification of

## **SURVEY OBJECTIVES**

This survey was designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project areas. Secondly, this survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Thirdly, it will identify eligible historic districts in Nevada. Finally, the survey will also provided an outline of the cultural heritage and architectural patterns associated with the history of Nevada, Missouri.

## **METHODOLOGY**

Both archival research and field survey were used to obtain information regarding the survey areas. Information and data were gathered from, but not limited to the following sources:

### **ARCHIVAL RESEARCH:**

1. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City, Missouri Public Library is the repository for City Directories, Western Contractor ( a construction trade journal), maps, atlases and county and city histories.
2. State Historical Society of Missouri and the Ellis Library, University of Missouri, Columbia , Missouri.  
Sanborn Insurance Maps, atlases, city and county histories.
3. Interview with Nevada resident Patrick Brophy October 29, 1991, Nevada, Missouri.
4. Nevada Public Library, 225 W. Austin Street, Nevada, Missouri. This local library houses early City Directories of Nevada beginning in 1888, historical references and city histories of Nevada.
5. Bushwhacker Museum, Nevada, Missouri. This museum houses historic photographs.



architect and/or builder, if known; and an on-site verification and consideration of all pertinent form numbers (i.e. nos. 28-35).

### **ANALYSIS OF INFORMATION**

A summary history and analysis of each survey area is contained in the final report. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of each survey area. The analysis also provides a discussion tracing the origins and evolution of identified significant property types. In conclusion, this final report has made recommendations for those properties warranting consideration for the National Register of Historic Places designation, based on National Register criterion.

## EARLY HISTORY OF NEVADA

Nevada, the county seat of Vernon County, is situated on the boundary between Missouri's western prairie and the southwestern plateau. Located in the heart of an exceedingly rich agricultural, cattle and fruit region, with an underlying wealth of bituminous coal, this city was carefully planned and deliberately founded.

Originally called Nevada City, Nevada was founded on public and official acts, which grew out of the municipal organization of Vernon County. The site was selected by a special commission appointed by the governor for the purpose of locating a site for the new county's courthouse. In 1855, John W. Boyd, of Jasper County, and Abram Cassell of Cass County, both commissioners, were appointed to select the permanent county seat of Vernon County.<sup>1</sup> On October 1, 1885 they selected the following:

the southeast quarter of the southwest quarter of section 4, township 35, range 31, belonging to Thos. H. Austin,.....also ten acres off the west end of the southwest quarter of the southeast quarter of the same section, owned by Benj. Baugh..<sup>2</sup>

The entire acreage, totaling fifty, cost the county \$250; Baugh received \$50 for his ten acres, while Austin received \$200 for his forty acres. Boyd and Cassell's selection turned out to be very near the exact geographical center of the county, which provided easy access from all parts of the county.<sup>3</sup> In addition its natural beauty made it a very desirable location.

The new town was almost named "Fairview" due to its natural peculiarities. However, Col. D. C. Hunter, the county and circuit clerk,

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<sup>1</sup>History of Vernon County, Missouri. Written and Compiled From The Most Authentic Official and Private Sources. Including a History Of Its Townships, Towns and Villages. (St. Louis: Brown and Company, 1887), 595.

<sup>2</sup>Ibid. See also J. B. Johnson. History of Vernon County Missouri Past and Present Including An Account of The Cities, Towns and Villages Of The County (Chicago: C. F. Cooper & Co., 1911), 437.

<sup>3</sup>Ibid. See also Betty Sterett. Scenes From The Past (Of Nevada, Missouri) (Shawnee Mission, Kansas: Inter-Collegiate Press, 1985), 60; Marian M. Ohman. Encyclopedia of Missouri Courthouses (Columbia, Missouri: University of Missouri Press, 1981), n.p; The Vernon County Centennial 1855-1955. Files, Nevada Public Library, Nevada, Missouri. Photocopy.

pointed out the fact that there was already a village and post office in Cass County by the same name and "that the similarity in names would inevitably lead to embarrassment and confusion". Col. Hunter, once a California gold seeker, suggested the new town be named "Nevada City".<sup>4</sup>

Shortly after the new name was adopted, the town was platted as follows:

The town was ordered laid off into blocks 320 feet square, with streets 60 feet in width, beginning at the southeast corner of the tract, and leaving two blocks on the east and one on the south, and reserving the next for a public square - numbering said blocks from the northeast corner of said square. The above blocks to be laid off in lots 160 feet long and 80 feet wide, reserving three blocks on the east to be sold by the block; the remaining fractions to be sold by the fractional block'.<sup>5</sup>

Thos H. Austin, who had been appointed county seat commissioner was ordered to sell the alternate lots in each block, while Col. D. C. Hunter, deputy county surveyor, surveyed and laid out the town. On November 16, 1855 Hunter presented the county court with a plat of the survey. Although the town was platted in the fall of 1855, improvements were not made until the spring of 1856.<sup>6</sup>

Once settlement had begun, the population of the town grew rapidly. By January 1, 1857 there were approximately twenty-five families in Nevada City. The first courthouse, two stories in height and costing \$900, was completed and occupied in June, 1857. No church buildings existed in the town until after the Civil War, however, the lower room in the courthouse was used for religious meetings when it was not occupied by the courts.<sup>7</sup>

Nevada City had a population of approximately 425 at the outbreak of the Civil War. During the early years of the Civil War,

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<sup>4</sup>History Of Vernon County, Missouri, 596; Johnson, History of Vernon County...Cities, Towns and Villages, 438; Scenes From The Past, 60.

<sup>5</sup>History of Vernon County, Missouri, 596; History of Vernon County...Cities, Towns and Villages, 439.

<sup>6</sup>Ibid.

<sup>7</sup>History of Vernon County, Missouri, 597; History of Vernon County...Cities, Towns, and Villages, 441; Scenes From The Past, 62, 142.

Nevada City was the headquarters of several detachments of Confederate troops and was known as the "Bushwhackers Capital".<sup>8</sup> The sentiment of the citizens of Nevada City was practically unanimous in favor of the separation of Missouri from the State of the Union. Nevada City became a Confederate county seat and a hotbed of secession during the Civil War. From 1861 to 1863, there was no peace for Nevada City; its townspeople were at the mercy of the rebel raiders and the Federal foragers.<sup>9</sup>

On May 26, 1863, a company of Federal militia from Kansas--- the St. Clair and Cedar militia--- marched into Nevada City under the command of Captain Anderson Morton. Capt. Morton ordered, "every building big enough to hide a bushwhacker is to be burned to the ground." He gave residents twenty minutes to remove things from their houses before it was burned.<sup>10</sup>

Alas for Nevada City! The bright little town of the prairies had become an expanse of glowing coals. Thenceforward for two long years she was to set solitary amidst her ashes: thorns and brambles were to come up in her gardens and streets. The few houses, untenanted and shunned, would be add to her loneliness.<sup>11</sup>

More than seventy-five houses and outbuildings, along with the courthouse, jail, taverns and other stores, were burned to the ground. Records indicate that the schoolhouse along with the following were all that remained: "two log cabins near the southwest corner, northwest of the Thorton Bank; one small house on East Cherry, near the Episcopal Church; one on the northwest corner, on the site of the Rockwood House; one southeast of the southwest corner, and one west of the Thorton bank...".<sup>12</sup>

At the end of the war, Nevada City was in such deplorable shape that there was serious discussion about abandoning the site

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<sup>8</sup>Encyclopedia of Missouri. (Michigan: Somerset Publishing, 1985), 296.

<sup>9</sup>History of Vernon County, Missouri, 599-600; History of Vernon County...Cities, Towns and Villages, 442; Scenes from The Past, 4.

<sup>10</sup>Scenes From the Past, 3-4, 32.

<sup>11</sup>Patrick Brophy. Bushwhacker of The Border The Civil War Period in Western Missouri. (Nevada, Missouri: Vernon County Historical Society, 1980), 38.

<sup>12</sup>History of Vernon County, Missouri, 601.

and relocating the county seat. Fortunately, these thoughts did not prevail and Nevada City remained the county seat. In 1867 Nevada began rebuilding itself from its ashes. The first house to be built in Nevada City after the war was located on the southwest corner of the square, just west of the Thorton Bank building. It was built by Henry Morris and used as a "drinking saloon".<sup>13</sup> Business picked up after the war and by the first of January, 1867, the business directory listed many types of businesses including dealers in dry goods, groceries, boot and shoes, hardware, tinware, general merchants, ready-made clothing, real estate and tax-paying agents, lawyers, physicians, insurance agent and a newspaper, *The Nevada City Times* (a five-column folio newspaper established in 1866).<sup>14</sup> That same year also saw the appropriation of \$15,000 for the construction of a second courthouse. This two-story plain brick building was completed in October, 1868.<sup>15</sup>

The original incorporation of Nevada as a town occurred on March 3, 1869 and at that time the name of Nevada City was changed to Nevada. This year also brought to Nevada the first sidewalks of wooden planks, the first police, while the population grew to approximately 300.<sup>16</sup>

The years from 1869 to 1873 were ones of expansion and development for the town of Nevada. The town was slowly being rebuilt. New buildings were being constructed as well as new businesses being established. The population of Nevada increased at this time due to an influx of immigrants to the county and the arrival of the railroad.

In the fall of 1870, the city fathers voted \$10,000 in bonds to the Tebo and Neosho Railroad Company to pay for the prospective depot ground at Nevada and the right of way through the town. On October 26, the Missouri, Kansas and Texas line (known as the Katy)

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<sup>13</sup>Ibid, 601-602. It should be noted that the first building of any considerable size constructed after the war was a two-story frame structure located on the south side of the square. Built by Dr. J. N. B. Dodson, the upper story was used as a public hall while the first story was occupied as a store.

<sup>14</sup>History of Vernon County....Cities, Towns, and Villages, 445.

<sup>15</sup>Encyclopedia...Courthouses, n.p.; History of Vernon County...Cities, Towns, and Villages, 445; Scenes From the Past, 144-145.

<sup>16</sup>The Vernon County Centennial, 12.

was the first railroad locomotive to enter Nevada.<sup>17</sup> With the entry of the railroad came improvement to Nevada. It soon became the shipping center for the entire area, which included Lamar, Carthage and the county southeast of the line.

The panic of 1873, as well as the following year's blight of the grasshoppers, slowed down the pace of progress in Nevada. From 1873 to 1880 there was no major development or change occurring in that locale.

By the 1880s a marked change had occurred. "It was the building of the Lexington & Southern Branch of the Missouri Pacific that really was responsible for making the town [Nevada] what it is today."<sup>18</sup> The Katy's routes were from east to west. In 1882, the Lexington & Southern began running a much needed direct route (north to south) from Kansas City to Nevada. This new line brought to Nevada both settlers, who were eager to build a new life for themselves, as well as much needed capital.

Now served by two railroads, Nevada began to grow rapidly. A new era of improvement began where newcomers were arriving daily, property was sold, buildings were constructed and new businesses opened. "There was not sufficient land in the original townsite to accommodate the throngs of homeseekers and it became necessary to lay off new additions to provide for them."<sup>19</sup>

A new style in construction became evident during this period of rapid growth and progress in Nevada. Commercial buildings were now substantial in size and character and were constructed of brick or stone. Residences were being designed in high style architecture.

Nevada became incorporated as a *city of the fourth class* on March 16, 1880 with J. E. Harding as the first mayor. The city contracted with D. H. Ireland and J. H. Andrews in 1882 to supply gas to the city. That same year Moore's Opera House was erected at a cost of \$30,000 with a seating capacity of 1,000. The third

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<sup>17</sup>The History of Vernon County Missouri, 603; History of Vernon County....Cities Towns and Villages, 446; Scenes From The Past, 81.

<sup>18</sup>Scenes From The Past, 83.

<sup>19</sup>History of Vernon County....Cities Towns and Villages, 447.

incorporation of Nevada as a *city of the third class* occurred on March 18, 1884 with C. B. Ingels as mayor.

Improvements to the city continued and in 1885, the city rented 55 water hydrants from the Perkins system of water works. Electricity was first installed in Nevada in 1887. Also in that year W.W. Prewitt and J. J. Tucker were issued a franchise to operate a street railway, under the name of The Nevada Street Railway System.<sup>20</sup> The First National Bank and the Bank of Nevada were organized in 1889. The Thorton Banking Company, successor to a private bank established in 1869, was incorporated in 1889.

By 1890, Nevada had five banks, "thirteen churches, four newspapers, twenty-six grocery stores, twenty-eight lawyers, sixteen doctors and a population of 7,262."<sup>21</sup> During the 1890s, residents of Nevada were beginning to enjoy the fruits of the prosperous developments of the 1880s. The "gay nineties" in Nevada was one of socializing. Many social and civic clubs were founded at this time.

Two commercial institutions that were established in the 1890s and that played an important role in the continued development of Nevada were the Farm and Homes Savings and Loan and the Weltmer Institute of Suggestive Therapeutics. The Farm and Homes Savings and Loan, still in existence today, was incorporated October 30, 1893 with assets of \$9,037.65.<sup>22</sup> The Weltmer Institute of Suggestive Therapeutics was founded by Sidney A. Weltmer and Joseph H. Kelly in 1897. The Weltmer School of Magnetic Healing combined philosophy, psychology, and logic to cure every disease known to man without medicine or surgery.<sup>23</sup> Treatment was so successful that a sanitarium at the corner of Austin and Ash Streets was established. Because of their reputation and continued success Weltmer's Institute had an impact on Nevada for thirty years. So many patients and students came from all over the world that extra

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<sup>20</sup>The Vernon County Centennial, 16, 29; Howard L. Conrad, ed. Encyclopedia of the History of Missouri A Compendium of History and Biography For Ready Reference. (New York: The Southern History Co, 1901), 548; History of Vernon County....Cities, Towns, and Villages, 448.

<sup>21</sup>Scenes From The Past, 36.

<sup>22</sup>The St. Louis Star, August 6, 1922, n.p.

<sup>23</sup>The Vernon County Centennial 1855-1955, 30.

trains had to be added. A law suit for libel brought about the termination of the Institute in 1928.

Larger, more elaborate, institutional, recreational and governmental type buildings were being constructed in Nevada during the first half of the twentieth century. The W. F. Norman Sheet Metal Manufacturing plant - a Nevada institution was established in 1898.

Three government buildings were constructed during the early part of the twentieth century, the third courthouse was constructed in 1906-1908, the U. S. Post Office was constructed in 1908-09 and the National Guard Armory was constructed in 1909-1910.

By 1910 Nevada boasted of three movie theaters: the Airdome, the Lyric and Nickel. That same year the first "beauty shop", operated by Mrs. Sawyers, and the first ford dealer were opened.<sup>24</sup> On September 1 the following year natural gas was turned on. At the close of 1915 the population leveled at 9,122 and plans for the construction of a new public library, partially funded through a Carnegie grant, was begun.

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<sup>24</sup>Scenes From The Past, 37.



## **SURVEY FINDINGS**

### **SURVEY AREA A**

Survey Area A, historically called East Nevada, is comprised of seventeen commercial buildings located on the north and south sides of the 600 and 700 blocks of East Cherry Street. Two different depots once stood at the east end of East Cherry Street. The first was a wood frame building built circa 1871. The second, the Katy Depot (also known as Union Station), was a two-story brick building constructed in 1892 by the Katy railroad and shared with the Missouri Pacific for 70 years.<sup>25</sup> This brick structure was demolished circa 1963. For many years, the area around the depot served as the hub of activities for the town. Hotels, boarding houses, saloons, restaurants, drugstore and groceries stores were being built near the depot to serve the needs of the many travelers.

Presently, the buildings in Survey Area A are one or two-stories in height and are constructed of either stone or brick with pressed metal used as dominant ornamentation. Unfortunately, over the years, many of the main facades of the buildings in the district (especially the storefront levels), have been substantially altered. Multiple additions to the rear of the buildings have also occurred. The following chart provides statistics on the period of construction, the number of buildings and percentage of buildings in the survey area. Each period of construction will be discussed separately.

<u>Period of Construction</u>	<u>No. of Buildings</u>	<u>Percent</u>
1886-1889	7	41
1891-1900	6	35
1906-1913	2	12
1915-1922	2	12

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<sup>25</sup>Scenes From The Past, 177.

## **1886-1889**

There are seven buildings in Survey Area A that were constructed during this time period. Five of the seven were built during 1886-1887, while the remaining two were built in 1889. The 1885 Sanborn Insurance Map of Nevada indicates that most of the buildings in the district constructed prior to 1885 were frame. Between 1886-1889 as illustrated on the 1890 Sanborn Map, new buildings in the district were being constructed of brick and/or stone and mostly two-story in height. Property types during this period included Victorian Functional and Italianate.

### **BUILDINGS OF NOTE**

**603-605 East Cherry Street.** Architect unknown. Built 1886-1887. One of the five oldest extant buildings in the district, this Italianate building was originally designed for use as a Drug store. An early advertisement reads, "John Blue, Proprietor Depot Drug Store Excellent Drugs and Druggist's Sundries." Detailing of this building includes pressed metal cornice with modillions and consoles, in addition to segmental arch hoodmolds.

**607 East Cherry Street.** Architect unknown. Built 1886-1887. Although the second story of this building has been covered with plaster, the storefront level has retained its original openings as well as the cast iron columns. The original occupant was Miller Bros., Branch Grocers. By 1889 it was occupied by J. L. Richardson, "dealer in Staple and Fancy Grocers, Queensware and Glassware, Flour and Feed".

**609 East Cherry Street.** Architect unknown. Built 1886-1887. This Victorian Functional designed building was originally used as J.G. Roark Grocers. Around 1890 it became part of the Nevada Hotel. Although the storefront level has been substantially altered, the second story maintains much of its original details including metal denticulated band course, pediment/pilaster window surrounds, bracketed cornice with dentils and console.

606-608 East Cherry Street. Architect unknown. Built circa 1889. This highly ornate building features outstanding decorative detailing including scalloped trimwork with circular motif and cornice with wide entablature. Much of the original storefront level has been retained. The first occupants were T. C. Gentry & Co, hardware and O. H. Woodfill, jewelry. In 1894 it was occupied by Fred Dilgert, Bakery and Confectionery. The second story was used for lodging.

701-705 East Cherry Street. Architect unknown. Built 1889. This Victorian Functional style building features a projecting molded pressed-metal cornice with modillions, brackets and decorative frieze. The storefront level has retained much of its original design. Its early use was that of a saloon with Joseph Maltby as owner. The upper story was used for lodging.

### 1891-1900

The area around the depot continued to flourish during the 1890s with boarding houses, shops, saloons and restaurants. Several factors contributed to this growth. The new depot was constructed in 1892. Just north of the depot, and connected to it by an overhead passage, was the Katy Hotel. Four passenger trains were arriving daily.<sup>26</sup> Boarding houses, hotels and restaurants were being constructed in order to accommodate the passengers. The train passengers could get lunch or dinner at the nearby hotels and restaurants. With the mule-drawn cars being replaced in the mid-1890s by the electric cars, a faster means of transportation was provided to the depot. During the 1890s the three railroads in Nevada were run mostly by "fun loving" Irishman, who made good use of the nearby saloons.

There were six buildings constructed in this survey area during 1891-1900. All two-story in height, their property types include Queen Anne, Victorian Functional and Victorian Renaissance. Three of the buildings constructed during this period feature outstanding, highly ornate second stories.

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<sup>26</sup>Scenes From The Past, 84.

## BUILDINGS OF NOTE

**613 East Cherry Street.** Architect unknown. Built 1891. This building, displaying Queen Anne elements, was constructed for Phil Seashultz and used for manufacturing cigars. Outstanding features of this building, all executed in press metal, include prominent oriels flanked by ornate pilasters, projecting cornice with consoles, fluted piers, and classically inspired half-round columns placed under the cornice.

**600 East Cherry Street.** Architect unknown. Built 1893. This Victorian Renaissance style building is the most outstanding building in the district. The second-story features richly ornate detailing. A prominent oriel window is placed below a rich display of pressed metal ornamentation including fluted conical turrets and finial, embossed floral articulation and embellished parapet.

**626 East Cherry Street.** Architect unknown. Built circa 1895-1898. Victorian Functional in style this building was originally occupied on the first floor by Charles Zweig, grocer and by the Mosier Hotel on the second story. Notable architectural features include paired oriels with diamond pattern band course, metal cornice with modillions, decorative panels and consoles.

**709 East Cherry Street.** Architect unknown. Built circa 1897. This building was constructed as the Heim Block named after Ferd Heim, the Kansas City capitalist and brewer. Jackson's Restaurant and Lunch Counter, T. C. Jackson, proprietor, was the earliest occupant. An advertisement for the restaurant boasted that meals were served at all hours and that its location was a new block, second door west of Union Depot. From circa 1898-99 until the late 1930s this building was used as a hotel and restaurant. Some of the names included the Arcade Hotel and Restaurant, Peoples Hotel and Cafe, Tompkins Hotel and Cafe and the Riley Hotel.<sup>27</sup> The corbeled cornice line is a notable feature of the building.

**1906-1913; 1915-1922**

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<sup>27</sup>City Directories, 1898-1936.

There are only four buildings constructed during these periods in District A. Unfortunately, the primary facades of two of these buildings, 619 and 621 East Cherry Street have been substantially altered obscuring their original design. Utilitarian in appearance, 612 East Cherry Street has retained its original character.

## **SURVEY AREA B**

Survey Area B is comprised of 123 buildings including commercial, residential, ecclesiastical, recreational and governmental. It should be noted that the majority of the commercial buildings have under gone extensive first floor alterations and therefore do not retain their original storefront level design. Property types, as well as potential eligibility for the commercial buildings in this survey area, have been determined by the integrity of the second story.

Numerous buildings in this survey area have had their entire second story covered with material such as permastone, aluminum sheathing and/or brick veneer. These types of alterations must be removed before potential eligibility can be determined. The buildings in Survey Area B were constructed from 1870 to 1940. The following chart provides statistics on the period of construction, the number of buildings and percentage of buildings in the survey area. Each period of construction will be discussed separately.

<u>Period of Construction</u>	<u>No. of buildings</u>	<u>Percent</u>
1870-1878	8	7
1880-1889	57	46
1890-1899	15	12
1900-1916	29	23
1920-1928	6	5
1930-1940	8	7

## 1870-1878

There are eight extant buildings from this time period, including two hotel buildings, one church, the Vernon County jail, the sheriff's office and house, in addition to four commercial buildings. The present Bushwhacker Museum, which is comprised of the original Vernon County jail, sheriff's office and house, was listed in the National Register of Historic Places in 1976.

The earliest structures constructed during this time period are four commercial buildings which were built in 1870. Unfortunately, two have been completely altered, obscuring any remnants of the original design. The H. C Moore & Co., Carpets and Dry Good, 111 West Cherry Street (the 109 section is totally obscured with permastone) is one of the oldest commercial buildings in this survey area that retains its original second story design. H. C. Moore came to Nevada in 1870 and opened a business house that same year. At that time his business was recognized as "one of the largest and most complete dry goods houses throughout this section of the country."<sup>28</sup> S. A. Sterett and O. J. Renwick had 123 North Main Street built in 1870 to house their hardware business. It is perported to be one of the first buildings on the Nevada square.<sup>29</sup>

The All Saints Episcopal Church, an example of an English Gothic parish church, was originally constructed by the Campbellites circa 1875. It is the oldest existing church in Nevada. The two buildings of the Hotel Rockwood, constructed in 1878 and built by the local contractor John Beagle, represent an outstanding example of the Italianate style of architecture.

### BUILDINGS OF NOTE

111 West Cherry Street. Architect unknown. Constructed in 1870, this building is one of the earliest built on the square. The first occupant was H. C. Moore & Co, carpets and dry goods. Although the

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<sup>28</sup>History of Vernon County, 673.

<sup>29</sup>Nevada and Vernon County Family History Book 1855-1983. (Nevada, Missouri: The Nevada Daily Mail, 1983), 203.

storefront level has been substantially altered the second story retains its original fenestration.

**123 North Main Street.** Architect unknown. Constructed in 1870 for the Sterett-Renwick Hardware company, it is one of the earliest buildings built on the Nevada square. The brick hood molds and pilasters are all that remain of the original design.

**425 East Cherry Street.** Architect unknown. This church was originally constructed by the Campbellites in circa 1875. The All Saints Episcopal Church acquired the building in 1881 and added the tower in 1886. A unit to the east, the Becky Bridges Memorial parish Hall was added in 1981. The older section of the church is the hallmark of the English Gothic parish church with the prominent tower, steep roof and lancet arched windows. Although this building is the oldest church in Nevada, it is unlikely that it can be nominated to the National Register of Historic Places. The 1981 remodeling does not conform to the Secretary of Interior's Standards for Rehabilitation (see NEW ADDITIONS TO HISTORIC BUILDINGS section).

**124-128 West Walnut Street.** Architect unknown, John Beagle builder. The Hotel Rockwood was built in 1878 and is a fine example of the Italianate style with its tall narrow round headed windows with elaborate hood molds, wide projecting cornice with brackets and quoining. An early advertisement for the hotel boasted it was "First Class in Every Respect...It is The Leading Hotel of Nevada and The Popular Resort of Commercial Men."<sup>30</sup>

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<sup>30</sup>City Directory, 1898, 88.

## **1880-1889**

This era was the most active period of construction in Survey Area B. There were fifty-seven buildings constructed during this period, twenty-nine of which are located directly around the courthouse square. It should be noted that it is the opinion of the authors that some of the buildings from this time period may have been constructed earlier than 1880. At the time of this writing, however, no specific documentation has been found to substantiate this belief.

A variety of property types are represented in this period of construction. They include, three residences, two hotels, one hotel addition, two banks, a portion of the Baptist church, one post office, and forty-seven commercial buildings. These buildings were executed in the Italianate, Victorian Renaissance, Queen Anne, Victorian Functional and mid-nineteenth century commercial styles of architecture.

The Italianate design became popular in America after the Civil War. The development of cast iron and pressed metal technology in the mid-nineteenth century provided an economical way to mass-produce decorative features that few merchants could not have afforded in carved stone. It became a popular style for commercial buildings in Nevada as evidenced in the large number designed in this time period.

The 1888 City Directory of Nevada lists three architects, seven contractors and one Galvanized Iron Cornice Manufacturer. As of the writing of this report, no architects and only one builder have been identified in connection with properties from this time period. It should be noted that twenty or thirty-five percent of the buildings constructed during this era have had their second story substantially altered. In some instances, the second story has been entirely covered over, subsequently obscuring the original design.

### **BUILDINGS OF NOTE**

**Southwest Corner of Ash and Austin Streets.** Architect unknown. This structure was built circa 1887 for the Frank P. Anderson, a leading citizen of Vernon county and a railroad



contractor. Beginning in 1897 the residence was used by the Weltmer School of Magnetic Healing. Although this building has played a significant role in the historical development of the city of Nevada, it should be noted that the building at this time is not eligible for listing in the National Register of Historic Places due to the major alterations to its original design.

104-106 North Cedar Street. Architect unknown. Built circa 1880-1884, the first verifiable occupant was Brainard's Lunch Counter in 1888. This structure features a combination of styles including Queen Anne (an oriel which was a later addition) and Italianate (segmental arched windows, architrave hoods, wide projecting cornice). An outstanding detail of this building is the use of a multiple lunette motif in the cornice.

122, 124-126 North Cedar Street. Architect unknown. Built circa 1880-1884, these two buildings are exceptional examples of the Italianate style of architecture. 122 North Cedar Street exhibits the high style Italianate with the tall narrow segmental arched windows with ornate surround and architrave hoods, wide projecting cornice with brackets, prominent modillions and quoining. 124-126 North Cedar Street is a more subdued example of the Italianate. Windows exhibit segmental arched openings with more delicate hood molds and cornice.

101, 103 West Cherry Street. Architect unknown. These two buildings were built circa 1880-1884. 101 West Cherry Street, executed in the Victorian Functional style, was used by the Tyler Hardware Company in 1888 and in 1890 by Sturges, Jackson and Co., dry goods. Distinguishing features of this building include the round headed windows, sills, string coursing and pressed metal pediment (added 1893). Second story oriel, pedimented hood molds and wide projecting cornice with paired brackets and consoles are features displayed on 103 West Cherry Street which derives its influence from both the Italianate and Queen Anne styles.

121 West Cherry Street. Architect unknown. Built in 1880 for the Conklin Bros. Bank, this Italianate style building features round headed windows with ornate surround and hood molds, and a wide projecting cornice with brackets-all executed in pressed metal. The building was used as the Conklin Bros. Bank until 1900.

**123 West Cherry Street.** Architect unknown. Built circa 1880-1884 this building is a good example of the Italianate style with its round headed windows, inverted "U"-shaped pressed metal hood molds, pressed metal quoining and wide bracketed metal cornice with consoles.

**207 West Cherry Street.** Architect unknown. Built circa 1885-1887, this building is an example of a modest Italianate style building. The narrow windows are placed within segmental arched openings. Flat brick segmental arches further adorn the windows. The dominant feature of the facade is the wide projecting denticulated cornice with brackets and consoles.

**210-212 West Cherry Street.** Architect unknown. Built circa 1886-1887, this Italianate style building retains most of its original design including the storefront level. Italianate features are evidenced in the pedimented hood molds, tall narrow window openings, wide overhanging cornice, prominent brackets and consoles.

**100-102,104 East Cherry Street.** Architect unknown. These two buildings represent a less elaborate example of the Italianate style and are almost identical in design. Notable features include the round headed window openings with the inverted "U"-shaped hood molds, recessed paneled frieze, and denticulated brick cornice.

**108-110 East Cherry Street.** Architect unknown. Built circa 1880-1884, this building is an outstanding example of the Queen Anne style with its four ornate oriels. One of the early occupants of this building was L. H. Turpin and Co. Turpin came to Nevada in 1886 and for several years after was engaged in the grocery trade. Eventually he sold his grocery business and went into the furniture business.

**109, 111, 113, 115, 117, 122 East Cherry Street.** Architect unknown. Built circa 1880-1886, this group of buildings provides an intact streetscape of Italianate style structures. Wide projecting bracketed cornices, segmental arched windows and ornate hood molds are common themes found on the facades.

**125-131 East Cherry Street (and rear).** Architect unknown. John L. Beagles, contractor, built the Hotel Mitchell in 1884-1885 for Harrison (Harry) Mitchell. The Grand Opening of the hotel occurred

on January 15, 1885. Over the years, many celebrities have stayed at the Hotel Mitchell including former President Richard Nixon, John Philip Sousa and Arthur Godfrey, only to mention a few. Water had not been piped to town at the time the hotel was constructed consequently, there were no bathrooms. In 1886 eight bathrooms were installed. The original laundry and kitchen building is located to the rear of the hotel.

112, 114-116 West Walnut Street. Architect unknown. Built circa 1880-1884, these buildings are outstanding examples of the Italianate style. 112 West Walnut Street features triple round headed windows with the inverted "U"-shape hoods, ornate surrounds and elaborate wide projecting cornice with brackets. The features of 114-116 West Walnut includes segmental arched windows with ornate pressed metal architraves, quoining and wide projecting cornice with brackets and denticulation. In the late 1880s the Post Office was housed at 114-116 West Walnut Street.

118 West Walnut Street. Architect unknown. Notable features of this Victorian Renaissance style building, constructed circa 1880-1884, include segmental arched windows with pediment hoods, ornate projecting cornice with prominent brackets, finials, denticulation and pediment.

122 West Walnut Street. Architect unknown. This building was constructed circa 1886-1887 as an addition to the Hotel Rockwood. Although built nearly nine years later, the design of this building is almost identical to that of the original unit.

203 South Washington Street. Architect unknown. This three-story, brick residence was constructed circa 1888-1889. One of the early owners, Dr. Joseph Hornback, came to Nevada in 1905 and shortly thereafter, moved into this house. In 1908, Hornback had the residence enlarged, adding a seventeen-foot addition, part of which was used as his office. This Queen Anne style residence retains its original circa 1881-1889 and 1908 designs.

## **1890-1899**

Twelve percent or a total of fifteen buildings in Survey Area B were constructed during this time period. Unfortunately, ten of the

buildings from this era have been substantially altered and, therefore, no longer possess their original integrity of design. Two of the structures in this period are residences exemplifying Italianate and Side Hall with Eastlake elements. The remainder of the properties are commercial.

#### **BUILDINGS OF NOTE**

125 West Cherry Street. Architect unknown. Built circa 1894-1897, this building is designed in the Victorian Romanesque style. Notable features include round-headed windows placed within an arcade, diaper brick pattern, and turned conical turrets. In 1901 the building was used by Turpin and Ingrams, funeral directors and merchants of coffins, furniture, carpet and rugs.

307 East Cherry Street. Architect unknown. Built circa 1895-1897, the late nineteenth century commercial building retains its original integrity.

#### **1900-1916**

Twenty-three percent of the buildings in this survey area were built during this sixteen year period including two churches, two government buildings, one courthouse, one library, two residences and a manufacturing company complex. This is the second most active construction period in the survey area. In addition, it is known that six of the buildings were designed by prominent architects such as Barnett, Hayes, Barnett, St. Louis; A. T. Simmons, Bloomington, Illinois; John Knox Taylor, Washington, D. C.; T. W. Bast, Sedalia, Missouri; Robert G. Kirsch and F. L. Lacaff, Nevada. The architecture of the buildings from this era of construction is more high style and represents a variety of property types including Beaux Arts Classicism, Queen Anne, Cross-gable, Princess Anne, Richardson Romanesque, Tudor elements, Gothic/Jacobethan and early twentieth century commercial.

#### **BUILDINGS OF NOTE**

Southwest corner of Ash and Walnut Streets. Architect unknown, Bruse M. Brown, builder. This steeped-ell church was

built in 1901 as the Cumberland Presbyterian Church. Notable features cupola, stained glass windows, and the cruciform plan. The roof of the cupola was originally taller and steeper. The present alteration makes the overall design disproportionate.

225 West Austin Street. A. T. Simmons, architect, J. W. Pratt, builder. At a special election held in March 1915, the City of Nevada passed a library tax and at the same time accepted the offer of the Carnegie Corporation of \$17,500 for the construction of this building. The building was officially opened and dedicated on May 12, 1917. Missouri received \$1,460,143 of Carnegie grants for public library buildings during 1898-1919, ranking ninth in the states by the total amount contributed. According to statistics published in 1967, of the thirty-three Carnegie public library buildings in Missouri, twenty-nine were still being used as a library and one had been demolished.

220 North Cedar Street (complex). Architect unknown. The W. F. Norman & Company, sheet metal works was founded in 1898 by W. F. Norman and John Berghauser. In 1901, the company purchased the Central Christian Church, located at the southeast corner of East Hunter and North Cedar Streets, which was built in 1896. By 1902, a 7,000 square foot addition was added. In 1909 a fire almost destroyed the company building. That same year the sheet metal firm rebuilt the structure. An additional structure was added to the south in 1910. In 1925, the east room of the factory was added. The company is still in use today. Historically, this complex is significant as a major industry in Nevada.

114 West Cherry Street. Robert G. Kirsch, architect, Dye and Beagle, contractors. This Richardson Romanesque influenced courthouse was constructed in 1906-1908 and was the third courthouse designed in Nevada. Outstanding features of this imposing Carthage stone building, located in the center of the town square, are four, three-story pyramidal roof towers, a gable clock tower with conical roof, modillion cornice and marble columns supporting a rounded arched entryway. R. G. Kirsch was also the architect for three other county courthouses in Missouri---Adair, Johnson and Polk.

211-213 West Cherry Street. Architect unknown. An excellent example of the commercial Queen Anne style. Built in 1907, this

building features two ornate pressed metal oriels, consoles and original storefront configuration.

216 West Cherry and 119 East Walnut Streets. Architect unknown. Constructed circa 1907-1912, these two buildings are good examples of early twentieth century vernacular commercial architecture. Notable features of these brick buildings include stone lintels and sills, Doric cast iron columns, an oriel and transoms.

230 West Cherry Street. John Knox Taylor, architect, J. A. Daly, J. P. Eppenauer, contractors. Built in 1908-1909, the Vernon County Sheriff's Office and Jail, originally designed as the U. S. Post Office-Government Building, is one of two examples of the Beaux-Arts Classicism style in Nevada. The Beaux-Arts Classicism detailing can clearly be seen in the swags over the second story windows, balustrades, cartouche and colossal columns.

300 West Cherry Street. Architect unknown, Wash Wright, builder. Sited on a corner location, this building was constructed in 1911 as the IOOF Building. That same year, on September 15, the cornerstone was set into place. The use of diamond motif brickwork is an interesting feature on this building.

402 East Cherry Street. T. W. Bast, architect, Daly Bros., builders. Built as a National Guard Armory in 1909 and completed in 1910 at a cost of \$16,000, this building was the first and only armory in Missouri at that time to be built and owned by a National Guard Unit. In 1922, the National Guard moved to Camp Clark at which time the building was deeded to the Leon Ogier Post No. 2 of the American Legion. The four corner, two-story towers and crenellated parapet, visually supported by rounded arch brick corbelling, recall Tudor elements.

103 North Main Street. Architect unknown. L. W. Brown, contractor. This building was erected by J. D. Robinson and Co. for the S. H. Kress Store in 1913. Notable features of this building include tripartite windows with grill transoms framed within stone lintels and sill coursing, cornice table and stone parapet.

Corner of Main and Hunter Streets. F. L. Lacaff, architect, Louis Landmann, builder. The First Baptist Church purchased the site for this church in 1899. Dedication of this prominent brick church was October 28, 1900. A combination of the Gothic (lancet

windows, pointed arches, buttresses, pinnacles), Jacobethan (ridged roof, dominant steep-sided triangular gables) and the Romanesque (overall massing) traditions are visible.

### **1920-1928**

There were six commercial buildings constructed during this time period. Four of the structures are more utilitarian in design while the remaining two exhibit more elaborate property types. The design of the Farm and Home Savings and Loan building is influenced by Beaux-Arts Classicism, while the Thorton National Bank building is inspired by the Colonial Revival. Although the Thorton National Bank building was originally designed by the prominent Kansas City architectural firm of Wight and Wight in 1925-1928, this building has lost its integrity of design due to radical alterations implemented during the 1970s.

### **BUILDINGS OF NOTE**

221 West Cherry Street. Thomas Barnett (attribution), architect, St. Louis Bank & Equipment Co., builder. Farm and Home Savings and Loan was organized in 1893 and located in the Duck block building. This Beaux-Arts Classicism style building was constructed for Farm and Home Savings and Loan in 1923-24. Notable features include monumental arch on the main facade, classically inspired columns, colossal paired pilasters enriched with Corinthian capitals, wide entablature featuring molded corona and a denticulated frieze with circular motif.

## **1930-1940**

There are eight extant buildings from this time period in Survey Area B. The Roger building, 113 West Cherry Street, is one of two examples of Art Deco architecture in Nevada. Six buildings in this survey area are utilitarian in design and represent twentieth century commercial architecture. The one remaining building just recently had its main facade altered.

### **BUILDINGS OF NOTE**

113 West Cherry Street. Architect unknown. This Art Deco style building was constructed in 1930 for the Scott Stores, Chicago Illinois. It was built by day labor and is one of two Art Deco style buildings in Nevada.



## **RECOMMENDATIONS**

Upon completion of this survey project it is recommended that a National Register of Historic Places Multiple Property Documentation form (NPS 10-900-b) be prepared. This type of multiple property nomination "facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations". (See National Register Bulletin No. 16B "How to Complete the National Register Multiple Property Documentation Form"). The advantage to this type of nomination is that it enables other eligible property types not yet surveyed to be included at a later date.

The following is an outline of recommendations for the Multiple Property Submission:

**A. Multiple Property Submission**

Historic and Architectural resources of Nevada, Missouri

**B. Associated Property Types**

Commercial Italianate Style Buildings(1870-1887)

Early Twentieth Century Commercial Buildings

**C. National Register Registration Forms**

This multiple property submission would include nomination forms on historic districts, a church, a manufacturing complex, a courthouse, government buildings, library, and commercial buildings.

The Vernon County Courthouse

The National Guard Armory

The Vernon County Sheriff's Office and Jail/U.S.  
Post Office Building

The Nevada Public Library/Carnegie Library

First Baptist Church

Farm and Home Savings and Loan Building

### **Roger Building**

### **The W. F. Norman & Company Manufacturing Complex**

**The East Nevada Historic District (As of the writing of this report, the significant buildings would include: 600; 603-605; 606-608; 607; 609; 613; 621; 624; 626; 628; 701-705 and 709 East Cherry Street. The following five structures would be included in the district as non-contributing buildings, 611; 612; 619; 622; and 707 East Cherry Street.)**

**West and East Cherry Street Downtown Historic District (Significant buildings include: 101; 103; 111; 113; 114; 119; 121; 123; 125; and 127-129 West Cherry, 100-102; 104; 106; 108-110; 109; 111; 113; 115; 117; 119; 121; 122; 123; 125-131; and (rear) East Cherry. The following five structures would be included in the district as non-contributing, 105; 107; and 127-129 West Cherry, 112 and 116 East Cherry.)**

**Thematic - Commercial Italianate Style buildings (1870-1887) including: 104-106; 122; 124-126 North Cedar Street, 207 and 210-212 West Cherry Street, 123 North Main Street, 112; 114-116; 118; 122; 124-126 and 128 West Walnut Street.**

**Thematic - Early Twentieth Century Commercial style buildings (1907-1913) including: 211-213; 216 and 300 West Cherry, 103 North Main, 129 South Main, and 119 East Walnut.**

### **ADDITIONAL RECOMMENDATIONS:**

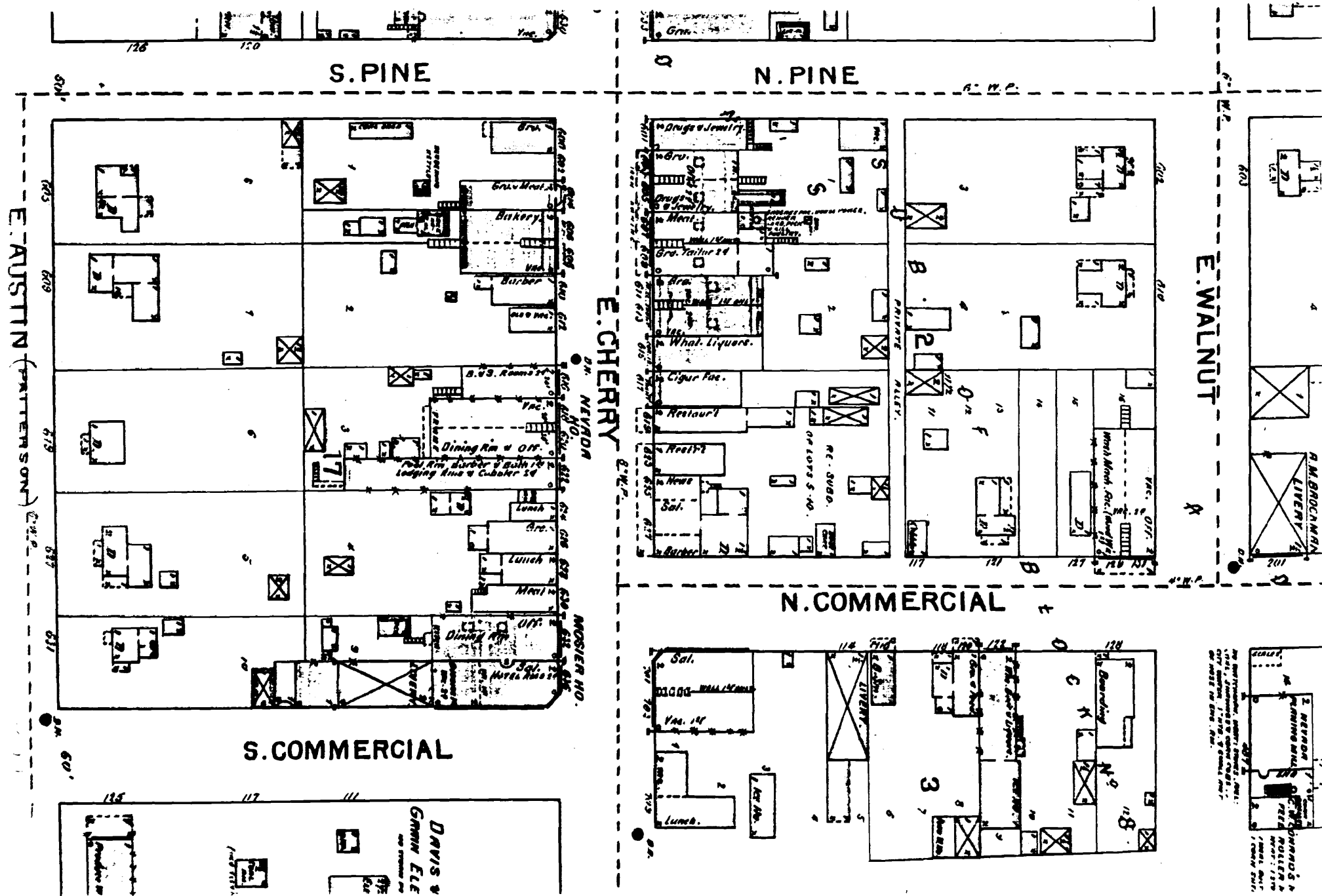
**It is highly recommended to begin a survey of the residential sections of Nevada. Several residential properties were surveyed in this project. Although none of these properties were determined individually eligible, once a survey of residential properties is**

completed they may be included as an associated property type(s) in the Multiple Property Submission. It is also recommended that materials such as aluminum sheathing or permastone that are obscuring the original facades of many of the commercial buildings in the survey area be removed. A case in point is the north side of the 100 block of East Walnut Street. It is very possible that these seven buildings could comprise an historic district. However, eligibility cannot be determined at this time due to the alterations.

## **Appendix I**

### **Maps of East Nevada and the downtown area.**

**Source: Sanborn Map Company, New York, March, 1894 and April, 1926.**



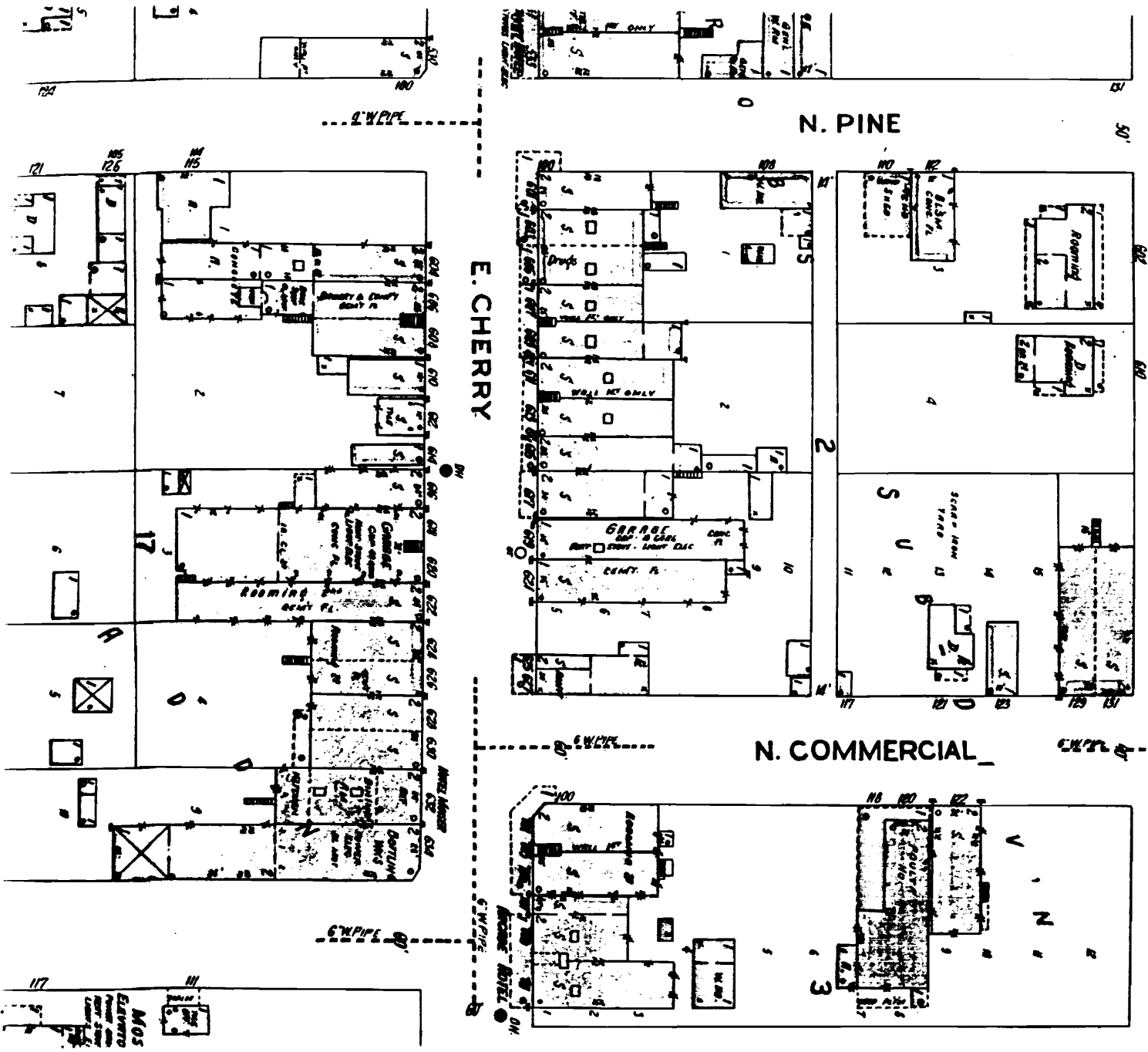
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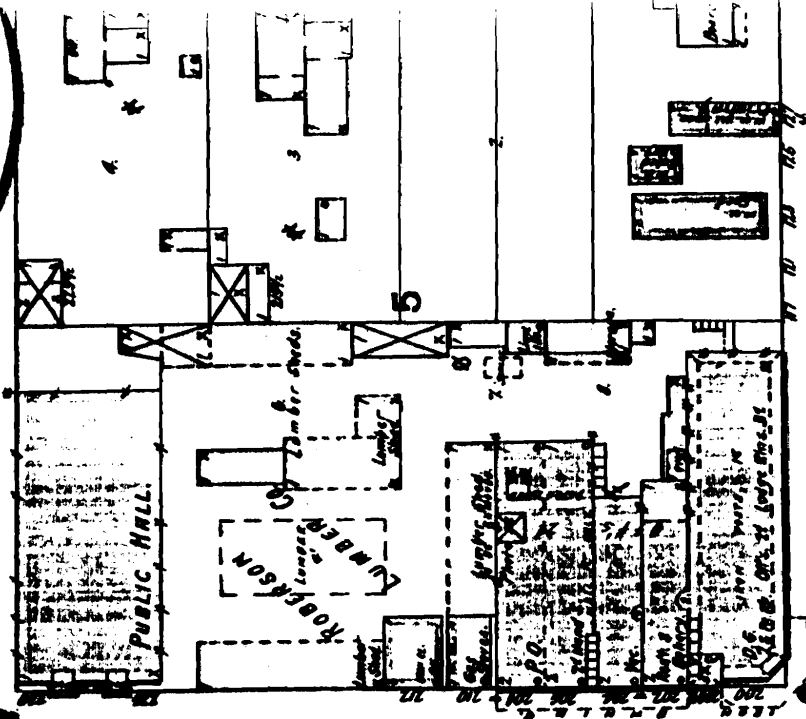
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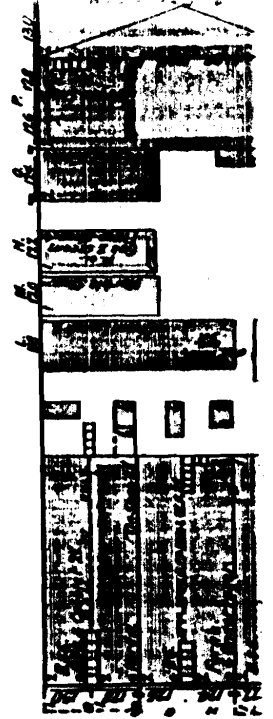


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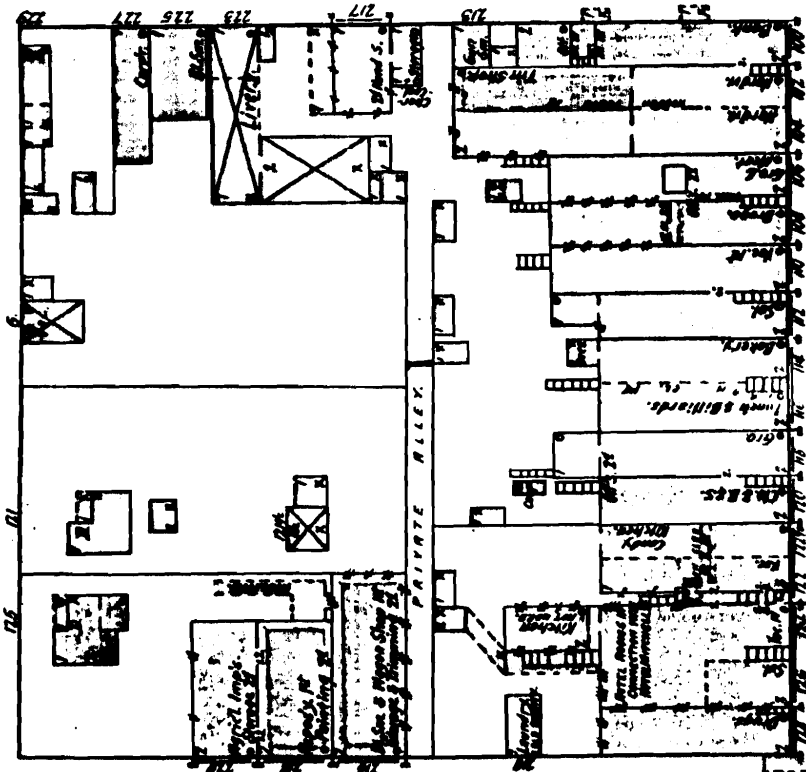


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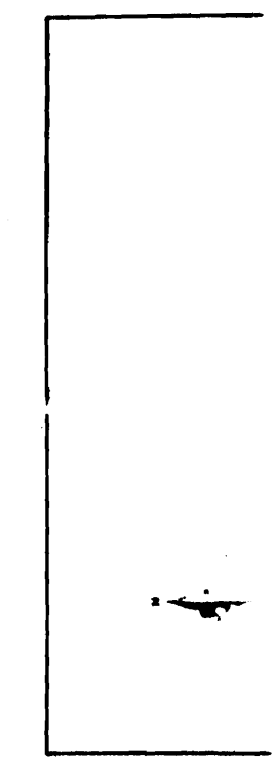


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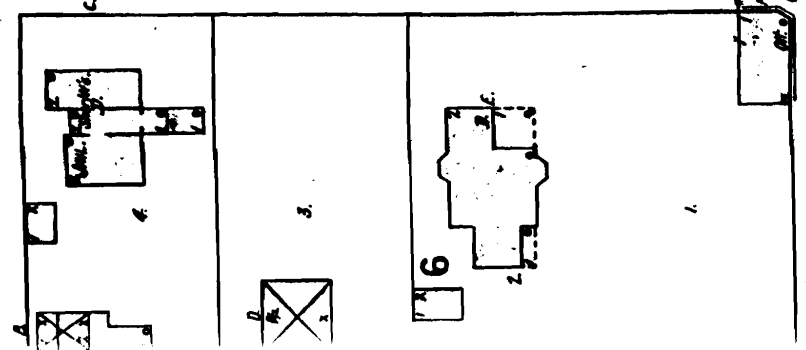
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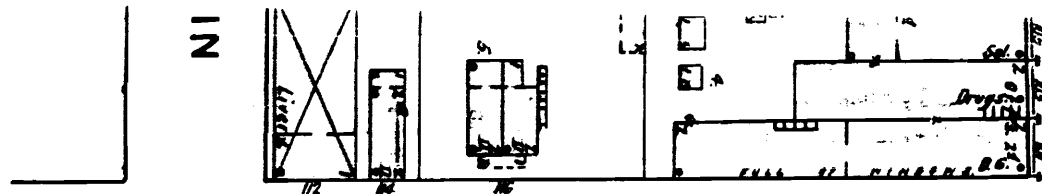


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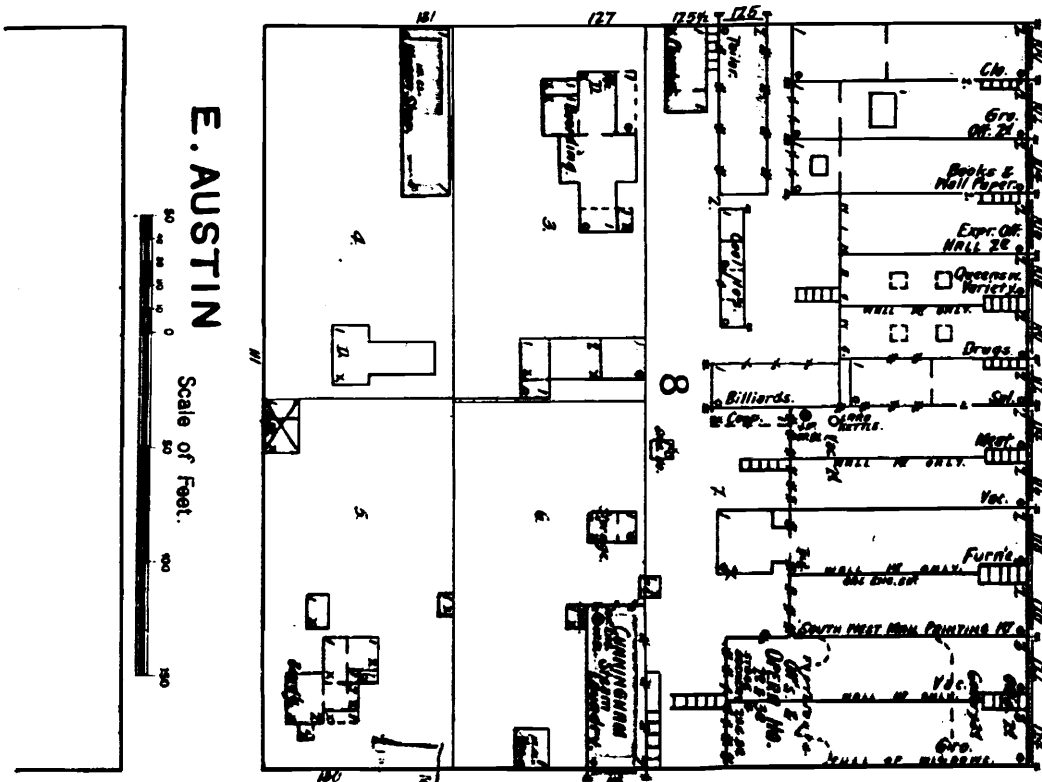


CHES DW'G.





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S. WASHINGTON

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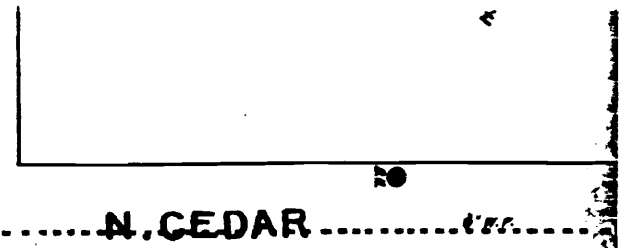
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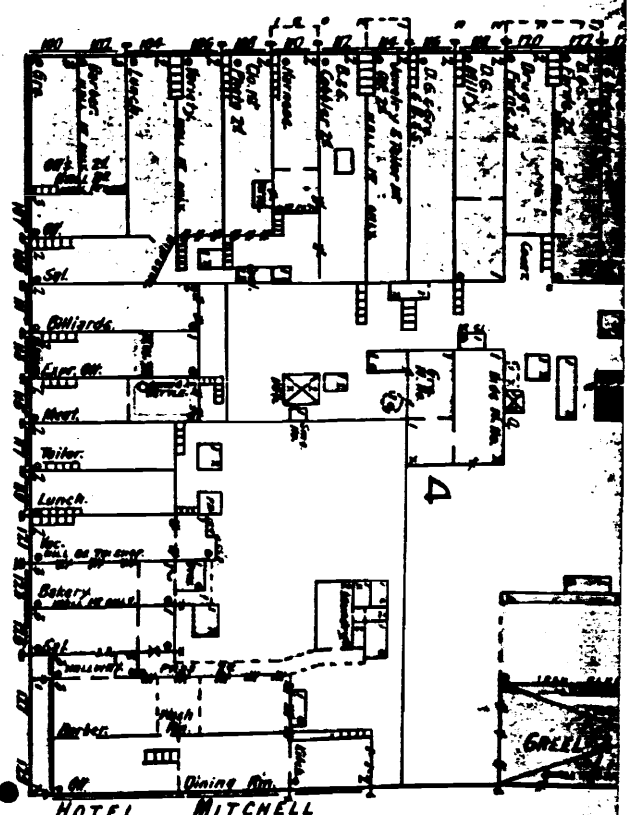
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E. CHERRY

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N. CEDAR

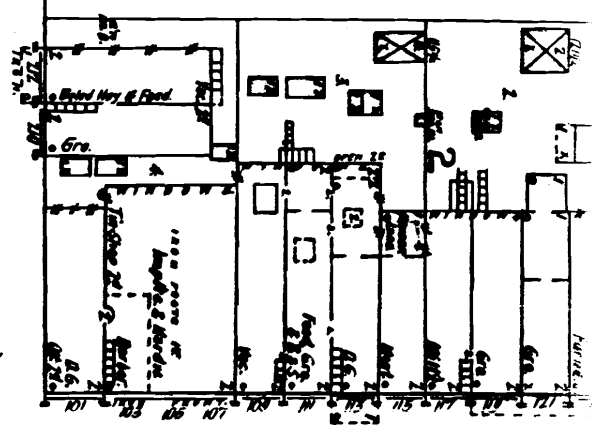


HOTEL MITCHELL

N. WASHINGTON



5

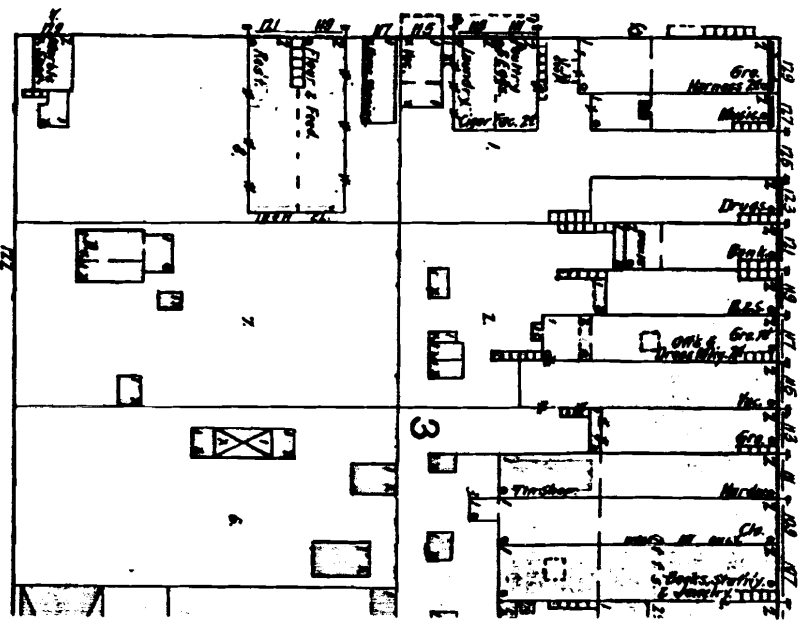


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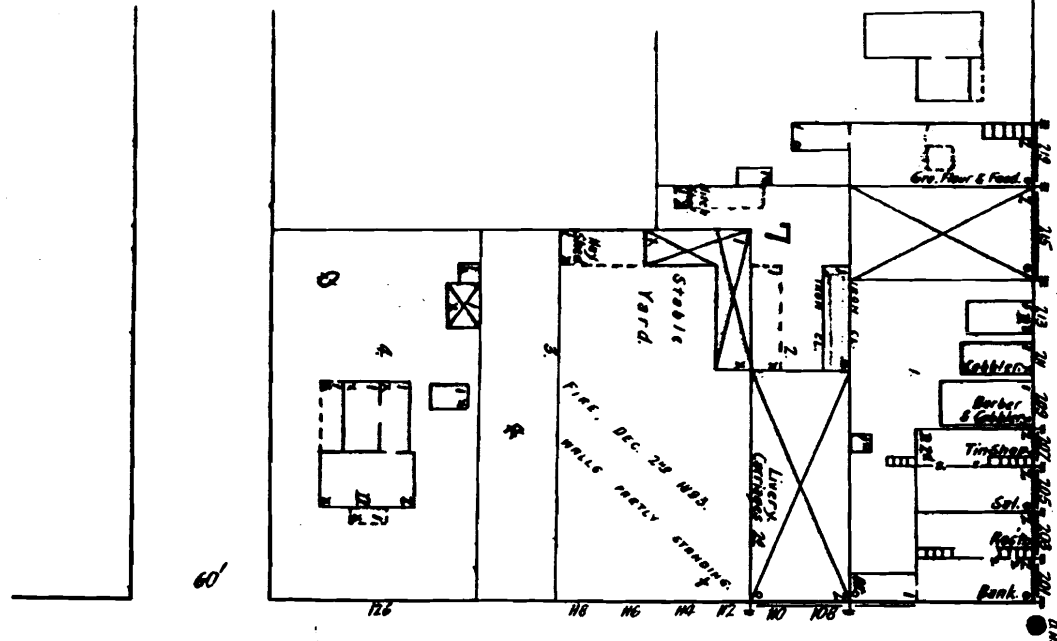
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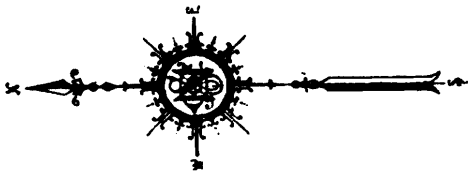
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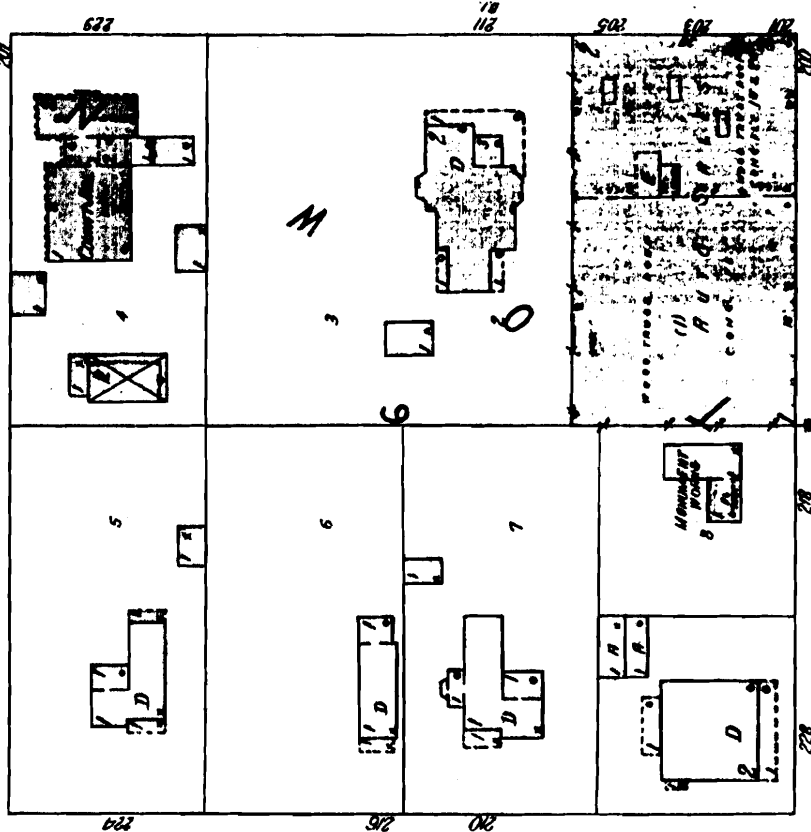
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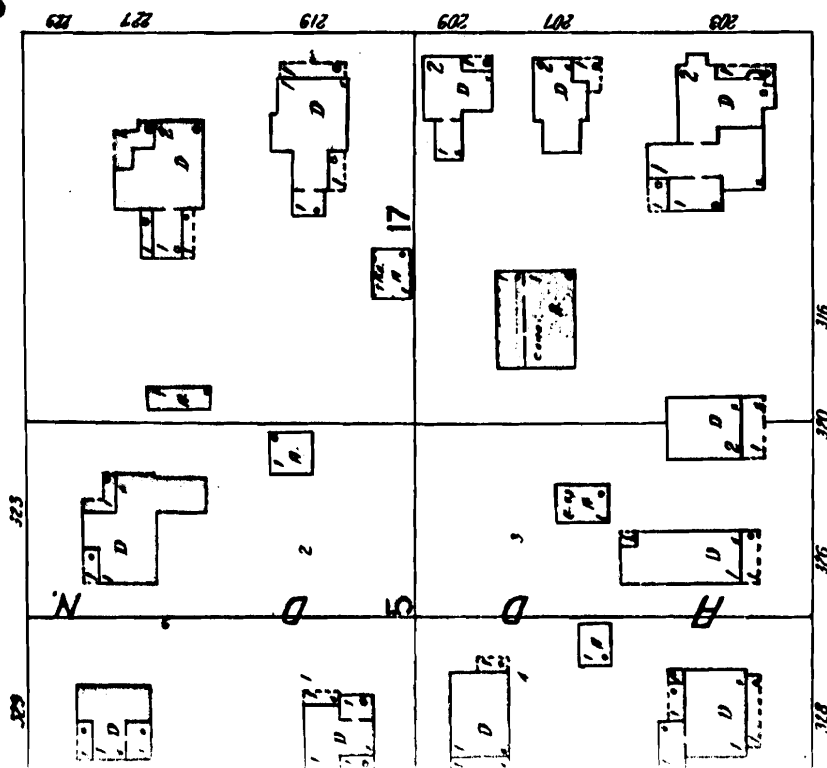
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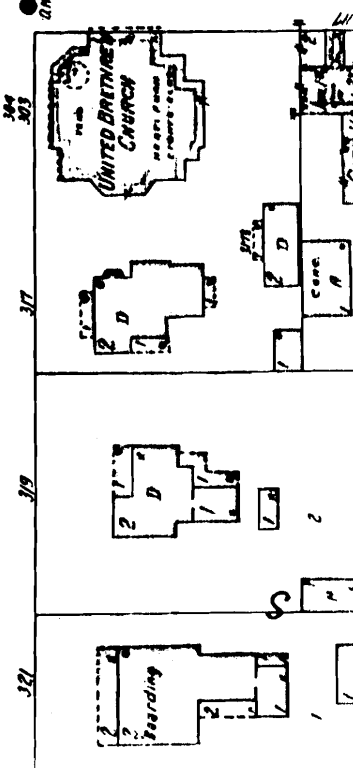
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W. WALNUT

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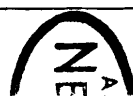
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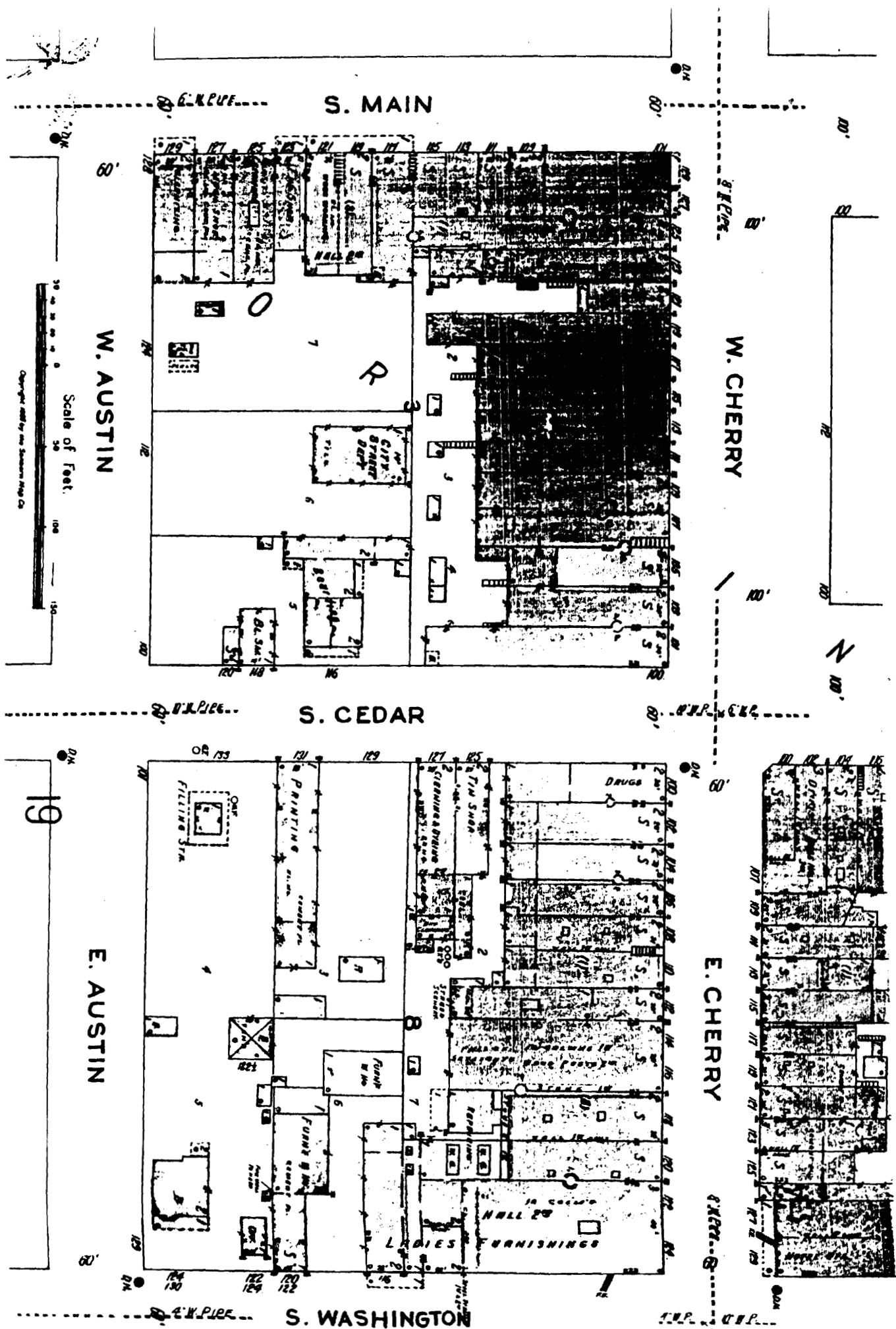
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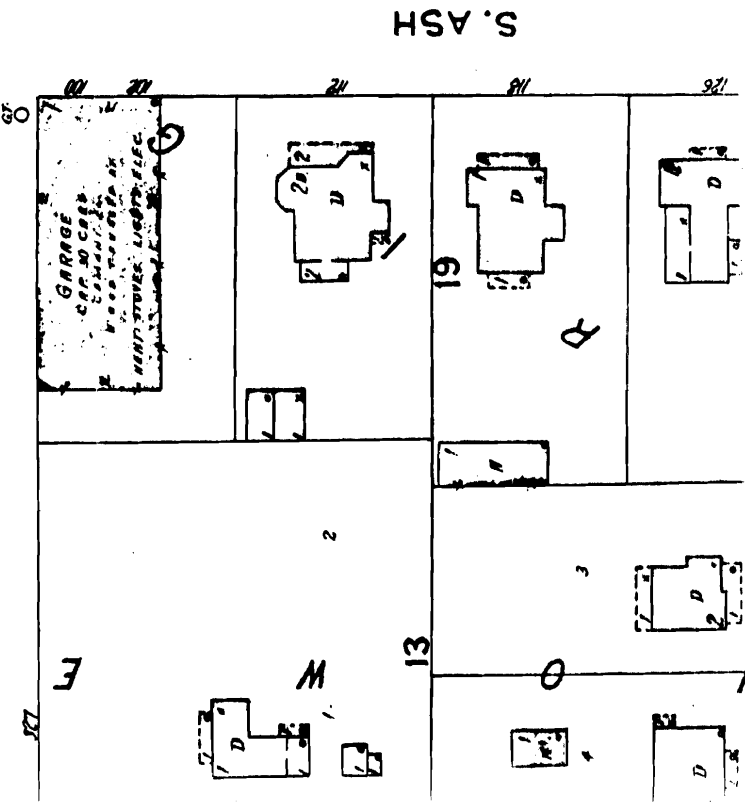
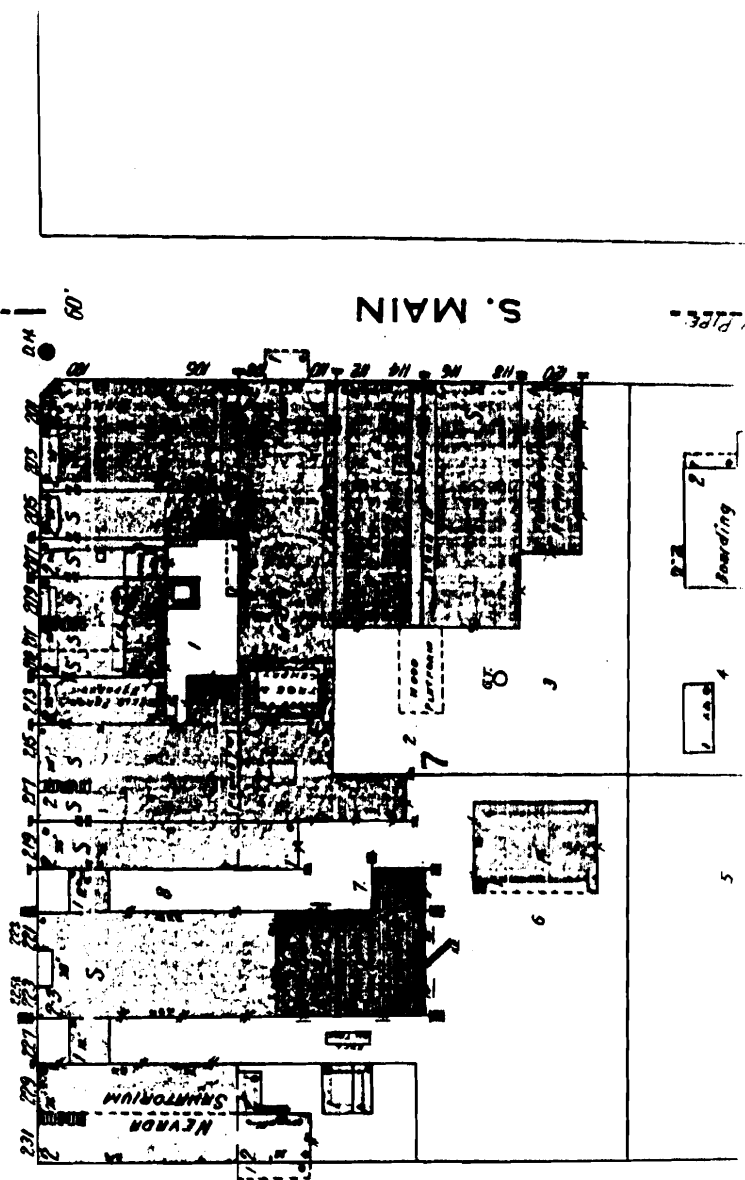
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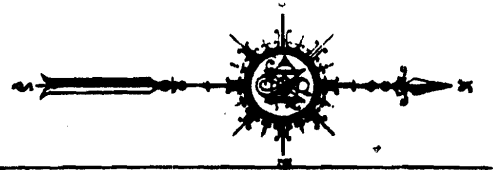
ASHINGTON

THE NORMAN SHEET METAL MFG CO.  
SHEDS OF SHEET METAL BUILDING MATERIALS









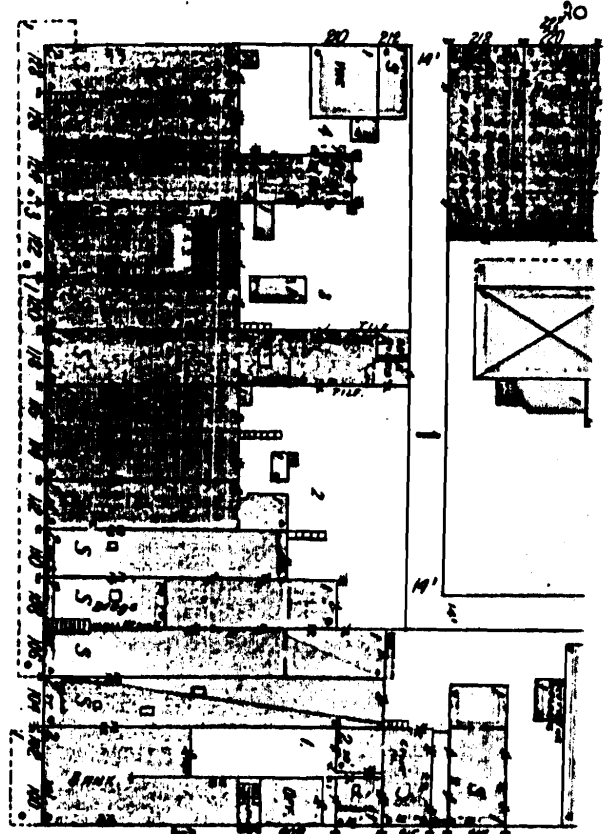
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N. MAIN

R. W. PIER

W. WALNUT

100'

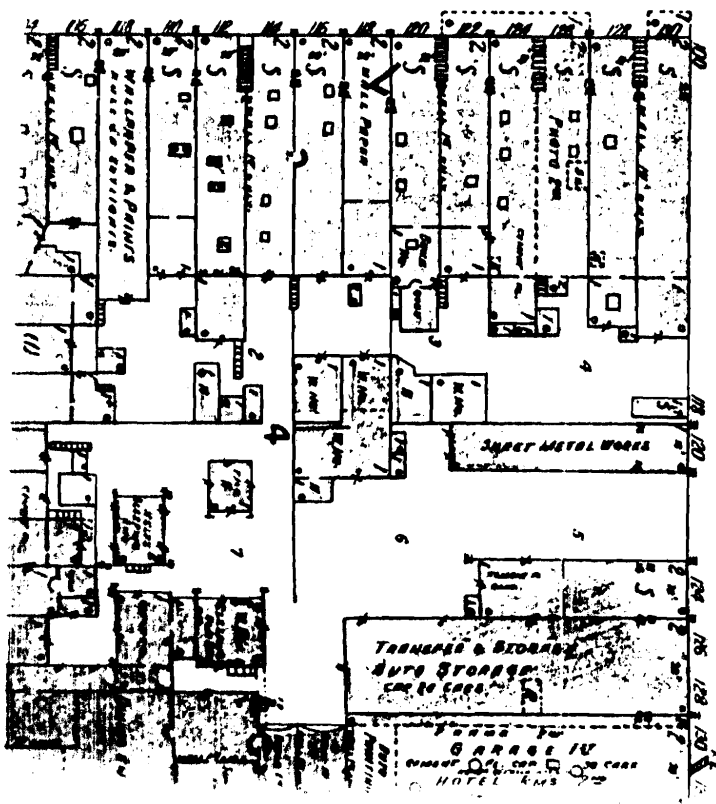
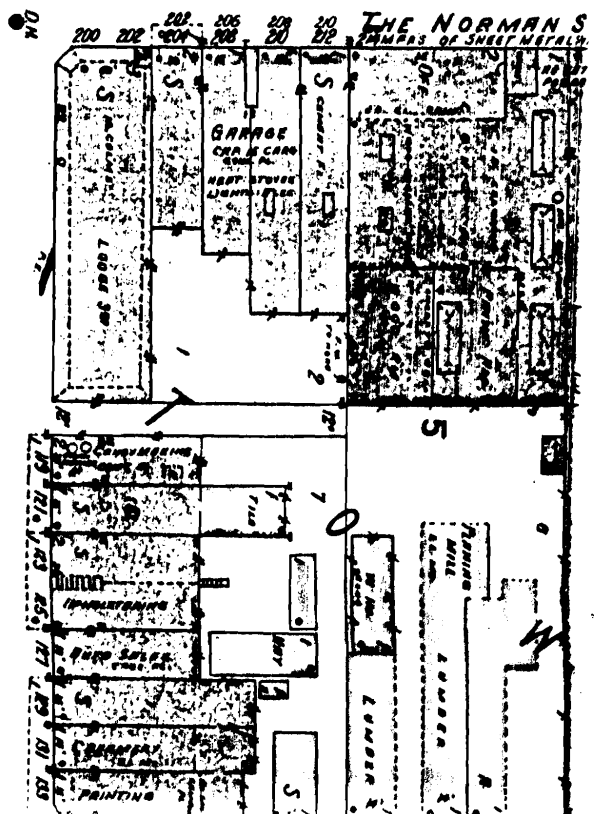


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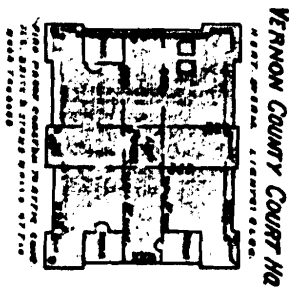
R. W. PIER

E. WALNUT

R. W. PIER



2



## **Appendix II**

**Maps illustrating surveyed properties and recommendations.**

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