

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name The Rice-Stix Building

Other names/site number The H.D. Lee Building, The Allen Building

Name of related Multiple Property Listing N/A

2. Location

Street & number 200 East Commercial Street

N/A

not for publication

City or town Lebanon

N/A

vicinity

State Missouri Code MO County Laclede

Code 105

Zip code 65536

3. State/Federal Agency Certification

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

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

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

national statewide X local

Applicable National Register Criteria: X A B C D

Signature of certifying official/Title

6/13/19
JP Date 06/13/19

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

The Rice-Stix Building
Name of Property

Laclede County, Missouri
County and State

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/Manufacturing facility

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER

Materials
(Enter categories from instructions.)

foundation: CONCRETE BLOCK

walls: BRICK

CONCRETE BLOCK

roof:

other:

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

The Rice-Stix Building

Name of Property

Laclede County, Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

☒

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Lebanon-Laclede County Library

Historic Resources Survey Number (if assigned): N/A

Areas of Significance

INDUSTRY

Period of Significance

1924-1957

Significant Dates

1924; 1937; c. 1949-1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Chester, A.W., builder

The Rice-Stix Building
Name of Property

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10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 37.681448° -92.662265° 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist

organization Rosin Preservation, LLC. date May 20, 2019

street & number 1712 Holmes telephone 816.472.4950

city or town Kansas City state MO zip code 64108

e-mail emily@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The Rice-Stix Building

Name of Property

Laclede County, Missouri

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Photographs

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

Photo Log:

Name of Property: **The Rice-Stix Building**

City or Vicinity: **Lebanon**

County: **Laclede** State: **Missouri**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **December 15, 2018**

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

- 1 of 16: East Commercial Street, view SW
- 2 of 16: East Commercial Street, view NW.
- 3 of 16: Railroad tracks south of the Rice-Stix Building, view N.
- 4 of 16: West elevation, view NE.
- 5 of 16: North and west elevations, view E.
- 6 of 16: North and east elevations, view S.
- 7 of 16: South and east elevations, view W.
- 8 of 16: West side of south elevation, view NW.
- 9 of 16: West entrance vestibule, view SW.
- 10 of 16: 1st floor office space in NW corner, view W.
- 11 of 16: 1st floor warehouse space, NW corner, view S.
- 12 of 16: 1st floor warehouse space, NW corner, view E.
- 13 of 16: 2nd floor warehouse space, view W.
- 14 of 16: 2nd floor warehouse space, view S.
- 15 of 16: 2nd floor bathroom, view E.
- 16 of 16: West stairs, basement landing, view NE.

The Rice-Stix Building

Name of Property

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Figure Log:

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

Figure 1. Context Map. *Source: Google Maps, 2018.*

Figure 2. Map of downtown Lebanon with the Rice-Stix Building outlined in red. *Source: Google Earth, 2019.*

Figure 3. Site Map. *Source: Google Earth, 2018.*

Figure 4. Photo Map, Exterior and First Floor. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*

Figure 5. Photo Map, Second Floor. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*

Figure 6. Photo Map, Basement. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*

Figure 7. Rice-Stix Building Lot, 1910. *Source: Sanborn Fire Insurance Map, November 1910, Sheet 3.*

Figure 8. Rice-Stix Building Lot, 1925. *Source: Sanborn Fire Insurance Map, October 1925, Sheet 4.*

Figure 9. Rice-Stix Building Lot, 1949. *Source: Sanborn Fire Insurance Map, January 1932-January 1949, Sheet 3.*

Figure 10. Rice-Stix Building C. 1934. *Source: "Lebanon, Missouri: The Town of 4,000 Friendly People." Lebanon Chamber of Commerce, 1934.*

Figure 11. Rice-Stix Building C. 1940. *Source: Lebanon Chamber of Commerce Photograph Collection, State Historical Society of Missouri.*

Figure 12. 221 East Commercial Street, Lebanon, Laclede County, Missouri. *Source: Google Earth, 2018.*

Figure 13. Location of Lebanon Industrial Park, outlined in red, 1961. *Source: Lebanon Chamber of Commerce. Lebanon. Lebanon, Missouri, 1961. On file, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*

National Register of Historic Places
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The Rice-Stix Building

Name of Property

Laclede County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Rice-Stix Building is a two-story 72,790 square foot warehouse and garment manufacturing facility in downtown Lebanon, Laclede County, Missouri. The nominated property occupies a corner lot at 200 East Commercial Street. Constructed in 1923-1924, it has a flat roof, regular fenestration pattern, and simple, unornamented brick-clad exterior which reflect its utilitarian function. The building's open interior plan and utilitarian finishes communicate its historic industrial use. A two-story addition to the east was constructed in 1937 and compliments the original building block. A series of c. 1949-1955 loading dock additions projects from the south elevation (*Figure 3*). A c. 1955 non-contributing water tower stands in the southeast corner of the parcel and has no known historic or current association with the Rice-Stix Building. The building is currently vacant. Although many of its historic windows were replaced with fixed aluminum windows and non-historic partial-height partitions are now present in some interior areas, the Rice-Stix Building overall retains good integrity. Its intact fenestration pattern, openings, exterior simplicity, open interior plan, and utilitarian finishes continue to convey its historic function as a warehouse and manufacturing facility.

ELABORATION

Setting

The City of Lebanon is in central Laclede County in the Ozarks region of southern Missouri. Mountain ranges, forests, and lake and stream systems characterize the physiographic region which encompasses most of southern Missouri and portions of Arkansas, Oklahoma, and Kansas. Lebanon is located just north of Interstate 44, which follows roughly the same path as the historic Route 66 and is the eastern terminus for Missouri Route 64 (*Figure 1*).

The Rice-Stix Building at 200 East Commercial Street occupies a large, rectangular lot at the northeast corner of East Commercial Street and South Adams Avenue in Lebanon's downtown business district. The lot is located approximately ninety feet from the business district's northeastern boundary. Downtown Lebanon has an orthogonal street grid that is oriented northeast-southwest; consequently, the East Commercial Street elevation faces northwest while the elevation along South Adams Avenue faces southwest.¹

The boundaries of Lebanon's downtown business district are North Washington Avenue to the northeast; the railroad tracks to the south; North Van Buren Avenue to the southwest; and West 2nd Street to the northwest (*Figure 2*). The business district is characterized by low-rise

¹ For simplicity throughout this document, the primary elevation fronting South Adams Avenue will be referred to as the west elevation; the southeast elevation will be south; the rear or northeast elevation will be east; and the northeast elevation facing East Commercial Street will be north.

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Continuation Sheet

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The Rice-Stix Building

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

commercial buildings dating from the late-nineteenth through the mid-twentieth century interspersed with small surface parking lots (*Photos 1-2*). Pedestrian sidewalks and concrete curbs line most streets while diagonal parking spaces abut the curb in front of most buildings. Street trees are irregularly placed along East Commercial Street.

The Rice-Stix Building lot fronts South Adams Avenue to the west and East Commercial Street, Lebanon's main commercial thoroughfare, to the north. The building anchors the narrow block and occupies the west half of the block. A small paved area with approximately five parking spaces abuts the east side of the building. The date of construction is unknown, however historic aerial imagery indicates the area was paved by 1955.² The railroad tracks run northeast-southwest south of the lot, approximately 60 feet from the building (*Photo 3*); the wide privately-owned BNSF Railway Company right-of-way directly abuts the south wall of the building, as it did historically. The c.1949-1955 loading docks extend into the railway's right-of-way. The open space used for parking south of the west end of the building is not currently and was not historically part of the Rice-Stix Company property; it has always been owned by the railroad. Telephone poles abut the property edge at the south corner.

A c. 1955 non-contributing water tower stands in the southeast corner of the parcel. Although currently located on the parcel, the water tower historically occupied a separate lot and served a separate building that was not historically associated with the nominated property. It has no known historic or present associations with the Rice-Stix Building and is non-contributing to the nomination.

Exterior

The Rice-Stix Building (renamed the Allen Building in 2004) is a warehouse and garment manufacturing facility constructed in 1923-1924. The basement of the two-story building is raised slightly above grade. The building is approximately 94 feet wide and 218 feet long; the interior measures 72,790 square feet. A large, two-story addition to the east, completed in 1937, nearly doubled the volume of the original building. Loading docks constructed along the south and east elevations between 1949 and 1955 contribute to the building's irregular footprint. The building's red brick exterior lacks ornament, reflecting its utilitarian function. The Rice-Stix Building has a flat roof with low parapets. The fenestration pattern is regular at all elevations. Although the building has an East Commercial Street address, historic photos indicate that the primary entrance fronted South Adams Avenue. Consequently, the west elevation is considered the primary elevation.

² This parking area is considered neither contributing nor non-contributing due to its small size and location directly near the contributing resource. Barbara Wyatt, "Parking Lots in Historic Districts: A National Register Whitepaper," *The Missouri Guide to the National Register Process*, (February 2017): 71.

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The Rice-Stix Building

Name of Property

Laclede County, Missouri

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N/A

Name of multiple listing (if applicable)

West (Primary)

The west (primary) elevation is nine bays wide (*Photo 4*). The building's primary entrance occupies Bay 8 at the ground level. The entrance has a non-historic metal slab door and is slightly recessed. An anodized metal canopy shelters the entrance.³ Windows define the remaining eight bays at the basement level and all upper-story bays. Plywood and non-historic windows fill most bays. The non-historic aluminum windows are primarily fixed, single-light windows with plexiglass glazing. However, Bays 2 and 6 at basement level, Bay 6 at the first story, and Bay 9 at the second story possess windows with narrow fixed lower lights below the fixed upper light. Historic four-over-four wood windows remain behind the plywood boards in some bays. Except for the second-story's Bay 8, these windows are not visible from the exterior at this elevation. Historic window openings have brick sills and lintels. Bay 5 at the basement level is the only exception. A c.1934 historic photo indicates an entrance formerly occupied this bay (*Figure 10*). Corbelled brickwork ornaments the parapet at this elevation. The "THE H.D. LEE CO. INC. LEBANON, MO PLANT" sign is painted at the north edge between the first and second stories while a non-historic commemorative metal plaque attaches to the wall below at ground level.⁴

North

The north elevation is twenty-four bays wide, with fifteen bays located in the original section of the building and nine bays in the addition (*Photos 5-6*). The fenestration pattern is regular and repeated at all levels. The primary entrance on the north elevation occupies the first bay at basement level and has a non-historic metal slab door. A fire exit with a non-historic metal slab door occupies Bay 10 at the second story. Window openings define all remaining bays and have plywood boards or replacement windows. The replacement windows are primarily non-historic fixed aluminum windows with plexiglass or glass glazing. Some historic four-over-four double-hung wood windows remain in their historic openings at this elevation; however, they are covered with plywood boarding and consequently are not visible from the exterior. Bays 9 and 12 at the basement level have been partially infilled with vents.

A distinct change in brick between Bays 9 and 10 marks the start of the addition, with the darker red brick of the east addition keyed into the lighter brick of the original west block. Differences in the parapet further differentiate the two halves. The addition's parapet features corbelled brickwork while the original block does not. Furthermore, the west corner of the elevation's parapet is stepped. However, a c. 1940 historic photograph suggests this is an alteration (*Figure 11*).⁵ The Lebanon Chamber of Commerce publication, *Lebanon, Missouri*,

³ The date of installation is unknown, however may be mid- to late-twentieth century.

⁴ The age of the H.D. Lee Co. sign is unknown; however, the company did not occupy the building until late-1961.

⁵ Unknown, photographer. "Rice-Stix Factory." Photograph. Lebanon, Missouri, c. 1940. From the State Historical Society of Missouri: *Lebanon Chamber of Commerce Photograph Collection*.

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The Rice-Stix Building

Name of Property

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N/A

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suggests this alteration occurred post-1964 and thus falls outside the period of significance.⁶ Fire escapes are present at Bays 10 and 11 span the first and second stories. The fire escapes have metal pipe railings, and the date of installation is unknown.

East

The east (rear) elevation is one bay wide at basement level. A non-historic metal slab door occupies the bay. The first story is five asymmetrical bays wide. Bay 2 is positioned slightly lower than all other bays. Windows define the bays. All window openings have brick sills and lintels. The second-story bays mimic the first-story bays. The east elevation windows are a mixture of historic and non-historic units. Extant historic windows are three-over-three double-hung steel with wire mesh glazing while non-historic windows are fixed aluminum. Plywood covers the windows on the exterior. A paved ramp with a gentle slope abuts the elevation. The ramp leads to a one-story c. 1949-1955 loading dock (*Photo 6*). Brick clads the dock's north elevation while all others are concrete block. A freight entrance with a non-historic overhead door projects from the north elevation. Concrete retaining walls line both sides of the ramp, and a metal pipe railing along the eastern retaining wall separates the ramp from the parking area.

South

The 1937 addition is slightly recessed from the original building block at this elevation, and several c. 1949-1955 concrete block loading dock additions obscure the 1937 addition's basement level and first story (*Photo 7*). An elevator penthouse with a flat roof projects from the roofline offset from the original block's center (*Photo 8*). A concrete block loading dock projects from the original block's east end. The loading dock's shed roof extends to shelter an open porch. Simple metal posts support the porch roof. Six asymmetrical bays are visible at basement level in the elevation's west half. An entrance with a non-historic metal slab door defines the westernmost bay. A mid- to late-twentieth century anodized metal canopy shelters the entrance. Window openings define the remaining five visible bays. Non-historic fixed aluminum windows occupy Bays 5 and 6 while plywood boards cover Bays 2, 3, and 4.

Eighteen bays are visible at the first story, twelve in the original building block and six in the 1937 addition. Loading docks obscure the building's first-story central bays. A non-historic aluminum overhead freight door defines Bay 12 while a historic, six-light fixed wood window is located immediately west in Bay 11. The remaining bays contain a mixture of non-historic fixed aluminum windows and historic four-over-four double-hung wood windows. Plywood and plexiglass sheeting cover most first-story windows.

⁶ Lebanon Chamber of Commerce. *Lebanon, Missouri*. Lebanon, Missouri, 1964. On file, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri: 9-10.

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Name of Property

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N/A

Name of multiple listing (if applicable)

Twenty-three bays are present at the second story, fourteen in the original building block and nine in the addition. Brick infills the fifteenth bay, the addition's first bay. A fire exit with a non-historic metal slab door defines the easternmost bay. A mixture of historic, four-over-four double-hung wood windows and non-historic fixed aluminum windows fill the remaining second-story bays. Plywood and plexiglass sheeting cover most second-story windows.

Loading Docks and Additions

A series of c. 1949-1955 one- and one-and-one-half-story concrete block loading docks and additions lines the east half of the south elevation and wraps around the southeast corner of the building. The loading docks share walls and have flat roofs (*Photo 7*). The loading docks were constructed on land that is still owned by BNSF Railway Company. The current owner owns the built resource but not the land beneath it.

The westernmost loading dock addition is one-and-one-half stories in height and is the only loading dock accessible from the building's interior. It is positioned at the corner of original building block and addition, and it abuts the south elevation loading dock (*Photo 3*). The dock's southwest corner projects, creating an alcove. A historic twelve-light aluminum window pierces the wall in the alcove. It has a concrete sill, and the glazing is absent. A pedestrian entrance with concrete stairs and a metal pipe railing is positioned in the projection's north wall while a non-historic aluminum overhead freight door occupies the west end. The dock's south and east walls lack fenestration. The center loading dock addition obscures the lower half of its east elevation.

The center loading dock addition is one story in height and five bays wide at its south elevation (*Photo 7*). The first four bays have single openings with concrete sills and are covered with plywood. Metal ducts pierce the first and third bays. A non-historic aluminum overhead freight door occupies the fifth bay. The center loading dock's east elevation lacks fenestration.

The easternmost loading dock abuts the center loading dock's east elevation. It is rectangular in plan and oriented perpendicular to the center loading dock. A non-historic aluminum overhead freight door occupies the single bay at its primary (east) elevation. A pedestrian entrance with a non-historic metal slab door occupies the loading dock's single south elevation bay.

Interior

First Floor

The building's main entrance is through the door in the west elevation, at the southwest corner, which provides the main entry to the Rice-Stix Building. The basement-level entrance opens

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The Rice-Stix Building

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N/A

Name of multiple listing (if applicable)

almost immediately to a narrow, enclosed straight-run stair that leads up to the first floor (*Figure 4, Photo 9*). The stairs have vinyl treads and metal bar railings. The south wall contains a long, fixed window while a historic radiator lines the north wall. Finishes include vinyl flooring, wood panel walls, and a dropped acoustical tile ceiling.⁷ At the first floor, the stair opens to a narrow north-south oriented corridor. At the south end of this corridor is a switchback stair in the building's southwest corner that provides access to the basement and second floor (*Figure 4*). The historic wood stairs feature wood treads and simple wood railings. Historic office space is accessed at the corridor's north end (*Figure 4*). Typical office finishes include wood paneling, acoustical tile dropped ceiling, and carpet (*Photo 10*). The finishes suggest installation in the late-twentieth century, likely during the H.D. Lee Company occupation (1961-1990), however their exact installation date is unknown. Non-historic drywall partitions divide the east three-quarters of the first floor into three warehouse spaces located in the center of the south elevation, the northwest corner, and the east side of the building. The partitions are partial-height and do not extend past the dropped acoustical tile ceiling.

The warehouse space at the south elevation's center has a rectangular plan (*Figure 4*). Finishes include historic wood floors, historic wood ceilings, and exposed brick along the south wall. Historic wood and steel structural posts are positioned along the warehouse center.⁸ The warehouse's north and east walls are non-historic drywall. Restrooms are located near the southeast, southwest, and northwest corners of the warehouse space. The southeast and southwest restroom locations are historic while non-historic drywall partitions create the northwest restrooms. The partitions terminate at the dropped acoustical tile ceiling. Restroom finishes are typically non-historic and include vinyl flooring and dropped acoustical tile ceilings. A historic freight elevator occupies the southwest corner. A non-historic overhead metal freight door in the southeast corner connects the warehouse space to the south loading dock. The loading dock has concrete block walls and a concrete floor. The south warehouse space opens to the east warehouse space at its east wall.

The east warehouse space has a roughly square plan (*Figure 4*). Finishes include historic wood floors and a non-historic dropped acoustical tile ceiling. Non-historic drywall partitions subdivide the space along the perimeter into narrow offices. The partial-height partitions terminate at the dropped acoustical tile ceiling. Large, empty window and door openings pierce the drywall. The open warehouse space at the center of the floor is marked by a grid of historic steel posts. Two stairways are located in the building's northeast corner, directly off the east warehouse. A switchback stair in the corner accesses the basement and second floor. The

⁷ Based on the quality of the veneer and the history of the building occupants, the wood paneling likely dates to the late 1960s or early 1970s; however, the date of installation is unknown.

⁸ The wood structural posts are associated with the original west block while the steel posts are associated with the 1937 east addition.

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N/A

Name of multiple listing (if applicable)

historic stairs have wood treads and metal pipe railings. Adjacent to the west of the switchback stair is an enclosed stair leading from the first floor to the exterior through a set of paired, non-historic metal slab doors at the east end of the north façade. Non-historic drywall partitions enclose this stair; the ceiling is dropped acoustical tile. The east warehouse space opens to the northwest warehouse space.

The northwest warehouse space is rectangular with an open floor plan (*Figure 4, Photos 11-12*); it connects to the northwest office spaces along its west wall. Finishes in this area include historic wood floors, exposed brick interior perimeter walls, and historic wood ceilings in the west half; non-historic dropped acoustical tile covers the ceiling's east half. Historic wood structural posts are regularly spaced throughout the warehouse. To the west of this warehouse space are the first-floor offices previously described. The overhead mechanical units are exposed throughout the first floor.

Second Floor

The second floor retains a largely open plan (*Figure 5*). The building's southwest stairs open to an east-west corridor. A doorway in the corridor's west end opens to office spaces. These office spaces appear to date to the second-half of the twentieth century and likely post-date the period of significance. Typical office finishes include wood paneling, wallpaper, vinyl floors, and dropped acoustical tile ceilings. These finishes date to the second half of the twentieth century and are likely associated with the H.D. Lee occupancy. Two offices along the building's west wall retain historic narrow plank wood floors. The north and west perimeter walls are brick.

The east end of the corridor opens into a large warehouse space that occupies approximately two-thirds of the second floor (*Figure 5, Photos 13-14*). Warehouse finishes include historic wood floors and brick perimeter walls. Historic wood and steel structural posts are evenly spread throughout the warehouse space. The ceiling is dropped acoustical tile. Restrooms and a freight elevator are positioned along the south wall. Historic wood slats and moldings clad the restroom exterior (*Photo 15*). Restroom finishes are non-historic and include vinyl flooring, drywall, and dropped acoustical tile ceilings. The overhead mechanical units are exposed throughout the second floor.

Basement

Stairs in the building's southwest and northeast corners also provide basement access (*Figure 6*). The historic stairs feature simple wood railings (*Photo 16*). A storage closet with historic wood door is located underneath the stairs. The southwest staircase landing opens to the basement's west warehouse space. The west warehouse space is large and open with a rectangular plan (*Figure 6*). It accounts for approximately one-half the basement area. Historic

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N/A

Name of multiple listing (if applicable)

wood structural posts are evenly spaced throughout. Finishes in the west warehouse space include concrete slab flooring, painted brick walls, and wood slat ceilings. The mechanical components are exposed overhead. Restrooms are positioned along the south wall of the west warehouse space, immediately east of the stairs (*Figure 6*). Non-historic restroom finishes include vinyl flooring, drywall, and dropped acoustical tile ceilings. Two storage rooms occupy the warehouse's southeast corner. Both rooms have concrete floors and painted brick walls. A historic sliding metal door is located along the east storage room's east wall. A brick wall with three asymmetrically placed doorways separates the west warehouse from the east warehouse.

The east warehouse space is open with a square plan (*Figure 6*). Historic steel structural posts are regularly spaced throughout. Finishes include concrete floors, painted brick walls, and wood ceilings. The overhead mechanical components are exposed. Non-historic partitions along the east wall form small offices. Office finishes include non-historic drywall partitions and carpet. The historic wood ceiling and concrete perimeter walls remain exposed. Open doorways in the south wall open to the southeast warehouse space and loading docks.

The southeast warehouse and loading dock space is narrow with a rectangular plan (*Figure 6*). Finishes include concrete floors, painted brick and concrete block walls, and a wood slat ceiling with exposed overhead mechanicals. Non-historic partitions enclose the southwest corner. Overhead doors are located at the east end of the north and south walls. A doorway in the east wall opens to a narrow loading dock. The east loading dock features a concrete floor, concrete block walls, and a corrugated metal ceiling. A non-historic overhead door is located in the east end.

Integrity

The Rice-Stix Building in Lebanon, Laclede County, Missouri exhibits good integrity and clearly communicates its associations with Lebanon's industrial history. The building remains in its historic location and maintains associations with Lebanon's historic commercial center. Although the 1937 east addition and c. 1949-1955 rear loading dock additions altered the original footprint, these additions fall within the period of significance and are associated with the growing factory's operational needs. Furthermore, they do not obscure the original building's form or design.

The simple, unembellished brick exterior and regular fenestration pattern of the Rice-Stix Building reflect its historic utilitarian function. Historic wood and metal windows remain extant under plywood boards in several locations on all elevations. Although replacement windows are also present, they fill historic window openings and do not alter the building's historic, rhythmic fenestration pattern. The open interior floor plan is characteristic of its historic use as a garment

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manufacturing facility. Alterations are limited to non-historic drywall partitions that form narrow offices along the perimeter walls of the first-floor east warehouse and near the northeast corner of the basement along the east perimeter wall. These partitions do not reach the historic ceiling height and do not significantly obscure the building's historic voluminous interior and function. Partitions along the west perimeter wall of the second floor form a second area of small offices that appear to date to the second-half of the twentieth century and likely post-date the period of significance. Reliance Manufacturing acquired the factory in 1957 and it is unlikely the firm invested in improvements in the factory while operations were in decline. Conversely, it is likely H.D. Lee invested in improvements to the building when it commenced occupancy in 1961. These partitions do not significantly compromise the characteristic volume and openness of the second-floor warehouse. Throughout the building, the warehouse spaces retain a majority of their historic finishes, including brick perimeter walls, concrete or wood floors, and wood ceilings. The historic wood and steel structural posts remain exposed in each warehouse. These utilitarian finishes communicate the historic industrial significance and function of the Rice-Stix Building.

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Statement of Significance

The Rice-Stix Building, located at 200 East Commercial Street, Lebanon, Laclede County, Missouri, is significant at the local level under Criterion A in the area of INDUSTRY for its associations with the industrial development of Lebanon, Missouri. Constructed in 1923-1924 by local builder A.W. Chester, the Rice-Stix Building was an integral component of the city's industrial development during the twentieth century. Prior to arrival of the Rice-Stix Dry Goods Co., the city's primary industrial operations centered on lumber milling and facilities associated with the city's "magnetic water" tourism industry.⁹ To draw industrial investment to the city, the Lebanon Chamber of Commerce actively campaigned to entice the Rice-Stix Dry Goods Co. to establish facilities in Lebanon. Efforts included recruiting women and girls for factory jobs as well as raising a \$50,000 building fund to cover the costs of construction. A finance committee was appointed to raise the building funds, and Lebanon and rural Laclede county residents funded construction through subscriptions and donations. When opened in February 1924, the factory provided immediate employment. By 1934, the garment factory provided over 300 jobs for residents of Lebanon and rural Laclede County. This accounted for 7.5 percent of Lebanon Township residents. The Rice-Stix factory remained one of Lebanon's largest employers until 1957, when Reliance Manufacturing Co. acquired the factory and operations declined before its closure in 1960. In 1961, the H.D. Lee Company of Kansas City leased the building, and it once again housed industrial facilities until October 1990. The period of significance is 1924, the date Rice-Stix began manufacturing in Lebanon, to 1957, when Rice-Stix was acquired by Reliance Manufacturing Co. and the Lebanon factory operations declined. Significant dates include 1937, the year the east addition was constructed, and c. 1949-1955, the period when a series of loading docks replaced an earlier wood loading platform.

Late-Nineteenth to Mid-Twentieth Century Development in Lebanon, Laclede County, Missouri

White settlers established the town of Wyota, Laclede County, Missouri in c. 1849 on the site of the American Indian village of the same name. Shortly after, residents renamed the town Lebanon in honor of prominent local citizen Reverend Benjamin Hooker, who originated from Lebanon, Tennessee. Lebanon officially incorporated nearly two decades later in 1867. The following year, the St. Louis and San Francisco Railroad (Frisco) built Lebanon's first railroad line.¹⁰ Because the town refused to donate parcels in central Lebanon to the railroad, the Frisco located its station nearly a mile southwest of Lebanon's original center. This shifted commercial development toward its present location.¹¹ The development of the Frisco line represented the first major economic development event for the young town.

⁹ The term "magnetic water" comes from a late-nineteenth century belief that Lebanon's wells held water with unique magnetic properties.

¹⁰ June Alego. "Lebanon, Missouri: The Magnetic City." The Rustic Printers: Lebanon, Mo, 1928:1.

¹¹ Ibid.

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Lebanon's next significant wave of economic development occurred in the late 1880s when it established a tourism industry centered on the towns' fabled magnetic waters. The rumor of magnetic waters arose when workers digging a new city well discovered their iron tools were magnetically drawn to existing pipes.¹² A subsequent analysis determined the water held no magnetic properties; however, the rumor persisted and drew visitors to Lebanon. Capitalizing on a belief in the healing and health properties of the waters, Lebanon earned a reputation as an early Ozark resort town. Enterprising individuals established inns, restaurants, and boarding houses within the city's commercial center. In 1890, the Gasconade Hotel and Sanitarium was built northwest of Lebanon's town center in what is today Gasconade Park. Capable of housing approximately 500 guests and patients, this was the largest building project in Lebanon at the time.¹³ By 1893, the Lebanon Magnetic Water Bottling Works operated on Commercial Street.¹⁴ Contemporary newspapers advertised these developments and referred to Lebanon as "the Magnetic City."¹⁵

Other than the Gasconade Hotel and Sanitarium, few other large construction projects occurred in Lebanon during the late-nineteenth and early-twentieth centuries. Development centered primarily on smaller-scale commercial and residential resources. By 1910, the Old Reliable Lumber Yard, later J.G. Lingsweiler Lumber Co., and Weissgerber Lumber Co. were the only significant industrial operations within Lebanon. Located south of the Frisco tracks across from Madison Street, the lumber yards sat apart from Lebanon's main commercial center. The lumber mills remained the city's most prominent industrial resources until the Rice-Stix Building opened in 1924.

In 1928, Lebanon experienced an increase in commercial development when Route 66 was designated along the city's southern boundary, due in part to Lebanon's status as a regional vacation center.¹⁶ By 1928, at least four hotels and numerous private boarding houses operated in support of Lebanon's tourism industry.¹⁷ Recreational facilities such as Camp Joy and Top O' the Ozarks Tourist Camp, full-service campgrounds, catered to travelers along Route 66 and Ozark area vacationers.¹⁸ The city's proximity to state parks featured prominently in Chamber of

¹² "History," City of Lebanon, Missouri. <https://www.lebanonmissouri.org/108/History> (accessed December 12, 2018).

¹³ The Gasconade Hotel and Sanitarium was destroyed by fire in 1900.

¹⁴ Sanborn Fire Insurance Map, June 1893, Sheet 2.

¹⁵ "The Famous Magnetic Water and Bathing Resort," *Lebanon Rustic* (June 23, 1892):4; "The Gasconade: Lebanon, Missouri," *Lebanon Anti-Monopolist* (March 9, 1894):3.

¹⁶ By 1985, the Interstate Highway System replaced Route 66. In Lebanon, the current Interstate 44 now follows roughly the same path as Route 66.

¹⁷ Alego, "Lebanon, Missouri," 3.

¹⁸ Lebanon and its vicinity were home to several full-service campgrounds during this period. Full-service campgrounds functioned as small communities and included resources such as cottages, service stations, grocery stores, and restaurants.

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Commerce promotional materials during the 1920s and 1930s as Lebanon capitalized on its status as an Ozark vacation destination.¹⁹

Even with an influx of seasonal visitors, Lebanon's commercial and industrial district experienced only moderate growth as the Great Depression spread nationwide. Despite the national economic downturn, Lebanon retained its status as a regional trade and distribution center for at least the next five years. By 1934, Lebanon accounted for approximately one-fourth of the total population in Laclede County.²⁰ That year the local Chamber of Commerce reported that the community had a 50-mile trading radius that served six counties and thirty rural communities. Proximity to the Frisco railroad and State Highways 5 and 64 facilitated connections to regional markets, including livestock, food crops and dairy products, and lumber, as well as the clothing manufactured by Rice-Stix.²¹ Favorable climate, land prices, and transportation routes supported poultry farming near Lebanon, and the city was one of the largest poultry product shipping points in southwest Missouri.²²

As the twentieth century progressed, Lebanon's commercial and industrial development spread northeast and southwest along the railroad line. Infill construction and alteration of existing late-nineteenth and early-twentieth century buildings in the city's commercial district were common during the mid-twentieth century. Farm and agricultural products were the area's main exports, while the Rice-Stix garment factory remained one of the city's largest employers until the mid-twentieth century.

The Rice-Stix Dry Goods Co.

In 1861, Henry Rice, William Stix, and Benjamin Eiseman founded Rice, Stix & Co. in Memphis, Tennessee. The firm operated a single store and sold dry goods including clothing and textiles. In 1865, Rice, Stix & Co. began to expand. The company relocated to St. Louis, Missouri in 1879, predicting that St. Louis would become the greatest distribution center for the burgeoning markets in the South and West.²³ The company originally occupied a small building just west of the Mississippi River, although they soon required a much larger location. As the company grew, it refined its operations to focus solely on garments, producing items in many categories, including underwear, hosiery, workwear, ladies clothing, and fine garments.

¹⁹ "Lebanon, Missouri: The Town of 4,000 Friendly People." Lebanon Chamber of Commerce, 1934.

²⁰ Ibid. Lebanon's population totaled 4,000 vs. Laclede County's 16,320.

²¹ Ibid.

²² Ibid.

²³ "Rice-Stix Co., Greatest Mercantile in the West, Started in a Small, Unassuming Store in Memphis," *The St. Louis Star and Times* "(May 14, 1914):6.

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In St. Louis, the company expanded its manufacturing operations, and by 1899 added three new partners.²⁴ That year, the company name changed to the Rice-Stix Dry Goods Company. Henry Rice was elected the corporation's first president. In the early twentieth century the company continued to expand its operations. They opened specialized garment factories to produce specific product categories in different buildings around St. Louis and established a fine-clothes factory in New York City. The St. Louis factories primarily produced utilitarian and workwear goods for the western customer, while the New York factories manufactured specialty items including coats, dresses, skirts, and suits.²⁵ Rice-Stix also maintained active import operations, sourcing garments from Europe, China, and Japan.²⁶ During this period, the firm attained national reach and marketed products under several brand names. The "Perfecto" shirt, manufactured in the firm's South Jefferson Avenue, factory, was marketed to men nationwide²⁷ while the "Aresco" line of women's petticoats, skirts, and shirt waists helped popularize the new hobble skirt fashion trend.²⁸ In 1910, Rice-Stix acquired the B. Lowenstein & Brothers Dry Goods Company and its wholesale stock. This transaction exceeded \$1,000,000, a sale the *New St. Louis Star* called "the greatest in the history of the dry goods business in this country."²⁹

When the *St. Louis Star* hailed Rice-Stix "the largest mercantile firm west of the Mississippi River" in 1914, the firm had amassed significant capital.³⁰ In 1917, common stock sold at \$240 per share (\$4,725.71 in 2019).³¹ Encouraged by its financial success, the Rice-Stix Dry Goods Co. expanded its manufacturing operations outside St. Louis, building factories throughout Arkansas, Illinois, Missouri, and Mississippi. In 1923 alone, the company established at least three factories in Bonne Terre,³² Lebanon, and Richland³³ in southern Missouri.³⁴ In 1928, they established an additional factory in Macon, Missouri.³⁵ Rice-Stix remained a significant manufacturer of clothing goods during the first half of the twentieth century. However, the company experienced financial distress in the mid-1950s. A steady decline in profits after World

²⁴ Ibid. All new partners were related to the founding members in various capacities.

²⁵ Ibid.

²⁶ Ibid.

²⁷ "The Perfecto Shirt," *The Dodge City Daily Globe* (December 10, 1914):6.

²⁸ "Largest Exhibit at 'Made in St. Louis Show,' Which Attracted Immense Crowds, Filled with Interesting features," *The St. Louis Star* (August 21, 1910):2.; The hobble skirt, popular in America between 1910-1913, was characterized by a distinct tightening near the ankle which caused women to hobble when walking, an effect for which the skirt was named. Rice-Stix's factory at 11th and Charles Streets in St. Louis produced this line.

²⁹ Ibid.

³⁰ Ibid.

³¹ "Dead Dull Trade in St. Louis Stocks," *The St. Louis Star* (August 21, 1917):10.

³² Historic aerials indicate this factory was demolished between 1956 and 1996.

³³ The location of this factory within Richland is unknown.

³⁴ "The Rice-Stix Dry Goods Co., of St. Louis," *The Salem Post and The Democrat Bulletin* (April 19, 1923):8.

³⁵ "Granting of Freight Rate Won the Factory," *The Macon Republican* (March 27, 1928):1.

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War II precipitated the sale of factories in Arkansas, Illinois, Mississippi, and Missouri.³⁶ In 1956, Reliance Manufacturing Co. purchased eleven of the eighteen Rice-Stix factories, including the Lebanon facility.³⁷ The following November, Reliance Manufacturing Co. acquired the Rice-Stix Dry Goods Co. after it obtained 99.5% of Rice-Stix stock, and moved the firm's headquarters to New York City.³⁸

The Rice-Stix Dry Goods Co. in Lebanon, Laclede County

Efforts to attract a Rice-Stix factory to Lebanon began in early 1923 after the International Shoe Company of St. Louis cancelled plans to construct a factory in Lebanon. Seeking opportunities to attract industry and jobs, members of the Lebanon Chamber of Commerce met Rice-Stix Dry Goods Co. officials in St. Louis in February, hoping to entice them to establish operations in Lebanon.³⁹ Rice-Stix was ramping up production facilities at the time to support the expanding regional distribution of its products. Company officials expressed interest in constructing a factory in Lebanon to manufacture overalls, shirts, underwear, and similar products, however they demanded that specific conditions be met.⁴⁰ These conditions included the guarantee of a reliable workforce totaling at least 300 girls and women, as well as the city financing construction of the plant.⁴¹

To meet these conditions the Lebanon Chamber of Commerce launched a sustained recruitment campaign in area newspapers. Front-page ads targeted women and girls for work in the proposed factory, with *The Lebanon Rustic* promising "every girl and woman in Laclede County who wants to work will be given a chance."⁴² Coupons for employment opportunities at the factory were placed in the newspaper with all women and girls between the ages of sixteen and fifty urged to fill them out and provide them to the Chamber of Commerce president immediately.⁴³ Clean, hygienic facilities and unmatched wages were offered as enticements for the prospective factory employees.

In addition to workforce recruitment, the Lebanon Chamber of Commerce continuously sought donations and subscriptions for the factory building fund. To encourage subscriptions, the Chamber touted the unparalleled economic opportunity provided by employment of 400 women

³⁶ "Rice-Stix Will Sell Its Manufacturing Plants in 3 States," *Moberly Monitor-Index* (November 16, 1956):5. Although the article title states plants in three states are affected, the article content lists plants in all four states.

³⁷ "Ozark Area Workers for Rice-Stix 'Safe,'" *Springfield Leader and Press* (November 16, 1956):3.

³⁸ "Rice-Stix Dissolution Voted by Stockholders," *St. Louis Post-Dispatch* (November 11, 1957):3.

³⁹ "May Get 2 Factories," *The Lebanon Rustic* (February 1923):1.

⁴⁰ "Factory Site Chosen," *The Lebanon Rustic* (April 20, 1923):1.

⁴¹ Girls and women were likely specifically target for employment by Rice-Stix because tasks such as sewing and hemming were considered women's work.

⁴² "Lebanon Gets Factory," *The Lebanon Rustic* (April 3, 1923):1.

⁴³ "Lebanon May Get Clothing Factory," *The Lebanon Rustic* (February 27, 1923):1.

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and girls plus fifty men, all earning at least \$15 a week.⁴⁴ The factory's large payroll would add an estimated \$5,000-\$7,000 to the pockets of Lebanon and Laclede County residents weekly.⁴⁵ Strong wages for factory workers would provide economic security for many area families, while area businesses and farmers would benefit from increased spending and larger markets.

The original construction cost estimates ranged between \$22,000 and \$30,000.⁴⁶ A finance committee was appointed to manage fundraising, with area businessman T. L. Rubye elected chairman.⁴⁷ By the end of March 1923, the Lebanon Chamber of Commerce and finance committee had raised \$20,000 through subscriptions and donations from Lebanon and rural Laclede County residents.⁴⁸ Initially, the proposed factory was to measure 60 feet-by-100 feet and be two stories tall, with the option to add an additional third story later.⁴⁹ By March 23, the local press reported that the proposal had been modified to include a two-story, "two-unit" factory measuring 100 feet x 125 feet with a \$45,000 estimated cost.⁵⁰ The Chamber of Commerce campaigned to raise the additional funds and a Board of Trustees for the building was established.⁵¹ In return for financing the building's construction, the Board of Trustees held the building's title, and would continue to do so until the Rice-Stix Dry Goods Co. paid out twenty-times the building fund's total in wages. With a building fund totaling roughly \$50,000, this amounted to approximately \$1,000,000 in payroll.⁵² Together, the Lebanon Chamber of Commerce and the Board of Trustees raised approximately \$50,000 through donations and subscriptions from the residents of Lebanon and Laclede County.⁵³

Rice-Stix factory manager E. E. Murphy and chief engineer E. Julius Boehmer went to Lebanon the week of March 23, 1923 to visit four potential sites for the new factory.⁵⁴ All sites were located along the railroad line, another requirement set by Rice-Stix.⁵⁵ In mid-April 1923, Rice-Stix representatives, including company Vice President and General Manager A.S. Raugh, returned to Lebanon to select the factory site,⁵⁶ choosing the Dr. J. A. McComb property at the corner of Commercial Street and Adams Avenue. The Board of Trustees purchased the property for \$5,500 with plans to sell the existing McComb residence located on the site to the

⁴⁴ "Rice-Stix Co. Will Locate Two-Unit Plant in Lebanon," *The Lebanon Rustic* (March 23, 1923):1.

⁴⁵ "Lebanon Gets Factory," *The Lebanon Rustic* (April 3, 1923):1.

⁴⁶ "Local News Items," *The Cuba Review* (March 29, 1923):8.

⁴⁷ "Representatives Visited Lebanon," *The Lebanon Rustic* (March 21, 1923):1.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ "Rice-Stix Co. Will Locate Two-Unit Plant in Lebanon," *The Lebanon Rustic* (March 23, 1923):1.

⁵¹ "Lebanon Lands Big Factory," *The Salem Post and The Democrat Bulletin* (April 5, 1923):4.

⁵² "Rice-Stix Paid Out," *The Salem Post and Democrat Bulletin* (November 14, 1935):6.

⁵³ "Good Progress Made," *The Lebanon Rustic* (October 25, 1923):1.

⁵⁴ "Representatives Visited Lebanon," *The Lebanon Rustic* (February 1923):1.

⁵⁵ Ibid.

⁵⁶ "Will Come Next Week," *The Lebanon Rustic* (April 13, 1923):1.

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highest bidder as a means to offset the expenditure (*Figure 7*).⁵⁷ Following the site purchase, Board of Trustees Chairman H.W. Clark stated factory construction could commence as soon as the Rice-Stix company submitted detailed plans; they anticipated the building would be complete by fall.⁵⁸ The following week, the *Lebanon Rustic* reported that Frisco engineers were preparing to extend an existing railroad spur to the factory site and that the Rice-Stix architect was at work.⁵⁹ Illustrating the factory's importance in the area, Hobert-Lee Tie Company of Springfield donated all railroad ties to the railroad spur extension project.⁶⁰

In June, the building contract was initially awarded to H.F. Hirtz of Bonne Terre, Missouri.⁶¹ However, by October it was transferred to A.W. Chester.⁶² J.A. Osborn had completed excavation of the basement the previous month.⁶³ By October 25, the factory's framing and first-story brickwork were complete. Two weeks later, the building's second story walls were in progress.⁶⁴ The Rice-Stix Dry Goods Co. factory officially opened February 21, 1924. Approximately thirty women and girls began training in the factory's sewing department; the cutting department was not yet in operation, meaning that none of the estimated fifty employment opportunities for men were available at this time.⁶⁵ The company planned public tours for a later date.⁶⁶ The Rice-Stix operation in Lebanon continued to grow. Within ten years the Lebanon factory employed approximately 300 persons, or nearly 7.5 percent of Lebanon Township, making the factory the area's single largest employer.⁶⁷

Prior to the Rice-Stix factory's opening, Lebanon's major sources of employment were typical of small, rural Missouri communities. Men residing in Lebanon and the surrounding rural vicinity worked chiefly as farmers, general laborers, tradesmen, merchants, and in other similar occupations.⁶⁸ Most women were not employed outside the home. The Rice-Stix Factory's presence in Lebanon had a pronounced effect on employment in the area. While men

⁵⁷ "Factory Site Chosen," *The Lebanon Rustic* (April 20, 1923):1. It is unknown whether the residence was ultimately moved or salvaged.

⁵⁸ Ibid.

⁵⁹ "Architect is at Work," *The Lebanon Rustic* (April 27, 1923):1. The Rice-Stix architect is unnamed in sources.

⁶⁰ Ibid.

⁶¹ "Factory Contract Let," *The Lebanon Rustic* (June 5, 1923):1.

⁶² "Good Progress Made," *The Lebanon Rustic* (October 25, 1923):1. The reasons for this transfer are currently unknown.

⁶³ Ibid.

⁶⁴ "\$60,000 Factory of Rice, Stix, & Fuller is Nearing Completion," *The Springfield News-Leader* (November 8, 1923):3. Note the article refers to the third floor, which corresponds to the second story in the narrative description. The Rice-Stix Building is two stories in height with a partially raised basement.

⁶⁵ "Factory Opens," *The Lebanon Rustic* (February 21, 1924):1.

⁶⁶ Ibid.

⁶⁷ "Strike Over New Wage Plan," *The St. Louis Post and Dispatch* (May 7, 1933):2.; "Lebanon, Missouri: The Town of 4,000 Friendly People," (1934) lists the population of Lebanon township as 4,000 in 1934.

⁶⁸ United States Federal Census, 1920 [digitized online] available from Ancestry <https://search.ancestry.com/search/db.aspx?dbid=1920usfedcen> (accessed 8 February 2019).

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continued to work as farmers, laborers, or in professional occupations such as engineers, lawyers, or doctors, the 1930 U.S. Census recorded a distinct shift in female employment.⁶⁹

While most rural women continued to list home or farm work as their occupation, an increasing percentage of women within Lebanon city limits reported work outside the home. This trend was particularly strong among young, single women and widows. Among these women, the "shirt factory" was listed as the most common employer.⁷⁰ Occupations included machine operator, sewer, and hemmer.⁷¹ It was not uncommon for groups of sisters or other family members to work together at the factory. This trend continued through 1940, when the U.S. Census recorded female residents employed as sewers, hemmers, "button girl," "clasp girl," and other garment factory positions.⁷² At this time two women were also recorded as factory inspectors.⁷³

In November 1935, the Rice-Stix factory reached a milestone when it paid out its one-millionth dollar in payroll in Lebanon. Upon this payout, the company fulfilled the condition placed on it at the time of construction. Trustee Colonel D.O. Vernon prepared a warranty deed in early November, officially turning over the factory to the Rice-Stix Dry Goods Co.⁷⁴ Shortly after, Rice-Stix sought to enlarge the factory and expand its workforce by approximately 200 employees.⁷⁵ In August 1937, excavation began for an addition to the factory's east side, nearly doubling the square footage (*Figures 8-9*).⁷⁶ Additional improvements were made between 1949 and 1955 when one-story concrete loading docks were built to replace an existing wooden loading platform.

The factory operated under the Rice-Stix name until 1956, when Reliance Manufacturing Co. purchased the factory. It functioned under the Reliance Manufacturing Co. name until September 1960, at which time the factory closed. The following summer the Board of Trustees repurchased the former Rice-Stix Factory and leased it to the H.D. Lee Company.⁷⁷

⁶⁹ United States Federal Census, 1930 [digitized online] available from Ancestry.

<https://search.ancestry.com/search/db.aspx?dbid=6224> (accessed 8 February 2019).

⁷⁰ Ibid.

⁷¹ Ibid.

⁷² United States Federal Census, 1940 [digitized online] available from Ancestry

<https://search.ancestry.com/search/db.aspx?dbid=2442> (accessed 8 February 2019). 1940 is the last year for which census data is available.

⁷³ Ibid.

⁷⁴ "Rice-Stix Paid Out," *The Salem Post and The Democrat Bulletin* (November 14, 1935):6.

⁷⁵ "May Enlarge Factory," *The Salem Post and The Democrat Bulletin* (January 21, 1937):6.

⁷⁶ "Rice-Stix Enlarging Factory at Lebanon," *The Rolla Herald* (August 19, 1937):6.

⁷⁷ "Landmark Razed at Lebanon, Site for Supermarket," *Springfield Leader and Press* (August 13, 1961):47.

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The H.D. Lee Company in Lebanon

In November 1961, the H.D. Lee Co. garment manufacturing firm of Kansas City announced its intention to open a plant in Lebanon that would employ 150 persons.⁷⁸ The new H.D. Lee operation occupied the former Rice-Stix factory, where it produced Western and work wear.⁷⁹ When garment manufacturing returned to the building, several former Rice-Stix/Reliance Manufacturing Co. employees returned, as well as new H.D. Lee Company employees.⁸⁰ In October 1966, the H.D. Lee Company expanded operations in Lebanon, building a new Lebcut Plant in former pastureland southwest of Lebanon's historic commercial center; however, portions of its denim-cutting operation remained in the original Rice-Stix factory location.⁸¹ Although the H.D. Lee Company revived the garment manufacturing industry in Lebanon during the late-twentieth century, most of its operations occurred outside Lebanon's commercial center. Nearly all H.D. Lee employees worked in its large industrial complex near Interstate 44. In contrast, the relatively small operations H.D. Lee housed in the former Rice-Stix factory never duplicated the regional economic impact or the corporate significance of the Rice-Stix operation. A soft denim market endangered H.D. Lee's operation in Lebanon throughout the 1970s and 1980s. In 1988, both Lebanon plants approved wage cuts; however this was not enough to prevent the eventual closure of the plants.⁸² In October 1990, the H.D. Lee Company announced the end of operations at the Rice-Stix building and in Lebcut's laundry division.⁸³ Following H.D. Lee's departure, the Rice-Stix building housed a various uses, including city offices, police department training exercises, and storage.⁸⁴

Other Early-Twentieth Century Industrial Resources in Lebanon

The Rice-Stix Building is unique as the only early-twentieth century industrial facility extant in Lebanon's downtown commercial district and as Lebanon's largest industrial employer until 1957. Neither the city's historic lumber mills nor the former magnetic water bottling works are extant. The former Lebanon Publishing Company printing facility at 221 East Commercial Street is one of the few other industrial resources extant in downtown Lebanon (*Figure 12*). Built c. 1930, the two-story building has an irregular footprint, flat roof, and brick exterior. The primary elevation is four bays wide. A non-historic aluminum display system with entrance and large transom occupies the first bay at the first story. Glass block surrounds non-historic one-by-one fixed display windows the remaining bays. Non-historic decorative tile work is adhered to the

⁷⁸ "Garment Firm Plans Plant at Lebanon," *The Daily Capital News (Jefferson City, Missouri)* (November 23, 1961):4.

⁷⁹ Although the H.D. Lee Company occupied the building, the Board of Trustees continued to own it.

⁸⁰ "Starting Dec. 1: Lebanon Gets New Factory," *The Springfield News-Leader* (November 23, 1961):35. The number of former Rice-Stix/Reliance Manufacturing Co. employees hired by H.D. Lee is unknown. However, given H.D. Lee's comparatively small workforce, it is unlikely many.

⁸¹ "Industry," *The Springfield News-Leader* (June 8, 1967): 23.

⁸² Ron Davis and Maria Richman, "Lee Workers Ignore Warnings of Less Work, Reject Cut," *The Springfield News-Leader* (December 6, 1988):1.

⁸³ Karla Price, "Lee Closing Two Plants in Ozarks," *The Springfield News-Leader* (October 30, 1990):1.

⁸⁴ Gary Sosniecki, "New Life Possible for H.D. Lee Plant," *Lebanon Daily Record* (March 10, 2018):3A.

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primary elevation between the first and second stories as well as around the entrance. The building housed the Lebanon Publishing Company printing facilities from c. 1935 to February 1973.⁸⁵

The Lebanon Publishing Company was established in 1935 when two local papers, the *Rustic-Republican* and the *Lebanon Daily Times*, merged under the ownership of Fred Mays.⁸⁶ The following year, the company printed the first issue of the *Lebanon Daily News*. Mays retained ownership of the firm until 1953 when O.R. Wright acquired it.⁸⁷ The printing facilities at 221 East Commercial Street were vacated in early March 1973 when the Lebanon Publishing Company moved to 290 South Madison Avenue.⁸⁸ Throughout its occupancy of 221 East Commercial Street, the firm's printing operation remained relatively small. Although it produced Lebanon's only newspapers, the Lebanon Publishing Company required few employees to produce its publications. While its products played an important social and cultural role in daily life, the facilities did not have a substantial fiscal, employment, or industrial impact on the city of Lebanon or the surrounding area.

In contrast, the Detroit Tool and Engineering Co. was another significant industry in Lebanon during the mid- to late-twentieth century. Established in 1942, the firm produced specialty tools and steel dies.⁸⁹ The location of the first facility is unknown; however, the 1949 Sanborn Fire Insurance Map depicts only two small machine shops or metal works within city limits. By 1956, the firm's operations had outgrown their facilities and the company sought to build a new plant with the expectation that it could eventually employ 100 people.⁹⁰ Although the projected employment numbers were far fewer than those of Rice-Stix, Detroit Tool and Engineering Co. became a noted industrial presence in Lebanon. With the closure of Rice-Stix the following year, Detroit Tool became one of Lebanon's leading employers. Within two years, the *Sunday News and Tribune* reported 200 welders, machinists, and other personnel employed at Detroit Tool and Engineering, which accounted for approximately two-and-one-half percent of Lebanon's total population.⁹¹ This number remained steady through 1963.⁹² That year, Detroit

⁸⁵ "Lebanon Firm Changes Sites." *Springfield News-Leader* (March 3, 1973):6.

⁸⁶ Laclede County Genealogical Society. *Laclede County, Missouri: History and Families, Volume 1*. Turner Publishing Company. Paducah, KY, 2000:51.

⁸⁷ Ibid.

⁸⁸ "Lebanon Firm Changes Sites." *Springfield News-Leader* (March 3, 1973):6.

⁸⁹ "Lebanon Tomorrow," *The Springfield News-Leader* (February 25, 1990):61)

⁹⁰ "Two Lebanon Firms Seek Bigger Sites," *Springfield News-Leader* (May 20, 1956): D2. The new plant location is unknown, however development patterns in Lebanon at the time suggest it was likely located near the fringes of the city.

⁹¹ J. Morris Hill, "Industrial Park Readied at Lebanon" *The Sunday News and Tribune* (March 1, 1959):53.

⁹² "Experts Hunt Crash Cause," *Springfield Leader and Press* (April 8, 1963):19.

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Tool and Engineering was named one of Lebanon's biggest industries.⁹³ The firm continued to grow throughout the late-twentieth century, eventually employing 550 persons in 1990.⁹⁴

As the twentieth century progressed, the Chamber of Commerce continued to cultivate industrial development in Lebanon. In 1959 the Lebanon Chamber of Commerce sponsored an Industrial Corporation that aimed to bring new industries to Lebanon.⁹⁵ That year, the city developed its first industrial park. A Lebanon Chamber of Commerce pamphlet published in 1961 highlighted the industrial park, noting its convenient location near significant transportation routes (*Figure 13*).⁹⁶ Located approximately one half-mile southwest of the Rice-Stix Building, adjacent to the railroad and Highway 32, the seventeen and one-half acre industrial park marked a distinct shift in industrial development patterns in Lebanon. While industrial resources in Lebanon had previously been established within the commercial core, the industrial park was removed from the densest areas of development and instead sited near the then southwest terminus of the city.

A 1964 Lebanon Chamber of Commerce publication noted that fifty-percent of Laclede County's \$20 million economy was based in industry, employing nearly 1,200 persons.⁹⁷ This equaled roughly ten percent of Lebanon residents.⁹⁸ Primary employers included Detroit Tool & Engineering Company, Appleby Manufacturing Company, and Independent Stave, which produced steel dies, aluminum boats, and white oak barrels respectively.⁹⁹ In 1967, Lebanon reported these manufacturing business, along with two others, invested more than \$600,000 in industrial development.¹⁰⁰ In an effort to further advance industrial development, the Lebanon City Council established the Industrial Development Authority Board in 1979.¹⁰¹ During the late-twentieth century, aluminum river boat manufacturing expanded in Lebanon. It continues to serve as the cities' primary industry with facilities concentrated along Interstate-44, northeast of the historic downtown commercial core.¹⁰²

⁹³ Bill Snyder, "Lebanon Airport to Get New Look," *Springfield News-Leader* (December 9, 1963):10.

⁹⁴ "Lebanon Tomorrow," *The Springfield News-Leader* (February 25, 1990):61.

⁹⁵ Industrial Park Readied at Lebanon" State Sen, J. Morris Hill *The Sunday News and Tribune* (March 1, 1959):53

⁹⁶ Lebanon Chamber of Commerce. *Lebanon*. Lebanon, Missouri, 1961. On file, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

⁹⁷ Lebanon Chamber of Commerce. *Lebanon, Missouri*. Lebanon, Missouri, 1964. On file, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri: 9-10.

⁹⁸ *Ibid.*

⁹⁹ *Ibid.*

¹⁰⁰ "Industry," *Springfield News-Leader* (June 8, 1967): 23.

¹⁰¹ Laclede County Genealogical Society. *Laclede County, Missouri: History and Families, Volume 1*. Turner Publishing Company. Paducah, KY, 2000: 22.

¹⁰² Jacob Luecke. "Boat Industry 'Golden Age' Leads to Growth in Lebanon." *Missouri Business*.

<https://mobizmagazine.com/2017/08/17/boat-industry-golden-age-leads-to-growth-in-lebanon/> (accessed 22 March 2019).

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Conclusion

The Rice-Stix Building is significant at the local level under Criterion A in the area of INDUSTRY as Lebanon's largest industrial development through the first half of the twentieth century. Prior to the arrival of Rice-Stix, the city's primary industrial operations centered on lumber milling and small-scale bottling facilities associated with the "magnetic water" tourism industry. In 1923, Lebanon's Chamber of Commerce successfully lobbied to bring the Rice-Stix factory to the city. The completion of the Rice-Stix factory (1924) in downtown Lebanon had a lasting effect on the city's development during the twentieth century. The building's construction pushed the commercial district boundary eastward, drawing commercial and industrial development into a formerly residential area. Its large size anchored the expanded district boundary and the required railroad spur extension facilitated further industrial and commercial development along the line. The Rice-Stix factory also played a significant role as the primary employer for women from Lebanon and the surrounding rural area during the early twentieth century. The Rice-Stix factory remained Lebanon's largest factory and employer until 1957, when Reliance Manufacturing acquired Rice-Stix and factory activities began to decline. The opening of the Rice-Stix factory in 1924 began a pattern of development in which the Lebanon Chamber of Commerce actively worked to bring industrial development to the city. The introduction of significant industrial resources diversified an economy which had, until that time, relied almost exclusively on agriculture. During the mid- to late-twentieth century industrial development patterns in Lebanon transitioned to locations on the city's fringes, where there was more space for single-story plants and better highway access for trucks than within the historic downtown commercial core. The Rice-Stix Building remains the city's largest industrial resource from the first half of the twentieth century and the only large-scale garment manufacturing facility in the city's history.

The Rice-Stix Building retains its character defining features including simple brick exterior walls, regular fenestration pattern, open interior spaces, and utilitarian finishes including concrete and wood floors and exposed brick interior perimeter walls. The large size and scale of the Rice-Stix Building dominate the east end of the historic commercial district and communicate its significance as Lebanon's largest industrial operation from the first half of the twentieth century.

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The Rice-Stix Building
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Verbal Boundary Description

The boundary of the Rice-Stix Building nomination corresponds to the property's legal parcel lines at the east, north (East Commercial Street), and west (South Adams Avenue). The south boundary of the nominated property follows the footprint of the building, which corresponds to the historic parcel but jogs southward to encompass the c. 1949-1955 loading dock additions. The additions were constructed on private property that historically and currently belongs to the BNSF Railway Company. The boundary does not include the public sidewalks to the north and west nor does it include the adjacent land, tracks, landscape, etc. currently owned by the BNSF Railway Company.

Boundary Justification

The boundary corresponds to property's legal parcel lines and extends south to encompass the c. 1949-1955 loading dock additions, which are located on land currently and historically owned by the BNSF Railway Company. The boundaries were selected to reflect an agreement between the Trustees for the Citizens of Lebanon (building owner) and BNSF (land owner) in order to allow for nomination. Historic Sanborn maps indicate the current parcel boundaries approximate the historic parcel lines. While the loading dock additions were constructed for the Rice-Stix factory, the land on which they were built is currently and has historically been railroad property. Although Rice-Stix may have informally used the land adjacent to the docks for loading activities, it was and is not company property.

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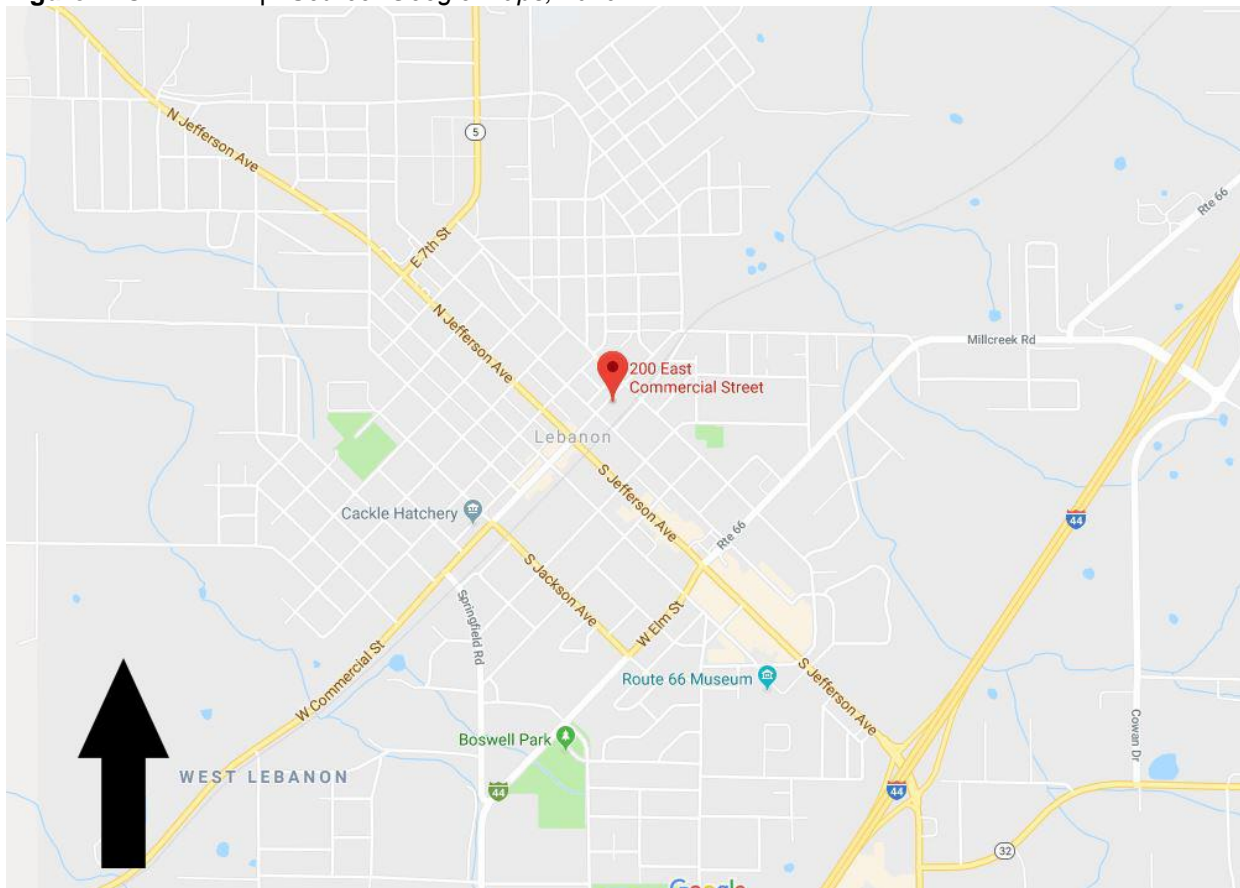
Laclede County, Missouri

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Figure 1. Context Map. *Source: Google Maps, 2019.*



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Figure 2. Map of downtown Lebanon with the Rice-Stix Building boundary outlined in red. *Source: Google Earth, 2019.*

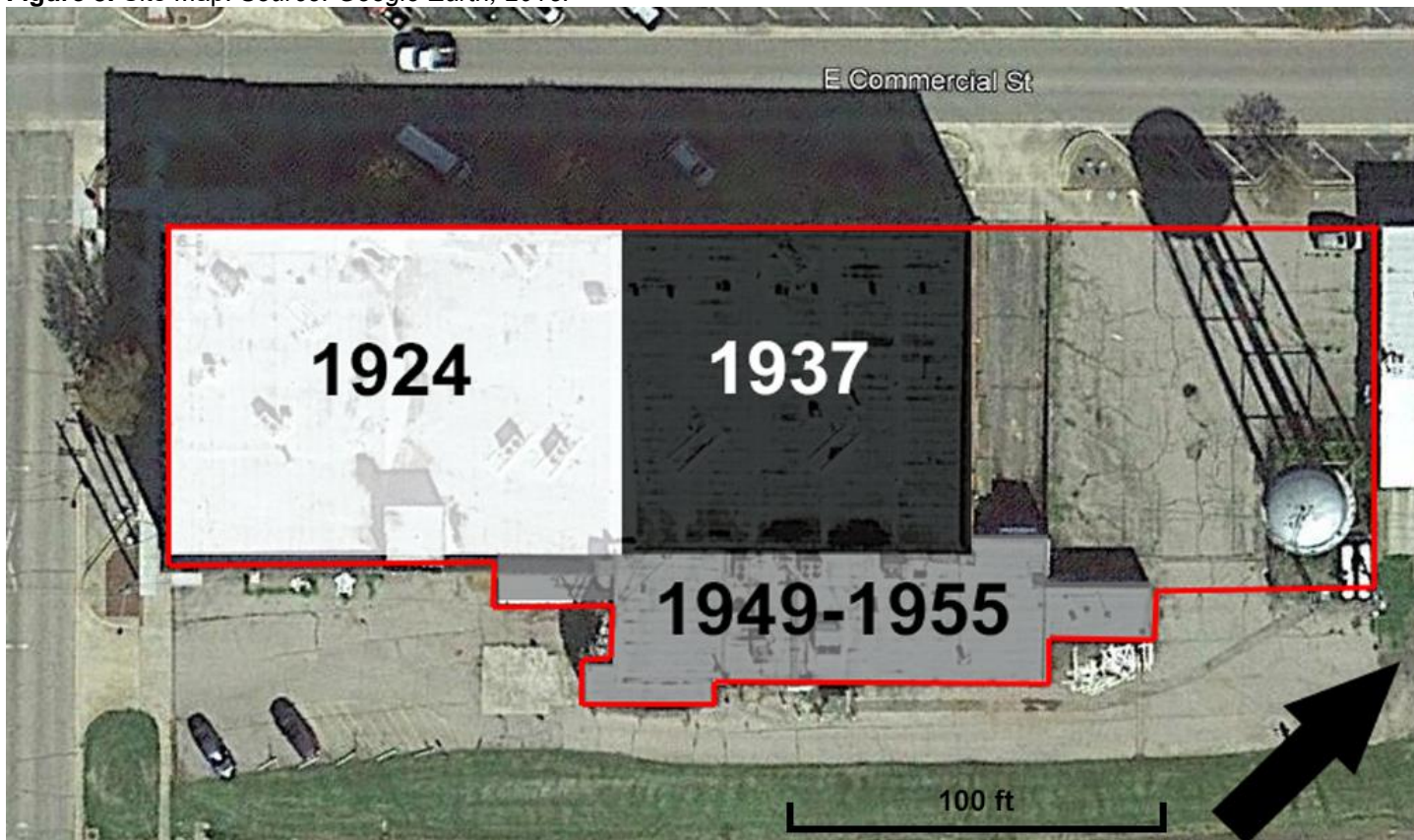


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Figure 3. Site Map. *Source: Google Earth, 2018.*



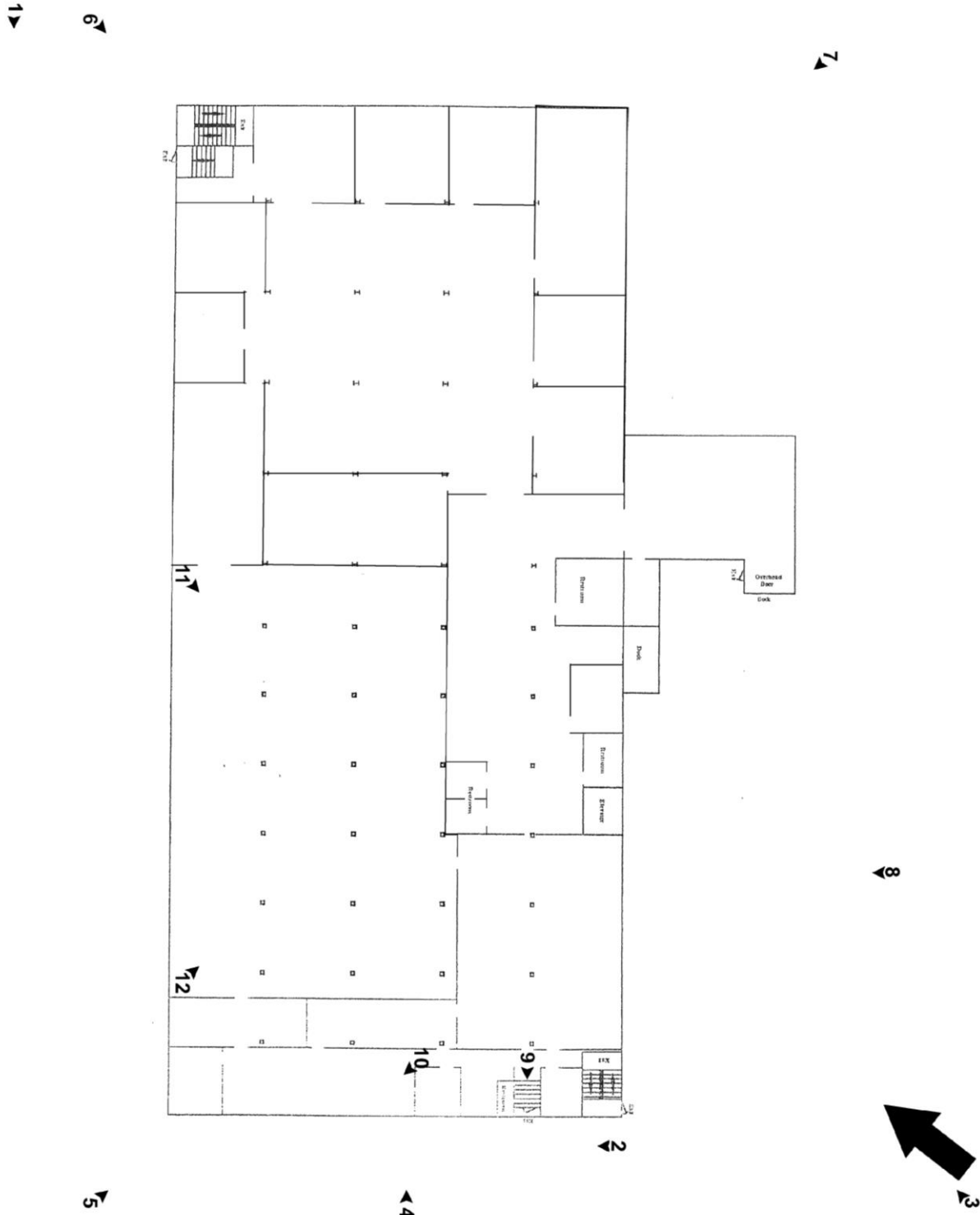
Rice-Stix Building
200 East Commercial Street, Lebanon, Missouri.
37.681448°
-92.662265°

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Figure 4. Photo Map, Exterior and First Floor. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*



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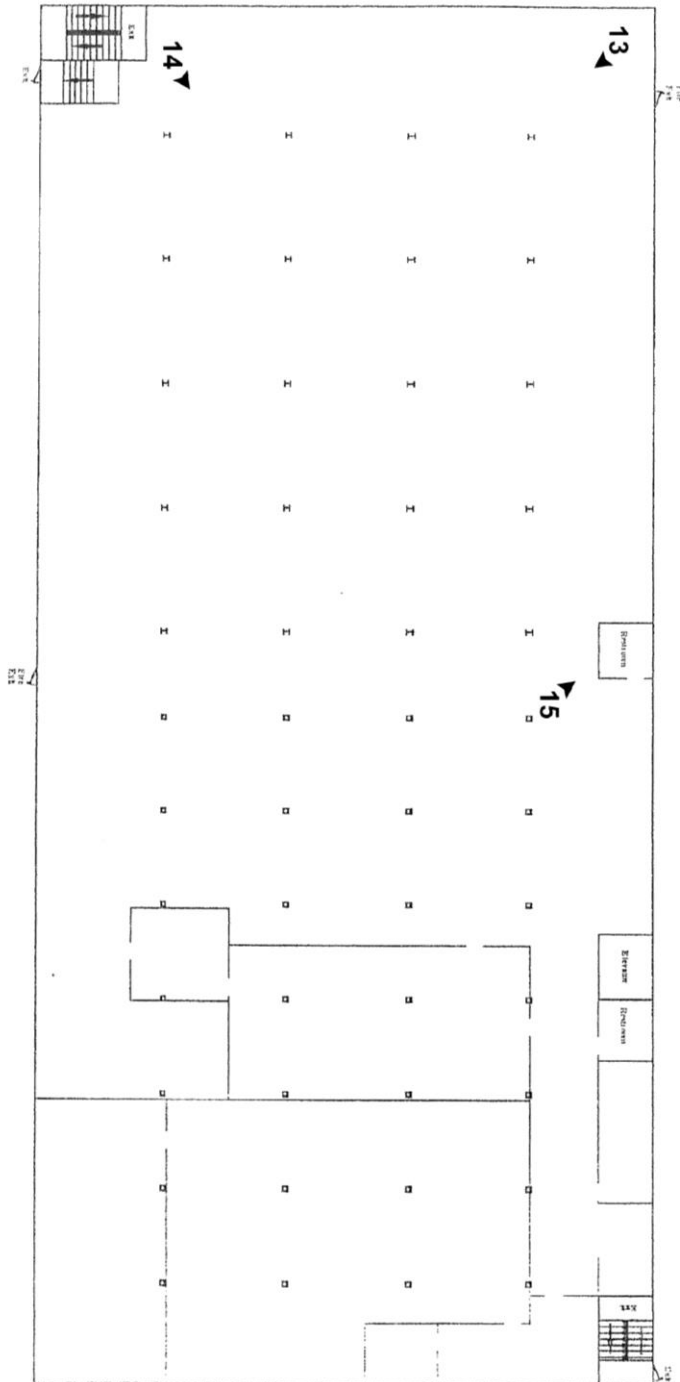
Laclede County, Missouri

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N/A

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Figure 5. Photo Map, Second Floor. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*



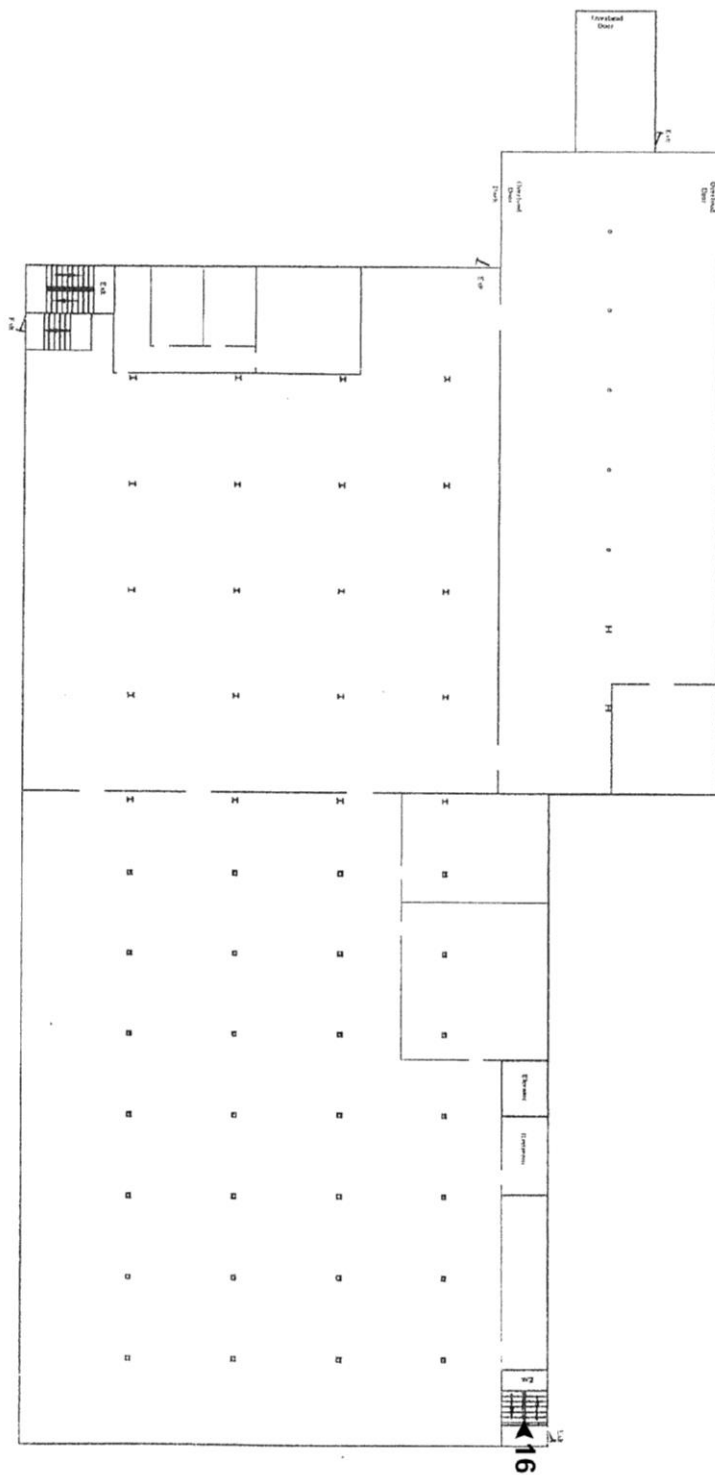
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Figure 6. Photo Map, Basement. *Source: 200 East Commercial Street Information Packet, City of Lebanon.*



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Figure 7. Rice-Stix Building Lot, 1910. Source: Sanborn Fire Insurance Map, November 1910, Sheet 3.

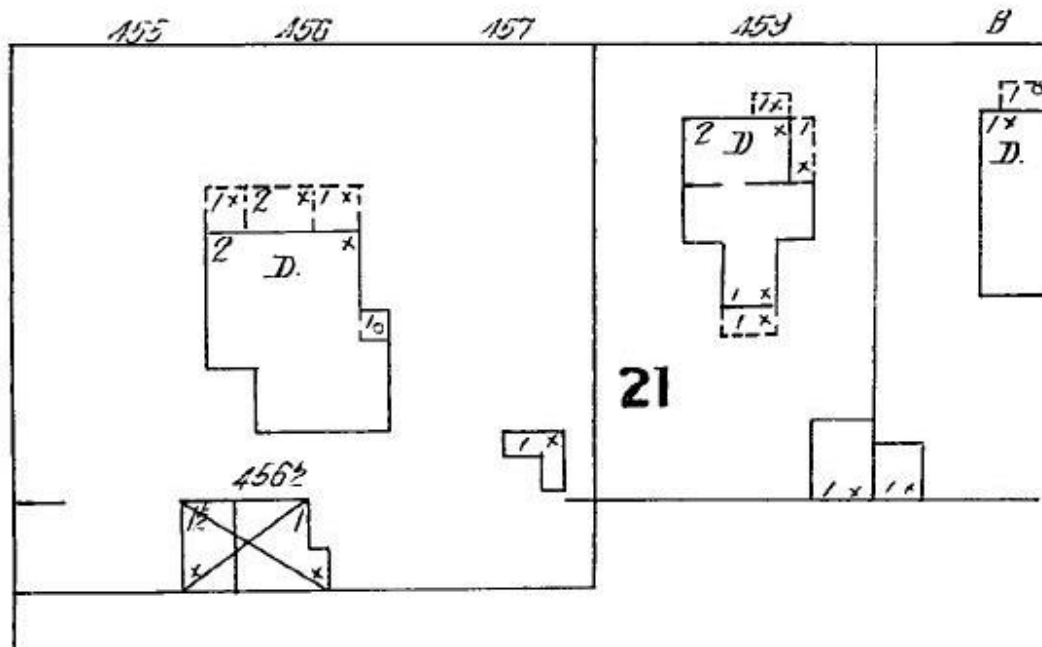
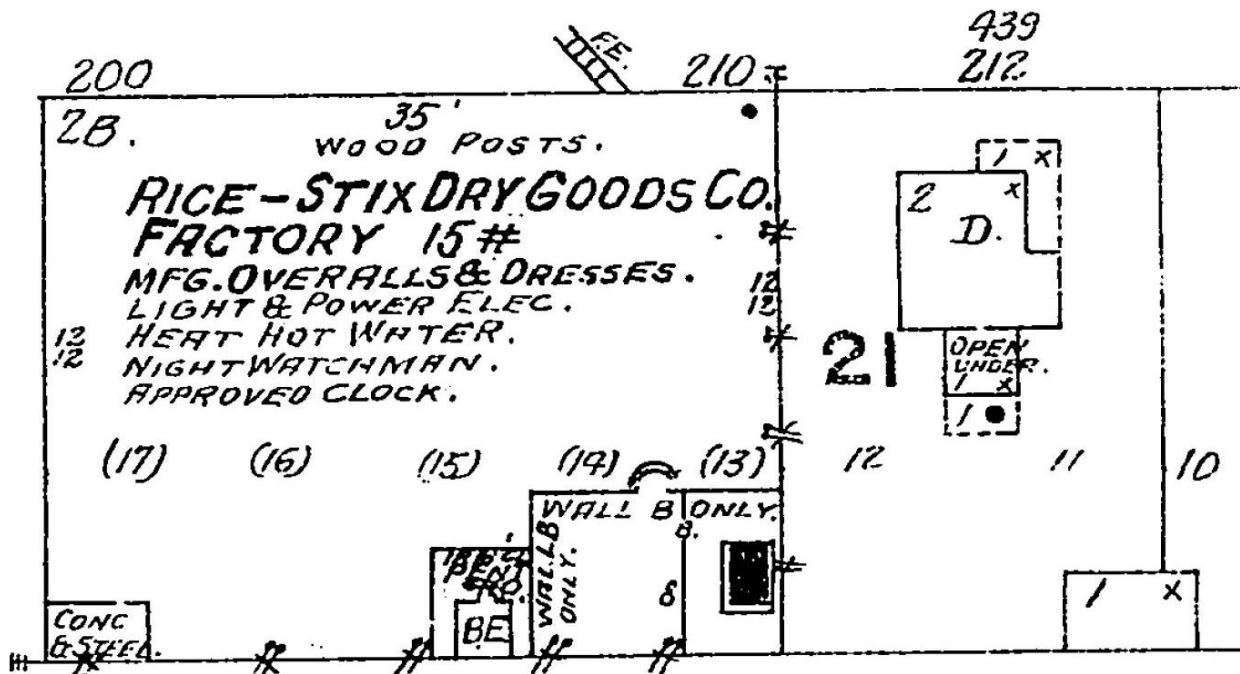


Figure 8. Rice-Stix Building Lot, 1925. Source: Sanborn Fire Insurance Map, October 1925, Sheet 4.

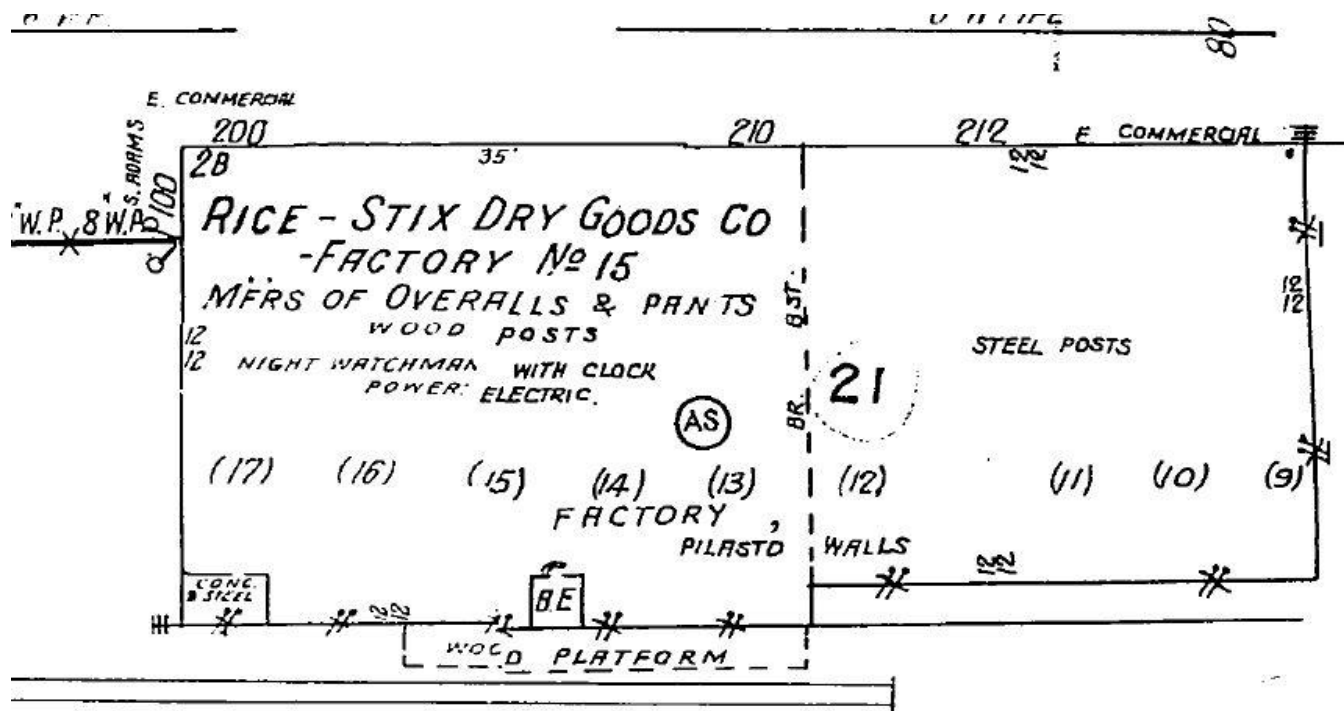


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Figure 9. Rice-Stix Building Lot, 1949. Source: Sanborn Fire Insurance Map, January 1932-January 1949, Sheet 3.



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Figure 10. Rice-Stix Building c. 1934. Source: "Lebanon, Missouri: The Town of 4,000 Friendly People." Lebanon Chamber of Commerce, 1934.



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Figure 11. Rice-Stix Building c. 1940. *Source: Lebanon Chamber of Commerce Photograph Collection, State Historical Society of Missouri.*



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Figure 12. 221 East Commercial Street, Lebanon, Laclede County, Missouri. *Source: Google Earth, 2018.*



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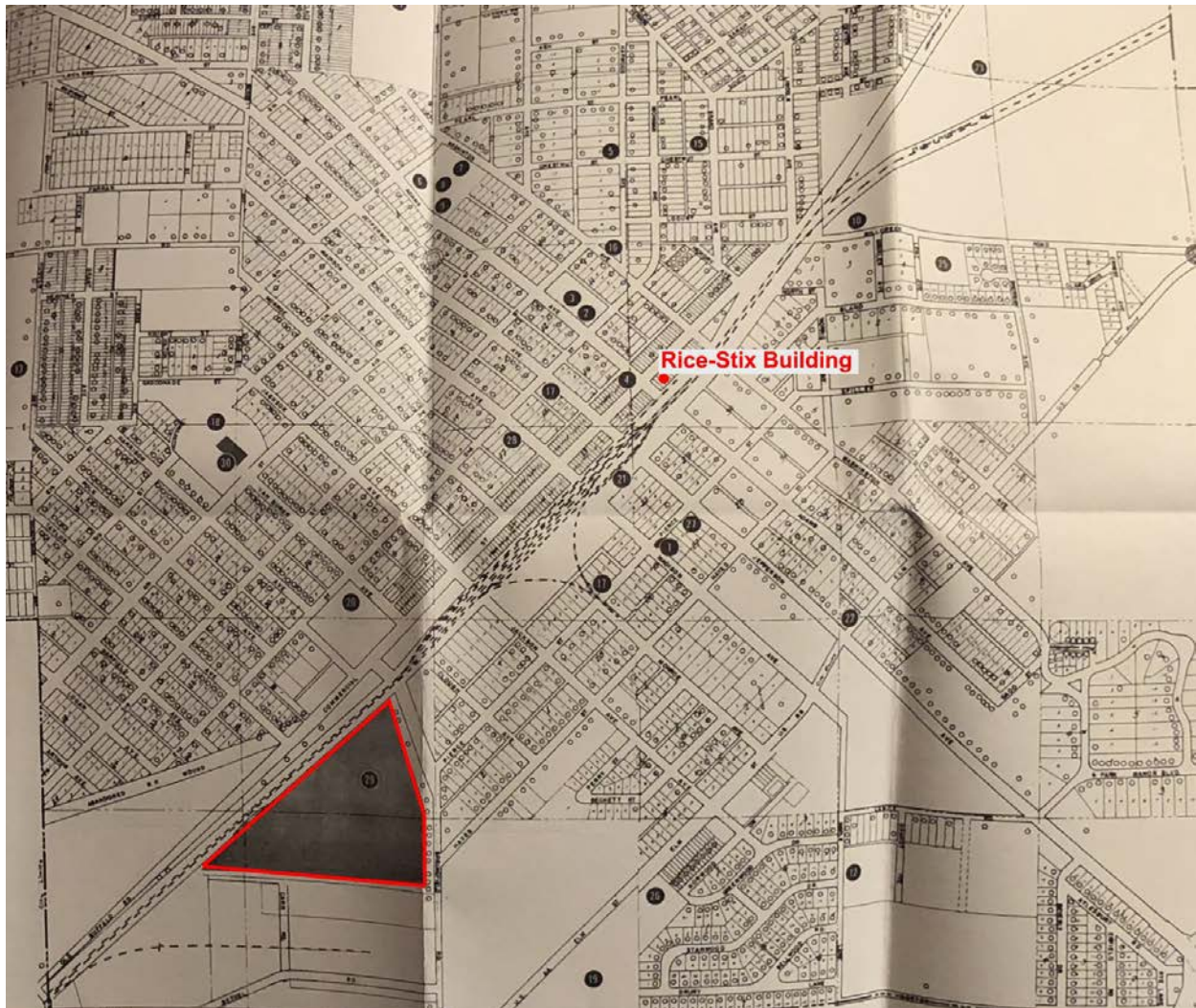
Laclede County, Missouri

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N/A

Name of multiple listing (if applicable)

Figure 13. Location of Lebanon Industrial Park, outlined in red, 1961. *Source: Lebanon Chamber of Commerce. Lebanon. Lebanon, Missouri, 1961. On file, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*











THE H.D. LEE CO. INC.
LEBANON, MO. PLANT











EXIT

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