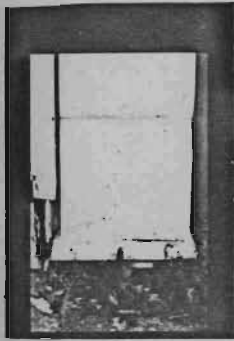


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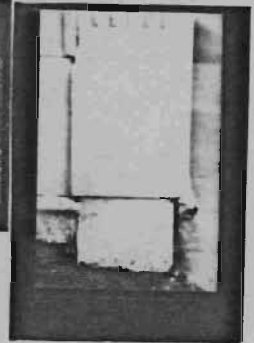
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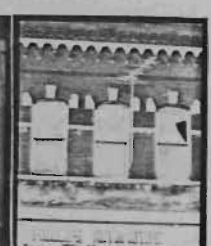
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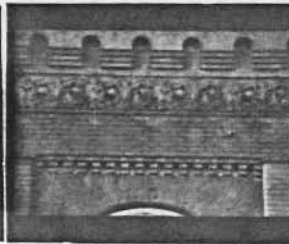
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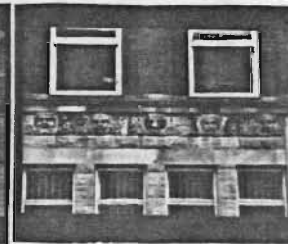
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A STUDY OF SEDALIA'S ARCHITECTURAL AND HISTORICAL HERITAGE



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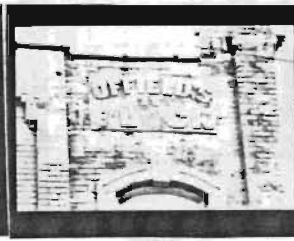
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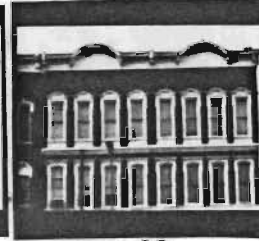
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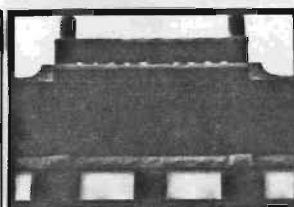


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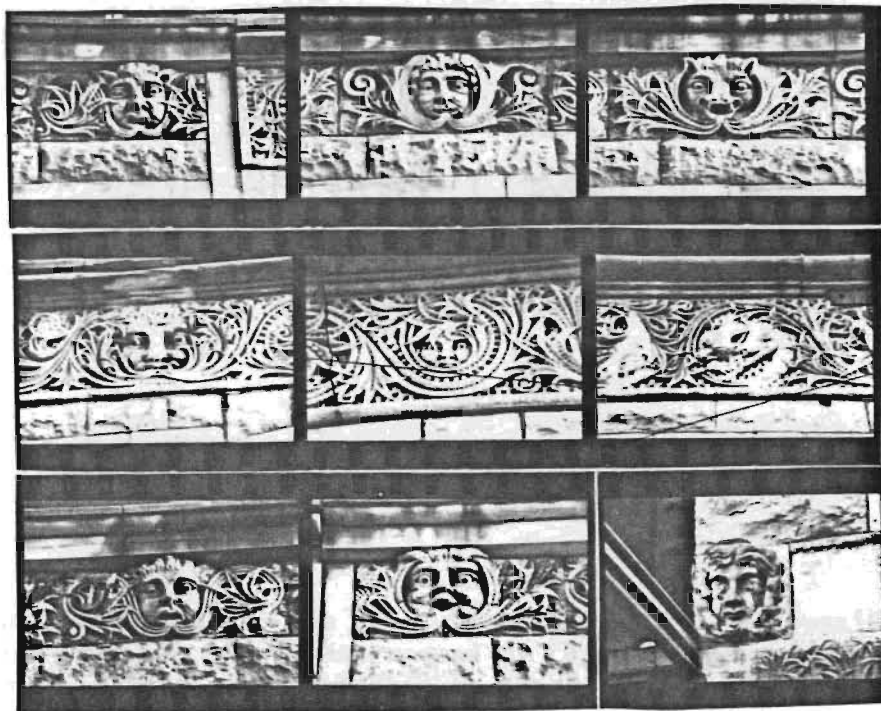
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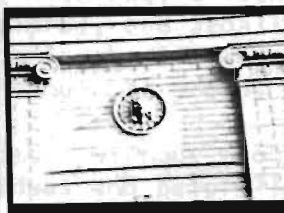
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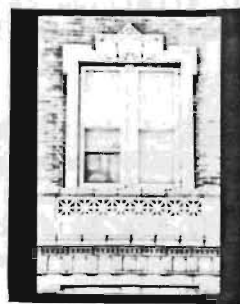
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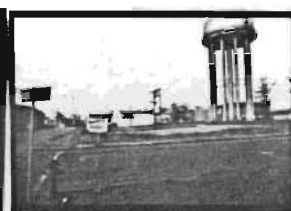
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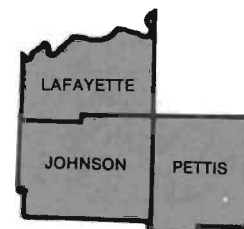
See Appendix A for picture locations



STATE OF MISSOURI

SHOW-ME REGIONAL PLANNING COMMISSION

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July 30, 1981

I wish to acknowledge all the help which made this paper possible. The Cooperation that was shown has renewed my faith in the way cooperation should work. A special thanks goes to Donald Morton, Head Librarian at the Sedalia Carnegie Library, for having the foresight to save and locate any historical items dealing with Pettis County. The access to postcard collections was also very helpful, and Sedalia has several fine collections. The City Directory collection in the library was a valuable aid and is a treasure of which Sedalians should be proud.

This paper would not be readable without the editing of Brenda Price who took a jumble of words and ideas and helpfully translated them into this document. A thank you must also go to the several typists involved in this project. This project was partially funded by the Missouri Department of Natural Resources, Office of Historic Preservation, P. O. Box 176, Jefferson City, Missouri.

Finally, I would like to thank Frank J. Schwarzer, Executive Director of the Show-Me Regional Planning Commission, for helping make this project possible and for taking over the headaches involved in the technical paperwork. The combined efforts of all these people made this report possible, and I sincerely thank them.

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bp

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Abstract: A survey of the buildings and building sites in downtown Sedalia. It takes into consideration the history of the downtown and the preservation possibilities which exist. It also provides a look at historic district potential and important buildings.

Key Words and Phrases: Guidelines
History of Sedalia's Development
Block Analysis of Preservation Potential
Priority Buildings
Early Architects
Early Maps
Early Views of Sedalia

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INTRODUCTION

Many histories of Sedalia have been written from a variety of viewpoints, and histories including data on Sedalia were written in 1882 and 1919. Hazel Lang wrote Life in Pettis County, 1815-1973 in 1975. J. D. Smith wrote the booklet Pettis County, Missouri in 1917. A Portrait and Biographical Record of Johnson and Pettis Counties was published in 1895. Show-Me Through the Years, printed in 1975 by the Show-Me Regional Planning Commission staff, covered Pettis, Johnson, and Lafayette Counties. Sedalia, Missouri, 100 Years in Pictures, done by Peggy and Les Hale in 1960, approached the town's history from a photographic angle. The First 100 Years, written for the centennial celebration, covered Sedalia's history by time periods. Sedalia, Missouri, A Feast of Cold Facts, written by I. Mac C. Demuth in 1895, was a composite book of facts covering everything from the wholesale and retail trade to the structure of the school system. Also, individual historical papers have been written on specific subjects such as the fire department, the theaters, and the bottling plants of Sedalia. All these had sections dealing with Sedalia either from a historical, geographical or even a transportation viewpoint.

This study was done from still another angle and is unique in that it concentrates on downtown Sedalia and Sedalia's historical and architectural heritage. The final goal of this report is to create an awareness of the preservation possibilities existing in downtown Sedalia. The same possibilities may also exist, of course, in east Sedalia and for individual buildings scattered throughout the city and county.

BACKGROUND

By gleaning information from various histories and papers, it is possible to zero in on a building or building site report. Personal interviews, early postcards and photos, city directories, maps, early advertisements and other resources add pieces to the puzzle. The puzzle is unlikely to be completed, however, as a newly found map or old photo might disclose a previously unknown fact.

Two of the best resources used in this study were the Sedalia City Directories and the Sanborn Insurance Company maps. The city library has copies of the directories dating from 1867 to the current one. The Sanborn Insurance Company maps give a good deal of information on Sedalia's layout and on building details. The earliest available copies were done in the early 1880's with new maps being done every five to ten years. These maps gave such information as the current occupant, entrance and window locations, outbuilding locations, number of stories in the building, and stairway locations. Many other details are also given, helping to form a total picture. By combining early photos and postcards and by cross-referencing the city directories and the Sanborn maps, the building or district picture begins to develop.

In developing this picture, one must look at the differences between preservation, restoration, reconstruction and rehabilitation.

Preservation is the process of sustaining the form and extent of a structure as it now exists.

Restoration is the process of accurately recovering the form and details of a property as it appeared at a particular period of time by removing later work and by replacing missing original work.

Reconstruction is the process of reproducing by new construction the exact form and detail of a vanished structure.

Rehabilitation is the process of returning a property to a state of utility through repair or alteration. In rehabilitation, those portions of the property important in illustrating historic, architectural and cultural values are preserved or restored.

¹Guidelines for Rehabilitating Old Buildings, U. S. Department of Housing and Urban Development and U. S. Department of the Interior, Washington, D. C.

At this point, it might be good to mention that we should not try to save every old building just because the building is old. Many of the older structures are not unique in any manner and are not structurally sound and probably never were. A past "corner cutting" may now show up as a bad investment from a stability standpoint; and at times, bad foundation materials were chosen. Certain types of stone and bricks deteriorate at a faster rate than others. Termite damage may be a problem in buildings utilizing softwoods rather than hardwoods. The basic building design or shape may not have been good. Even the type of roof a building has or had can affect the stability. Also affecting sturdiness is the location or topography of the building; a hillside or underground stream sometimes has been the undoing of an otherwise sound building. The Pearl River, which ran in an east-west direction under and through early Sedalia, must have given some building problems. Also some buildings were simply built better than others.

Time and neglect are factors which should be realistically faced. Safety is a prime consideration, and many older buildings are unsafe in their present state. Replacement of a whole cornice of a building can be expensive; and since a building analysis is not a simple matter, professional advice is sometimes necessary. The aluminum front on a particular building may be best left on the building as removal costs might not be economically feasible. Also, many old buildings have been altered so many times that it would be unwise to even try to make them presentable architecturally as to time period. The removal of an older, insignificant building that is not economically salvageable could allow parking for a historic district or a priority building.

As noted in the later section titled "Priority Buildings," the word priority may mean different things to different people. Energy conscious people may have a different priority building than a marketing specialist. In preservation, a priority building would be one that a town would miss if it were torn down or drastically changed. Once a significant historical building or an architecturally unique building has been destroyed, nothing can bring back the beauty of the building. A picture of the building is

not quite the same, and the empty parking lot does not have any impact. Many good buildings in Sedalia have been drastically changed, covered up or torn down. Fortunately many good ones still exist, and historic districts can still become a reality. Many architectural time periods are still represented; and if the appreciation of them can be planted, cultivated and reaped, then exciting things can happen.

A city or town, no matter what size, first has to believe in itself. A certain pride has to develop before people can say "Our town has" or "Don't you think that is a nice building we saved?" Many things are necessary in order to revitalize a downtown area and develop a historic district, and there are many stumbling blocks. There must be personal commitment and active participation in the community process. The local power structure must be able to communicate with the necessary parties. A communication gap is often a major problem; closing this gap can be accomplished through cooperation. This means cooperation between state agencies, county agencies, city groups, historical societies, clubs and individuals. Public awareness that is sensitive to local needs is absolutely necessary. To be able to channel this awareness in the right direction is the key, as just to be aware is not enough. The recipe might read: (1) Take several individuals, (2) add some awareness to the problem, (3) blend in some discussion and communication, (4) stir up some interest, (5) watch it rise, and (6) mix in some more ideas and allow them to jell. Garnish all this with preservation, restoration, and rehabilitation. The result will be a prize-winning revitalization. If this recipe can be handed down from one generation to the next, then something good will have survived.

District Possibilities

When considering the possibilities for a historic district, many things must be considered, such as: (1) How many intrusive buildings are there and are the ratio of these greater than the old originals? (2) What is the general condition of the buildings? (3) How drastically have they been altered? (If it is a solid mass of aluminum fronts, new

windows or brickwork, the possibilities are probably low.) (4) What makes this area distinct from the surrounding area? (5) Where should the district start and where should it end?

The Department of the Interior defines a district as:

. . . a geographically definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures, or objects which are united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements which are separated geographically but are linked by associations or history.²

In doing a block by block analysis of Sedalia, several good historic districts could be formed; or districts could be done on an individual building basis. At the present time, only two public buildings in Sedalia have been nominated for state or national recognition--the Carnegie Library Building and the old M. K. T. Depot. Sedalia has other historic buildings, and this brief report will list several of them. Every priority building may not rate national recognition; however, Sedalians can take pride in these buildings as their own. Local architects designed many of these buildings, and many had local builders. This often adds to their uniqueness, and it is sometimes possible to trace an architect's style from one building to another. Time did not allow for this report to find out exactly which architect designed each building, and many architects did not get around to the publicity of "I did the building at ____." They were proud of their work, and their finesse shows in their buildings. A separate list of early Sedalia builders and architects and, in some cases, which buildings they worked on appears in another section of this report.

²Federal Register, Volume 42, Number 183, Department of the Interior.

A BRIEF HISTORY OF SEDALIA'S DEVELOPMENT

In 1857 General George R. Smith filed a plat for a town he called Sedville; but no action was taken, so in 1860 General Smith and David Boulding filed a larger plat for a town they now called Sedalia. This time they were successful, and in October of 1860 the sale of public lots began. Unfortunately, the Civil War broke out; and the fledgling town became a military post under military command. This resulted in the delay of the county seat being moved from Georgetown to Sedalia. Sedalia was not officially recognized on paper as the county seat until June 12, 1865.

The Missouri Pacific Railroad reached Sedalia in late 1860; and the first passenger train arrived January 17, 1861. This meant that the town became important to the war effort, and many of the soldiers stationed at Sedalia during the war returned to it afterward to build businesses. The Civil War delay also gave some individuals time to establish a trade and realize the advantages of the railroad.

Several other things also had an effect on early Sedalia's building progress and the direction in which it proceeded. The Pearl River and the swampy land surrounding it was the area which is now roughly Second Street. Consequently, early businesses were not established south of this natural barrier. Also, people liked to stay as near as possible to the railroad; and the businesses tended to expand in an east-west direction along the tracks. This meant that early Sedalia businesses were no further south than Main Street, and most of them were in the two block area along Main Street from Ohio Street west to Kentucky Street.

Among the necessary businesses were groceries, dry goods, harness shops, blacksmiths, drugstores, hotels, hardware and general stores. Other businesses, such as furniture stores, music stores and china shops, were later additions and were not a part of a "temporary" town.

The buildings themselves were box-like frame buildings which were very susceptible to fires. When this was combined with the fact that the water supply came from cisterns and wells, many of the early fires were extremely destructive. The worst early fire occurred March 4, 1864,

destroying 14 buildings and the Missouri House Hotel. It was also fatal to 8 people.

Among the earliest merchants of Sedalia were William Bard (a druggist), James Tesch (a grocer), Dr. Logan Clark (a grocer), Rod Gallie (a butcher shop), John Hodges (a general store and post office) and two commission houses (W. G. Wear & Son and Cloney, Crawford and Co.). Numerous others also had small businesses, and two hotels were a part of the scene.

No mills or factories were in Sedalia until after the war, but Sedalia still managed to attract approximately 1,000 permanent residents by the close of the war. Sedalia also had a rather large floating population.

In the fall of 1865, P. G. Stafford and J. G. Magann built the first one-story brick business house in Sedalia, locating it on what is now the southeast corner of East Second and South Ohio. They established The Sedalia Weekly Times print shop in this building. James G. and John Tesch erected a two-story brick building on West Main Street at about this same time, and this was the start of building permanent brick structures in Sedalia.

Since the bricks for these first businesses had to be brought from Boonville, Washington and Jefferson City, it was obvious that Sedalia needed a local brickyard. Demuth and Adams met this need in 1866, establishing a brickyard two miles north of the city. However, the demand was so great that it was still necessary to bring in bricks from other places.

Sedalia's first manufactory, a flour mill, was also begun about this time; and the summer of 1866 marked the beginning of the great building era in Sedalia. In 1868 the total expended for brick business houses alone was \$286,000; and frame buildings were becoming out-numbered rapidly. Not only were the frame buildings expensive to insure, but also many insurance companies would not take the risk due to the frequency of fires and the often total destruction caused by them.

Other manufactories began to move into Sedalia, for example, Kelk's Carriage Works, Barley Brothers & Co. Agricultural Machinery, and the

Barrett Brothers Novelty Works, which furnished sashes, doors, blinds and mouldings to many of the early businesses.

In 1872 the Missouri Pacific Round House was erected, and it provided employment for a large number of people for many years.

On October 23, 1874, the cornerstone was laid for the City Hall; and Sedalia had its first permanent city government building.

In the mid-1870's, the Street Railway Company was organized; and by the 1880's, it had become an important means of transportation for downtown Sedalia and was a valuable city asset for a number of years.

Milling became more important, and most of the mills extended along Main Street so they would be close to the railroad. These mills later specialized in certain types of flour and competed for prizes and recognition at the world fairs.

The foundry business also flourished, and it became instrumental in the building construction of Sedalia. Many buildings have columns which came from Wells and Cravens or the Sedalia Foundry and Machine Company. Cornice work was provided by such companies as E. Bixby and Company and later by Jacobsen and Schwartz.

Fires continued to plague Sedalia; and the 1880's saw major fires taking their toll, destroying some of Sedalia's oldest buildings. In 1883 alone, Sedalia had 44 fires, including a major one which destroyed the Enterprize Flour Mill on West Main Street.

Building continued, however, with the bricks being supplied by two new brickyards in the city. Many major buildings were built during the 1880's, and Sedalia got its first permanent courthouse in 1884. It was a fine capitol-like building constructed at a cost of \$100,000. Sedalia lost this building to fire in 1920. The Woods Opera House was also ready in 1884, and it became a major entertainment center for the town. The first M. K. & T. Hospital was built in the 1880's, too; and it developed into a major asset for Sedalia.

Bottling works began to flourish in the 1880's. Both the soda pop and beer industries became major businesses which are still major employers in Sedalia today.

Large impressive buildings became a part of the scene with such buildings as the Trust Building (322 South Ohio), the F. E. Hoffman

Building (502 South Ohio), the Cassidy Building (508 South Ohio), and the Royal Tribe of Joseph Building (201 South Ohio) being built in the late 80's and early 90's. Several of these later became less impressive as the top stories were removed during the 1930 depression years.

The first permanent post office building was completed in 1891 and served in that capacity until the 1930's.

Secret societies thrived near the turn of the century, with many of them constructing their own buildings or the building they used becoming known by their name. Some societies carried such exotic names as The Independent Order of Redmen or The Tribe of Ben Hur. Other groups such as The Acme Fraternal Organization and The Select Knights and Ladies did not sound quite as exotic.

Sedalia had grown to approximately 15,000 population by the turn of the century, and building continued at a steady pace. Theaters began to occupy more buildings, and between 1908 and 1918 Sedalia had 12 to 14 storefront theaters. Open air theaters also appeared close to the downtown, with the Garden Theater at 314 South Lamine, the Air-dome Theater at 216 East Fourteenth and the Skydome Summer Garden Theater at the southeast corner of Sixth and Ohio.

Livery barns and stables began to convert to garages as autos became more numerous.

During the 1920's some of Sedalia's most tragic fires occurred, with the monetary loss being very high. The Courthouse fire on June 16, 1920, and the George R. Smith College fire on April 20, 1925, were both major losses exceeding \$100,000 each.

Banking thrived during the 1920's, and the Third National Bank and the Sedalia National Bank built new buildings. The Citizens National Bank did some major remodeling. Bothwell Hotel was completed and opened June 10, 1927. The cost was \$410,000; but the result was the tallest and largest hotel in Sedalia.

The depression hit Sedalia very hard; and when the Citizens National Bank went under on November 2, 1931, its example was soon followed by most of the other financial institutions. The Third National Bank and the Union Savings Bank managed to survive; but Sedalia suffered greatly, and very little building occurred at that time.

The World War II years affected the industry of Sedalia, and a major fire loss occurred in 1943 when the Shryack-Wright Grocery building suffered a loss of \$140,000.

Other major landmark buildings have been lost due to fire in the ensuing years. This list includes the Woods Opera House Building (last known as the Terry Hotel), the Kaiser Hotel (last known as the Milner Hotel) and the Sedalia Theater, which dated back to 1905.

Other major landmark buildings have either been torn down or changed drastically. Examples of this are the St. Louis Clothing Store building at 201 South Ohio (now a parking lot), the Smith and Cotton Building at 209 South Ohio (now a one-story, completely altered building), and the Latour Building at 402 South Ohio (formerly a very impressive building). The list could go on and on.

Sedalia is still very fortunate, however, and has a good chance to retain some of its architectural heritage. To what extent this will develop depends on the people and how much they want to get involved. Potential historic districts exist, with the best ones appearing to be the south side of the 100 block of East Main Street and the west side of the 300, 400 and 500 block of South Ohio Street.



100 Block
East Main



300 Block
South Ohio



400 Block
South Ohio



500 Block
South Ohio

BLOCK ANALYSIS AS TO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDINGS

South Ohio Street

100 Block - West Side. Taking up the northern one-half of this block is a long building that has been altered so much that it cannot be classified as significant. The building's only merit is that it occupies a strategic corner; its main entrance faces West Main Street. One good building, from an architectural standpoint, exists in the southern half of this block--the building at 120 South Ohio, currently occupied by Merle Norman Cosmetics. This building is of a unique style and should be a priority building to save. It has a tile cornice and is aesthetically pleasing. The remaining buildings in this block have been altered and remodeled extensively.

100 Block - East Side. The bank building has its main entrance facing South Ohio Street. This building and the building on the opposite end of the block at 125 South Ohio (currently Sedalia Drug Company) are the best two buildings. Both are priority buildings that should be saved. The original entrance to the bank building was on the northwest corner of the building, but it is now centrally located on the west facade. The building at 115 South Ohio has some originality, but it and the remaining buildings in the block are not prime interest buildings. The drive-in bank is the most intrusive building, and it is not complementary to the main bank building.

200 Block - West Side. This block has some excellent potential on the southern end, but the northern end is weak. Aluminum fronts, modern brick work and other alterations make the end buildings on the north uninteresting. They are also vacant. The building at 208-210 (Lee Glasses) has some merit but could not be called priority as it has had some major alterations. In summation, this half of the block does not have very good possibilities. The southern half does have some priority buildings. The largest of these is the Commerce Building, which is on the northwest corner of West Third and South Ohio. The alterations

which have been done to the east facade do not do justice to the building (shake shingle canopies, etc.), but the basic building is good. The building to the immediate north (220 South Ohio) is a completely contrasting style, but it is unique and interesting. The buildings to the north of this have extensive alterations and are not preservation material.

200 Block - East Side. An excellent building was on the north end of this block where there is now a parking lot. The building at 205 South Ohio (currently Priddy's Shoes) is a good architectural study building from the west facade, but the north facade is a mass of concrete. It is a good building but not quite first priority. The building at 209 South Ohio was at one time the home of J. West Goodwin's Bazoo Printing Office and used to be impressive. Now the building is a candidate for the most altered building. The best building, both historically and architecturally, is on the northeast corner of East Third Street and South Ohio (229-231 South Ohio), currently occupied by Mr. Big and First Insurance Agency of Sedalia. It was formerly the Sichers Hotel, one of the finest in Sedalia; and even though it is not spectacular, this should be a priority building. The building to the north of this is the old Uptown Theater, which retains some of its unique style. The remainder of the block consists of various forms of aluminum fronts, eliminating district preservation possibilities.

300 Block - West Side. This is an excellent block for historic district potential. A good variety of buildings, with some priority buildings, is evident from one end of the block to the other. The one building that appears out of place is at 316-318 South Ohio. This building is in poor taste, combining a modern Spanish decor, a Colonial decor, and a composition tile front. The building at 312 and 314 has been changed extensively on the first story, but the basic building is still good. This is a block deserving consideration.

300 Block - East Side. This block is not very good for district potential due to new brick fronts and aluminum. The Third National Bank building is a priority building from both a historical and architectural standpoint. The Bothwell Hotel is impressive for its height and style. Hoffmans Hardware and Queen City Electric are long-term names in Sedalia,

but the buildings are not impressive due to alterations. The Davis Paint building at 313 South Ohio is fairly good but not of prime status. The remaining buildings have extensive alterations.

400 Block - West Side. This is another good block with lots of potential, and it is strategically located. By far the most impressive buildings are the ones currently occupied by Bard Drugstore (412), Conner-Wagoner (414), and Cook Paint (416), which have everything going for them. The poorest buildings are on the north end of the block; but at one time very impressive, historical buildings were here. The building at 410 (Donnahue's) is of a later period; but it is impressive, although not a priority building. Scott's Book Store (408 South Ohio) blends in well and historically has been a book store since before the turn of the century. The building at 420 South Ohio has been altered on the first story, but it is not aluminized.

400 Block - East Side. This is the courthouse square, and the courthouse is a priority building.

500 Block - West Side. This block has excellent potential even though the buildings from 502-510 had the top stories removed during the depression. The building at 502 has fine architectural details and possesses the best mascarón carvings in Sedalia. The buildings at 512-514 have been altered on the first floor, but they represent some of Sedalia's best pressed brick designs on the second story. One of the better old building ads is in the alley between 510 and 512; and it should be preserved if possible. The remaining buildings are not spectacular, but they are good.

500 Block - East Side. This block has had alterations over the complete block and has no real good potential. Historically, McLaughlin's Furniture has been in this block almost 100 years; but the building has been completely aluminized, and the adjoining section at 519 has a new brick front.

600 Block - West Side. This block contains some good buildings, an exception being the intrusive Hassen Realty - McCully Building, located on the southwest corner at 620 South Ohio. Most of the buildings are Victorian style with the lower story altered on most of them. The

building on the northwest corner (Mallory's Bakery) is an exception to this but is a good example of a 1920 era building. The block has fair potential but no real priority buildings.

600 Block - East Side. A vacant building (formerly Goodyear Tire) is the only building in this block. It is architecturally and historically insignificant and has no potential.

700 Block - West Side. This block has had a lot of alterations, and the potential is not very good. Winchell's Donut House is very intrusive. Located next to Winchell's on the north is Scotten's Book and Hobby Shop, which is the best building in the block. It is a later building, being built about 1910.

700 Block - East Side. This block contains a nice building on the northeast corner. It is one of three buildings downtown having a bay window. The Church is also a nice building, but the two buildings between these are not significant.

Summary of South Ohio Street. The best blocks are on the west side of the street with the main three being the 300, 400 and 500 blocks. Two buildings (218 to 234) out of the 200 block should also be included. This area has the potential to be a three and one-third block historical district. Priority buildings exist on the east side of the street, but whole blocks of good architectural and historical buildings are not present.

East Main Street

100 Block - North Side. One modern building exists on this side of the street (Shryack-Wright Grocery Company). The rest of the block consists of vacant parking lots. Even though this block once housed the Maple Leaf Club, it would not be a good block to preserve or restore.

100 Block - South Side. This is one of the best blocks for historic preservation. The Archias Seed Store is the most impressive building, and the upstairs was the site of the Black 400 Club where Scott Joplin once played. The Smokehouse Recreation building at 112 East Main has been boarded over on the lower front, detracting from the block's appearance. The cornice area of this building is bad but could be fixed.

The buildings on the east end of the block (Sedalia Neon and City Safe and Lock Service) appear intrusive; but as a whole, the block ranks good to excellent. The building at 110 is currently undergoing repair, and the owner is very interested in returning it to its original state.

200 and 300 Block - North Side. This block has little potential, with the only decent, very original-appearing building being on the block's east end (Nearly New Furniture building). A good building ad is located on the east end of the large Whitaker Building.

200 and 300 Block - South Side. This area has no potential, as the buildings are scattered and part of the area is a large vacant lumber yard building.

West Main Street

100 Block - North Side. Cash Hardware's aluminum front takes up most of the block. The best-appearing building architecturally is on the east end of the block. However, as of April, 1981, it is still vacant and deteriorating. The rear entrances are good on these buildings, but the railroad tracks border them on the north. There is a drive on the north side; however, and a rear entrance concept could be developed.

100 Block - South Side. This block has several good buildings but also several which have been altered. Many buildings in this block have pressed metal ceilings. The best building is at 105 (Taylor TV and Appliance) and is good both historically and architecturally. Several of the buildings would require extensive remodeling. With some reservations, this is a fairly good block.

200 Block - North Side. No really good buildings exist in this block. The best is at 204, but the lower story of this building has undergone changes. In the buildings at 206-210, the downstairs is good; but the upstairs portion is not impressive. Many of these buildings have pressed metal ceilings, and historically this is a good block. However, extensive and expensive renovation would be necessary.

200 Block - South Side. Two buildings in this block have good restoration possibilities. The building at 213 is a good Victorian building, as is the one at 217. They both have nice cornices. The

building at 211 also has a nice cornice, but the lower story would require extensive work to make it look good. Several new intrusive buildings are in this block, so the block is not recommended as a historic district. This recommendation is contrary to one of the current city plans.

300 Block - North Side. Although not exceptional architecturally, this block has some good potential because it is good historically. This could be referred to either as the Fred Lange Block or as the Ice House Block, as both have been here for a long period of time. The building at 302 has been changed extensively.

300 Block - South Side. There is not much district potential here, as this is now mostly a farm machinery block. The few buildings that are present are fairly good, but they would not qualify as significant.

400 Block and Remaining Blocks. The remainder of West Main has some good buildings with some, such as the old Moerschel Brewery, having good historical significance. None of the remaining blocks have good district potential due to intrusive buildings, large vacant lots, or extensive changes. These blocks are also away from downtown.

East Second Street

100 Block - North Side. As previously mentioned, the corner building (Sedalia Drug Company) is a priority building and occupies approximately one-fourth of the block. The remaining buildings are fairly nice with the exception of a small one wedged in a former alley. Historically, the vacant lot on the east end of the block contained good buildings, but they are all gone now.

100 Block - South Side. This block formerly contained some nice buildings, but it is now a large parking lot.

200 Block - North Side. A large vacant lot now covers the entire block, but this was for many years the site of a four-story hotel which was one of Sedalia's finest. The block would be a good one for possible senior citizen housing, as noted in another study.

200 Block - South Side. This block has two priority buildings, the old Post Office Building on the corner and the building at 216 East Second, which is Sedalia's best pressed metal front building. The building at 210 has been altered on the first floor, and the building at 212-214 has a newer front and is insignificant. The building at 218 is old and unimpressive; the corner block building is also unimpressive. The block would not be good as a district, but it is a good individual building block.

West Second Street

100 Block - North Side. The building at 108 West Second has been recently painted and restored. The work was nicely done and shows the potential that some buildings have. The building at 110 is vacant and deteriorating but has good potential. Two other buildings are in this block; the one on the corner has good potential, but the other building has a new front. A vacant lot is in the middle of the block. This block is basically good, although it does not have any priority buildings.

100 Block - South Side. This block is now a large parking lot; all of the original buildings have been razed. Two rear entrance doors to the building at 202 South Ohio face the street, and an interesting rail fence is associated with this. The fence contains spikes and was probably designed to keep "sitters" off.

200 Block - North Side. The only exceptional building is the corner building on the east end of the block. Although the top has been removed, it is still a good Victorian building. The remaining buildings have been altered extensively or are architecturally insignificant.

200 Block - South Side. The municipal building is located here, with the remainder of the the block being landscaped area around this building. This area is the former site of the city hall and the city market.

300 Block - North Side. Many of the buildings on this side of the street have new brick fronts. The one exception is the building at 314-316 West Second, which still has much of its originality. This building has nice recessed windows and is in fair repair. Although not a priority

building, it does have some potential. The building to the west of this one is a 1930's style, garage-type building.

300 Block - South Side. This side of the block does not have much potential as most of the buildings are of 1930's vintage. Most were automotive related, and double doors extend along the whole block.

East Third Street

100 Block - North Side. Several good buildings are in this block of East Third. The first building east of Ohio was part of the Sicher Hotel (later the Antlers and then the Royal) Complex, and it has good preservation possibilities. Historically this building was the site of a trunk factory from the 1890's until well after the turn of the century. A yarn shop is now located in this building. The building on the east end of the block is a nice one-story Victorian building. The buildings between these two are insignificant.

100 Block - South Side. One half of this block is now a parking lot, although originally the site of some nice buildings. The bank building parallels the first part of the block. The remaining two buildings are a strange marriage of an aluminum front building and a Victorian building. Contrast-wise, it is an excellent example, probably one of Sedalia's best for this purpose.

200 Block - North Side. One-half of this block is a parking lot, with the Home Lumber Company buildings occupying the remaining part. The interesting old building on the west end is a good study in early alterations. The central section appears to be the newest, but recent alterations have been completed on all three sections.

200 Block - South Side. With the exception of the Moose Lodge Building on the corner, garage and warehouse type buildings cover most of this block. The Moose Lodge Building is interesting, and it housed the telephone operation for many years. Neither side of the 200 block of Third Street would be good for district designation.

West Third Street

100 Block - North Side. This block consists mainly of the new, intrusive Sears building, which is architecturally and historically insignificant. The remainder of the block is the south facade of the Commerce Building.

100 Block - South Side. A parking lot takes up part of this block, with the Sedalia Merchantile Bank on the east end of the lot. The bank is a newer, intrusive building. The remainder of the block is part of the Danny's Zip Drugstore building, which is a priority building.

200 Block - North Side. This block consists of a new car lot and a new, intrusive building, so it ranks as an insignificant block.

200 Block - South Side. This block has two intrusive buildings and is historically and architecturally insignificant.

East Fourth Street

100 Block - North Side. All the buildings on this side of East Fourth Street have been altered, so this is neither a good building block nor a good district block.

100 Block - South Side. This is part of the courthouse square.

200 Block - North Side. Sedalia's Old Federal Building parallels this block, with the remainder being a parking lot. Since this building faces South Lamine Street, it is included in that analysis.

200 Block - South Side. Like the other side of the street, part of this block is a parking lot. One new, intrusive building faces Fourth Street. The building on the corner of Lamine and Fourth is a very unique building, but it faces South Lamine and is included in that analysis.

West Fourth Street

100 Block - North Side. The Farm and Home Savings Building on the west corner of this block is a new, intrusive building. In the center of the block is Porter's Real Estate Building, which is a good building for preservation purposes. The Porter Building was built near the turn of the century, and the company has been associated with Sedalia for

many years. The Trust Building also parallels part of this block, with a rear entrance facing Fourth Street.

100 Block - South Side. The First United Methodist Church is on the west end of this block. The Church is bordered on the east by the Water Company Building, which was designed by a Sedalia architect, Clifford Johnson, and dates around 1915. The remainder of the block is taken up by the Missouri Public Service Building.

200 Block - North Side. The only building with good preservation possibilities in this block is on the corner of Osage and Fourth and is currently occupied by Sedalia Typewriter and Adding Machine Company. A newer building borders this one, and the remainder of the block is the Montgomery Ward's parking lot.

200 Block - South Side. The Montgomery Ward building takes up this whole side of the block. It is a newer, insignificant building.

East Fifth Street

100 Block - North Side. This is a part of the courthouse square.

100 Block - South Side. Several of the buildings in this block have been altered greatly, and the Fox Theater did not open until 1940. The building housing State Fair Floral Company has good preservation possibilities. The Salvation Army building on the corner also has some possibilities. The remaining buildings have had too much alteration.

200 Block - North Side. The corner building (old Missouri Homestead Building) parallels Fifth Street and faces South Lamine Street, so it is included in the South Lamine Street analysis. Two other buildings are in this block on this side of the street, but they are both newer, insignificant, intrusive buildings.

200 Block - South Side. The buildings on this side of the block are newer, insignificant buildings.

West Fifth Street

100 Block - North Side. No really significant buildings are on this side of the block. The oldest building is the one occupied by

Acme Cleaners, but it has been altered and is not a really significant building. None of the remaining buildings are special.

100 Block - South Side. The Liberty Theater building has good potential but would require expensive alterations as it is beginning to deteriorate. The theater building is a priority building, as is the building on the corner of the block. Some of the corner building's best features are along Fifth Street. The remainder of the block is a vacant lot with building remains.

200 Block - North Side. Both buildings in this block face north-south streets and parallel Fifth Street. The one furthest west is dated 1952, while the other appears to be about 1940 vintage and was a former gas station. Both buildings could be classified as insignificant.

200 Block - South Side. This block is now a large parking lot.

Streets South of Fifth Street

The remaining streets south of Fifth Street (Sixth and Seventh) do not have any really significant buildings either to the east or west. Eddie's Drive-In on Broadway has a distinct architectural style reflecting a 1940's time period. Although slightly out of the downtown area, it still should be considered a significant building. Many people still refer to it as Garst's Drive-In.

South Lamine Street

100 Block - West Side. Woods Opera House used to be in this block, but now no buildings in this block face Lamine Street.

100 Block - East Side. The only building in this block is Gene's Muffler Shop, which can be considered as insignificant.

200 Block - West Side. The building at 216 is architecturally significant and should be preserved. The window trim and the cornice are different than any others in Sedalia. The remaining buildings are of a newer style and are insignificant.

200 Block - East Side. Two buildings remain on this block, and both have good potential. The old Post Office is a priority building, but the building at 211 could also be restored.

300 Block - West Side. No buildings face Lamine Street in this block.

300 Block - East Side. The Moose Lodge building takes up half the block, and the entrance faces Lamine Street. Also facing South Lamine Street is the Federal Building, which is a significant, 1930's style building.

400 Block - West Side. This is the courthouse square.

400 Block - East Side. This block has two significant buildings, one on each corner. The building at 401 has had the top removed, but it is of a good architectural style and was built in 1889. The old Missouri Homestead building was built much later and served as Sedalia's YMCA for many years. The remaining buildings are new and intrusive.

500 Block - 700 Block. No significant buildings are located south of Fifth Street on South Lamine.

South Osage Street

100 Block - West Side. The two buildings in the northern half of this block are interesting in that one sits back on the lot about 12' further than the other. The northern building faces West Main Street and has been altered extensively. The southern half of this block has some potentially good buildings, with the best one being the Sedalia Auto Parts building (120 South Osage). Built in 1880, this was formerly the Offield Building. The top of this building has been removed, but it has some very unique windows. The least impressive building on this block is the Howell Seed Store building. The Coffee Pot and the Pine Room have been altered, but they still have possibilities. This block would rank as fair.

100 Block - East Side. Two long buildings having side entrances parallel South Osage in this block. The northernmost building has some nice pressed brickwork and used to have pressed metal walls and ceilings. The building to the south has nice windows and is interesting.

200 Block - West Side. The northern half of this block is now a landscaped lot for the Municipal Building. The building to the south of this lot is similar to the building at 120 South Osage and was probably done by the same architect. Dating back to about 1880, the building is

the only one in this block with any potential. This building was the site of Kelk's Carriage Works, which shipped carriages to many states and Mexico and a type of mail wagon to 23 states. The remaining buildings are not impressive.

200 Block - East Side. This block is now mostly a vacant lot, although there is a modern building on the south corner of the block.

300 Block - West Side. The only building in this block with any potential parallels South Osage and faces West Fourth Street and is occupied by Sedalia Typewriters and Adding Machines. The other building in this block is modern and intrusive.

300 Block - East Side. Most of this block is a parking lot; the sole building is a modern intrusive building.

400 Block - West Side. The Montgomery Ward building takes up the north half of the block. Across the alley to the south is Hillman's Electrical Service (420 South Osage), which is an interesting building. It has been altered several times, and the top story has been removed. This is the only good building in the block, although the small cafe to the south is interesting. A gas station type building occupies the south corner of this block.

400 Block - East Side. The First United Methodist Church is located in the north half of this block. The remaining buildings are architecturally insignificant.

500 Block - 700 Block. The remaining blocks of South Osage have no significant business buildings, and there is no district potential.

South Kentucky Street

No district potential exists for South Kentucky, as garage-type buildings, lots, and new intrusive buildings make up the majority of the blocks. The building at 109 South Kentucky has good pressed brickwork, but it is in a bad state of deterioration. The Elks Lodge building at 320 South Kentucky is also a building of merit; but no district potential exists around it, except for the Carnegie Library, which is northwest of this building and located on West Third Street.

South Moniteau Street

No real district potential exists for any of the blocks on South Moniteau. The northern part of Zephyr Manufacturing Company, located on the northwest corner of Second and Moniteau, was the site of the early Coca-Cola bottling plant franchised to Will J. Crawford in 1905. Garage-type buildings are also numerous on this street.

North and East Sedalia

No good district potential exists in north Sedalia even though some of the early stores were located here. East Sedalia does have some district potential in the vicinity of Fifth and Engineer, but this study was not involved in that area. A good building for preservation is located at East Fifth and Marvin on the southwest corner. This building was the work of John T. Colaflower, one of Sedalia's early architects. Another building with possibilities is on the southeast corner of East Third Street and Brown.

SEDALIA ARCHITECTS AND BUILDERS

Many different builders and architects have worked in Sedalia over the years. Some built a few structures and left, while others stayed for many years. Often no record of which buildings they did can be found. Out of town architects from the bigger cities, such as Kansas City and Springfield, advertised in the city directories and did work in Sedalia. Courthouses in most towns were often designed by architects from larger cities; and Sedalia was no exception, as the old Courthouse was done by McKean and Cairns of St. Louis.

The following is a partial list of Sedalia architects and builders which probably could be expanded greatly if time permitted. Later architects and builders are not listed since this report deals mainly with the early buildings.

Richard Hulland, one of Sedalia's earliest architects, moved to Sedalia in November of 1860. He often employed 30 to 50 men and was responsible for many of the early buildings. He died in 1878.

R. H. Moses was working in Sedalia by the 1860's; and he designed and built many of the early brick buildings, including some of the churches.

Edward Hurley moved to Sedalia in March, 1872, and began constructing buildings. His largest building was the Lamy factory building, which was 152 feet by 60 feet with three stories and a basement. He completed it in less than 60 days, and it is still standing and being used by Lamy's today. Some of Sedalia's priority buildings can also be attributed to him; for example, the Marean Building at 512-514 South Ohio. Other buildings attributed to Hurley are the Cassidy Building (508 South Ohio), the Hurley Block (110-112 East Third) and the Cloney Building.

John T. Colaflower first came to Sedalia about 1875; but he did not settle here permanently until October, 1879. He formed a partnership with his father, Samuel Colaflower; and they built a brick plant on the corner of Twentieth and Ohio in 1880. The partnership was at that location for two years, then they moved the business to Fourteenth and Engineer. Samuel died in 1888; and John sold the business and became a

full-time contractor, often employing 25 to 50 men. Among his architectural credits are C. E. Messerly Flats (built in 1891 on what is now a vacant lot at Third and Kentucky), Knights of Pythias Hall (114 East Fifth, now a vacant lot), Broadway Presbyterian Church (209 West Broadway), and the Charles Hoffman Building (734 East Fifth). However, probably his greatest achievement was the F. E. Hoffman Building, a two-story building which once had five stories, located at 502 South Ohio. Colaflower also built the W. Z. Baum Building at 124 East Fifth, and he may have done the Woods Opera House (now a vacant lot) and the Story Block at 412-414 South Ohio. At the time the latter two were built, he was associated with Rowlett; and their business was called Rowlett and Colaflower.

William P. Cousley was with the firm of Abbott and Cousley in the 1870's. In 1883 he built the very fine Kaiser Hotel at 203 East Second (now a vacant lot). At one time he was associated with Croft, and they operated under the name Croft and Cousley.

W. S. Epperson was also one of the 1880-1890 era architects. Buildings attributed to him were the James Glass Building (Third and Lamine, now a vacant lot), the St. Patricks Catholic Church, and the Trinity Lutheran Church.

George W. Burr moved to Sedalia in 1882 and began building, employing up to 20 men. He built several business blocks and many early residences.

J. J. Franklin was associated with W. S. Epperson from April, 1890, to May, 1891.

Thomas W. Bast came to Sedalia in 1889. By 1895 he had designed over 150 buildings and residences within the city limits.

Clifford Johnson started in Sedalia in 1915 and designed the Best Laundry building (120 East Second, now a parking lot), the Hawes building, the L. P. Andrews building (111 West Fourth) and the Dr. E. A. Wood building (120 West Fifth).

Some of the other architects and builders that worked in Sedalia were: Charles Becker (1870's), F. H. Burgan (1870's), E. J. Payn (1870's),

Huff and Woodward (1870's), Lindsay and Abbott (1870's), Charles Manning (1880's), Lynch and Masters (1880's), Harris and Roderick (1880's), J. C. Baird (1880's), Bryson and Taylor (1880's), August Helfert (early 1900's), Moss and Crowell (1880's), E. A. Strong (early 1900's) and John Stryker (1880's). Some of these may have had only brief contact with Sedalia, but many of their marks are still with us--just like fingerprints.

PRIORITY BUILDINGS

In selecting priority buildings many things have to be considered. Such things as uniqueness, beauty, design, age, amount of deterioration, location, etc., all enter into the picture. All the priority buildings may not have been so defined, but this study can be thought of as a starting point. If someone thinks they have a building that has the merits of one that was chosen in this report as a priority building, the first step is to contact the Missouri Office of Historic Preservation. They maintain a staff of people that can answer most questions and can offer their recommendations. Their address is:

The Missouri Office of Historic Preservation
P. O. Box 176
Jefferson City, Missouri 65101

Sedalia is rich in buildings that are good representatives of a certain time period. Whether a 1940 era building or an 1870 type, the building may be the only representation of that style and, consequently, perhaps should be saved. This is where preservation starts. Even if a building is not eligible for the National Register, it may still be locally significant and could still rank as a priority building.

PRIORITY BUILDING LISTING *

Merle Norman Cosmetics - 120 South Ohio



1. This is Sedalia's only building with a tile cornice area. This building has had a large variety of businesses associated with it, from an undertaker to a clothing store to a bank. Architecturally this is a very interesting building, and it deserves a priority status. This building is located between much newer buildings. Parking is available within a short distance.

Vacant Building - 218-222 South Ohio



2. This building ranks as a priority building due to the decorative detailing which it exhibits. For many years the Quinn Brothers had their Imperial Shoe Store at this address. With some composition panel removal, the building could regain some of its original grandeur. This Art Deco building would be good for a retail business, and ample parking is nearby.

Commerce Building - 224-232 South Ohio

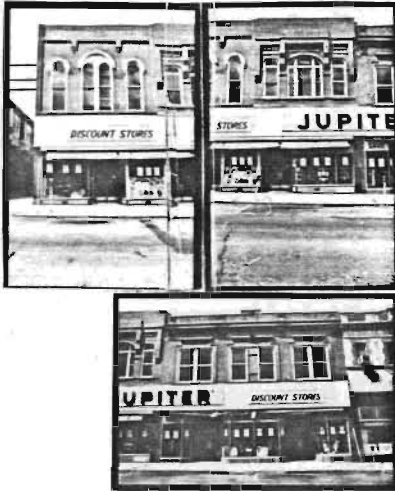


3. Originally known as the Ilgenfritz Building, the Commerce Building is located on one of the important corners of Sedalia. The building has been altered, but the potential is still good. Parking is reasonably close. The building offers excellent office space and has been used for offices for many years. The Commerce Building has housed such names as F. W. Woolworth, J. C. Penney and, in the 1890's, Messerly and Meuschke Dry Goods.



Danny's Zip Drugstore - 302 South Ohio

4. For many years the Sedalia National Bank was at this address. The decorative carvings on the east facade are exceptional, consisting of an eagle and a shock of wheat. This building still has a "bank look" and is unique enough to merit a priority rating. Parking is fairly close by and ample.



Jupiter - 304-310 South Ohio

5. Much of the window trim is still intact, and these buildings exhibit exceptional brickwork. The lower stories have been changed, but restoration is possible. Some of Sedalia's "big names" in the dry goods business were at these locations; for example, Messerly and Meuschke, Minter Brothers, Guenther's, Frank B. Meyer and Cannon's. The buildings contain a large total floor space, and parking is reasonably close.



Burton's Clothing/Havey's Cards - 312-314 South Ohio

6. Architecturally this building is different than any other in town. Five bay windows are located on the second story of the north facade, and one is located on the west facade. This structure has large brackets supporting the cornice. The lower stories have been changed, but the building is still unique enough to rank as a priority building.



The Trust Building - 322 South Ohio

7. The lot was cleared for this priority building in 1888, and the building was lavishly furnished. The interior designers for the building were Fellows and Eastey of 208 South Ohio. Commercial club rooms were located on the second floor, and the best



imported Crossley velvet was on the floors. There were also a number of Smyrna and Persian rugs. Minter Brothers and John Walmsley of Sedalia furnished the drapes and curtains. D. I. Holcomb of Sedalia furnished the hammered brass chandeliers. Barrett's Factory, also of Sedalia, furnished all the mouldings, doors, blinds, etc. The first story was used for banking; the second story was used for offices, and the third floor was used for lodge meetings. This is a strategically located, impressive building; and ample parking is nearby.

Bard Drugstore, Connor-Wagoner, and Cook Paint -
412-416 South Ohio



8. Strategically located across from the Courthouse, these buildings have very good potential. Two have dates (1881 and 1884) very similar to the Archias building on East Main. Alterations have been made on the lower stories of all three buildings, but the upper stories are very impressive. Parking is available within a reasonable distance. Connor-Wagoner has been at 114 South Ohio for approximately 50 years. The Bard Drugstore was located in the Cook Paint building for many years and has been in this vicinity since near the turn of the century. Historically these are significant buildings.

Mid City Carpet Center - 502 South Ohio



9. Formerly known as the Hoffman Building, this is an impressive building even though it has been reduced from five stories to two stories. This reduction represents a measure taken during the depression to combat high taxes by removing some of



the floor space. This building is probably the best remaining example of sandstone carving in Sedalia, and it still has several mascarons. Built in 1891, this was the location of Rosa Pearl's Paper, a ladies gossip column. The block in which this building is located is good and has district potential. Parking is reasonably close.

Avco, NuWay, B & J Design Shop, Frank's Shoe

Repair, and Demand Shoes - 512-520 South Ohio



10. This group of buildings contains some of the best pressed brickwork in Sedalia. The architects made good use of curved bricks, terra cotta and decorative trim in a very impressive manner. The planning employed gives these buildings a uniqueness and individuality that is unsurpassed. The lower stories have been altered, but the upper stories retain their originality. In this half of the block since 1915, Demand Shoes is a familiar name to Sedalia. Hill Business College and the YMCA also were early occupants of these buildings.

Union Savings Bank - 101 South Ohio



11. This is the site of what was formerly Citizens Bank. The bank building was remodeled in 1927, and a larger vault was added. Citizens National Bank was the old standby that was the first one to go under during the depression of the 1930's, closing its doors on November 2, 1931, with the bank president taking his own life. The block to the east of the one in which the bank building is located has good district potential, and parking is nearby.

Sedalia Drug Company - 125 South Ohio



12. This building has very good potential and appears to be in a good state of preservation at present. The window trim is in good shape, as is the cornice. This is a good corner location, and the front of the building has not been aluminized. This was a bank building before the turn of the century, housing the Bank of Commerce, then later became the American Exchange Bank. A parking lot is located across the street to the south.

First Insurance Company of Sedalia/Mr. Big -
229-231 South Ohio



13. This is the location of one of Sedalia's finest early hotels, the Sicher Hotel. A trunk factory, a steam carpet cleaning room, a bakery, and all the other normal hotel facilities were associated with this hotel which expanded to the east along Third Street. Architecturally the building still has many of its original features; but the outside balconies have been removed. This building later became the Antlers Hotel and then the Royal Hotel. Strategically located in the center of downtown with parking nearby, this building is well suited for a variety of businesses.

Third National Bank - 301 South Ohio



14. The bank has been at this address for many years, and the building dates to 1929. Third National Bank managed to keep its doors open during the depression when many of the older, established banks went under. It has a good corner location, and ample parking is nearby.

The Courthouse - Courthouse Square



15. Sedalia's uniquely styled and impressive Courthouse stands on the site of an even more impressive previous one built in the Second Empire style. The earlier Courthouse, built in 1884, was Sedalia's Courthouse until it burned in 1920. It looked almost like a capitol building and was constructed of a white sandstone. The old courthouse had two stories and a basement; the contract cost was \$100,000, which was a lot of money in 1884. The newer present Courthouse was dedicated May 5, 1925. The exterior of the current Courthouse is made from stone products of Bedford, Indiana; and the lobbies are Minnesota marble. Parking is located reasonably close by.

A-1 TV and Appliances - 105-107 West Main



16. Sedalia's first marble front building was constructed on this site by George R. Smith, who began the work in late 1867 and finished in 1869. At 141 feet by 60 feet, this was a large building; the opera house had a seating capacity of 400 on the main floor. The drop curtain used was considered one of the finest pieces of painting in central Missouri, and the ceilings were beautifully frescoed. This original building burned in the mid-1880's. The present, shorter building was then built, measuring 100 feet by 45 feet. The lower story has been changed, but the second story and the cornice work are distinctive. Parking is within a short distance.

Sedalia Cold Storage Company, Inc. - 310-320

West Main



17. This large building is not overly impressive; it does not contain fancy towers or spectacular brickwork. It does have a lot of merit, however, as its history represents early Sedalia business enterprises. Part of this building was the site of the Queen City Bottling Works, an early soda water plant. Later it was the site of the Lemp Beer Depot, and a portion was the Sedalia Ice, Light and Fuel Company. Still later this became known as the City Light and Traction Ice Plant.



Archias Warehouse - 600-610 West Main

18. This is a part of the former Moerschel Brewery. Even though this building is well out of the heart of downtown, it is a significant building both architecturally and historically. The Moerschel business complex actually consisted of several buildings. The largest, occupied by Archias, is a multiple story building that retains much of its original looks. Shake shingles have been added near the top, but otherwise the changes are minor. The smaller building on the corner also has minor changes. The brewery's stable was at 110 S. Missouri.

Archias Seeds - 106-108 East Main



19. This building is one of the nicer Victorian buildings; the date 1879 shows near the cornice. The location is in the original town area, and parking facilities are across the street. This building has been continuously used as a seed store since 1898, when Leon H. Archias established his store here. Seeds from Archias were used to supply

many of the midwest experimental stations. Scott Joplin also supposedly played upstairs here at the Black 400 Club as well as at the Maple Leaf Club.



Old Post Office (Vacant) - 201 South Lamine

20. This building is both architecturally and historically significant. It served as a post office for Sedalia from the time it was built in 1891 until 1930 when the next post office was built at 323 South Lamine. Although beginning to deteriorate due to lack of maintenance and vacancy, the potential for re-use is very good. Parking facilities are nearby.

Phillips Automotive and Speed Center (Last Occupant) -
216 South Lamine



21. This building utilizes sandstone and brick for contrast in a very interesting way. Although the downstairs has been altered, the cornice is extremely unique and the window heads are very original. There is no other building in Sedalia like this one, and the preservation potential is good. An interesting side note is that in 1914 the Orthwein Machette Company, probably Sedalia's only Machette Company, was located next door at 214 South Lamine.

Farmer's Mutual Fire Insurance Company/Ginny
Lu's - 401 South Lamine



22. This was a nicely designed building exhibiting nice brickwork and contrasting Warrensburg sandstone. The top has been altered, but the building is still a good architectural study. It is well located, adjacent to the Courthouse Square; and ample parking

is nearby. Next to this is the new jail building, which is rather intrusive and not complimentary to an 1889 building.

Sedalia Musician Association Building - 216 East

Second



23. This building possesses the best pressed metal front in Sedalia, and the entrances and windows are fairly original. The metal columns are from the Wells & Cravens Foundry, which was started in Sedalia about 1878. Jacobson and Schwartz, manufacturers of galvanized iron cornices, were at this address in the 1890's, which could account for some of the fancy trim. The building has some minor deterioration but has very good potential. This building's only disadvantage is its location off the main part of town. Parking is nearby, as is the old Post Office, another priority building.

Vacant Building - 105-109 West Fifth Street



24. The new Lona Theater, which opened in 1920, was located in this building. The building is vacant and beginning to show signs of deterioration, but it has very good potential, although conversion of a theater to another use can sometimes be difficult. In its time this was the most exclusive theater in Sedalia. It seated 1,000 and had a long lobby that was beautifully decorated. The entrance was through the Hoffman Building, giving it an Ohio Street front. Primarily silent movies were shown here. This later became the Liberty Theater, and the first talking picture was shown here in 1928. This building is unique architecturally.

Lamy Manufacturing - 108 West Pacific



25. The name Lamy and Sedalia have been associated together for a long time. Edward Hurley, one of Sedalia's early architects, completed the building in less than 60 days. This was an architectural feat to build such a large building in so short a time (see architect section). This is still a large, impressive factory and should be included as a priority building even though it is north of the railroad tracks and slightly out of town.

Eddie's Drive-In - 115 West Broadway



26. A classic drive-in type building, this should rank as a priority building. Although not a really old building, it retains a lot of the originality of the 1940's. This was formerly Garst's Drive-In, and it holds special memories for many Sedalia people.

SUMMARY

One of the reasons for a historic inventory such as this is to gather information on the historic structures of an area. For almost any type of zoning, legislative, or tax control in historic preservation, it is necessary for the property to have some sort of certified historic designation. Historic designation may come from certification as a local historic structure or district, a state historic designation, or being placed on the National Register of Historic Places.

From coast to coast, people are becoming more conscious of their older buildings. In Marshall, Michigan, a town of about 7,500 people, many of the old buildings are finding reuse. Even their town hall is a former 1857 livery stable. In Portland, Maine, a town of approximately 60,000, there is now an active preservation group of about 1,000 people. It is estimated that there are over five million structures in American cities that are in need of rehabilitation.

Oftentimes just seeing one building being restored is impetus enough to "start the ball rolling" with other building owners. The ripple effect that takes place can be very rewarding. Recycling and restoring old buildings is not an easy task, and restoration and adaptive reuse should be geared to the individual community needs.

For adaptive reuse, some marketing research should be the first step in order to answer such questions as: (1) Is there sufficient customer traffic to make it pay? (2) Is there a need for the new use at this location? (3) Is parking close enough and is it sufficient? Compared to new construction, recycling makes good economic sense for the developer, the lender, and the community. Sedalia is such a community.

APPENDIX A

PICTURES OF SEDALIA'S ARCHITECTURAL HERITAGE

1. This cast iron column from the Wells & Craven Foundry of Sedalia is located at 216 East Second.
2. This "Sen Sen Dainty Toilet Necessity" ad is on the building side in the alley next to Pfeiffer's Flowers at 508 South Ohio.
3. This large sign is on the Whitaker Building on the north side of East Main Street. Mother's Oats has been out of business for several years.
4. Coca-Cola is still with us, but this sign on the Zephyr Building on South Moniteau dates back to when it came in a 6½ ounce bottle and cost five cents.
5. This column shows another lettering version of the Wells & Craven Foundry. This particular column is at 508 South Ohio.

Pictures numbered 6-10 show some of the window trim varieties that Sedalia has, with each one having its own uniqueness. These are just a sample; a complete book could be done on this subject.

6. These are at the Jupiter Store at 308 South Ohio and exhibit the works of a master at brickwork.
7. This group is at 123 South Ohio, and they still have all their original trim.
8. This group of three is on a badly deteriorating building at 109 South Kentucky. Even with boarded over windows they still look nice.
9. These are also on the Jupiter store but are one building further south.
10. This group employs sandstone as an added contrast and is on the building at 216 South Lamine.

Pictures numbered 11-15 show some of the unique designs which are on Sedalia's buildings.

11. This design can be found at 218 South Ohio. It is of a little later date, but it is a "one of a kind" for Sedalia.

12. This is an easy one to pick out as it is on the southwest corner of Third and South Ohio. A nice shock of wheat design is above this at the top of the building.
13. This is on another master brickwork building and is located at 514 South Ohio.
14. An excellent example of carving is on this building on the southwest corner of Fifth and South Ohio. Recounts can often come up with additional figures, and no two are alike.
15. These horns of plenty or cornucopia are near the top of the Bothwell Hotel on the northeast corner of Fourth and South Ohio.
16. This shows the bay windows overhanging the alley at Havey's (312 South Ohio).
17. This is a "before" shot of 108 West Second.
18. This is an "after" shot of the same building as in number 17. It shows what can be done for a deteriorated building.
19. This window located at 115 West Main is one of Sedalia's fancier bay windows.

Pictures numbered 20-24 show some of the date locations on Sedalia buildings.

20. This 1879 appears on the Archias Building at 106 East Main. (Note the window trim below this date.)
21. This 1930 cornerstone is at the base of the old Federal Building at 321 South Lamine.
22. The Offield's Block was built in 1880, and this date is on the building at 120 South Osage.
23. Story's Central was started in 1881, and the other building is dated 1884. These are across from the courthouse at 412-414 South Ohio.
24. This 1930 building has the date over the door at 321 West Second Street. Even a date such as this can give a hint as to the date of other buildings of the same architectural style which are not dated.
25. This is the easiest building in town to identify. It is known as the Trust Building and is on the northwest corner of Fourth and South Ohio.

26. This is a shot of two cornices joining at 211 West Main.
27. This unique cornice at 520 South Ohio is certainly different than the one in picture number 28.
28. This cornice is four blocks south of the one pictured in number 27, and it is located at 120 South Ohio. This is Sedalia's only green tile cornice.
29. Not only is the cornice nice on this building at 416 South Ohio, but this picture also shows the different window trim between the second and third story windows.
- 30-38. All of these carvings are different and are on the building at 502 South Ohio. No assembly line work here!
39. This carving is a reminder of a once special building at 209 South Ohio.
40. This figure is on an abandoned building at 105 West Fifth Street.
41. This carving is located at 420 South Osage, and it is different also.
- 42-44. These window styles represent a later style, but they are still important architecturally. Picture number 42 is at 306 South Ohio; number 43 is at 112 West Fourth Street, and Number 15 is at 410 South Ohio.
45. This picture is what could be called a mixed marriage and shows two buildings at 114-116 East Third Street.
46. This is what is known as an intrusive building. This one is located at 212 East Second Street.
47. This picture shows an example of a reworked building at 108 West Second and an example of a "potential" building at 110 West Second.
- 48-50. These three lots represent some of Sedalia's finer old buildings. Picture number 48 was the site of Wood's Opera House at 116 South Lamine. Picture number 49 is of 203 East Second Street which was the site of the Kaiser Hotel, then the Huckins Hotel, then the Hotel Terry, and later the Milner Hotel. Picture number 50 was taken at 203 South Ohio, the former site of the St. Louis Clothing Company, one of Sedalia's finest buildings.

To learn to look up, down and around is to learn to appreciate Sedalia's architecture.

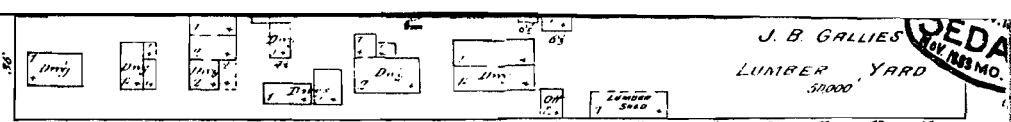
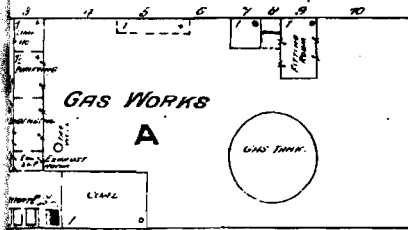
APPENDIX B

MAPS OF SEDALIA

Plates A, B, & C - Sedalia's buildings in 1883

Plates D, E, & F - Recommended Priority Buildings, Potential Historic
Districts and Open Lots in Sedalia

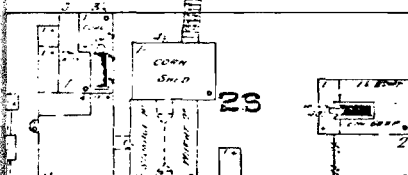
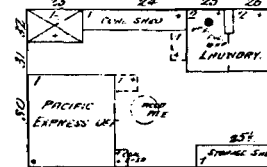
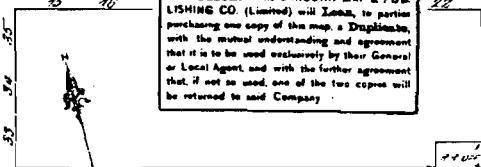
BENTON



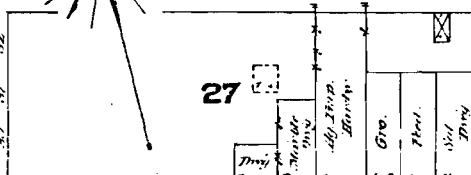
ELM (NAME REQUEST)

GARRISO

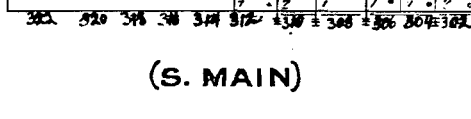
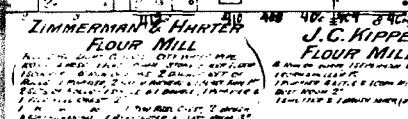
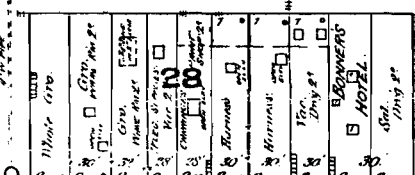
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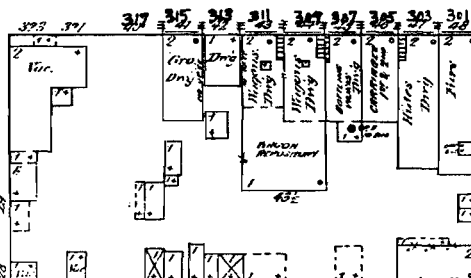
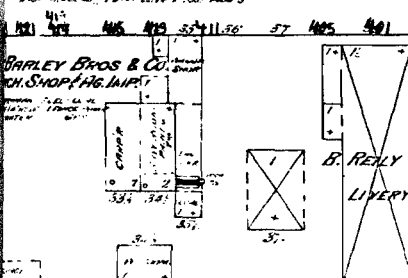


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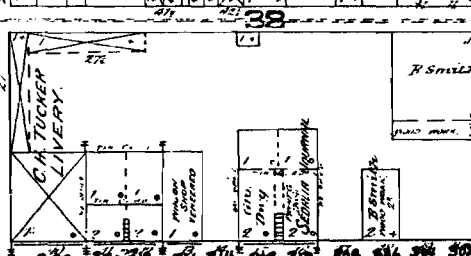
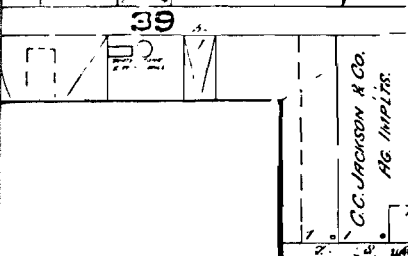
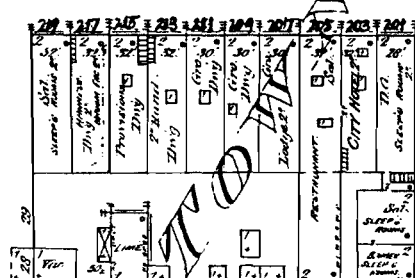


(S. MAIN)

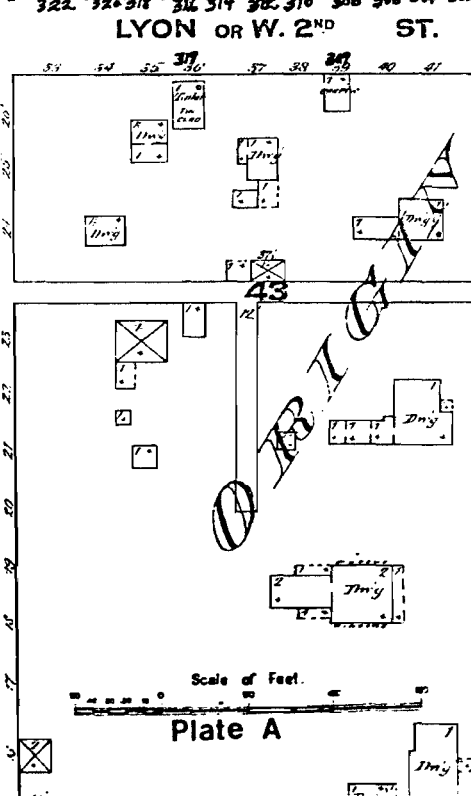
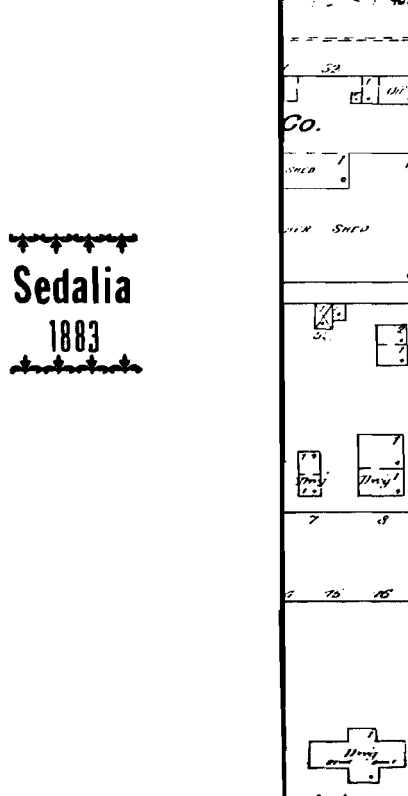
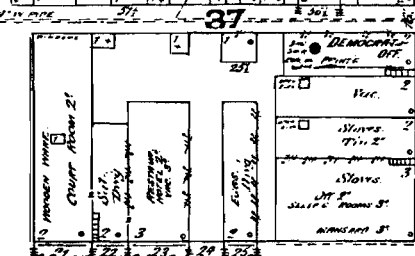
W. MAIN



KENTUCKY

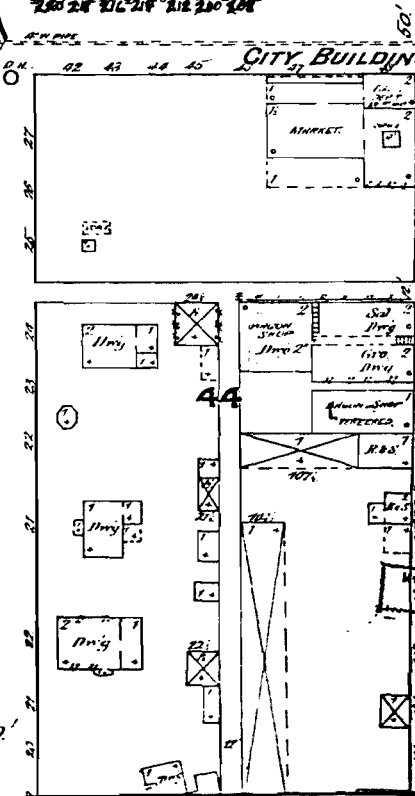


LYON OR W. 2ND ST.

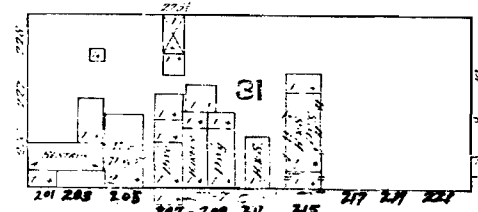
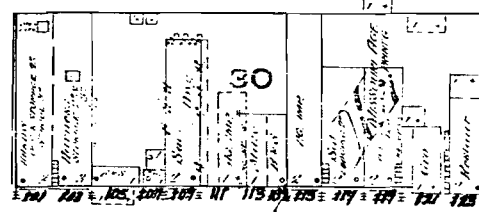
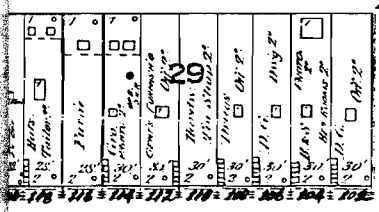
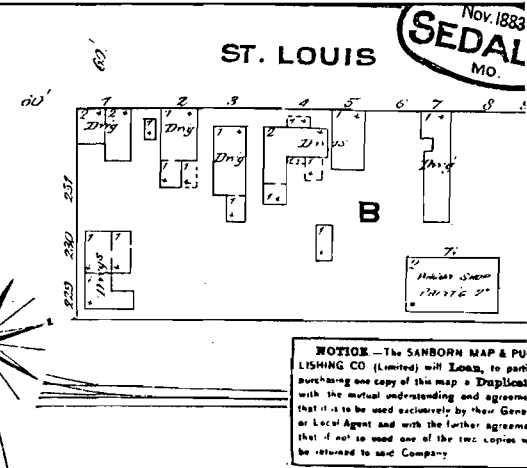
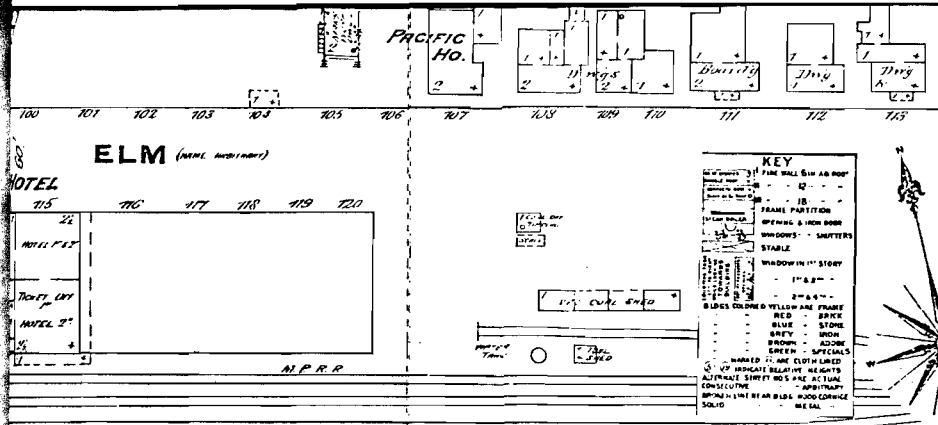


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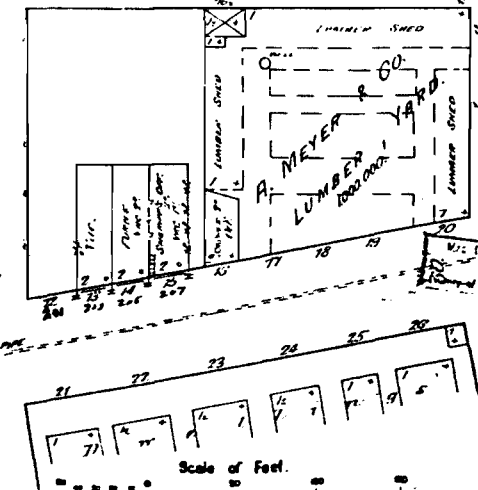
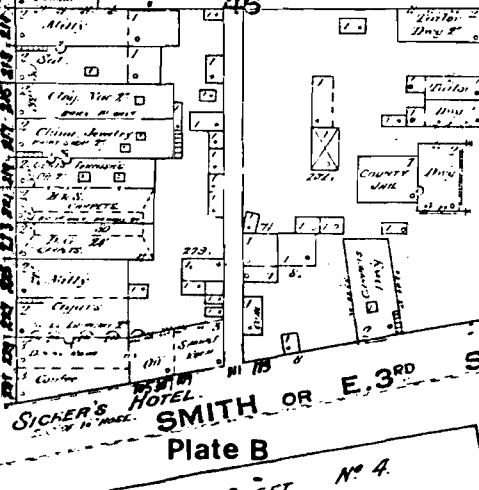
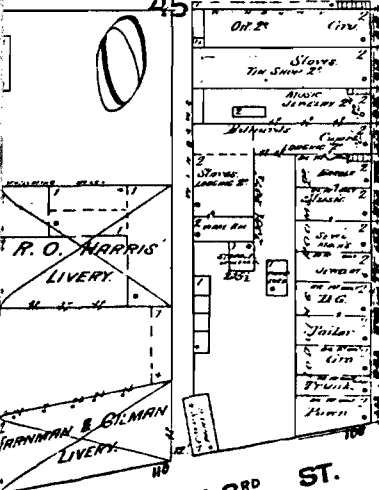
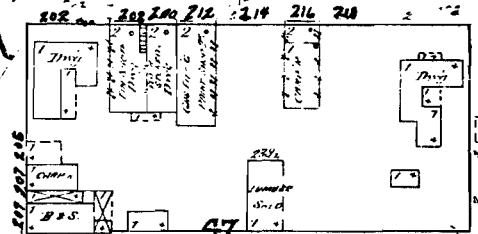
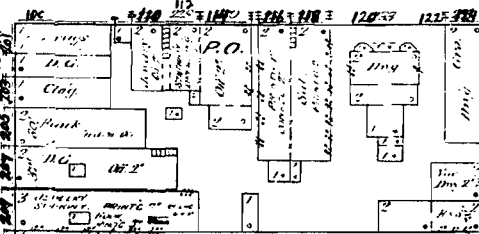
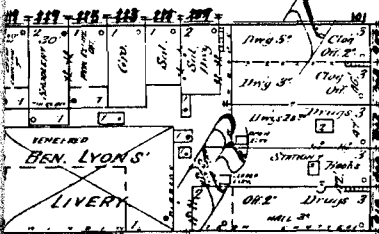
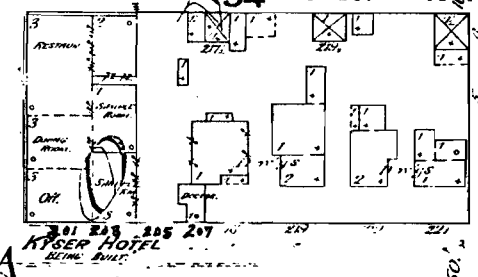
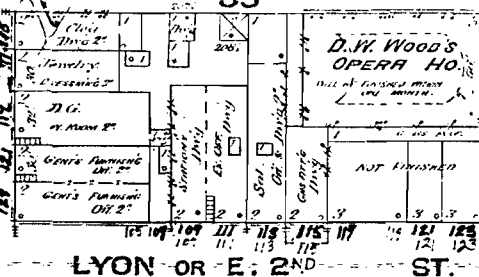
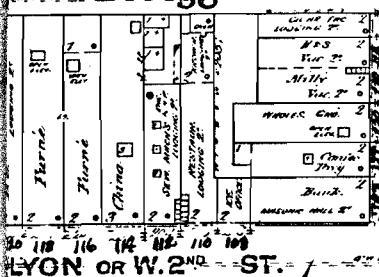
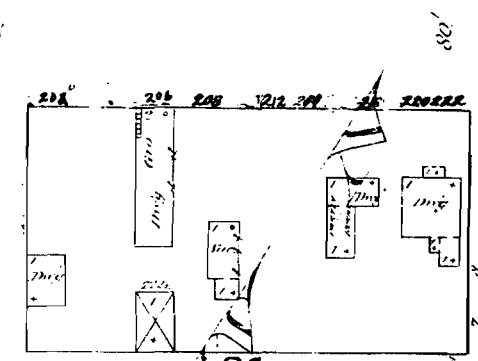
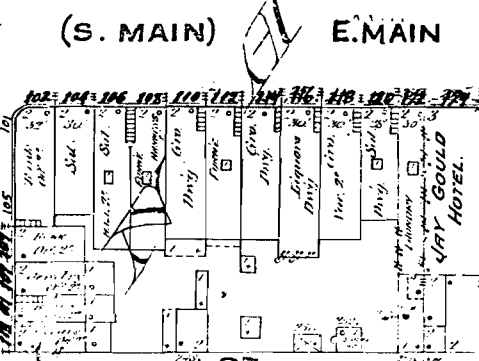
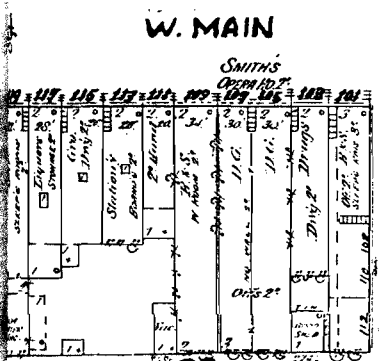
Plate A



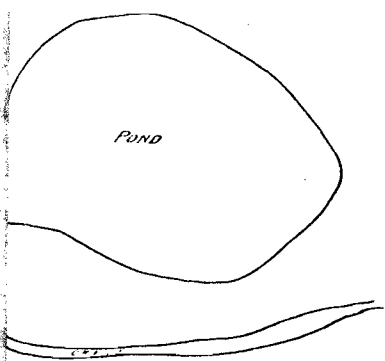
Sedalia
1883



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ICE HO.
NO EXPOSURES.
R. SMITH'S BREWERY.
CLOSED.
MAIN BUILDING IN BLDG. EXPECT TO COMMENCE BREWING NEXT MONTH.
MILE N OF CITY BLDG.

AMINE AVE.
38
OHIO AVE.
37
OR 8TH ST.
BROADWAY

OSAGE AVE.
36
35
34
33
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Nov. 1823
SEDA 112

SMITH
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107
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101
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PENNSYLVANIA AVE.
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116
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INDIANA AVE.
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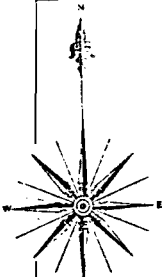
ILLINOIS AV.
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OR 3RD ST.
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OR E 4TH ST.
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OR E 5TH ST.
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OR 6TH ST.
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PUBLIC SQUARE

Scale of Feet.

Plate C

SEE THIS SHEET

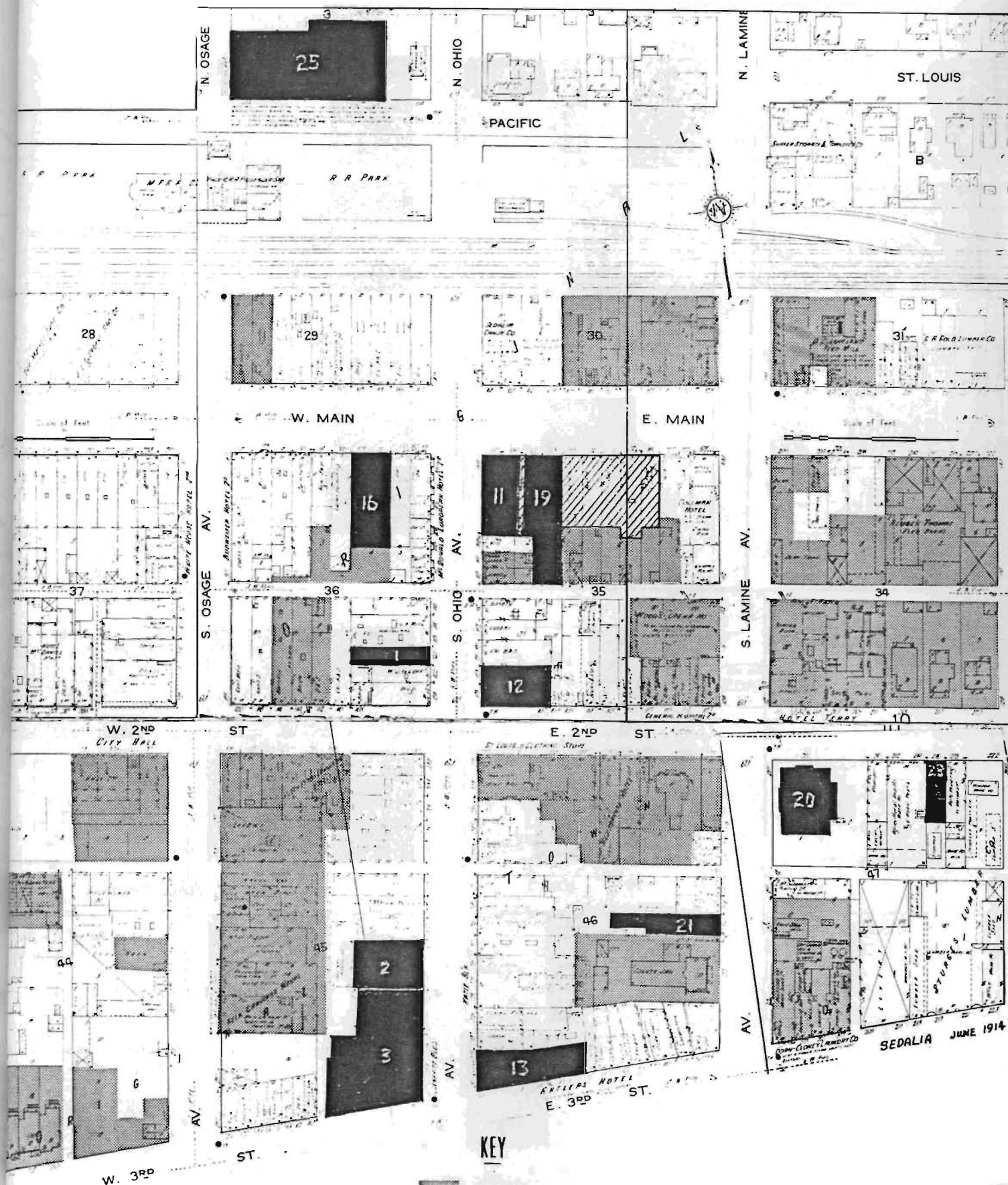


Plate D

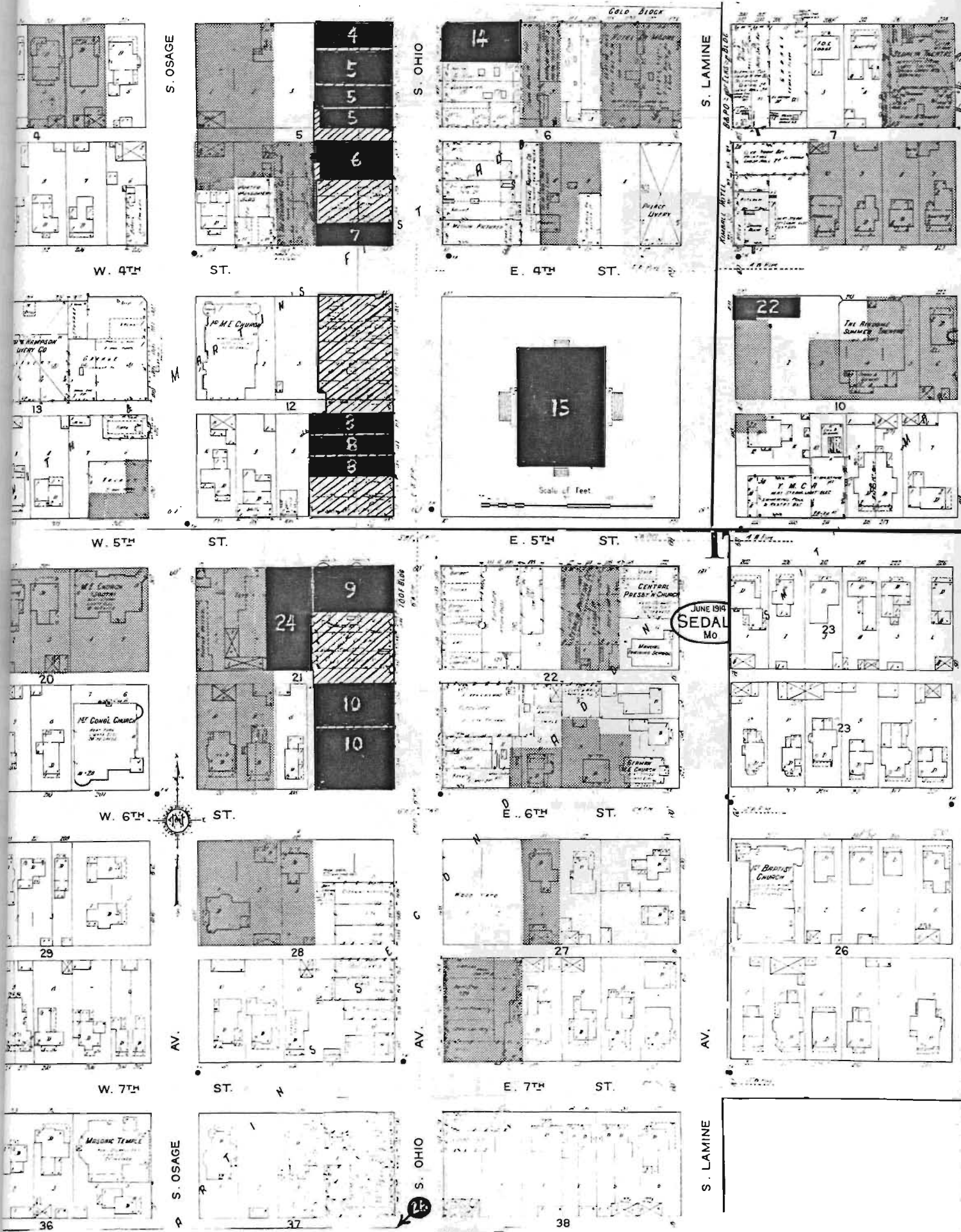
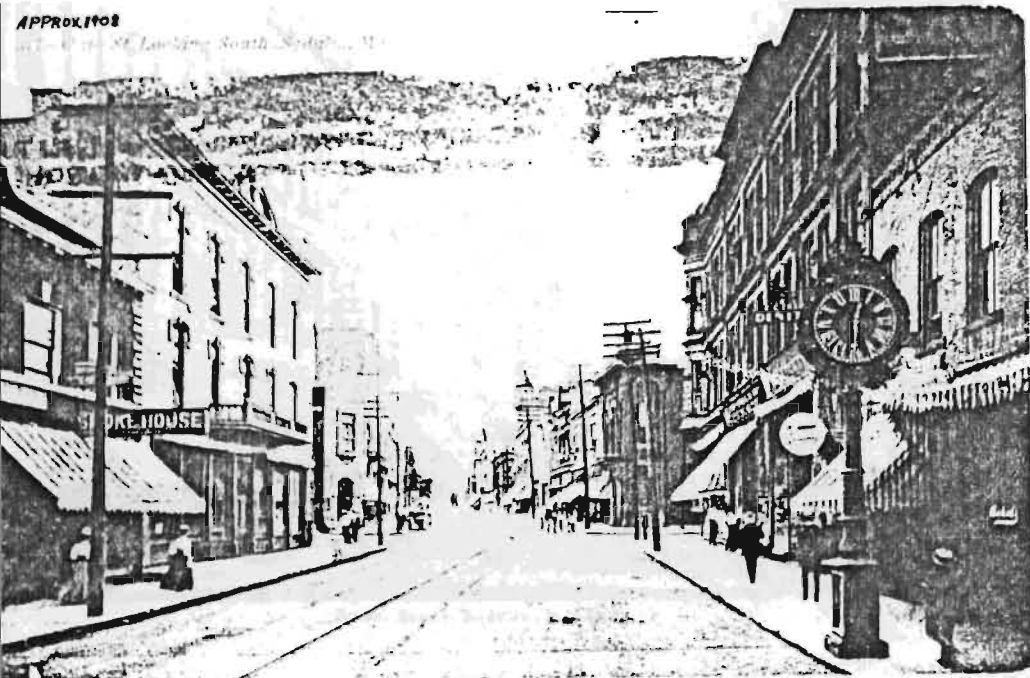




Plate F

APPENDIX C

A POSTCARD LOOK AT EARLY DOWNTOWN SEDALIA



APPROX 1920



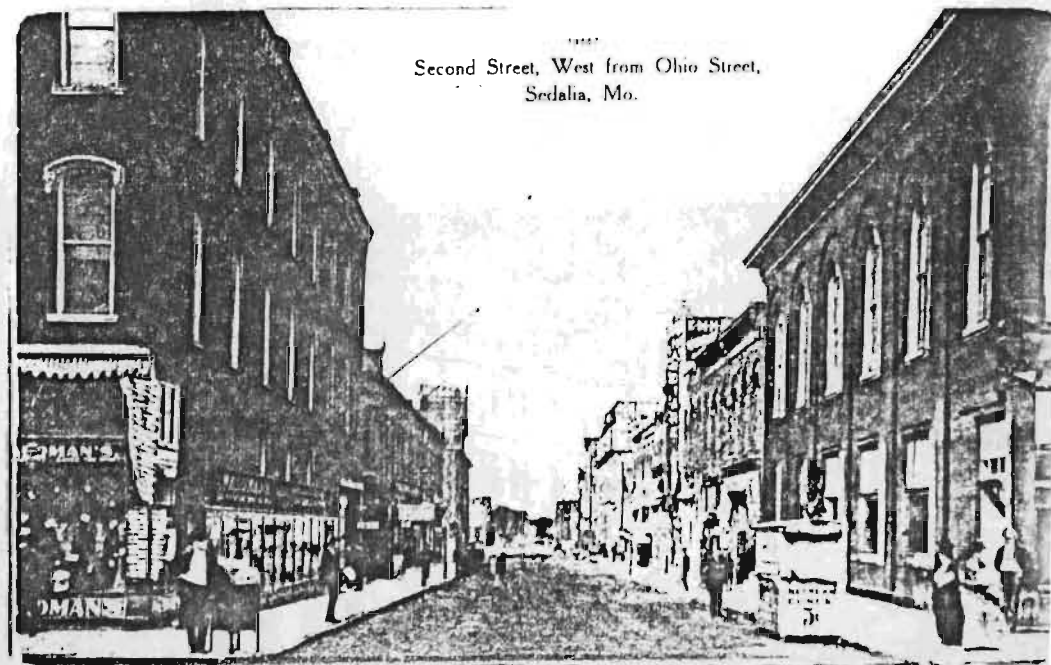
Street Scene, Sedalia, Missouri



Ohio Street, North from 5th Street,
Sedalia, Mo.



Ohio Street, looking North, Sedalia, Mo.



Second Street, West from Ohio Street,
Sedalia, Mo.

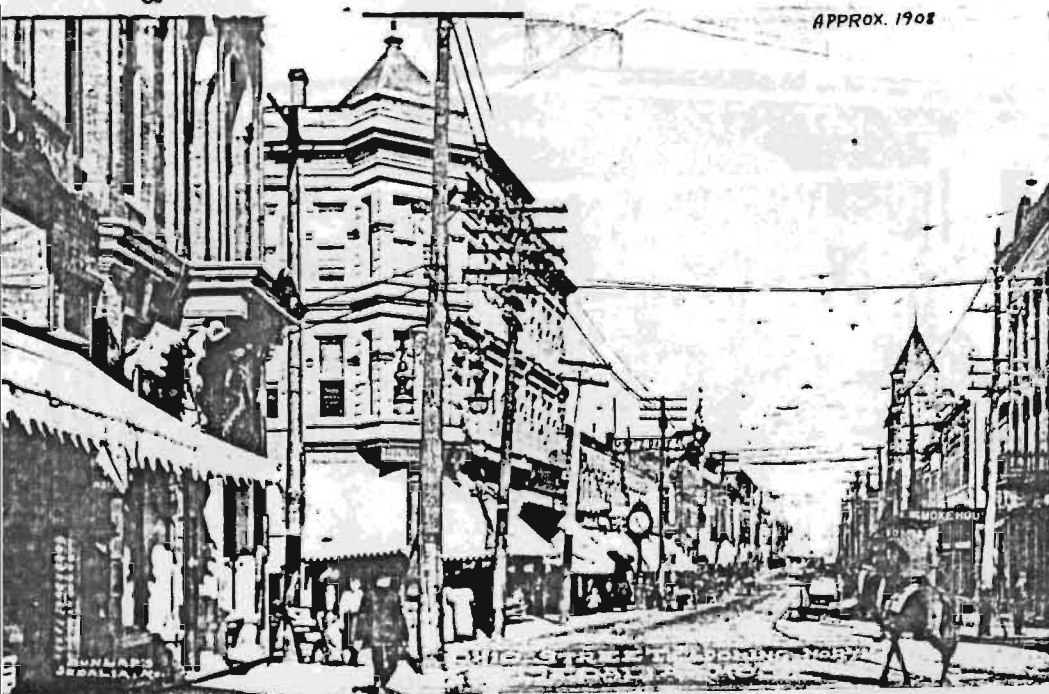


*Ohio Street, North from 4th Street,
Sedalia, Mo.*

APPROX 1912



ODD FELLOW'S BUILDING, SEDALIA, MO. 4929.



APPROX. 1908



11032. *Bird's-Eye View, Sedalia, Mo.*

APPROX. 1912

6701 Ohio Street, North from Third, Sedalia, Mo.



SW. CORNER - 5th & Lemire

5704. Central Presbyterian Church, Sedalia, Mo.



54 Ohio Street, South from 3rd Street, Sedalia, Mo.



Sedalia Fire Department No. 2,
Sedalia, Mo.

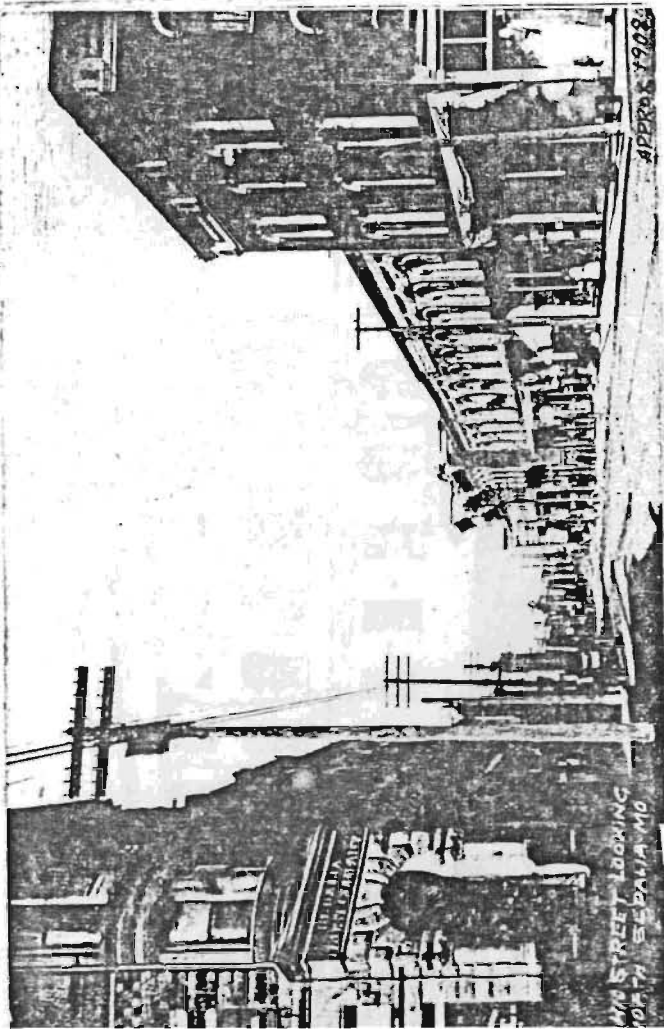


APPROX. 1911



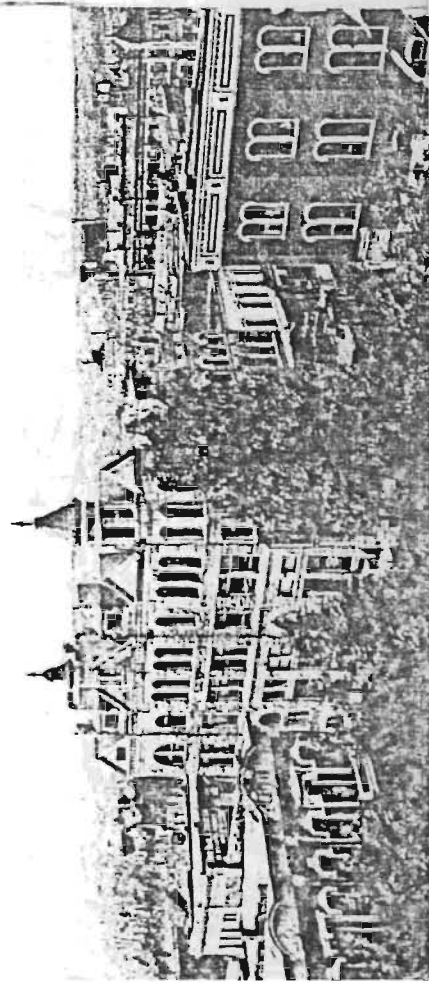
HOTEL BOTHWELL

"A Best Hotel"
SEDALIA, MISSOURI

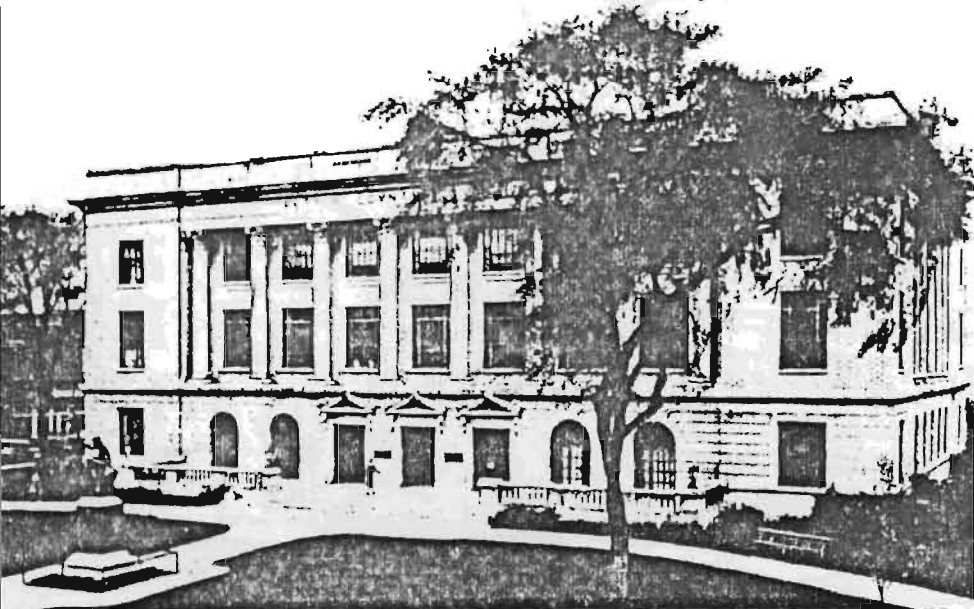


55

x. 1909
Bird's Eye View, Sedalia, Mo.



Pettis County Court House, Sedalia, Mo.



103457-A

Y. M. C. A., Sedalia, Mo.



APPROX. 1915 NE CORNER 5th & COMMERCE

96

Court House, Sedalia, Mo.



APPROX. 1907

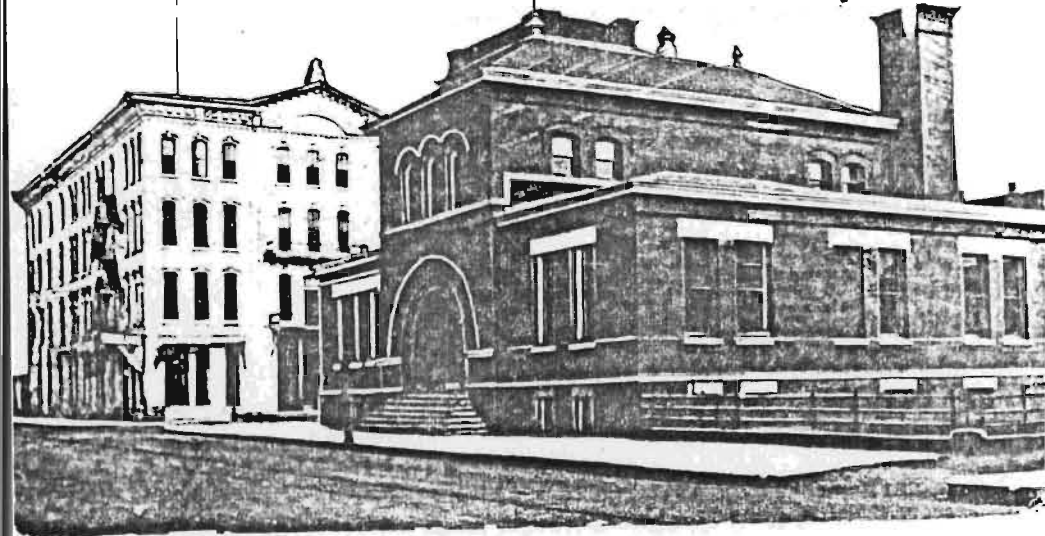
Odd Fellows' Hall, Sedalia, Mo.

APPROX. 1914
SW CORNER 5th & Ohio



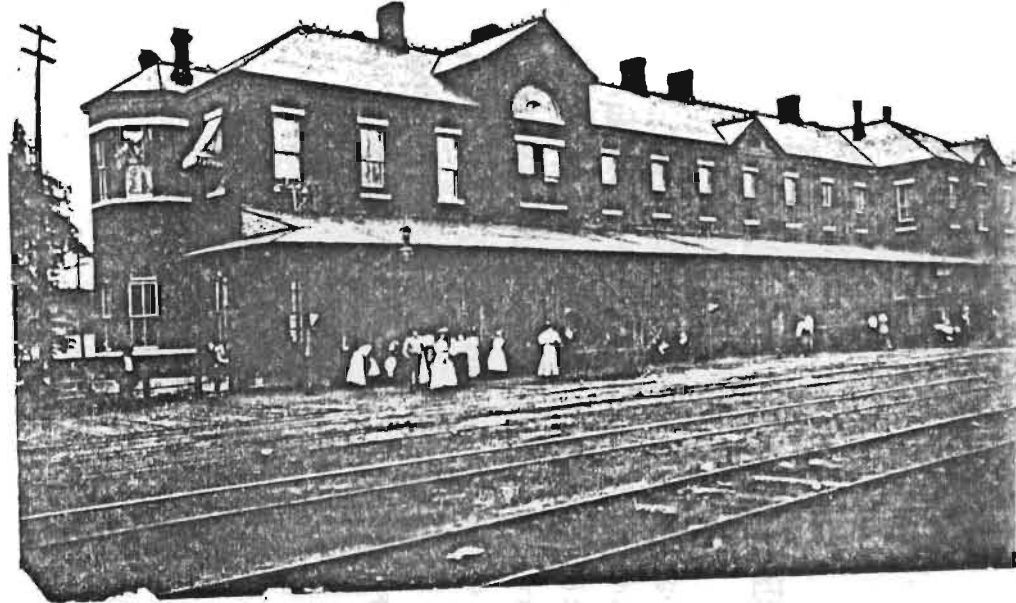
4933 Post Office and Hotel.

APPROX 1908



57

Missouri Pacific R. R. Depot, Sedalia, Mo.



HOTEL TERRY, SEDALIA, MO.—14



APPROX 1925

POST OFFICE, SEDALIA, MISSOURI



APPENDIX D

The following pages contain guidelines as to what should be considered and what to avoid in the rehabilitation, restoration and preservation of old buildings. Also listed are offices and organizations that can be contacted if further information is desired. These pages were taken from a booklet called Guidelines for Rehabilitating Old Buildings, U. S. Department of Housing and Urban Development and U. S. Department of the Interior, Washington, D.C., January, 1977.

INTRODUCTION

Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future.

Although specifically developed to assist property owners eligible to receive Historic Preservation Loans and for local officials responsible for the community development block grant program of the Housing and Community Development Act of 1974, these Guidelines will help any property owner or local official in formulating plans for the rehabilitation, preservation, and continued use of old buildings, neighborhoods, and commercial areas.* They consist of eight principles that should be kept in mind when planning new construction or rehabilitation projects. The checklist suggests specific actions to be considered or avoided to insure that the distinguishing qualities of buildings or neighborhood environments will not be damaged by new work. In addition, whenever possible, advice should be sought from qualified professionals, including architects, architectural historians and planners, who are skilled in the preservation, restoration, and rehabilitation of old buildings and neighborhoods.

*All residential structures listed, or determined eligible for inclusion, in the National Register of Historic Places, either individually or as part of a district, are eligible for Historic Preservation Loans. Informational leaflets concerning Historic Preservation Loans are available from FHA-approved lending institutions, HUD offices, or State Historic Preservation Officers. Information concerning the National Register of Historic Places is available from the appropriate State Historic Preservation Officer (see Appendix 1).

The primary objective of the community development block grant program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. This goal is to be achieved through elimination of slums and blight and detrimental living conditions, conservation and expansion of housing, increased public services, improved use of land, increased neighborhood diversity, and preservation of property with special values. Information about the community development block grant program can be obtained from HUD offices (see Appendix 1).

When the buildings or areas being considered for rehabilitation are listed or eligible for listing in the National Register of Historic Places, property owners and local officials responsible for the work should, as a first step, contact the appropriate State Historic Preservation Officer, in addition to consulting with experienced professionals. Where comprehensive surveys (to identify properties eligible for National Register listing) have not yet been completed in a project area, the undertaking of such surveys should be discussed with appropriate local officials and with the State Historic Preservation Officer.

Lists of HUD offices, State Historic Preservation Officers and other helpful offices and organizations, a bibliography of useful publications, and definitions of terms are attached as appendices to these Guidelines.

I. GUIDELINES

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.

2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.

3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials, should be treated with sensitivity.

5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.

7. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material,

and character of the neighborhood, building, or its environment.

8. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

II. CHECKLIST FOR THE APPLICATION OF THE GUIDELINES

CONSIDER

The Environment

In new construction, retaining distinctive features of the neighborhood's existing architecture, such as the distinguishing size, scale, mass, color, materials, and details, including roofs, porches and stairways, that give a neighborhood its special character.

Using new plant materials, fencing, walkways, and street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material, and color.

Retaining existing landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs that have traditionally linked buildings to their environment.

Existing Buildings: Lot

Inspecting the lot carefully to locate and identify plants, trees, fencing, walkways, outbuildings and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, and street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Existing Buildings: Exterior Features

Masonry Buildings

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

AVOID

Introducing new construction into neighborhoods that is incompatible with the character of the district's architecture because of obvious differences in size, scale, color and detailing.

Introducing signs, street lighting, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing poorly designed and inappropriately located new streets and parking lots or introducing new construction incompatible with the character of the neighborhood.

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, and street lights, signs, and benches before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

CONSIDER

Duplicating old mortar in composition, color, and textures.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Frame Buildings

Retaining original material, whenever possible.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

AVOID

Repointing with mortar of high Portland cement content which can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture, or color.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.

Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments. These are usually an essential part of a building's character and appearance.

Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may also subject the building to harmful damage.

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

CONSIDER

Roofs

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Windows and Doors

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Respecting the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the older window sash or door.

Porches and Steps

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.

AVOID

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra-cotta, tile, and brick.

CONSIDER

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Existing Buildings: Exterior Finishes

Discovering and retaining original paint colors, or repainting with colors based on the original to illustrate the distinctive character of the property.

Existing Buildings: Interior Features

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, handrails, balusters, mantelpieces, cornices, chair rails, baseboards, paneling, doors and doorways, wallpaper, lighting fixtures, locks, and door knobs.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Existing Buildings: Plan and Function

Using a building for its intended purposes.

Finding an adaptive use, when necessary, which is compatible with the plan, structure, and appearance of the building.

Retaining the basic plan of a building, whenever possible.

New Construction

Making new additions and new buildings compatible in scale, building materials, and texture.

AVOID

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial cast stone, brick veneer, asbestos or asphalt shingles, or plastic or aluminum siding.

Enclosing porches and steps in a manner that destroys their intended appearance.

Repainting with colors that are not appropriate to the building and neighborhood.

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as kitchens and bathrooms.

Destroying original plaster except where necessary for safety and efficiency.

Altering a building to accommodate an incompatible use requiring extensive alterations to the plan, materials, and appearance of the building.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

Making incompatible new additions or new construction.

CONSIDER

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Mechanical Services in Existing Buildings: Heating, Electrical, and Plumbing

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Safety and Code Requirements

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties under local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

AVOID

Designing new work that is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new construction that has a completely contemporary function such as a drive-in bank or garage.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

Installing "dropped" acoustical ceilings to hide inappropriate mechanical systems. This destroys the proportions and character of the rooms.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

Other offices and organizations with experience and expertise in the preservation, restoration, and rehabilitation of historically and architecturally significant buildings, structures, and neighborhoods:

Technical Preservation Services Division
Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240 (202-523-5891)

National Register of Historic Places
Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240 (202-523-5483)

National Trust for Historic Preservation
Office of Preservation Services
740-748 Jackson Place, NW.
Washington, D.C. 20006

American Institute of Architects
Committee on Historic Resources
1735 New York Avenue, NW.
Washington, D.C. 20006

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Mr. Howard Hillman on March 27, 1981.

Mrs. Theodore Wells on March 31, 1981.