

United States Department of the Interior
National Park Service
**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Central Dairy Building
other names/site number Downtown Appliance/ Gunther's Games

2. Location

street & number 1104-1106 East Broadway [N/A] not for publication
city or town Columbia [N/A] vicinity
state Missouri code MO county Boone code 019 zip code 65203

3. State/Federal Agency Certification

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

Mark A. Miles

12/02/04

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register.
See continuation sheet [].
[] determined eligible for the National Register.
See continuation sheet [].
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other. (explain:)

Signature of the Keeper Date of Action

**Central Dairy Building
Boone County, Missouri**

5. Classification

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

Name of related multiple property listing.

Historic Resources of Columbia, Missouri

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/business

Current Functions

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/business

7. Description

Architectural classification

Late 19th and 20th Century Revivals

Materials

foundation concrete
walls terra cotta
ceramic tile

roof asphalt

other _____

See continuation sheet [x]

Narrative Description

See continuation sheet [x].

**Central Dairy Building
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8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography See continuation sheet [x].

Previous documentation on file (NPS):

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

Record # _____

Areas of Significance

ARCHITECTURE

COMMERCE

Period of Significance

1927-1954

Significant Dates

1927

1940

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shepard and Wiser, Architects

Trout, Charles, Builder

See continuation sheet [x].

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository: _____

**Central Dairy Building
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10. Geographical Data

Acreege of Property: less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	558489	4311612			

C. Zone	Easting	Northing	D. Zone	Easting	Northing
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[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals

organization Private Contractor

date August, 2004

street & number 406 West Broadway telephone 573-874-3779

city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name see continuation sheet

street & number _____

telephone _____

city or town _____ state _____ zip code _____

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Continuation Sheet**

Section number 7 Page 1

**Central Dairy
Boone County
Historic Resources of Downtown Columbia, Missouri**

Materials, cont.

walls Brick
Vinyl

Summary: The Central Dairy Building, at 1104-1106 East Broadway, in downtown Columbia, Missouri, is a large two-part commercial block with an elaborate terra cotta façade. The broad two story tall building faces north to East Broadway. It was built in two stages; it was begun in 1927 and came to its present form in 1940. The 1940 addition, which is on the east side of the property, closely matches the original portion of the building. The terra cotta of the two sections matches exactly in design and color and appears to have been made by the same manufacturer. Both sections were erected for the Central Dairy Company, and the words "Central Dairy" appear in the terra cotta band above the main entranceway on the west side. The buff colored terra cotta sheathing of the facade utilizes elaborate classical and baroque design motifs, which include stylized floral ornament and repeating circular patterns. The ground floor features open storefronts over low bulkheads, with a narrow arched doorway in each section of the building. All of the original storefront openings are intact, and most of the east display windows appear to be original. The second floor features large window openings which are separated by terra cotta piers on the west section. A rectilinear terra cotta cornice runs along the top of the façade, and the roofline is punctuated by tall terra cotta urns. The building occupies a relatively large lot, and there is a ca. 1940s brick warehouse building at the back of the property. Both buildings are contributing resources; there are no other resources on the property. In form and function, the Central Dairy Building can be classified as a two-part commercial block. It is therefore representative of Property Type A. Commercial Buildings, Subtype: Two-Part Commercial Block, as discussed in the Multiple Property Submission cover document "Historic Resources of Downtown Columbia, Missouri." It meets the registration requirements set forth in that document, under Criteria A and C, in the areas of Commerce and Architecture.

Elaboration:

The Central Dairy building sits near the eastern edge of the commercial center of Columbia, just east of the intersection of Broadway and Hitt Streets. Broadway is the main commercial artery in the historic business center of Columbia, and the blocks west of the Central Dairy building are filled with retail businesses. There is one retail building directly east of the Dairy property, and the rest of the block to the east is occupied by a large church complex. A newer one story tall retail business occupies a large lot directly west of the

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Dairy as well.

The lot is an irregularly shaped parcel which contains the main building, two small paved alleys, and a large brick warehouse. (See site plan.) A small alley along the east side of the property provides access to Broadway, and a rear alley opens to Hitt Street, which is to the west. The grade for the property to the east slopes sharply up from the street, and a long concrete retaining wall along the east alley handles the change in elevation between the two properties. The warehouse is located at the back of the property, southeast of the main building. A small paved rear parking lot provides access to the warehouse and to the back doors of the main building.

The warehouse is a simple utilitarian building with a flat roof and a foundation of concrete blocks and poured concrete. It has brick and ceramic block walls, with shallow brick piers along the west wall. (See photos 8 and 9.) The north and east walls of the warehouse are tucked into the side of the sloping lot next door, and the west wall of the warehouse aligns with the retaining wall along the front alley. The building is two stories tall on the west and less than one story where it adjoins the neighboring property. There are wide doors at the ground level on the west wall, and two loading doors and two window openings at the second floor. The upper openings are all intact; the doors and windows have been in-filled with solid wood panels. None of the other walls have any fenestration. The warehouse has been in constant use as a support space since it was constructed; it has seen no major changes in the last fifty years, and is counted as a contributing resource.

The main building on the property is approximately 82 feet wide and 130 feet deep. The original section is nearly twice as wide as the 1940 addition, and both sections are the same depth. On both sections, the front portion of the building is two full stories tall, and the back sections are slightly lower. The rear of the west section was originally one story tall, but has been at its current two-story height since at least 1961, when it was mapped by the Sanborn Fire Insurance Company.

The rear elevation, which faces the narrow parking area, is not visible from any public street. The division between the two sections is more apparent on the back than on the front. The original east wall of the building now divides the roofs of the two sections. It is roughly 18 inches thick, and built of glazed ceramic blocks. The back wall has a mixture of brick, stucco, and vinyl siding, and each section has its own rear entrance.

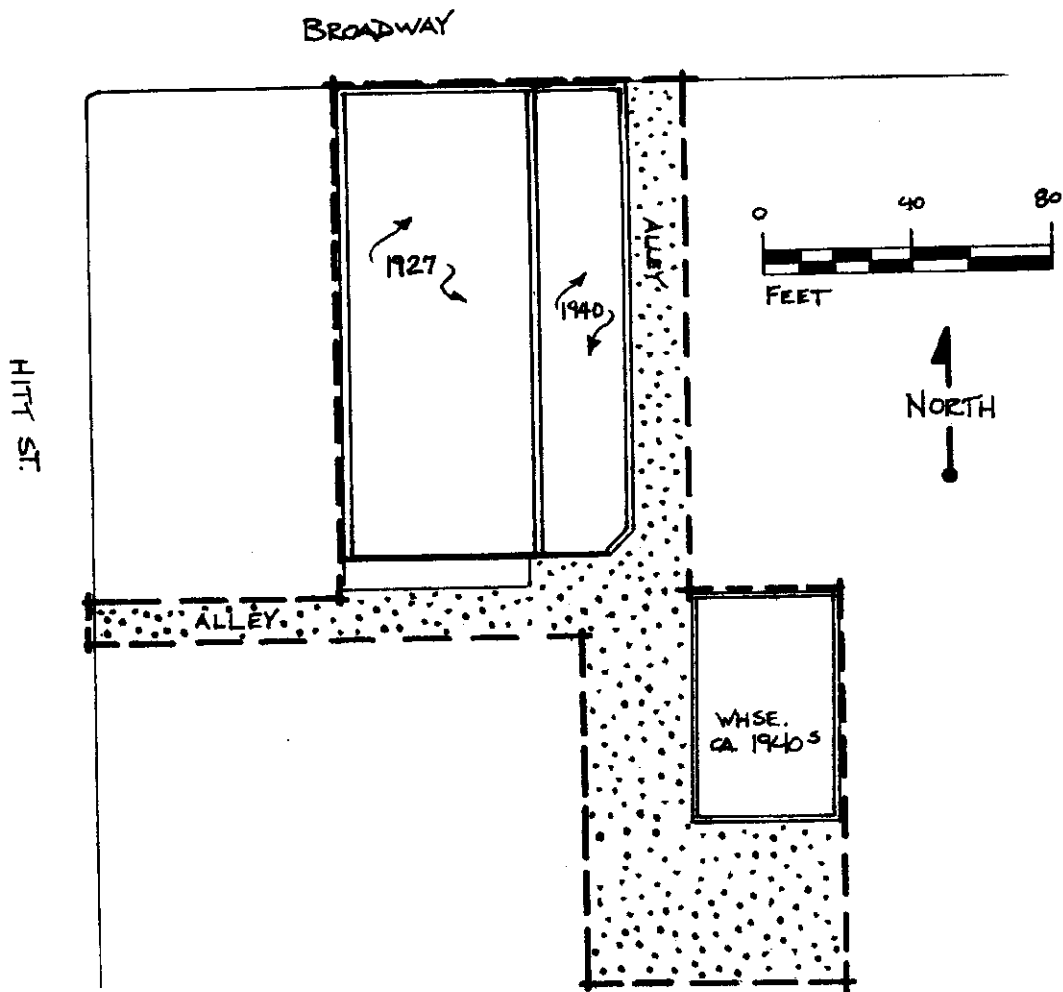
The west wall of the building adjoins the commercial property next door, and the east elevation faces the private alley off of Broadway. The upper part of the west wall, which overlooks the roof of the neighboring commercial building, is faced with newer bricks. (The Dairy shared that wall with a three-story building from 1927 past the 1940s.) The east wall is sheathed with wide bands of large glazed ceramic blocks. The coloration of the bands echoes the general composition of the terra cotta ornament of the façade, which wraps

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around to the front bay of the side wall. (See photo 1.) There are three second floor side windows overlooking the alley. One of those window openings has been partly bricked in, and the other two have newer window sash; the openings themselves are all unchanged. **Figure One. Site Plan and Boundary Map.** Drawn by Debbie Sheals, from a map compiled by the Boone County Assessor's Office.



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The façade of the building features a uniform system of ornament and fenestration. Even though the two sections of the building were constructed 13 years apart, the addition was designed to closely match the original, and the overall composition is quite unified. A fairly small flat cornice runs along the upper façade in an unbroken line, and the general patterns of fenestration in the two section of the building are very similar. (See photos 1-3.)

The second story window openings are all of the same height, as are the ground floor storefronts. The color and ornamental elements of the terra cotta on the two sections are also identical. The oldest part of the building, which contains roughly two-thirds of the total space, is divided into three main bays, with a smaller bay along the west edge of the building. The smaller bay contains a single arched doorway at the street level and an elaborated cornice and parapet wall at the top of the building. (See photo 4.) The arched doorway was converted to a window several decades ago; the opening itself is unchanged. The other three bays of that section are all about the same size, and each has an open storefront at the ground floor and wide window openings at the second floor. All of those openings are intact; most, if not all, of the glazing and storefront materials appear to date to a 1960s remodeling.

Most of the ground floor of the original section is sheltered by a small flat metal canopy, which also appears to date to the early 1960s. The recessed main entrance is located in the ground floor of the center bay, and the words "Central Dairy" are set into the paneled terra cotta band above that doorway. Paneled piers between the bays extend up beyond the cornice, and are topped with decorative urns at the top of the building.

A complex system of ornament accents various features of the facade design. Darker terra cotta visually anchors the base of the wall, and a simple keystone and rosettes are used at the arched doorway. A small cornice runs along the façade at the first floor line, and relief sculptures of urns fill small square panels at the junction of the vertical piers and the horizontal panel above the ground floor.

The ornament on the upper part of the building is more extensive. A wide band of relief runs along the tops of the second floor windows, and the piers at that level have large ornaments composed of semicircular shells with long tasseled "pendants." The shallow cornice is supported by acanthus-leaved brackets, and the face of the cornice is covered with rows of circular medallions. Larger round medallions mark the tops of the piers, which extend slightly above the top of the parapet wall to form bases for the ornamental roof urns.

The part of the building added in 1940 repeats all of those ornamental motifs, and utilizes the same general patterns of fenestration as well. It differs slightly in that it contains only two main bays on the ground floor and one on the second. The ground floor has a small arched entryway which mirrors the arched entry on the older section, as well as a

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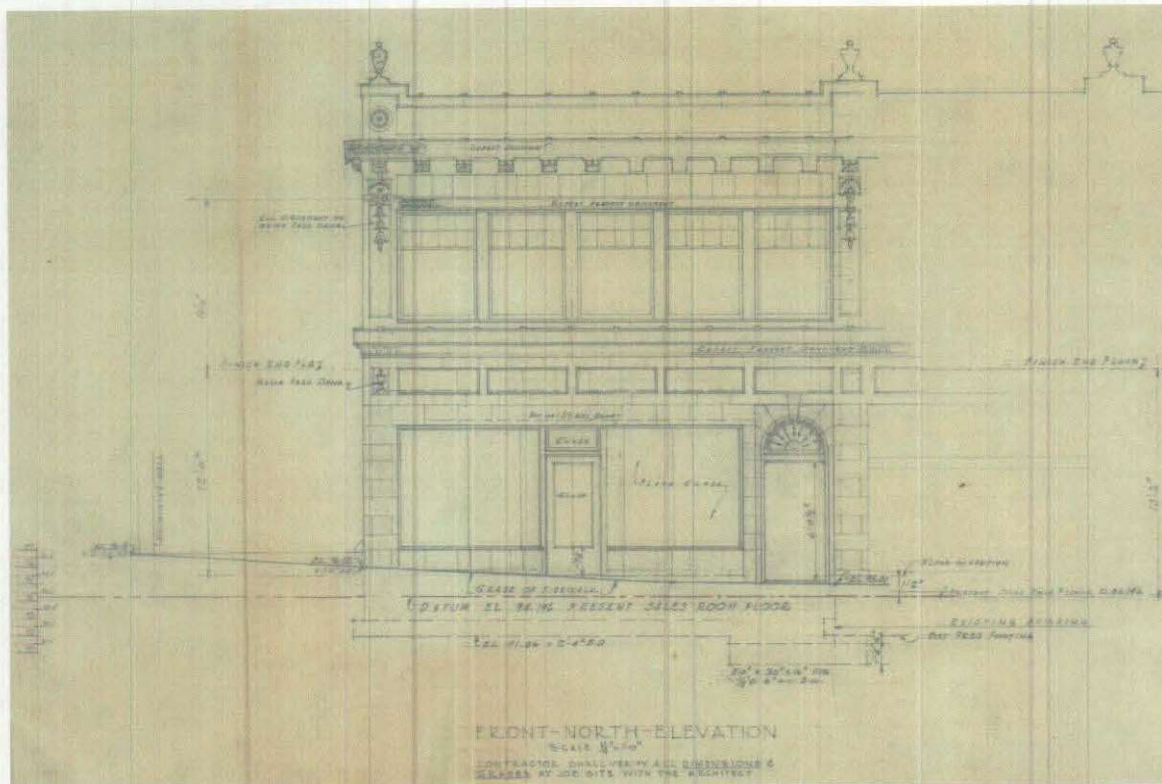
Central Dairy
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single wide storefront which has a central recessed doorway. At least part of that storefront appears to be original. The second floor windows occupy a large horizontal opening; the opening is original, and the glazing is newer.

The interior of the building retains the early general layout and patterns of use. The ground floor spaces are used for retail and other public functions, and the upper floor contains offices. The arched doorway of the 1940 section leads to a stairway up the second floor offices, and each section of the ground floor has its own entrance. Most of the current finishes are modern, and relatively simple; a few rooms retain some early wood flooring and plaster walls. The back rooms of the ground floor, which are used as support spaces, also have at least one early glazed block wall, left from the days the building was used by Central Dairy.

Overall, the Central Dairy Building today looks much as it did upon completion of the east addition in 1940. The distinctive terra cotta façade is highly intact, and the building is immediately recognizable to its period of significance.

Figure Two. Addition façade Drawing by Harry S. Bill, architect.



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Architect/Builder, con't.

Bill, Harry Satterlee, Architect

Hathman, J. E., Builder

Summary: The Central Dairy Building, at 1104-1106 East Broadway, in Columbia, Missouri was built for the Central Dairy Company, and served as that company's Columbia headquarters for decades. The building was built in two stages; the oldest part was erected when the company was founded in 1927, and a closely matching addition was put on in 1940. The original building was designed by the Kansas City architectural firm of Shepard and Wiser, and plans for the 1940 addition were done by Columbia architect Harry Satterlee Bill. A large warehouse at the back of the property was built around 1940 as well. The Central Dairy building provides an outstanding example of early 20th century ornamental terra cotta in Downtown Columbia; the façade features the most extensive collection of terra cotta ornament to survive in the area today. The building is also important for its long association with a leading local dairy. The building housed Central Dairy's sales and processing operations until 1959, when the business was sold. In 1961, the west part of the building became home to Downtown Appliance, and it remains so yet today. In form and function, the Central Dairy Building serves as an intact representative example of Property Type A. Commercial Buildings, Subtype: Two-Part Commercial Block. It meets the registration requirements for that property type set forth in the Multiple Property Submission Cover Document "Historic Resources of Downtown Columbia, Missouri," and falls under the historic contexts *In Every Way Far More Metropolitan than Her Sister Cities: Downtown Columbia, 1900-1955*, and *Log Stores to 'Capitoline Hill': Architectural Development in Downtown Columbia, 1821-1955*. The Central Dairy Building is significant under Criterion A, in the area of Commerce, and Criterion C, in the area of Architecture, with a local level of significance. The period of significance runs from 1927, when construction began, to 1954, the arbitrary 50 year cut-off point.

Elaboration: The Central Dairy Building has a long connection with commerce in downtown Columbia. It was built by the Central Dairy Company in 1927 and it has seen continual commercial use ever since. Central Dairy was founded in 1920, by Boone County natives Dot Sappington and Clyde Shepard. The company had buildings at two other sites in the downtown area from 1920 to 1927, after which it moved into the building at 1104 E. Broadway, which was designed specifically for the dairy operation.

Dot Sappington, (1878-1962) who served as the president of the company throughout its early years, started out in the dairy business in 1905, and continued in that line of work for

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more than half a century.¹ Clyde L. Shepard (1891-1961), the dairyman for the company, is said to have brought the first herd of Holsteins to Columbia from Arrow Rock, crossing the Missouri River when it was frozen.² Both men had family in Arrow Rock, and may have known each other from that association. Sappington was related to the famous pioneer doctor, John Sappington, and Clyde Shepard's father, Austin Shepard, grew up in Arrow Rock. Austin Shepard later moved to Columbia, and by 1930 owned over 500 acres of land in Boone County. A 1930 biography of Austin Shepard noted that "he makes dairy farming the main feature of his farm enterprise."³ It is more than likely that the elder Shepard supplied milk and cream for Central Dairy in Columbia.

Within a very few years of its founding, Shepard and Sappington's business had grown enough that the partners incorporated the business and commissioned the construction of an elaborate new building for the company. The incorporation papers, which were filed in June of 1927, included a list of activities in which they planned to engage. That list included the operation of a dairy and "other food and food products business," as well as dealing in dairy "farms and herds", and "dairies, ice cream and cheese factories."⁴ The list of assets included in that document also showed that they had already started the process of building a new headquarters; the last item on the asset list was "Payment made to architect on proposed new building.....\$500, and the description of a \$20,000 lot on Broadway."⁵

An original set of plans for the building, on file with the Western Historical Manuscripts Collection in Columbia, shows that the architectural firm the partners had engaged was Shepard and Wiser of Kansas City.⁶ The principals of the firm at the time were Charles E. Shepard (1863-1932, who was no apparent relation to Clyde) and Albert C. Wiser (ca. 1882-

1 James E. Ford, History of Jefferson City and Cole County, (Jefferson City: New Day Press, 1938) p. 532.

2 Mary Matthews, Inventory Form for 1104-1106 E. Broadway, Columbia MO, 1978-79. (copies are on file with the Missouri State Historic Preservation Office, Jefferson City, MO) Ms. Matthews interviewed Dot Sappington's son, Roy Sappington, during the survey project.

3 Walter Williams and Floyd Shoemaker, Missouri- Mother of the West, (Chicago: American Historical Soc., 1930) p. 152.

4 Central Dairy Articles of Incorporation, in "Abstract of Title to a part of 11 acre Lot 25 in Town of Columbia, and a part of the SW1/4 7-48-12." (Compiled by Central Missouri Abstract and Title Company, Columbia, MO) sheets 143-145.

5 Ibid. Deed records from the abstract show that they bought the land in 1926, for \$12,000.

6 Clark, Dave Collection, Western Historical Manuscripts Collection #5560, Oversize Folder 7.

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1937). Charles Shepard, the senior partner of the firm, was described in a Kansas City history as “one of the most active architects in Kansas City and a principal in a series of prominent partnerships that extended over a 45 year period.”⁷ Shepard teamed with Ernest H. Farrar from 1895 to 1910, and after Farrar retired, took on Albert Wiser as a partner. Wiser had been an employee of the firm since 1902. In an apparent effort to capitalize on the reputation that Shepard and Farrar had developed, the new partnership operated under the name of Shepard, Farrar, and Wiser from 1911 until 1918, after which the firm became known as Shepard and Wiser.⁸

Those three partnerships produced the designs for hundreds of buildings over the years, and were described in a 1937 Kansas City newspaper as having been “in the forefront of architectural development in this region.”⁹ A 1979 AIA guidebook of Kansas City architecture noted that the firm of Shepard, Farrar and Wiser had “designed more than six hundred houses in the Country Club and Mission Hills districts” of Kansas City.¹⁰ The records of the Kansas City Landmarks Commission show that many of their buildings have survived; the Landmarks Commission database includes information on 141 different buildings attributed to the firms--68 by Shepard and Farrar, 54 by Shepard, Farrar and Wiser, and 19 by Shepard and Wiser.¹¹

The firms designed all types of buildings, and worked in many different communities. The multi-story Holland office building in Springfield, MO, (National Register 11/15/2000) was designed by Shepard, Farrar and Wiser in 1914, and the firm is also known to have worked on large apartment building and hotel projects in Topeka, Kansas and Tulsa, Oklahoma.¹² Albert Wiser left the firm to pursue a solo practice in 1927, and Shepard died in 1932, which means the Columbia project was one of the last projects done by Shepard and Wiser, and a late example of Shepard's work.

The building the partners designed for Central Dairy in downtown Columbia utilized a

7 Sherry Piland., “Early Kansas City Architect: Charles E. Shepard,” (*HKC News* December 1980 – January 1981 Vol. 5, No. 3.) p. 4.

8 Piland, p. 4.

9 “Wiser, Albert C., Death, May 17, 1937,” *Kansas City Times* 18 May 1937.

10 Kansas City Chapter of the American Institute of Architects, *Kansas City*, (Kansas City: Kansas City Chapter AIA, 1979) p. 147.

11 Printouts from the database were supplied by staff member Brad Wolf in July, 2004.

12 National Register records and “Wiser, Albert C., Death.”

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common form, and exceptional ornamentation. In form, it is a typical two-part commercial block, two stories tall, with a ground floor display windows and slightly more enclosed second story spaces.¹³ The ground floor was designed to house the public and work spaces of Central Dairy, and the second floor was designated as office space. That general layout was used for most of the commercial buildings lining Broadway and other commercial streets at the time, and it continues to dominate commercial use in the area today.

The terra cotta ornamentation of the building is, however, far from typical for the area. Although terra cotta was popular for selected ornamentation on new and remodeled buildings in Columbia at that time, such extensive use was rare.¹⁴ In most cases, terra cotta use was limited to such things as cornices and window trim. The Central Dairy is one of only two intact historic buildings in downtown Columbia today to have been built with terra cotta over all or most of its facade.¹⁵ The other, the Haden Building of 1921, is a large bank building with restrained formal neoclassical styling.

The façade of the Central Dairy building has the most freewheeling use of architectural terra cotta ornament in downtown Columbia. It also stands out in that the architects appeared to be emphasizing the fact that the facing was terra cotta, rather than simply emulating stone. The buff color is unique to the area, as is the extensive use of floral and curvilinear ornamentation. (See photo 4.) An architectural survey of downtown Columbia aptly identified this building as “architecturally one of the most beautiful buildings” in downtown Columbia.¹⁶ The owners of the Central Dairy no doubt held similar views about their new home, as illustrated by a photo taken in 1930. (See Figure Three, below. Note the light standards, which appear to hold spotlights to illuminate the entire façade.)

The new building proved to be as functional as it was attractive. Central Dairy used it for the sale and manufacturing of ice cream and other dairy products for many years. Shepard and Wiser’s plans, which were labeled “Store and Manufacturing Building for the Central Dairy Company”, show that the sales room and “Hardening Room” (freezer), were located in

13 See MPS Cover document “Historic Resources of Downtown Columbia, Missouri,” Section F, Associated Property Types,” for a full discussion of the Two-Part Commercial Block subtype of the Commercial Buildings property type.

14 See Context III. *Log Stores to “Capitoline Hill”: Architectural Development in Downtown Columbia, 1821-1955*, for more discussion of architectural terra cotta in Columbia during this period.

15 A third building with a full terra cotta façade, the Ballenger Building at 27-29 S. Ninth St, was the product of a 1920s remodeling project. That building was listed in the Register 1/21/2004.

16 Mary Matthews, Inventory Form for 1104-1106 E. Broadway, Columbia MO, 1978-79.

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the front of the building, with work space and loading docks at the rear. The company apparently used only the ground floor of the building; the second floor was labeled as "Rental Space" on the plans.

The dairy business apparently prospered, even through the tough years of the Depression. In 1932, Dot Sappington sold his share of the Columbia company to his son, W. Roy Sappington, and William Pyle, and moved to Jefferson City to start a new Central Dairy in that town.¹⁷ Even though both the Columbia and Jefferson City Central Dairies used the same logos and had many similarities, they were separate companies. A third branch in Fulton was also established at some point; phone books for that community list a "Home Owned" Central Dairy there throughout the 1940s. The Fulton operation may have been started by a Sappington as well; one biography of Dot Sappington noted that "his children were virtually brought up in the business."¹⁸

Figure Three. Photo of the building taken in 1930 by Peterson photography, which had an office on the second floor of the building at the time. Photo courtesy of the Boone County Historical Society.



¹⁷ James E Ford, *History of Jefferson City and Cole County*, (Jefferson City: New Day Press, 1938) pp. 532-533.

¹⁸ Ford, p. 532,

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W. Roy Sappington was well-qualified to take over for his father in the Columbia store. Besides growing up around his father's Columbia operation, he studied the dairy business at MU, then worked in a dairy in California for a year. In 1929, he returned to Columbia to work for Central Dairy, and soon after became a director of the corporation.¹⁹ By the time he took over his father's share of the company in 1932, he was well-versed in the day to day operations. Several years later, he bought out Pyle's share, after which he and Clyde Shepard appear to have been equal partners.

It was under the ownership of Roy Sappington and Clyde Shepard that the large addition was made in 1940. Shepard and Wisner were both dead by then, and the company chose a local architect to handle the expansion plans. Harry Satterlee Bill, who had a thriving practice in the area at the time, drew the plans for the addition. Like Shepard and Wisner, Bill did a lot of residential design, along with commercial work. One of his best known projects in downtown Columbia involved teaming up with the St. Joseph firm of Eckle and Mann to design the Columbia Municipal Building in 1932. That broad brick and limestone building survives today and is still owned by the City of Columbia. The 1970s survey report for the area commented on its refined design and noted that it was often called the "Capitoline Hill" of the community.²⁰

The plans for the addition show that Bill chose to respect the original design rather than make a "statement" with the section he produced. His plans show that particular attention was paid to the alignment of existing and new floor lines and widow layouts, and that he intended that all terra cotta ornament should closely match what was already there. It seems more than likely that the terra cotta for both parts of the building was the work of a single manufacturer; it would be nearly impossible for separate companies to match both color and ornamental details so closely. (Unfortunately neither plans nor specifications call out a specific manufacturer.)

¹⁹ Floyd Shoemaker, ed. Missouri and Missourians, Vol. I-V. (Jefferson City, MO: Mid State Printing Co., 1943) p. 321.

²⁰ Mary Matthews, "Downtown Columbia: An Architectural Survey." (Survey Report on File with the Missouri State Historic Preservation Office, Jefferson City, MO, 1979) p. 3.

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Figure Four.
Photo of the building taken shortly after the addition was finished. Photo courtesy of the Boone County Historical Society.



The expanded building had a pattern of use similar to that of the older portion; the Dairy utilized the ground floor and the second floor was rented out for offices. Also, as had been the case in 1930, one of the spaces was occupied by a photography studio. City directories show that another upper floor office was used by Roy Sappington in the early 1950s in association with his duties as the mayor.

The large brick warehouse at the back of the property was probably built soon after the addition was completed. The land upon which it sits was purchased at the same time the partners bought the land for the addition, and construction materials point to a 1940s date. It appears that that building has always served as a warehouse; a 1960s Sanborn map of the property labeled it as such, and it has that use yet today.

The Central Dairy was one of the longest-lived and most prominent dairies in Columbia in the first half of the 20th century. A 1943 biography of Roy Sappington noted that he was then a partner in “the institution that is a household word and a household service at Columbia, the Central Dairy.”²¹ That “institution” continued to do business in downtown Columbia until

²¹ Shoemaker, p. 321.

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1959, when the business was sold to the Meadow Gold Dairy Company.

The building was not part of that transaction, however. Clyde Shepard had sold his part of the Dairy business and bought out others' interest in the building in 1949. He and his wife, Evelyn, retained full ownership of the property until 1960, when they sold the 1940 addition to the building as a separate parcel. That parcel was sold to Francis and Iris M. Westhoff. Westhoff's photography studio had been in the second floor of that space since the mid-1950s. Shepard still owned the rest of the property, including the 1927 part of the building and the warehouse, when he died in 1961.²²

The property left the Shepard family in 1966, when his daughter, Evelyn Ross, sold it to Herbert E. and Wilma Helmreich, and Howard C. and Norma Wortman.²³ Helmreich and Wortman had been operating Downtown Appliance in the ground floor of the 1927 space for several years by then, and that sale may have simply finalized an earlier agreement. Downtown Appliance has been in continual operation there since 1961; it has, in fact, occupied the building longer than the Dairy did. The 1940 section of the building has seen a variety of commercial tenants over the years, and has retained the traditional use pattern of commercial functions on the ground floor and offices above.

The building looks today much as it did when Central Dairy was a "household word" in Columbia. As a professionally designed building which housed one of the area's leading dairies for decades, it strongly reflects its important place in the commercial and architectural history of downtown Columbia, Missouri. The 43 years it has spent as the home of Downtown Appliance continues that tradition. The terra cotta ornament of the façade is exceptional, and in form and function, the building is a typical example of Property Type A. Commercial Buildings, Subtype: Two-Part Commercial Block, as discussed in "Historic Resources of Downtown Columbia, Missouri."

Appendix: Chronology

1920, ca. Central Dairy founded by Dot Sappington and Clyde Shepard. (Survey form)

1923 Columbia City Directory

No listing for Clyde Shepard

Dot Sappington was listed as the proprietor of Central Dairy

Central Dairy was listed in the alphabetical listing of names, @ 416 E. Broadway, with an Annex @ 6 N.

²² "Clyde L. Shepard," *The Columbia Missourian*, 20 December 1961, p. 1.

²³ Abstract.

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Eighth St.

White Eagle Dairy Co. @ 202-205 Broadway was the only listing in the Dairy section of the business listings.

1925 Sanborn map shows a house at the current location, and the Central Dairy building at 4th and Broadway.

1926 City Directory
Central Dairy 416 E. Broadway
White Eagle Dairy 202-205 E. Broadway
Both Clyde Shepard and Dot Sappington were shown as Columbia residents.

1926 Dot Sappington and Clyde Shepard buy the lot for the first building, for \$12,000. (Property abstract)

1927, June 9. Central Dairy Company is incorporated as a business in Columbia. They had a substantial inventory by then as well. The corporation bought the land from Sappington and Shepard. (Property abstract)

1927 The west part of the building was constructed, from plans drawn by Shepard and Wiser Architects, Kansas City.
Directory shows listings for Central Dairy at 416 and 1106 E. Broadway.

1932 Directory entries for the partners noted that Sappington was president of the company and Shepard was the dairyman.

1932 Dot Sappington sold his interest in the Dairy to his son, Roy, and founded Central Dairy in Jefferson City. (His photo still hangs on the wall of that facility.)

1939 Shepard and wife, W. Roy Sappington and William Pyle bought the property back from the Dairy Corporation. The same year, they bought the land for the addition and the warehouse from John and Sue Hardy.

1940 The addition was built, from plans drawn by Harry Satterlee Bill.
It appears that the warehouse was built soon afterwards.

1947 Columbia Directory:
1106 Broadway – Central Dairy
1106a Broadway – Peterson Studio Photography

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1108 Broadway – Blue Shop Women’s Clothing

1948 Clyde Shepard sells his interest in the Dairy business to Roy Sappington and Andrew J. Wolf. (Shepard’s obituary.) It also appears that he gained full ownership of the building at that time as well. (abstract)

1951 Columbia Directory:

1106 Broadway – Central Dairy

W. Roy Sappington, mayor.

1108 Broadway – Blue Shop, Women’s Clothing

1956 and 1958 Columbia Directory:

1106 Broadway – Central Dairy

1108 Broadway – House of Gifts/ Westhoff Photography

ca. 1959 Central Dairy business sold to Meadow Gold, another dairy company. (Survey form) It was also about this time that the address for the older part of the building changed to 1104 E. Broadway, and the 1940 section became 1106.

1960 The property is subdivided and the 1940 portion of the building is sold to J. Francis and Iris M. Westhoff.

1961 Clyde Shepard dies. His obituary appeared on the front pages of both local papers; one noted that he still owned the Central Dairy building at that time.

1961 Columbia Directory:

1104 Broadway – Downtown Appliance/Insurance Service Agency

1106 – House of Gifts/ Westhoff Photography

1964 Columbia Directory:

1104 Broadway – Downtown Appliance and Insurance Soc. Agency plus nine others

1106 Broadway – House of Gifts/Westhoff Photography

1966 Clyde Shepard’s daughter, Evelyn Ross, sells the 1927 building and warehouse to Herbert E. and Wilma Helmreich, and Howard C. and Norma Wortman, owners of Downtown Appliance.

1988 Norma Wortman sells to Helmreichs. Their son, Don, and his wife Carla, now own Downtown Appliance.

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SOURCES (See MPS Cover document "Historic Resources of Downtown Columbia, Missouri," for further discussion and a complete biography of general sources.)

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Verbal Boundary Description

The boundary of the property is shown as the heavy dashed line on the site plan. (Figure One.) The property consist of three parcels, as defined by the Boone County Assessor's Office. The parcel numbers are as follows: 16-320-00-00-014.00 02; 17-117-00-00-018.00 01; 17-117-00-00-016.00 01.

Boundary Justification

The current boundaries encompass all of the land historically associated with the Central Dairy operation on Broadway. They follow property boundaries which were established before 1940.

Photographs

The following information is the same for all photographs:

Central Dairy Building

1104-1106 East Broadway

Columbia, Boone County, MO

Debbie Sheals

July, 2004

Negatives on file with Debbie Sheals 406 West Broadway, Columbia, MO 65205

List of Photographs

See photo key for description of camera angle.

1. Front, northeast corner.
2. Façade, north elevation.
3. Front, northwest corner.
4. Terra cotta detail, west end of front cornice.
5. Detail, upper northeast corner.
6. Façade detail, junction between the two sections of the building.
7. Streetscape, looking southeast.
8. Rear elevation and warehouse, looking east.
9. Warehouse, south and west walls (southwest corner).
10. Ground floor, back room of 1927 section, looking east.
11. Ground floor front, looking north to front wall.
12. Second Floor interior, looking south.

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Section number property owners Page 18

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Property Owners

1104 East Broadway and warehouse:

name Sunrise Valley, LLL (c/o Don and Carla Helmreich)
street & number 2413 Martinshire Ct.
telephone 573-874-3333
city or town Columbia state MO zip code 65203

1106 East Broadway:

name Four Guys on Broadway (c/o Greg Wolff)
street & number 1715 Paris Rd.
telephone 573-875-7115
city or town Columbia state MO zip code 65201



CENTRAL
DAIRY
1104-1106 E.
BROADWAY
COLUMBIA, MO 65201
UTM
15/558489E
4311612N

7561 IV NW
(HUNTSDALE)

57'30"

4912

4911

4913

70

40









