

# Supplementary Listing Record

NRIS Reference Number: SG100004061

Date Listed: 6-24-19

Property Name: Appleton City Downtown Commercial District

County: St. Clair

State: MO

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
Signature of the Keeper

6-24-19  
Date of Action

=====  
**Amended Items in Nomination:**

This is a fine nomination, but a confusing statement has been inserted on page 7-1 in regard to the end date of the period of significance. The nomination reads "While the standard 50-year rule used to evaluate significance is no longer standard practice, the fact that Appleton City's commercial viability remained constant through the 1960s, the year 1968 is appropriate for ending the period of significance." In the introduction to Section 8, it reads, "The year 1968 designates a 50-year end date for the district's period of significance, where significant events continued but no specific date can be provided." This last statement is correct, and has been referred by some as "the 50-year rule". The National Register has not changed in regard to on-going significance defining an end date, although it is not as commonly called "a rule."

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The MISSOURI SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name Appleton City Downtown Commercial District

Other names/site number N/A

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 100-200 E. 4th Street; 100-131 W. 4th Street; 201-306 N. Walnut Street

N/A	not for publication
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City or town Appleton City

N/A	vicinity
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State Missouri Code MO County St. Clair Code 185 Zip code 64724

## 3. State/Federal Agency Certification

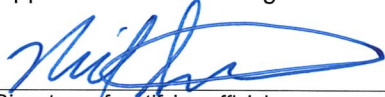
As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:  A  B  C  D

 Dep Director JJP Date 4/25/19

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

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**Ownership of Property**

(Check as many boxes as apply.)

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

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

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

<b>Contributing</b>	<b>Noncontributing</b>	
28	7	buildings
1	0	sites
5	1	structures
0	2	objects
34	10	<b>Total</b>

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

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0

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**6. Function or Use**

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**Historic Functions**

(Enter categories from instructions.)

COMMERCE/businessCULTURE/opera houseDOMESTIC/hotelEDUCATION/libraryGOVERNMENT/city hallGOVERNMENT/fire stationGOVERNMENT/post officeINDUSTRY/waterworksTRANSPORTATION/train depot**Current Functions**

(Enter categories from instructions.)

COMMERCE/businessEDUCATION/libraryGOVERNMENT/city hallGOVERNMENT/post officeRECREATION/museumRECREATION/parkINDUSTRY/waterworks

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**7. Description**

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**Architectural Classification**

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY/Greek RevivalLATE VICTORIAN/ItalianateOTHER/one-part commercialOTHER/two-part commercial**Materials**

(Enter categories from instructions.)

foundation: STONE: LimestoneCONCRETEwalls: STONE: LimestoneWOOD: WeatherboardBRICKMETAL

roof:

METAL  
ASPHALTother: 

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**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: Appleton City Historical Society

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**Areas of Significance**

Commerce

**Period of Significance**

c.1870 – 1968

**Significant Dates**

c.1870

**Significant Person**

(Complete only if Criterion B is marked above.)

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Stimple & Perkins

Pohl, Joe Construction Company



Appleton City Downtown Commercial District  
Name of Property

St. Clair County, MO  
County and State

**10. Geographical Data**

**Acreege of Property** 11.5

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |   |                               |                                 |   |                               |                                 |
|---|-------------------------------|---------------------------------|---|-------------------------------|---------------------------------|
| 1 | <u>38.191107</u><br>Latitude: | <u>-94.029246</u><br>Longitude: | 6 | <u>38.189475</u><br>Latitude: | <u>-94.028804</u><br>Longitude: |
| 2 | <u>38.190405</u><br>Latitude: | <u>-94.029652</u><br>Longitude: | 7 | <u>38.189939</u><br>Latitude: | <u>-94.025642</u><br>Longitude: |
| 3 | <u>38.188409</u><br>Latitude: | <u>-94.030321</u><br>Longitude: | 8 | <u>38.190396</u><br>Latitude: | <u>-94.025615</u><br>Longitude: |
| 4 | <u>38.188402</u><br>Latitude: | <u>-94.029537</u><br>Longitude: | 9 | <u>38.191037</u><br>Latitude: | <u>-94.027105</u><br>Longitude: |
| 5 | <u>38.189486</u><br>Latitude: | <u>-94.029427</u><br>Longitude: |   |                               |                                 |

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

- |   |       |         |          |
|---|-------|---------|----------|
| 1 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |
| 2 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |

- |   |       |         |          |
|---|-------|---------|----------|
| 3 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |
| 4 | _____ | _____   | _____    |
|   | Zone  | Easting | Northing |

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Ruth Keenoy / Historic Preservation Specialist

organization \_\_\_\_\_ date December 12, 2018

street & number 5229 Oleatha Avenue telephone 314-637-6441

city or town St. Louis state MO zip code 63139

e-mail rdkeenoy@gmail.com

Appleton City Downtown Commercial District  
Name of Property

St. Clair County, MO  
County and State

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### Additional Documentation

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Submit the following items with the completed form:

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

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

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

### Photographs

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

### Photo Log:

Name of Property: Appleton City Downtown Commercial District

City or Vicinity: Appleton City

County: St. Clair State: MO

Photographer: Ruth Keenoy

Date Photographed: 16 February 2018

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

- 1 of 28: 100 E. 4<sup>th</sup> Street, SW
- 2 of 28: 107-109 E. 4<sup>th</sup> Street, N
- 3 of 28: 103-105 E. 4<sup>th</sup> Street, N
- 4 of 28: 101 E. 4<sup>th</sup> Street (lot), NE
- 5 of 28: 104-106 E. 4<sup>th</sup> Street, S
- 6 of 28: 110 E. 4<sup>th</sup> Street, S
- 7 of 28: 112-116 E. 4<sup>th</sup> Street, SE
- 8 of 28: 113-115 E. 4<sup>th</sup> Street, NE
- 9 of 28: 120 E. 4<sup>th</sup> Street, SE
- 10 of 28: 200 E. 4<sup>th</sup> Street, SE
- 11 of 28: 100-102 W. 4<sup>h</sup> Street, S
- 12 of 28: 101-107 W. 4<sup>th</sup> Street, NW
- 13 of 28: 104-108 W. 4<sup>th</sup> Street, S
- 14 of 28: 109-115 W. 4<sup>th</sup> Street, N
- 15 of 28: 112-116 W. 4<sup>th</sup> Street, SE
- 16 of 28: 119 W. 4<sup>th</sup> Street, N

Appleton City Downtown Commercial District

St. Clair County, MO

Name of Property

County and State

- 17 of 28: 117-119 W. 4<sup>th</sup> Street, NE
- 18 of 28: 123 W. 4<sup>th</sup> Street, NE
- 19 of 28: 122-124 W. 4<sup>th</sup> Street, NE
- 20 of 28: 124-126 W. 4<sup>th</sup> Street, outbuilding, SE
- 21 of 28: 125-129 W. 4<sup>th</sup> Street, N
- 22 of 28: 131 W. 4<sup>th</sup> Street, NE
- 23 of 28: 301-303 N. Walnut Street, NE
- 24 of 28: 201 Block N. Walnut Street, SE
- 25 of 28: 302 N. Walnut Street, NE
- 26 of 28: 302 N. Walnut Street, outbuilding, NW
- 27 of 28: 306 N. Walnut Street, SE
- 28 of 28: 301-303 N. Walnut Street, pump (north of depot). Photo courtesy of Susan Rotert (August 2018).

**Figure Log:**

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

Figure 1. Location Map, Appleton City, St. Clair County, MO. ....	39
Figure 2. Appleton City Downtown Commercial District Boundary Map .....	40
Figure 3. 4th Street, view is west from the east end of the commercial district. ....	41
Figure 4. Some sidewalks on Walnut Street are brick.....	42
Figure 5. Alley flanking the property lines of commercial buildings on the south side of 4th Street.....	43
Figure 6. Original location of Appleton City’s Passenger Depot. ....	44
Figure 7. Original location of Appleton City’s first library (circled) was in Forest [City] Park.....	45
Figure 8. 110-116 W. 4th Street has been altered on the first-story level. ....	46
Figure 9. 118-120 W. 4th Street has been altered on lower and upper floors. ....	47
Figure 10. Appleton City, 4 <sup>th</sup> Street, view is east (c. 1890), taken from Railroad Avenue.....	48
Figure 11. William Henry Appleton, for whom Appleton City was named. ....	49
Figure 12. Appleton City Library, view is west. ....	49
Figure 13. Durley Hall, view is southeast. Photo dated 1912. ....	50
Figure 14. 1901 advertisement for 112-114 W. 4 <sup>th</sup> Street.....	51
Figure 15. 1901 advertisement for 122 W. 4 <sup>th</sup> Street. ....	52
Figure 16. Photo is 4 <sup>th</sup> Street, looking east, c. 1910.....	53
Figure 17. Zink Motors, 200 E. 4 <sup>th</sup> Street, 1918. ....	53
Figure 18. Extant automobile dealership on W. 4 <sup>th</sup> Street, west of the downtown commercial district. ....	54
Figure 19. Appleton City High School opened in 1932. The building is west of the district. ....	55
Figure 20. Durley Hotel postcard, c. 1910, view is northeast. ....	56
Figure 21. 107 W. 4 <sup>th</sup> Street depicts a mural of a Minuteman missile.....	57
Figure 22. Durley Hotel in 1891 (in pink, top) and 1935 (in yellow, bottom). ....	58
Figure 23. Railroad Map, 1887. ....	59
Figure 24. W. 4 <sup>th</sup> Street, looking southeast. ....	60
Figure 25. View of south side of W. 4 <sup>th</sup> Street in 1903.....	61
Figure 26. G.W. Clark Block, 119 W. 4 <sup>th</sup> Street. ....	61
Figure 27. 1910s, World War I enlistment in front of 111-115 (center) W. 4 <sup>th</sup> Street. ....	62
Figure 28. Boundary/Photo Map.....	63

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

### Summary

Appleton City is located in the northwest corner of St. Clair County, Missouri, approximately 69 miles southeast of Kansas City, Missouri (**Figure 1**). The Appleton City Downtown Commercial District encompasses both sides (north/south) of Appleton City's primary commercial thoroughfare, 4th Street. This route extends east/west through the heart of Appleton City for 1.13 miles. Outside of the city's limits, 4th Street serves as State Highway 52. The district is bounded on the west by the railroad tracks near Walnut Street and on the east near N. Locust Street (**Figure 2**). Walnut and Locust Streets extend north/south, intersecting 4<sup>th</sup> Street (extending east/west) at either end of the district. The district includes buildings on both (north/south) of 4th Street, as well as two properties north of W. 3<sup>rd</sup> Street on the east side of Walnut Street (formerly Appleton City Library and Ellett Hospital) and two municipal properties along the west side of Walnut Street – the Appleton City Depot/Park (north of W. 3<sup>rd</sup> Street) and water works (south of W. 3<sup>rd</sup> Street). Appleton City covers an area of 1.15 square miles. Appleton City's 2010 census information indicated a population of 1,127 people.<sup>1</sup>

The district encompasses 11.5 acres. The district's **period of significance** dates from c. **1870** (the year that Appleton City was established and earliest district buildings were erected) **through 1968**. While the standard 50-year rule used to evaluate significance is no longer standard practice, the fact that Appleton City's commercial viability remained constant through the 1960s, the year 1968 is appropriate for ending the period of significance. The district is eligible under **Criterion A: Commerce**. This significance relates to Appleton City's importance as a major commercial area, supporting agribusiness and trade for the region throughout the period of significance. The associated **level of significance is local**. Two buildings within the district – the Appleton City Depot (303 N. Walnut Street) and original library (306 N. Walnut Street) have been moved and meet **Criterion Consideration B** (see Integrity Discussion, below). The district includes 47 properties: 34 are contributing, 10 are non-contributing and three (3) are non-contributing sites excluded from the total property count. Though a number of buildings in the district were altered in recent decades, modifications are primarily on first-floor storefronts and do not detract from the overall integrity of the commercial district as described in the Integrity Discussion below. The district's building stock is primarily composed of one- and two-part commercial buildings constructed in the late nineteenth and early twentieth centuries. The district also includes Appleton City's first public library, original railroad depot, a late nineteenth-century hotel, municipal waterworks, former movie theater, fire station/city hall and nineteenth-century opera house.

<sup>1</sup> United States Census Bureau, "American Fact Finder," Available at: [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml?src=bkmk](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk) (Access date: 28 June 2017).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
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## Setting

Appleton City is a small city, situated in rural northwestern Missouri. The city's landscape is flat, bordered on the north by areas of strip mining. Small ponds and creeks are noted outside of the city's limits, reflecting the region's agricultural activities and farmsteads.<sup>2</sup> The Appleton City Downtown Commercial District encompasses most commercial properties in Appleton City. Buildings within the district are primarily brick, constructed in the late nineteenth and early twentieth century. Concrete sidewalks and street lamps (erected in 2015-2017) line 4th Street (East/West) throughout the district (**Figure 3**). Walnut Street, which bounds the west end of the commercial district, has a concrete sidewalk along the east side of the street, north of 302 N. Walnut Street (formerly known as Durley Hotel). South of this building and on the west side of Walnut Street adjacent to the park/railroad depot are brick sidewalks. Sidewalks on the west side of Walnut Street are contemporary; those on the east side of the street (adjacent to the former Durley Hotel) are original (**Figure 4**). Concrete sidewalks throughout downtown, including those along Fourth Street, have been updated in recent years. Asphalt paved streets and alleys are prevalent in the district. Alleys extend east/west, bounding property lines for commercial buildings on the north and south sides of 4th Street (**Figure 5**).

The district's eastern and southern edges are bordered by residential development. West and north of the district, Appleton City is primarily industrial in appearance and physically separated from the commercial district by the railroad, which provides a distinct physical separation between Appleton City's commercial and industrial sectors.

## Architectural Descriptions

### *E. 4th Street*

- 1. 100 E. 4th Street (C) – Durley Hall (Photo 1)** is a two-story building constructed in 1881 by Stimple & Perkins of St. Louis, Missouri. The building has a flat roof, brick walls and a limestone foundation. The lower elevation has an original cast-iron and frame double storefront, altered c. 2000 with vinyl infill and replacement of original entries/windows. These altered bays flank a central recessed entry bay that holds original paired wood paneled doors set below a two-light original transom. The central entry leads to the building's upper floor. Above the original paired central doors are the building's name (Durley Hall) and construction date (1881). The entry bay is flanked by brick pilasters resting on concrete bases. Above the recess and spanning the lower façade entry/windows is a cast iron decorative band. Capitals adorn the upper brick pilasters. The brick pilasters/capital pattern is repeated at the corners of the storefront (east/west). The remaining first floor elevation is filled with vinyl siding. On either side of the original entry, the filled storefront holds a single-light contemporary door flanked by fixed

<sup>2</sup> United States Geological Service, Montrose, MO, Topographic Map (2016).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

windows (two on either side). Above the doors/windows are shed fixed awnings with asphalt shingles. The second-story façade holds seven symmetrically placed arched windows, all of which are covered with wood panels. The windows are separated by brick engaged pilasters capped with flush concrete capitals. The windows share concrete original sills. Above the windows, just below the roofline, is decorative brick corbelling, which extends to the west elevation.

The building's east elevation, visible at the second-story level, holds a "ghost sign" of a former business related to shoe and clothing sales. The building's west elevation faces N. Hickory Street. The elevation has ten bays divided by engaged brick pilasters. The upper elevation has a single arched window in each bay, similar to those on the façade. Most of the windows are covered with wood panels. Remaining exposed sashes hold two-light horizontal sash lights. The lower elevation has a modified commercial bay on the north end. This bay has an original cast iron storefront with brick pilasters/capitals as noted previously. The bay is filled with vinyl siding and holds a two-light contemporary window. Remaining bays are largely filled at the first floor level (west elevation) with arched smaller windows. All but one of the windows is filled with wood. The exposed window holds an original four-light window. Two of the lower elevation bays have been modified to hold a contemporary overhead track garage door/bay.

- 2. 101 E. 4<sup>th</sup> Street (NC-site) (Photo 4) (described but not counted)** is a non-contributing site. The grass-covered vacant lot is situated west of 105 E. 4<sup>th</sup> Street. The lot formerly held a two-part commercial building demolished in 2013. A concrete sidewalk flanks the south end of the lot. An exposed brick wall (associated with 103 E. 4<sup>th</sup> Street) flanks the east end of the lot. A gravel covered alley flanks the north end of the lot. N. Hickory Street borders the west end of the lot. The vacant lot fails to illustrate the district's commercial significance and is therefore non-contributing.
- 3. 103 E. 4<sup>th</sup> Street (C) (Photo 3, left)** is a two-story brick commercial building constructed c. 1885. The building has a flat roof and faces south toward E. 4<sup>th</sup> Street. Decorative brick corbelling extends across the façade near the roofline. The second floor façade holds three individual windows with replacement one-over-one lights. Above the windows are original semi-circular brick arches. Window sills are brick. The first floor has a flat awning (not original) affixed to ribbed siding that covers the space above the storefront and the east end of the elevation. An original cast iron storefront is intact below the awning. Cast iron original columns flank the entry which holds a replacement single-light glass and aluminum door. Large commercial style original windows offset the entry. Below the commercial windows are original wood panels.
- 4. 104-106 E. 4<sup>th</sup> Street (C) (Photo 5)** is a one-story commercial building constructed in 1932. The building has exterior brick walls, a flat roof and a concrete foundation. The



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

building has a central bay filled with an overhead track replacement door. Brick pilasters frame the bay and are noted at the ends (east/west) of the façade. Flanking the bay are single commercial pedestrian bays. The west entry holds an original single-light door with a filled transom. The east entry holds a c. 1970 glass and aluminum door. At either end of the elevation are contemporary glass block windows. A concrete name plate above the garage bay bears the name, "McConnell."

5. **105 E. 4th Street (C) (Photo 3, right)** is a two-story limestone commercial building constructed c. 1890. The building faces south, toward E. 4th Street. The building has a flat roof. Below the roofline is a decorative cornice with embellished dentils. Second-story windows are replacement with partial infill of original bays. Original semi-circular brick arches remain intact above windows as does an original shared stone sill below bays. Window lights are currently double-hung single-light design. The first floor has a metal awning, not original, above replacement windows and a replacement door. The lower elevation is clad with brick. At the east end is a solid paneled door. At the west end is a glass and aluminum single-light commercial entry offset by a single-panel sidelight. A two-light commercial window bay separates the entrances. A slightly raised concrete ramp with metal balustrade extends east/west near the single-light commercial entry.
6. **107-109 E. 4th Street (NC-site) (Photo 2) (described but not counted)** is a non-contributing site. The property is a grass covered vacant lot east of 105 E. 4th Street. The exposed concrete wall of 113-115 E. 4th Street bounds the east end of the lot. A concrete walk flanks the south end of the lot and a paved alley flanks the north end of the lot. The property formerly held a two-part commercial building demolished in 2014. Due to demolition of the commercial building, the lot fails to contribute to the district's commercial significance.
7. **110 E. 4th Street (NC) (Photo 6)** is a one-story concrete block commercial building constructed in 1974. The building has a flat roof and a concrete foundation. The building has a brick veneer façade with a central single-light door flanked by fixed sash aluminum framed commercial windows. A fixed metal awning extends above the entry/windows. A business sign (Strope Studios Photography) is affixed to the awning near the roofline. Due to the building's construction date, which falls outside of the period of significance, it is a non-contributing feature of the district.
8. **112 E. 4th Street (C) (Photo 7, right)** is a two-story brick faced commercial building constructed c. 1880. Sanborn maps indicate the building is constructed of stone and the brick veneer is original. The building has an altered first-story storefront (c. 1980) with non-original brick veneer. Centered on the lower elevation is a c. 1980 glass and aluminum door below an aluminum framed transom. Offsetting the bay on the west is a single-light fixed commercial window with an aluminum sash. The second-floor façade

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

holds three one-over-one replacement windows set within arched bays with original brick headers and concrete sills. The upper story is clad with original brick. Brick corbelling spans the upper elevation. A fixed metal shed awning extends above the first-story door/window. Affixed to the awning is a sign, "City Hall, Appleton City." The exposed west elevation is covered with ribbed metal siding.

- 9. 113-115 E. 4th Street (C) (Photo 8)** is a one-story commercial building constructed in 1918. The primary (south) elevation faces E. 4th Street and is clad with brick. The building has a flat (not visible) roof. Side elevations are stepped at the roofline. The primary elevation has a shingle awning (not original) that extends along the entire elevation above entries and windows. On either end of the façade (east and west ends) are single-doors. The west elevation holds a replacement door of multi-light and paneled design. The east entrance holds an original single-light wood paneled door. Separating the doors are two commercial windows. The east window is two-light design that appears to be replacement. The west window holds a single-light commercial window that appears original.
- 10. 114 E. 4th Street (C) (Photo 7, center)** is a two-story brick faced building constructed c. 1900. Sanborn maps indicate the building is constructed of stone and the brick veneer is original. The lower elevation holds a central garage bay filled with a contemporary overhead track door. Flanking the bay are solid pedestrian doors. The doors have covered transoms. An original limestone pier/wall is visible at the northeast corner of the building at the first-story level. The second story façade holds three one-over-one replacement windows with original concrete sills. Above the windows is a concrete name plate bearing the words, "City Hall." An alarm/siren is situated on top of the building's flat roof, illustrating the building's use as a fire station in past years.
- 11. 116 E. 4th Street (NC) (Photo 7, left)** is a one-story gable-front plan brick building constructed as an auto dealership in 1914. Recently altered, the building has a metal clad (c. 2017) front-gable roof and façade (vinyl and aluminum) siding. The façade has three bays. The central bay holds paired single-light commercial doors (not original). The west bay holds four fixed sash lights. The east bay holds a 9-light contemporary door flanked by two-light small non-original windows. A business sign (NAPA Auto & Tractor Supply) is situated in the front gable above the central entry bay. Due to the building's contemporary façade alterations, which do not illustrate the building's original use as an auto-dealership, the property is non-contributing to the district.
- 12. 118 E. 4th Street (NC) (Photo 9)** is a contemporary bank building constructed in 1996. The one-story building has a hipped asphalt-shingled roof, exterior brick walls and a concrete foundation. A central cross-gabled wing is centered on the north elevation facing E. 4th Street. The wing's north elevation holds an arched multi-light Palladian style

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

window with a rusticated limestone surround. The east and west elevations of the wing hold single-light commercial doors. The central wing is flanked by the remaining north wall which is recessed, creating a porch on the east/west ends of the building. The north wall holds individual windows similar to that on the gabled wing. The porch is supported by round columns and wraps the east elevation, creating a drive-through area with access via E. 4<sup>th</sup> Street (north) and N. Chestnut Street (east). The east elevation holds a drive-thru window. A free-standing brick sign (St. Clair County State Bank) is located at the northeast corner of the parcel. Due to the building's date of construction, which falls outside of the period of significance, it is non-contributing to the district.

- 13. 200 E. 4th Street (C) (Photo 10)** is an automobile dealership constructed in 1918. The dealership was modified in 1962 when the rear garage wing was constructed. The property's sign was also added at about this time and in 1963, the east parking lot was purchased (which formerly held a dwelling) for use as a used-car lot. South of the property is a parcel owned/utilized by the dealership. This lot formerly held a dwelling that was removed for a lumber business. The lumber business was purchased by the automobile dealership in 1972 (post the period of significance) for use as a used car lot. The parcel is omitted from the district to provide a straight boundary alignment along the alley that defines the district on the south.<sup>3</sup>

The dealership building has a flat roof, exterior brick walls and a concrete foundation. The façade (north elevation) retains its original configuration consisting of a commercial entry bay (west end) with a single-light door and glass panel surround (replacement). The bay is offset on the east by six fixed-sash commercial lights (replacement) and an east end overhead track door/garage bay. Centered above the commercial storefront is the building's original (and existing) business name, "Zink Motors." A blue and white advertising strip flanking the sign wraps to the west elevation. The second-story façade holds paired and triple one-over-one windows (replacement) set within three arched bays. Brick pilasters divide the bays (both stories). An original name/date concrete plaque is situated on the façade and another on the west elevation facing N. Chestnut Street, which flanks the west elevation. The sign bears the words/date: "Zink 1918." Brick checkerboard pattern corbelling is situated near the roofline and also wraps the upper west elevation.

The west elevation holds eight bays divided by engaged brick pilasters. The north end elevation holds a commercial window bay set below the blue and white decorative sign band. Above the bay are paired one-over-one windows. Most of the lower floor bays hold paired one-over-one windows. All double-hung windows are set within original arched bays and all windows are replacement. Two of the lower story west elevation bays hold original garage bays with overhead track replacement doors. The rear (south) elevation

<sup>3</sup> Wilbur A. Zink, *It All Started With a Tornado* (Leawood, KS: Leathers Publishing, 2004), 45-47.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

holds paired one-over-one windows (as described) and a central first-floor garage bay with original paired multi-light doors. The east (side) elevation has eight bays divided by engaged brick pilasters. The upper elevation has decorative brick corbelling. Each of the bays holds individual windows (first and second floors). Most of the bays are enclosed. Some of the bays retain original one-over-one windows.

**14. 200 E. 4th Street (NC - object) (Photo 10)** Located at the northwest corner of the parcel associated with 200 E. 4<sup>th</sup> street is a free standing Ford Motor Company sign. The sign was erected on the parcel in 2001. The sign is approximately 1.5 stories in height with a slender column base supporting an oval blue and silver Ford logo. Because the sign was added to the property after the period of significance, it is a non-contributing object within the district.

**15. 200 E. 4th Street (C - structure) (Photo 10, limited view on left)** At the east end of the property addressed as 200 E. 4<sup>th</sup> Street is a parking lot associated with the Zink Motor Company. The property was purchased by the dealership in the early 1960s to provide space for a used car lot. The parking lot is 20,000 square feet in area and provides parking for 60 automobiles. The lot is paved with asphalt. Parking spaces are unmarked. The north end of the lot is bounded by a concrete sidewalk separated from the lot by a strip of grass. Due to the lot's addition during the period of significance, it is a contributing structure within the district.

*W. 4th Street*

**16. 100 W. 4th Street (C) (Photo 11, left)** is a two-story corner brick building with a flat roof and a limestone foundation. Constructed in 1898, the building's lower elevation holds an original cast-iron (Mesker Brothers) storefront with a central single-light original door flanked by single-light sidelights. Large two-light transom windows are enclosed but original openings are visible. The door is flanked by original single-light commercial windows set within original bays. These windows also have large enclosed two-light transoms. Offsetting the storefront on the west is a second entry that leads to the upper floor. The entry holds a contemporary paneled door set below a replacement (partially infilled) fixed transom. The second-story façade holds four original windows with two-over-two horizontal wood sash windows. The windows retain original cast-iron decorative hoods. A cast-iron original Italianate cornice is situated at the top of the façade and east elevation, which faces N. Hickory Street. At the center of the façade cornice is the building's date of construction, 1898. Rounded top finials are situated at the corners of the cornice, which is adorned with fleur-de-lis embellishments. The east elevation has two original wood paneled and glass doors with original transoms, as well as a paneled original door (southeast corner) which also holds an original transom. Commercial

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)

windows at the north end of the elevation have single-sash replacement windows. The north window has an enclosed transom and the remaining window holds an original two-light arched transom. The upper floor of the east elevation holds nine original double-hung windows with cast-iron hoods. Five brick chimneys are visible along the roofline of the east elevation.

**17. 101 W. 4<sup>th</sup> Street (NC-site) (Photo 12, right) (described but not counted)** is a non-contributing site. The concrete covered vacant lot formerly held a three-story commercial building constructed in 1903. The building was demolished in 2017. The concrete covering the lot was part of the demolished building's foundation. The lot is surrounded by a concrete sidewalk (south and east) and adjacent commercial buildings (north and west). The lot fails to contribute to the commercial significance of the district.

**18. 102 W. 4<sup>th</sup> Street (C) (Photo 11, right)** is a two-story brick commercial building with a flat roof constructed c. 1915. The building's storefront (first floor) holds a centered glass and aluminum door with a fixed transom (c. 1960). The door is flanked by two glass and aluminum paned fixed commercial windows (c. 1960). A fabric awning extends above the storefront bearing the name of the business occupying the space, "Don Payton D.D.S." An original upper metal horizontal panel separates the lower elevation from the upper floor. The building's upper story holds three one-over-one original windows. The windows have original brick arched headers and concrete sills. Original checkered terracotta and brick corbelling spans the elevation above the windows near the roofline.

**19. 104 W. 4<sup>th</sup> Street (NC) (Photo 13, left)** is a two-story brick commercial building constructed c. 1880. The property, void of decorative brickwork, has been altered in recent years. The first-story features a c. 1990 renovated storefront clad with dark brick veneer. The entry is recessed and holds a single-light contemporary door. The remaining elevation that flanks the recessed bay holds four slender vertical fixed sash windows (two on either side of the entry bay). The fixed hipped awning noted previously extends from the building on the west (106-108 W. 4<sup>th</sup> Street) and spans the elevation above the door and windows. The fixed awning is clad with asphalt shingles. The building's second-floor elevation holds three one-over-one replacement windows. The elevation (above the c. 1990 storefront) is clad with brick that does not appear original. It appears that an original cornice has been removed. Due to contemporary modifications that have significantly altered the façade, the building is non-contributing to the district.

**20. 105 W. 4<sup>th</sup> Street (C) (Photo 12, center)** is a two-story commercial building constructed c. 1890 that is currently used as a public library. The building faces south toward W. 4<sup>th</sup> Street and has a flat roof, exterior brick façade and teardrop brick corbeling near the roofline. Second story windows (four) are symmetrically placed and filled with two-over-two windows with limestone sills and jack arches. The letters "LIBRARY" are centered

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 9

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

below the windows and above a metal awning (not original). Below the awning is the building's entry which is off-center and filled with a non-original glass and aluminum commercial style door. Offsetting the entry on the west is a strip of limestone, which indicates the building's composition may be limestone. A contemporary sign attached to the façade with the building's name/use separates the entry from two commercial windows to the east. The windows are not original, consisting of single-light commercial style lights.

- 21. 106-108 W. 4th Street (C) (Photo 13, right)** is a two-story commercial building constructed c. 1915 for original owner, A.B. Duncan. Like 110-116 W. 4th Street, the building's lower elevation bears remodeling changes (c. 1990) that include dark brick veneer, contemporary single-light commercial doors (two) and slender vertical sash fixed commercial windows. The fixed roof above the lower elevation is shared with buildings on the west (110-116 W. 4th Street) and east (104 W. 4th Street), clad with asphalt shingles. The building's second story holds six arched one-over-one windows (replacement). Arches, brick corbelling above the arches and sills are original. At the center of the upper story is a concrete business/owner name plate, "A.B. Duncan Block." Decorative checkered brick corbelling extends along the upper elevation near the roofline.
- 22. 107 W. 4th Street (C) (Photo 12, left)** is a two-story brick commercial building constructed c. 1890. The building faces south toward W. 4th Street and has a flat roof. Near the roofline across the upper façade is brick teardrop corbeling. Upper story windows are symmetrically placed (four) with original two-over-two lights. The windows have original stone sills and jack arches. Centered between the windows (two on either side) is a painted missile, which reflects Appleton City's association with Minuteman Missile Launch sites established locally during the early 1960s. A non-original fixed ribbed metal awning extends above the first floor of the building. Below the awning are three doors – the westernmost door is solid. The remaining two doors are c. 1960 design with single round windows near the tops of the doors. A boarded bay separates these two doors. The building's altered storefront, modified for its use as a theater (replacing an original commercial storefront) was updated during the period of significance and contributes to the district's commercial associations.
- 23. 109 W. 4th Street (C) (Photo 14, right)** is a single-story brick commercial building constructed c. 1905. The building has a flat roof and faces south toward W. 4th Street. Decorative teardrop shaped brick corbeling extends along the roofline above a non-original flat awning that spans the elevation. The area above the awning is painted over, obscuring what originally filled the space. Above the painted area is a business sign consisting of two metal panels bearing "3" and "Wishes." The storefront holds a replacement recessed single-light commercial door. The door is flanked by slanted single-



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

light panels that join single-light commercial windows (replacement) on either side of the entry recess.

- 24. 110-116 W. 4th Street (C) (Photo 15)** is a large two-story commercial building constructed in phases. A portion of the building is stone construction. The original portion (110 W. 4<sup>th</sup> Street) is the oldest, constructed in 1876 by W. D. Clark. The remaining building (112-116) was constructed c. 1905. The building's lower façade has been altered but the upper elevation retains the property's original appearance. The building is composed of four original two-story connected commercial sections clad with brick. The lower elevation is clad with non-historic brick veneer. Three of the four commercial sections have entrances filled with contemporary (c. 1990) single-light doors. Slender fixed vertical window panels (c. 1990) compose the remainder of the lower elevation and flank the entrances. Above the windows and doors is a fixed hipped awning clad with asphalt shingles. The building's upper elevation reflects the four bays as noted. The two commercial bays that comprise the eastern half of the elevation hold arched one-over-one windows (replacement) with original brick arches and sills. The central/west bay has one-over-one windows void of arches. These windows are set below a date stone that bears the words, "Clark's Hall 1876." The three bays each have three windows. The westernmost upper façade bay holds four arched windows (replacement) with original arches and sills. The windows are slightly larger than the two easternmost bay windows. An original Italianate cornice extends above all bays.
- 25. 111-115 W. 4th Street (C) (Photo 14, left; Photo 16, right)** is a three-part brick, one-story commercial building constructed c. 1880. The building consists of three storefronts, all of which face south toward W. 4th Street. Restrained brick corbeling extends along the upper wall of the façade. Each storefront has a single-door entry on the west, offset on the east by commercial windows. The westernmost storefront consists of a contemporary single-light door, three panel altered window bay and non-original shingled awning above the door/windows. This awning extends west to 117 W. 4<sup>th</sup> Street. The central storefront has a single-light glass and aluminum door and two-panel commercial window which appear to date to c. 1960. Above the storefront is a contemporary canvas awning bearing the occupant's name), Katie J. Evans, Attorney at Law. The easternmost storefront has a flat awning attached to a non-original paneled area above the awning. The entry is original, recessed, with a three-light wood door. A slanted sidelight offsets the entry, connected to three large commercial windows with replacement lights.
- 26. 117 W. 4th Street (C) (Photo 16, center)** is a one-story brick commercial building constructed c. 1915. The building faces south toward W. 4th Street and has a false-front parapet that rises above the flat roofline. The parapet has decorative brick corbeling. A non-original shingled awning (shared with the westernmost storefront of 111-115 W. 4th Street) spans the elevation above the entry and commercial window bay. An attached

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

plastic and metal sign bearing the name of the business – “The Blue Inn Restaurant” extends away from the building above the awning. The entry is recessed at the west end of the business and holds a non-original single-light glass and aluminum commercial door. A slanted single-light window offsets the entry, adjoining three fixed commercial windows to the east. The windows are replacement, set within the original opening.

- 27. 118-120 W. 4th Street (NC) (Figure 9)** is a two-story building constructed c. 1910. The building has a flat roof and an altered (c. 1980) façade. The lower floor is clad with brick and holds a central single glass and aluminum door. The door is flanked by slender fixed sash windows – four on either side. Above the lower elevation is a fixed hipped, asphalt-shingled awning that spans the elevation. The building’s upper floor holds six fixed sash windows (not original) and is clad with vinyl siding. Ribbed siding extends above the roofline. Due to the property’s alterations, which fall outside of the period of significance, it does not contribute to the district.
- 28. 119 W. 4th Street (C) (Photo 17, left)** is the G.W. Clark Block building, constructed c. 1905. The building faces south toward W. 4th Street and holds two storefronts, including the post office, which occupies the eastern half of the building. The building is clad with brick and one-story in height with limestone roofline coping and brick corbeling. A limestone panel is centered below the corbeling bearing the name of the property, “G.W. Clark Block.” The post office storefront is c. 1955 with a flat metal awning adhered to panels above the awning. The entry is centered in the storefront and recessed, filled with a glass and aluminum commercial style door. In front of the post office is a short metal flag pole. Windows flanking the entry are slanted, adjoined on either side by single-light fixed commercial style windows. The windows appear original. The western half of the building holds a drugstore. The door/windows to the pharmacy appear to date to c. 1955. The entry is offset to the west and holds a single-light aluminum framed commercial style door offset by a slanted fixed light adjoining two fixed commercial style windows with metal surrounds at the east end of the storefront. Above the door and windows is a contemporary metal awning that extends west and spans the elevations of 121 (described below) and 119 W. 4th Street.
- 29. 122 W. 4th Street (C) (Photo 19, left)** is a two-story brick commercial building constructed in 1885. The building has exterior brick walls and a flat roof. The building’s street level façade has an off-center recessed entry bay (east end) with a non-original door featuring a small square upper light. Above the door is a fixed transom. Offsetting the entry on the east is a three-panel commercial window with aluminum sashes (c. 1960). The fabric awning that adjoins the building on the west (124-126 W. 4th Street) extends above the entry and commercial bay windows. The building’s second floor has replacement one-over-one windows flanked by single replacement one-over-one windows. Each window opening features a fabric covered awning and concrete sills.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

Arches above the windows are original brick headers. A cast iron decorative cornice extends across the upper elevation near the roofline. A finial is intact at the west end of the cornice and replicated by a decorative shaped parapet centered above the second-story that bears the name of the original business/owner, "Will B. Stout."

**30. 123 W. 4th Street (NC) (Photo 18)** is a two-story brick commercial building constructed c. 1870. The building faces south toward W. 4th Street. The property has an asphalt-shingled gable roof with a false front that rises above the roofline along 4th Street. The side elevations are stepped near the roofline on the east/west ends of the building. The upper story has a stucco exterior added c.2008. The first floor has exterior brick walls. Brick indentations from corbeling has been retained and painted over. There are three symmetrically placed double-hung (one-over-one replacement) windows across the second floor façade. The windows retain arches and stone sills (painted). Exterior light fixtures (added in 2014) are attached between windows. Painted advertisements and the business name (Kriesler Country Pharmacy) are visible between and below windows. A striped metal awning extends below the windows/painted sign (see 119 W. 4th Street). The entry to the building is via the one-story G.W. Clark Block property that is attached to the building's east elevation. The first-floor of the two-story (129 W. 4th Street) property is filled with a four pane fixed commercial window set within the original storefront window bay. Original entrances on either side of the window bay have been filled with brick. Due to the addition of stucco to the building's façade after the period of significance, the property does not contribute to the district.

**31. 124-126 W. 4th Street (C) (Photo 19, right)** is a two-part commercial building constructed c. 1900. The building is brick with a flat roof and a stone foundation. The west side of the façade (north elevation) holds paired commercial doors (c. 1960) composed of glass and aluminum. The doors have fixed transoms and are flanked by large commercial style windows with aluminum framing (c. 1960). At the east end of the lower façade are two doors of similar configuration that lead to a storefront and the upper floor. The door to the west is offset by two fixed sash commercial style windows. The lower elevation has a continuous awning that extends to the building at the east (122 W. 4th Street). The second floor façade holds six one-over-one windows spaced evenly across the elevation. The windows have arched brick openings and brick sills (original). Each of the windows is capped by an awning. A continuous band of brick corbelling extends above the window arches. Decorative corbelling also spans the upper elevation near the roofline. An original stone nameplate bears the building's original business/owners' name, "N.A. Ritchie & Son." A similar plate is noted at the upper corner of the building's west elevation, which faces Walnut Street. The side elevation has four bays divided by engaged brick pilasters. The upper floor has original arched one-over-one windows and the lower floor holds smaller arched windows, most of which are

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

infilled. Some of the upper windows are infilled as well. The west elevation mimics the upper elevation decorative corbelling demonstrated on the façade (north elevation).

- 32. 124-126 W. 4<sup>th</sup> Street (rear) - outbuilding (C) (Photo 20)** is a c. 1900 single-story brick outbuilding that originally held steam heating equipment. The building is situated along the alley that flanks the south (rear) elevation of 124 W. 4th Street and is accessible via Walnut Street, which flanks both buildings on the west. This building has a flat roof (with concrete upper wall trim), exterior brick walls and a concrete foundation. The outbuilding has two entry bays with concrete lintels on the north elevation. One entry is enclosed with wood panels (west) and the other is void of a door. The west entry is offset on the west by a plywood covered window bay.
- 33. 125 W. 4th Street (NC) (Photo 21, right)** is a one-story building with a brick façade constructed in 1982. The roof is not visible, obscured by a façade asphalt shingled awning that spans the elevation, which faces south toward W. 4th Street. The entry is offset to the west, filled with a glass and metal commercial style door. Fixed commercial windows offset the entry on the east. Within the bay are two large fixed windows with metal sashes. The window just east of the entry has a single two-light sidelight. Due to the building's construction date, which falls outside of the period of significance, it is non-contributing to the district.
- 34. 129 W. 4th Street (C) (Photo 21, left)** is a one-story commercial building constructed c. 1930. The building has a false front and faces south toward W. 4th Street. The façade is clad with brick and the exposed side (west) elevation is clad with aluminum siding. A striped original metal awning spans most of the elevation above the entry/commercial windows. Above the awning, the building has a centered small fixed window (original) with a glazed red brick jack arch and sill. Glazed red brick jack arches are also visible above commercial windows. An original metal and plastic sign bearing the current business' name (an insurance company) extends through and above the awning. The entry is original, centered on the façade, slightly recessed with glazed red brick flanking the recess. Brick header sills are noted below commercial windows – one on either side of the door. The window on the west is original with a fixed single-light window. The east window bay is original but the opening is filled with a replacement two-light window with infill above the lights. Steps and a slight ramp with a metal railing (not original) front the entrance.
- 35. 131 W. 4th Street (C) (Photo 22)** is a one-story concrete block building constructed c. 1940. The building has a recently clad metal clad gabled roof (original) and faces south toward W. 4th Street. The single door entry is slightly off center, filled with a c. 2010 replacement multi-light paneled door. Fixed single-light windows flank the entry and appear to be replacement lights. Window fenestrations and surrounds are original. The

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 14

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

western window is larger than that to the east of the entry. Concrete steps and a slightly raised ramp with a metal awning (c. 2017) adjoin the façade/entry on the south elevation.

*Walnut Street*

**36. 201 Block, N. Walnut Street (C) (Photo 24)** supports Appleton City’s municipal water works. The associated parcel is situated immediately south of the Appleton City depot/park, bounded by W. Third Street (north), Walnut Street (east), W. Second Street (south) and railroad tracks (west). The waterworks property covers an area of approximately 5,556 square feet. The complex supported the district’s commercial businesses during the period of significance. The contributing building on the parcel was constructed in 1956. The building has an end-gable metal roof, corrugated metal exterior walls and a covered foundation. The north and south elevations have no fenestration. The east elevation (facing Walnut Street) holds four garage bays, three of which are covered with plywood doors. The bay south of these doors holds an overhead track corrugated metal door. Offsetting the overhead door on the south is a sign that bears the words “This Door Donated By COD Movers.” The south end of the building has a lower roofline than the remainder of the building. The east elevation of this lowered section holds a four-light fixed original window offset by an original wood panel door.

**37. 201 Block, N. Walnut Street (C - structure) (Photo 24)** supports a free-standing metal water tower situated near the south end of the parcel. The tower’s upper tank has a rounded bottom and conical cap. The words “Appleton City” are painted on the water tower. A metal catwalk surrounds the base of the water tank below the words. The tank was constructed in 1956 by B&G Construction Company of Carthage.<sup>4</sup> The tank is supported by metal prefabricated legs resting on concrete pads. The water tower is situated south of the metal building described above. A chain link fence surrounds the tower.

**38. 201 Block, N. Walnut Street (C - structure) (Photo 24)** Immediately south of the metal building on the municipal waterworks parcel is a metal water tank constructed in 1956. The tank is cylindrical with metal structural supports on either end (north/south). A metal ladder leads from the base of the tank to the top of the tank. The central top of the tank is rounded and raised, supporting a cap that can be opened.

**39. 301 N. Walnut Street (C - site) (Photo 23)** is Appleton City Depot Park, bounded by W. 4th Street (north), Walnut Street (east), W. Third Street (south) and railroad tracks (west). The park (301 N. Walnut Street) covers an area of approximately 2,509 square feet. The green space, established as a park c. 1915, supports Appleton City’s c. 1870 passenger

<sup>4</sup> “Appleton City Bids Opened,” *The Clinton Eye* (8 March 1956), 3A.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 15

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

depot, a c. 2000 gazebo near the north end of the park, a contemporary sign north of the gazebo, a c. 1900 water pump immediately north of the depot and a MKT train car north of the depot. These resources are described below. The park is grass covered and supports young trees north and south of the gazebo. A metal fence surrounds the parcel's north, east and west ends. Small shrubs bound the south end of the park. Free standing lights (c. 2017) are situated within the park near the brick (c. 2017) sidewalk that bounds the east end of the parcel. Railroad tracks bound the west end of the parcel.

- 40. 301 N. Walnut Street (NC - structure) (Photo 23)** includes a contemporary (c. 2000) gazebo. The gazebo is situated centrally within the park, north of the train depot. The gazebo is an open plan structure north of the pump. The gazebo is supported by square wood columns, capped by a hexagonal roof clad with asphalt shingles. Centered at the roof peak is a cone similar in appearance to Appleton City's water tower cap (south of the park). Below the roofline, between support columns, are arched spans with painted words: "Welcome" and "Appleton City Est. 1870." The gazebo rests on a square concrete base. Due to its addition to the district post the period of significance, it is not a contributing feature.
- 41. 301 N. Walnut Street (NC – object) (no photo)** supports a c. 2000 sign that bears the following information: "Appleton City Missouri Established 1870; Missouri Kansas & Texas Railway arrived in 1870 connecting St. Louis to the Southwest; M.K.&T Depot; Oldest M.K.&T Passenger Depot; September 1870." The sign is scalloped on the top and bottom and supported on either side (north/south) by square posts capped with round balls. The sign, approximately 5 ½ feet tall, is located at the north end of the park near the northeast intersection of Walnut and W. 4<sup>th</sup> Streets. Due to its addition to the district post the period of significance, it is not a contributing feature.
- 42. 301 N. Walnut Street (C – structure) (Photo 28)** is a c. 1900 water pump. The pump is immediately north of the depot (in its original location). The pump has an original concrete base and replacement metal handle. Inscribed on the concrete base are two of Appleton City's early businesses, "Walker" (druggist) and "Logan-Moore" (lumber dealer). The pump is in its original location and retains an original base, which makes it a contributing structure within the district.
- 43. 301 N. Walnut Street (C – structure) (Photo 23)** is a MKT train car situated within Depot Park. The car retains original doors, windows, wheels and structural components. The sides of the car are painted with the letters/numbers: MKT 110. Steps attached to the train car (original) are accessible on either end by concrete steps and doors are open for visitors to enter the train car. Makeshift tracks are in place below the train car. Though the car was added to the park in recent decades, it is an original feature of the train



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 16

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

company that constructed the depot c. 1870 and this use is within the period of significance. The train car is a contributing structure within the district.

**44. 302 N. Walnut Street (C) (Photo 25)** was constructed in 1891 as Durley Hotel.<sup>5</sup> The building was converted for use as Ellett Hospital in 1934. The three-story brick building has a flat roof and a limestone foundation. The building's primary (west) elevation has a slightly projecting entry bay centered on the first story, accessible via original stone steps. Above the entry, a rounded limestone panel bears the words: "Ellett Hospital." Within the entry bay is a replacement glass paneled door flanked by original sidelights. An original three-light transom extends above the door and sidelights. Original glass and metal light fixtures are attached on either side of the transom lights. Above the entry on the second and third floors are three windows (each floor) with stone sills. Above the central third floor window is a limestone panel. The roofline wall has brick corbelling on all elevations. Remaining windows on the west elevation are similar in design. All windows are double-hung. Some of the windows have been replaced. Paired windows flank the west elevation central bay (all floors). Another single window (all three floors) offsets the west elevation paired windows on the north end.

The southwest corner of the building is rounded. The rounded end of the elevation holds a single double-hung window in each bay. The windows have original rounded stone sills and jack arches. The south elevation holds a replacement paneled door with an original transom at the west end of the elevation. Two windows are above the door (second and third story levels). Windows positioned just east of the door and upper windows indicate an interior stairwell – these windows are slightly lower than the windows positioned on the remaining south elevation. The central portion of the elevation holds five single windows on each level of the building. At the east end of the elevation, the wall projects slightly and each level holds a single double-hung window. All of the windows have stone sills.

The building's rear (east) elevation has three bays. The first and second story level center bays hold entrances. Remaining bays are filled with single double-hung windows. The window openings on the elevation are slightly arched. Windows have stone sills. A contemporary frame balcony (second floor) and steps are attached to the portion of the bay that holds the aforementioned entrances. The north elevation is L-shaped – the front wing extends north, away from the remainder of the rear wing. An engaged chimney is noted at the east end of the north elevation. Windows are slightly arched, visible on all floors on the north and east (on the extending front wing) walls. The roofline level walls are stepped at the east and north ends of the rear wings. A contemporary metal shed awning extends along the north elevation walls to create a covered parking area.

<sup>5</sup> Sanborn Fire Insurance Map, Appleton City, 1891. Map illustrates hotel and states the building is "being built." See Figure 22.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 17

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

**45. 302 N. Walnut Street - Outbuilding (C) (Photo 26)** East of the former hotel/hospital is a c. 1940 one-story concrete garage with a hipped asphalt-shingled roof. The building has two garage bays on the east elevation with replacement overhead track doors. On the south elevation is an upper fixed original single-pane window.

**46. 303 N. Walnut Street (C) (Photo 23)** was constructed c. 1870 as Appleton City's train depot. The building is within the park described above (301 N. Walnut Street). The building was moved in 1986 from its original location on the opposite side of the railroad tracks that flank the parcel on the west. As discussed in further detail below (see Integrity Discussion), the building's move was necessitated to prevent demolition following a railroad ownership transfer. The depot is a one-story frame building with an asphalt-shingled gabled roof, exterior board and batten siding and a poured concrete foundation. The primary entry (currently) is situated on the north elevation. This elevation holds paired replacement doors below an original multi-light transom. The east elevation (facing Walnut Street) has a paired entrance near the north end of the building. The doors are original, set below a multi-light transom. Three double-hung windows offset the door to the south. A wood ramp and platform (not original) wrap the northeast corner of the building, providing access to entrances on the east and north elevations. The south elevation faces W. Third Street. This elevation features a central entrance with an original wood panel door below an original four-light transom. A concrete stoop and steps, flanked by wrought iron balustrades, (not original) fronts the entrance. The west elevation faces the railroad tracks. The elevation holds a wide multi-light window below a multi-light transom near the north end of the elevation. The windows are original though some panes may have been replaced. A projecting bay is situated south of the windows and holds original double-hung windows, offset on the south by a single original multi-panel door with an original transom and a single double-hung original window. All elevations feature knee brace brackets and drop pendants, as well as overhead metal lights. Adjacent to the depot's west elevation (near the tracks) is a metal pole/train traffic signal resting on a concrete pad.

**47. 306 N. Walnut Street (C) (Photo 27)** is a single-pen frame building with a hipped, asphalt shingled roof, exterior weatherboard siding and a concrete block foundation. The building was constructed c. 1870 and moved to its current location in 1994. As discussed below (see Integrity Discussion), the building has been relocated multiple times to prevent demolition. Initially the building was located in a public park just east of the district's eastern boundary. The library's primary (west) elevation faces Walnut Street. The elevation has a central replacement paneled door set below an original two-light transom. Original four-over-four windows flank the entrance. The windows have original Greek Revival style pediment hoods. Above the door, the name of the building is painted, "W.H. Appleton Library." The side (north and south) elevations each hold a single

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 18

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

centered double-hung two-over-one window. The window hoods are flat, unlike those on the west elevation. The rear elevation has a single centered replacement door with an original single-light transom. The parcel is surrounded by an iron decorative fence. A wood sign at the northwest corner of the parcel indicates the building's construction date as 1870, as well as information about W.H. Appleton, for whom Appleton City was named.

### Integrity and Criterion Consideration B Discussion

The district, as noted above, includes 34 contributing and 10 non-contributing properties. Contributing properties were constructed during the period of significance (c. 1870 – 1968) and are primarily brick. Non-contributing buildings were either constructed after the period of significance or have been extensively altered by the addition of modern siding and/or window replacement post 1968. Three non-contributing lots are located near the east end of the district along the north side of 4th Street. These lots formerly held commercial buildings that were removed in recent years and are described above but not counted in the total number of district properties. The district retains its integrity and sense of time and place, presenting an intact commercial row that developed after the town was platted in 1870 by the Tebo and Neosho Railroad Company.

Two buildings within the district, the Appleton City Depot (303 N. Walnut Street) and the city's original library (306 N. Walnut Street) meet **Criterion Consideration B: Moved Properties**. Both buildings contribute to the district's commercial significance. Appleton City's passenger depot is an integral component of the district, reflecting downtown's role as a regional commercial center for the railroad company that platted Appleton City in 1870. As discussed in Section 8, the depot was constructed shortly after the town was platted in 1870 along the west side of the tracks near its current location. Visitors to Appleton City who arrived/departed via the depot included those who dealt in commercial activities associated with buildings in the district. Following its move in 1986, the depot retained a position adjacent to the railroad's tracks (**Figure 6**).<sup>6</sup> The move did not alter the building's physical appearance. The depot is currently located immediately east of its original location. The move was necessitated when railroad ownership changed and the new company stipulated that the building had to be demolished or moved.<sup>7</sup>

<sup>6</sup> Kristi Chase, Rachel Barnhart and Michelle Diedriech, "Appleton City, St. Clair County, Missouri Site Visit Report and Recommendations," Unpublished (Jefferson City, MO: Missouri State Historic Preservation Office, 2015), 17; "Railroad Park and Tracks Area," (Unpublished), Available at Appleton City Museum and History Center (No date).

<sup>7</sup> Appleton City Museum and History Center, City Directory Information/Notes, Downtown Businesses (Unpublished: c.2009).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 19

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

306 N. Walnut Street was Appleton City's first library, also constructed c. 1870. As described in Section 8, the building's construction was funded by William Henry Appleton, a publisher, in exchange for the community's name change from Arlington to Appleton. The building was originally located in Forest Park, immediately east of the district's eastern boundary (north side of E. 4<sup>th</sup> Street). The library was moved multiple times to prevent its demolition. In 1923, the building was moved to E. 6<sup>th</sup> Street and used residentially. Though the building's use changed temporarily, it was not enlarged or remodeled. In 1970 the library was briefly returned to Forest Park for the city's Centennial celebration. Afterward, the library was moved to 113 E. Dover Street until a permanent (current) location was secured in 1994.<sup>8</sup> The building is approximately 0.1 mile southwest of its original location and faces west toward Walnut Street and Depot Park (**Figure 7**).<sup>9</sup> The library's commercial associations stem from the fact that the property has always served to attract interest in downtown. The building's construction was a publicity transaction for the Appleton Publishing Company. William Appleton capitalized on the new railroad town and secured its name as his own by building the library and providing books published by his company. Believed to be Missouri's third public library, the building was a novelty to residents and visitors who invested time and money shopping and/or staying in Appleton City. Though the library has been moved from its original location, it remains downtown (as was originally planned) and retains its physical integrity, illustrating its original appearance and use. While the building has not been utilized as a library during the time it was situated within the district, it nonetheless is a clear representation of Appleton City's origination as a railroad/business town and representative of the individual for whom the town was named. The former library has been used as a museum since being moved into the district. In this capacity, the building is used to interpret Appleton City's history and commercial associations.

Comparisons between the original library's original and current locations are as follows:

- The library was originally in a public park. Currently the library is immediately east of a public park (Depot Park).
- The building originally faced south toward the street (W. 4<sup>th</sup> Street); the building currently faces west toward the street (Walnut Street).
- The building was originally surrounded by a grass covered lot, which remains the case currently.
- The library was originally a public space and is currently a public space.

Some buildings identified as contributing to the district have been altered in recent decades through the modification of first-story storefronts. These changes include the replacement of original doors and windows with contemporary, more energy efficient doors and windows. Many

<sup>8</sup> Appleton City Museum and History Center (c. 2009); Sanborn Fire Insurance Maps, 1885 – 1935. Local stories state that the jail was located on the current site of 306 N. Walnut Street. Sanborn maps illustrate a frame livery on the property during the late 1800s. The livery was replaced by a 1.5 story brick doctor's office that remained on the parcel in 1935.

<sup>9</sup> Ibid, 17-18.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 20

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

buildings also have contemporary fixed awnings. Such properties contribute to the district if upper stories retain original features such as exterior materials, original window fenestrations and decorative features such as embellished cornices, window hoods/sills, roofline trim and original date stones. The two-part commercial appearances of these buildings are intact despite contemporary alterations. In many examples, replacement features do not significantly alter the buildings' historic appearances. For example, the district has many buildings with contemporary awnings but this characteristic is consistent with the original storefronts. Awnings have been used in the district since the nineteenth century as illustrated in **Figures 10** and **16** and are not uncharacteristic of the district's historic appearance. An example of a contributing stretch of commercial buildings – altered on the first floor but not the second floor – is 110-120 W. 4th Street (**Figure 8**). The connected two-story brick commercial buildings have been modified with the application of c. 1980 brick veneer on lower-floor storefronts but upper floors retain original exterior brick, fenestration sizes and Italianate-influenced cornices.<sup>10</sup> An example of a non-contributing altered nineteenth-century building is 118-120 W. 4th Street, which has been modified by exterior contemporary siding (c. 1990) that completely obscures the original facade (**Figure 9**).

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<sup>10</sup> "New Part of West Central Missouri Community Action Agency," (Unpublished), Appleton City Museum and History Center (no date).

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 21

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

Summary

The Appleton City Downtown Commercial District in St. Clair County, Missouri, is **locally significant** under **Criterion A: Commerce**. As described in Section 7, the district includes 47 properties, 34 of which contribute to the district; 10 are non-contributing; and three (3) are non-contributing sites excluded from the total property count. The district's earliest contributing properties date to c. 1870, the year that Appleton City was platted by the Tebo and Neosho Railroad Company. The **period of significance** extends from c. **1870-1968**. The year 1968 designates a 50-year end date for the district's period of significance, where significant events continued but no specific date can be provided. Appleton City's commercial importance, for which the district is nominated, was constant throughout the period of significance.

Two buildings within the district – the Appleton City Depot (303 N. Walnut Street) and original library (306 N. Walnut Street) have been moved and meet **Criterion Consideration B**. The depot was moved to its current parcel in 1986 to prevent the building's demolition by the railroad company that currently owns the tracks. The depot has been attributed as the oldest extant Missouri-Kansas and Texas Railroad passenger depot in Missouri. The library is believed to be the third oldest public library in Missouri. Both buildings were constructed c. 1870. The library was moved in 1923 to prevent demolition and again in 1970, returning it downtown in 1994 near its original location. The integrity and setting of these resources are discussed in Section 7 (see the Integrity/Criterion Consideration B subsection).

Appleton City served as a commercial center for northwest Missouri. The city's commercial significance began with the Tebo and Neosho Railroad in 1870, which sought to capitalize on regional trade and mining activities. Appleton City quickly became the county's most populated municipality, serving throughout the period of significance as an important center of commerce, industry and transportation. The downtown district encompasses Appleton City's main street of commercial development (4<sup>th</sup> Street). The district also includes Appleton City's original train depot and library (as noted) as well as a municipal waterworks, opera house and nineteenth-century hotel. The district clearly illustrates Appleton City's establishment, growth and endurance as the largest commercial center in St. Clair County and a regional center of agribusiness.

Historical Overview

Appleton City is located in the northwestern corner of St. Clair County, Missouri, approximately 65 miles southeast of Kansas City, Missouri (**Figure 1**). The community grew from an earlier settlement known as Arlington, platted as such in 1868 by William M. Prier (1830 – 1924). When the Tebo and Neosho Railroad Company (Tebo) expressed an interest in developing the area in 1870, Arlington consisted of little more than “a small frame house . . . post and slab fence



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 22

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

... [and] a fine field of corn.”<sup>11</sup> The Tebo’s plans were to capitalize on regional mining and agricultural production by establishing a “railroad town” that would serve as a hub for the region’s commercial activity.<sup>12</sup> Appleton City’s location was ideal, situated approximately 25 miles northwest of the county seat, Osceola; 60 miles southwest of Sedalia, 65 miles southeast of Kansas City and 250 miles west of St. Louis. Within two months following the 1870 plat submission, an estimated 30 buildings were under construction.<sup>13</sup> The Tebo, organized a decade earlier, incorporated in Missouri in 1860 as a division of the Missouri Pacific Railroad Company. Almost immediately following the establishment of Appleton City, the Tebo was absorbed by the Missouri, Kansas & Texas (“Katy”) Railway Company.<sup>14</sup> Appleton City was the first town in St. Clair County platted by the Tebo/Katy and the community was known from its inception as a “financial and commercial center.”<sup>15</sup>

News of the railroad’s arrival soon gained attention and (as noted) development began immediately. Earliest businesses were established primarily along 4th Street, “a large Avenue [sic] one hundred feet wide.”<sup>16</sup> The town was prosperous from its inception and by 1871, supported a dry goods, grocery, hardware store, clothing store, two drug stores, an insurance company, jewelry store, newspaper and lumber yard (**Figure 10**).<sup>17</sup> The success of Appleton City’s commercial growth spurred interests in the state’s general assembly to create a new county from portions of Bates, Henry and St. Clair Counties, with Appleton City designated the county seat.<sup>18</sup> This did not materialize, however and a subsequent vote in 1880 to move the St. Clair County seat to Appleton City failed. Osceola, established as the county seat in 1841, retained that designation.<sup>19</sup>

Arlington incorporated at the time it was re-platted (1870) and officially re-named as Appleton City. The town’s new name honored William Appleton (1844 – 1899, **Figure 11**), who donated funds to construct a library (extant, **Figure 12**) and school in exchange for re-naming the railroad

<sup>11</sup> Ibid, 1006; Find A Grave Index, Ancestry.com, Available at:

[http://search.ancestry.com/search/group/findagrave\\_web](http://search.ancestry.com/search/group/findagrave_web) (Access date: 3 April 2016).

<sup>12</sup> *The History of Henry and St. Clair Counties, Missouri* (St. Joseph, MO: National Historical Company, 1883), 1004.

<sup>13</sup> Ibid.

<sup>14</sup> James Hagerman, *Missouri, Kansas & Texas Railway System, Charters and Monuments of Title* (New York: [Self-published], 1896), 47, 49, 68.

<sup>15</sup> Donovan L. Hofsommer, Missouri-Kansas-Texas Railroad,” *The Handbook of Texas Online* (Available at: <https://tshaonline.org/handbook/online/articles/eqm08>) Access date: 28 September 2017); *The History of Henry and St. Clair Counties*, 1001.

<sup>16</sup> R.F. Smith, *Smith’s Guide to the Southwest Along the Line of the Missouri, Kansas and Texas Railway* (Sedalia, MO: Self-published), 1871, 87.

<sup>17</sup> Ibid, 1007.

<sup>18</sup> “Proposal to Make New Counties,” *Holt County Sentinel* (22 December 1871), 2.

<sup>19</sup> *The History of Henry and St. Clair Counties, Missouri*, 858-859, 886.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 23

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

town “Appleton.”<sup>20</sup> Mr. Appleton was a well-known publisher – his father, Daniel Appleton, established D. Appleton & Company in Boston in 1813 – “one of the world’s most important publishing houses.”<sup>21</sup> Born in Haverhill, Massachusetts in 1814, William Appleton was living in New York when he donated \$400 for Appleton City’s library, books and school.<sup>22</sup> The Appleton Publishing Company continued to operate under its founder’s family name until purchased by Prentice-Hall in the 1960s.<sup>23</sup> Originally located in present day Forest Park, just east of the historic district, Appleton City’s library, believed to be one of the state’s oldest, was moved to its current location on Walnut Street (within the district) in 1994.<sup>24</sup>

Initially, all of the buildings in downtown Appleton City were frame. In 1871, lawyer Harry W. Grantley began planning a brick building, Durley Hall (extant, 100 E. 4<sup>th</sup> Street, **Photo 1**). Durley Hall housed commercial space for two businesses on the first floor and a second-story “opera hall, 50 x 140 feet, with dress circle and pit, and a stage 24 x 30 [feet], with 13 inch brick walls, resting on a twenty inch stone foundation.”<sup>25</sup> Constructed by Stimple & Perkins of St. Louis, Missouri, the building was completed in 1881, noted in local newspapers as the “most substantial” building within 50 miles of Appleton City (**Figure 13**). The building was dubbed “Durley Hall” – reasons that vary according to sources – some associate the name with a business associate; others attribute the name to Grantley’s in-laws.<sup>26</sup> Grantley also funded the construction of Durley Hotel (extant, 302 N. Walnut Street) in 1892. Durley Hotel (later used as a hospital) is a three-story brick building adjacent to the railroad tracks, east of the passenger depot.<sup>27</sup> Appleton City’s oldest extant brick building, completed prior to Durley Hall, was constructed in 1876, a two-story “business house” with a grocery owned by William D. Clark (enlarged to its current size in 1905). The building is currently part of the business row addressed as 110-116 W. 4<sup>th</sup> Street. Clark’s grocery occupied the portion of the building addressed as 114 W. 4<sup>th</sup> Street (**Figure 14**). The district also includes 122 W. 4<sup>th</sup> Street, constructed in 1885 for Will B. Stout’s grocery/dry goods business.<sup>28</sup> By 1883, Appleton City supported 17 brick buildings and the main business thoroughfare – 4<sup>th</sup> Street – had been paved with limestone (**Figure 15**).<sup>29</sup>

<sup>20</sup> Smith, 87. Of note is that this resource indicates Appleton also donated money for a school but if this was so, it does not appear that the building was ever constructed.

<sup>21</sup> Biblio.com, “D. Appleton & Company,” Available at: <https://www.biblio.com/publisher/d-appleton-company> (Access date: 28 September 2017).

<sup>22</sup> William H. Appleton, Probate Record, Ancestry.com (Access date: 9 April 2018).

<sup>23</sup> Biblio.com, “D. Appleton & Company,” Available at: <https://www.biblio.com/publisher/d-appleton-company> (Access date: 28 September 2017).

<sup>24</sup> Zink, 4-8; 1880 Census/Ancestry.com; “History of the Appleton City Library – Part III,” (26 May 2006), Available at Appleton City Museum and History Center, Appleton City, MO

<sup>25</sup> (Harry Grantley), *The Windsor Review* (4 June 1881), 5; “Village Notes.” *The Sedalia Weekly Bazaar* (19 July 1881), 4.

<sup>26</sup> “Last Week’s Spree: Four Days at the Appleton City Fair,” *The Windsor Review* (5 November 1881), 4; *The History of Henry and St. Clair County*, 1008; Sarah E. Grantley, 1880 Census (Ancestry.com; Access date: 9 April 2018).

<sup>27</sup> Zink, 79.

<sup>28</sup> Appleton City Museum and History Center (c. 2009).

<sup>29</sup> *Ibid*, 1008; *The History of Henry and St. Clair Counties*, 1008.

National Register of Historic Places  
 Continuation Sheet

Section number 8 Page 24

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

Population statistics indicate steady nineteenth-century growth for Appleton City, which was the most populated area in its township soon after incorporation. By 1880, St. Clair County’s Appleton Township supported 1,983 residents, 1,034 of whom lived in Appleton City. Growth remained steady through the early twentieth century. In 1900, Appleton City supported 1,133 residents but by 1910, suffered a decrease to 1,018 residents.<sup>30</sup> While reasons for the dip in population are unknown, the decline was sufficient to prompt city and county officials to place promotional advertisements in regional newspapers. One example is a 1911 advertisement in the *Springfield News-Leader* promoting Appleton City as a prosperous farming and business community of “high moral and religious tone” with eight churches, two brick public schools and a higher educational institution, Appleton Academy (closed in 1914 when the city’s first public high school opened).<sup>31</sup> The *St. Louis Star and Times* published an article earlier in 1910, highlighting the area’s farming, mining, recreational and business-related opportunities.<sup>32</sup> Whether or not such promotions aided the city’s growth, within the following decade Appleton City not only recouped its population but grew another 10%, supporting 1,262 residents in 1920 (Table 1).

**Table 1. Population Data for Appleton City, Missouri, 1880 – 2010.**

Year of Census	Population Estimate	Change (+/-)
1880	1,034	--
1890	1,081	+4.5%
1900	1,133	+4.8%
1910	1,018	-10.2%
1920	1,262	+24.0%
1930	1,136	-10.0%
1940	1,188	+4.6%
1950	1,150	-3.2%
1960	1,075	-6.5%
1970	1,058	-1.6%
1980	1,257	+18.8%
1990	1,280	+1.8%
2000	1,314	+2.7%
2010	1,127	-14.2%

Source: United States Decennial Census (<https://www.census.gov/prod/www/decennial.html>; Access date: 9 April 2018).

Appleton City, the most populated commercial center in St. Clair County, was of great importance due to its location on the Katy’s main line. The city served as a “distribution point” – not just for the county but the entire region, serving as the nearest railroad point for communities

<sup>30</sup> *The History of Henry and St. Clair Counties*, 1001; United States Decennial Census, 1880.

<sup>31</sup> “Appleton City “The Prairie Queen,” *The Springfield News-Leader* (8 October 1911), Classified Advertisement; Zink, 183.

<sup>32</sup> “St. Clair County is Stopping Place for World Homeseekers,” *The St. Louis Star and Times* (23 October 1910), 4.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 25

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

such as Osceola (the county seat, 25 miles east) and Butler (in Bates County, 25 miles west). By 1910, the city supported “several blocks of business houses, an electric light plant, good public buildings and a commercial club of fifty members.”<sup>33</sup> Industrial associations, tied primarily to agriculture, were equally as constant in terms of growth and stability. By 1885, Appleton City supported a corn meal mill on W. 5<sup>th</sup> Street, just east of the railroad tracks. Additional agricultural/industrial businesses adjacent to the railroad included stockyards, a fruit packing plant, warehouses (primarily for grain and seed storage) and a lumber yard. The city also supported multiple cheese factories, a food evaporator and roller mills by the late nineteenth century. Such interests remained the primary component of Appleton City’s industry through the mid-twentieth century.<sup>34</sup>

By the early twentieth-century, Appleton City supported coal mines, three cheese plants/creameries and continued its role as a major railroad hub for supporting the region’s economic mainstays - “agriculture, stock raising, and mining.”<sup>35</sup> The city was also known by the turn of the twentieth-century for its mineral springs. In 1900 the city installed a mineral springs pump near the depot on Walnut Street (extant, **Photo 28**). A celebration followed soon afterward, attracting “several thousand visitors” and notice of Appleton City as “one of the prominent health resorts of Missouri.”<sup>36</sup> The announcement of mineral springs near Appleton City was sufficient to pronounce the city (briefly) as a rival of Excelsior Springs – Missouri’s largest mineral springs resort town, situated approximately 80 miles north of Appleton City.<sup>37</sup> Local businesses added their names to the water pump near the depot, including a druggist (Walker) and lumber company (Logan-Moore). Train passengers were encouraged to stop at the pump en route to Durley Hotel, “while sampling the ‘cure all’ sulpho lithia [mineral] water.”<sup>38</sup>

By 1910, it was the automobile – not the train – that brought most visitors to Appleton City (**Figure 16**). In 1914, J.A. Shuler opened a Ford dealership downtown at 116 E. 4<sup>th</sup> Street (extant). The building soon attracted the interest of Daniel (Dee) Clinton Zink. Mr. Zink lost his grocery store in Johnson City during a tornado in 1916 and was seeking a new venture that materialized when Shuler put his dealership up for sale. Daniel Zink and his brother, Jack, purchased the dealership at 116 E. 4<sup>th</sup> Street and opened for business on August 1, 1916. So successful was the business that the Zink Brothers constructed a new dealership at 200 E. 4<sup>th</sup> Street (extant) two years later, just east of the original dealership (**Figure 17**). The 1918

<sup>33</sup>Ibid.

<sup>34</sup> Sanborn Fire Insurance Maps, Appleton City, MO: 1885, 1891, 1896, 1902, 1918, 1935; Walter Williams, *The State of Missouri* (Columbia, MO: E.W. Stephens Press, [1904]), 501.

<sup>35</sup> Williams, 500-501.

<sup>36</sup> “Now a Health Resort,” *The St. Louis Republic* (7 September 1900), 11; “A Week’s Record,” *Marion County Herald* (13 September 1900), 4.

<sup>37</sup> Ibid.

<sup>38</sup> Susan Rotert (e-mail correspondence with Ruth Keenoy). Local historian/volunteer, Appleton City Museum and History Center (August 2018).

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 26

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

dealership, which remains in operation as Zink Motors, was constructed utilizing brick manufactured in Nevada, Missouri by Joe Pohl's Construction Company.<sup>39</sup>

At about the same time that the Zinks began their auto business, the number of gasoline stations and repair shops also began to grow in downtown Appleton City. By the 1940s, Appleton City had a number of dealerships, gas stations and auto repair businesses including a Chevrolet dealership at 116 E. 4<sup>th</sup> Street (extant), Zink Motors at 200 E. Main Street (extant), a gas station at 126 E. 4<sup>th</sup> Street (not extant), a gas station/repair shop at 215-217 W. 4<sup>th</sup> Street (Skelly Service Station, not extant), an auto garage and service station at 300 W. 4<sup>th</sup> Street (not extant) and a dealership constructed in 1947 at the northeast corner of W. 4<sup>th</sup> and Maple Streets (extant, outside the district, **Figure 18**).<sup>40</sup>

Downtown improvements during the 1910s and 1920s led to some physical changes for Appleton City. In 1919, city street signs were installed and the Katy Railroad developed a lake and reservoir to service trains on a 90-acre site five miles southwest of downtown.<sup>41</sup> Also of note was removal of the city's original library from downtown in 1923. Lack of permanent funding to hire staff and purchase new books led to declining patronage and in the early 1900s, the building was closed. In 1923, the city agreed to sell the library to an African-American resident, David Cooper, who moved the building and used it as a residence. Local historical sources cite the residential location as E. 5<sup>th</sup> and E. 6<sup>th</sup> Streets. The 1930 census, however, indicates that Mr. Cooper resided at 303 (or 304) E. 7<sup>th</sup> Street. In the meantime, library books were stored at City Hall and space on the building's second floor was used as the public library. In 1924, concerned citizens led by Cora Chapin organized the Appleton City Library Association, which raised money for new books and a permanent location – the upper floor of the building currently addressed as 112 E. 4<sup>th</sup> Street (**Photo 7**).<sup>42</sup> In 1970 the c. 1870 library was moved temporarily to Forest Park for the city's Centennial Celebration, then to 113 E. Dover until the building was relocated to 306 N. Walnut Street in 1994. The building currently houses a museum.<sup>43</sup> Appleton City's public library is currently located at 105 W. 4<sup>th</sup> Street.

Appleton City's population declined in the decade of 1920-1930, likely due to the onset of the Great Depression, which led many to seek employment elsewhere, particularly in areas (such as Kansas City and Lake of the Ozarks) that supported New Deal projects. By that time, Appleton City's downtown business district was well established. Commercial buildings lined both sides of 4<sup>th</sup> Street. A waterworks was constructed in 1925 on Walnut Street to support the growing community; incorporating seven miles of sewer lines and a 100,000 gallon tank located south of

<sup>39</sup> Zink, 3-5.

<sup>40</sup> Sanborn Fire Insurance Maps: 1918 and 1935, Appleton City Museum and History Center, Unpublished photographs and notes (c.2009).

<sup>41</sup> Zink, 84-85, "Katy Wants a Drink," *The Windsor Review* (28 March 1918), 5.

<sup>42</sup> "History of the Appleton City Library – Part III," Appleton City Museum and History Center, (2 June 2006); Appleton City Museum and History Center, Clippings File (26 May 2006); Zink, 8; United States Census, 1930.

<sup>43</sup> "Appleton City Library History," Appleton City Museum and History Center (newspaper clippings collection).

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 27

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

the depot (see 201 W. Walnut Street, Photo 24).<sup>44</sup> The system served Appleton City until 1956, when a new waterworks was constructed, including a new water tower (extant) on the same site.<sup>45</sup> Upgrades to Appleton City's infrastructure, such as the new waterworks, allowed downtown merchants to retain viable businesses and serve customers as they expected. While businesses changed locations over the years, the commercial district remained relatively unaltered in terms of building stock and operations. Businesses such as hardware stores, the post office, drug stores and dry goods continued to operate in their same locations, whereas entertainment type business such as movie theaters moved from place to place, including the Durley Opera House (100-102 E. 4<sup>th</sup> Street) in 1918 to the Ritchie Building (124-126 W. 4<sup>th</sup> Street) by the mid-1930s. Durley Opera House also supported a bowling alley (mid-1930s) and Plaza Theater (another movie theater) opened in 107 W. 4<sup>th</sup> Street during the 1930s. Also of note is that like many communities, Appleton City supported a Red Cross headquarters established during World War I at 107 E. 4<sup>th</sup> Street, a two-story commercial property converted back to a store by the mid-1930s.<sup>46</sup>

In 1932, Appleton City celebrated the opening of its New Deal era public high school, located just west of the district at 408 W. 4<sup>th</sup> Street (**Figure 19**). The school's dedication was well attended and included future President, Harry S. Truman who spoke at the event.<sup>47</sup> One of the biggest transitions in downtown Appleton City during the 1930s was conversion of the Durley Hotel to Ellett Hospital (**Figure 20**). In 1934, Dr. William H. Ellett (1901 – 1986) leased the former hotel as a hospital. He purchased the building in 1938 and left Appleton City shortly thereafter to serve as an Army surgeon during World War II. Dr. Ellett returned in 1946 and continued to practice medicine. After a new hospital opened in the 1970s (named in honor of Dr. Ellett), the former hotel was converted to a museum. In the mid-1990s, the building was adapted for multi-family housing.<sup>48</sup>

Few physical changes occurred in Appleton City during the 1940s-1950s. In 1952, the city added new street signs and the post office began to assign new house numbers and street names in the residential sectors. Prior to 1952, residential streets south of 4<sup>th</sup> Street had been identified alphabetically (A, B, C, e.g.). The garden club provided some of the city's street names (Arbor, Burbank, etc.) and state capitals were also assigned to streets (such as Concord and Dover).<sup>49</sup> In the early 1960s, the city gained national attention when Appleton City was selected to support Whiteman Air Force Base's Minuteman Missile program. Included in this designation was a dispatch center and mobile home family housing site to support air force, Boeing and Army

<sup>44</sup> "Clinton Construction Company Will Build Appleton City Water Works," *The Clinton Eye* (27 February 1925), 6; Sanborn Fire Insurance Maps, 1918 and 1935 (rev).

<sup>45</sup> "Appleton City Bids Opened," *The Clinton Eye* (8 March 1956), 3A.

<sup>46</sup> Sanborn Fire Insurance Maps, 1918 and 1935, Sheet 3; Appleton City Museum and History Center, Building Notes/Information; Zink, 85. 107.

<sup>47</sup> Zink, 88-89.

<sup>48</sup> Zink, 79-80, Ancestry.com.

<sup>49</sup> Zink, 85.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 28

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

Corps of Engineer personnel.<sup>50</sup> These resources are situated outside of the city's downtown district. Also important to Appleton City's economy in the 1950s-1960s was coal mining. While such activities did not result in the construction of new buildings downtown, such activities fostered the city's commercial viability.<sup>51</sup> One of Appleton City's largest booms occurred between 1970 and 1980, with an 18.8% increase from 1,058 to 1,257 residents.<sup>52</sup> The Cold War era missile program was deactivated in the 1990s and Appleton City's final Minuteman missile was removed in 1995 (**Figure 21**).<sup>53</sup> Since then, Appleton City has continued to sustain its small but steady population and continues to support many of the same types of businesses that filled the downtown district buildings during the period of significance.

**Statement of Significance – Criterion A: Commerce**

Appleton City, Missouri is the largest city in St. Clair County, Missouri. The community was known as a regional center of commerce not long after it was platted in 1870 by the Tebo & Neosho Railroad Company. Appleton City was planned by the Tebo to serve as a regional point of transport for goods and services related to mining and agriculture. Appleton City's downtown character was firmly shaped by the turn of the twentieth century and little has changed in terms of the city's physical character since that time. The primary thoroughfare through downtown is 4<sup>th</sup> Street, lined with brick one- and two-story commercial buildings, most of which were constructed in the late nineteenth/early twentieth-centuries. The city's collection of downtown commercial properties demonstrates its endurance as a business center over many decades. The period of significance extends from c. 1870, when Appleton City's first buildings were constructed, including Missouri's oldest passenger depot and third oldest public library. The district's intact commercial buildings, downtown hotel, waterworks, depot and library reflect the city's importance as a regional commercial center throughout the period of significance. The district is **locally significant** under **Criterion A: Commerce**. The **period of significance, c.1870 - 1968** is based on the district's contributing properties and commercial significance, which is demonstrated during these years. While the 50-year rule for National Register properties is no longer a standard application, it is appropriate for this district. Appleton City's commercial significance was not altered via any specific event prior to 1968 or shortly thereafter. The buildings within the district best reflect the years that Appleton City thrived as a small but successful center of trade and distribution. These buildings were (and remain) the center of business activity in Appleton City.

As noted, Appleton City's downtown commercial district is comprised primarily of one- and two-part commercial buildings but also includes a former hotel converted to a hospital during the

<sup>50</sup> "Appleton One of Three Boeing Dispatch Areas," *The Clinton Eye* (26 October 1961), 1.

<sup>51</sup> Susan Rotert.

<sup>52</sup> United States Census.

<sup>53</sup> Terry Ganey, "Last Missile in Missouri Turned Off for Good," *St. Louis Post-Dispatch* (19 May 1995), 1; Chase et al., 18.

National Register of Historic Places  
 Continuation Sheet

Section number 8 Page 29

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

1930s. Durley Hotel (aka Ellett Hospital) is a three-story brick building at 302 N. Walnut Street. The hotel was constructed immediately east of the train’s tracks near the depot to accommodate visitors and the businessmen who came to the city. Smaller rooms on the building’s first floor on the north end (nearest the depot) accommodated salesmen. During World War II, the hotel’s relationship to the depot remained an important one as thousands of troops passed through Appleton City – many of whom stayed one or more nights at the hotel.<sup>54</sup> In short, Durley Hotel’s location was ideal for those who traveled via train and that remained the case for many decades (**Figure 22**).<sup>55</sup>

Forms of entertainment such as theaters and Durley Opera Hall (100 E. 4<sup>th</sup> Street) were widely available in downtown Appleton City from its early years of development. Durley Hall, though built as an entertainment property also served as commercial building from its inception. Businesses that occupied the lower floor over the years include a grocery, dressmaker/tailor, telephone exchange, doctor’s office, department store and tractor/implement/automobile dealership.<sup>56</sup> Durley Hall’s commercial tenants provide a snapshot of the types of businesses occupying the buildings throughout the district. As provided in **Table 2**, below, Appleton City had a consistent number of dry goods, groceries, automobile dealerships, restaurants, hair salons, drug stores, jewelry stores, variety stores and offices (doctors, lawyers, dentists) in the downtown district during the period of significance.

**Table 2. District Businesses/Occupants\***

Address	Construction Date	Businesses
100 E. 4 <sup>th</sup> Street (Durley Hall – opera hall on second floor; first floor used commercially)	1881	Grocery/Clothing/Glassworks, 1885 Hardware/Furniture, 1896-1900s Clothing/Drugstore, 1910s-1930s House Dept. Store, 1902-1944 Clark Implements, 1944-1953 John Deere Dealership, 1948-1953 Knowles Motors, 1959-2007
100 W. 4 <sup>th</sup> Street	1898	Andy Naylor Grocery, 1900 Trustees Land Company, 1910-1929 Telephone Exchange, 1910 Bank, 1910s-1930s Dr. Edward Barnett, 1940s Minnie Allen’s / Ruby’s Beauty Shop, 1940s United Telephone Company, 1950s Niemann Plumbing, 1959-2018
102 W. 4 <sup>th</sup> Street	c. 1915	Millinery, 1918-1930s Western Auto, 1950s
103 E. 4 <sup>th</sup> Street	c. 1885	Grocery, 1890 – 1964
104 W. 4 <sup>th</sup> Street	c. 1880	Dry Goods (Clothing, Shoes), 1885-1918

<sup>54</sup> Susan Rotert.

<sup>55</sup> Sanborn Fire Insurance Maps: 1891-1935.

<sup>56</sup> Appleton City Museum and History Center (c. 2009).



National Register of Historic Places  
 Continuation Sheet

Section number 8 Page 30

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

Address	Construction Date	Businesses
		Martin's Drug Store, 1919-1950
105 E. 4 <sup>th</sup> Street	c. 1890	Photographer, 1891 Milliner/photographer, 1896 Grocery/photographer, 1902 Tailor/photographer, 1918-1930s Trucking company, 1940s-1965 Cloverleaf Mfg., 1956 – 1963
105 W. 4 <sup>th</sup> Street	c. 1890	Drug Store, 1891 Dry Goods/Clothing, 1896 Grocery, 1902-1935 Feed store, 1935-c.1945 Plaza Sweet Shoppe, 1949 Public Library (current)
106-108 W. 4 <sup>th</sup> Street (A.B. Duncan Building)	1923	A.B. Duncan's (general store), 1923-1932 Brownsberger's Dept. Store, 1932-1978
107 W. 4 <sup>th</sup> Street	c. 1890	Billiard Hall (1 <sup>st</sup> fl.)/Dr.'s office (2 <sup>nd</sup> fl), 1891 Post Office/bookstore/doctor, 1896 Maxwell's Grocery & Feed/ lodge, 1902-1918 Plaza Theater, 1930s-1950s
104-106 E. 4 <sup>th</sup> Street	1932	McConnell's Feed Store, 1932-1958
109 W. 4 <sup>th</sup> Street	c. 1905	W.A. Walker Drug Store, 1908-1918 Wallpaper store/drug store, 1918 Jewelry store and real estate agency, 1966-1998
110 E. 4 <sup>th</sup> Street	1974	Currently photography studio
110-116 W. 4 <sup>th</sup> Street	1876 – c. 1905	Burns Bros. Dry Goods, 1881 Furniture, Implements, Hardware, Books, 1902-1930s Appleton City Hardware, 1960s
111-115 W. 4 <sup>th</sup> Street	c. 1880	Barber shop, 1926-1970 Restaurant/grocery/cobbler, 1935 McClain Bros. Electrical Supplies, 1950s Laundromat, 1958 Furniture store, 1973-1995
112 E. 4 <sup>th</sup> Street (City Hall)	c. 1880	L. Byrd & Son Grocery Store, 1920-1921 Feed Store, 1935-1960 City Hall, 1970-current
114 E. 4 <sup>th</sup> Street (Schellman Building)	c. 1900	Schellman's, 1906-1923 City Hall, 1923 Public Library, 1920s-1967 (second floor) Fire Station/Jail, 1920s-1973
113-115 E. 4 <sup>th</sup> Street	1918	Harness Shop, 1915-1920s Feed store (unknown type), 1931-1951
117 W. 4 <sup>th</sup> Street	c. 1915	Variety store, 1915-1930s Blue Inn Restaurant, 1936-2015 Meredith's Café, 1957-1960
116 E. 4 <sup>th</sup> Street	1914	Automobile dealership, 1914 – 1953 Implements/auto parts, 1974-2018

National Register of Historic Places  
 Continuation Sheet

Section number 8 Page 31

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

Address	Construction Date	Businesses
119 W. 4 <sup>th</sup> Street (G.W. Clark Building)	c. 1905	Post office, 1905 – current
118 E. 4 <sup>th</sup> Street	1996	Bank
118-120 W. 4 <sup>th</sup> Street	c. 1910	Grocery/meat/drugs/jewelry, 1910 - 1918 Drugstore, 1965
123 W. 4 <sup>th</sup> Street	c. 1870	Drugstore, 1885-1890s Hinkley's City Bakery, 1901 Grocery, 1918 A.C. Baker & Confectionery, 1928 Todd Appliance Store, 1946 Bakery, 1918-1930s Kriesler Pharmacy, 1986-2018
124-126 W. 4 <sup>th</sup> Street (Ritchie Building)	c. 1900	Dept. Store/dry goods. 1900-1930s Osteopath office (2 <sup>nd</sup> floor), 1900 Apartment (2 <sup>nd</sup> floor) 1920s-1973 Beauty shop / A.C. Jewelry store, 1940s-1956 Yoss Grocery, 1966-2003
122 W. 4 <sup>th</sup> Street (Will B. Stout Building)	1885	Dry goods/grocery, 1885 – 1939 Dentist (2 <sup>nd</sup> floor), 1928-1982 Variety store, 1940s – 1970s Yoss Grocery, 1986-2003
125 W. 4 <sup>th</sup> Street	1982	Accountant, 1982-1985 Mane Frame, 2003
129 W. 4 <sup>th</sup> Street	c. 1930	Variety Shop, 1930-1958 Clark Novelty Shop, 1957 Western shop, 1960s. Insurance office, c. 1975
131 W. 4 <sup>th</sup> Street	c. 1940	Insurance office, c. 1960 - 2014 Vista Outdoor, current
200 E. 4 <sup>th</sup> Street (Zink Motors)	1918	Automobile dealership, 1918 – current
302 N. Walnut Street (Durley Hotel, Ellett Hospital)	1891	Hotel, 1891 – 1934 Hospital, 1934-1973
301-303 N. Walnut Street	Train Depot c. 1870 Park c. 1915	Appleton City Depot, c. 1870 – current City park, c. 1915 – current (railroad park)
306 N. Walnut Street Appleton City Public Library	c. 1870	Public library, c. 1870 – 1920s Museum 1986 – current
201 Block, N. Walnut Street	1956	Municipal water works, 1956 – current

Sources: Sanborn Fire Insurance Maps; Appleton City Museum and History Center. \*Vacant lots are excluded.  
 \*Research to identify businesses in these buildings and to verify addresses was completed by Linda Lampkin.

Appleton City's downtown district is an excellent representation of the city's commercial importance as a railroad town (19<sup>th</sup> century). Many of the buildings within the district were constructed in the nineteenth century. As discussed previously, the city retains its original c.1870 public library and railroad depot. Though these buildings are not on their original parcels, they remain downtown within the commercial area and are integral to Appleton City's early

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 32

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

settlement and development as a center of trade. Both buildings represent the city's earliest days as a regional center of business and commerce. The depot is within an early city park situated immediately east of the railroad's tracks. The depot was moved to the park from the east side of the tracks to prevent its demolition when railroad ownership changed in the 1980s. The move incorporated a site adjacent to the railroad's tracks to fully demonstrate the building's original transportation associations.

Most who conducted business in Appleton City were dependent on the region's agricultural trade and mining activities. Appleton City was the region's first major rail connection to markets in Kansas City, St. Louis, the southwest and northern border states such as Iowa. As a result, Appleton City was noted as – and remained through the early twentieth century – the most important commercial center of trade and distribution in St. Clair and southern Henry Counties (**Figure 23**). Buildings such as the depot, library, hotel and opera hall still stand today as do nineteenth-century brick buildings constructed as groceries and dry goods establishments. Such properties supported the burgeoning railroad town of the late nineteenth century and continued after 1900 to exhibit the city's prominence in regard to its commercial success (**Figure 24**).

Soon after the town was platted, the Tebo was absorbed by the Missouri, Kansas and Texas Railroad Company. Appleton City remained a viable railroad connection for the "Katy" as the railroad line was known. Again, the community's direct connections via the train (Kansas City, Sedalia, Osceola, and St. Louis) were important to regional agricultural and mining economies. A gazetteer published for the state in 1893 described Appleton City as a business center, supporting activities for the region that centered on trade, shipping, industry and agriculture, particularly in relation to the shipment of as "corn, wheat, flax, castor beans, fruit and livestock."<sup>57</sup> Residents from near and far came to Appleton City to bank, shop and to be entertained. No less than a dozen businesses were advertising their locations in Appleton City by 1871 when the city was promoted as a mere . . .

fifty-nine miles south-west of Sedalia, Mo; fifty-one miles north-east of Fort Scott, Kansas; twenty-four miles from Osceola, the county seat of St. Clair county, eighteen miles from Butler, county seat of Bates county; twenty miles from Clinton, county seat of Henry county and twenty-four miles from Nevada, the county seat of Vernon county.<sup>58</sup>

A "lively little city," Appleton City of the 1890s boasted of a well-stocked public library (with over 1,000 books), a 600-seat opera house, a well-established public school, two banks (First National and Merchants) and numerous churches (Methodist, Baptist, Presbyterian, Christian and Lutheran).<sup>59</sup> The city published its own monthly newspaper (beginning in 1870) and supported a

<sup>57</sup> *Missouri State Gazetteer and Business Directory for 1893-1894*, St. Louis, R. L. Polk & Co., ([1893]), 134.

<sup>58</sup> R.F. Smith, 87.

<sup>59</sup> *Ibid.*

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 33

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

passenger depot and hotel.<sup>60</sup> Appleton City was more than a shipping point – it was the region’s most important business center before and after the twentieth century.<sup>61</sup> In that regard, Appleton City relied on the railroad. Though passenger train service declined (because of automobiles) by the early 1900s, the city’s passenger depot remained open through 1958. Freight service did not decline, however, supporting agricultural and mining activities for which Appleton City was the commercial hub.<sup>62</sup> The city’s greatest period of downtown expansion occurred during the 1910s-1920s when no less than nine buildings were constructed in the district. These new buildings included 116 and 200 E. 4<sup>th</sup> Street, both of which were automobile dealerships. Both buildings continue in these roles today. The property at 200 E. 4<sup>th</sup> Street remains an automobile dealership, owned by the family that had the building constructed in 1918 and 116 E. 4<sup>th</sup> Street is currently an auto-parts store.

The west end of the district retains a sense of Appleton City’s earliest years of development, situated near the train’s tracks. In contrast, the eastern end of the district supports a mixture of early-to-late twentieth century buildings (**Figure 25**). Twentieth-century additions to the district include brick faced one- and two-story buildings. Among the district’s early twentieth-century properties is 119 W. 4<sup>th</sup> Street, the G.W. Clark Building, a good illustration of Appleton City’s one-part commercial buildings (**Figure 26**). Constructed in 1905, the building was named for George Washington Clark (1839 – 1933), a local farmer and one of Appleton City’s earliest residents.<sup>63</sup> The property currently supports Appleton City’s post office and a pharmacy. Another example of a one-story commercial building in the district is 111-115 W. 4<sup>th</sup> Street, constructed c. 1880. This building likewise has mid-twentieth-century windows/updates but the building’s original form is intact as demonstrated by a photo from the 1910s, labeled as **Figure 27**.

Although many storefronts were updated in the mid-to-late twentieth century, such changes attest to Appleton City’s downtown commercial viability. While larger cities experienced rapid loss of downtown business tenants and customers after World War II, Appleton City did not follow this trend. Appleton City’s continued role as a major center of commerce despite economic and agricultural shifts during the period of significance has much to do with the city’s location and transportation connections. Unlike other communities in St. Clair County, Appleton City was established and continued to be, throughout the period of significance, a regional center of business. Appleton City was and remains the largest community in St. Clair County. The city’s economic viability relied on business associations that extended to communities in bordering counties. These areas relied on agriculture and mining to sustain their economies and Appleton

<sup>60</sup> Ibid, 89.

<sup>61</sup> Ibid; Melvin Arthur Johnson, “The Changing Landscape of a Rural Region: The Effect of the Harry S. Truman Dam and Reservoir in the Osage River Basin of Missouri,” Dissertation, University of Nebraska (2009), 322.

<sup>62</sup> “MKT Railroad – The Missouri-Texas-Kansas Railroad,” Available at: <https://www.katydepotsedalia.com/mktrailroad.htm> (Access date: 6 December 2018). Susan Rotert.

<sup>63</sup> United States Census, 1870 – 1910; Missouri Death Certificate Database, Available at: <https://s1.sos.mo.gov/Records/Archives/ArchivesMvc/> (Access date: 5 September 2018).

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 34

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

City provided the point from which such goods were transported, as well as the commercial center for supplies, goods and services.<sup>64</sup>

Appleton City's location at the extreme northwestern corner of the county, coupled with its "transportation routes and . . . economic activities such as coal mining and agriculture" sustained Appleton City's leading commercial presence over the years.<sup>65</sup> There exists no better demonstration of the city's regional importance than the downtown district. The district's collection of nineteenth- and early-to-mid twentieth century properties has changed little since the period of significance. The downtown district clearly illustrates Appleton City's establishment by the railroad in 1870, the flourishing businesses established prior to and after the turn of the twentieth-century, and the city's sustained role as a center of business activity for all who relied on Appleton City throughout the district's period of significance.

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<sup>64</sup> Johnson, 251.

<sup>65</sup> Ibid, 222.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 35

Appleton City Downtown Commercial District

Name of Property

St. Clair County, MO

County and State

n/a

Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 36

Appleton City Downtown Commercial District

Name of Property

St. Clair County, MO

County and State

n/a

Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 37

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
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Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 38

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

**Verbal Boundary Description**

The boundary of Appleton City Downtown Commercial District is shown as the solid black line on the accompanying base map entitled “Appleton City Downtown Commercial District Boundary Map” (**Figure 2**). The district’s boundaries are also illustrated by the solid black line on the **Boundary/Photo Map (Figure 28)**.

**Boundary Justification**

The boundaries for the Appleton City Downtown Commercial District are based on preliminary (2015) recommendations provided in a Missouri State Historic Preservation Office site report (Chase, et al.). The recommendations included buildings on 4<sup>th</sup> Street bounded by the railroad tracks (west) and N. Locust Street (east). The recommended boundaries were extended at the southwest corner to include Appleton City’s waterworks on Walnut Street. The waterworks, immediately south of the depot is contiguous to the district and an integral part of the city’s commercially supportive activities during the period of significance by providing up to date utility services to downtown and the surrounding area. Modernization in the 1950s, when the waterworks was erected, allowed downtown to retain its status as a viable business district and encouraged the retention and development of commercial activities within the district. The district’s southern boundary for properties along 4<sup>th</sup> Street is delineated by the alley that bounds the commercial row. A lot south of the alley, associated with 200 E. 4<sup>th</sup> Street, was excluded from the district to maintain a straight alignment. Properties east of the district are residential and were excluded from the district that is significant for its commercial associations. While W. 4<sup>th</sup> Street supports additional commercial buildings west of the district, vacant lots (as a result of demolition) and an agricultural/industrial complex immediately west of the railroad tracks separate these commercial buildings (some of which have been extensively altered) from the district.

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 39

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



Figure 1. Location Map, Appleton City, St. Clair County, MO. Map is not to scale (Google Maps, 2018).

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 40

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)



Figure 2. Appleton City Downtown Commercial District Boundary Map; boundaries are outlined in black. Latitude/Longitude points are indicated by red numbers on map. Scale is approximate: 1" = 200' (Source: Google Maps: 2018).



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 41

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 3. 4th Street, view is west from the east end of the commercial district. Note street lamps (installed 2016) and sidewalks (Photo: Ruth Keenoy, 16 February 2018).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 42

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 4. Some sidewalks on Walnut Street are brick, such as this one flanking the west end of the Durley Hotel. View is north (Photo: Ruth Keenoy, 16 February 2018).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 43

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 5. Alley flanking the property lines of commercial buildings on the south side of 4th Street. View (from Walnut Street) is northeast (Photo: Ruth Keenoy, 16 February 2018).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 44

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

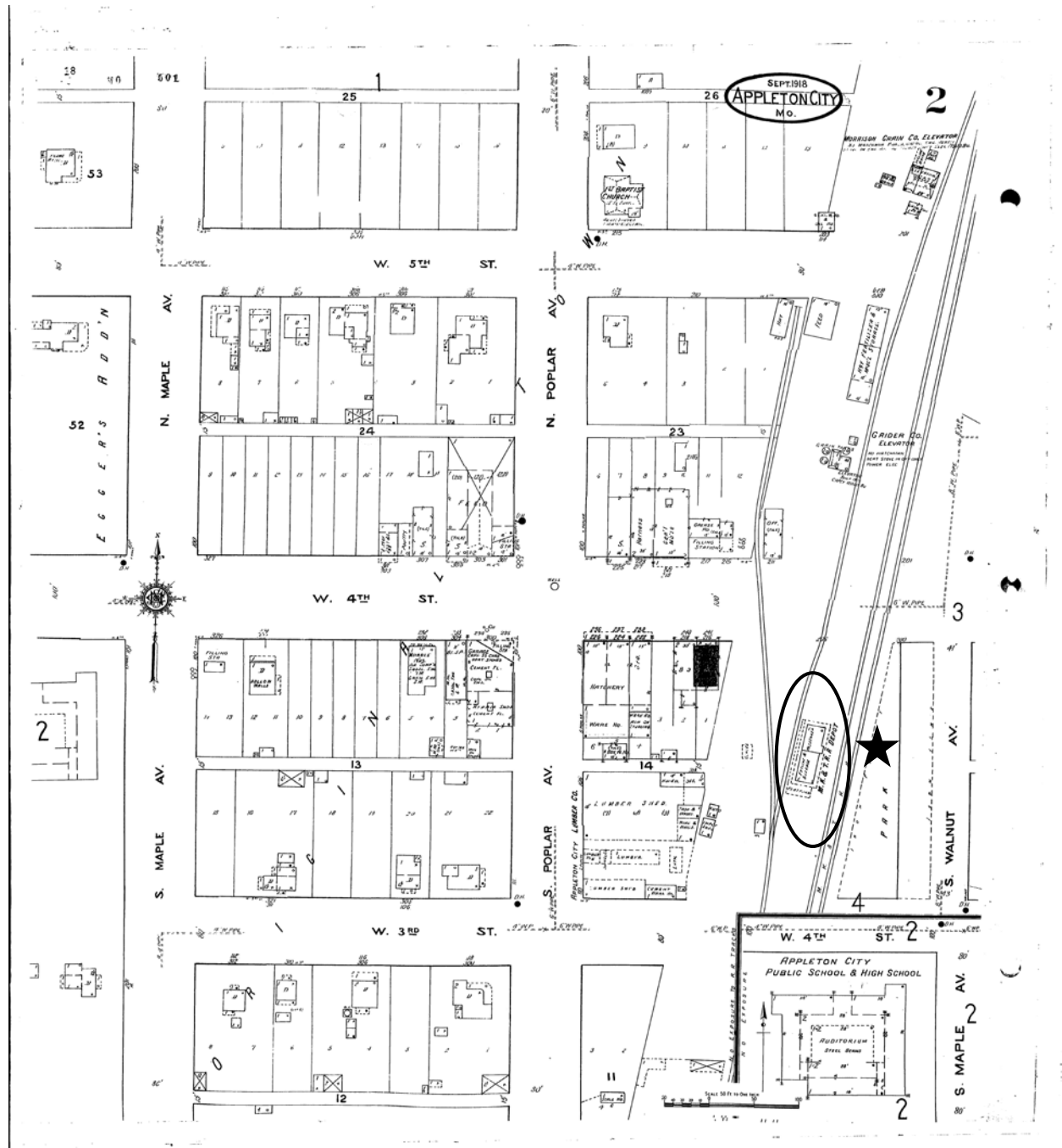


Figure 6. Original location of Appleton City's Passenger Depot (circled) was immediately west of the building's current location, noted by the star (Source: Sanborn Fire Insurance Map, 1935).



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 45

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

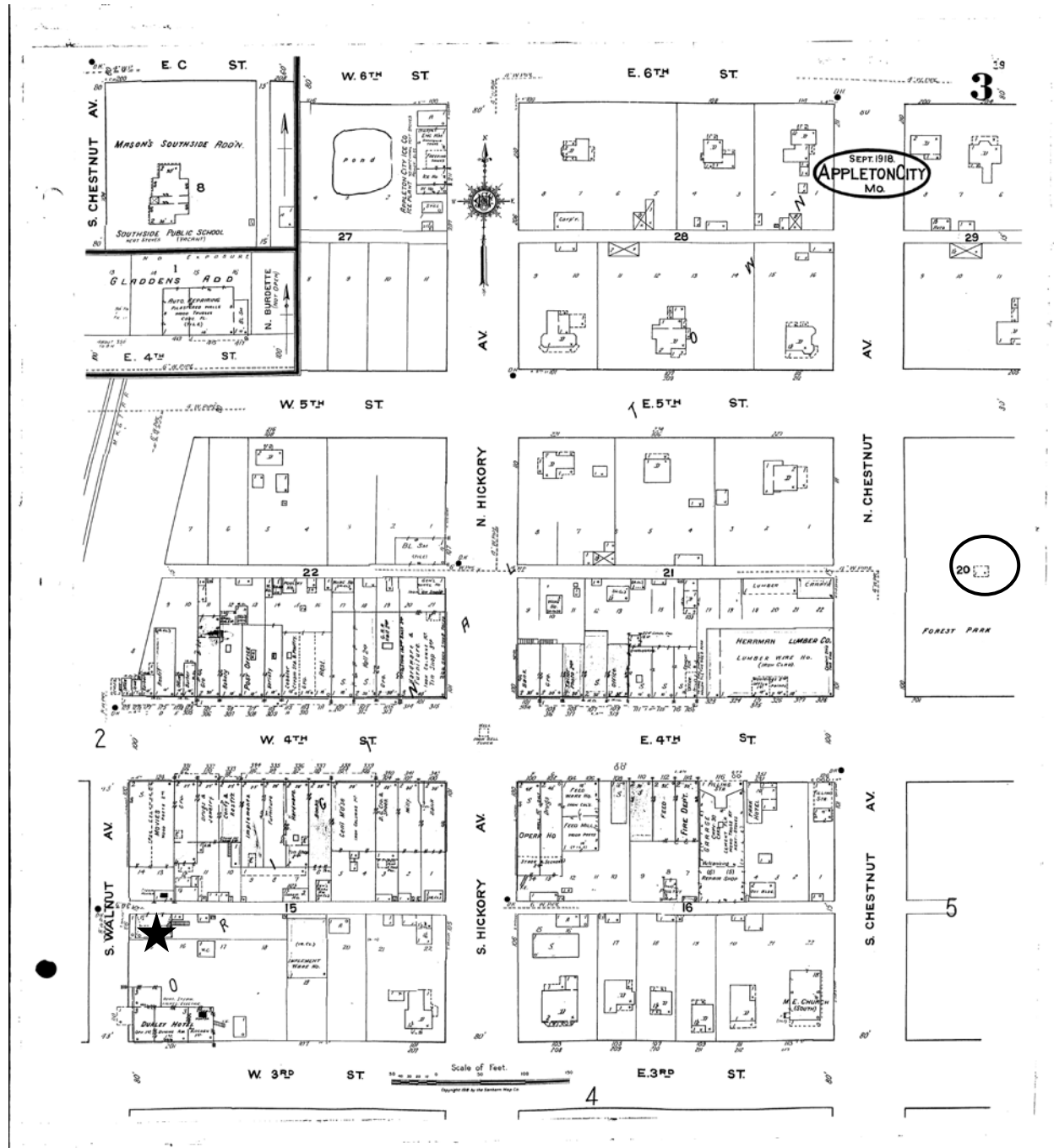


Figure 7. Original location of Appleton City's first library (circled) was in Forest [City] Park, northeast of the current location on Walnut Street, which is noted by the star (Source: Sanborn Fire Insurance Map, 1935).



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 46

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 8. 110-116 W. 4th Street has been altered on the first-story level. The upper portion of this commercial row retains sufficient integrity to be considered contributing to the downtown commercial district. View is southeast (Photo: Ruth Keenoy, 16 February 2018).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 47

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)



**Figure 9. 118-120 W. 4th Street has been altered on lower and upper floors. The building is a non-contributing resource in Appleton City's downtown commercial district. View is south (Photo: Ruth Keenoy, 16 February 2018).**

National Register of Historic Places  
Continuation Sheet

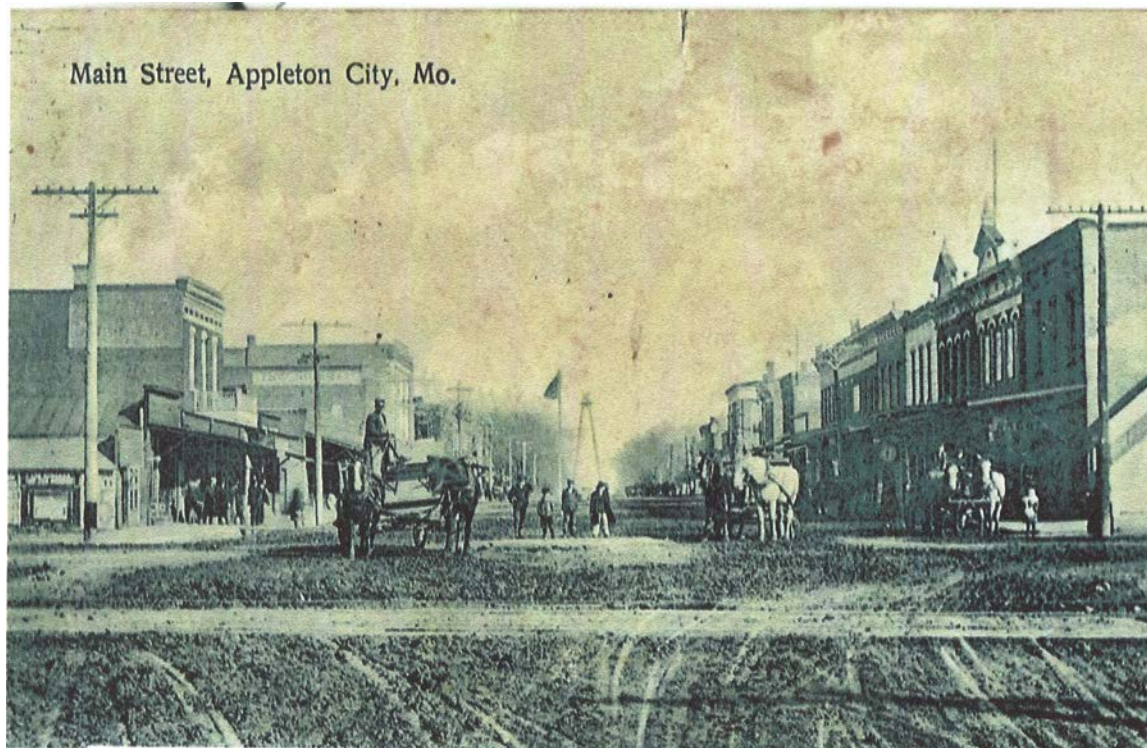
Section number Figures/Maps Page 48

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 10. Appleton City, 4<sup>th</sup> Street, view is east (c. 1890), taken from Railroad Avenue (tracks are in the foreground). Image from the collection of Anita Smith; courtesy of Appleton City Museum and History Center. Note the city's original well/ bell tower in the background, located at 4<sup>th</sup> Street's intersection with Hickory Street.**



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 49

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



Figure 11. William Henry Appleton, for whom Appleton City was named. Date unknown (Source: Wikipedia, Available at: [https://en.wikipedia.org/wiki/William\\_Henry\\_Appleton](https://en.wikipedia.org/wiki/William_Henry_Appleton), Access date: 28 September 2017).



Figure 12. Appleton City Library, view is west (Photo: Ruth Keenoy, 16 February 2018).

National Register of Historic Places  
Continuation Sheet

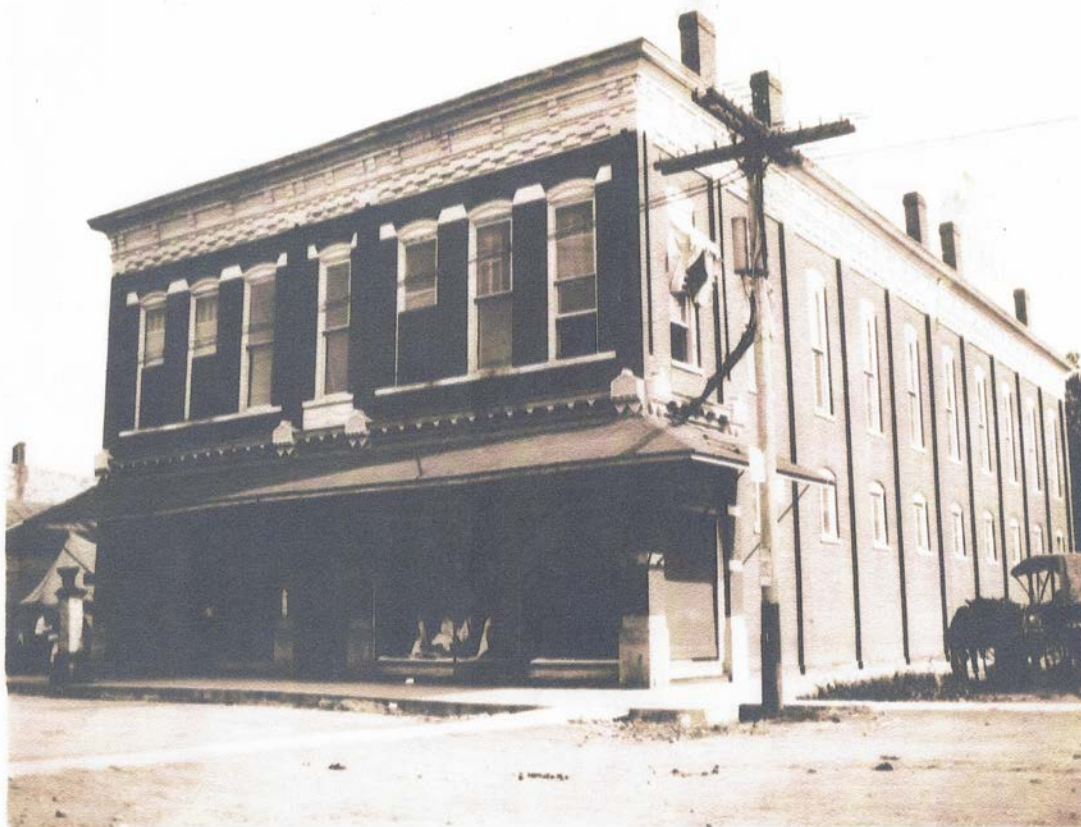
Section number Figures/Maps Page 50

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 13. Durley Hall, view is southeast. Photo dated 1912. Courtesy of Appleton City Museum and History Center.**

National Register of Historic Places  
Continuation Sheet


Section number Figures/Maps Page 51

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

**BURNS BROS.,**

# HARDWARE,


**STOVES, TINWARE,  
FURNITURE AND FARM MACHINERY,  
APPLETON CITY, MISSOURI.**



**Large Stock of Wagons, Carriages and Bug-  
gies of Reliable Make always on hand.**

Everything in the different lines that we carry at prices in keeping with honor-  
able business methods.

OUR GREATEST AMBITION IN BUSINESS:  
**To Merit and Retain the Confidence of our Patrons.**



We have one of the finest Hearses to be found in Southwest Missouri and all business in this line intrusted to our care will receive prompt attention.

**Coffins and Caskets** always on hand.

**YOUR PATRONAGE SOLICITED.**

Figure 14. 1901 advertisement for 112-114 W. 4<sup>th</sup> Street, by which time the building was occupied by Burn Bros. Hardware. Courtesy of Appleton City Museum and History Center.



National Register of Historic Places  
Continuation Sheet

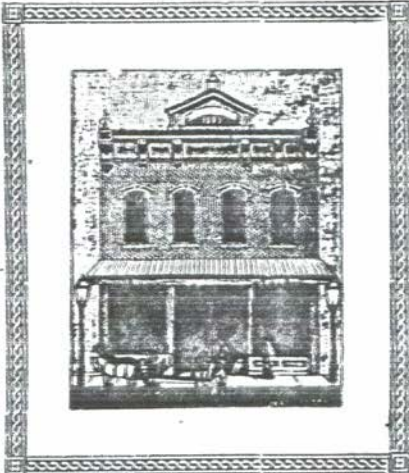
Section number Figures/Maps Page 52

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

1880 TWENTY-ONE YEARS. 1901

**WILL B. STOUT,**  
— DEALER IN —  
**Groceries, Boots AND Shoes,**  
**APPLETON CITY, MISSOURI.**

**Visitors**  
In Appleton City during any season of the year will find our store headquarters for **FRESH FRUITS** of all kinds.



**Fine Coffees.**  
We have the exclusive sale in Appleton City of **CHASE & SANBORN'S World-Renown COFFEE.**  
Nothing finer on the market.

**WE ARE NOW** entering upon our **Twenty-first business year at this place, and it affords us the greatest degree of pleasure to say that we have never had cause to regret the day when we dropped anchor in Appleton City. Our efforts have ever been attended by satisfactory results and we find it a pleasure to do business with the people. We solicit your trade and will do all in our power to please you.**

*Will B. Stout.*

Figure 15. 1901 advertisement for 122 W. 4<sup>th</sup> Street, which was still occupied by its original tenant, Will B. Stout. Courtesy of Appleton City Museum and History Center.

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 53

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



Figure 16. Photo is 4<sup>th</sup> Street, looking east, c. 1910. Automobiles are visible on the left side of the photo. Courtesy of Anita Smith; Appleton City Museum and History Center.



Figure 17. Zink Motors, 200 E. 4<sup>th</sup> Street, 1918. View is southeast. Image shows the building under construction (Source: Zink, *It all Started with a Tornado*, p. 5).



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 54

Appleton City Downtown Commercial District

Name of Property

St. Clair County, MO

County and State

n/a

Name of multiple listing (if applicable)



**Figure 18. Extant automobile dealership on W. 4<sup>th</sup> Street, west of the downtown commercial district. This building was constructed in 1947 (Photo: Ruth Keenoy, view is northeast, March 2015).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 55

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)

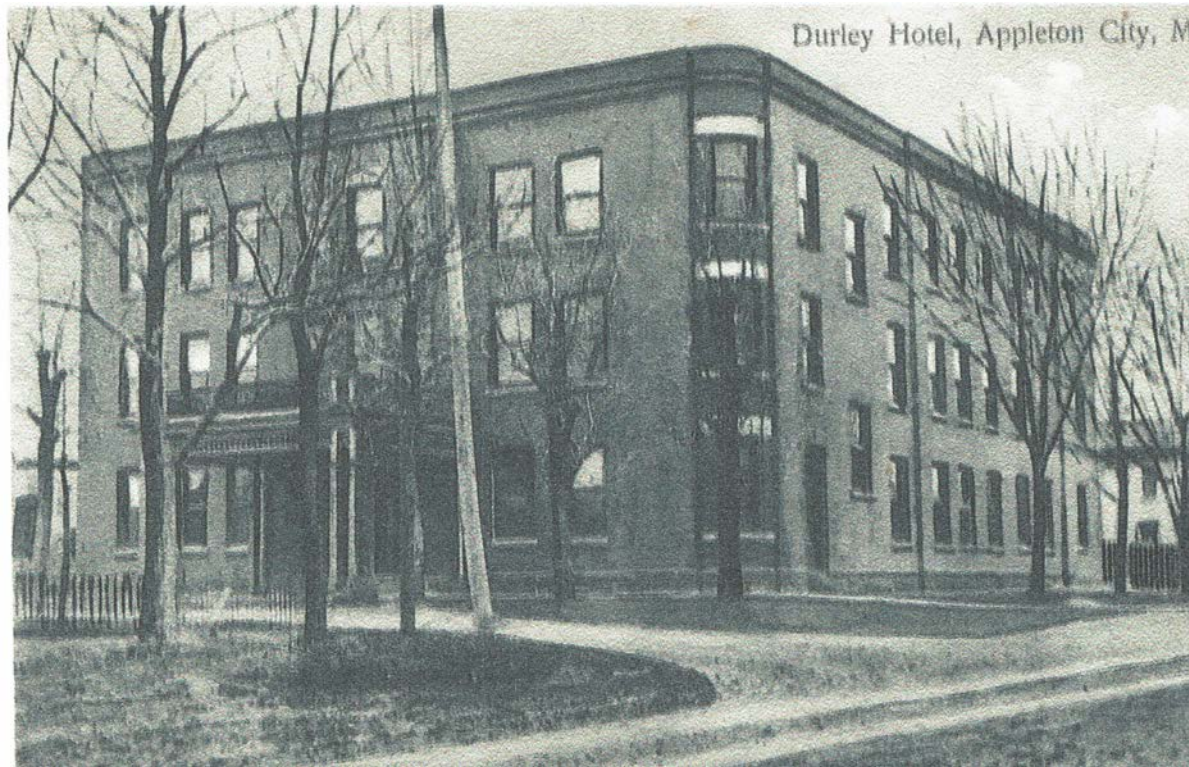


**Figure 19. Appleton City High School opened in 1932. The building is west of the district at 408 W. 4<sup>th</sup> Street. View is south (Photo: Ruth Keenoy, March 2015).**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 56

Appleton City Downtown Commercial District
Name of Property St. Clair County, MO
County and State n/a
Name of multiple listing (if applicable)



**Figure 20. Durley Hotel postcard, c. 1910, view is northeast. Courtesy of Appleton City Museum and History Center.**



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 57

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



Figure 21. 107 W. 4<sup>th</sup> Street depicts a mural of a Minuteman missile (Photo: Ruth Keenoy, 16 February 2018).

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 58

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

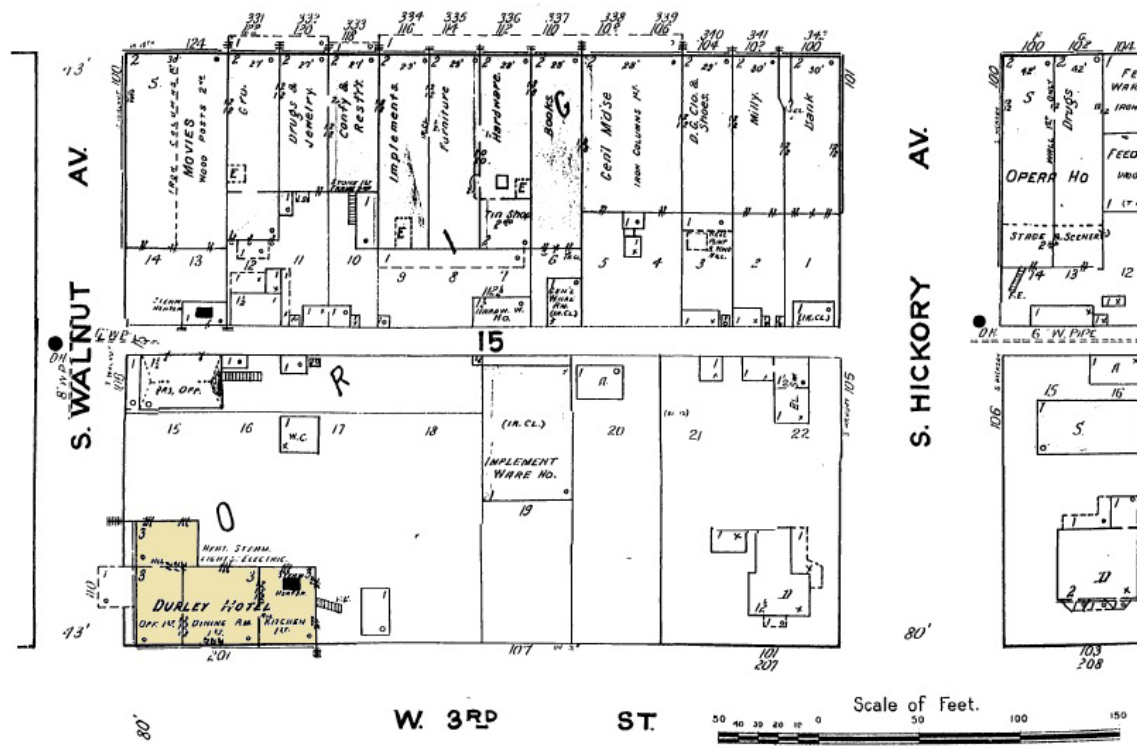


Figure 22. Durley Hotel in 1891 (in pink, top) and 1935 (in yellow, bottom). Source: Sanborn Fire Insurance Maps, Appleton City, MO.



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 59

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)



Figure 23. Railroad Map, 1887. Note Appleton City's location marked by the red star and the heavy blue line – the railroad – constructed in 1870 (Source: Library of Congress).

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 60

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 24. W. 4<sup>th</sup> Street, looking southeast. This intact row of nineteenth-century commercial buildings includes the Will B. Stout and Ritchie Buildings (right) which have changed very little since constructed in the 1800s (Photo: Ruth Keenoy, 16 February 2018).**



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 61

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



Figure 25. View of south side of W. 4<sup>th</sup> Street in 1903 (west end of the district). Note train's tracks and the Ritchie Building at the center. Photo courtesy of Appleton City Museum and History Center.



Figure 26. G.W. Clark Block, 119 W. 4<sup>th</sup> Street, view is north (Photo: Ruth Keenoy, 16 February 2018).



National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 62

Appleton City Downtown Commercial District

Name of Property  
St. Clair County, MO

County and State  
n/a

Name of multiple listing (if applicable)



**Figure 27. 1910s, World War I enlistment in front of 111-115 (center) W. 4<sup>th</sup> Street. Photo courtesy of Appleton City Museum and History Center.**

National Register of Historic Places  
Continuation Sheet

Section number Figures/Maps Page 63

Appleton City Downtown Commercial District
Name of Property
St. Clair County, MO
County and State
n/a
Name of multiple listing (if applicable)

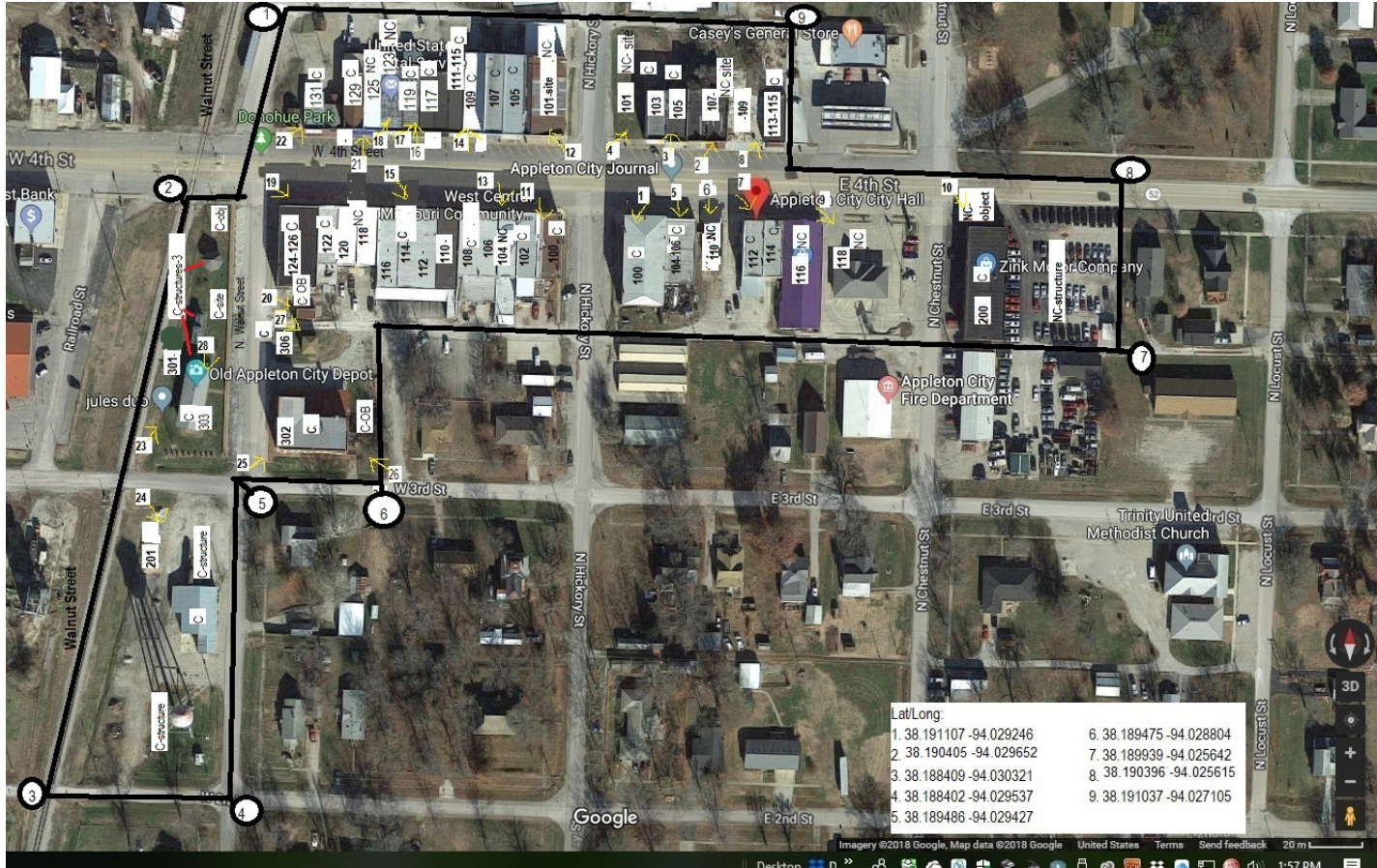


Figure 28. Boundary/Photo Map. Source: Google Maps, 2018.



















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**Katie J. Evans**  
Attorney at Law

**3** Wishes









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Appleton City, Mo.  
64724

U.S. POST OFFICE

Appleton City, Mo.  
64724

The Blue Door  
RESTAURANT

Katie J. Evans  
Attorney at Law





EMERSON BLOCK



U.S. POST OFFICE  
Appleton City, IN  
64-7124



THE  
**BLUE INN**  
RESTAURANT



Katie J. Evans  
Attorney at Law







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Main Floor





















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