

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

1. Name of Property

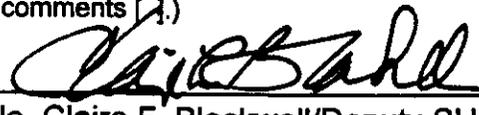
historic name N/A
other names/site number Courthouse Square Historic District [preferred]

2. Location

street & number An area roughly bounded by Calhoun, Jackson, Washington, and Elm Sts.
[N/A] not for publication
city or town Chillicothe [N/A] vicinity
state Missouri code MO county Livingston code 117 zip code 64601

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 nationally statewide locally.
(See continuation sheet for additional comments [].)

 25 August 02

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
<input type="checkbox"/> entered in the National Register. See continuation sheet []	_____	_____
<input type="checkbox"/> determined eligible for the National Register. See continuation sheet []	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) See continuation sheet []	_____	_____

**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	24	8	buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	24	8	Total

Name of related multiple property listing.

Historic and Architectural Resources of Chillicothe, Missouri

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/professional
COMMERCE/TRADE/financial institution
GOVERNMENT/city hall
GOVERNMENT/courthouse

Current Functions

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/professional
COMMERCE/TRADE/financial institution
GOVERNMENT/city hall
GOVERNMENT/courthouse

7. Description

Architectural Classification

Other: Two Part Commercial Block
Other: One Part Commercial
Late Victorian/Italianate
Late Victorian/Queen Anne

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

Materials

foundation stone
walls brick
roof asphalt
other _____

See continuation sheet [x].

**Courthouse Square Historic District
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Historic and Architectural Resources of Chillicothe, Missouri**

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

Areas of Significance

Commerce

Government

Architecture

Period of Significance

ca. 1877- ca.1950

Significant Dates

ca. 1877

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Roberts, Warren

Bonsack & Pearce

Schultz, S. E.

Dumas, L. W.

9. Major Bibliographic References

Bibliography

See continuation sheet [x]

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Livingston County Library, Chillicothe, MO

**Courthouse Square Historic District
Livingston County, Missouri
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10. Geographical Data

Acreage of Property approximately 8.5 acres

UTM References

A. Zone 15	Easting 452560	Northing 4404950	B. Zone 15	Easting 452705	Northing 4404950
C. Zone 15	Easting 452705	Northing 4404905	D. Zone 15	Easting 452760	Northing 4404905

[x] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Becky L. Snider, Ph.D. (for Main Street Chillicothe)
 organization Becky L. Snider Consulting LLC date April 2002
 street & number 507 South Garth Avenue telephone 573 256-1105
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name see continuation sheet
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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**Courthouse Square Historic District
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Historic and Architectural Resources of Chillicothe, Missouri**

6. Function or Use, continued

Historic Functions

DOMESTIC/hotel

Current Functions

VACANT/not in use

7. Description, continued.

Architectural Classification, continued.

Late 19th and 20th Century Revivals: Classical Revival

Materials, continued.

foundation: concrete block
concrete

walls: stone
aluminum
cast iron
vinyl

Description, continued.

Summary:

The Courthouse Square Historic District in Chillicothe, Livingston County, Missouri consists of several blocks of primarily commercial properties, covering approximately eight and one-half acres. The district is located in downtown Chillicothe and is roughly bounded by Calhoun Street on the north, Jackson Street on the South, Washington Street on the west and Elm Street on the east. The boundaries of the district encompass the intact blocks of commercial buildings immediately surrounding the Livingston County Courthouse (See Figure One.) All of the buildings in the district are commercial or public buildings. The buildings in the district range from small vernacular commercial buildings to large architect-designed public buildings. Altogether, there are 32 buildings in the district, 24 of which are contributing. Contributing buildings in the district date from ca. 1877 to ca. 1950.

Overall, the buildings of the district exhibit a good cross section of construction dates, building types and architectural styles. They reflect the historic context "Nineteenth and Early Twentieth Century Commercial Development in Chillicothe, Missouri: 1837-1952 " which was

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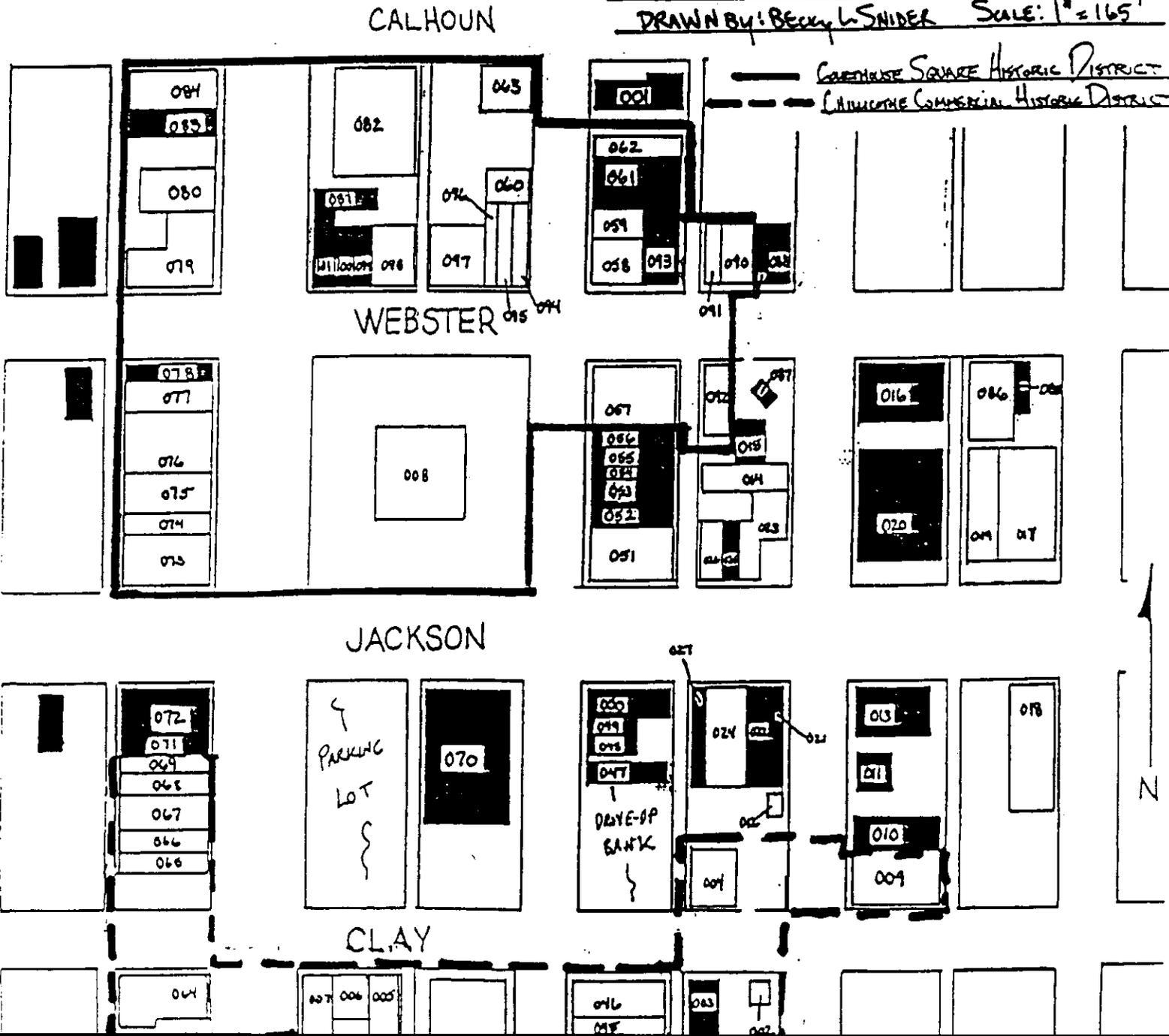
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Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri

Figure One: District Boundary Map.

DOWNTOWN CHILICOTHE
DISTRICT BOUNDARY MAP
□ = CONTRIBUTING BUILDING ■ = NON-CONTRIBUTING BLDG.
DRAWN BY: BECKY L. SNIDER SCALE: 1" = 165'



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Historic and Architectural Resources of Chillicothe, Missouri**

discussed in the Multiple Property Submission cover document "Historic and Architectural Resources of Chillicothe Missouri." All of the property types established in the cover document are represented in the district. Contributing buildings in the district delineated by property type include 22 Downtown Commercial Buildings and 2 Government related Public Buildings.¹ As a group, the buildings of the Courthouse Square Historic District are representative of the development of commercial architecture in Chillicothe. Furthermore, contributing buildings in the district meet the registration requirements set forth in the MPS cover document "Historic and Architectural Resources of Chillicothe, Missouri."

Elaboration:

The Courthouse Square Historic District is located in the earliest platted section of Chillicothe and contains some of the oldest commercial buildings in the city. All of the Courthouse Square Historic District is located within the original town of Chillicothe, which was laid out in 1837 and officially platted in 1859. The boundaries of the original town extend from Walnut Street on the west to Vine Street on the east and from Polk Street on the north to Ann Street on the south. The original town was composed of 240' square blocks with streets set in an orthogonal grid and was laid out according to the Shelbyville Courthouse Square Plan.² The topography of the district is generally flat with a gentle slope upwards to the north.

Included in the district boundaries are the Courthouse Square, one building in the 600 block, and all of the 700 block of Locust Street, part of the 600 and all of the 700 block of Webster Street and the 600 and 700 blocks of Washington Street. The buildings on the immediate periphery of the Courthouse Square are the oldest in the district while those buildings on the outer edges of the district were the most recently constructed. None of the buildings within the district boundaries were constructed after ca. 1950.

The buildings in the Courthouse Square Historic District reflect general trends in the architectural and commercial development of Chillicothe. Specifically, the buildings in the district are representative of the development of commercial buildings in Chillicothe as discussed in the Multiple Property Cover Document. (See Historic and Architectural Resources of Chillicothe, Missouri.) Although the blocks around the public square were largely developed by the mid-1860s, few commercial buildings from the town's earliest years are extant, and no buildings within the

¹ See the MPS Cover Document "Historic and Architectural Resources of Chillicothe, Missouri: Nineteenth and Twentieth Century Commercial Development in Chillicothe, Missouri: ca. 1837 1952, Section F, Associated Property Types," for a full discussion of these property types.

² Marian M. Ohman, A History of Missouri's Counties, County Seats, and Courthouse Squares (Columbia: University of Missouri Extension Division, 1983)

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Courthouse Square Historic District boundaries date prior to the late-1870s. Buildings in the district date from circa 1877 to circa 1950.

The two earliest buildings in the district, The Nicholas Rensch Building and the Davis-Milbank Building, date from ca. 1877 and ca. 1880 respectively. These two buildings are typical in form and materials of the buildings in the district; they are Two-Part Commercial Blocks, and they are of brick construction. However, they exhibit Italianate detailing that is distinctive to commercial buildings built prior to 1883 during Chillicothe's second period of development. The most notable of these features are the second floor windows with round arched tops and decorative stone hoods and the simple brick cornices that run along the roofline of the facades.

More than half (19 out of 32) of the buildings in the district were constructed between 1883 and 1900, a period of prosperity, extensive commercial development and significant population growth in Chillicothe. During this period in Chillicothe and around the country, Victorian styling and ornamentation proliferated and the use of mass-produced architectural elements became commonplace. Brick, two-part commercial blocks continued to be the dominant commercial building type. However, the commercial buildings constructed between 1880 and the turn of the twentieth century in Chillicothe tended to have more elaborate facades and more extensive ornamentation than the commercial buildings constructed in the earlier periods of Chillicothe's history. Common features of these late nineteenth century buildings included projecting bay windows, pedimented rooflines, cast iron lintels, pilasters and cornices and pressed tin panels and cornices. One of the most intact buildings in the district that dates from this period is the First National Bank Building (1887) which is located at 703 Webster Street. The Leeper Hotel, the earliest extant downtown hotel, is also located in the Courthouse Square Historic District. It was constructed in 1884, but the building's brick facade was refaced in 1929.

After the turn of the century, Chillicothe continued to develop as a commercial and industrial center. To meet the needs of new and expanding businesses, many older buildings in downtown Chillicothe were expanded, updated, or replaced. In addition, new buildings were constructed on the vacant lots in the blocks around the square. Between the turn of the century and 1940, fourteen buildings were constructed within the district boundaries. In contrast to the elaborately ornamented buildings of the late-nineteenth century, the new commercial buildings constructed after the turn of the century in the district and in downtown Chillicothe were, in general, quite plain. Facade detailing on these buildings is generally limited to simple brick or stone courses, stone coping, decorative rooflines or decorative brick panels.

Two of the three government-related public buildings in downtown Chillicothe are also located in the Courthouse Square Commercial District. The Livingston County Courthouse, the anchor of the district, is located on the Courthouse Square and was constructed in 1913-14. The Chillicothe City Hall, constructed in 1926, is located one block north of the Courthouse. The Courthouse and City Hall are the only two buildings in the district known to be architect designed.

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Non-contributing buildings in the district are post-1950 buildings or pre-1950 buildings that have been extensively altered and no longer retain integrity. However, the district, as a whole, retains a high level of integrity; 24 of the 32 resources are contributing. Storefront alterations represent the greatest change in the appearance of the district since the period of significance. A few buildings that were extant during the period of significance have been demolished, but only one building in the district was constructed after the period of significance. As a group, the buildings in the Courthouse Square Historic District reflect the commercial and architectural development of Chillicothe.

In the following descriptions, the numbers in brackets refer to the survey numbers indicated on the boundary map. The historic names given below represent the first known owner of the property or the earliest business in the building; the date in parentheses indicates the first year that owner or business is known to have owned or operated out of the property. Historic names and construction dates are based upon tax records, Sanborn Maps, City Directories, and/or the "Livingston County Sesquicentennial 1837-1987." Contributing buildings are listed as [c] and non-contributing buildings are listed as [nc].

The Courthouse Square, a full square block in the heart of downtown Chillicothe, is the focal point of the district. It forms part of the southern boundary of the district and part of the eastern boundary of the district. Washington Street and Locust Street, respectively, run along the west and east sides of the Courthouse Square. Webster Street and Jackson Street, respectively, run along the north and south sides of the Courthouse Square. The Livingston County Courthouse is the only building on the Courthouse Square, and it is a contributing building. (See Photo No. 1.)

1. [008] Courthouse Square, the Livingston County Courthouse, (1914) 1913-1914.
A three-story Beaux-Arts stone courthouse with a clay tile hipped roof. Each of the building's four elevations is similar in design. All four elevations are divided into three bays. The outer bays have a single centered 1/1 double hung window on each floor. The inner bays are dominated by a row of large, engaged doric columns, which divides the center bay into seven sections on the west and east elevations and six sections on the north and south elevations. A high water table runs around the building and forms a single base for the row of the columns on each elevation. Between each of the columns, there is a 1/1 window with a transom on each floor. There is a centered entrance on the first floor of each elevation. The entrance is flanked by two 1/1 windows on each side. A prominent stone frieze wraps around the building approximately three feet below the roofline. In the center of each elevation, there is a clock set into the stone parapet wall that runs around the top of the facade. The Livingston County Courthouse was designed by R. Warren Roberts; the contractor for the project was L. W. Dumas. [c]

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Locust Street is sixteen blocks long and runs north and south from First Street to Park Avenue. Locust Street runs through the middle of the district. One building on the east side of the street in the 600 block and both sides of the street in the 700 block are included in the district. Of the seven buildings on Locust Street that are included in the district limits, six are contributing buildings. (See Photo Nos. 7 & 8.)

2. [057] 619-621 Locust Street, the Wallbrunn Building, (1899) ca. 1898. A three-story, brick, two-part commercial building. The entire first floor of the three-bay facade and the first bay of the north elevation are covered with a ceramic tile facade. The two storefronts on the first floor are similar in design; both have modern metal framed double doors that are centered in each storefront and storefront windows with ceramic tile bulkheads. The south storefront has a recessed entrance. The upper part of the facade is divided into two wide outer bays and a narrow center bay. On the second floor, the outer bays feature shallow three-sided bay windows and there is a single 1/1 window in the center bay. The bay windows have three fixed windows topped with transom windows in the center flanked by 1/1 double hung windows. The bay windows and the center double-hung window have prominent cast iron lintels with dentils. On the third floor, the fenestration pattern of the second floor is repeated, but the windows in the outer bays are not projecting bay windows. All of the third floor windows have been boarded up. Short cast iron cornices are set into the facade in the outer bays above the third floor windows and approximately one foot below the roofline. Cast iron wreaths decorate the space above the second and third floor center windows. A cast iron name plaque that reads "Wallbrunn" is set just below the roofline in the center bay. Stone coping caps the roofline of the facade. The secondary elevation, which faces Webster Street, is filled with pairs of early or original double-hung windows. The side elevation is divided into five bays. All of the windows have stone sills and cast iron lintels. Windows on the third floor also have narrow transoms. There are two one-story rear additions; the one on the north is brick, and the one of the south is ceramic block. [c]

3. [058] 701 Locust Street, the First National Bank Building #2, (1906), 1906. A two-story stone bank building with classical detailing. Stone pilasters divide the facade into three equal bays. The pilasters have grooved profiles and stone capitals with acanthus leaf motifs. The openings on the first floor have been reduced to accommodate shorter modern windows and doors. A narrow stone cornice between the first and second floors has egg and dart detailing. On the second floor, each of the three bays contains a 1/1 double hung window. The windows are modern replacements, but the projecting stone lintels with brackets over each window are still intact. The words "First National Bank" are carved into the frieze above the second floor windows. The dentiled stone cornice is set approximately two feet below the roofline. Only two bays of the secondary facade, which faces Webster Street are exposed. The eastern half of this elevation is

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covered by permastone and a false metal facade. The two western bays, which are visible, have similar detailing to that on the main elevation. [c]

4. [059] 705-707 Locust, (1951) ca. 1950. A two-story, brick commercial building with a parapet wall roof. There is a modern storefront with an off-center door and a door to the second floor on the first floor of the facade. A flat metal awning runs across the facade above the storefront. The upper half of the facade has symmetrical detailing. Each side has wide opening in the middle of the facade just off-center and a tall narrow opening towards the outer edge of the facade. The wide opening contains a triple window with a fixed pane of glass in the center flanked by tall narrow four light casements. The tall narrow opening is filled with glass block. A brick stone course runs across the facade and serves as a sill for all of the second floor windows. Stone coping caps the facade. [c]

5. [060] 706-708 Locust, the L.A. Martin/O.B. Ostrinder Bldg., (1890), 1890. A seven bay, brick, two-part commercial building with elaborate Victorian detailing. The entrance and staircase to the second floor in the center of the facade serves as the axis for the building's nearly symmetrical facade. The building basically consists of two three-bay buildings joined by a central staircase, which provides access to the upper floor of the buildings. The three sections of the building are delineated by cast iron pilasters. On the ends of the facade, these pilasters extend from the sidewalk up to the roofline; in the middle of the facade, they terminate at the second floor. The door to the second floor is early or original, but the transom window above it is covered. The window on the second floor in the center bay is an early or original 1/1 double hung with a boarded up arched transom window. The north section of the building is the most intact. The storefront on the first floor is early or original and has a central recessed entrance flanked by wood-framed storefront windows with wood bulkheads, transom windows, and iron columns. The first floor of the south section of the building is completely covered with plywood. The second floor detailing of the outer bay sections is very similar; both are divided into three bays. Both bays have shallow three-sided bay windows flanked by single 1/1 windows. Each side of the bay window contains a 1/1 window. A cast iron cornice with brackets joins the bay window and the flanking double hung windows. The roofline is emphasized with gabled pediments, a wide cast iron cornice with brackets, and a patterned frieze. [c]

6. [061] 709-711 Locust, the Tanner Brothers Building, (1885), ca. 1884-1895. A modern metal false facade covers the entire upper section of this two-story building. The three storefronts on the first floor have newer brick walls, low brick bulkheads and metal-framed storefront windows and doors. [nc]

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7. [062] 713 Locust Street, the H. W. Schulte Building, (1910), 1910. A brick one-part commercial block which retains much of its original appearance. Although the transoms are covered by a shed awning and a large sign, the storefront is largely unchanged. The upper section of the facade contains a wide cast iron cornice with end brackets, a wide plain frieze and two rows of dentils. [c]

8. [063] 724 Locust Street, the Barnes Implement Co. Building, (1940) ca. 1939. A one-story brick commercial building with no ornamentation. The facade features a narrow, centrally-located entrance flanked by wide plate glass windows. On the east end of the secondary elevation, which faces Calhoun Street, a large opening which probably held a large plate glass window, has been bricked in. On the west side of the secondary elevation, a roll-up garage door is flanked by multipaned windows with hinged center sections. [c]

Washington Street is also known as Missouri State Highway 65. The road becomes Washington Street at the southern city limits. It runs through the center of downtown, continues on to the northern city limits where it reverts to Highway 65. Washington Street forms the western boundary of the district. The west half of the 600 block and all of the 700 block of Washington Street are included in the district. Of the twelve buildings on Washington Street within the district boundaries, nine are contributing buildings. (See Photo Nos. 2-4.)

9. [073] 600-604 Washington Street, the Peoples Trust Building, (1917), ca. 1916, 2001. A two-story, brick commercial building with stone detailing. The facade is divided into two sections, which were originally two independent buildings; circa 1980, the bank expanded into the adjacent building to the north. The entrance to this smaller building, now the northern section of the bank building, was removed and windows identical to those in the southern section of the building were constructed on the first floor of the facade. The larger south section represents approximately 2/3 of the building. The southern section of the building has a symmetrical facade that is divided into three bays. The main entrance in the center bay has double doors surrounded by a transom and sidelights. A flat metal awning shelters the entrance and there are transom windows above the awning. Flanking the entrance, the triple windows in the outer bays are topped with narrow transoms. The outer windows of the grouping are narrower than the center window. Stone belt courses run across the facade above the first floor windows and below the second floor windows. The triple windows which fill each of the bays on the second floor of the facade are shorter than those on the first floor and do not have transoms. All of the windows and the entrance doors are new. A wide, carved stone lintel runs across the facade above the second floor windows. Between the second floor windows and the roofline there is a course of sailor bricks - every other brick is slightly inset. Above this brick course, a stone belt course runs the full

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width of the building. Between the stone course and the roofline, there is a row of rectangular inset brick panels.

The north section of the facade has detailing identical in design to that on the south section. This section, once a separate commercial space, now serves as an addition to the south section. Both the first and second floors are filled with a grouping of five windows - a large central window flanked by narrow side windows. The first floor windows are topped with narrow transom windows. The fenestration patterns and the detailing of the building's facade wrap around to the first bay on the secondary elevation, which faces Jackson Street. There is a two-story rear addition which is sheathed with concrete panels. [c]

10. [074] 606 Washington Street, the Nick J. Rensch Building, (1885), ca. 1877. A two-story, brick two-part commercial building. The first floor of the facade is covered by a false brick covering. The storefront has a deeply recessed central entrance flanked by storefront windows with faux brick bulkheads. The door to the second floor is located on the south end of the facade. The door is not original and the transom above the door is boarded over. On the second floor of the facade, the four bays are delineated by brick pilasters. Each of the three bays above the storefront contains a window with early or original 1/1 double hung sash. The top sash in each window has an arched top stile. The bay above the entrance to the second floor is narrower than the other bays; the window in this bay is identical in design to the other second floor windows, but it is narrower. Each of the second floor window openings has a hooded arch stone top with a keystone accent. Above each window, there are rectangular inset brick panels. Metal awnings shelter the three windows above the storefront. [c]

11. [075] 608-612 Washington Street, (1885), ca. 1884, ca. 1920. The brick facade of this two-story commercial building dates to the 1920s, but the structure of the building probably dates to the late nineteenth century. The first floor of the facade is divided into two storefronts. The wide south storefront occupies 2/3 of the facade. The south storefront has a central double entrance flanked by modern storefront windows with low brick bulkheads. Between the storefront windows and the second floor windows, the facade is covered by metal panels. The north storefront is recessed and has full height storefront windows. The entrance to the second floor separates the north and south storefronts. The upper half of the facade is brick and it is divided into four bays - two over the south storefront, one over the entrance to the second floor and one over the north storefront. The two south bays are of equal size and each contains three windows. The bay over the entrance to the second floor is very narrow and has just one window in it. The bay over the north storefront is slightly narrower than each of the south bays and contains three windows. Each of the window openings is filled with a single fixed pane of glass and has a stone lintel. A stone belt course forms a continuous sill beneath the second floor windows. A second stone belt course is set near the tops of the windows. In each bay, there is a raised rectangular

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brick pattern above the second floor windows. A continuous brick corbel table runs across the facade at the roofline. There are three one story rear additions, a one and one-half story addition, and a two-story rear addition. All but one of the rear additions are of brick construction. The newest and largest one-story rear addition is concrete block construction. [c]

12. [076] 614 Washington Street, The Lambert Building, (1909), ca. 1908. A three-story brick commercial building with full width windows and a pedimented roofline. The first floor storefront dates to the late twentieth century. It is recessed, has an off-center entrance and is covered with grooved plywood siding. On the second and third floors, a contiguous row of nine windows stretches across the facade. The two outer windows are narrower than the seven inner windows. All nine windows share a single stone lintel. There is a brick corbel table above the third floor windows. Above the corbel table there is a stone belt course. A stone name plaque, that reads "LAMBERT," is set into the brick facade near the roofline. Stone coping caps the roofline. [c]

13. [077] 618-620 Washington Street, the Davis/Milbank Building, (1885), ca. 1880. A three-bay brick commercial building with a symmetrical facade and Italianate detailing. On the first floor of the facade, two storefronts flank the central entrance to the second floor. Both storefronts have a recessed, off-center entrance and storefront windows with low bulkheads. Neither of the storefronts are original. A shed awning with cedar shakes extends across the facade above the storefront windows. Above the awnings, the facade is covered by wood panels. On the second floor, there are three equally-spaced arched windows in the outer bays and one window in the center bay. All of the windows are detailed with projecting arched tops with keystones. In the south bay, two of the openings have been shortened to accommodate smaller windows and the center opening is boarded up. The center bay window has early or original 2/2 vertically-divided arched sash. The three windows in the north bay have early, but probably not original, 1/1 arched sash. There is a brick corbel table above the south half of the building. The north section appears to have been removed. A vertical row of dentils runs up the ends of the facade. [c]

14. [078] 622 Washington Street, the Hartman Building, (1884), ca. 1884. A two-story, brick commercial building. The first floor of the facade has a new brick storefront which dates to the late twentieth century. The storefront has a slightly recessed central entrance flanked by small windows with a single fixed sash and faux muntins. The upper half of the facade is largely intact, but the windows have been boarded up. Brick pilasters with inset brick panels delineate the three bays. Each bay contains one window opening. Each opening is topped with a carved stone lintel with a prominent stone keystone. Above each window, there is row of brick dentils and a brick corbel table. [nc]

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15. [079] 702 Washington Street, the Leeper Hotel, (1884), 1884, ca. 1915, 1929. An L-shaped, four-story, brick hotel building. The building was originally constructed in 1884. A fourth story was added ca. 1915 and the hotel was remodeled in 1929 at which time, the entire facade was rebuilt with red brick and stone. With the exception of the first floor, both the primary and secondary facades are essentially unchanged from this mid-century remodeling. Today, the first floor of the facade is covered with metal panels and has newer storefront windows and the windows on the first floor of the secondary elevation, which faces Webster Street, have been boarded up. The fenestration patterns on the second, third and fourth floors have not changed since the building was constructed in the late nineteenth century. Most of the original (ca. 1940) windows, which are 9/1 double-hung are intact. Stone belt courses run around the facade and the secondary elevations below and above the fourth floor windows. There are stone accents at the corners and between bays on the parapet wall above the fourth floor. [c]

16. [080] 708-710 Washington Street, (1883), ca. 1883. A three-bay, two-story brick commercial building with Victorian detailing. The first floor of the facade is divided into two storefronts and a staircase to the second floor. The south storefront has a central recessed entrance flanked by storefront windows with brick bulkheads. A wood panel covers the transom windows, but the steel lintel is still in place. The north storefront has an off-center entrance and storefront windows with a low brick bulkhead. The transom is covered with wood and the steel lintel has been replaced with brick. On the second floor of the symmetrical facade, the center bay has a single window and each of the outer bays has three equally-spaced double hung windows with cast iron lintels. In the south bay, the windows have early or original 2/2 vertically-divided, arched top sash. In the north bay, the openings have been shortened and 1/1 modern double hung windows have been installed. The center bay window has early or original 2/2 vertically-divided sash and a cast iron lintel that is different in design than those over the outer bay windows. An elaborate cast iron cornice, with dentils, brackets and inset panels in the wide frieze, spans the width of the facade. Over the center bay, the cornice forms a small gable and projects above the roofline. The date "1883" is cast into the frieze of the gabled portion of the cornice. [c]

17. [081] 711 Washington Street, (1927), ca. 1926. The original facade of this two-story commercial building is completely obscured by a metal and glass false facade. There is a one story, brick rear addition with a flat roof. [nc]

18. [082] 715 Washington, the Chillicothe City Hall, (1926), 1926. A three story, brick government building with a three bay Classical Revival facade. The building sits on a high foundation and the basement level is partially above ground. Brick pilasters with stone bases and stone and brick capitals divide the outer bays into three sections. The pilasters sit on a stone water table the runs across the facade and around to the side elevations. Each section in the

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outer bays contains a set of windows on each floor. The windows on the first floor are paired three light casements and on the upper floors, the windows are paired 1/1 double-hung. In the center bay of the facade, there are four large, stone Corinthian columns that stretch from the first floor to the top of the third floor. These stone columns divide the center bay into three sections. In the center section, the main entrance to the building on the first floor is topped with a stone pediment. There are pairs of three-light casement windows in the sections flanking the entrance. There is a large palladian style window in each of the sections of the center bay. These arched top windows span the second and third floors. The arched top sections of the windows are filled with metal. All of the windows in the building are modern replacements. Two stone belt courses run around the entire building above the third floor. The stone belt courses are set approximately two feet apart. In the outer bays, there are short brick pilasters with stone outlines and in the center bay, there is a stone frieze with the words "Chillicothe City Hall" carved into it. [c]

19. [083] 718 Washington, the Burch & Dobson Grocery Building, (1896), ca. 1895. The original facade of this two-story brick commercial building is completely obscured by a metal facade. The modern first floor storefront has a recessed off-center entrance and modern storefront windows with a low brick bulkhead. The entrance to the second floor is located on the north end of the facade; it is a modern metal framed glass door. There are three small, equally-spaced windows with modern 1/1 sash on the second floor. The two-story rear addition is of brick construction. [nc]

20. [084] 720-722 Washington, the S. Palmer Building, (1895), ca. 1894. A three bay, two-story commercial building with a symmetrical facade and cast iron and pressed tin detailing. The bays are delineated by full-height cast iron pilasters. The outer bays are very similar in design. On the first floor, each has a storefront with a central recessed entrance and on the second floor, each has a bay window flanked by single windows. The storefront of the south bay is early or original while the storefront in the north bay probably dates to the mid- nineteenth century. The south storefront has wood-framed storefront windows with paneled wood bulkheads, cast iron columns and a three-quarter view paneled wood door. The bay windows in the second floor outer bays are three side; they have hip roofs covered with scallop profile shingles. All of the second floor windows have early or original 1/1 sash. The second floor of the facade is covered with pressed tin panels. In the center bay, a staircase leads to the second floor. The center bay on the second floor is covered with pressed tin panels. A wide cast iron cornice with brackets runs across the facade at the roofline. [c]

Webster Street forms part of the northern boundary of the district. It runs east/west and is approximately twenty-five blocks long. Webster Street begins at Broadway Street on the south and ends near the western limits of the city. The 600 and 700 blocks of Webster Street are

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included in the boundaries of the district. Of the twelve buildings on Webster Street included within the district boundaries, eight are contributing buildings. (See Photo Nos. 5 & 6.)

21. [090] 605 Webster, (1899), ca. 1899. A two-story, brick commercial building with a three bay facade. The entrance to the second floor is centered on the facade and is flanked by two storefronts. The west storefront is fairly intact. It has a recessed central entrance with a cast iron sill, cast iron columns and wood-framed storefront windows with transoms. The transoms are covered with wood and one window is covered with OSB. The east storefront has been remodeled and is mostly covered by plywood. It has small windows and a recessed central entrance. Above the center entrance and the west storefront, there are inset brick panels with soldier bricks set at an angle. On the second floor, there is a single window in the center bay and three windows in each of the outer bays. The windows in the west bay are equally-spaced, but those in the east bay are not. Each window has a arched brick top and an inset arched brick panel above it. All of the windows have been infilled with wood siding, but the openings are intact. The top of the facade is highly ornamented with brick patterning. There is a row of raised brick diamonds, a brick dentil course and a brick corbel table. Thick rusticated stone coping caps the roofline. A stone date plaque set in the center of the roofline reads "1899." [c]

22. [091] 607-609 Webster, the P. Kirby Building, (1900), 1900. A two-story, brick commercial building. The first floor storefront has cast iron pilasters and a cast iron cornice. The off-center door is recessed and the storefront windows have been partially boarded up with wood siding. The exterior entrance to the second floor in the east end of the facade has also been covered by wood siding. On the second, the three bays are identical in design, and they are separated by brick pilasters. Each bay has a window opening with a rusticated-stone lintel and a dressed-stone sill. The windows have all been infilled with wood siding, but the openings are intact. Above each window, there is a brick corbel table. A dentiled cast iron cornice with brackets runs the width of the facade and is set approximately two feet below the roofline. At the roofline, there is small gabled pediment, which is centered on the facade. A cast iron plaque in the pediment reads "P. Kirby 1900." Stone coping caps the roofline. [c]

23. [092] 610 Webster, the People's Telephone Exchange Building, (1908), 1908. A free-standing two-story brick commercial building with a symmetrical facade. Brick pilasters delineate the three equally-sized bays on the facade. The center bay has a single door on the first floor and a window on the second floor. The front entrance to the building is raised approximately four feet above ground level. A stoop with stair on both the east and west sides provides access to the entrance. In the outer bays, there is a single window on both the first and second floor. A wide dressed-stone lintel which stretches the width of the facade serves all three of the first floor openings. A dressed-stone water table runs around the front and side elevations. The second

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floor windows on the facade have rusticated stone lintels and dressed-stone sills. All of the windows on the facade have single panes of glass. Windows on the side elevations have early or original 1/1 sash. On the side elevations, the northernmost bays have detailing similar to that on the facade, but the windows to the rear of the building do not have stone lintels or sills. [c]

24. [093] 613 Webster, (1890), ca. 1889. The upper half of the facade of this two-part commercial building is covered with metal. The lower half is partially covered with permastone panels. The storefront is modern. [nc]

25. [094] 701 Webster, the Ostrinder/Wigely Building, (1885), ca. 1884. A two-story commercial building with a 1940s-era storefront. The storefront has a deeply recessed central entrance, curved storefront windows, and curved vitrolite bulkheads. The first floor of the facade is also covered with pink, red and black vitrolite. There are three equally-spaced windows on the second floor of the facade. The window openings have been shortened to accommodate smaller 1/1 windows. A brick corbel table runs across the facade at the roofline. Historic photos of this building reveal that it once had elaborate cast iron detailing including pilasters, lintels and wide cornice. [c]

26. [095] 703 Webster, the First National Bank Building #1, (1887), 1887. A three-bay, two-story brick commercial building with symmetrical Italianate detailing. Even though the building has only a single commercial space on the first floor, the symmetry of the first floor facade is retained. The storefront windows are located in the center of the facade and the two doorways - the storefront entrance and the entrance to the second floor are located in the outer bays. The storefront has wood-framed windows, wood bulkheads, wood columns and brackets, all of which are early or original. A metal cornice with dentils and end brackets runs above the first floor storefront. On the second floor, a rectangular bay window in the center bay is flanked by 1/1 double hung windows in the outer bays. The center bay projects above the roofline with a prominent gabled pediment. The windows in the outer bays have cast iron lintel and cast iron pilasters. Each outer bay is capped by a wide dentiled cornice with brackets at the roofline. [c]

27. [096] 705 Webster, the William E. Crellin Building, (1885), ca. 1884. The narrowest extant commercial building in the survey area. This two-story brick commercial building still retains all of its original cast iron detailing. However, the first floor storefront is not original. It has an off-center entrance, storefront windows and a brick bulkhead. A tall cast iron cornice with lacelike detailing and end brackets divides the upper and lower halves of the facade. A cast iron arch extends across a centered triple window. Cast iron pilasters separate the three windows. The windows have new sashes. A large cast iron cornice with a decorative frieze and brackets extends across the facade at the roofline. [c]

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28. [097] 707-711 Webster, (1925), ca. 1925. A two-story brick building which is divided into three commercial spaces on the first floor. Each of the storefronts has a recessed central entrance flanked by storefront windows and bulkheads. The transom windows in each storefront are obscured by metal panels. A stone lintel runs the width of the facade above the storefronts. The second floor facade has seven multipaned casement windows which are unequally spaced. A raised brick pattern forms a rectangular outline above the second floor windows. [c]

29. [098] 713-715 Webster, the Sipple Clothing Co/Broyles Land Co Building, (1890), ca. 1889 A two-story, seven-bay, two-part commercial building. The two first-floor storefronts are separated by a centered doorway which leads to the second floor. Both storefronts have a centered entrance flanked by storefront windows with brick bulkheads. The storefronts probably date to the late-twentieth century. A cedar shake shed awning extends across the width of the facade above the storefronts. The second floor of the facade is very much intact. Much of the original cast iron detailing is still in place. Each bay is delineated by cast iron pilasters and each bay, with the exception of the center bay on the west half of the building, has a single tall window opening capped with a decorative cast iron lintel. The pedimented lintels have end brackets and dentils. The center bay in the west half of the building has a projecting rectangular bay window with two window openings. It has a gabled roof and detailing which mimics that on the other windows. There are iron railings in front of the two outer bays on the west half of the building and on the center bay on the east half of the building. All of the second floor windows have been boarded over, but the openings are intact. A wide cast iron cornice with paired brackets and dentils runs the width of the facade. [c]

30. [099] 717 Webster, (1885), ca. 1884, ca. 1990. The facade of this two-story commercial building has been completely changed over the years. The storefront has a deeply recessed central entrance flanked by short storefront windows with tall bulkheads. The bulkheads are a combination of brick and cedar shakes. The two window openings on the upper half of the facade have been bricked in. There is an ornamental brick pattern which forms a long rectangle near the top of the facade. A brick belt course runs across the top of the facade near the roofline. [nc]

31. [100] 719 Webster, (1885), ca. 1884, ca. 1990. The facade of this two story commercial building has been totally replaced within the last 20 years. The new brick facade is devoid of ornamentation. The central recessed entrance is flanked by small plate glass windows. There are no windows on the second floor. A shed awning with cedar shakes extends across this facade and the adjacent facade to the east. [nc]

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32. [101] 721 Webster, the Owl Pharmacy Building, (1884), ca. 1884, ca.1991. The facade of this two-story commercial building was totally replaced in the 1990s. The new brick facade is devoid of ornamentation. The central recessed entrance is flanked by small plate glass windows. There are no windows on the second floor. The secondary elevation, which faces Washington Street, is also covered with the new brick facade. A second storefront is located at the north end of the side elevation. [nc]

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Summary:

The Courthouse Square Historic District is significant under Criterion A in the areas of COMMERCE and GOVERNMENT and under Criterion C in the area of ARCHITECTURE. The buildings in the district are an intact grouping of commercial and public buildings; contributing buildings date from ca. 1877 to ca. 1950. The buildings in the district are representative of the property types for commercial and public buildings and meet the registration requirements set forth in the MPS cover document "Historic and Architectural Resources of Chillicothe, Missouri."

The Courthouse Square Historic District is significant under Criterion A in the area of COMMERCE for its role in the commercial development of Chillicothe. The district is located in the heart of Chillicothe's downtown commercial area, and it is the location of some of the town's most prominent businesses. Like most county seat towns, Chillicothe's downtown is centered around the courthouse square. Three sides of the Chillicothe Courthouse Square, the west, north and part of the east, are included within the district boundaries. The south side of the courthouse square has been excluded from the district because that entire block is occupied by a large, modern bank and parking lot. Also typical of county seat towns, the proximity of a building lot to the courthouse square is a major factor in its value. In downtown areas in general, the most prestigious building lots are those with frontage on the public or courthouse square. This is also true in Chillicothe. As a result, the buildings found on these high-profile, courthouse square lots have housed and continued to house many of the town's most prominent businesses such as banks, jewelers, and clothing stores.

Under Criterion A in the area of GOVERNMENT, the Courthouse Square Historic District is significant for its role in the governmental history of Chillicothe as the location of two of Chillicothe's three government buildings. Both Livingston County and Chillicothe city government offices are located in the district. The Livingston County Courthouse, located on the courthouse square, is the anchor of the district. The courthouse sits on a full city block that was officially established as a public square when the town was laid out in 1837. The current Courthouse, constructed in 1913-14, is the third courthouse to occupy the site and it houses all of the county offices. The Chillicothe City Hall, located one block north of the Livingston County Courthouse, is also located within the district boundaries. It houses the city's administrative offices.

The Courthouse Square Historic District is also significant under Criterion C in the area of ARCHITECTURE. Many of the most notable buildings in Chillicothe, including two high-style, architect-designed buildings, are located within the district boundaries. The district also includes the oldest hotel building in Chillicothe. Furthermore, the buildings in the district are significant as cohesive grouping of intact commercial buildings. As a group, the buildings in the district reflect the building types and architectural styles which are prevalent among historic commercial buildings throughout downtown Chillicothe.

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There are two historic property types listed in the MPS cover document "Historic and Architectural Resources of Chillicothe, Missouri;" the Courthouse Square Historic District contains intact examples of both property types. Contributing buildings in the district date from ca. 1877 to ca. 1950. The period of significance runs from ca. 1877, the construction date of the earliest building in the district, to ca. 1950, the construction date of the latest contributing building in the district. Of the 32 buildings in the district, 24 are contributing. The district continues to look and function much as it did during the period of significance. The buildings in the district meet the registration requirements set forth in the cover document "Historic and Architectural Resources of Chillicothe, Missouri."

Elaboration:

The MPS cover document "Historic and Architectural Resources of Chillicothe, Missouri" divides the history of Chillicothe into four main periods: I. Early Settlement: 1837-1859, II. The Railroad Era: 1859-1883, III. The Victorian Era: 1883-1901, IV. The Highway City: 1901-1952.

I. Early Settlement: 1837-1851.

None of the buildings in the district date from Chillicothe's earliest period of development.

The original town of Chillicothe, Missouri was laid out in 1837 by Nathan Gregory and officially platted in 1859.³ Although a block of the Original Town was designated as a public square and the first courthouse was constructed in 1837, Chillicothe was not officially named the county seat of Livingston County until 1839. The second Livingston County Courthouse, which replaced the original log courthouse, was constructed in 1840 and was one of the only brick buildings in the area. In the early years of the town's existence, Chillicothe was little more than a trading post. According to the History of Caldwell and Livingston County, Missouri, "Nothing but the fact that it was the county seat kept it [Chillicothe] alive."⁴

³ Plat of the Original Town of Chillicothe, Livingston County, Missouri, according to a re-survey by Orin Garvin, Deputy County Surveyor, 1859.

⁴ National Historical Company. History of Caldwell and Livingston County, Missouri. (St. Louis: National Historical Co., 1886), p. 1047.

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II. The Railroad Era: 1852-1882

Two of the thirty-two (6%) buildings in the district date from Chillicothe's second period of development, The Railroad Era: 1852-1882. Both of the buildings constructed in the district between 1852-1882 are contributing buildings.

In 1852, construction began on the Hannibal and St. Joseph Railroad, and Chillicothe was announced as one of the stops along the new railroad's route. Chillicothe began to experience both commercial and population growth as soon as construction on the railway began. The town's first boom period lasted from 1852 to 1860. By 1860, Chillicothe's population reached nearly 1000, and more than twenty-five different stores were in operation there.⁵ However, the town's growth and prosperity were temporarily interrupted when the Civil War began in 1861. As soon as the Civil War ended, Chillicothe's economy began to recover. With the completion of two additional rail lines to Chillicothe in 1867 and 1869, the town was quickly became an agricultural, commercial and industrial center. In the five years following the war, the town's population increased markedly and many commercial buildings were constructed around the courthouse square. A column in the March 8, 1866 Chillicothe Constitution noted that:

There are six brick buildings going up on the west side of the Public Square, and six or seven on the north or north-east portion of it.⁶

A bird's eye map of Chillicothe drawn by A. Ruger and published in 1869 shows the square itself as a tree lined park; the second Livingston County Courthouse was condemned and demolished in 1864. Furthermore, the map shows that the blocks lining the public square were extensively developed by that time. An inset view of the public square shows two and three story commercial buildings lining the perimeter of the square. (Figure Two) Although the commercial buildings shown on the Bird's Eye View are similar in design to those that exist today, none of the buildings in the Courthouse Square Historic District are shown on that view.

The earliest building in the district is the ca. 1877 Nicholas J. Rensch Building which is located at 606 Washington Street. Chillicothe experienced a period of economic turmoil in the early 1870s, but had begun to recover by 1877. According to the History of Caldwell and Livingston Counties, Missouri, "more buildings were erected and improved [in Chillicothe in 1877] than in the six years preceding."⁷ It is likely that the Rensch Building was one of those buildings constructed that year. According to the property abstract, Rensch purchased the property in

⁵ Sutherland & McEvoy Publishers, Missouri State Gazetteer and Business Directory. (St. Louis: Sutherland & McEvoy Publishers, 1860), pp. 54-55.

⁶ Chillicothe Constitution, March 8, 1866.

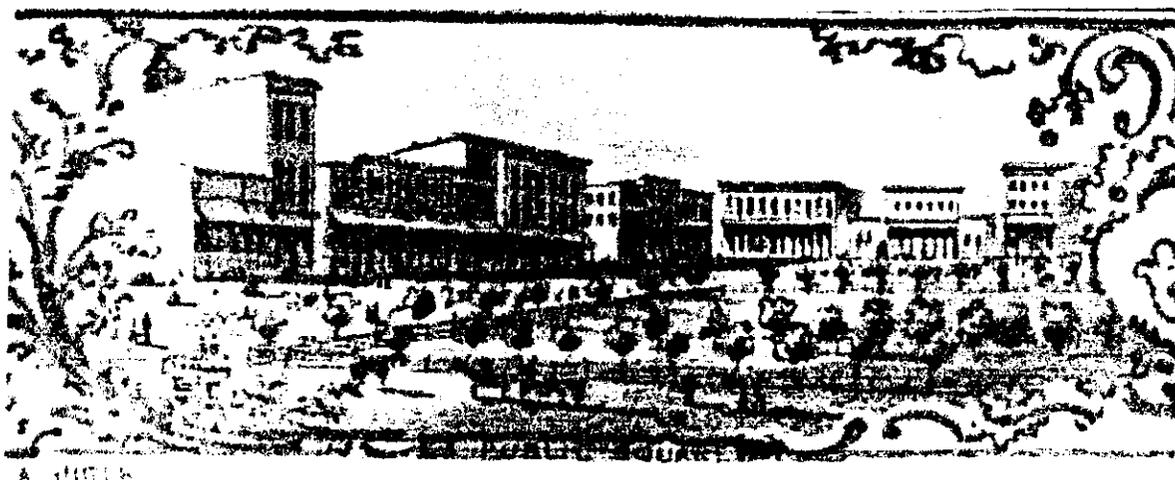
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Figure Two. Detail from the Bird's Eye View of Chillicothe, Missouri. A. Ruger, 1869



1876, and the building appears on the earliest Sanborn Fire Insurance Map for Chillicothe, which was published in 1885. The Rensch family owned the building and operated a shoe store out of it from the time it was constructed until the 1930s.

The only other building constructed in the district during Period II was the Davis/Milbank Building at 618-620 Washington Street. Constructed circa 1880, the building appears to have been constructed as investment property for George Milbank and Walter W. Davis. George Milbank owned Chillicothe's first flour mill, Milbank Mills, and Walter Davis was a saddler. From the mid-1880s until the turn of the century, the south storefront of the Davis/Milbank Building was occupied by a grocery and bakery. The north storefront was occupied by a boot and shoe store in the mid-1880s and then, from the late 1880s to the turn of the century, by a jewelry store.

Both the Rensch Building and the Davis/Milbank Building are good examples of early commercial buildings in Chillicothe. (Photo No. 2) Both buildings are representative of the Commercial Building Property Type, Two-Part Commercial Subtype. Typical of the two-part subtype, both buildings are two stories tall, of brick construction, have parapet wall roofs and have a horizontal division of both use and appearance. Although the Rensch Building is currently only four bays wide, it is likely that originally it was twice as wide and had a symmetrical seven bay facade like the Davis/Milbank Building. However, at some point, the south half of the facade of the Rensch Building was rebuilt with buff-colored brick and detailing to match the People's Savings Bank at 600-602 Washington Street, which was constructed circa 1915. Both the Rensch

⁷ National Historical Company, p. 1056-57.

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Building and the Davis/Milbank Buildings have Italianate detailing common to buildings constructed during Chillicothe's second period of development. In particular, this detailing includes second-floor windows that have round arch tops and stone hooding, brick cornices and decorative brick panels. Both the Rensch Building and the Davis/Milbank Buildings are largely intact and in good condition, and both meet the registration requirements described in the cover document.

III. The Victorian Era: 1883-1900

Nineteen of the thirty-two (59%) buildings in the district were constructed during Chillicothe's third period of development, The Victorian Era: 1883-1900. Of the nineteen buildings constructed in the district between 1883 and 1900, twelve are contributing buildings

Chillicothe's location on three major rail lines continued to draw new business and industry during the last two decades of the twentieth century. In the 1889-90 Missouri State Gazetteer and Business Directory, Chillicothe was described as the "largest, wealthiest and most important city in the Grand River Valley...with all the appointments and facilities of a prosperous commercial center."⁸ As a result of the town's growth and prosperity, Chillicothe's downtown area continued to develop, and new buildings were constructed on all of the streets in the district during this period. More buildings were constructed in the district during the Victorian Era than in any other period of development. Although, some buildings were constructed in the few vacant lots or portions of lots in the district, others replaced older buildings. Because the demand for downtown commercial space was great, during the last two decades of the twentieth century, many businessmen constructed new buildings for their own use, but also as commercial rental space. The Walbrunn Building is a good example of such a building. Joseph Walbrunn built the three-story building at 619-621 Locust Street in 1898. The clothing store he owned with Herman Berg occupied one-half of the first floor commercial space; the other half of the first floor was rented to a competing clothing store and the upper two floors were rented to various businessmen for professional offices.

One of the largest buildings erected in the district during the Victorian Era was the Leeper House, which was later known as the Leeper Hotel. Constructed in 1884, the three story brick hotel building on the northwest corner of Washington and Webster Street was built by Andrew Leeper and S. McWilliams. Andrew Leeper came to Chillicothe with his parents in 1854; his father was president of the first bank in Chillicothe, a branch of the State Bank of Missouri. After operating a hardware business in Chillicothe for more than twenty years, Leeper "built a number of dwellings and store buildings in the city and county" and developed a real estate and loan

⁸ R. L. Polk & Co., Missouri State Gazetteer and Business Directory. (St. Louis: R. L. Polk & Co, 1890), p. 256.

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business.⁹ The Leeper Hotel was so successful that a fourth story was added to the building around 1915. In 1929, the facade of the building was refaced; the original buff brick facade was replaced with red brick with stone accents. The Leeper Hotel is the oldest hotel building in Chillicothe, and it is the only hotel in the Courthouse Square Historic District.

All of the buildings constructed in the district during Chillicothe's third period of development are examples of the Two-Part Commercial Property Type laid out in the MPS cover document. In addition, more than half of the intact buildings in the district that were constructed during Chillicothe's Victorian Era exhibit some degree of Victorian styling. The design and elaborate ornamentation on many of these new buildings reflected not only the prosperity of the owners, but also the nationwide interest in Victorian styling. Common Victorian features include prominent cast iron, pressed tin, brick or stone cornices, cast iron lintels, pilasters and columns, pressed tin panels, and projecting bay windows. Pre-fabricated architectural elements also became popular throughout the country in the late nineteenth century, and they were easily acquired by Chillicothe builders. Some of these architectural elements were manufactured in Chillicothe by the F. Way Foundry, but also, they could be ordered by mail and brought in on the railroad from other towns such as Quincy, IL. In the Courthouse Square Historic District, the First National Bank Building #1 at 703 Webster Street, the L.A. Martin/O.B. Ostrinder Building at 706-708 Locust Street and the Building at 708-710 Washington Street are the most intact examples of Victorian architecture. (Photo Nos.3 & 8.)

IV. The Highway City: 1901-1952

Eleven of the thirty-two (35%) buildings in the district were constructed during Chillicothe's third period of development, The Highway City: 1901-1952. Of the eleven buildings constructed in the district between during this period, ten are contributing buildings

Automobiles and trucks began to gain popularity in the early twentieth century and Chillicothe became a highway crossroads. By the second decade of the twentieth century, Chillicothe had earned the nickname, "The Highway City. The Pike's Peak Ocean to Ocean Highway, now Highway 36, runs east and west just south of town. In addition, Washington Street (Highway 65), the western boundary of the district and the major north/south thoroughfare in Chillicothe, became part of "The Jefferson Highway - Blue J Route." With the development of the highway system and the increase in automobile traffic came new auto-related businesses. Although many auto-related businesses, including auto repair shops, filling stations, and garages,

⁹ J. A. Perry, Chillicothe, Missouri: The City With a Future. (Chillicothe: Chillicothe Constitution Press, 1909), p. 57.

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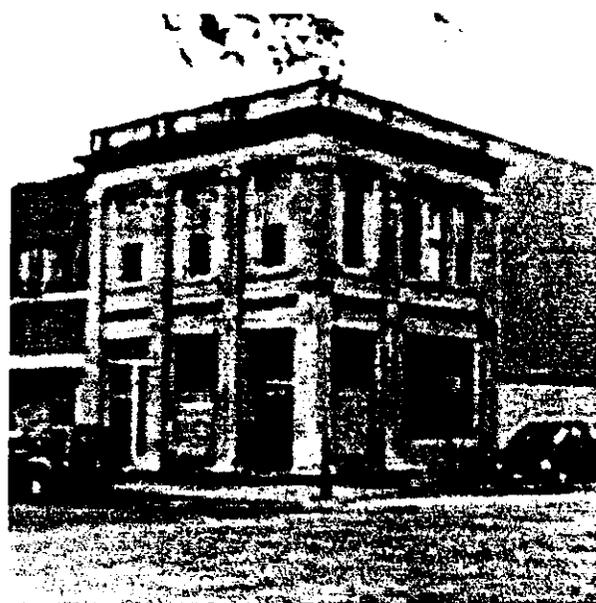
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Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri

were established and constructed buildings in Chillicothe in the early decades of the twentieth century, only one such building, the Standard Oil Service Station at 600 Webster Street, is extant within the district boundaries. However, because the building is covered with vinyl siding, it is considered a non-contributing building.

As a result of the use of automobiles and the development of the highway system many new commercial buildings were constructed in Chillicothe in areas beyond the immediate downtown area. Despite this fact, the Courthouse Square Historic District continued to develop. Two new bank buildings were constructed in the district during this period. The First National Bank Building #2 at 701 Locust Street was constructed in 1906 because the bank had outgrown its building on Webster Street.¹⁰ The Classical Revival design of the new First National Bank Building was a sharp contrast to the original Queen Anne Victorian bank building. (Figure Three) The Peoples Trust Company, originally named the Peoples Savings Bank, had been located in on the first floor of the Leeper Hotel for many years and also needed larger quarters. The new Peoples Trust Company Building, which was constructed on the west side of the square in 1916 is another example of the rejection against Victorian detailing, a sentiment which spread across the country in the early twentieth century.

Figure Three: The First National Bank Building #1 constructed in 1887 and the First National Bank Building #2 constructed in 1906. Photos by Becky Snider.



¹⁰ Ibid., p. 26.

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National Park Service**

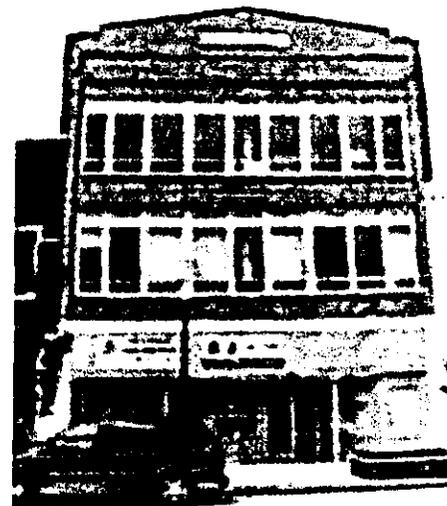
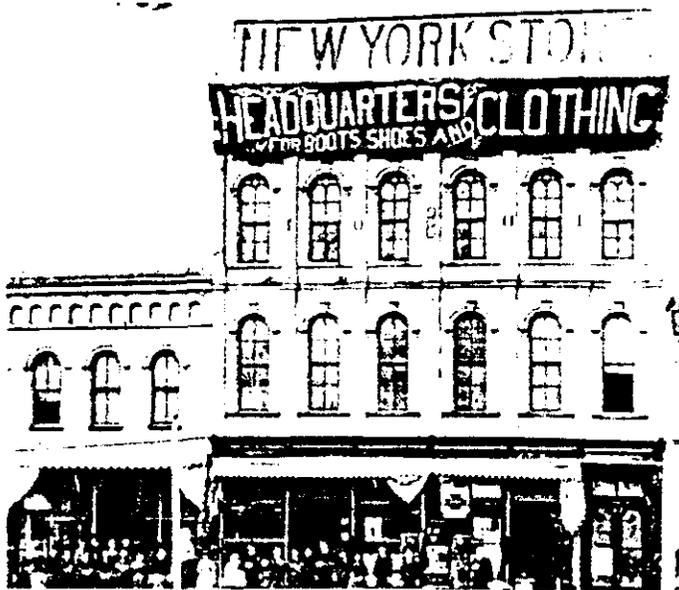
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**Courthouse Square Historic District
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Historic and Architectural Resources of Chillicothe, Missouri**

By the turn of the twentieth century, the courthouse square area and the surrounding blocks were fully developed. Consequently, construction of a new building generally necessitated the demolition of an older one. Older buildings were often destroyed by fire, but some buildings were demolished simply to make room for new buildings. Although the new commercial buildings that were constructed in the district during this period were, in form, very similar to the buildings they replaced, most buildings constructed after the turn of the century had plainer facades with little or no ornamentation. The Lambert Building at 614 Washington Street is typical of this trend. It is a three story, two-part commercial building that was constructed circa 1908. The Lambert Building was constructed on site of the New York Store Building, which was erected in 1871. In contrast to the New York Store Building, which had stone window hooding, brick pilasters, and a cast iron cornice, the Lambert Building is extremely plain. (Figure Four) Other buildings in the

Figure Four. The New York Store, 1883 Livingston County Sesquicentennial 1837-1987 by Lilian Des Marias, p. 359, and the Lambert Building, 2001, photo by Becky Snider.



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**Courthouse Square Historic District
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district that show this change to less ornamented, more restrained facades include the People's Telephone Exchange Building (ca. 1910) at 610 Webster Street and the Building at 707-711 Webster Street (ca. 1925).

The construction of new commercial buildings in the district in the early decades of the twentieth century was indicative of the continued growth and development of Chillicothe. However, the most significant new buildings constructed in the district during this period were the Livingston County Courthouse and the Chillicothe City Hall, which were constructed in 1913-14 and 1926 respectively. Not only are these two buildings significant as the buildings that house county and city government offices, but also they are two of the largest buildings in the district. Furthermore, they are the only two buildings in the district known to be designed by professional architects, and they are among the few high-style buildings in Chillicothe.

In 1864, the second Livingston County Courthouse was condemned and demolished. The courthouse square stood vacant from 1864 to 1913. After 50 years without a courthouse, in 1912 Livingston County citizens voted and approved a tax measure to "levy 25 cents on the \$100 valuation to build a \$100,000 courthouse." Warren Roberts, architect of the courthouse in neighboring Ray county, was chosen to design the Livingston County Courthouse. Construction on the Livingston County Courthouse, which is designed in the Beaux-Arts style, began in 1913, and the building was put into use in 1914. (See Photo No. 1)

The Chillicothe City Hall building was constructed in 1926 as a replacement for the original city hall building which burned in 1925. The building, which was designed by prominent St. Louis architectural firm, Bonsack and Pearce, can best be classified as Classical Revival in style. (See Photo No. 4) The two-story brick City Hall building served as home to both the fire department and city administration from the time it was constructed until the mid-1980s when the fire department moved to another building. The building continues to house the City of Chillicothe's administrative offices.

The Courthouse Square Historic District continues to look and function much like it did during the period of significance, and the contributing buildings within the district meet the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri."

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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

SOURCES:

(See MPS Cover Document "Historic and Architectural Resources of Chillicothe, Missouri," for further discussion and a complete bibliography of general sources.)

Chillicothe Constitution, March 8, 1866.

National Historical Company. History of Caldwell and Livingston County, Missouri. (St. Louis: National Historical Co., 1886.

Ohman, Marian M. A History of Missouri's Counties, County Seats, and Courthouse Squares. Columbia: University of Missouri Extension Division, 1983.

Plat of the Original Town of Chillicothe, in Livingston County, Missouri, according to a re-survey by Orin Garvin, Deputy County Surveyor, 1859.

Perry, J. A. Chillicothe, Missouri: The City With a Future. Chillicothe: Chillicothe Constitution Press, 1909.

Polk, R. L. & Co. Missouri State Gazetteer and Business Directory. St. Louis: R. L. Polk & Co, 1890.

Ripley, Catherine Stortz (ed.). Dateline - Livingston County: A Look At Local History. Chillicothe: Constitution-Tribune, 2001.

Ruger, A. Bird's Eye View of the City of Chillicothe. 1869.

Sanborn Fire Insurance Company. Maps of Chillicothe, 1885, 1890, 1896, 1901, 1909, 1916, 1927, 1940, 1963.

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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

10. Geographical Data

UTM References continued.

E. Zone	Easting	Northing	F. Zone	Easting	Northing
15	452760	4404800	15	452705	4404800
G. Zone	Easting	Northing	H. Zone	Easting	Northing
15	452705	4404760	15	452760	4404790

Verbal Boundary Description: The boundaries of the Chillicothe Courthouse Square Historic District are shown as a heavy black line on the accompanying map entitled "District Boundary Map." (Figure One, Section 7, page 2.)

Boundary Justification: The current district boundaries encompass the most intact blocks or portions of blocks immediately surrounding the courthouse square. A concentration of non-contributing buildings along Jackson Street prevented the extension of the district to buildings south of the courthouse square. The block on the south side of the courthouse square was excluded because it contains one large modern, non-contributing building and a parking lot. All but one building on the east side of the courthouse square were excluded because the majority of the buildings in that block were non-contributing. The areas surrounding the district contain predominately residential buildings or new or greatly altered historic commercial buildings.

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Section number Photographs Page 28

**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Photographs

The following information is the same for all photographs:

Historic Resources of Chillicothe, Missouri

Chillicothe, Livingston County, Missouri

Becky L Snider

January 2002

Negatives on file with

Becky L. Snider Consulting LLC
507 South Garth Avenue
Columbia, MO 65203

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. Livingston County Courthouse, facing northeast.
2. 600 block of Washington Street, facing northwest.
3. 700 block of Washington Street, facing southwest.
4. 715 Washington Street, Chillicothe City Hall, facing northeast.
5. 600 block of Webster Street, facing west.
6. 700 block of Webster Street, facing west.
7. 619-621 Locust Street, facing southeast.
8. 700 block of Locust Street, facing southwest.

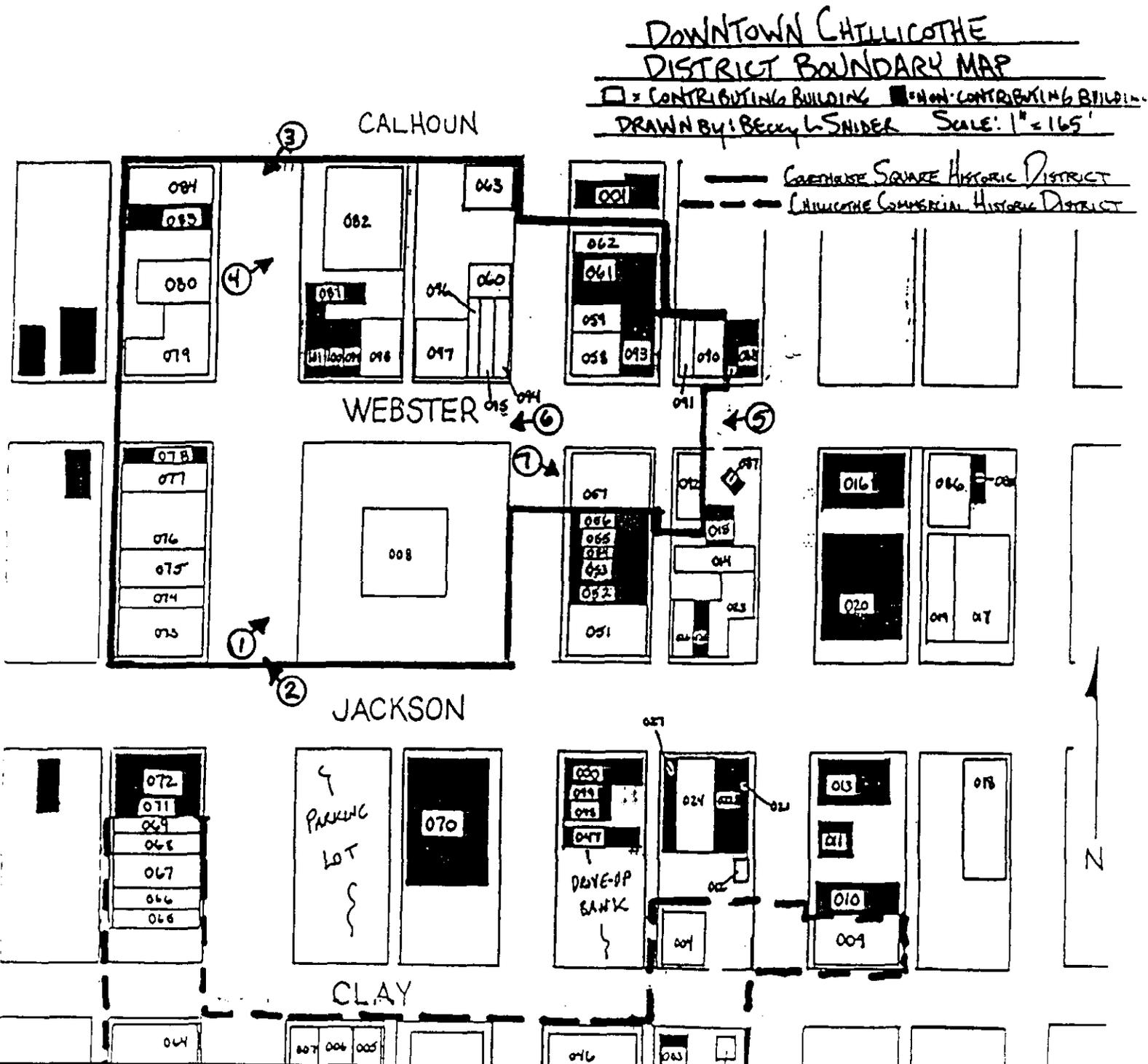
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Historic and Architectural Resources of Chillicothe, Missouri

Figure Five. Photo Key Map. Drawn by Becky L. Snider



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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Owner Information.

Courthouse Square	Livingston County Livingston County Courthouse Chillicothe, MO 64601
621 Locust	Jeffery C. and Teresa T Foli 907 Sunnyview Chillicothe, MO 64601
701 Locust	Charles F Slater 12540 SW 22nd Terrace Miami, FL 33175
707 Locust	Douglas S and Diana L Roberts Trust 505 Elmdale Rd. Chillicothe, MO 64601
708 Locust	Richard B. & Linda L. Smith Old Hwy 36 East Chillicothe, MO 64601
709 Locust	Douglas S and Diana L Roberts Trust 505 Elmdale Rd. Chillicothe, MO 64601
713 Locust	Dwight & Donna George 713 Locust St. Chillicothe, MO 64601
724 Locust	John Anderson 1225 Broadway St. Chillicothe, MO 64601
600 Washington	Chillicothe State Bank 600 Washington Chillicothe, MO 64601

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**National Register of Historic Places
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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Owner Information.

606 Washington Chillicothe State Bank
600 Washington St
Chillicothe, MO 64601

612 Washington Midland Farms Company
PO Box 763
Chillicothe, MO 64601

614 Washington Ron Jones
Park Place Properties
P. O. Box 6333
Branson, MO 65615

618-620 Washington Don Chapman Jr. Trust
PO Box 228
Chillicothe, MO 64601

Midland Farms Company

PO Box 763
Chillicothe, MO 64601

622 Washington Dick and Tammy Cox
2123 Oaklawn Dr.
Chillicothe, MO 64601

702 Washington Fred & Joyce White
926 Locust St.
Chillicothe, MO 64601

708-710 Washington L J and Ella Robinson
302 Webster
Chillicothe, MO 64601

Don and Nan Chapman Jr. Trust
PO Box 228
Chillicothe, MO 64601

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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Owner Information.

711	Washington	Patrick J. and Patricia A. Anderson 1227 Broadway St. Chillicothe, MO 64601
715	Washington	City of Chillicothe 715 Washington St. Chillicothe, MO 64601
718	Washington	Alva M Madison 718 Washington Chillicothe, MO 64601
720-722	Washington	Midland Farms Company PO Box 763 Chillicothe, MO 64601 Stan Saunders 7724 Hwy Y Chillicothe, MO 64601
600	Webster	William A and Mary Beth Mast 1005 Adam Dr. Chillicothe, MO 64601
601	Webster	Francis H and Linda Pope 1014 Elm St. Chillicothe, MO 64601
603	Webster	Francis H and Linda E Pope 1014 Elm St. Chillicothe, MO 64601

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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Owner Information.

605	Webster	Donald H and David A Daley Route 5 Chillicothe, MO 64601
		Francis H and Linda E Pope 1014 Elm St. Chillicothe, MO 64601
609	Webster	Francis H and Linda E Pope 1014 Elm St. Chillicothe, MO 64601
610	Webster	Loolah Cox Route 2 Box 39 Chillicothe, MO 64601
613	Webster	Charles F Slater 12540 SW 22nd Terrace Miami, FL 33175
701	Webster	John H Parks 1210 Clay St. Chillicothe, MO 64601
703	Webster	Brent A and Jill R Kline Route 3, Box 211A Chillicothe, MO 64601
705	Webster	Brent A and Jill R Kline Route 3, Box 211A Chillicothe, MO 64601
707	Webster	Midland Farms Company P. O. Box 763 Chillicothe, MO 64601

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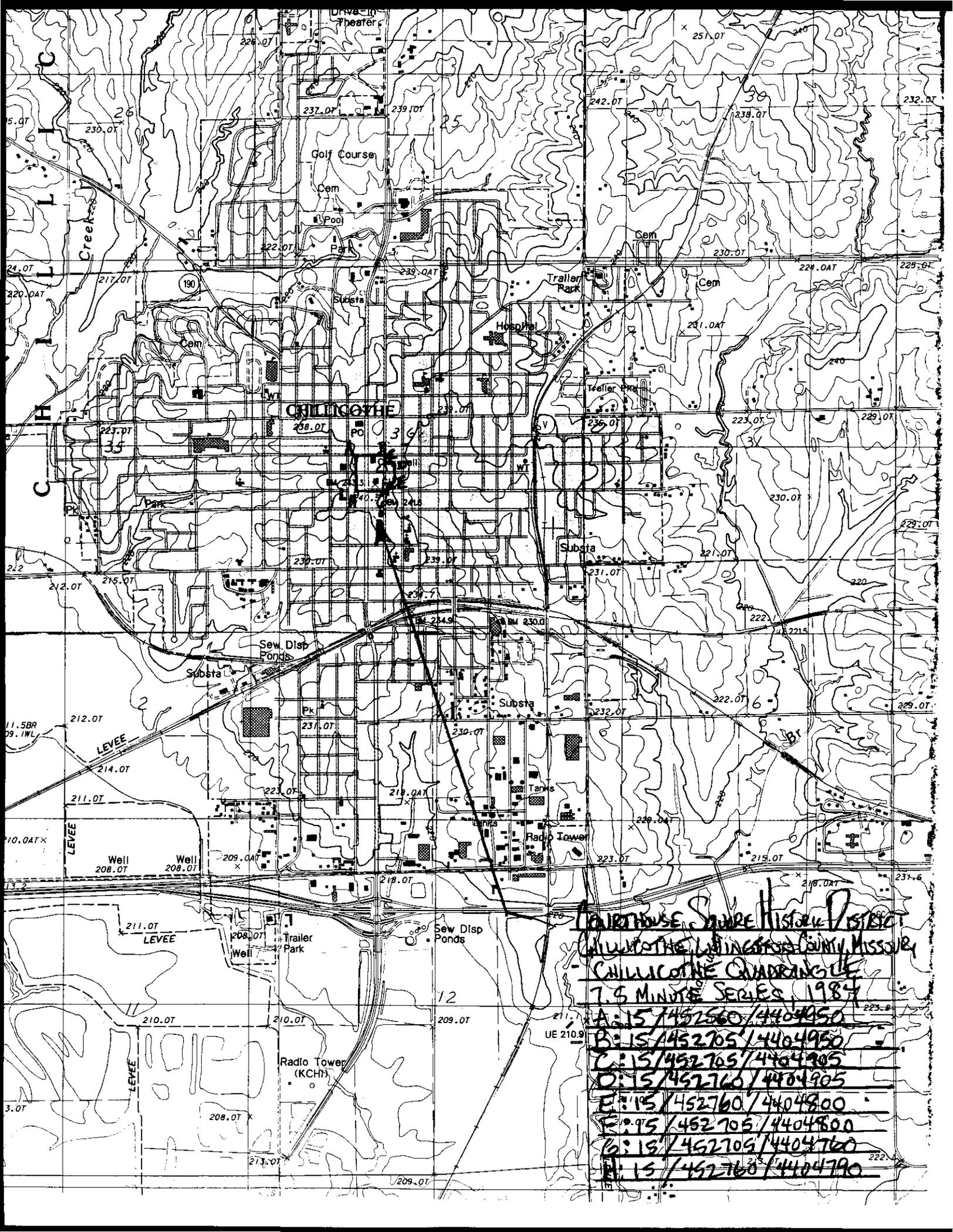
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**Courthouse Square Historic District
Livingston County, Missouri
Historic and Architectural Resources of Chillicothe, Missouri**

Owner Information.

713	Webster	Gary & Mary Jo McCown 713 Webster St. Chillicothe, MO 64601
717	Webster	Hershel D Sensenich Trust 1512 Springhill Rd. Chillicothe, MO 64601
719	Webster	Hershel D Sensenich Trust 1512 Springhill Rd. Chillicothe, MO 64601
721	Webster	Jerry & Norma Bevelle 1538 S. Glenstone Springfield, MO 65804



WAREHOUSE Square Historic District
 CHILICOTHE, WASHINGTON COUNTY, MISSOURI
 CHILICOTHE QUADRANGLE
 7.5 MINUTE SERIES, 1984
 A: 15/452150/4404950
 B: 15/452705/4404950
 C: 15/452705/4404905
 D: 15/452760/4404905
 E: 15/452760/4404800
 F: 15/452705/4404800
 G: 15/452705/4404760
 H: 15/452760/4404790

LIVINGSTON COUNTY COURTHOUSE
COURTHOUSE SQUARE HISTORIC DISTRICT
CHILICOTHE, LIVINGSTON COUNTY, MISSOURI
PHOTO #1



COURTHOUSE SQUARE HISTORIC DISTRICT
CHILICOTHE, LIVINGSTON COUNTY, MISSOURI

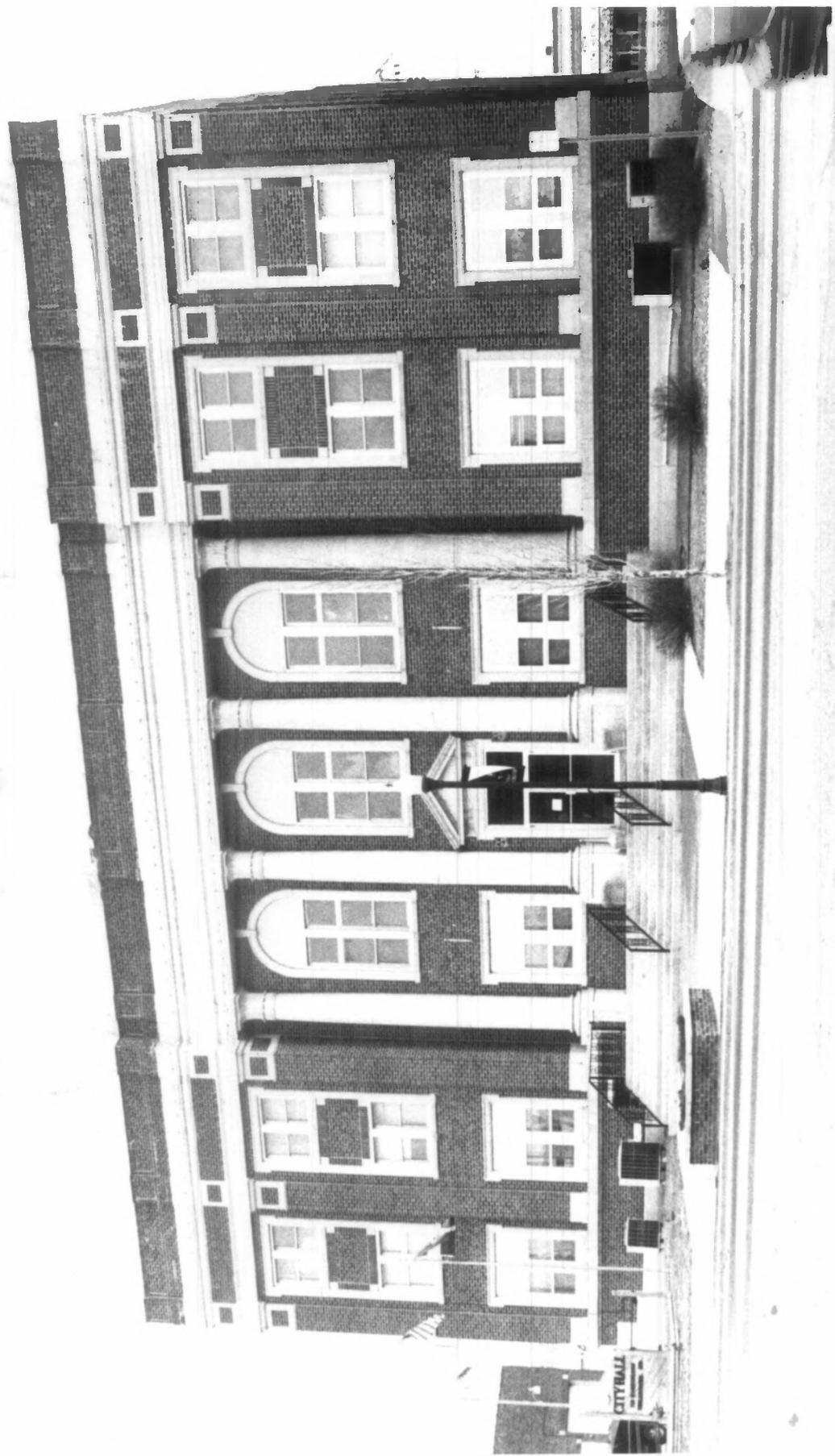
PHOTO # 2



COURTHOUSE SQUARE HISTORIC DISTRICT
CHILLICOTHE, WASHINGTON COUNTY, MISSOURI
PHOTO # 3



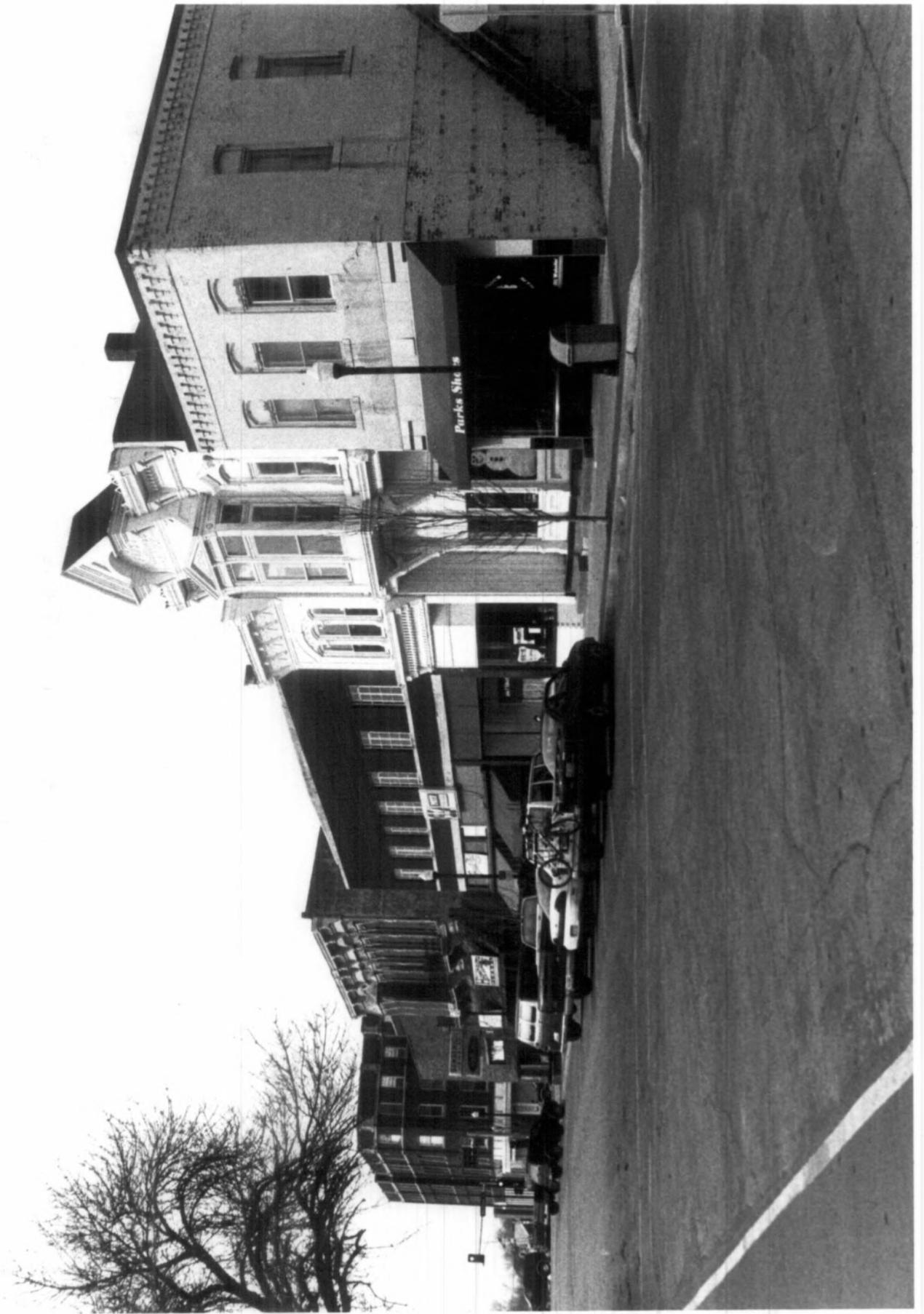
COURTHOUSE SQUARE HISTORIC DISTRICT
CHILICOTHE, LIVINGSTON COUNTY, MISSOURI
PLOTS #4



600 Block of Locust Street
Coverhouse Square Historic District
Church of the Livingstone County, Missouri
Photos #5



700 BLOCK OF WEBSTER STREET
COURTHOUSE SQUARE HISTORIC DISTRICT
CHAMICOPE, LIVINGSTON COUNTY, MISSOURI
PHOTO # 6



Courthouse Square Historic District
Chillicothe, Livingston County, Missouri
Photo # 7



700 Block of Locust Street
Court House Square Historic District
Chillicothe, Livingston County, Missouri

Photo # 8



United States Department of the Interior
National Park Service
National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900 a).

New Submission **Amended Submission**

A. Name of Multiple Property Listing

Historic and Architectural Resources of Chillicothe, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

**NINETEENTH AND EARLY TWENTIETH CENTURY COMMERCIAL DEVELOPMENT IN
CHILLICOTHE, MISSOURI: 1837-1952**

D. Form Prepared by

name/title Becky L. Snider, Ph.D. [for Main Street Chillicothe (636) 752-6172]
organization Becky L. Snider Consulting LLC date May 2002
street & number 507 South Garth Avenue telephone 573-256-1105
city or town Columbia state Missouri zip code 65203

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 29 August 02

Missouri Department of Natural Resources
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

**National Register of Historic Places
Continuation Sheet**

Section Number E Page 1 **Historic & Architectural Resources of Chillicothe, Missouri
Livingston County, Missouri**

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Historic & Architectural Resources of Chillicothe, Missouri
Livingston County, Missouri

E. HISTORIC CONTEXTS

INTRODUCTION AND ORGANIZATION

The town of Chillicothe, in Livingston County, Missouri is rich in historic resources dating from the mid-nineteenth century. Many of the town's most notable buildings resulted from its status as the governmental seat of Livingston County and from its location along several railroad lines and two major highways. The town's proximity to major transportation routes made it a convenient base for a wide variety of commercial enterprises. Manufacturing plants of all kinds were constructed in Chillicothe in the late nineteenth and early twentieth century; Chillicothe was a livestock and agricultural trading center; and the establishment and development of the Chillicothe Normal School (later Chillicothe Business College) made the town an educational center as well.

Chillicothe is located in the center of Livingston County approximately eighty miles northeast of Kansas City, Missouri. Missouri Highways 65 and 36 intersect at Chillicothe. A corridor or commercial development stretches along the entire section of Missouri Highway 65, which runs through town. However, the core of historic commercial buildings, anchored by the Livingston County courthouse, is located between Calhoun Street, Ann Street, Cherry Street and Vine Street. Another pocket of commercial development is located in the railroad corridor south of the downtown area. The residential areas of Chillicothe radiate out from the commercial center in all directions.

Prior to 2001, no systematic survey of architectural resources in Livingston County existed and only one property in the county, the Grace Episcopal Church and Building in Chillicothe, had been listed on the National Register of Historic Places. However, in the spring of 2001, an architectural and historical survey of downtown Chillicothe was begun. The survey inventoried 101 buildings in the commercial core of Chillicothe. Of the 101 buildings inventoried, 16 buildings were determined to be potentially eligible for individual listing on the National Register of Historic Places. In addition, 62 buildings were determined to retain sufficient integrity to be eligible for inclusion in a historic district and potential boundaries for a commercial historic district were suggested. Furthermore, an informal survey revealed a number of other buildings throughout the town that are likely candidates for individual listing as well as several areas that have district listing potential.

The Multiple Property Documentation form is being used to lay the foundation for the systemic nomination of historic resources throughout Chillicothe, Missouri. The multiple property listing "Historic and Architectural Resources of Chillicothe, Missouri is organized around the commercial and public architecture of the city. One historic context and two property types have been developed for this listing. Several other historic contexts and property types were identified but not explored in this cover document either because the resources have yet to be surveyed, too few resources remain from the period, or the theme did not fall within the scope of this listing. Future amendments to this multiple property listing may develop these themes. It should also be noted that the potential for historic archaeology throughout the community is strong; evaluation of such potential is highly recommended, but is beyond the scope of this project.

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**Historic & Architectural Resources of Chillicothe, Missouri
Livingston County, Missouri**

The identified historic contexts and their associated property types are outlined below. An asterisk indicates those contexts and property types developed for this listing.

***NINETEENTH AND EARLY TWENTIETH CENTURY COMMERCIAL DEVELOPMENT IN
CHILLICOTHE, MISSOURI: 1837-1952**

***Downtown Commercial Buildings: 1837-1952**

***Public Buildings (Government) in Chillicothe: 1911-1952**

EARLY SETTLEMENT: 1837-1851

THE RAILROAD ERA: 1852-1882

THE VICTORIAN ERA: 1883-1900

THE HIGHWAY CITY: 1901-1952

INDUSTRIAL DEVELOPMENT IN CHILLICOTHE: 1859-1952

RESIDENTIAL DEVELOPMENT IN CHILLICOTHE: 1837-1952

INSTITUTIONAL AND EDUCATIONAL DEVELOPMENT IN CHILLICOTHE:

RELIGIOUS DEVELOPMENT IN CHILLICOTHE:

This multiple property submission includes a cover document and two commercial historic districts. The Courthouse Square Historic District contains 32 buildings and the Chillicothe Commercial Historic District contains 30 buildings.

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Livingston County, Missouri

In October 1837, the first sale of lots in Chillicothe took place and that same year, the first Livingston County Courthouse was also constructed in Chillicothe.⁷ However, the town was not officially named the county seat until 1839. The town of Chillicothe also was not officially incorporated until 1851 and as a result,

there was no municipal government, no authority to compel the care of streets, the building of sidewalks and street crossings, the enforcement of sanitary measures, etc.; and so there were but few, if any, sidewalks, save in front of some of the stores on the public square; people waded to and fro in the mud, threw filth and slops into the street, and lived a life of liberty, if not comfort.⁸

Figure One. The west side of the Chillicothe Square as it looked in 1843.
From "Missouri's Highway Historic Marking, 1958 Part 1." by Floyd C. Shoemaker, Inscriptions by Ruby M. Robins" Missouri Historical Review. April 1959, p. 210.



A drawing dated 1843 of the west side of the Chillicothe square shows just a scattering of one and two story frame buildings. (Figure One) The second Livingston County Courthouse, a two story building with a cupola which was constructed in 1840, was undoubtedly one of only a few brick buildings in Chillicothe. According to the History of Caldwell and Livingston Counties, Missouri, prior to the building of the railroad, Chillicothe "was small and unimportant. Nothing but the fact that it was the county seat kept it alive."⁹ The 1851 business directory for Chillicothe

⁷ Roof, p. 276.

⁸ National Historical, p. 1049.

⁹ Ibid., p. 1051.

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Livingston County, Missouri

shows the limited development of the town. It listed "two attorneys, a newspaper, a physician, a carding machine, a hotel, two blacksmiths and two or three general stores."¹⁰

The Railroad Era: 1852-1883

Two events in the early 1850s led to a marked change in the development of Chillicothe. On August 13, 1851, "On a petition of two-thirds of the inhabitants, [Chillicothe] is hereby declared a boddy Polatic (sic) and corporate."¹¹ The official incorporation of the town led to the establishment of local laws and improved living conditions. Four years later, the town's second incorporation made Chillicothe a city. The final incorporation of Chillicothe in 1869 established the city as a corporation led by a mayor and councilmen.¹²

In 1852, construction on the track for the Hannibal and St. Joseph Railroad began. The track was constructed by two crews working from both ends of the state. The point where the tracks met was approximately three miles east of Chillicothe. On February 13, 1859, the golden spike was driven into the completed track. "The very next day a train made the through run from Hannibal to St. Joseph, thus inaugurating rail service between the Mississippi and the Missouri Rivers."¹³ As a result of the railroad construction, Chillicothe entered its first boom period between 1852 and 1860. The population reached nearly 1000, many new businesses were started, and the downtown landscape changed from a "squalid little settlement" to a respectable railroad town.¹⁴ The 1860 Missouri State Gazetteer and Business Directory reported that the town could boast "a weekly newspaper "Chillicothe Chronicle" edited by A. S. Hughes, two steam saw and one flouring mill, two hotels, two tobacco manufactories, and about twenty-five stores of various kinds."¹⁵ The first bank in Chillicothe, a branch of the State Bank of Missouri opened in 1858 and provided capital for the many new businesses brought to town by construction of the railroad.

Just as Chillicothe was becoming an established trading center, the advent of the Civil War in 1861 put a halt to the town's prosperity and growth. The slump in the town's economy lasted throughout the war. Chillicothe was viewed as a key post on the Hannibal and St. Joseph railroad. As a result, from 1861, shortly after the war began, until 1865, Chillicothe was under Federal control. On June 14, 1861, the day after a parade of volunteers for the South was held in Chillicothe, Union troops moved into town. "A proclamation was read stating that they were there to put down rebellion and insurrection against the United States of America and that they hoped

¹⁰ "Chillicothe: From a squalid little settlement to a county hub," Chillicothe Constitution-Tribune. April 30, 1987.

¹¹ "It Has Taken Many Years Of Progress and Development to Make Chillicothe The Thriving City It Is Today," Chillicothe Constitution-Tribune. September 13, 1937.

¹² Ibid.

¹³ "First Rails to the Missouri River: The Hannibal and St. Joseph Railroad," The Herald. (Chillicothe, MO: Grand River Historical Society. October, 1996), p. 3.

¹⁴ "Chillicothe: From a squalid little settlement to a county hub," Chillicothe Constitution-Tribune. April 30, 1987.

¹⁵ Sutherland & McEvoy Publishers, Missouri State Gazetteer and Business Directory. (St. Louis: Sutherland & McEvoy Publishers and Compilers, 1860), p. 54-55.

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that the orderly process of government and commerce would continue."¹⁶ Additional local distress was caused by the fact that Chillicothe and Livingston County citizens were divided in their loyalties. "Some people were Southern secessionists; some were strongly for the Union; and another rather large group didn't want to leave the Union nor to see slavery abolished."¹⁷ Despite the tense conditions, the city of Chillicothe was only sparsely damaged by the events of the Civil War. Only one building, the Methodist Episcopal Church South, was said to have been burned by Federal soldiers. One other major building in Chillicothe was also lost during the war years, but it was not a casualty of the war. The second Livingston County Courthouse was condemned and demolished in 1865. From 1865 until 1914, the courthouse square, also known as Elm Park, "remained open and available to the public."¹⁸

As soon as the Civil War ended, prosperous times resumed in Chillicothe. Two additional rail lines, the Chillicothe to Omaha Railroad and the Chillicothe to Brunswick Railroad (later known as the Wabash) completed in 1867 and 1869 respectively, made Chillicothe even more attractive to settlers and businessmen.¹⁹ In the five years following the war, the population of Chillicothe grew from 1500 to nearly 4000, and Chillicothe grew into an agricultural trading and shipping center.²⁰ During this period, business and manufacturing interests, as well as construction of all types, boomed. A column in the March 8, 1866 Chillicothe Constitution described the growth of the town.

Our city presents just now a fine show of prosperity and thrift. It is growing fast and buildings are seen going up on every hand....There were 15 new places of business built last year, and many dwellings, while business increased very much. The prospect for the coming year seems very flattering. There are six brick buildings going up on the west side of the Public square, and six or seven on the north or north-east portion of it. These are already projected plans out and everything getting in readiness for their erection. They are to be fine, large business houses. A gentleman of observation said a day or two since that there will be over two hundred dwellings built this year.²¹

¹⁶ Roy Hicklin, "War Between the States: Livingston County had sympathizers on both sides and a neutral group as well," War Between the States: Livingston County had sympathizers on both sides and a neutral group as well," Chillicothe Constitution-Tribune. April 30, 1987.

¹⁷ Ibid.

¹⁸ Marian Ohman, Encyclopedia of Missouri Courthouses. (Columbia: University of Missouri Extension Division, 1981)

n.p.

¹⁹ Lillian Des Marias, Livingston County Sesquicentennial: 1837-1987. Chillicothe, MO: Retired Senior Volunteer Program, 1987), p. 357.

²⁰ National Historical Company, p. 1054-1056.

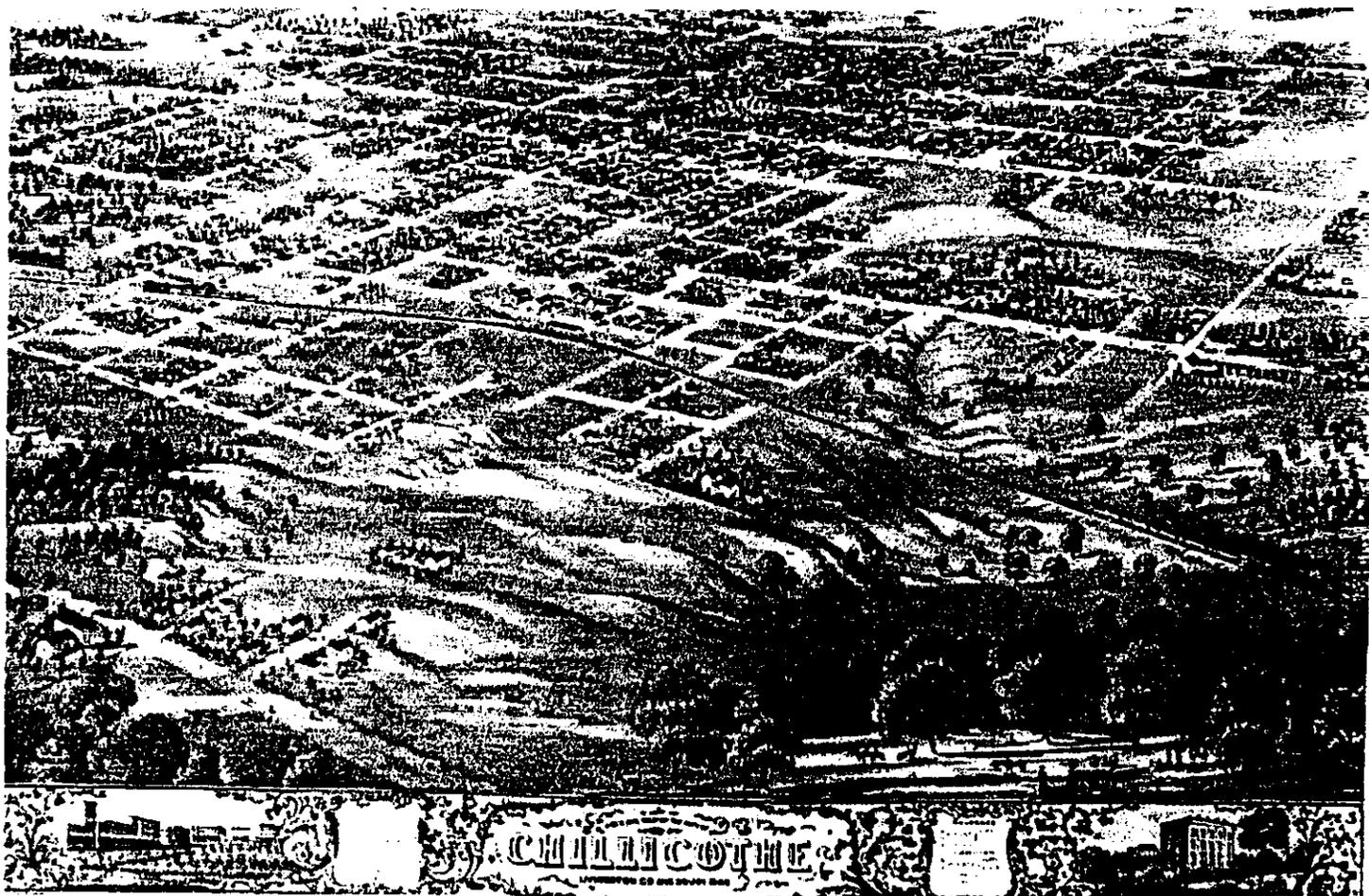
²¹ Chillicothe Constitution. March 8, 1866.

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Figure Two. Bird's Eye Map of Chillicothe, Missouri. Drawn by A. Ruger, 1869.



A Bird's Eye map of Chillicothe drawn by A. Ruger and published in 1869 shows the results of this building boom. (Figure 2) The blocks around the square are almost completely filled with substantial commercial buildings, and an extensive grid of roads extends out in all directions from the public square. Although Chillicothe's first City Hall building was constructed in 1869, it does not appear on the Bird's Eye Map. The J. H. Abshire-T. L. Broadus Building (ca. 1865), at 521 Locust Street, appears to be the only extant building in the downtown area that is shown on the Bird's Eye map. Another small area of commercial development is shown on the Bird's Eye Map near the depot where both passenger and freight trains picked up passengers and goods several times each day. The Bird's Eye Map also shows dwellings of all shapes and sizes in the residential neighborhoods, which are scattered throughout the city. The earliest atlas for

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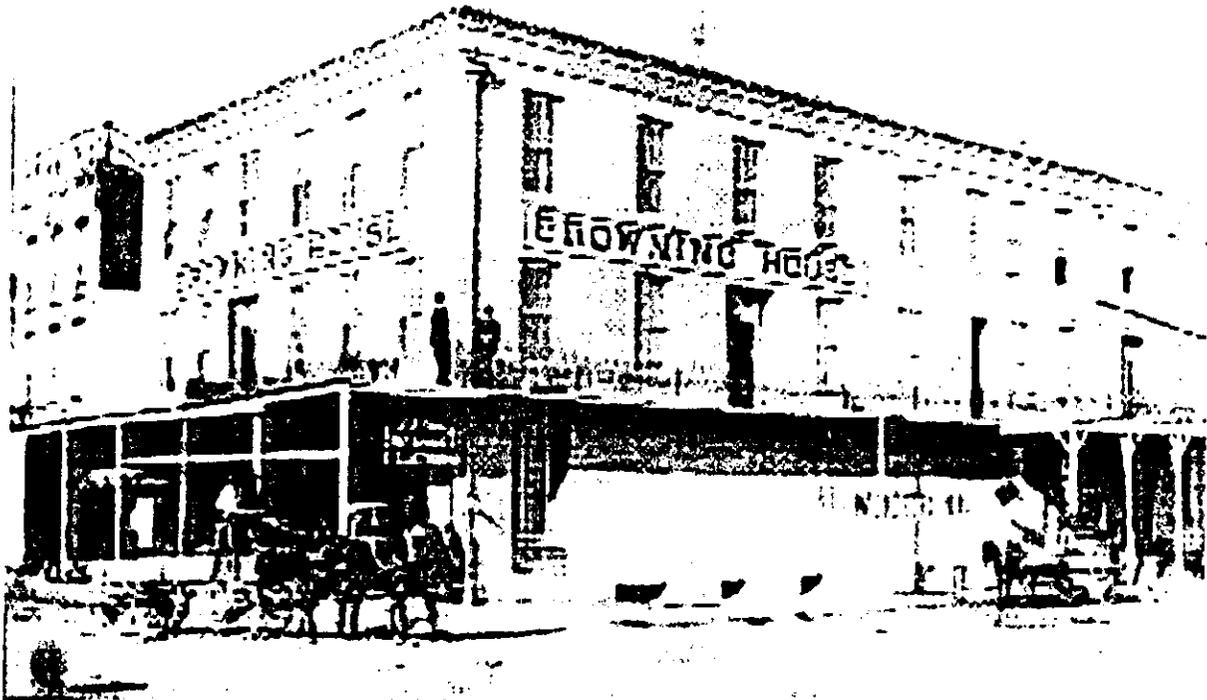
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Livingston County, which was published in 1878, shows many of these residential areas as formally platted additions.²² Unfortunately, city and county records no longer exist to confirm the exact year that these additions were platted.

As Chillicothe grew into a trading center, the hotel and saloon business also benefited. Ten hotels and fourteen saloons are listed in the 1869 business directory for Chillicothe.²³ One of the most notable of the hotels was the Browning House, which was located in the second and third stories of a building on the southeast corner of the square.

Figure Three. Browning House

Source: Dateline - Livingston County: A Look at Local History. p. 14.



Although the Browning House was undoubtedly one of the nicer hotels in Chillicothe at the time, it is the death of a famous traveling musician in the hotel that sealed its place in the history

²² Edwards Brothers of Missouri, An Illustrated Historical Atlas of Livingston County, Missouri. (Philadelphia: Edwards Brothers of Missouri, 1878), p. 32-40.

²³ 1869 Gazetteer

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of the town. In 1868, Nelson Kneass, the composer of the popular song "Ben Bolt" came to Chillicothe as part of a small troupe of performers. "The little band of barnstormers landed in the town almost penniless, a 10-20-30-cent company playing "Uncle Tom's Cabin," "Ten Nights in a Bar Room," and "East Lynne" in the town hall."²⁴ While in town, Kneass took ill and died of pneumonia in the Browning House. He was given a Christian burial by the women of the Grace Episcopal Church. A benefit performance by the barnstormers and other local talent raised funds for Kneass' wife and children to return to their home in the East. Although "cities all over the nation raised amounts for memorials for the composer of "Ben Bolt" and asked to have the honor of caring for his remains, Kneass' wife refused these offers. Several years later, when she returned to Chillicothe with another theatrical troupe, she purchased a headstone for Kneass' grave.²⁵ Kneass' grave was later moved to one of the most desirable plots in the cemetery. The town of Chillicothe further memorialized Kneass when a movie theatre constructed in 1949 was named the "Ben Bolt." However, the Ben Bolt Theatre, an exceptional Art Deco style theatre, was demolished in 1999. The Browning House burned in early twentieth century.

Figure Four. Earliest known photo of Milbank Mills,
Source: "Revolution of a Nineteenth Century Mill," Old Mill News. Vol. 27, No. 3, Summer 1999, p. 16.



²⁴ "Body of Nelson Kneass, Man Who Set Words of 'Ben Bolt' to Music, Is Interred at Edgewood Cemetery," Chillicothe Constitution-Tribune. September 13, 1937.

²⁵ Ibid.

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In addition to the development of retail businesses of all types, Chillicothe's advantageous location on three rail lines encouraged the establishment of a number of manufacturing facilities there. By 1869, Chillicothe had a bee hive factory, a hoop skirt factory, a carriage factory, two flour mills and a brick factory under construction.²⁶ The City Mill, one of Chillicothe's oldest businesses, was established in 1867 by George Milbank. (Figure Four) It was the first merchant mill in the area, thereby providing both a local source for flour and animal feed and a source of cash for local farmers. Milbank flour was marketed as far away as Florida and Texas. Milbank Mills is still in operation today producing animal feeds; the flour milling portion of the business was halted in 1960. However, the original mill was destroyed by fire in 1964.²⁷

During the early 1870s, the rollercoaster economy of Chillicothe was, once again, on the downhill slope, and the town's future looked uncertain. In six years, the population decreased by almost 500. One description of the town notes that

The public square was overrun with black locust trees, underbrush and weeds....The streets were littered with corn stalks, corn cobs and hay. Pigs ran grunting and rooting here and there. Cows were permitted to run loose in the streets, eating the feed from the farmers' wagons.²⁸

Although Chillicothe lost both businesses and residents during this period of economic turmoil, the town recovered quickly. More than one hundred businessmen are listed in the 1879 Missouri State Gazetteer and Business Directory. Included in this list of businesses and businessmen in Chillicothe are two banks, four hotels, eight physicians, nine grocers, three booksellers, four druggists and eight saloons.²⁹ The construction of new commercial buildings also markedly increased in the late 1870s. According to the History of Caldwell and Livingston Counties, Missouri, in 1877, "more buildings were erected and improved than in the six years preceding and Chillicothe was back on track."³⁰

The Rensch Building and the Davis-Milbank Building, both located in the 600 block of Washington, were both constructed in the late 1870s/early 1880s. (Figure Five) These two buildings demonstrate the kind of architectural detail common to commercial buildings in Chillicothe built during this period of which the most notable features are the arched top windows with decorative stone hoods and the simple brick cornices.

²⁶ 1869 Gazetteer (xerox copy of the Chillicothe section of a gazatteer dated 1869 in the Livingston County Library, exact source unknown - may have been published by the Burlington Railroad), p. 121.

²⁷ Carolyn Cook Leffler, "Revolution of a Nineteenth Century Mill," Old Mill News. Volume 27, No. 3, Summer, 1999, p. 16-17.

²⁸ "Chillicothe: From a squalid little settlement to a county hub," Chillicothe Constitution-Tribune. April 30, 1987.

²⁹ R. L. Polk & Co., Missouri State Gazetteer and Business Directory 1878-79. (St. Louis: R. L. Polk & Co., 1879) pp. 179-182.

³⁰ National Historical Company, p. 1056-1057.

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Figure Five. The Nicholas Rensch Building, ca. 1877, and the Davis-Milbank Building. ca. 1880.
Source: Survey of Downtown Chillicothe, Becky L. Snider, 2001.



The Victorian Era: 1883 -1900

During the last two decades of the nineteenth century, the population of Chillicothe increased from 4078 in 1880 to 6905 in 1900.³¹ The city's commerce and industry continued to parallel this growth. The 1899 Missouri State Gazetteer and Business Directory noted that the city had "all the appointments of a prosperous commercial center."³² By the turn of the century, Chillicothe could boast four banks, six newspapers, and more than a dozen factories.

The founding of four educational institutions in Chillicothe between 1887 and 1898 also contributed significantly to the town's growth and prosperity. The State Industrial Home for Girls and the Chillicothe Conservatory of Music were established in the late 1880s. In the following decade, the Chillicothe Normal School, later known as the Chillicothe Business College and Maupin's Commercial College were founded. Two of these institutions, the State Industrial Home for Girls and the Chillicothe Business College, continued to operate until the mid-twentieth century.

The selection of Chillicothe for the State Industrial Home for Girls gave the town statewide recognition. In 1887, the state legislature appropriated \$50,000 for the construction and operation of the institution under the "cottage plan." A plot of land approximately two miles southwest of the

³¹ Government Printing Office, U.S.Census Records, 10th, 11th and 12th Census of the United States. (Washington: Government Printing Office 1880-1900).

³² R. L. Polk & Co., Missouri State Gazetteer and Business Directory 1898-99. (St. Louis: R. L. Polk & Co., 1899) p. 263-264.

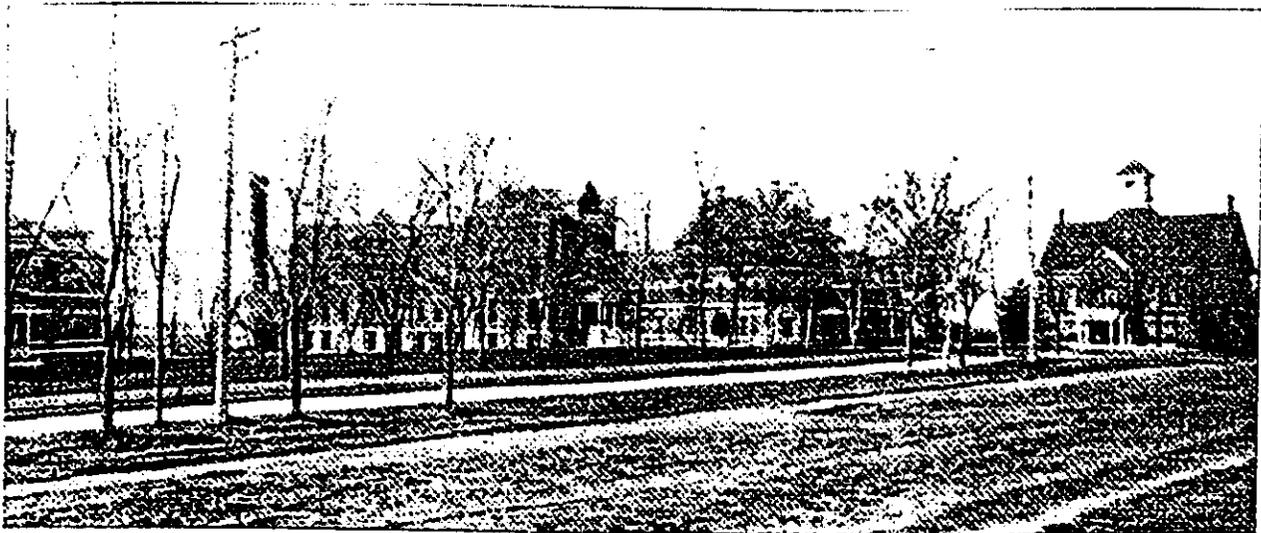
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public square was purchased for the institution. The first cottage, Marmaduke Cottage, named after Governor Marmaduke, was completed the following year. By the early twentieth century, the campus of the State Industrial School for Girls, later known as the State Training School for Girls, contained three cottages, a school building and chapel, a boiler house and an administration building, and the institution housed 225 girls.³³ In 1981, the State Training School for Girls closed, and the campus was revamped into a women's prison, which continues to operate today.³⁴ Noted Missouri architect, M. Fred Bell, designed some of the original buildings on the State Industrial Home for Girls campus.

Two years after the State Industrial Home for Girls opened, the Chillicothe Normal School was founded. In the fall of 1890, the first two buildings on the college campus, which was located eight blocks north west of the public square, were completed and classes began. During its first

Figure Six. The State Industrial School for Girls, ca. 1910
Source: Dateline – Livingston County: A Look at Local History, p. 44.



twenty years, the Chillicothe Normal School flourished. However, in 1911, faced with declining enrollment, Allen Moore, the school's founder and owner, changed the name of the school and the curriculum. The Chillicothe Normal School became the Chillicothe Business College and the focus of the school became business training. Not only did the school provide practical business training and assistance with tuition in the form of work-study, but also, the school "guaranteed the

³³ Harry W. Graham, "The Highway City: Chillicothe, Missouri," Chillicothe Constitution. June 24, 1916, magazine supplement.

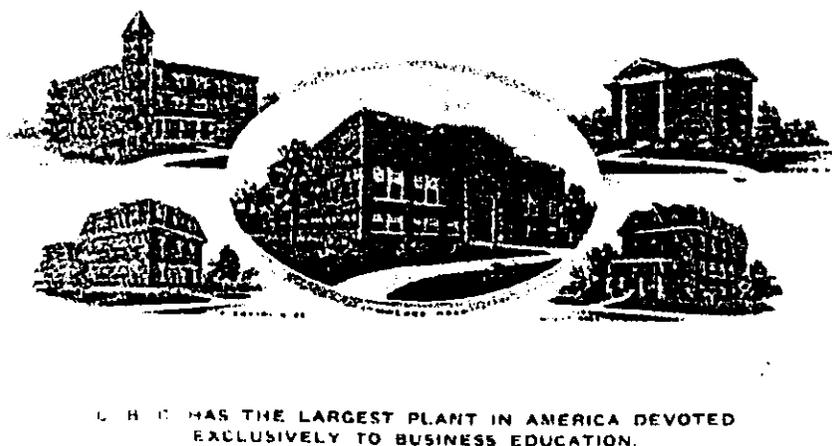
³⁴ Des Marias (ed.), p. 372.

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students a job when they graduated and if they didn't have a job they didn't pay the tuition listed on the note."³⁵ The Chillicothe Business College grew into the "largest business college in America."³⁶ By 1936, a few years before the school's fiftieth anniversary, the College's campus consisted of more than 100 acres, thirty buildings and a stadium.³⁷ (Figure Twelve) The Chillicothe Business College closed in 1952, but the college buildings were used by other educational institutions for several years. Gradually, however, the college buildings were sold or demolished and in the 1970s, the remaining buildings were converted to a glove factory.³⁸

Figure Seven. Postcard of the Chillicothe Business College ca.1930.



The prosperity of Chillicothe in the late nineteenth century brought numerous public improvements and enabled Chillicothe to boast the amenities of a modern city. Chillicothe was literally brought out of the mud when the streets around the square and a few blocks adjoining the square were paved in the early 1880s. In 1886, Chillicothe was given an additional boost with the completion of the Chicago, Milwaukee and St. Paul railroad through town. Several years later, the Chillicothe Street Railway Company established a streetcar system. The mule and horse-drawn

³⁵ Betty Newkirk, "College saw 125,000 students pass through doors," Chillicothe Constitution-Tribune. April 30, 1987.

³⁶ Workers of the Writers' Program of the Works Projects Administration in Missouri, Missouri: The W.P.A. Guide to the Show-Me State. St. Louis: Reprint by the Missouri Historical Society Press, 1998. (Original, Missouri State Highway Department, 1941).

³⁷ "Chillicothe Business College Campus around 1936," Chillicothe Constitution-Tribune. April 30, 1987.

³⁸ Chillicothe Constitution-Tribune, September 3, 1970.

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trolley cars, which began operating in 1888, ran along tracks from the depots to the public square, to the fairgrounds and to the Chillicothe Normal School after it opened.³⁹ The town was also brought out of the darkness when, in 1885, electric streetlights were installed and operated until midnight six days a week. In 1886, L. J. and Louis Jarrett installed the first telephone exchange.⁴⁰ That same year, a franchise was granted to establish a water works. The New York City firm, Comegy and Lewis,

bound themselves to erect the necessary pumping engines...with ninety double fire hydrants for fire protection, a steel stand tower 140 feet high and 12 1/2 feet in diameter..., the machinery to have a capacity of furnishing our inhabitants two million gallons of clear, pure and wholesome water every twenty-four hours.⁴¹

The water and power utilities were operated as private enterprises until the city took over ownership in the early twentieth century.

Figure Eight. Horse-drawn street car in front of the Chillicothe Normal School
Source: Dateline - Livingston County: A Look at Local History. p. 22.



³⁹ "Mules and horses played early-day roles in city's transportation," Chillicothe Constitution-Tribune. February 8, 1975.

⁴⁰ Des Marias (ed.), p. 360.

⁴¹ "Water Works: A Most Complete System Which Furnishes Us With an Abundance of Good Wholesome Water." Daily Tribune Illustrated Edition, 1887, (exact date unknown – clipping from the Livingston County Library, Somerville Room vertical files).

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The first hospital in Chillicothe, St. Mary's Hospital, also opened in the late 1880s. The Sisters of St. Mary, founded in 1872 in St. Louis, established convents and hospitals in a number of cities. However, the hospital in Chillicothe was the first hospital organized by the order in a rural community. In response to a proposal written by the Franciscan friars of Chillicothe's St. Columban Catholic Church, four sisters came to Chillicothe in 1888 and purchased a frame farmhouse to use as a hospital. The hospital, which was expanded several times in the late nineteenth century, was operated by the Sisters of St. Mary until 1916.⁴²

Chillicothe's prosperity in the late nineteenth century was also reflected in the town's architectural development. A number of notable buildings, which are still extant today, were constructed in downtown Chillicothe in the last two decades of the nineteenth century. The Leeper Hotel, originally called the Leeper House, was constructed in 1884 on the northwest corner of Washington and Webster Streets. Between 1909 and 1916, a fourth story was added to the three story brick building and, in 1929, the building's buff brick facade was refaced with red brick. (Figure Nine)

Figure Nine. Postcard of the Leeper Hotel, ca 1900



Three of the town's four banks built new buildings in downtown Chillicothe in the 1880s. Prior to the construction of the Leeper Hotel, the People's Savings Bank occupied the lot on the corner of Washington and Webster. As part of the agreement for the sale of the property for the hotel, the People's Savings Bank was given a ten-year lease for the corner room on the first floor of the hotel building. The original Citizens National Bank and the First National Bank also built facilities on lots fronting the public square during this period. The original First National Bank

⁴² Joe Welschmeyer, "Chillicothe's first hospital established: St. Mary's Hospital 1888-1916." Chillicothe Constitution-Tribune. December 9, 1998.

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building at 703 Webster is the only one of the two that exists today, and it is an excellent example of a Queen Anne commercial building. (Figure Ten)

Figure Ten. The original First National Bank Building, 1887.
Source: Survey of Downtown Chillicothe, Becky L. Snider, 2001.



During the 1880s and 1890s, commercial buildings in downtown Chillicothe were constructed with much more elaborate detailing than the buildings constructed in prior decades. In part, this change was due to the nationwide interest in Victorian styling, but it was also a result of the widespread proliferation of premanufactured building components. By 1890s, pre-fabricated metal building components were being used on commercial buildings in Chillicothe as they were across the country. In some cases, only a few individual components such as a cornice or decorative pilasters were used; on other buildings, entire storefront "kits" were employed. In addition, older buildings were "updated" with ready-made parts such as pressed tin ceilings and pressed tin panels for the facade.

Mass-produced architectural elements were available from a number of manufacturers. The St. Louis firm, Mesker Brothers, was one of the leading producers of prefabricated storefront components and their products have been identified on buildings all over Missouri. In fact,

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architectural historian, Richard Francaviglia, noted that their "mass-marketed standardized facade components...found their way to every corner of the country."⁴³ However, most of the cast iron components found on buildings in downtown Chillicothe bear the manufacturers mark of the F.

Figure Eleven. The Scruby Building
Source Survey of Downtown Chillicothe, Becky L. Snider, 2001.



Way Foundry, a local company, or the Quincy, IL-based Smith-Hill Foundry & Machine Co. The Hannibal and St. Joseph Railroad made the shipment of products from Quincy, IL to Chillicothe simple and quick. The Scruby Building, which is located at 508 Washington is a good example of the use of mass-produced architectural elements in Chillicothe.(Figure Eleven) It was constructed in 1893 and has a wide cast iron cornice with brackets and dentils, a cast iron frieze bearing the building's construction date, and several sizes of cast iron pilasters. It is one of the most intact buildings from the period in the downtown area.

⁴³ Richard V. Francaviglia, Main Street Revisited. (Iowa City: University of Iowa Press, 1996), p. 26.

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The Highway City: 1901-1952

Prior to the turn of the twentieth century, Chillicothe's status as the county seat and its location on several rail lines drew new businesses and inhabitants. However, during the early decades of the twentieth century, Chillicothe's business and municipal leaders recognized that the continued growth and development of the city would depend on marketing the town's amenities. To this end, the Chillicothe Commercial Club, later the Chillicothe Chamber of Commerce, was formed in 1899. The Chamber of Commerce was quite successful in drawing new business and industry to the city and Chillicothe became manufacturing hub. In a special Magazine Supplement to the Chillicothe Constitution that was published June 24, 1916, a section titled "Factories Chillicothe Has," enumerated forty-three companies with manufacturing facilities in Chillicothe.⁴⁴ Several very large factories are included in this list. The Jenkins Hay Rake & Stacker Co, manufacturer of farm machinery, employed sixty to one hundred people; the Hamilton Glove Factory had one hundred operators; and the Chillicothe Gun Stock Manufacturing Company, employed three hundred workers. The latter company was the world's largest gunstock manufacturing plant. According to the article in the Magazine Supplement to the June 24, 1916 Chillicothe Constitution, nearly 1000 people were employed by the manufacturing industry in Chillicothe thereby generating an annual worker's payroll of \$478,000.⁴⁵

The need for large facilities and the fact that many of new businesses shipped their products nationwide resulted in the establishment of many of these new industries in the area around the depot rather than in Chillicothe's central business district. However, retail and service-oriented businesses continued to prefer the downtown locations. By the early twentieth century, most of the lots within a two-block radius of the public square were filled with commercial buildings and commercial development extended several blocks further along the major thoroughfares.⁴⁶ Only a few frame buildings remained in the core of the business district by 1910.

The frequent occurrence of fires and the construction and renovation of buildings to accommodate new or relocating businesses resulted in continuously evolving downtown streetscapes. Not only were the commercial buildings that were constructed in Chillicothe after 1910 generally more austere than those built late-nineteenth century, but also most lacked allegiance to any particular architectural style. Examples of this change include the Minter and Williams Warehouse at 610 Elm Street (1915) (Figure Twelve), the Bradley's Saloon Building at 609 Jackson Street (ca. 1912) and the Clark Building at 601-603 Locust (ca. 1924). These buildings have little ornamentation save a stone or brick belt course, stone coping, decorative rooflines, or decorative brick panels. In addition, in the early 1900s, some nineteenth century buildings were stripped of their elaborate ornamentation in an effort to "update" them.

⁴⁴ Harry W. Graham, "The Highway City: Chillicothe, Missouri," Chillicothe Constitution. June 24, 1916, magazine supplement.

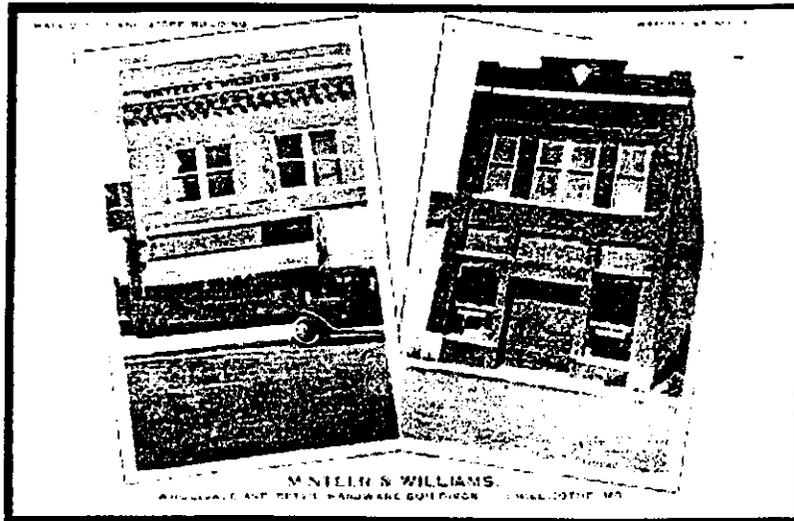
⁴⁵ Ibid.

⁴⁶ Sanborn Map Company, Fire Insurance Maps for Chillicothe, Missouri, 1901, 1909.

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Figure Twelve. Postcard of the Minter and Williams Hardware Buildings



Chillicothe's three most important public buildings, the Livingston County Courthouse, the Federal Building and the Chillicothe City Hall, were all constructed between 1910 and 1930. The first of these major buildings to be constructed was the courthouse. The commencement of its construction was quite a momentous occasion because the county offices had been scattered throughout downtown for fifty years. In 1864, the second Livingston County Courthouse was demolished because it was unsafe. From that time until 1914, Livingston County did not have a courthouse; the square in which the previous courthouse was located was just an open park. A countywide election was held in 1912, and the vote required to raise taxes to finance the courthouse won by a big margin. An article in the Chillicothe Constitution reported that "a special election held Tuesday to levy 25 cents on the \$100 valuation to build a \$100,000 courthouse in Elm Park, carried nearly three to one in the county."⁴⁷ Two years later, the stone courthouse, with its large Doric columns on all four facades, was completed. (Figure 13)

Although Chillicothe was awarded a \$65,000 appropriation for a post office building in 1910, the combination Post Office and Federal Court building was not built until 1915. The funds to cover the additional cost of court facilities as well as the post office were not appropriated until 1914.⁴⁸ The Beaux-Arts style Federal Building, located one block south of courthouse, cost \$125,000 to build. (Figure Fourteen) In 1965, the Post Office moved to a new facility, and the Federal Building was purchased for the county library.⁴⁹

⁴⁷ "Big Majority For The Courthouse," Chillicothe Constitution. May 2, 1912.

⁴⁸ "Chillicothe Gets a \$65,000 Appropriation for Public Building," Chillicothe Constitution, June 23, 1910

⁴⁹ Earle S. Teegarden Sr. and Pat Nichols, History of the Livingston County Library. Livingston County Library website, www.livcolibrary.com, 1996.

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Figure Thirteen. Postcard of the Livingston County Courthouse

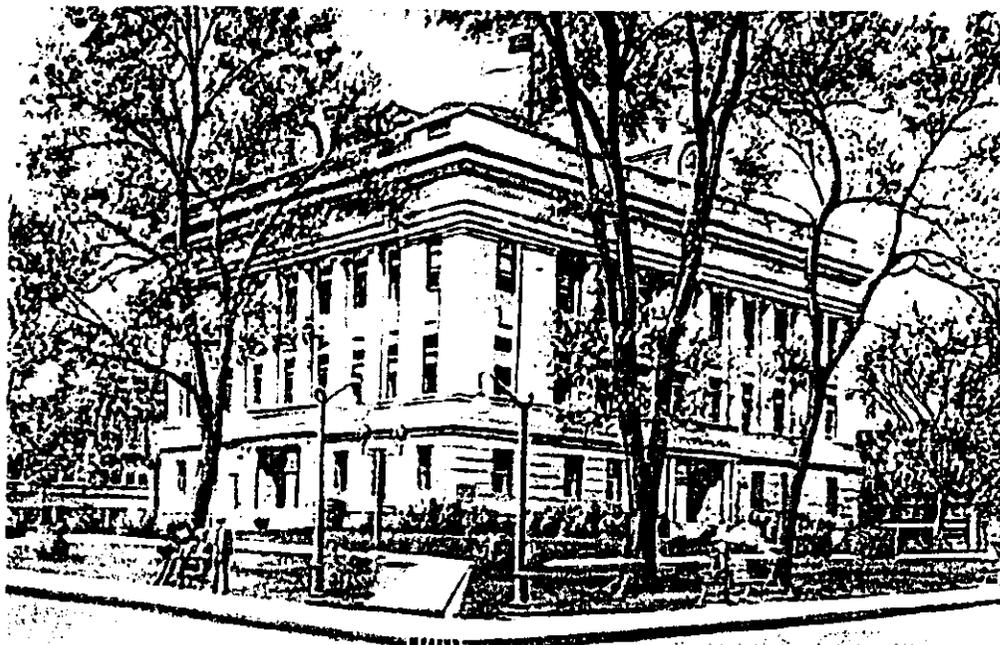
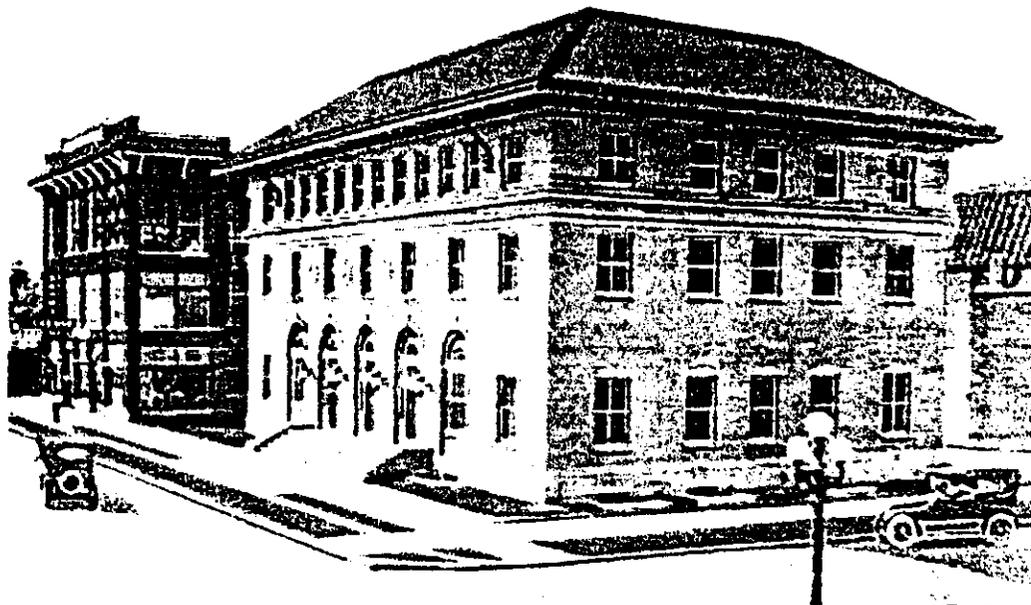


Figure Fourteen. Postcard of the Federal Building, Chillicothe, Missouri

United States Federal Building, Chillicothe, Mo



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Unlike the construction of the Courthouse and the Federal Building, the construction of the new Chillicothe City Hall was not a long-awaited event. The Chillicothe City Hall, that was designed by Bonsack and Pearce architectural firm and constructed by S.E. Schultz in 1926-27, was constructed less than a year after the second city hall, which was on the same site, burned.⁵⁰ The two-story, brick Classical Revival building originally housed both the city offices and the fire department. It has a large auditorium on the second floor.

The Chillicothe Commercial Club, which became the Chamber of Commerce in 1911, initially promoted Chillicothe as a railroad center. However, the group quickly recognized the importance of good roads in developing the city as a trade center. The first right-of-way for a road in the area was negotiated and paid for by the Commercial Club in 1900. Since that date, the Chamber has negotiated a number of right-of-way purchases to facilitate better highways into and through Chillicothe and enhance it as a trading hub.⁵¹

The work of several members of the Chillicothe Chamber of Commerce in the Cross-State Highway movement, which began in 1911, resulted in the town becoming a highway crossroads. One of the most influential members of the Cross-State Highway movement was Chillicothe businessman and owner of Adams Automobile and Supply, C. F. Adams. Adams was looked upon as a chief promoter of better roads in northern Missouri. He was president of the Hannibal to St. Joseph Cross-State Highway Association and later served as national president of the Pike's Peak Ocean to Ocean Highway Association.⁵² The hard efforts of the Commercial Club in the highway movement paid off and Chillicothe's claim-to-fame became its status as the city with more state, interstate and national highways than any other city in the United States. "By 1914 and 1915, so many highways had entered to and through Chillicothe that the Manager of the Blue Book, the official annual publication of the American Automobile Association came to Chillicothe to investigate. After making his survey, he went back to Chicago and designated Chillicothe "The Highway City," in the next issue."⁵³

Several years later, when the Missouri State Highway Department was formed, and all highways were to be given a number, Chillicothe businessman, Harry W. Graham, who had fought many a highway organization battle, applied for numbers for twenty-six highways at Chillicothe, one for every highway that passed through the city. In the end, only two numbers were assigned for the state highways that passed through Chillicothe, one for the North/South route and one for the East/West route. However, the city still retains its nickname, "The Highway City."

⁵⁰ "Corner Stone At New City Hall Is Placed," Chillicothe Constitution. May 6, 1927.

⁵¹ "Chillicothe, Known As 'Highway City' Since Early Days, Now Stands At Junction of Two National Trails," Chillicothe Constitution-Tribune. September 13, 1937.

⁵² Livingston County Sesquicentennial, p. 364, and "Chillicothe, Known As 'Highway City' Since Early Days, Now Stands At Junction of Two National Trails," Chillicothe Constitution-Tribune. September 13, 1937.

⁵³ "Chillicothe, Known As 'Highway City' Since Early Days, Now Stands At Junction of Two National Trails," Chillicothe Constitution-Tribune. September 13, 1937.

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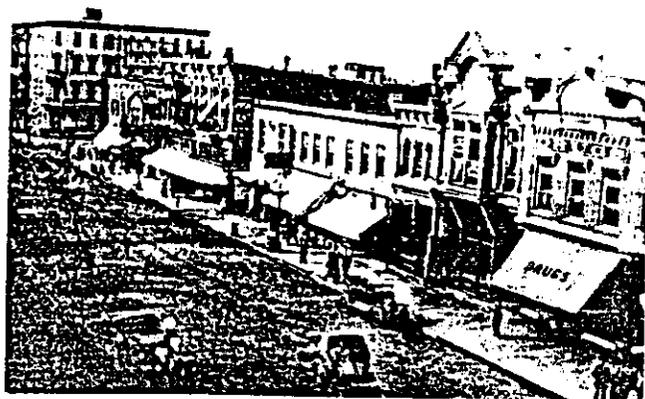
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Figure Fifteen. Federated Highways Association of Livingston County Advertisement, ca. 1920
Source: Chillicothe Constitution-Tribune, April 30, 1987

W. H. ELLETT, PRESIDENT T. C. BEASLEY, VICE-PRESIDENT	HARRY W. GRAMM, SECRETARY JOE WALLBRUNN, TREASURER	E. E. HOENSHILL, VICE-PRESIDENT W. G. KEITH, VICE-PRESIDENT
FEDERATED HIGHWAYS		
LIVINGSTON COUNTY, MISSOURI		
UNDER THE AUSPICES OF THE		
CHILICOTHE CHAMBER OF COMMERCE		
"THE HIGHWAY CITY"		
DIRECTORS	<p>Flora Park Overlook-Deer Hatched & St. Louis-Cross State Canada, Kansas City & Gulf The "Mark Twain"-Chicago-Kansas City Mo.-Ia. State Fair Trail Omaha & St. Louis Highway The Cannon Ball-In Missouri</p>	<p>The Jefferson Highway, in Center Trenton-Chillicothe-Excelsior Springs Route Iowa-Missouri Capital Trail The South West Trails The Ozark Trail The Big Four Trail The Lakes to the Gulf</p>
<p>C. F. ADAMS B. V. GILL D. F. ROWLETTE C. T. BOTSFORD J. F. HIGER C. E. SHEARER E. M. SWITZER F. W. HARTMAN J. M. DUNN F. B. BRADY K. M. BLANCHARD B. T. CLARE A. B. MACDONALD ROY MOORE JOE WALLBRUNN CHRIS BOHMER T. C. BEASLEY W. H. ELLETT JOSEPH BATTA W. G. KEITH BROOKS WIGELY BURKE BROWNFIELD JOSEPH REMSCH R. F. McNALLY</p>	<p>COUNTY SEAT TRAILS Chillicothe-Kingsree Chillicothe-Gallatin Chillicothe-Lindsay Chillicothe-Kayresville Chillicothe-Carrollton Chillicothe-Trenton</p>	CHILICOTHE, MO.

Chillicothe physician, A. J. Simpson, was the first owner of an automobile in Chillicothe. His new "horseless carriage" was shipped to Chillicothe from St. Louis in 1902.⁵⁴ Although Simpson's Oldsmobile was a novelty when he purchased it, automobile ownership increased in Chillicothe at a rapid rate, just as it did throughout the country. Two photos of Chillicothe that appeared in The Heritage of Missouri, which was published in 1963, show the change in the appearance of the city between 1910 and 1923 as a result of the increase in automobile ownership. (Figure Sixteen)

Figure Sixteen. Two views of Chillicothe – 1910 and 1923.
Source: The Heritage of Missouri by Duane Meyer, pp. 602-603.



⁵⁴ "It Was In 1902 That First Appearance of An Automobile Was Made In Chillicothe; Caused Much Excitement," Chillicothe Constitution-Tribune. September 12, 1913.

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As cars became more prevalent, automobile related businesses popped up throughout town. Between 1916 and 1927, four new filling stations were constructed in the downtown area; many former liverymen became auto repair business; and carriage and wagon makers became auto salesmen. Two of those buildings, 600 Webster Street, the former Standard Oil Station and 605 Jackson Street, the former Phillips Filling Station, are still extant, but neither operates as a gas station today. One of the largest buildings in the downtown area was constructed solely for automobile sales and service. The four-story Adams Automobile and Supply Company, at 440 Locust Street, was constructed in 1915, and it was designed with every modern amenity. (Figure Seventeen) A full-page article in the June 24, 1916 Magazine Supplement to the Chillicothe Constitution was devoted to the Adams Automobile and Supply Company and the company's new building.

This new and modern garage contains every modern device and convenience known to the automobile industry and there is room for hundreds of cars....In the new building, which is 70 x 112 feet, with four floors, is a ladies' department, rest room, steam heated and an electrical elevator will convey the largest car, as well as patrons, to any floor of the building.⁵⁵

Figure Seventeen. Postcard of Adams Automobile and Supply Co. Building



⁵⁵ Chillicothe Constitution. June 24, 1916, Magazine Supplement, back outside cover.

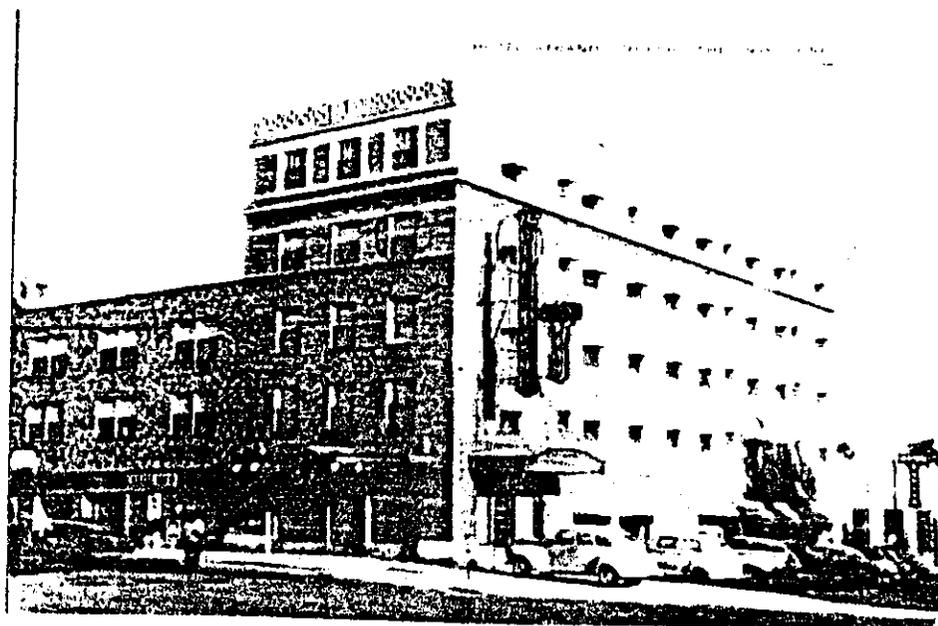
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As a result of the rise in automobile ownership, the construction of Highway 36, and the designation of Washington Avenue as a highway, commercial development began to expand out of the central business district along Washington Avenue, particularly to the south in the direction of Highway 36. Today, few dwellings are left on Washington Avenue and most of those that remain are used for commercial purposes.

Although a few factories and businesses in Chillicothe closed and some residents lost their jobs, the increased automobile traffic through the city kept the worst of the depression beyond Chillicothe's boundaries, and the city's population continued to grow at a steady rate. By 1930, almost 8000 people called Chillicothe home.⁵⁶ Despite the hard times brought on by the depression and World War I, buildings continued to be constructed and remodeled in Chillicothe; business continued to flow through the city; and public improvements to the city continued to be implemented. Military and government-sponsored programs based in Chillicothe helped to bolster the city's economy.

Figure Eighteen. Postcard of the Strand Hotel, ca. 1940



The hotel and entertainment businesses in Chillicothe weathered the financial turmoil caused by the depression and the war better than many other types of businesses. In 1929, the Leeper Hotel, two blocks north of the Strand, underwent a major renovation, and the building's buff brick facade was replaced by red brick walls with stone ornamentation.⁵⁷ Several years later,

⁵⁶ University of Missouri Extension Division, Green Hills Regional Profile. Columbia: University of Missouri Extension Division, p. 26.

⁵⁷ Catherine Stortz Ripley (ed.) Dateline – Livingston County: A Look At Local History. (Chillicothe: Constitution-Tribune, 2001), p. 86.

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the Strand Hotel, which was originally constructed in 1920, was doing well enough to add a fifth floor to the four-story building. In 1935, after a fire destroyed the adjacent Dickinson Theatre, the Strand Hotel expanded again. The annex to the hotel contained additional hotel rooms, a banquet hall and a coffee shop.⁵⁸ (Figure Eighteen) Two new theatres opened in Chillicothe in the 1930s and 1940s. In 1931, the Masonic Temple Building was remodeled to create the Ritz Theatre and in 1949, the Ben Bolt Theatre, the city's largest and most luxurious theatre was completed. Both of these buildings were demolished in the 1990s.

In the mid-1930s and early 1940s, a number of government programs, including the Public Works Administration, the Civilian Conservation Corps and the Work Projects Administration kept many Chillicotheans employed and helped the local economy. Local projects made possible through these programs included new and improved city park facilities, road grading and the construction of the Chillicothe National Guard Armory. The Armory Building, which was completed in 1940, is one of the only Art Deco commercial buildings in Chillicothe. A number of local businesses also benefited from a large Armed Forces contract. In 1942-43, the Chillicothe Business College, became a clerical training school for Army Air Force students. During the seven months that the training school was in operation, the Chillicothe Business College gymnasium and the Strand Hotel were converted to barracks to house the students.⁵⁹

The amenities offered to Chillicothe citizens continued to increase in the 1930s and 1940s. In 1937, a new hospital was constructed. The Chillicothe Municipal Hospital was built on the same site as the original St. Mary's hospital, which Dr. H. M. Grace and Dr. A. J. Simpson had owned and operated since 1916. Dr. Grace and Dr. Simpson's widow donated the hospital and grounds to the city and "a proposition to divert \$35,000 from the emergency funds of the city light and water department to be used for the purpose of erecting and constructing a city hospital" carried by a six-to-one margin in a special election.⁶⁰ Citywide garbage collection was also a welcome addition to the city's services. The service helped to alleviate what was referred to as by the local newspaper as "deplorable sanitation conditions which exist in the city."⁶¹ In 1940, the Chillicothe Chamber of Commerce initiated a campaign for a municipal airport. Five years later, the Chillicothe Municipal Airport began accepting airline traffic.

Chillicothe's population, its economy and its boundaries continued to grow in the second half of the twentieth century. Although this growth has not been remarkable, it has been steady. In response to this growth, commercial development has continued to expand beyond the central business district. By the mid-1970's, retail centers had been constructed on Highway 65 (Washington Street) to the north and south of downtown. Today, Washington Street is a major thoroughfare lined with all types of businesses and strip shopping centers. Despite the development of this commercial corridor, the downtown area has not been abandoned and clusters of intact pre-1952 buildings still exist throughout central business district. Of the 101

⁵⁸ "Hotel Strand Coffee Shop Will Open Wednesday," Chillicothe Constitution-Tribune, March 31, 1936.

⁵⁹ "Army Air Forces Technical School Here," Chillicothe Constitution-Tribune, October 14, 1942 and "Strand Hotel An Army Barracks in Air Program," Chillicothe Constitution-Tribune, November 9, 1942.

⁶⁰ "City Hospital Proposal Wins Big Majority," Chillicothe Constitution-Tribune, July 30, 1935.

⁶¹ "Garbage Company Organized Here," Chillicothe Constitution-Tribune, July 11, 1939.

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buildings in the central business district which were surveyed in 2001, only 10% had vacant storefronts.⁶² Furthermore, although the installation of metal covering over historic facades and the demolition of historic buildings for new development and surface parking lots has altered some of the downtown streetscapes, a few buildings have been sensitively rehabilitated and interest in preserving and restoring the historic character of downtown Chillicothe has increased in recent years.

⁶² Becky L. Snider, Survey of Downtown Chillicothe, Missouri, 2001

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Chronology of Notable Events

- 1821 Missouri becomes a state
- 1831 ca. First permanent settlers in the area.
- 1833 Joseph Cox is the first to settle in what is Chillicothe township today.
- 1837 Livingston County is created out of Carroll and Chariton counties.
The town of Chillicothe is laid out and lots are put up for sale.
- 1838 Chillicothe had two buildings - a log house and a log courthouse
- 1839 Chillicothe is officially named the seat of Livingston County.
The second courthouse, a two story brick building with a cupola, was constructed.
courthouse.
- 1843 The Grand River Chronicle, the first newspaper in Livingston County, began
publication.
- 1851 Chillicothe is incorporated as a town by the county court.
- 1855 Chillicothe is incorporated as a city by the state legislature.
- 1858 A branch of the State Bank of Missouri opened in Chillicothe.
- 1859 Plat for the City of Chillicothe officially filed.
Hannibal and St. Joseph Railroad was completed in Livingston County.
- 1860 The Chillicothe Journal and the Constitution, the town's second and third
newspapers, began publication.
Chillicothe population - 994
- 1861-1865 Chillicothe under Federal control.
- 1864 The second Livingston County Courthouse was demolished.
- 1866 People's Savings Bank opened.

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- 1867 The Chillicothe to Omaha Railroad was constructed.
Milbank Mills was established.
- 1869 The first city hall, a two story brick building, was constructed at a cost of \$20,000.
- 1870 Chillicothe population, 3978.
The Wabash Railroad (earlier called the Chillicothe and Brunswick) was completed through Chillicothe.
- 1876 City Hall burned. A new City Hall was constructed on the corner of Calhoun and Washington Streets.
- 1880 Chillicothe population - 4078.
- 1884 The Leeper Hotel was built
- 1885 Electricity came to Chillicothe
Streetcars began running between the depots and up to the square.
- 1886 Chicago, Milwaukee & St. Paul Railroad completed through Chillicothe.
Telephone system established by L.J. and Louis Jarrett - 16 phones.
Waterworks established by Comegy and Lewis.
- 1887 Chillicothe Constitution began publishing daily
The State Industrial Home for Girls established in Chillicothe by an act of the 34th General Assembly.
- 1888 Sisters of Mercy Hospital opened.
- 1889 Citizens National Bank founded.
Marmaduke, the first cottage on the State Industrial Home campus was completed.
- 1890 Chillicothe population - 5717
Chillicothe Normal School established.
- 1898 Maupin Commercial College established.
- 1900 Chillicothe population - 6905
- 1902 First automobile owned in Chillicothe by Dr. J. A. Simpson.

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- 1910 Chillicothe population, 6265
- 1911 A new city-owned light and power plant was completed.
Chillicothe Normal School becomes Chillicothe Business College.
The Cross-State Highway Association was formed
Chillicothe Chamber of Commerce organized.
- 1914 Livingston County Courthouse (third) completed at a cost of \$100,000.
Chillicothe is dubbed the "Highway City" in The Blue Book , an annual publication
published by AAA.
- 1916 Federal Building and Post Office (now Livingston County Library) completed at a
cost of \$180,000.
- 1920 Chillicothe population - 6772
Strand Theatre, capacity 1000, completed.
- 1925 City Hall burned.
- 1926 A new City Hall was constructed at a cost of \$80,000.
- 1927 Highway 36 was completed.
- 1928 The Tribune and the Constitution newspapers merged.
City swimming pool constructed.
- 1930 Chillicothe population - 8177
- 1934 Chillicothe Business College, enrollment 3000, becomes the world's largest
institution devoted to business education.
- 1940 Armory, a W.P.A. project, was completed.
Chillicothe population - 8012
- 1947 Chillicothe Airport opened.
- 1950 Chillicothe population - 8694.
- 1952 Chillicothe Business College closed.

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F. PROPERTY TYPES

The property types associated with the historic context "Historic and Architectural Resources of Chillicothe, Missouri: Nineteenth and Early Twentieth Century Commercial Development in Chillicothe, Missouri: 1837-1952" are organized by function. The types identified with this historic context are divided into two categories: Commercial Buildings, ca. 1837-1952 and Public Buildings, 1911-1952. The commercial buildings are further delineated by sub-types.

Property Type A: Commercial Buildings, ca. 1837-1952

The category of commercial buildings is broadly defined to include all buildings whose historic function was related to trade or commerce.

Description: Commercial Buildings

Commercial Buildings in Chillicothe are predominately one-part and two-part commercial buildings that reflect building types and architectural styles prevalent throughout the country in the late-nineteenth and early twentieth century. They are typically one to four stories tall; they are primarily of masonry construction; and they usually have with large storefronts with display windows. Facades tend to be symmetrical and three to seven bays wide. Flat or slightly pitched roofs with parapet walls are most common. Commercial buildings two stories and taller generally have one or more storefronts on the first floor, arched or flat topped double-hung windows on the upper floors and some type of decorative embellishment near the top of the facade or at the roofline. In the downtown area, most commercial buildings are set directly on the sidewalk. In other areas, the buildings may be set back from the sidewalk or street.

The majority of commercial buildings in Chillicothe are relatively unstyled vernacular buildings, which are often referred to as "Brick Front" buildings. However, some commercial buildings have ornamentation that bears allegiance to one or more architectural styles. In Chillicothe, the most prevalent architectural styles were Italianate and Late Victorian, Commercial buildings with Italianate detailing were built in Chillicothe between ca. 1870 and ca. 1900 and featured arched top windows, often with cast iron hooding, on the upper facade and brick, stone, cast iron, or sheet metal cornices with brackets at the roofline. Examples of this style include buildings at 606, 618 and 622 and 708 Washington Street. Commercial buildings in Chillicothe with Late Victorian detailing date from ca. 1887 to ca. 1900. These buildings are often referred to as "Iron Front Commercial" buildings because they have an exuberance of architectural ornamentation, often in the form of classically-derived detailing such as cast iron pilasters or columns and pressed tin entablatures. Additional ornamentation often also includes pressed tin facade panels and cast iron or pressed tin cornices. Buildings with Late Victorian styling frequently have projecting bay windows and gabled pediments at the roofline. After 1900, the majority of commercial buildings constructed in Chillicothe can best be described Brick Front buildings. Although these buildings generally have little or no applied ornamentation, brick or

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stone patterning or detailing on the facade is common. This detailing can take the form of brick corbeling or cornices, decorative brick panels, sometimes referred to as tapestry brick, stone, brick or concrete string courses, and stone coping along the roofline.

Sub-type: Two-Part Commercial

Two-part commercial blocks are generally two to four stories tall, have flat parapet wall roofs, and, by definition, are characterized by a horizontal division of both use and appearance. The lower, generally single story zones of these buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions such as offices or residences. Ground floor spaces tend to feature large display or storefront windows and doors with half or three-quarter height glass openings thereby encouraging passersby to look into the space, while the upper floors generally have smaller windows and no doorways on the facade.

Sub-type: One-Part Commercial

The One-Part Commercial Block, is general regarded as a fragment of the nearly ubiquitous Two-Part Commercial Block. Like the Two-Part Commercial Block, the One-Part Commercial Block generally is composed of a narrow storefront with large plate glass display windows, and a prominent cornice at the roofline. However, the One Part Commercial Block is only one story tall and often has a generous amount of wall space for signage or advertising in between the cornice and the storefront.

Subtype: False Front Commercial

The False Front Commercial or Boom-town Front building is similar in form to the One-Part Commercial Block, but it generally has a taller facade than the true One-Part Commercial Block. The facade of the False Front Commercial Building extends up beyond the level of the roofline and the side walls. In contrast to the One Part Commercial Block, which typically has a flat or parapet wall roof, False Front Commercial Buildings often hide a front facing gable roof behind the tall facade.

Significance: Downtown Commercial Buildings

Commercial Buildings in Chillicothe may be significant under National Register Criteria A and C, in the areas of COMMERCE and ARCHITECTURE. They will be eligible in the area of commerce for their role in the early commercial development of the city and in the area of architecture as representative examples of early commercial architecture in a variety of architectural styles and types.

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As discussed in Section E of the cover document, the city of Chillicothe's early commercial development was a result of its status as the seat of Livingston county government. The original Livingston County Courthouse was constructed on the public square in 1838, and two years later, a more substantial brick courthouse replaced the original one. The earliest commercial buildings were frame buildings constructed to house traditional businesses of the period including hotels, general mercantile stores, and saloons. These buildings, which were predominately simple frame structures, were located on lots facing the courthouse square and on the blocks in the immediate periphery of the square. In the 1850s, after construction commenced on the Hannibal and St. Joseph Railroad, Chillicothe began to develop into a trade and shipping center for north Missouri. Substantial brick commercial buildings quickly replaced the early frame buildings around the square and commercial buildings were constructed in the vicinity of the railroad depot. By 1870, the blocks around the courthouse square and several blocks beyond, particularly in the direction of the railroad, were filled with commercial buildings of all types.

The commercial buildings in downtown Chillicothe, which were built in the late nineteenth and early twentieth century, contained the most notable businesses in Chillicothe. These businesses provided goods and services of all types to Chillicothe citizens, to the residents of many surrounding communities, and to travelers and businessmen passing through Chillicothe by train and later by car. The first floor storefronts of buildings facing the courthouse square contained retail stores, banks, restaurants and saloons, and the upper floors were filled with the of professional offices, hotels, theatres, and meeting halls. Beyond the immediate perimeter of the courthouse square, the commercial buildings housed service-oriented business such as liverys and laundries, and industrial operations such as carriage factories and lumberyards. Buildings tailored to industrial businesses such as the Chillicothe Brick and Tile Company, and the Jenkins Hay Rake and Stacker Company were often located near the railroad tracks and depot.

The downtown area is also the location of Chillicothe's largest and most notable buildings. These buildings reflect the prosperity and success of the businessmen who built them. Many buildings constructed in the late-nineteenth century are highly embellished with Victorian ornamentation such as cast iron or pressed tin cornices, Italianate brackets and projecting stone, brick or cast iron window lintels. Later buildings, those constructed in the early twentieth century, tend to be larger, but they have more restrained ornamentation.

Although a number of commercial property sub-types exist in Chillicothe, the majority of historic commercial buildings are related to the two-part commercial block, an architectural form which was nearly ubiquitous throughout the country in the mid-nineteenth to the early twentieth century. Sub-types tend to be fragments or extensions of the two-part commercial block form. Intact two-part commercial buildings have a facade that is divided into two distinct sections - a lower more public section which was often used for retail businesses and a upper more private section often used for offices or residences. Two-part commercial buildings generally have full width storefronts with display windows and a recessed entrance on the first floor, regularly-spaced, double-hung windows on the second floor and some type of embellishment at or near the

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roofline. Emphasis on late nineteenth and early twentieth century two-part Commercial Blocks was on the facade, which was "often highly embellished with Italianate details."⁶³

Two-Part Commercial Blocks were designed to fit within the constraints of the urban downtowns developing in the mid-nineteenth century. As architectural historian, Richard Francaviglia notes: the "'footprint' [of the two-part commercial block] had to be long and narrow to fit commercial lots; it was modular, that is, had to be built with regard to the structures located on the adjacent narrow lots on either side of it. These buildings were often called "blocks" even though they might occupy only one lot on the block."⁶⁴ In his book, *The Buildings of Main Street*, Richard Longstreth describes the Two-Part Commercial Block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."⁶⁵

Registration Requirements: Commercial Buildings

Intact commercial buildings in Chillicothe are significant primarily for their association with the commercial development of the city, and for their architectural design. Commercial activities have been integral component of Chillicothe's development since the mid-nineteenth century. Surviving commercial buildings in Chillicothe today include buildings constructed in the 1860s, as well as properties that were in use well after the standard fifty-year cut-off point for periods of significance.

To be individually eligible for registration under Criterion A, a building must have served in a commercial function for a representative portion of its early history, and appear today much as it did when it was used as such. Exterior appearances, in particular, should be relatively unchanged, especially on upper facades and other important elevations. The period of significance for buildings listed under Criterion A will correspond to the period of time in which the building was used for commercial purposes.

To be individually eligible for registration under Criterion C, a building should be a notable example of a particular architectural style or building type and/or reflect common local building and design principles from the period of significance. The period of significance for buildings listed under Criterion C will correspond to the construction date and/or the period in which the building took its current form. For example, a building constructed circa 1880 and was significantly changed in 1910 would have a period of significance of ca. 1880-1910. A building eligible for consideration under Criterion C will exhibit a relatively high level of historic integrity of the exterior surfaces and finishes. Fenestration patterns and architectural detailing on the most prominent elevations, in particular on the upper facades of those elevations, should remain substantially intact. Ground floor alterations, which are quite common on commercial buildings, will need to be evaluated on an individual basis.

⁶³ Richard Longstreth, *The Buildings of Main Street*, (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

⁶⁴ Richard V. Francaviglia, *Main Street Revisited*. (Iowa City: University of Iowa Press, 1996), p. 26.

⁶⁵ Longstreth, p. 24.

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Commercial buildings in Chillicothe may also meet registration requirements if they form a cohesive grouping to meet historic district criteria. To be eligible as a district, the buildings that form the district must be contiguous at their original locations, they must be of a significant concentration; and they must collectively retain the feelings and association of the pre-1952 era. To be eligible as an historic district under Criterion A, a grouping of buildings will be located within a historic commercial area of Chillicothe, and they will reflect the growth and development of the community in the nineteenth and early twentieth century. To be eligible as an historic district under Criterion C, a grouping of buildings will be located within the an historic commercial area of Chillicothe and the majority of the buildings within the boundaries of the district will retain integrity of design, workmanship, materials, feeling and association. Ground-floor alterations and interior remodeling will not be a major factor in determining the eligibility of commercial buildings since such changes are common in commercial buildings. However, intact storefronts and interior features will enhance the architectural significance of these properties.

PROPERTY TYPE B: PUBLIC BUILDINGS (GOVERNMENT): 1913-1952

Government-related public buildings are buildings that were constructed in the early twentieth century in Chillicothe and served primarily as city, state and federal government offices from 1913 to 1952 and beyond. These buildings are commonly thought of as landmark buildings in the community. They are the largest and most notable buildings in Chillicothe. When they were constructed, they were among the most elaborate and modern buildings in the town and they reflected the architectural trends of the period.

Description: Public Buildings (Government)

Public buildings in Chillicothe are typically two to three story, free-standing buildings of masonry construction constructed from 1913 to 1952. The oldest remaining public building in Chillicothe is the Livingston County Courthouse, which was designed by Warren R. Roberts. Construction on the Courthouse, which is designed in the Beaux-Arts style, began in 1913, and the building was put into use in 1914. In form, the Livingston County Courthouse can best be characterized by the term Enframed Block that is described by Richard Longstreth in his book, The Buildings of Main Street. According to Longstreth,

the enframed block is generally two to three stories high with most of the facade punctuated by columns, pilasters, an arcade or a treatment suggestive of classical elements. This main section is bracketed by much narrower end bays, more or less equal in height, to form a continuous wall plane.⁶⁶

⁶⁶ Longstreth, p. 114.

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The Livingston County Courthouse has a row of engaged stone columns with Doric capitals on each of the building's four elevations. The building was constructed of reinforced concrete and steel, and the exterior of the building is sheathed in Bedford limestone. The Courthouse has been in continuous use as the main government building for Livingston County since it was constructed. Although the original windows of the building were replaced in the late-twentieth century, the replacement windows are similar in appearance to the original ones. Furthermore the floor plan of the building has changed little since the building was constructed.

The Chillicothe City Hall, which was constructed in 1926-27, originally housed the city government offices and the fire department. Like the Livingston County Courthouse, it is an example of the Enframed Block building form. However, in contrast to the Courthouse, the City Hall building has more restrained detailing, and the styling of the City Hall is better characterized as Classical Revival. Typical of the enframed block form, the two story brick building with stone detailing has a symmetrical facade that is divided into three sections. Four equally-spaced stone columns dominate the center section; the two outer sections, which are identical in design, have three brick pilasters and pairs of vertically-aligned windows. Although a few window and door openings were filled in when the fire department moved to its own building and the original windows have been replaced, the exterior appearance of the City Hall building is relatively unchanged and the basic interior plan of the building is intact.

The Federal Building is the only other intact, pre-1952 public building in Chillicothe. It was originally constructed in 1915 to house the Chillicothe Post Office and the federal court. Since 1965, it has been the location of the Livingston County Library. The three-story Beaux-Arts building has buff-colored brick walls, a hipped, clay-tile roof with a wide overhang, and large Palladian windows and medallions on the facade. With the exception of three windows on the north elevation that were infilled to accommodate an elevator, the building is basically unchanged. The interior of the building has seen some changes on the first floor, but many of the original finishes are intact and the upper floors, including the courtroom and many offices, are relatively unchanged.

Significance: Public Buildings (Government)

Government-related Public Buildings in Chillicothe may be eligible under Criterion A in the area of GOVERNMENT and under Criterion C in the area of ARCHITECTURE. They will be eligible in the area of Government for their role in the administration of city and/or county affairs, and for their role as symbols of the strength, permanence and stability of the community. Furthermore as the site of public gatherings, these buildings provide a sense of place for the local citizens. In the area of Architecture, Government-related Public Buildings are significant as some of the largest and most notable buildings in Chillicothe. Extant public buildings in Chillicothe date from 1913; 1952 serves as the standard cut-off date.

To be eligible for designation under Criterion A, a building must have served as a government-related building for a significant portion of its history and continue to reflect its use as such. The Livingston County Courthouse, the Chillicothe City Hall and the Federal Building

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represent Chillicothe's pre-1952 government-related public buildings that retain integrity. Both the Courthouse and the Chillicothe City Hall continue to function as the central county and city office buildings; the Federal Building was used as the post office and federal court quarters for almost fifty years and is now the home of the county library.

Registration Requirements: Public Buildings (Government)

A government-related public building in Chillicothe meets the registration requirements under Criterion A if the building is or has been associated with the governmental operations of the city, county or federal government for a significant portion of its history; if it retains integrity of its overall form and design; and if it retains integrity of location and setting. The Livingston County Courthouse, the Chillicothe City Hall and the Federal Building in Chillicothe all meet these requirements. Although each of the buildings has seen some minor alterations both on the interior and exterior, all are substantially intact historic buildings and each served fifty years or more as a government building.

To be eligible under Criterion C, a government-related public building in Chillicothe must be a particularly notable example of an architectural style or building form or be the work of a prominent architect. These buildings must retain much of their original design, plan, and exterior detailing and materials. Furthermore, the original interior plan should be relatively unchanged and important interior detailing, such as moldings, doors, and staircases, should remain intact. In recent decades, modern windows were installed in both the Livingston County Courthouse and the Chillicothe City Hall. However, neither the fenestration patterns nor the general appearance of the primary facades of these buildings were substantially changed by these alterations. In addition, several garage door openings on the first floor of the City Hall Building have been infilled, but these changes are on the secondary elevation and do not represent a major, irreversible change. The only substantial alteration to the exterior of the Federal Building is the infilling of three windows on the northwest corner of the building to accommodate an elevator. Despite the changes to these public buildings in Chillicothe, all three buildings, the Livingston County Courthouse, the Chillicothe City Hall and the Federal Building should be eligible for listing on the National Register under both Criteria A and C.

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G. GEOGRAPHICAL DATA.

The historic resources of Chillicothe, Missouri are located within the corporate limits of the Chillicothe, Missouri.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS.

(Discuss the methods used in developing the multiple property listing.)

The multiple property listing "Historic and Architectural Resources of Chillicothe, Missouri" is based on a survey of downtown Chillicothe which was completed in the Fall, 2001. That project was a locally funded project administered by Main Street Chillicothe. In the spring of 2001, Becky L. Snider Consulting LLC was hired to conduct to develop an architectural inventory of the buildings in the downtown area of Chillicothe and to make recommendations for properties that may be individually eligible for listing on the National Register of Historic Places and for potential historic district boundaries.

The survey consisted of the evaluation of all of the properties within a pre-determined area in downtown Chillicothe. This area, which is bounded on the south by Ann Street, on the north by Calhoun Street, on the west by Washington Street and on the east by Elm Street, represents the historic commercial core of Chillicothe. Although historic buildings exist throughout Chillicothe, this survey, the first comprehensive survey of historic resources in Livingston County, was limited to commercial buildings within the above referenced boundaries. All properties within the survey area were evaluated for their historic integrity. All of buildings in the survey area were photographed and a Missouri Historic Property Inventory Form was completed for each property. Furthermore, historical information about each building was compiled and included in the inventory forms. A total of 101 buildings were inventoried in the survey. Of those building surveyed, 62 were determined to retain sufficient integrity to be eligible for inclusion in a historic district and 16 buildings were determined to be potentially eligible for individual listing on the National Register of Historic Places. The majority of the buildings in the survey area are commercial buildings, but a few public buildings are also included in the group.

Although no formal report was compiled for the survey, the data from the survey was analyzed and recommendations were made for potential district boundaries. In addition, research was conducted on the overall historical growth and development of Chillicothe. This research included examination of local histories and pictorials, Sanborn Fire Insurance Maps and plat maps, courthouse records, property abstracts, and city directories.

In addition to the multiple property cover document, two historic district nominations were prepared and accompany the multiple property nomination.

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