

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 Broadway, Grove Street, Court Square and
Washington Avenue [N/A] not for publication

city or town West Plains [N/A] vicinity

state Missouri code MO county Howell code 091 zip code 65775

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 [].)

Mark A Miles

06/02/03

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

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

entered in the National Register.

See continuation sheet []

determined eligible for the
National Register.

See continuation sheet [].

determined not eligible for the
National Register.

removed from the National
Register.

other, (explain:)

See continuation sheet [].

**Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, 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)	46	14	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	46	14	Total

Name of related multiple property listing.

Historic and Architectural Resources of West Plains, Missouri

Number of contributing resources previously listed on the National Register.

3

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/courthouse
RECREATION AND CULTURE:theater

7. Description

Architectural Classification

OTHER: Two-part Commercial Block
OTHER: One Part Commercial
LATE VICTORIAN/Italianate
LATE VICTORIAN /Queen Anne

See continuation sheet [x].

Materials

foundation stone
walls brick
roof asphalt
other _____

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

**Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, 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. 1881- ca. 1950

Significant Dates

ca. 1881

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hawkins, Earl

Britton, L.H

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:

State Historical Society of Missouri, Columbia, MO

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Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri**

10. Geographical Data

Acreage of Property approximately 11.5 acres

UTM References

A. Zone 15	Easting 602490	Northing 4065450	B. Zone 15	Easting 602590	Northing 4065235
C. Zone 15	Easting 602590	Northing 4065125	D. Zone 15	Easting 602525	Northing 4064925

[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 Downtown West Plains, Inc.)
 organization Becky L. Snider Consulting LLC date December 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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6. Function or Use, continued

Historic Functions

RECREATION AND CULTURE: theater

Current Functions

VACANT/not in use

7. Description, continued.

Architectural Classification, continued.

LATE VICTORIAN: Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS: Late Gothic Revival

MODERN MOVEMENT: Art Deco

Materials, continued.

foundation: concrete

walls: stone
aluminum
iron
vinyl
ceramic tile
tin
glass

Description, continued.

Summary:

The Courthouse Square Historic District in West Plains, Howell County, Missouri consists of several blocks of primarily commercial properties, covering approximately 11.5 acres. The district is located in downtown West Plains and is roughly bounded by Broadway on the north, Grove Street on the South, Jefferson Street on the west and Walnut Street on the east. The boundaries of the district encompass the intact blocks of commercial buildings immediately surrounding the Howell County Courthouse and along Washington Avenue in downtown West

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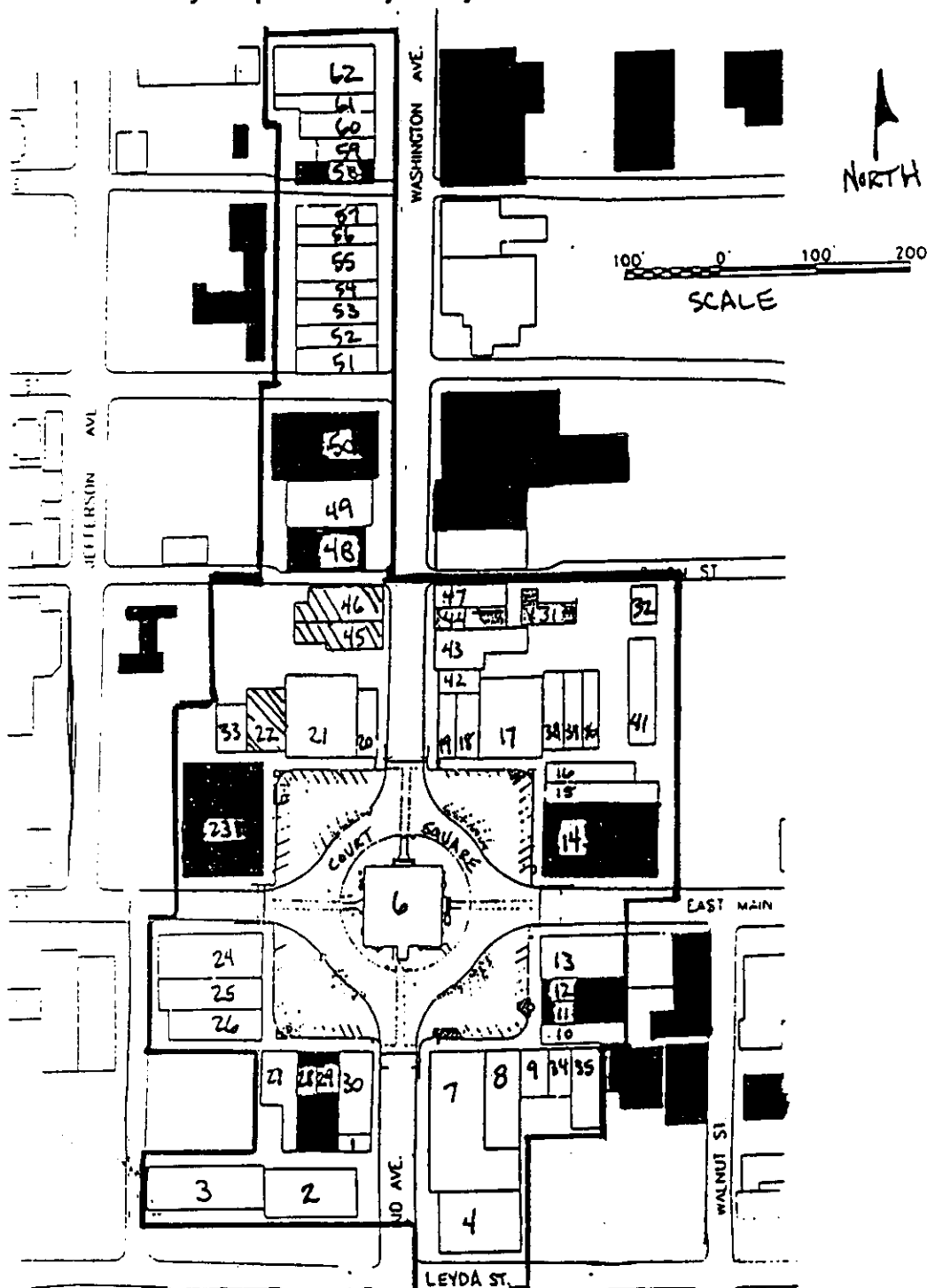
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Courthouse Square Historic District




Howell County, Missouri

Historic and Architectural Resources of West Plains, Missouri

Figure One: District Boundary Map. Drawn by Becky L. Snider.



COURTHOUSE SQUARE HISTORIC DISTRICT DISTRICT BOUNDARY MAP

-  CONTRIBUTING BUILDING
-  PREVIOUSLY LISTED BUILDING
-  NON-CONTRIBUTING BUILDING

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Plains. (See Figure One.) The majority of buildings in the district are commercial or public buildings. Altogether, there are 63 buildings in the district, 46 of which are contributing and 3 are already listed on the National Register. Contributing buildings in the district date from ca. 1881 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 West Plains, Missouri: 1839-1952" which was discussed in the Multiple Property Submission cover document "Historic and Architectural Resources of West Plains, Missouri."¹ All three of the major periods of development, which were described in the cover document are represented in the district. The district contains 2 properties from Period I: Settlement and Pre-Railroad Development: 1839-1882, 30 properties from Period II: Railroad Era: 1883-1900, and 25 properties from Period III: Community Development Era: 1901-1952. Most of the buildings in the district fit into "Property Type A: Commercial Buildings: 1839-1952," which was discussed in the cover document. Contributing and previously-listed buildings in the district include 47 commercial buildings, 1 government-related building, and 1 church. Only five buildings in the district were constructed after 1952, the 50-year cut-off date.

As a group, the buildings of the Courthouse Square Historic District are representative of the development of commercial architecture in West Plains. Furthermore, contributing buildings in the district meet the registration requirements set forth in the MPS cover document "Historic and Architectural Resources of West Plains, Missouri."

Elaboration:

The Courthouse Square Historic District is located in the earliest platted section of West Plains 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 West Plains, which was officially platted in 1858. The boundaries of the original town extend from Garfield Street on the west to Curry Street on the east and from Broadway on the north to Grove Avenue on the south. The original town was composed of 36 rectangular blocks of unequal size. Streets in the original town and in the subsequent additions in the downtown area are set in an orthogonal grid. The courthouse square was laid out according to the Lancaster Courthouse Square Plan.² Buildings in the district boundaries are located on Court Square, Washington Avenue, Dixon Street, Leyda

¹ See the MPS Cover Document "Historic and Architectural Resources of West Plains, Missouri: Nineteenth and Early Twentieth Century Commercial Development in West Plains, Missouri: ca. 1839-1952, Section F, Associated Property Types." for a full discussion of this property type.

² Marian M. Ohman, *A History of Missouri's Counties, County Seats, and Courthouse Squares* (Columbia: University of Missouri Extension Division, 1983) pp. 29-32.

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Avenue, Evans Arcade, Elledge Arcade and Luster Arcade. Only five of the buildings within the district boundaries were constructed after ca. 1950. The topography of the district is rolling with Washington Avenue sloping down to the north.

The buildings in the Courthouse Square Historic District reflect general trends in the architectural and commercial development of West Plains. Specifically, the buildings in the district are representative of the development of commercial buildings in West Plains as discussed in the Multiple Property Cover Document. (See Historic and Architectural Resources of West Plains, Missouri.) Although the lots around the public square were largely developed by the mid-1870s, the commercial buildings developed during the town's earliest years were all of frame construction. As a result, no commercial buildings from the town's earliest years are extant in the downtown area. Furthermore, only two buildings within the Courthouse Square Historic District boundaries date prior to 1883. Buildings in the district date from circa 1881 to circa 1950.

The earliest building in the district is the G.H. Carter/Howell County Bank Building, which is located at #20 Court Square. Originally constructed circa 1881 for G.H. Carter's drug store, this two-story brick commercial building received a complete facelift in 1910. The building's original simple, red brick façade was replaced by one of buff brick with elaborate Italianate detailing. The only other building in the district constructed before 1883 is a non-contributing residence.

Approximately 48% (30 out of 63) of the buildings in the district were constructed between 1883 and 1900, a period of prosperity, extensive commercial development and significant population growth due primarily to the arrival of the railroad in West Plains. By 1900, all of the lots on Court Square and some of the lots on Washington Avenue were filled with brick commercial buildings. With the arrival of the railroad in 1883, the lots along Washington Avenue, the direct thoroughfare between the depot and the square, became prime commercial property, and the West Plains commercial district began to stretch north along Washington Avenue. During this period, one- and two-part brick commercial blocks were the dominant commercial building types in downtown West Plains. Furthermore, during the late nineteenth century, Victorian styling and ornamentation proliferated in West Plains and around the country, and the use of mass-produced architectural elements became commonplace. Following this trend, many of the commercial buildings constructed between 1883 and the turn of the twentieth century in West Plains have cast iron lintels, pilasters and cornices or pressed tin panels and cornices. One of the most intact buildings in the district from this period is the Alsup, Risley & Skillman Block at 24-27 Court Square, which was constructed in 1887. The ten-bay building's original decorative cast iron lintels and lugsills are still in place on all of the second floor windows on the façade, and the original elaborate cast iron cornice is intact and in excellent condition. Two of the building's three storefronts date to the early twentieth century; the third storefront was rehabilitated in the 1990s and resembles the building's original storefront design. (See Photo No. 5.)

After the turn of the century, West Plains continued to develop as a commercial and industrial center. Between the turn of the century and 1950, 25 buildings were constructed within

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the district boundaries; most of these buildings are located on Washington Avenue. In contrast to the elaborately ornamented buildings of the late-nineteenth century, the commercial buildings constructed after the turn of the century in the district and in downtown West Plains were, in general, quite plain. Facade detailing on these buildings is generally limited to simple brick or stone courses, stone coping, or decorative brick panels. The W. J. Zorn Building #1 is an exception to this statement. This two-story building, which was constructed in 1914, is one of the most elaborately ornamented buildings in downtown West Plains. The building's corner entrance and conical tower, as well as the building's extensive stone and brick detailing, make it one of the most distinctive buildings in town.

The two government-related public buildings in downtown West Plains, which are located in the Courthouse Square Commercial District, were constructed during the early twentieth century. The Howell County Courthouse, the anchor of the district, is located on the Courthouse Square and was constructed in 1937. It is the only building in the district known to be architect-designed. The original West Plains City Hall and Fire Department Building, constructed in 1917, is located on Washington Avenue four blocks north of the Courthouse. Both of these buildings continue to serve as government buildings. However, due to alterations to the building's façade, the original West Plains City Hall and Fire Department Building is not a contributing building in the district.

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; 46 of the 63 resources are contributing, and 3 resources are already listed on the National Register. Storefront alterations represent the greatest change in the appearance of the district since the period of significance. Only five buildings in the district were constructed after the period of significance. As a group, the buildings in the Courthouse Square Historic District reflect the commercial and architectural development of West Plains.

The following descriptions are organized by street name. Property numbers are indicated on the district boundary map. (Figure One) The historic names given below represent the earliest known owner of the property or the earliest identified business in the building. Historic names and construction dates are based upon tax records, Sanborn Maps, City Directories, newspaper articles and/or articles in the West Plains Gazette. Contributing buildings are listed as [c] and non-contributing buildings are listed as [nc].

Aid Avenue was known as South Main Street until the late twentieth century. It is approximately fourteen blocks long, and runs north/south from the south side of Court Square to the southern city limits where it intersects Highway 63. Four buildings in the 100 block and one building in the 200 block of Aid Avenue are included in the district boundaries. All five of the buildings on Aid Avenue included within the district boundaries are contributing buildings. (See Photo Nos. 8 & 9.)

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1. IOOF Building #2, 103 Aid Avenue, ca. 1923.

A narrow, two-story, two-part commercial building with a two-story brick rear addition. On the first floor, there is a door and a display window. A flat metal awning, set between the door and the transom above it, shelters the entrance and the window. The transom above the door has been filled in with an air conditioner, but the opening is intact. On the second floor, there is one window centered on the façade. It has 1/1 sash and is early or original. There are 2/2 vertically divided windows on the second floor of the side elevation. The rear addition has casement and horizontal slider windows. [c]

2. C. T. Aid Building, 109 Aid Avenue, 1909.

A two-story, six-bay, two-part commercial block. The first floor storefront windows are newer, but the proportions and design of the original windows have been retained. The six equally-spaced windows on the second floor are 1/1 and are also modern replacements. Transom windows above these second floor windows were infilled with brick, but that change occurred more than 50 years ago. A wide cast iron cornice with brackets runs the width of the facade. [c]

3. C. T. Aid Garage, 109B Aid Avenue, 1928.

This one-story, brick, garage building has a domed roof. It is connected to the rear elevation of the C.T. Aid Building. It has a stepped façade that faces Jefferson Street. On that façade, there is a single garage door flanked by multi-paned windows. The garage door has a heavy wood lintel. The multi-paned steel windows have stone lintels and lugsills. The center portion of each window is hinged. On each side elevation, there are five large multi-paned windows with stone lintels and lugsills, like those on the façade. [c]

4. First Presbyterian Church, 116 Aid Avenue, ca. 1887, 1910, 1978.

A brick, Gothic Revival church with a square corner tower. The tower has a hipped roof, cupola and roof cresting. Pointed-arched windows on the façade, tower, and side (south) elevation are filled with art glass. A brick corbel table runs along the roofline of the facade and the tower. The building has two additions. The rear addition, which has a gable roof oriented perpendicular to the main roof of the church, dates to 1910. The windows of the rear addition have arched tops, stone lintels and 1/1 sash. The side addition (the educational building) dates to 1978 and has pointed arched windows filled with art glass. The main door to the church and the door to the educational building are both topped with a pointed arched transom with tracery and art glass. [c]

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5. R. H. Smith Building, 214 Aid Avenue, 1949.

A one-story brick office building with a hipped roof and two enclosed entrances. The building has a residential character, but appears to have always been used for commercial purposes. Windows throughout are three-light, metal-framed with center-hinged sections and appear to be early or original. The enclosed entrances have openings on the sides, which are filled with glass block. The building is devoid of applied ornamentation. [c]

Court Square is the focal point of the West Plains Courthouse Square Historic District. The Howell County Courthouse sits on a small parcel of land in the middle of Court Square. Commercial buildings, which face the courthouse, line the periphery of the square. Main Street intersects Court Square on the east and west; Washington Avenue intersects the square on the north and Aid Avenue intersects the square on the south. Of the 25 buildings on Court Square, 19 are contributing buildings. (See Photo Nos. 1-7.)

6. Howell County Courthouse, Courthouse Square, 1937.

A three-story Art Deco courthouse which is located in the center of the town square. Built of Carthage stone, the building is a rectangular box with Art Deco-inspired ornamentation. The stone cornice has chevron detailing. Stepped stone detailing surrounds the entrances to the building doors, which are centered on each elevation. Windows and doors appear to be modern replacements, but the original openings are intact. A stone elevator tower has been installed in the center of the south facade. [c]

7. Aid Hardware Building, 1 Court Square, 1914-15.

A three-story, commercial building with a three-bay facade and a seven-bay secondary elevation. The building is constructed with paving bricks and it has a parapet wall roof. The facade brick is laid in running bond pattern, the side and rear elevations are laid in common bond. A metal and glass storefront extends across the first floor of the facade and is sheltered by a flat metal awning. On the 2nd and 3rd floors, there are 4 - 1/1 double-hung windows in each bay. The windows have flat brick lintels, stone lugsills, and decorative stone cornerblocks. The large tin cornice at the roofline has paired brackets and wraps around to secondary elevation. A stone band between the 2nd and 3rd floors is accented with stone insets in a block pattern - 3 per bay. A stone belt course runs below the 2nd floor windows. [c]

8. W. N. Evans Building, 2 Court Square, ca. 1892.

A one-story, brick, one-part commercial block with a brick corbel table at the roofline, two storefronts, and a cloth shed awning. The storefronts have brick bulkheads and the transoms

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have been filled with ceramic tile; both have centered recessed entrances. The one-story rear addition has concrete block walls and a shed roof. [c]

9. **J. C. B. Dixon Building/Red Apple Drug Store, 4 Court Square, ca. 1892.**

A one-story building with a pressed tin facade and tin cornice. The building has two storefronts - #4 & #5 Court Square. (#5 entrance is not used) Blue pressed-glass squares fill the transom above the storefronts. Neither storefront is original, but the storefront in #5 is early. It has a recessed central entrance flanked storefront windows with low vitrolite bulkheads. The #4 storefront has a large storefront window with a stucco bulkhead and an off-center door. #4 Court Square has a one-story concrete block rear addition with a shed roof. #5 has a two-story brick rear addition with a hip roof. [c]

10. **E.T. Galbreath Exclusive Shoe Store, 6 Court Square, ca. 1892.**

A one-story commercial building with a mid-20th century storefront. The storefront has large metal-framed storefront windows with narrow bulkheads sheathed with turquoise metal panels. A brick corbel table runs the width of the facade and stone coping caps the roofline. A metal shed awning shelters the storefront. The side elevation, which faces Evans Arcade, is covered with stucco. The one-story, frame, rear addition is sheathed with asbestos siding. [c]

11. **T. M. Lake & Sons General Merchandise, 7 Court Square, ca. 1892.**

A one-story, brick commercial building. The facade is completely covered with metal panels. The storefront has a central recessed entrance; the storefront windows facing the street are angled towards the entrance. A domed canvas awning shelters the storefront. [nc]

12. **Fred Pease Building, 8 Court Square, ca. 1892, 2000**

The facade of this one-story brick building was been stripped and rebuilt in 2000. The new facade is ceramic tile with a brick belt course and a cornice composed of three rows of brick dentils. The entrance is recessed and has a new metal and glass door. New windows were installed as part of the recent renovation. They are fixed windows with two vertically-oriented rectangular panes. [nc]

13. **West Plains Bank #2, 10 Court Square, 1916.**

A two-story, brick, commercial building with a three bay facade. The facade is accented with stone pilasters between each bay, a stone belt course and stone cornices with decorative carving. The cornices are located between the first and second floors and a few feet down from the roofline. The one at the top of the facade also has stone dentils. The entrance is accented by a stone pediment supported on stone pilasters and stone brackets. Transoms above the first floor windows have been infilled with turquoise metal panels. The double-hung second floor windows

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have flat stone lintels and are early or original. The stairwell to the second floor spaces is reached via a door in the south bay of the facade. [c]

14. West Plains Bank #3, 11 Court Square, 1979.

A two-story modern bank brick building. This cube-shaped building has a flat roof, concrete pilasters, a large plain concrete cornice and plate glass windows. [nc]

15. Farmers and Merchants Bank/First National Bank, 13 Court Square, ca. 1892.

A one-story, two-bay building with Romanesque styling. A large arched window fills the north bay. In the south bay, there is a set of doors topped by a tall multi-paned transom. The window and the door are not original, but the original openings are intact. The word "BANK" is inscribed in stone above the doorway in the south bay. Decorative stone coping covers the north half of the roofline on the facade. The one-story, brick, rear addition has a flat roof, and arched-top, double-hung windows. [c]

16. Pitts Building, 13A Court Square, ca. 1889.

A two-story, three-bay, brick commercial building with a brick corbel table and a brick cornice. The first floor has a mid-twentieth century storefront with metal-framed windows. Three 1/1 double-hung windows are equally spaced across the second floor of the facade. These windows have arched brick lintels and are early or original. The shed-roofed metal awning matches the awnings on many of the buildings on the square. There is a door on the second floor of the north elevation, but there are no stairs leading up to it. The one story rear addition has brick walls, windows with arched brick tops and a shed roof. [c]

17. J. R. Foster Building, 16-18 Court Square, ca. 1929.

A two-story, six-bay, brick, two-part commercial building. The first floor of the building has three storefronts and a door that leads to the second floor. Each storefront has a central recessed entrance. The storefronts, which date to mid-20th century, are covered with rectangular metal panels. The second floor facade features six, equally-spaced pairs of windows with 1/1 double-hung sash. The rear elevation of the building is constructed of Ozark native stone. There is a one-story, concrete block, rear addition with a large garage door that leads onto the alley behind the building. [c]

18. E. H. Bement Building, 19 Court Square, ca. 1889.

A three-bay, two-story, two-part commercial building with brick walls, a brick corbel table, hooded-arched, second story windows and rectangular brick inset panels above the windows. The first floor has full-height modern, metal-framed plate glass windows and a modern metal and

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glass door. This storefront is no longer used as an entrance to the building. The first floor of the building is now entered through the adjacent building to the west. [c]

19. G.H. Carter/Howell County Bank Building, 20 Court Square, ca. 1881, 1910.

A two-story, three-bay, commercial building with Italianate detailing. The secondary (west) elevation, which faces Washington Ave. is divided into six bays. The basement is partially above grade on the secondary elevation, and the entrance to this space is via a door on Washington Ave. Windows on the first floor of the west elevation have been filled in. Although the storefront dates to the mid-twentieth century, one remnant of the building's 1910 storefront is still in place - a large marble column, which is located on the west end of the facade at the corner of Court Square and Washington Ave. A metal shed awning runs continuously across the façade of this building and the adjacent two buildings to the east. On the second floor of the façade, the two outer windows have stone rounded-arched tops with a stone keystone and fixed sash; the two inner windows share a single flat, stone lintel, have stone quoining, and are filled with new 1/1 double-hung sash. A wide wooden cornice runs the width of the facade and wraps around to the first bay on the west elevation. Below the cornice, a brick and stone corbel table runs the width of the façade, and the length of the west elevation. A stone belt course, which runs across the facade below the second floor windows, wraps around to the west elevation and continues the length of the secondary elevation as a brick belt course. [c]

20. Foster-Renfrow Building, 23 Court Square, ca. 1919.

This two-story, two-part commercial building is located on the northwest corner of Court Square at the intersection of Washington Avenue. It has brick walls and a parapet style roof. The single storefront was rehabilitated several years ago to more closely resemble its original design. It has large storefront windows above paneled wooden bulkheads. Glass block has been installed in the transom space above the storefront windows. A domed cloth awning hangs above the storefront and extends across the east storefront of the adjacent building to the west. The awning also wraps around one bay's width on the side (east) elevation. A stone belt course runs across the front elevation above the storefront and down the side elevation above the first floor windows. The first floor windows on the side elevation have single-light, fixed sash. The second floor windows on both the facade and the side elevation have flat stone lintels, stone lugsills and modern two-light casement windows. A simple stone cornice and stone coping at the roofline extend across the main elevation and down the side elevation. Due to the sloping grade of Washington Avenue, the rear of the building is three stories tall. As a result, the basement level is mostly above grade. There are two entrances to basement commercial spaces on the side elevation. On the rear elevation, the two doors on the basement level and the windows on the first floor are boarded up. The windows on the second floor are a grouping of five single light windows. [c]

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21. Alsup, Risley & Skillman Block, 24-27 Court Square, ca. 1887.

A ten-bay two-story commercial building with three storefronts. A wide cast iron cornice with brackets extends the width of the facade. Two of the three storefronts (#26, 27) date to the early-twentieth century; the third (#24) has been restored to its original design within the last fifteen years. The second floor windows are not equally-spaced; each section of the building has a different fenestration pattern. The west section of the building is the narrowest and it is three bays wide. The center section of the building is divided into four bays, and the east section is divided into three bays. All of the second floor windows have decorative cast iron lintels and cast iron sills. However, the lintels of the windows in the center section are of a different shape than those of the outer sections. A domed cloth awning, which extends to the adjacent building to the east, covers the storefront of the east section of the building. The west and center storefronts are sheltered by a single metal shed awning. The rear elevation, which is three stories tall, is covered by a three-story metal and concrete balcony. The balcony is a modern addition. [c]

22. Famous Grocery Building, 28 Court Square, 1888, 1913.

The facade of this one-story, brick, commercial building extends continuously to the adjacent J. L. Elledge Building. There are two storefronts; both of which date to the 1913 remodeling of the building. The storefronts have wood-framed storefront windows, vitrolite bulkheads and blue, pressed-glass transoms. The door in the east storefront appears to be early or original to the 1913 remodeling. Attic vents are centered above each storefront. A brick belt course, which is painted white, runs below the attic vents. A brick cornice with dentils runs the width of this building and continues across the facade to the adjacent building. [listed, 2001]

23. Boatman's Bank, 35 Court Square, ca. 1985.

A modern bank building. The two-story facade has three distinct sections. The south section and entrance to the building wraps around to the side elevation on W. Main. It has full-height, plate glass windows divided by concrete pillars. The center section of the facade is a flat two-story wall covered with gray marble. The north section of the facade is a flat brick wall, which is partially obscured by gray marble on the second floor. [nc]

24. Catron Opera House/Johnson Opera House, 36 Court Square, 1893.

A five-bay, two-story opera house building with two storefronts on the first floor and an auditorium on the second floor. This building is currently being rehabilitated. The facade of the building has three cast iron pilasters which delineate the two storefronts on the ground floor. On the second floor, brick pilasters delineate each bay. Both of the storefronts have been rehabilitated with tall wood framed storefront windows with transoms, recessed central entrances and cast iron columns. On the second floor of the facade, there are five, very tall windows with arched transoms. The three windows in the center bays are twice as wide as the windows in the

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outer bays. At the roofline, a cast iron cornice with brackets and a wide frieze runs along the front and side elevations. The word "Catron" and the date "1893" appear in the cornice above the center bay. The auditorium on the second floor has a flat floor, but the original raked floor is in place below the flat floor. The stage no longer exists, but the gallery is still in place and a stage is being reconstructed as part of the rehabilitation. Entrance to the second floor auditorium is through the adjacent building to the south. [c]

25. Catron Building/Funkhauser-Davis Hardware Co. Building #2, 37 Court Square, ca. 1907.

A two-story, brick, two-part commercial building. The first floor of the facade has a brick storefront with modern aluminum windows. The second floor is divided into two bays. Each bay contains two double-hung windows, which are early or original and have recently been restored. A brick cornice and brick corbel table runs the width of the facade. [c]

26. Catron Building/Funkhauser-Davis Hardware Co. Building #1, 38 Court Square, ca. 1898.

The brick facade of this two-story, two-part commercial building was recently reconstructed using the original bricks. The storefront, which has brick walls and aluminum windows was rebuilt as part of that project. This building has detailing identical to adjacent building including a simple brick cornice and brick corbel table. The second floor windows have hooded-arched brick tops and early or original 1/1 sash, which have recently been restored. The side and rear elevations have been covered with a concrete and wood framed false facade. There is a large steel and concrete staircase and walkway on the south elevation; the walkway wraps around to the rear elevation. [c]

27. J. L. Vanwormer Building, 40 Court Square, ca. 1896.

A two-story, two-part commercial building with two storefronts on the first floor. The storefronts appear to date to the mid-twentieth century. #40 storefront is covered with black square metal panels; #41 has low brick bulkheads. Both have recessed entrances. The second floor of the building is divided into two bays. Each bay has two windows with hooded arched tops, 1/1 sash, and early or original sash. There are two, one-story, rear additions that sit side by side. One is constructed of concrete; the other has stone walls. [c]

28. J. A. Truex Building, 42 Court Square, ca. 1896.

A two-story, two-part commercial building with modern, full-height storefront windows. A two-layer brick corbel table runs the width of the facade. On the second floor, there are three

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equally-spaced windows. A new bay window in the center of the façade is flanked by modern casement windows. The original stone lintels are in place above all three windows. [nc]

29. Wiley Bailey Building, 43 Court Square, 1896, ca. 1908, ca. 1990.

A two-story, two-part commercial block with a modern storefront and a brick corbel table. The corbel table is identical to that on the adjacent building (#42 Court Square). The façade is wholly modern - a new brick facade was constructed in front of the original facade. The 1/1 double-hung windows on the second floor are new. There is a two-story, concrete block rear addition. [nc]

30. IOOF Building/J. R. Galloway Building, 46-47 Court Square, 1896.

A two-story, two-part commercial building which is located on the southwest corner of the square at the intersection of Court Square and Aid Avenue. The building's two storefronts appear to date to the mid-twentieth century. #47 has black rectangular metal panels below the display windows. Metal panels above the awning cover the building's transom windows. The four equally-spaced second floor windows have early or original 1/2 double-hung sash and projecting brick arched tops. Centered above the second floor windows raised letters are laid into the brick to spell I. O. O. F. A wide cast iron cornice with dentils is painted black and runs the width of the facade. Below this applied cornice, a pattern of inset rectangular panels is laid into the brick. The side (east) elevation has six double-hung windows on the second floor. These windows have a mix of 1/2 and 2/2 sashes. There is a door that leads to the second floor IOOF hall, towards the rear of the building on the side elevation. [c]

Dixon Street is only two blocks long. It runs east/west between Jefferson Street and St. Louis and is located one block north of Court Square. Both of the buildings on Dixon Street that are included in the district boundaries are located in the 100 block; one is a contributing building.

31. Henry's Radio & TV Service, 110 Dixon Street, ca. 1963.

A one story commercial building which is built into the hillside. The plate glass windows on the front of the building are newer; the four-light, hinged windows appear to be early or original. [nc]

32. William Farley Building, 112 Dixon Street, ca. 1947.

A one-story false front commercial building, which appears to be currently in use as a dwelling. The three-bay façade features a central door flanked by rectangular window openings that are filled with glass block. The door is a newer and the transom above the door has been filled with concrete block. The roofline has a stepped profile; the roof itself is gabled. [c]

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Elledge Arcade is a narrow pedestrian-only thoroughfare located off of the northwest corner of Court Square. It runs east/west. There is only one building with an address on Elledge Arcade in West Plains. It is a contributing building.

33. J.L. Elledge Building, 2 Elledge Arcade, 1916.

A one-story, brick, one-part commercial building with two storefronts. The storefronts retain their original wood framed windows, vitrolite bulkheads and blue pressed glass transoms. A brick cornice and a brick belt course run continuously across the facade of this building and the adjacent Famous Grocery Building. An elaborate tin ceiling is still in place in both commercial spaces. There is a one story, concrete block rear addition with a parapet roof. [listed, 2001]

Evans Arcade is a narrow pedestrian-only thoroughfare located off of the southeast corner of Court Square. It runs east/west. Two of the three buildings on Evans Arcade are located within the district boundaries, and both are contributing buildings. (See Photo No. 3.)

34. W. N. Evans Building #2, 1 Evans Arcade, ca. 1895.

A one-story, brick, one-part commercial building with two storefronts. The top section of the facade still retains its early or original pressed tin sheathing and tin cornice. Both storefronts date to the mid-twentieth century and have metal-framed storefront windows. A modern bay window has been installed in the #2 Evans Arcade storefront. [c]

35. Evans Theatre, 3 Evans Arcade, ca. 1899, 1913.

A one-story, brick, one-part commercial building with two storefronts. The upper part of the facade is covered with pressed tin. The pressed tin cornice and brackets are also still in place. Both storefronts date to the mid-twentieth century and have metal-framed storefront windows topped with metal-framed transoms. There is a one-story brick rear addition with a metal gable roof. [c]

Leyda Avenue is located one block south of the courthouse square. It is approximately ten blocks long and runs east/west between South Hill Street on east and Arkansas Street on the west. Both of the buildings in the 100 block of Leyda Avenue are included in the district boundaries; one is a contributing building.

36. W. J. Zorn Building, #1/Howell County Gazette Building, 102 Leyda Avenue, 1911-12.

A two-story corner-entrance commercial building with red brick walls and stone and beige brick detailing, which is one of the most architecturally distinctive buildings in downtown West

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Plains. The corner bay of the building has a recessed entrance flanked by marble columns set on stone bases. The three-quarter-view door is early or original as is the transom above it. The conical tower above the entrance extends above the roofline. It has three curved 1/1 windows on the second floor. The windows have a continuous stone lintel and lugsill. Above and below the windows, there are decorative panels of beige brick and a beige brick belt course. Stone coping from the north and west elevation rooflines wraps around the tower as a stone belt course.

In addition to the corner entrance bay, the original portion of the building has two bays that face Leyda Street and eight bays that face Aid Avenue. Six of the eight bays that face Aid Avenue are part of the original residential portion of the building. The original commercial section of the building has two bays that face Leyda Street and two bays that face Aid Avenue. In each of the bays that immediately flank the corner entrance, there is a large storefront window with transom windows and a concrete bulkhead. Each storefront window is flanked by brick pilasters with stone capitals and stone bases. A wide stone lintel tops the storefront windows and wraps around the corner entrance. The storefront window opening on the west elevation has been infilled with glass block and the transoms are not original. The storefront window on the north elevation does not appear to be original, but it replicates the original design. On the second floor, each bay flanking the corner entrance has a double-hung window with modern 1/1 aluminum sash. Each window has a stone lugsill and is outlined with beige brick, which contrasts with the red brick walls of the building. The outer bay on the north elevation and the second bay on the west elevation are of identical design. On the first floor, each bay has a large window opening with a hooded stone arched top and a stone lintel. The opening on the west elevation has been infilled with glass block, but has original arched transom windows. The window opening on the north elevation has a pair of newer 1/1 aluminum sash and newer arched transom windows. On the second floor, each bay has two, closely spaced double-hung windows with newer aluminum sash. Like the second floor windows in the bays flanking the corner bay, these windows are outlined with beige brick and have stone lugsills.

Beginning with the third bay from the corner on the west elevation, the southern portion of the west elevation is distinctly different in design. The third bay from the corner has a doorway with an arched transom and sidelights. This doorway is topped by a stone lintel and is covered by burglar bars. Above the doorway is a stone panel in which the word "Zorn" and the date 1912 are inscribed. Flanking the doorway are two small double-hung windows, which have stone lintels and lugsills and are early or original. The top sash of these windows is divided into eight triangular sections. On the second floor above the door, two very small single pane windows flank a set of three double-hung windows. The other five bays to the south of the door are identical in design. Each has a double-hung window with an arched transom on the first floor, a larger double-hung window on the second floor, and a decorative brick panel outlined with beige brick between the first and second floor windows. Each window has a stone sill. The arched tops of the first floor windows are outlined with a double row of beige bricks. The second floor windows are outlined

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with a single row of beige bricks. Brick belt courses connect the windows on each level and a small, hipped awning runs the length of the west elevation above the second floor windows.

On the south end of the building there is two-story addition, which is brick on the first floor and frame on the second floor. [c]

A four-car, L-shaped, frame garage with a gable roof and vertical board siding is located to the south and west of the building. [nc]

37. Joseph L. Thomas House, 104 Leyda, 1882.

A two-story, frame, Italianate house that was moved to this location from its original lot. The wide overhang of the roof is supported with scrolled wooden brackets set in pairs. A clipped corner forms the main entrance and is flanked on the front and side elevations by rectangular two-story bay windows. The bay windows have roof brackets and paneled bulkheads. All of the windows in the house are new. The facade of the building has been drastically changed by the addition of a wall of windows in the style of modern sunroom additions across half of the facade. [nc]

Luster Arcade is a narrow pedestrian-only thoroughfare located off of the northeast corner of Court Square. It runs east/west. All four of the buildings on Luster Arcade are located within the district boundaries, and all are contributing buildings.

38. C. R. Luster Building, 1 Luster Arcade, ca. 1896.

A one story, brick, one-part commercial building. The storefront has an off-center double door and metal framed storefront windows. Above the door and storefront windows, the metal-framed transom windows are filled with green metal panels. The narrow brick cornice that runs across the façade is the only ornamentation on the façade. [c]

39. L. D. Harlin Building, 2 Luster Arcade, 1896.

This one-story, brick one-part commercial building has one of the most intact storefronts in West Plains. The central recessed entrance has a cast iron sill. Carved wood pilasters flank the recessed entrance and support transom windows above the entranceway. The storefront windows have tongue & groove wooden bulkheads and transoms. A prominent brick corbel table runs the width of the facade. Windows on the rear elevation are 4/1 and have arched brick tops and wood sills. [c]

40. West Plains Journal Building, 3 Luster Arcade, ca. 1899.

A one-story one-part commercial building with an early or original storefront. The storefront has a steel lintel, a recessed central entrance, wooden bulkheads, wood framed storefront

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windows and transoms. The top section of the facade appears to have been partially rebuilt. Windows on the side elevation have been bricked in, but the arched brick tops are still visible. [c]

41. J. S. Johnson Building, 5 Luster Arcade, ca. 1943.

A one-story gable-front building with stucco over concrete walls and a corrugated tin gable roof. Plate glass windows flank the central entrance in the gable end. A three-quarter width flat metal awning shelters the entrance and the windows. On the rear elevation, there is an entrance to the basement-level commercial space. There is a shed-roofed lean to addition on the north elevation. [c]

Washington Avenue runs north/south between the north side of Court Square and Abe Taylor Street. It is approximately thirteen blocks long. All of the 100 block and the east side of the 200, 300 and 400 blocks of Washington Avenue are included in the district. Of the 21 buildings on Washington Avenue within the district boundaries, 17 are contributing buildings.

42. Charles Simon Barber Shop, 104 Washington Ave., ca. 1905.

A two-story, brick, two-part commercial building. The first floor storefront has a central entrance flanked by large rectangular windows with single pane fixed sash. The first floor of the facade is covered with turquoise metal panels. A flat metal awning extends across the facade just above the door and windows. The second floor windows have been boarded over, but the openings are intact and the original cast iron lugsills and the decorative cast iron lintels are still in place. A cast iron cornice with dentils extends the width of the facade. [c]

43. J. C. Powell Building, 108 Washington Avenue, ca. 1913.

A two-story, brick, two-part commercial building with two storefronts. Both storefronts date to the mid-twentieth century. Each has a central entrance flanked by metal-framed storefront windows with low brick bulkheads and ceramic tile in the transom space above the storefront windows. A domed cloth awning extends continuously across the facade above the storefronts. The seven equally-spaced windows on the second floor have been bricked in and the lintels have been removed some of the openings. [c]

44. Charles Happell Building, 110 Washington Avenue, ca. 1884.

The entire facade of this one-story, one-part commercial building is clad in black metal panels. There are two storefronts on the first floor; neither is original. [nc]

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45. West Plains Bank, 107 Washington Avenue, 1883.

A two-story, brick, two-part commercial building that has recently been rehabilitated. There is a single storefront and the entrance to the second floor on the façade. The storefront has a recessed central entrance flanked by storefront windows. The wood-framed storefront windows have paneled wooden bulkheads and transoms. There are four windows on the second floor of the facade. Three of the windows are the same size and are equally spaced, but the fourth window, which is in the northernmost bay above the entrance to the second floor, is narrower than the other three windows. All of the windows on the facade have hooded-arch tops and early or original 1/1 sash. A brick frieze and a pressed tin cornice with brackets and dentils run across the façade at the roofline. There is a one story brick and concrete block rear addition. [listed, 2001]

46. W. J. & Ed Smith Building, 109 Washington Avenue, 1894.

A two-story, brick, two-part commercial block with prominent bay windows on the second floor. This building was recently rehabilitated. The three-bay façade has two storefronts and an entrance to the second floor on the first floor. The north storefront is early or original and the south storefront has been rebuilt using similar proportions and design characteristics. Both storefronts have wood-framed windows with wood bulkheads, transoms and three-quarter view wood doors..

The symmetrical second floor is divided into three bays. Each of the outer bays has a three-sided bay window. Each bay window is accented with turned wood columns, paneled wood bulkheads, and scrolled brackets. The top section of the center window in each of the bay windows is filled with stained glass. In the center bay, there is a double-hung window with stained glass in the top sash. Above the window, the transom opening, which has a hooded arch top, contains a louvered vent. A brick corbel table runs the width of the building. There are two one-story, concrete block, rear additions. [listed, 2001]

47. M. Fitzgerald Building #1, 114 Washington Avenue, ca. 1919.

A two-story, brick, two-part commercial building with a brick corbel table. The symmetrical storefront has a recessed entrance flanked by storefront windows. The second floor of the facade is also symmetrical with a large double-hung window in the center bay flanked by a narrower double-hung window in each of the outer bays. The second floor windows have brick arched tops and 1/1 sash, which are early or original. Four diamond pattern vents in the brick are located just below the corbel table. There are three porthole windows set high on the first floor of the side elevation. The second floor of the side elevation has eight equally-spaced, double-hung windows, which are early or original. These windows have brick, arched tops and 1/1 sash. A flat metal awning extends across the facade above the storefront windows. [c]

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48. Sears Roebuck Store, 203 Washington Avenue, ca. 1955.

The facade of this two-part commercial building has been encased in metal. The upper part of the facade is covered with corrugated metal; the storefront bulkhead and posts are covered with square metal panels. The symmetrical storefront has a recessed entrance flanked by storefront windows. A domed cloth awning extends across the entire storefront. [nc]

49. M. Fitzgerald Building #2, 205 Washington Avenue, ca. 1919.

A one and one-half story commercial building with two storefronts. The building is currently in use as one business, but there are two recessed storefronts on the facade. The mid-twentieth century storefronts have deeply recessed entrances with storefront display windows flanking and in between the entrances. A flat metal awning extends across the facade just above the storefront windows. A stone belt course runs across the facade at the second floor line. Stone coping runs across the roofline and there is a brick belt course approximately three feet below the roofline. The top corners of the facade are accented with square stone blocks. There are no windows on the upper part of the facade. The rear elevation has been covered with concrete and faux half-timbering. A steeply pitched gable roof covers the rear entrance to the building. [c]

50. 207-209 Washington Avenue, ca. 1965.

A one story, brick, commercial building with two storefronts and a flat roof. The storefronts are mirror images of each other. Each storefront has metal-framed windows and brick bulkheads and a metal and glass double door. Large, boxed wooden awnings above each storefront occupy the space between the storefront windows and the roofline. Brick posts on either side of the storefronts extend approximately 1' above the roofline. Basement level retail spaces are accessed through entrances on the north elevation, which faces Cleveland Street. [nc]

51. Allen Brothers Building, 301 Washington Avenue, ca. 1919.

A two-story, brick, two-part commercial building with a brick corbel table. The first floor storefront has a central recessed entrance flanked by storefront windows. The storefront is clad with orange metal panels. These orange panels extend across the adjacent storefront to the north as does the flat metal awning, which hangs just above the storefront windows. The two equally-spaced double-hung windows on the second floor have early or original 1/1 sash and stone lintels and lugsills. First floor window and door openings on the side (south) elevation have been bricked in. There is a one-story brick and concrete rear addition. [c]

52. Paul Firchau Building, 303 Washington Avenue, ca. 1895.

Although this storefront is clad with the same orange metal as and shares a flat awning with 301 Washington Ave, it actually has a common facade with 305 Washington Ave. The facade appears have been rebuilt to be contiguous with the adjacent building to the north, but the

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storefront is identical in design to the building to the south -301 Washington. There is a one story brick rear ell and a smaller ceramic block rear addition. The brick rear ell is early or original; it appears on the earliest Sanborn maps. [c]

53. E. J. Hendrix Building, 305 Washington Avenue, 1895.

This one-story commercial building shares a common brick facade with 303 Washington Avenue, but the storefronts are independent from each other. The two buildings may have been refaced early in their history. The storefront entrance is off-center and recessed. Storefront windows are modern with low brick bulkheads. The brick cornice, which extends across the facade (across both 303 and 305 Washington) is almost flush with the facade. It is formed by two rows of stretcher bricks, a row of soldier bricks, and two rows of stretcher bricks. The commercial space in this building is contiguous with the adjacent building to the north. (303 Washington Avenue) A wide wooden signboard has been installed above the storefront windows. [c]

54. J. P. Ramsey Building, 305A Washington Avenue, ca. 1899.

A one part commercial building with no entrance on Washington Ave. The storefront portion of the facade has been rebuilt without an entrance, but it still retains tall storefront windows. The interior of this building has been opened up to the adjacent building to the south. The lower part of the facade around the storefront windows is clad with beige brick, the upper part of the facade is red brick. The cornice design is almost identical to that of 305 - two rows of stretcher bricks, one row of soldier bricks, two rows of stretcher bricks. The one-story, rear addition has stucco over brick walls. [nc]

55. Avenue Theatre, 307 Washington Avenue, ca. 1950.

A highly intact Art Deco theatre with a stepped stucco facade, a triangular marquee and a neon sign. The three bay symmetrical facade has a recessed entrance. The entrance in the center bay has six three-quarter-view doors, which are early or original. Vitrolite panels cover the lower part of the facade. The marquee is centered on the facade as is the neon sign. The outer bays have poster display cases on the first floor, tile bulkheads below the cases, and vitrolite paneled walls. There is one window centered in the upper part of each outer bay. These openings have been boarded up with plywood. [c]

56. Mrs. O. M. Murrain Building, 307A Washington Avenue, 1893.

A brick one-part commercial building. The storefront has a recessed, central entrance, storefront windows, and brick bulkhead. The bulkheads are different brick that on the upper part of the facade. A flat metal awning runs the width of the facade above the storefront windows and wood panels cover the transom space. The brick cornice is identical in design to the cornices on

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303 and 305 Washington Avenue. There is a one-story frame rear addition with a roll-up garage door. [c]

57. W. J. Zorn Building #2, 313 Washington Avenue, 1893.

A two-story commercial building with a mid-twentieth century storefront. Windows in the storefront run from floor to ceiling. The door is set to the south side of the storefront. Storefront walls are covered with turquoise metal panels. The original cast iron lintel is still visible below the modern storefront. A flat metal awning runs the width of the facade and three rows of cedar shakes have been installed on the facade above the awning. The three second-floor windows are equally-spaced and have hooded brick arches and stone lugsills. All three windows have been boarded over, but the openings are intact. A brick corbel table runs along the roofline of the facade. Below the corbel table, there is a row of bricks set on an angle to the facade. There is a one-story brick rear addition. [c]

58. West Plains Fire Department/City Hall, 401 Washington Avenue, 1917.

The front and side elevations of this one-story commercial building that have been covered with a flat stone veneer. However, the door and windows on the facade appear to be early or original. The three-quarter-view door is centered on the facade and is flanked by wood framed storefront windows. A frame rectangular tower extends approximately 20 feet above the roof on the south side of the building. There are two roll-up garage doors on the rear elevation. [nc]

59. Jennie Wood Building, 403 Washington Avenue, ca. 1919.

A three bay, one story commercial building with an early or original storefront. The center bay has been infilled with plywood and a modern door, but the outer bays retain the early or original wood framed storefront windows and wooden paneled bulkheads. A flat metal awning over the storefront windows runs the width of the facade. Transom windows above the awning have been covered with corrugated metal. The original cast iron lintel above the storefront is still in place and visible. Stone coping runs along the roofline and there are stone accent block at the top corners of the facade. [c]

60. Geo. Packman Building, 407 Washington Avenue, ca. 1919.

A one story commercial building with a two-bay storefront. The original storefront openings are intact, but the bulkhead and lintel are covered with beige metal panels. A row of brick dentils runs the width of the facade approximately two feet below the roofline. Stone coping along the roofline runs the width of the facade. This building sits approximately 4' closer to the street than the adjacent buildings. [c]

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61. H. C. Wright Building, 407A Washington Avenue, ca. 1919.

A one story commercial building with a single storefront. The storefront has a central recessed entrance flanked by storefront display windows. The transom windows above the storefront windows are still in place and visible. Above the transom windows, a stone runs continuously across the facade. Beige metal panels cover the bulkheads. A row of brick dentils runs the width of the storefront approximately two feet below the roofline. Stone coping along the roofline runs the width of the facade. [c]

62. R. G. Martin Building, 409 Washington Avenue, ca. 1919.

A two-story, brick, commercial building with a highly intact three-bay facade. All three bays of the storefront retain early or original wood-framed windows, brick bulkheads, transom windows and stone lintels. The center bay, which is narrower than the two outer bays is filled with a pair of storefront windows. Each of the outer bays, which are identical in design, has an off-center door and two storefront windows. The door in the south bay leads to the first floor commercial space; the door in the north bay leads to the second floor. Each bay on the second floor contains two double-hung windows with early or original 1/1 sash. The window openings have arched brick tops and stone lintels. Stone coping runs along the roofline. [c]

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Historic and Architectural Resources of West Plains, Missouri

Summary:

The buildings in the Courthouse Square Historic District are an intact grouping of commercial and public buildings, which are significant under Criteria A and C in the areas of COMMERCE, GOVERNMENT and ARCHITECTURE. Contributing buildings date from ca. 1881 to ca. 1950. The buildings in the district are representative of the property type for commercial buildings and meet the registration requirements set forth in the MPS cover document "Historic and Architectural Resources of West Plains, Missouri." The period of significance runs from ca. 1881, the construction date of the earliest building in the district, to 1950, the construction date of the latest contributing building in the district. Of the 63 buildings in the district, 46 are contributing and 3 are already listed on the National Register. The district continues to look and function much as it did during the period of significance.

The Courthouse Square Historic District is significant under Criterion A in the area of COMMERCE for its role in the commercial development of West Plains. The district is located in the heart of West Plains's downtown commercial area, and it is the location of some of the town's most prominent businesses. Like most county seat towns, West Plains's downtown is centered around the courthouse square. However, in West Plains, Washington Avenue, the street that led north from the courthouse square to the depot also served as an important commercial thoroughfare. 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 West Plains. 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, law offices, and specialty stores. Under Criterion A in the area of GOVERNMENT, the Courthouse Square Historic District is significant for its role in the governmental history of West Plains as the location of the Howell County Courthouse and the original West Plains City Hall and Fire Department Building. The Howell County Courthouse, constructed in 1937, is the anchor of the district. The original West Plains City Hall and Fire Department Building is also located in the district boundaries, but it has been altered and is non-contributing.

The Courthouse Square Historic District is also significant under Criterion C in the area of ARCHITECTURE. Many of the most notable historic commercial buildings in West Plains, including the architect-designed Howell County Courthouse and the distinctive W. J. Zorn #1 Building, are located within the district boundaries. The district also contains the two historic theatre buildings - the Catron Opera House, which was constructed in 1893 and the Avenue Theatre, a 1950 Art Deco theatre. 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 West Plains.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

Elaboration:

The MPS cover document "Historic and Architectural Resources of West Plains, Missouri" divides the history of West Plains three main periods: I. Settlement and Pre-Railroad Development: 1839-1882, II. Railroad Era: 1883-1899, III. Community Development Era: 1900-1952.

I. Settlement and Pre-Railroad Development: 1839-1882.

Two of the sixty-three (3%) buildings in the district date from West Plains earliest period of development. One of these two buildings is a contributing building.

Although the first settlers in the area now known as West Plains arrived in the late 1830s, the town was not laid out and formally platted until 1858, the year after Howell County was established. The town plan chosen for West Plains, the Lancaster Square plan, is fairly unusual; only seven such plans were used in Missouri. Named after an eighteenth century model in Lancaster, Pennsylvania, this courthouse square plan "is formed by snipping the corners from four adjacent blocks on a grid... The intersection then becomes the middle of the square and the four streets enter the square at midpoints on all four sides."³ (See Figure Two.)

The first Howell County Courthouse, a small frame building, was built on the newly laid out public square in 1859.⁴ That building was destroyed in 1862 during the Civil War. The following year, guerrillas burned the entire town of West Plains and residents were forced to leave the area. In 1866, when residents returned and began to rebuild the community, there were reportedly only 78 families living in Howell County.

Although many new settlers moved into Howell County in the late 1860s and early 1870s, a photo of West Plains from 1872 shows that it was still just a group of loosely scattered buildings. (Figure Three.) The second Howell County Courthouse, a three-room log building, was built by T. E. Britton on a lot on the south side of Court Square in 1869. Accounts of this courthouse described it as "miserable;" the town hogs lived underneath the building.⁵ Despite its deficiencies, the building was used as the county courthouse until 1882.

³ Ibid. p. 31.

⁴ Marian M. Ohman, Encyclopedia of Missouri Courthouses (University of Missouri-Columbia Extension Division, 1981) p. 91.

⁵ Terry Fuhrmann Hampton, "The History of West Plains: A Decade by Decade Account," West Plains Gazette 30, no. Winter (1987) p. 20.

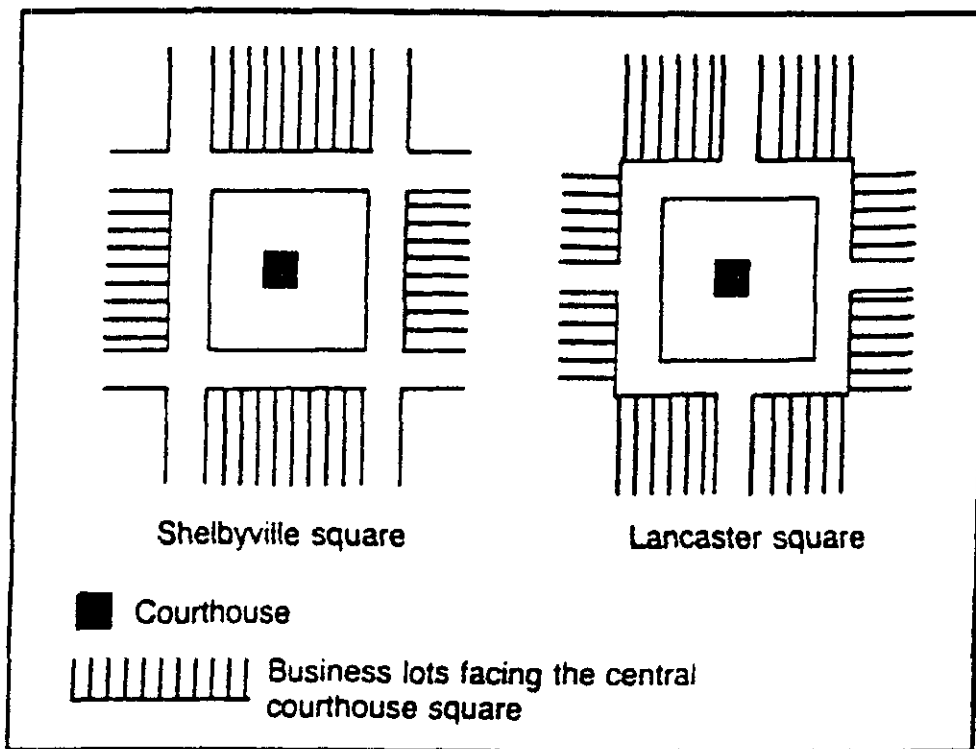
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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

Figure Two: Shelbyville and Lancaster Courthouse Square Plans
Source: Twenty Towns, by Marian Ohman, p. 110.



Types of central courthouse squares.

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**Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri**

Figure Three: West Plains, 1872, the earliest known photo of the town
Source: West Plains Gazette, Number 30, Winter 1987, p. 20.



The Kansas City, Fort Scott and Memphis Railway Company began laying tracks through southern Missouri in the late 1870's. Although the original route of the railroad tracks was not through West Plains, a group of prominent local businessmen successfully lobbied for a change in the route to include West Plains. The railroad was completed through West Plains in 1883, but the anticipation of its arrival caused a boom in the town's population and economy in the late 1870s and early 1880s. A number of additions to the town of West Plains were platted, and many new buildings, both residential and commercial, were constructed during this period. The third Howell County Courthouse was built on the Courthouse Square in 1882. The three-story Second Empire style brick building was one of the first courthouses in Missouri designed by noted architect, Henry H. Hohenschild. It remained in use until 1928.

Two of the buildings in the Courthouse Square Historic District were constructed in the early 1880s. The G. H. Carter/Howell County Bank Building was constructed on the northeast corner of the square in 1881. This two-story commercial building was the first brick building in West Plains.⁶ Although the building was originally built in the early 1880s, the building's current façade dates to 1910 when the relatively plain red brick façade was replaced by an elaborately ornamented buff brick and terra cotta façade. (See Figures Four and Five.) The building was originally used as a drug store. In 1890, the newly established Howell County Bank, the second

⁶ Ibid. p. 22.

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National Park Service

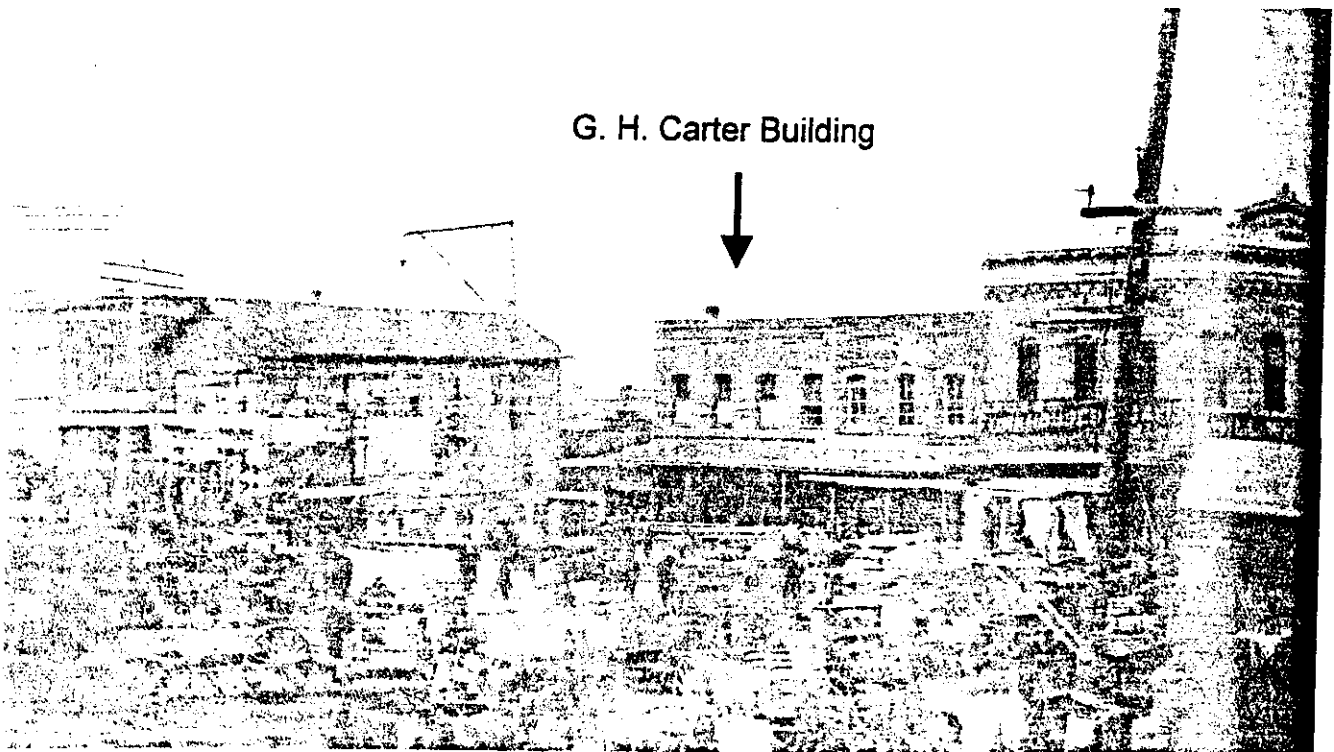
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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

Figure Four: North side of Court Square, circa 1890, showing the G. H. Carter Building prior to the refacing of the façade.

Source: West Plains Gazette, Number 30, Winter 1987, p. 26.



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Continuation Sheet

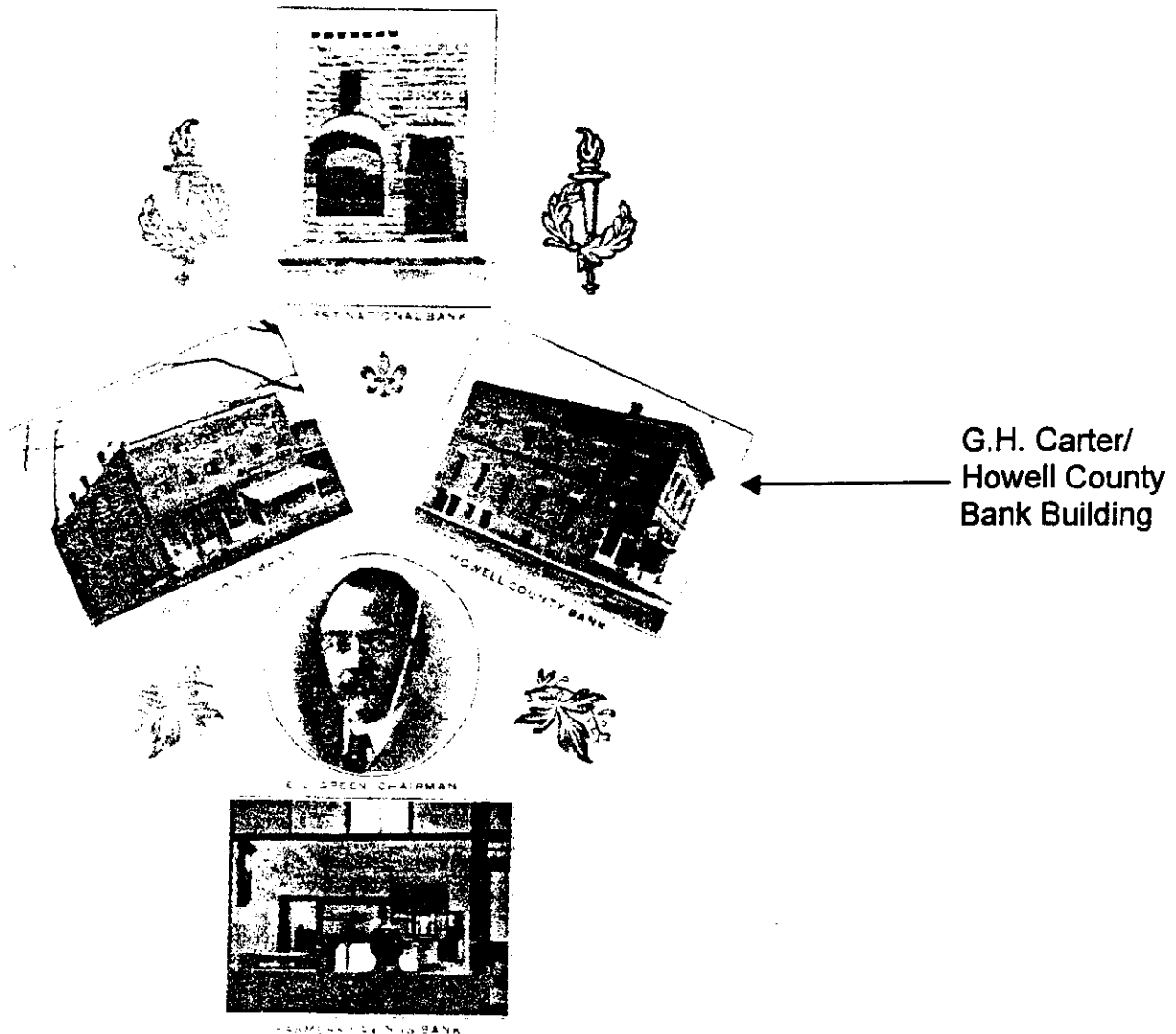
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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

Figure Five: West Plains Banks, 1911, showing the refaced G. H. Carter/Howell County Bank Building.

Source: West Plains Gazette, Number 2, Spring 1979, p. 26.

GROUP ELEVEN, MISSOURI BANKERS



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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

bank in West Plains, moved into the building. The bank occupied the building until 1922 when the Howell County Bank merged with First National Bank.⁷

The only residential building in the district also dates to West Plain's earliest period of development. The Joseph L. Thomas House, a two-story Italianate frame residence, was built in 1882. However, it has been moved from its original location on Broadway and significantly altered.

II. Railroad Era: 1883-1899

Thirty of the sixty-three (48%) buildings in the district were constructed between 1883 and 1900. Of the thirty buildings in the district that were constructed during this period, twenty-three are contributing buildings. Three buildings from this period are already listed on the National Register.

The arrival of the railroad in 1883 stimulated a period of enormous growth and prosperity in West Plains, which lasted until the turn of the twentieth century. According to census figures, the town's population grew from 350 in 1880 to 2091 in 1890. During this period, businesses of all types were established to serve the town's growing population, and dozens of new commercial buildings were constructed on Court Square and along Washington Avenue. By the turn of the twentieth century, substantial brick commercial buildings had replaced all of the frame buildings on Court Square. Three of the four arcades off of Court Square were also constructed in the years preceding the turn of the twentieth century.

The town's first bank, the West Plains Bank, was established in 1883. That same year, a new building, the first brick building on Washington Avenue, was built for the bank.⁸ Like many of the buildings constructed in downtown West Plains during this period, the West Plains Bank Building is representative of the Commercial Building Property Type: Two-Part Commercial Block Subtype. Typical of the Two-Part Commercial Block Subtype, the West Plains Bank Building is two stories tall, of brick construction, and it has a horizontal division of both use and appearance. Furthermore, it has Victorian detailing common to buildings constructed during West Plains second period of development. On the West Plains Bank Building, this detailing includes second floor windows with round arch tops and brick hooding and a wide pressed tin cornice. (See Photo No. 11.) The West Plains Bank Building is one of four buildings in the district that was listed individually on the National Register in 2000-2001.

The Farmers and Merchants Bank Building was constructed circa 1892 for the second bank in West Plains. It is an intact representative example of the One-Part Commercial Subtype. Of the

⁷ Toney Aid, "Receivable in Payment of All Dues," *West Plains Gazette* 2, no. Spring (1979) p.22.

⁸ Becky L. Snider, "National Register Nomination for the West Plains Bank," (2000) p. 8.7.

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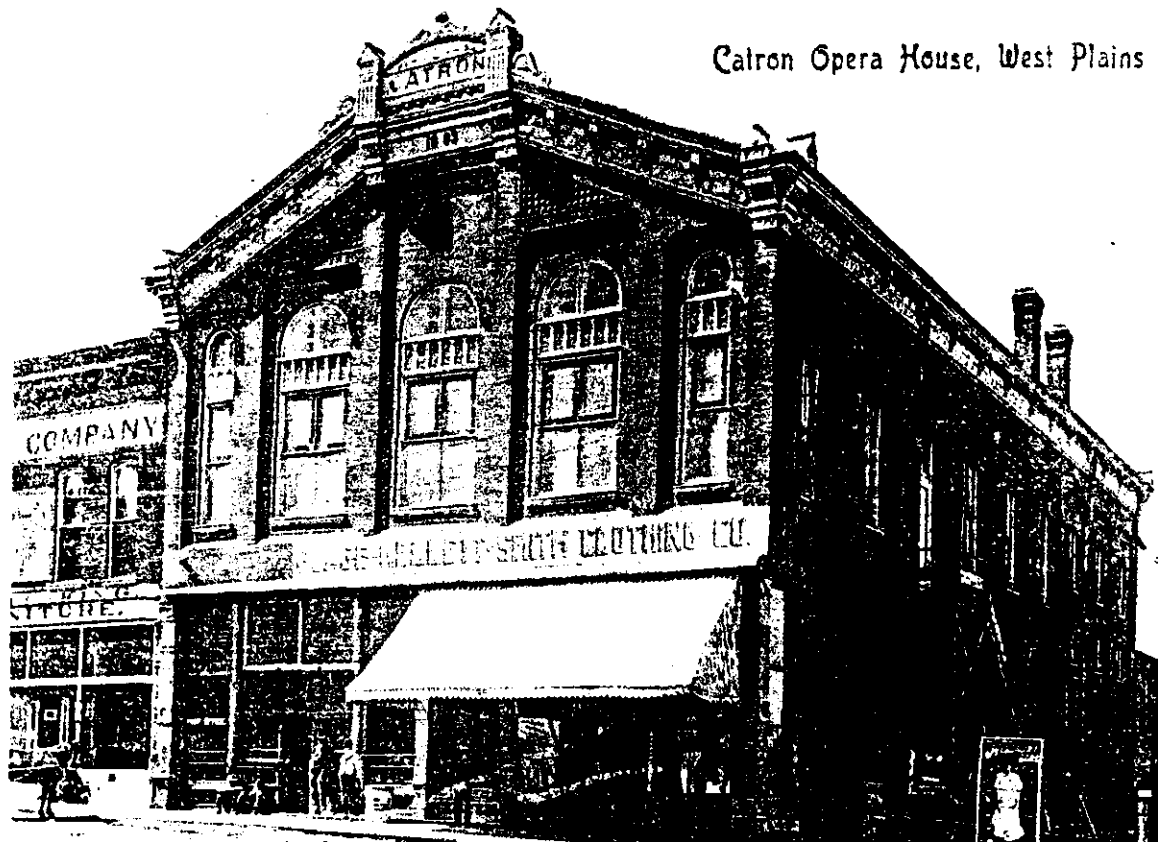
Section number 8 Page 30

Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

thirty buildings constructed in the district during the Railroad Era, more than half fall into this vernacular type. One-Part Commercial Buildings in the district typically are one-story brick buildings with brick or pressed tin cornices. The Farmers and Merchants Bank is, however, the only stone building in the district, and it is the only building in downtown West Plains with Romanesque Revival styling. (See Figure Five.) The most intact One-Part Commercial Building in the district, the L.D. Harlin Building, is located at #2 Luster Arcade. The original storefront, complete wood-framed storefront windows, bulkheads and transoms and a cast iron sill in the entrance, is very much intact. The building, which was constructed in 1896, also has a prominent brick corbel table at the roofline.

Figure Six: Postcard of the Catron Opera House, ca. 1905.

Source: Russ Cochran collection



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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

The Catron Opera House Building, located on the west side of Court Square, demonstrates the prosperity of the community during the Railroad Era. Constructed in 1893 by two of the most prominent businessmen in West Plains, Thomas Johnson and O.H.P. Catron, it is one of the largest and most elaborate buildings in West Plains. (See Figure Six and Photo No. 6.) In addition, it contains one of the few extant second floor opera houses extant in Missouri.⁹ The opera house was used for productions by traveling theatrical groups, for high school graduations and as the town armory in the mid-twentieth century. The second floor theatrical space has not been used as a performance venue since the early twentieth century, but the building is currently being rehabilitated for that use. The first floor commercial spaces, which are also being rehabilitated, will continue to be used for office and retail purposes. The building has very large arched windows across the second floor of the façade and a wide pressed tin cornice, which runs across the façade and down the side elevations.

Although one and two story commercial buildings were the dominant vernacular types constructed in the district during the late twentieth century, one church was also constructed in the district boundaries during this period. The First Presbyterian Church was built just south of the Courthouse Square in 1887. It is a brick side-steeple church with Gothic Revival detailing. (See Photo No. 8.) The building, which is very much intact, has a two story rectangular tower with a hipped roof and roof cresting and tall pointed-arch windows filled with stained glass. Rear and side additions were constructed in 1910 and 1978 respectively.

III. Community Development Era: 1900-1952

Twenty-five of the sixty-three (40%) buildings in the district were constructed between 1901 and 1952. Twenty-three of the twenty-five buildings constructed during this period are contributing buildings.

After the turn of the twentieth century, West Plains' population and economy continued to grow, but at a much slower pace than during the late nineteenth century. Despite the devastating effects of two world wars, the depression, and a major explosion in 1928, which damaged many downtown buildings, the first half of the twentieth century was a period of stability and community development in West Plains. This period in West Plains' history is marked by numerous public improvements in the downtown area including the paving of downtown streets, and the construction of the Howell County Courthouse and the West Plains City Hall and Fire Department Building. Furthermore, commercial development along Washington Avenue and on the blocks surrounding Court Square continued at a steady pace. Several of the town's largest and most significant historic buildings, including the fourth Howell County Courthouse, W. J. Zorn Building,

⁹ This information is based on an unpublished inventory of historic theatres in Missouri compiled by the author.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

the Aid Hardware Building, and the Avenue Theatre, were constructed in the district during this period.

On April 13, 1928, an explosion in the Bond Dance Hall Building rocked West Plains. The explosion killed thirty-seven people, and twenty-two were injured. Three buildings were completely destroyed and almost all of the buildings on Court Square sustained some damage.¹⁰ The third Howell County Courthouse, which was built in 1882, was severely damaged and subsequently condemned. That courthouse stood vacant and county offices were scattered throughout downtown until 1936 when construction on the fourth Howell County Courthouse began. Springfield architect, Earl Hawkins designed the new courthouse in 1929, but it was not constructed until 1936-37. The Art Deco style Courthouse is three stories tall, 82-foot square and is constructed of Carthage stone. The cube-like building, with its chevron motifs and geometric detailing, stands in sharp contrast to the Victorian buildings on the courthouse square.

Figure Seven: W. J. Zorn Building, ca. 1912

Source: West Plains Gazette, Number Four, Fall 1979, p. 41.



¹⁰ "The West Plains Explosion" West Plains Gazette, Number 1, Spring and Summer, 1979, p. 11.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

The W. J. Zorn Building is located at 102 Leyda Street, one block south of the Courthouse Square. Zorn had the building constructed 1912 to serve as the offices of his newspaper, the Howell County Gazette. The building's corner entrance which is topped by a conical roofed oriel, and its elaborate stone and brick detailing make it one of the most impressive and most notable buildings in West Plains. (See Figure Seven.)

The largest building in the district is the Aid Hardware Building. Located at #1 Court Square, it was built in 1914-15 after the original Aid Hardware Building burned the previous year. It is a good example of the transition from the highly ornamented façades found on late nineteenth century buildings to austere building facades virtually devoid of ornamentation which are found on buildings after 1910. The Aid Hardware Building has a prominent pressed-tin cornice with paired brackets, but the rest of the building's façade is only sparsely ornamented. Stone accents blocks at the corners of the windows and in between the upper floors provide the only other ornamentation on the façade. (See Photo No. 2) By the mid-1910s, the rejection of Victorian ornamentation that was seen across the country was also demonstrated in the buildings constructed in downtown West Plains, such as the Aid Hardware Building. Although the dominant commercial building types continued to be the One and Two Part Commercial Blocks, commercial buildings in the downtown area constructed after 1910 tend to be much more austere than their earlier counterparts. The commercial buildings from the period that do have some type of exterior ornamentation generally have much simpler and flatter detailing, often in the form of brick patterning or stone accents. Many of the commercial buildings constructed in the early twentieth century are simple vernacular buildings with no specific stylistic attributes.

The latest building to fall within the period of significance for the Courthouse Square Historic District is the Avenue Theatre. (See Photo Nos. 12 & 13.) This Art Deco Theatre has been in continuous operation as an entertainment venue since it was constructed in 1950. It has a multi-colored façade with stepped profile, a triangular marquee and a neon sign and is one of only a few Art Deco buildings in West Plains.

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 West Plains, Missouri.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

9. SOURCES:

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

Aid, Toney. "Receivable in Payment of All Dues." West Plains Gazette 2, no. Spring (1979): 21-26.

Hampton, Terry Fuhrmann. "The History of West Plains: A Decade by Decade Account." West Plains Gazette 30, no. Winter (1987): 14-71.

Ohman, Marian M. Encyclopedia of Missouri Courthouses: University of Missouri-Columbia Extension Division, 1981.

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

_____. Twenty Towns: Their Histories, Town Plans and Architecture. Columbia, MO: University of Missouri - Columbia Extension Division, 1985.

Snider, Becky L. "National Register Nomination for the West Plains Bank." 2000. (On file at the State Historic Preservation Office in Jefferson City, Missouri)

"The West Plains Explosion" West Plains Gazette, Number 1, Spring and Summer, 1979, pp. 11-21.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

10. Geographical Data

UTM References continued.

E. Zone	Easting	Northing	F. Zone	Easting	Northing
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G. Zone	Easting	Northing	H. Zone	Easting	Northing
15	602385	4065205	15	602450	4065435

Verbal Boundary Description: The boundaries of the West Plains 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 and along Washington Avenue, the core of the historic commercial area of West Plains. The buildings on the east side of Washington Avenue in the 200, 300 and 400 blocks were excluded from the district because the majority of buildings in this area were non-contributing. The areas surrounding the district contain predominately residential buildings or new or greatly altered historic commercial buildings.

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Continuation Sheet**

Section number Photographs Page 36

**Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri**

Photographs

The following information is the same for all photographs:

Historic Resources of West Plains, Missouri

West Plains, Howell County, Missouri

Becky L Snider

September 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. Howell County Courthouse, facing east.
2. 1 and 2-3 Court Square, facing southeast.
3. 4-5 Court Square, 6 Court Square, 1-2 Evans Arcade and 3-4 Evans Arcade, facing east.
4. 13A-20 Court Square, facing northeast.
5. 24-28 Court Square, facing northwest.
6. 36-38 Court Square, facing southwest.
7. 39-47 Court Square, facing southwest.
8. 116 Aid Avenue, First Presbyterian Church, facing east.
9. 103 Aid Avenue and 109 Aid Avenue, facing northwest.
10. Washington Avenue, looking north from Court Square.
11. 107 Washington Avenue and 109-113 Washington Avenue, looking west
12. 300 block of Washington Avenue, looking northwest.

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Continuation Sheet**

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**Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri**

Photographs continued.

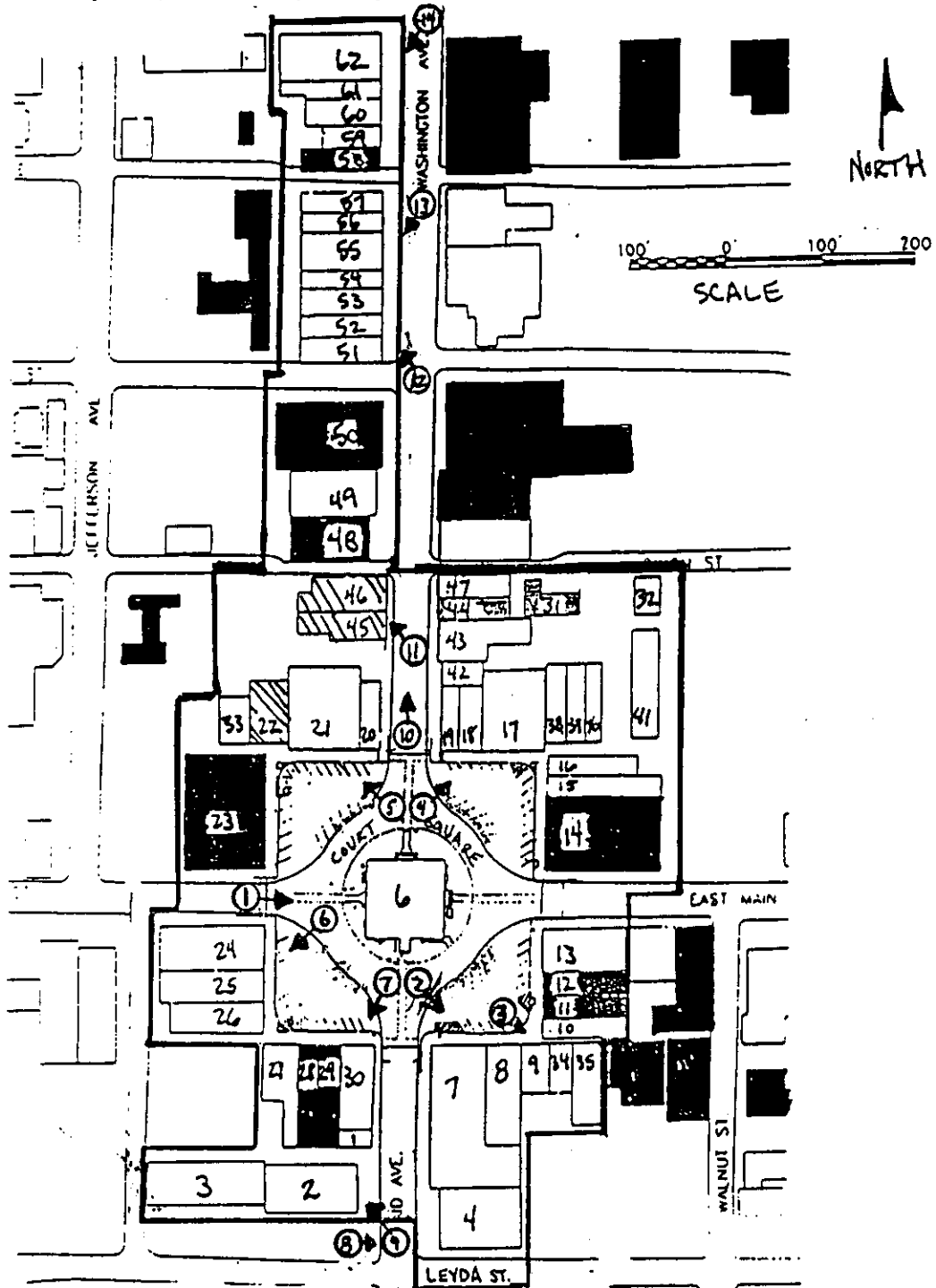
13. 300 block of Washington Avenue, looking southwest.
14. 400 block of Washington Avenue, looking northwest.

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Courthouse Square Historic District
Howell County, Missouri
Historic and Architectural Resources of West Plains, Missouri

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



COURTHOUSE SQUARE HISTORIC DISTRICT DISTRICT BOUNDARY MAP

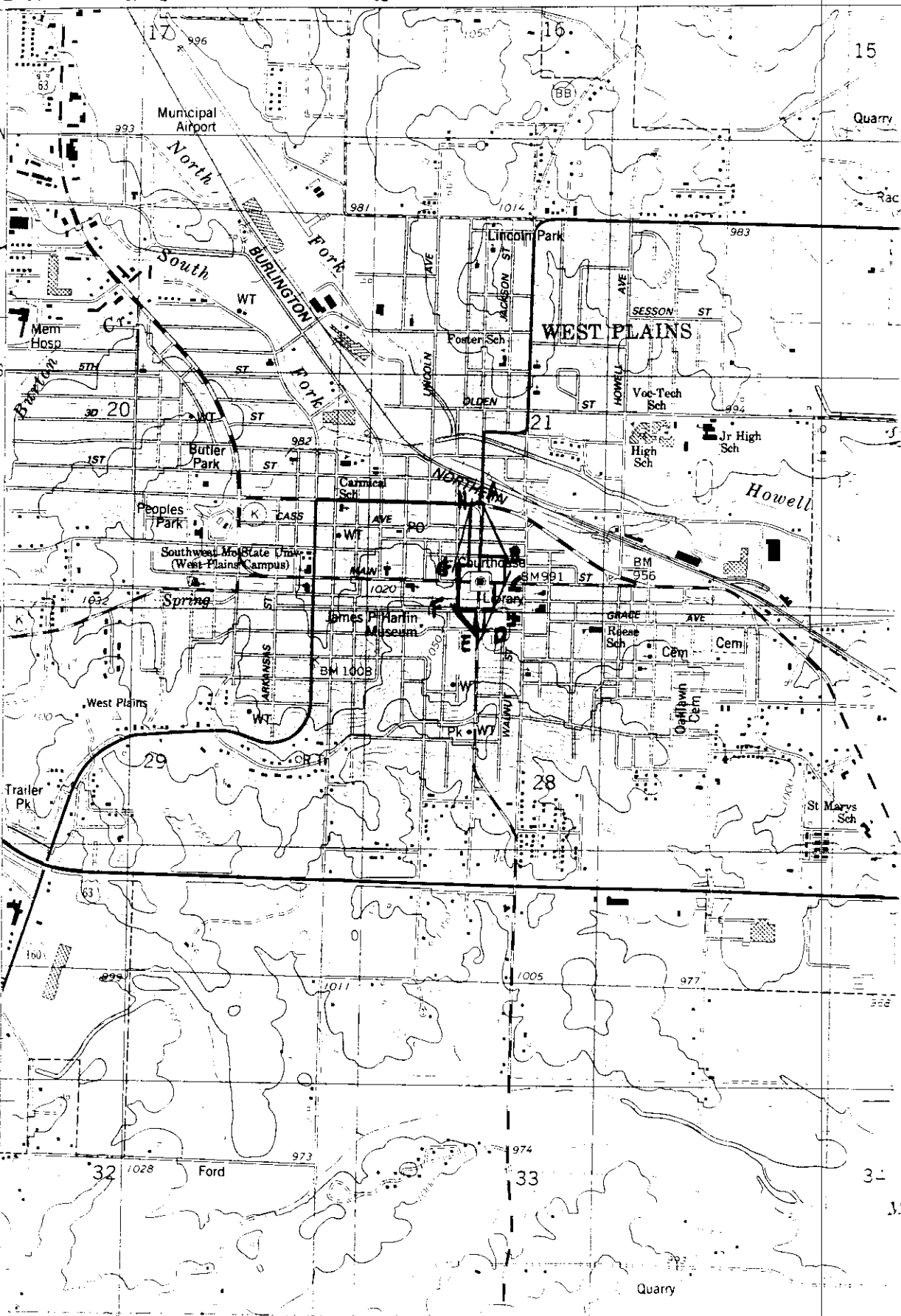
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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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COURTHOUSE SQUARE
HISTORIC DISTRICT
WEST PLAINS,
HOWELL COUNTY, MO
WEST PLAINS QUAD
7.5 MINUTE SERIES
(TOPOGRAPHIC)

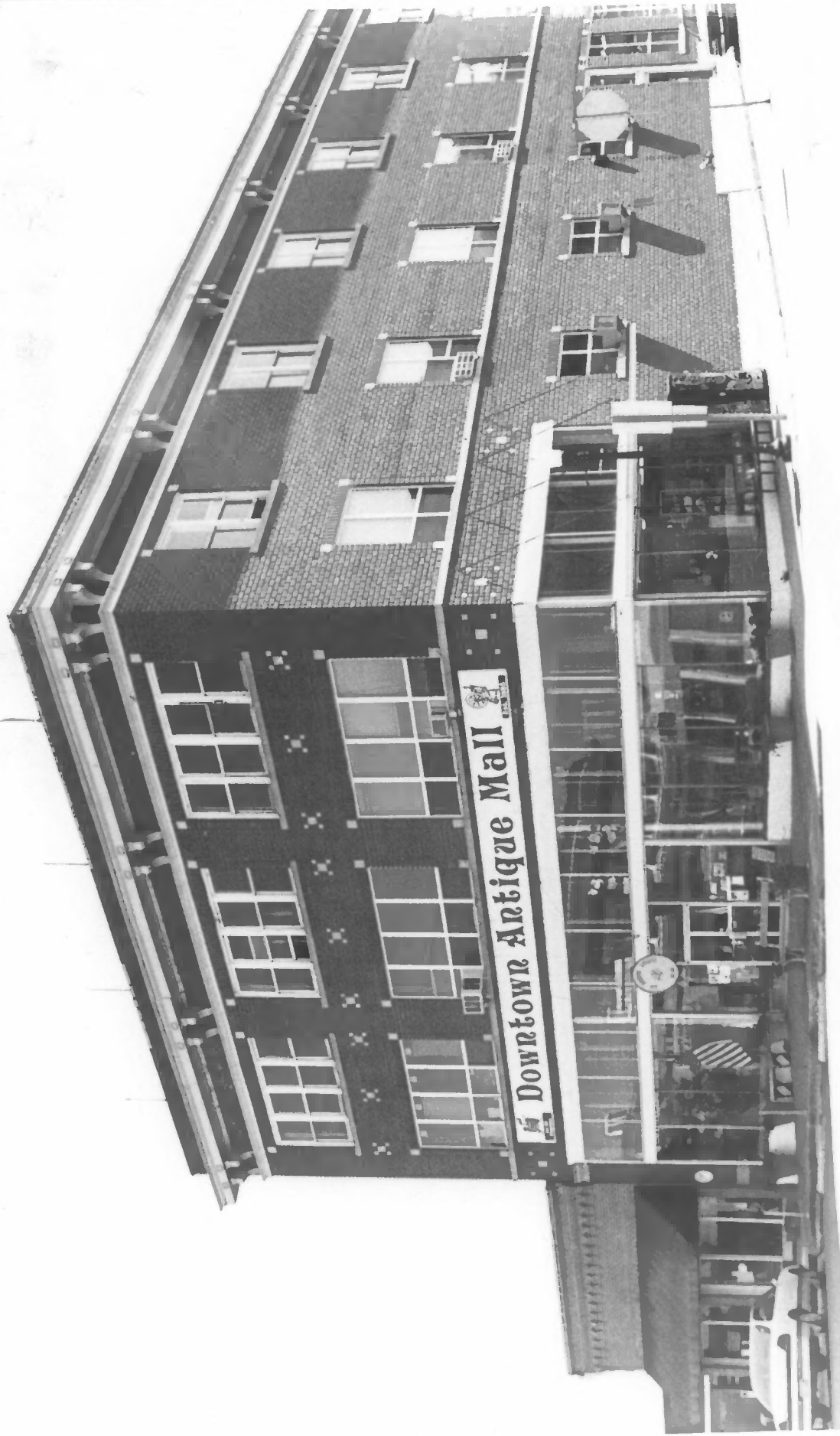
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- H: 15/602450/4065435

GAINESVILLE 40 MI.
SOUTH FORK 10 MI.
7 MI. TO MO. 74

42° 30'

Quarry







DA'S Hallmark SHOP

SIMPLY CHIC



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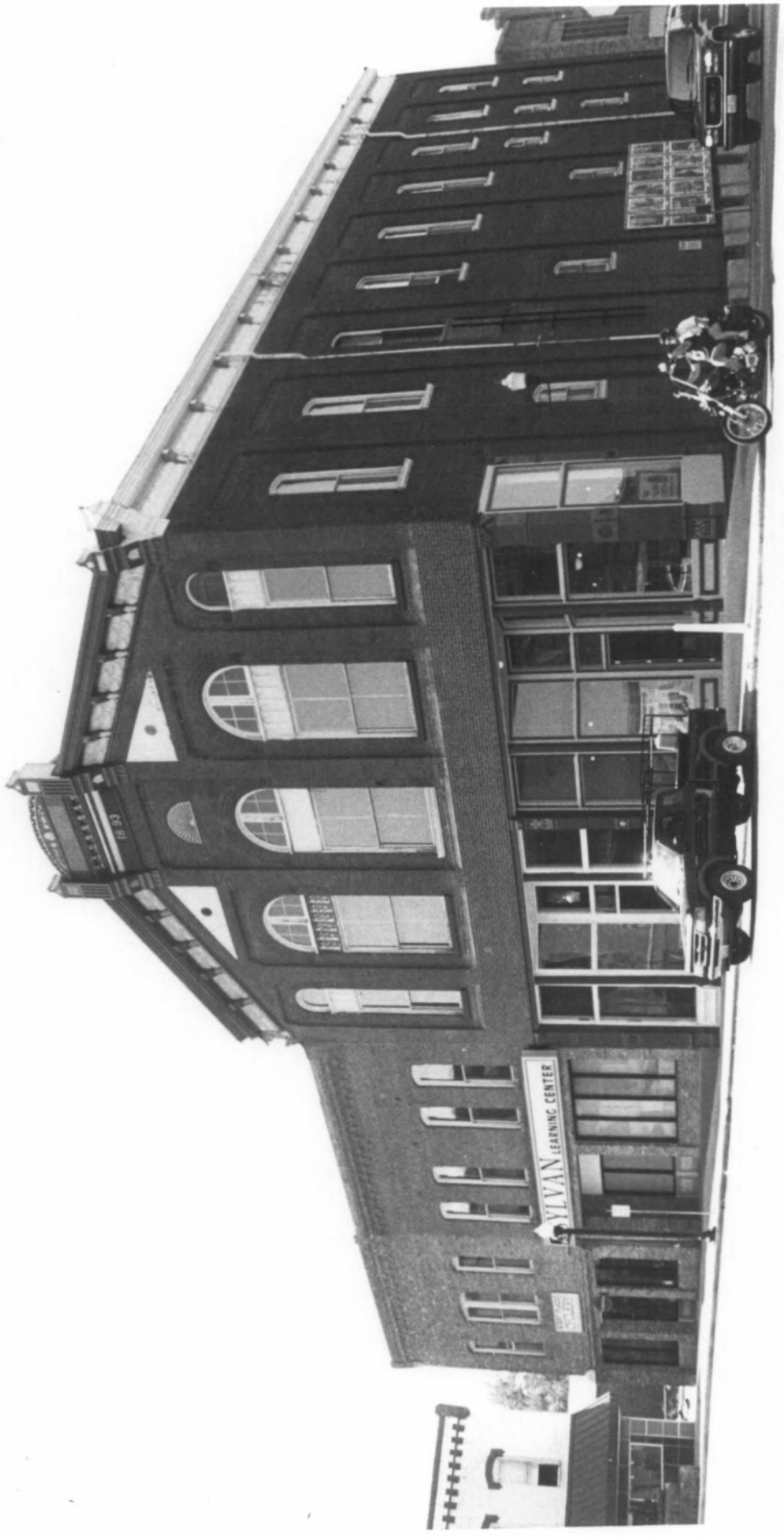


Welcome to Christmas on the Square

Welcome to the Square

PENN'S

PENN'S



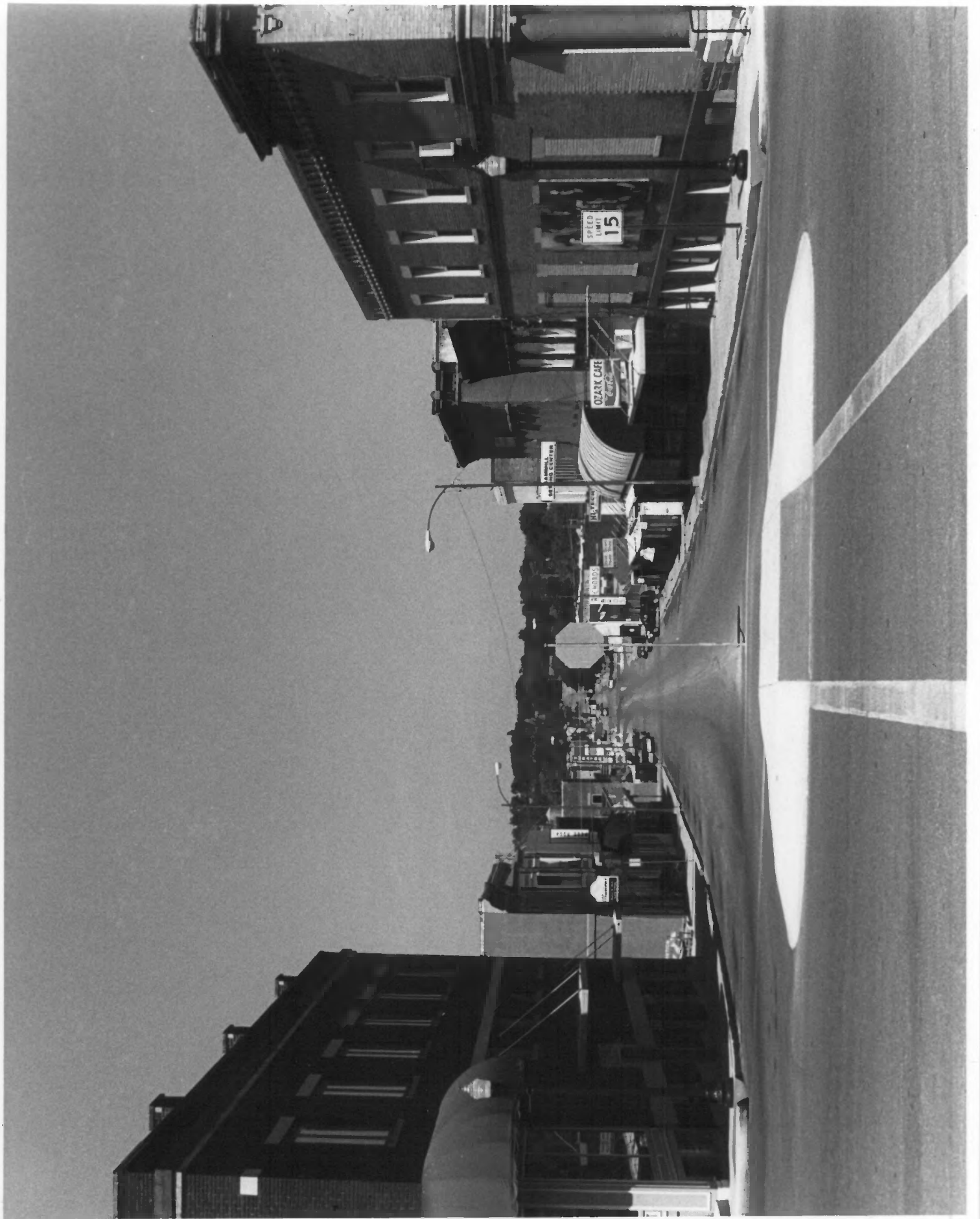


100 P
MERLE NORMAN
I. B. NUTS & FRUIT TOO
Red Apple Grill
WARRIORS IV





OFFICE SQUARE



SPEED
LIMIT
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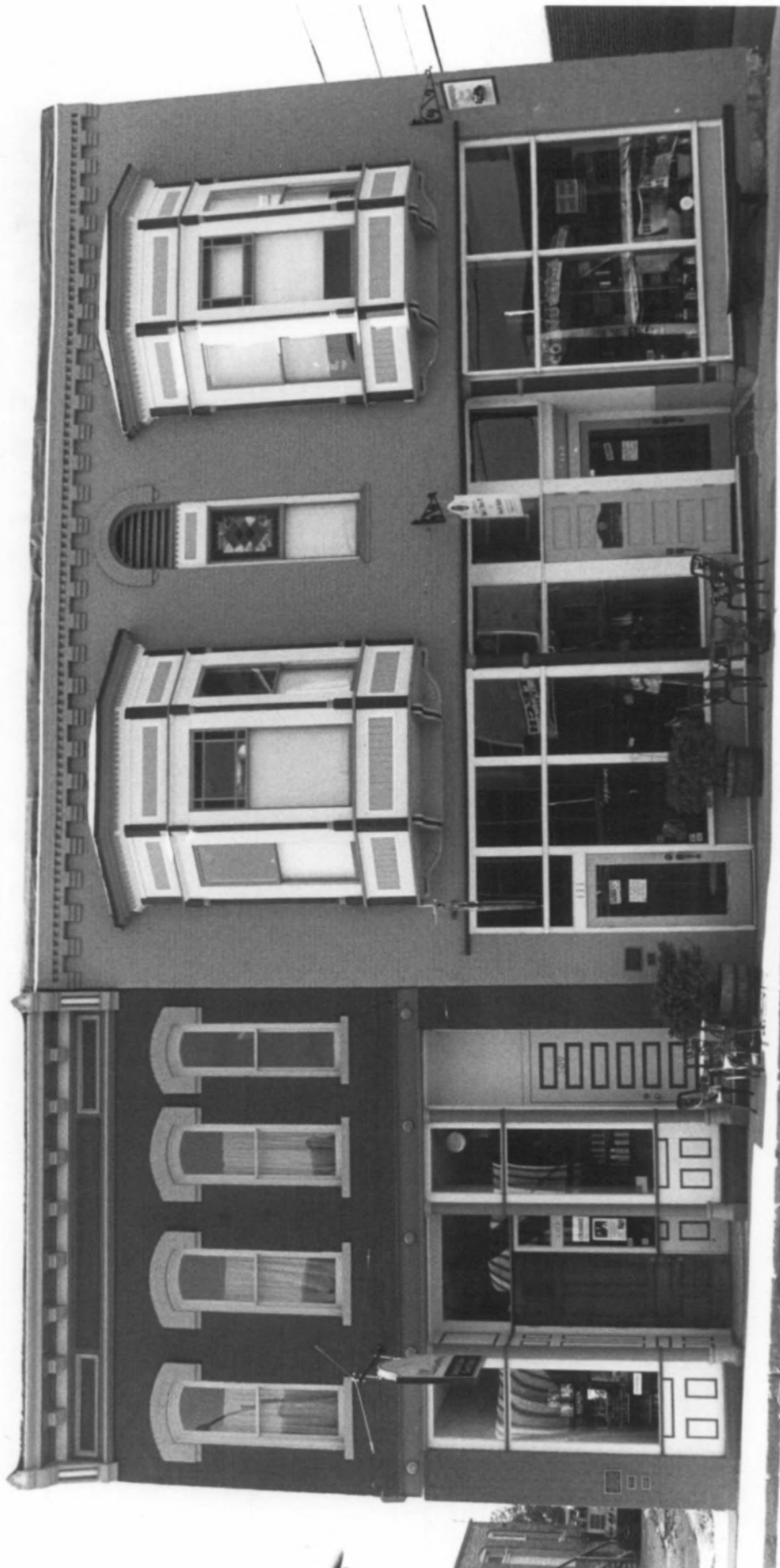
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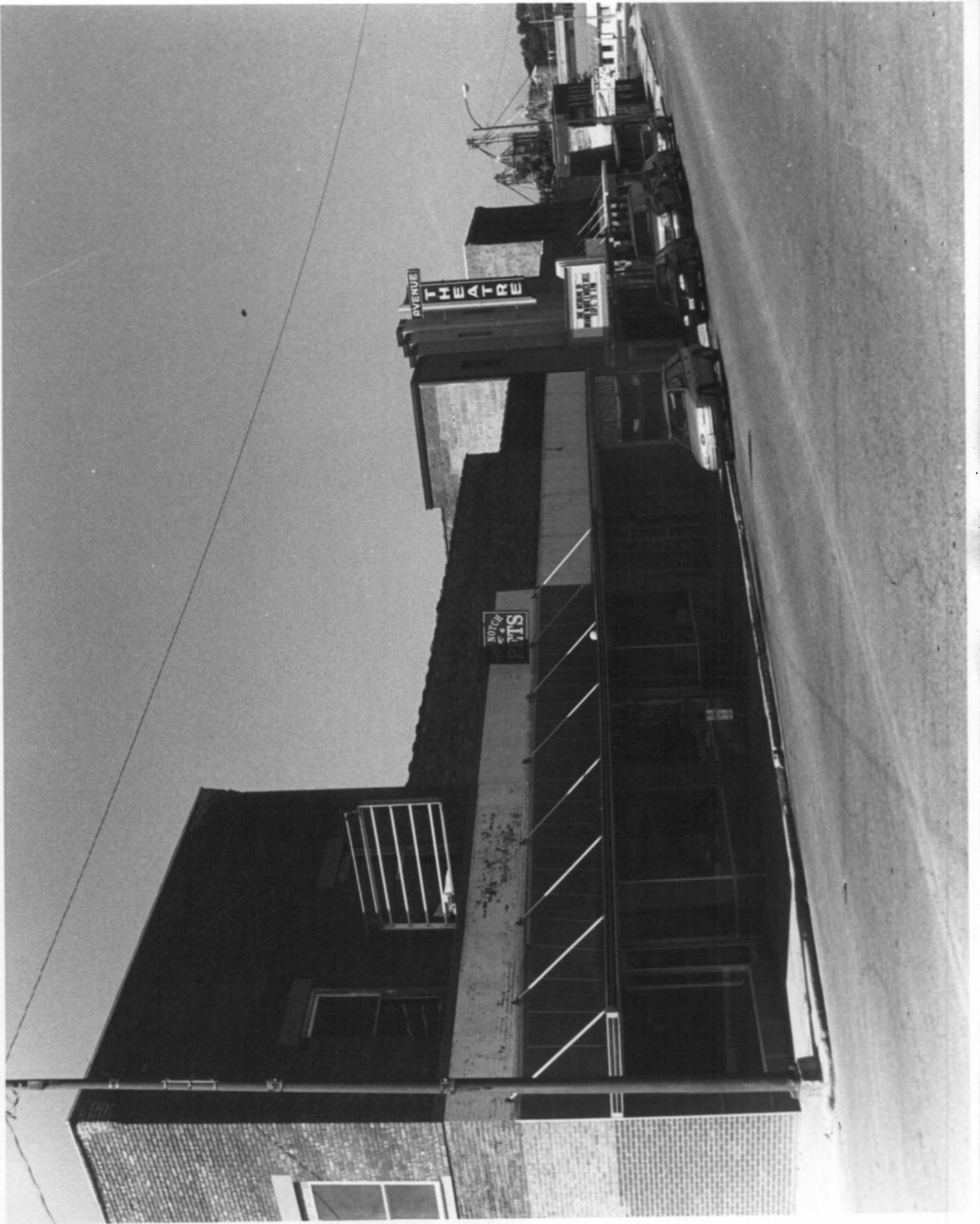
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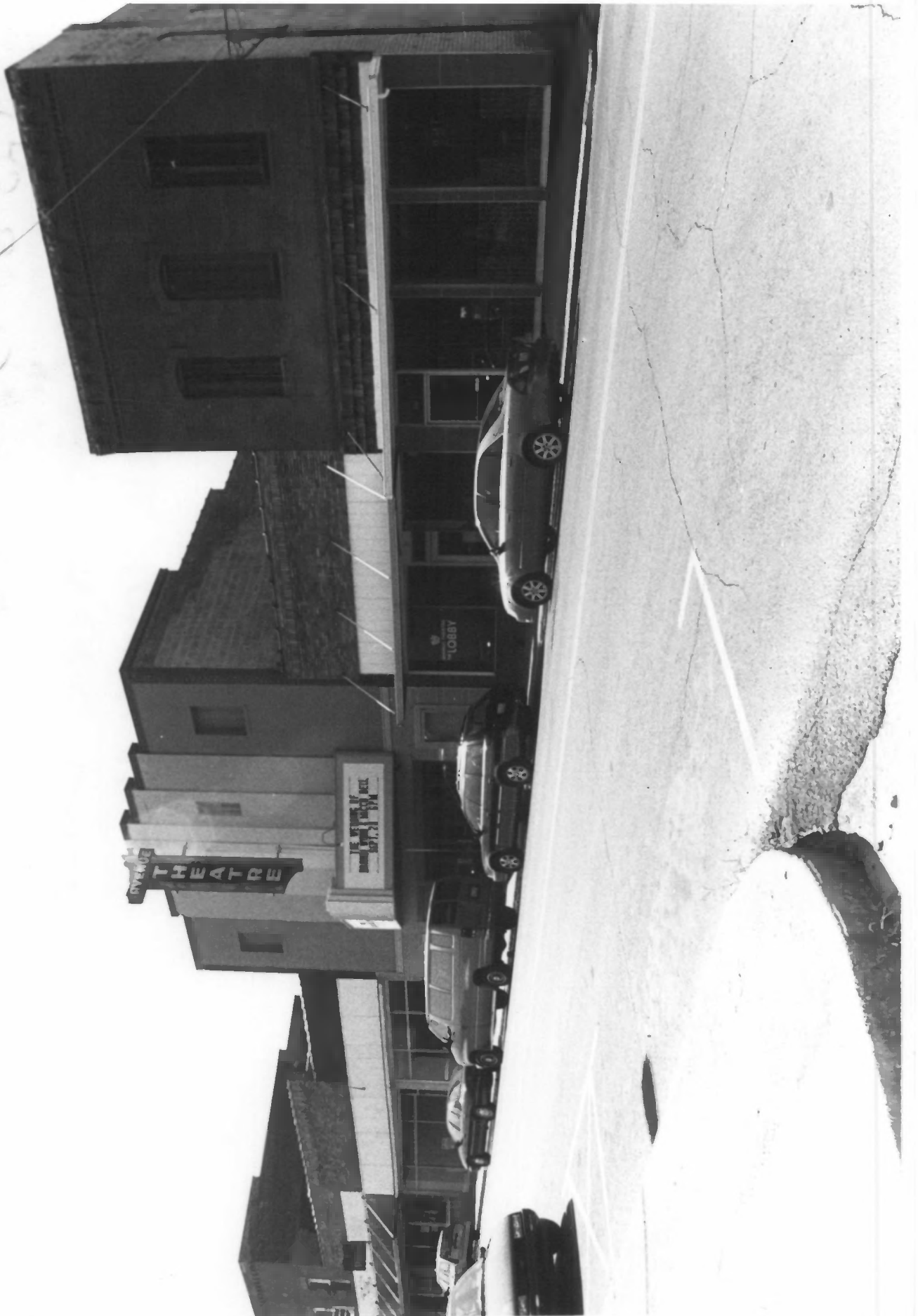
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LINK MOTOR SUPPLY CO.
Parts for All-Data Parts
TO PARIS

AUTO PARTS

WESTALL COUNTY
BURIAL HOME

L. L. L. Supply

LINK MOTOR SUPPLY CO.

NRH 2004 mps

United States Department of the Interior
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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 West Plains, 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 WEST PLAINS, MISSOURI: 1839-1952

D. Form Prepared by

name/title Becky L. Snider, Ph.D. [for Downtown West Plains, Inc (417) 256-4433]
organization Becky L. Snider Consulting LLC date February 2003
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.)

Mark A. Miles 06/02/03
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

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 West Plains, Missouri
Howell County, Missouri

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Howell County, Missouri

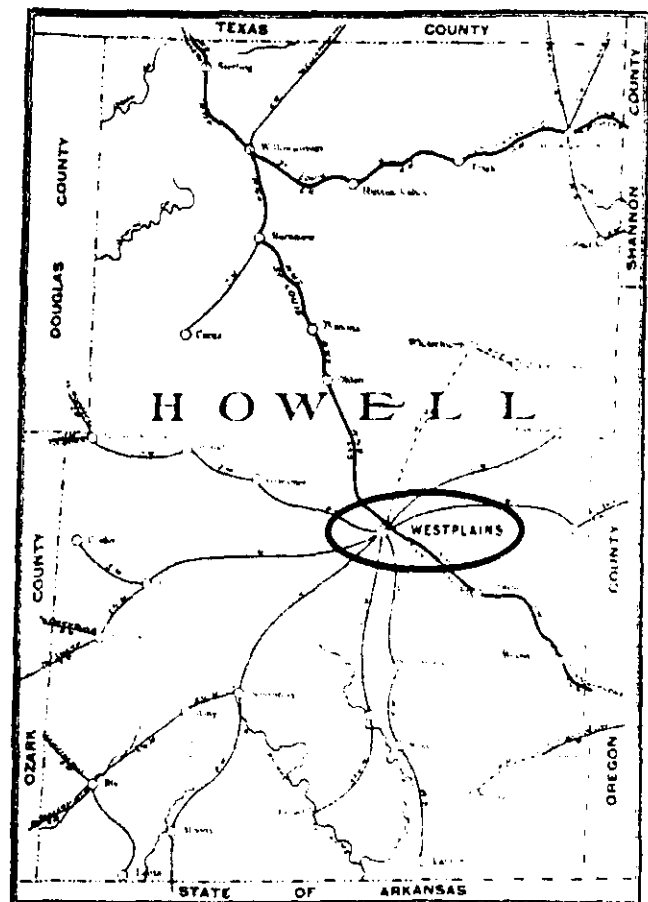
E. HISTORIC CONTEXTS

INTRODUCTION AND ORGANIZATION

The town of West Plains, in Howell County, Missouri is rich in historic resources dating from the mid-nineteenth century. It is located in the center of Howell County in the heart of the Ozarks. The town, which is the county seat of Howell County, is located approximately 25 miles north of the Arkansas border, and 100 miles southeast of Springfield, Missouri. West Plains began as a small trading post, but it grew into a livestock and agricultural trading center by the late-nineteenth century with establishment of a major railroad line through town in the early 1880s. Later, as the crossroads of three major highways, West Plains continued to thrive. Many of the town's most notable buildings resulted from its status as the governmental seat of Howell County and as the major commercial center for south central Missouri.

Figure One. County Map, 1904.

Source: The State of Missouri: An Autobiography by
Walter Williams, 1904, p. 407.



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West Plains' proximity to major transportation routes made it a convenient base for a wide variety of commercial enterprises. The Burlington Northern Railroad runs through town; the tracks are located to the north and east of the central business district. In addition, U. S. Highway 63, U. S. Highway 160, and State Highway 17 all converge at West Plains. Highway 63, which runs roughly north and south through Missouri, is located to the south and west of the commercial center. Highway 160 enters West Plains from the southwest, follows Highway 63 around the center of town and then continues on to the northeast. Highway 17 enters West Plains from the south, follows Highway 63 and Highway 160 around town, follows Highway 160 out of town, and then splits off and runs due north to Mountain View, Missouri.

West Plains' historic commercial center occupies a gently rolling stretch of ground directly south of the Burlington Railroad tracks. The commercial center is anchored by the Howell County Courthouse and radiates out to the north, west and east from the courthouse square. However, two corridors of newer commercial activity have also developed along Business 63, also known as Porter Wagoner Boulevard, northwest of the commercial center and around Southern Hills Shopping Center on Preacher Roe Boulevard, southwest of downtown. The campus of Southwest Missouri University at West Plains is located due west of downtown; the Civic Center is located to the east; and residential areas extend in all directions around the historic commercial center.

Downtown West Plains is laid out on a north-south grid, and it is organized around the Courthouse Square. (See Figure Two) The town plan chosen for West Plains, the Lancaster courthouse square, is unusual in Missouri. According to Marian M. Ohman, the author of Missouri Counties, County Seats and Courthouse Squares, "Missouri had seven Lancaster plans....Missouri's plans come from Madison, Greene, Stoddard, Osage, Cedar, Ripley and Howell counties. Six of the seven are found in the southern one-third of the state."¹ In her book, Twenty Towns, Ohman describes the features of the Lancaster plan, which is named after an eighteenth century model from Lancaster, Pennsylvania. She states "In this design only four streets open to the central square. They enter at the middle of the four blocks surrounding the central square rather than at the corners."² (See Figure Three.) In West Plains, the courthouse square itself is referred to as Court Square. The four streets that enter onto the square are Washington Avenue from the north, West Main Street from the west, Aid Avenue (also known as South Main) from the south, and East Main Street from the east.

The greatest concentration of historic commercial buildings is in downtown West Plains on the courthouse square and to the north along Washington Avenue between the square and Broadway. As a result, the survey that was done in 2000 focused on this central commercial corridor. This area also encompasses the majority of the original town of West Plains. The boundaries of the survey area also corresponded to the boundaries of the West Plains

¹ Marian Ohman, Missouri Counties, County Seats and Courthouse Squares, (Columbia, MO: University of Missouri Extension Division, 1983), p. 31.

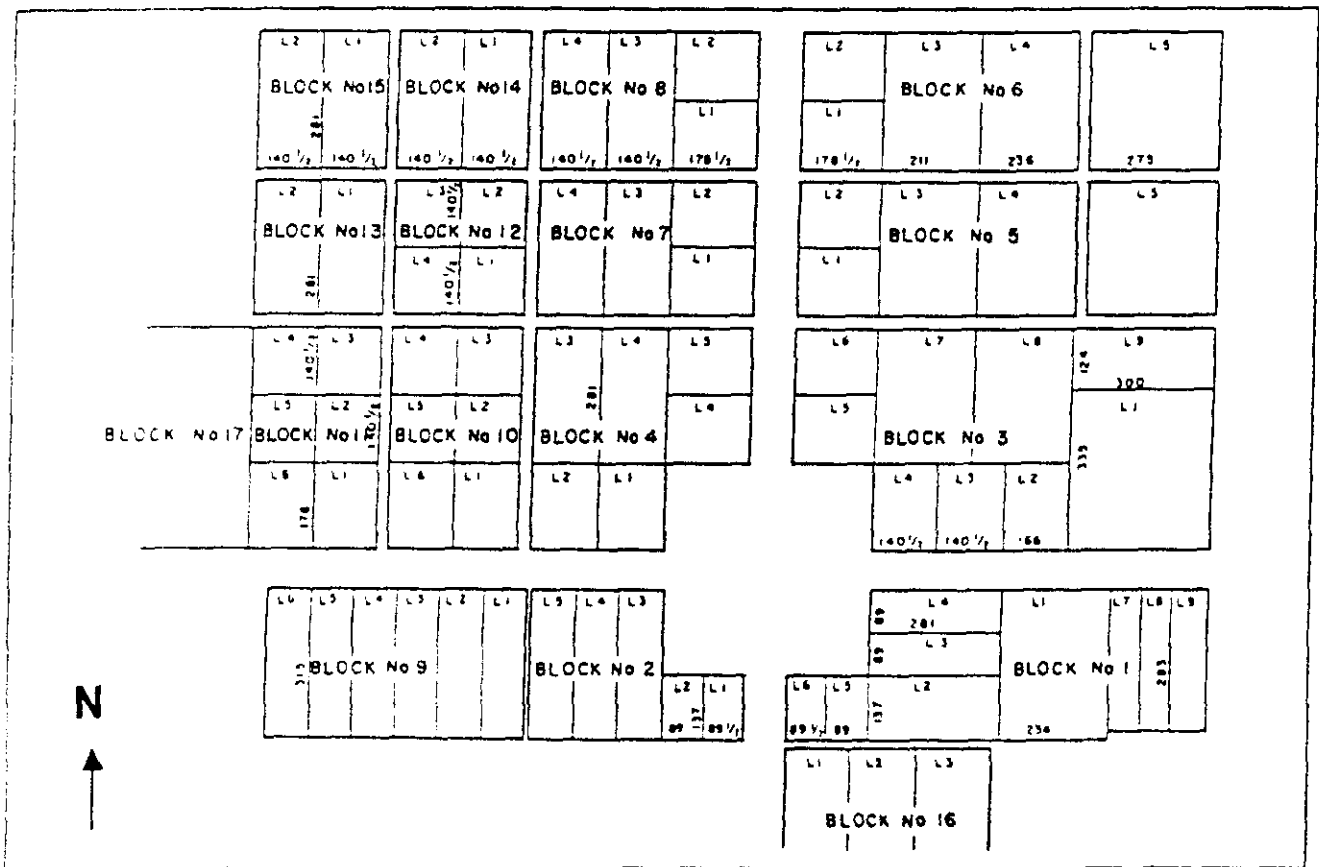
² Marian Ohman, Twenty Towns (Columbia, MO: University of Missouri Extension Division, 1983), p. 150.

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Figure Two. West Plains Original Town, platted 1858.
Source: Twenty Towns by Marian M. Ohman, 1985, p. 150.



West Plains 1858. Copy drawn in 1985.

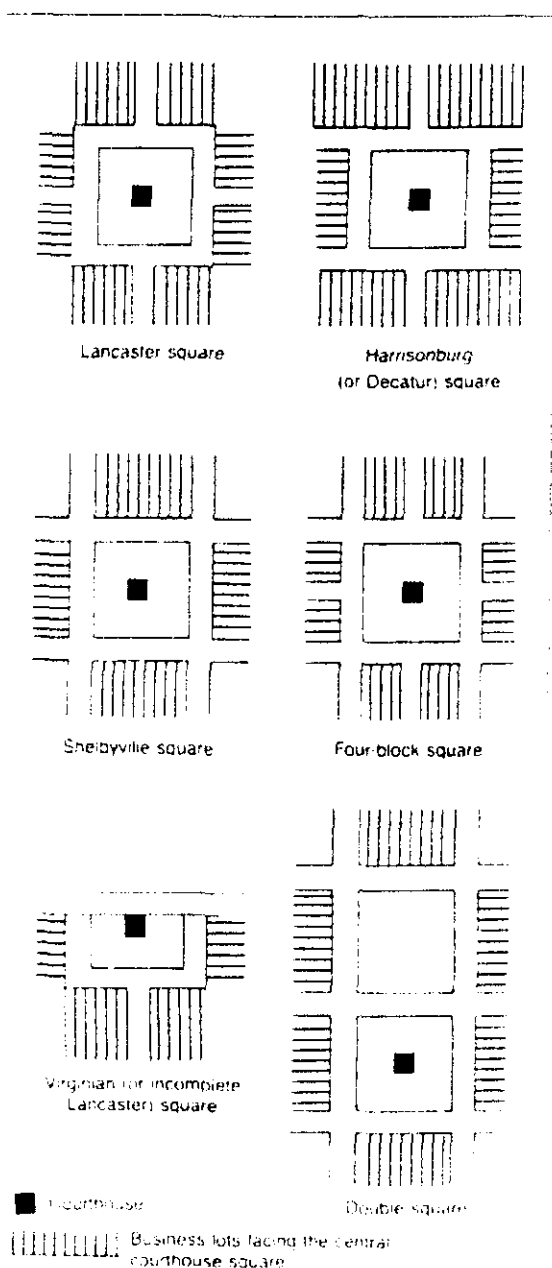
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Historic & Architectural Resources of West Plains, Missouri
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Figure Three. Types of central courthouse squares. Howell County's square follows the Lancaster square plan.

Source: Missouri Counties, County Seats and Courthouse Squares by Marian M. Ohman, 1983, p. 29.

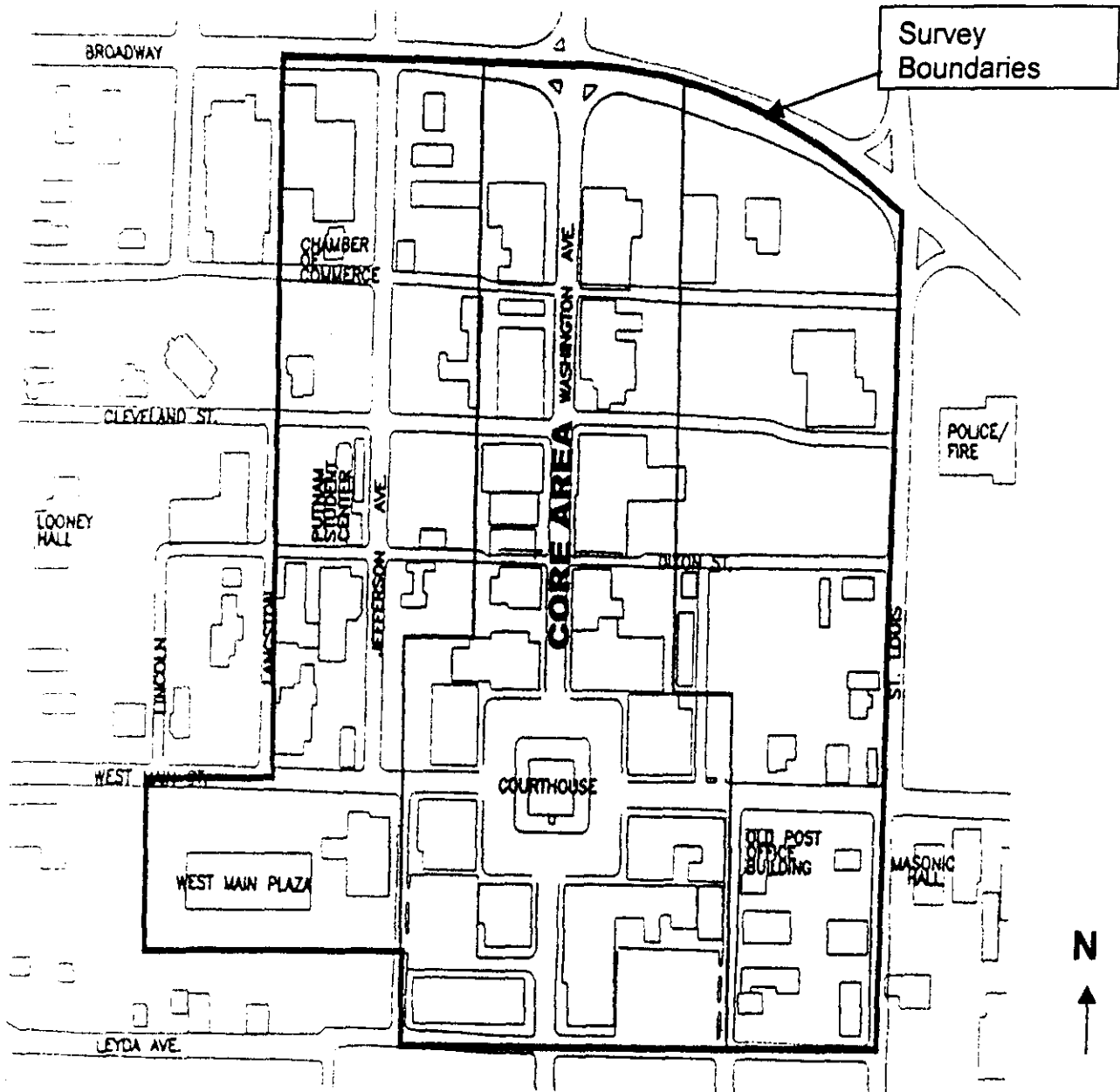


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Figure Four. Survey of Downtown West Plains, Survey Boundaries



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central business district, which was established in 1998, and to the boundaries of the "downtown district," which were recommended by Brenda Spencer, a preservation architect hired by the City of West Plains to work on downtown revitalization and design guidelines. (See Figure Four.)

As part of the survey done in 2000, 130 buildings in the downtown area were recorded and researched. The majority of buildings in the survey area are commercial buildings, but there are also a few houses and two churches within the survey boundaries. Fifty-eight of the 130 buildings surveyed were constructed between 1901-1952. Only two of the buildings in the survey area were constructed prior to 1883 while thirty-eight buildings were constructed between 1883 and 1900. Thirty buildings in the survey area were constructed after 1952.

Eighty-four buildings in the survey area were judged to be eligible for listing on the National Register either individually or as part of an historic district. Nineteen buildings in the survey area were specifically identified as individually eligible for listing on the National Register. Furthermore, it was determined that the core of the downtown area including the Courthouse Square and Washington Avenue contained a sufficient concentration of intact historic buildings to merit National Register designation as an historic district.

The Multiple Property Documentation form is being used to lay the foundation for the systemic nomination of historic resources throughout West Plains, Missouri. The multiple property listing "Historic and Architectural Resources of West Plains, Missouri is organized around the commercial architecture of the city. One historic context and one property type has been developed for this listing. Other property types were identified in the survey report but they were not presented in this cover document either because the resources have yet to be adequately surveyed, or the theme did not fall within the scope of this listing. Future amendments to this multiple property listing may develop these property types or other historic contexts. 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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NINETEENTH AND EARLY TWENTIETH CENTURY COMMERCIAL DEVELOPMENT IN WEST PLAINS, MISSOURI: 1839-1952

Settlement and Pre-Railroad Development: 1839-1882

West Plains' first period of development spans from 1839, the year the first permanent settlement was established, to 1882, the year before the railroad arrived in West Plains

The first permanent European settlement in the West Plains area dates to 1839 when Josiah Howell and his family came to Missouri from Smith County, Tennessee and settled in several locations around present day West Plains.³ Within the next few years, several more families moved into the area. In 1848, the area, then part of Oregon County, was surveyed and section lines were established. West Plains was established in 1850 with the opening of a post office in the home of Josephus Howell.⁴ However, the original plat for West Plains was not filed until 1858.

Oregon County circuit judge, John Woodside, named the post office West Plains because of its location in the plains west of Thomasville, the nearest town.⁵ Howell County was officially organized in 1857. "Benjamin Alsup, James Ellison and Joseph H. Russell were the first county justices, Joseph Howell the first clerk. Judge Woodside was the first circuit attorney."⁶ The first Howell County Courthouse, a small wooden building, was constructed on the square in West Plains in 1859.⁷ By 1860, census figures indicate that the county had a population of 3,169 and approximately 150 people had settled in West Plains.⁸ Howell's Addition, the first expansion to the original town of West Plains, was platted in 1860.

The state of Missouri was divided during the Civil War and Howell County, like many other counties in southern Missouri "was overrun by both the Union and Confederate armies."⁹ Howell Countians were divided in their sympathies, but Confederates outnumbered Unionists. Union sympathizers were at risk for their lives and were often forced out of their homes. Other residents of West Plains, both Unionists and Confederates alike, simply chose to leave the area. The growth that marked the 1850s ended abruptly with the onset of the Civil War. One history of the area noted that "by 1863, West Plains was a 'ghost town.' The curtains swung in the breeze,

³ Dorothea Reavis, "Howell County History: 1839-1866" West Plains Gazette Number 1, Spring and Summer, 1978. p. 23.

⁴ James W. Goodrich and Lynn Wolf Gentzler, eds. Marking Missouri History. (Columbia, Missouri: The State Historical Society of Missouri, 1998), p. 236.

⁵ Alice Carey Risley, "Pioneer Days in West Plains and Howell County" Missouri Historical Review, Vol. 23, no. 4, p. 575.

⁶ *Ibid.*, p. 576.

⁷ Marian M. Ohman, Encyclopedia of Missouri Courthouses, (Columbia, MO: University of Missouri Extension Division, 1981), n.p.

⁸ U.S. Bureau of the Census, Population Schedule for Howell County, Missouri, Washington, D.C., 1860. (Microfilm copies on file with the State Historical Society of Missouri.)

⁹ Reavis, p. 28.

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doors were standing open and weeds were waist high in the streets.”¹⁰ That same year renegades burned the town. According to local historian, Alice Carey Risley, “Not a house was left standing.”¹¹ The Howell County Courthouse was also destroyed.

West Plains’ former inhabitants returned and start rebuilding their homes and businesses in 1866. According to one history, at that time, “there were only 78 families living within the boundaries of Howell County.”¹² Despite its troubled beginnings, West Plains once again began to grow, and many new settlers made their way to the area. Although hostilities between residents continued after the war and were fueled by the widespread activities of the Ku Klux Klan in the area, time and the hardships of living on the pioneer helped residents put aside their differences. Captain William Monks, a Union Veteran, was the first to build a house in West Plains after the war.¹³ He served as head of martial law in Howell and Oregon counties. The second Howell County Courthouse, a small frame building south of the courthouse square was constructed by T.E. Britton in 1869,¹⁴

By 1870, West Plains was once again on the way to becoming the commercial center for Howell County. Its population had almost recovered to its pre-war number of 150, and it could boast “four retail stores, one whiskey dealer, one shoemaker, one tavernkeeper, two wagon makers, a blacksmith, a brick mason, one school teacher and three physicians.”¹⁵ By that date, the area’s first permanent newspaper, The South Missouri Journal, later known as the West Plains Journal, and the area’s first church, a Methodist church, also had been established. In 1873, the areas first two steam mills were erected. B.F. Olden and Sam A Risley, the publishers of The South Missouri Journal, along with J. H. Maxey established the first steam saw mill, and C. T. Bolin erected the first steam flouring mill in the area.¹⁶

Ten years after West Plains was resettled, the town’s population had increased more than 100 percent. The rapid recovery of the town was reported in the Missouri State Gazetteer and Business Directory of 1876-7, which listed the town’s population at 700.¹⁷ Census figures for 1880, which list West Plains’ population at 351, tend to contradict the population numbers published in the 1876-7 Gazetteer. Despite this discrepancy, West Plains’ population was clearly growing quickly. By 1890 census figures cite the town’s population as 2,091, an increase from the 1880 census numbers of more than 500 percent.¹⁸

¹⁰ Ibid., p. 28.

¹¹ Risley, p. 576.

¹² Dorothea Reavis, “Howell County History: 1865-1899” West Plains Gazette. Number 2, Spring, 1979, p. 9.

¹³ Ibid.

¹⁴ Ohman, Encyclopedia of Missouri Courthouses, n.p.

¹⁵ Terry Fuhman Hampton, “The History of West Plains: A Decade by Decade Account” West Plains Gazette, Number 30, Winter, 1987, p. 14.

¹⁶ Risley, p. 577

¹⁷ R. L. Polk & Co., Missouri State Gazetteer and Business Directory for 1876-7, (St. Louis: R. L. Polk & Co., 1987) p. 742.

¹⁸ U.S. Bureau of the Census, Population Schedules for Howell County, Missouri, 1880, 1890.

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Historic & Architectural Resources of West Plains, Missouri Howell County, Missouri

Despite the boom in West Plains' population and economy, the town was still very isolated in the 1870s. This fact is well illustrated by Terry Furhmann Hampton, the author of "The History of West Plains: A Decade By Decade Account." She states that:

In 1874, West Plains had eight stores, one hotel, one printing office, four churches, two schools (one private and one public), one steam flour mill, one good jail and one miserable courthouse....

With all the gold in Fort Knox one could not have obtained a store-bought dress. The only meat for the table was wild game. Butter, lard, beef or milk could not be bought in the stores. Coffee had to be transported overland by wagon, making it scarce and expensive. It was sweetened with honey or sorghum molasses.

Mail deliveries were supposed to be made twice a week, if the creeks weren't up or the mail contractor's time hadn't expired before the new one materialized.¹⁹

In the late-1870s, the Kansas City, Fort Scott and Memphis Railway Company began laying tracks through southern Missouri. The original route called for the railroad to go through Willow Springs, White Church, Peace Valley and Thayer in Howell County, bypassing West Plains. A group of prominent West Plains citizens, including Judge B. F. Olden, O. H. P. Catron and B.F. Bolin journeyed to Kansas City and lobbied for the tracks to pass through West Plains. They were successful and "put West Plains on the map."²⁰

Although the West Plains section of the railroad would not be finished until 1883, the anticipation of its arrival brought many new settlers to the area in the late 1870s and early 1880s. Two additions to West Plains were platted in 1882. Foust's Addition, which included part of Washington Avenue, extended the boundaries of the town north to the railroad tracks; Johnson and Catron's Addition expanded the town westward. (See Figure Five.)

Many new businesses were established in West Plains during this period, but the town's remote location made obtaining consumer goods as well as building materials very difficult. All of the buildings constructed during the town's first period of development were either log or frame construction, but even those building materials had to be acquired elsewhere or cut down and milled by the builder. The town's first lumberyard was not established until 1882. Furthermore, many of the commercial buildings that were constructed prior to the 1880s were not very substantial, and fires claimed many buildings.

¹⁹ Hampton, p. 20-21.

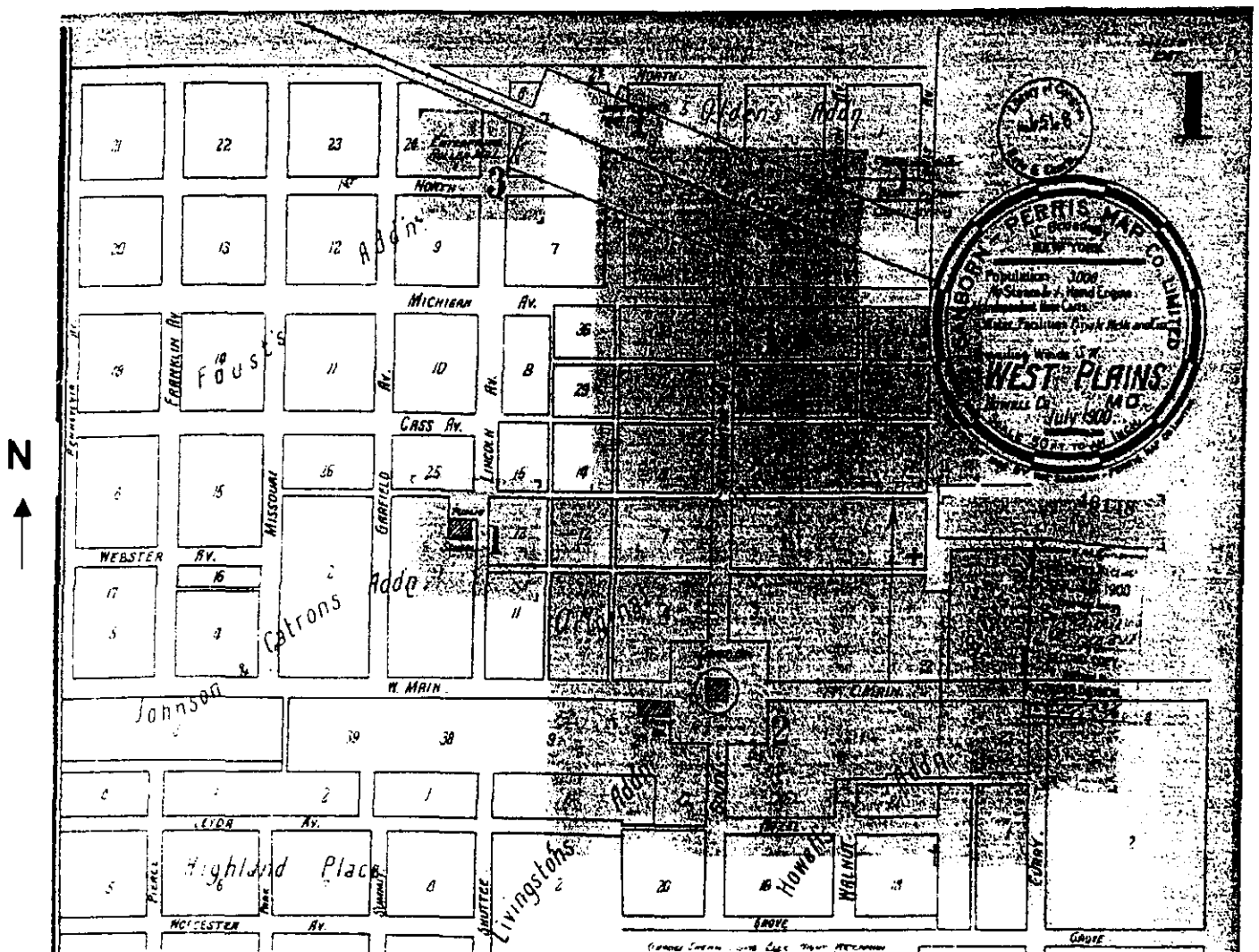
²⁰ Michael Cochran, "The Advent of the Railroad" West Plains Gazette, No 16, March-April 1982, p. 14.

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Figure Five. Sanborn Fire Insurance Map for West Plains, Missouri, 1900.
Source: Sanborn Map Company. (In the collections of Ellis Library, University of Missouri-Columbia)



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Figure Six. The groundbreaking ceremony for the new courthouse, constructed in 1883. The buildings in the background were on the east side of the square.
Source: West Plains Gazette, No. 30, Winter 1987, p. 23.



Railroad Era: 1883-1899

West Plains' second period of development spans from 1883, the year the railroad arrived in West Plains, to 1899. During this period, the town experienced a boom in both commercial and population growth that was never again to be matched. West Plains' population increased more than 800% between 1880 and 1900.

The arrival of the railroad to West Plains in 1883 was an event that was greatly anticipated; it changed the lives of West Plains' citizens, and it was directly responsible for the town's future prosperity. The tracks laid through West Plains in 1883 were not only the first railroad tracks to the town, but also they were the first tracks laid to the entire south central Missouri area. As Terry Furhmann Hampton notes in The History of West Plains: A Decade by Decade Account,

Until the railroad came, West Plains was isolated. It was at least a three-day journey by wagon to the nearest railroad at Rolla or to meet steamboats coming up the White River as far as Norfolk in Arkansas.²¹

²¹ Hampton, p. 22.

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The coming of the railroad meant that southern Missouri citizens could travel more easily to other destinations throughout the state and the country, and also commercial goods could be bought and sold more readily. The arrival of the Kansas City, Fort Scott and Memphis in February, 1883 resulted in a period of enormous growth and prosperity for West Plains.²² It also set off a building and commercial boom in the small rural community that has never again been matched.

Between 1880 and 1890, Howell County's population increased by 10,000, and many of the immigrants to the area settled in West Plains. According to census figures, the town's population jumped from 351 in 1880 to 2,091 in 1890.²³ One local historian noted that "after the coming of the railroad in 1883, new settlers emigrated into this area at an almost unbelievable rate, and vacant houses were almost impossible to find."²⁴

In response to the enormous growth, West Plains began to expand in all directions. Many of the men responsible for bringing the railroad to West Plains, including prominent West Plains citizens such as O.H.P. Catron, and B.F. Olden, expanded their land holdings and platted additions. Three additions to the town of West Plains were platted by local landowners, between 1884 and 1890. Olden's Addition, which is due north of the courthouse square on the north side of the railroad tracks, was platted in 1884; Reese's Addition, which is due east of the square, was platted in 1888; and Livingston's Addition, which is southwest of the square, was platted in 1890. (See Figure Five.)

Although many settlers to West Plains came simply in search of a better life, many came in response to the opportunities that a burgeoning town offered an entrepreneur. New businesses of all types sprang up in and around West Plains in the late 1880s and early 1890s. Gradually, the rough conditions of the frontier were replaced by the amenities of a bustling town. Not only were the necessities of life readily available, but also luxuries such as jewelry and musical instruments could be purchased in West Plains. Furthermore, West Plains grew from a trading post for the agriculturally-based local community into the major commercial center for south central Missouri. By 1890, West Plains had:

2 banks; 1 college; 4 hotels; 2 saloons; 1 railroad depot; 1 sawmill; 7 doctors; 2 nurseries; 2 laundries; 6 shoe shops; 1 cafe; 8 grocery stores; 8 churches; 2 gunsmiths; 16 lawyers; 1 woolen mill; 1 cooper's shop, 2 brickyards; 1 pool hall; 1 dentist; 1 marble shop; 2 notion stores; 2 jewelry stores; 2 flouring mills; 1 broom factory; 3 barber shops; 3 school houses; 3 livery stables; 7 meat markets; 3 harness shops; 3 tinsmiths; 2 drygoods stores; 4 millinery shops; 3 clothing stores; 7

²² The Kansas City, Fort Scott and Memphis Railway Company was absorbed by the St. Louis and San Francisco Railway Company (Frisco) in 1901. Michael Cochran, "The Advent of the Railroad," West Plains Gazette. Number 16, March-April, 1982, p. 16.

²³ U.S. Bureau of the Census, Population Schedules for Howell County, Missouri, 1880, 1890.

²⁴ Dorothea Reavis, "Howell County History: 1900-1908" West Plains Gazette, Number 3, Summer, 1979, p. 29.

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secret societies; 1 second-hand store; 5 real estate offices; 3 hardware stores; 5 blacksmiths; 1 bedspring factory; 1 photography studio; 1 boot and shoe store; 44 brick buildings; 1 candy store and bakery; 6 combination drygoods and grocery stores; 1 feed store and implement company; numerous boarding houses; 2 foundries and machine shops; 3 planing mills and lumber yards; 1 music store and sewing machine shop; 2 furniture and undertaking establishments; 1 daily, 1 bi-monthly, and 2 weekly newspapers.²⁵

Prior to the construction of the railroad, the majority of the commercial buildings were located around the central square. With the arrival of the railroad in 1883, the development on the courthouse square continued and many frame buildings were replaced with handsome brick commercial buildings. In addition to the development of Court Square, the siting of the railroad tracks and the placement of the depot at the end of Washington Avenue on the north edge of downtown encouraged the establishment of businesses along Washington Avenue. As a result, Washington Avenue soon became the major commercial thoroughfare in West Plains.

Figure Seven. Washington Avenue in the 1880s.

Source: West Plains Gazette, No. 30, Winter 1987, p. 25.



Washington Avenue in the early 1880s. The new railroad bed can be seen in front of the original depot (the building that appears to be in the middle of the street).

The West Plains Bank, was one of the businesses that erected a new building on Washington Avenue in 1883. On April 13, 1883, a small group of West Plains businessmen, who recognized the important role the railroad would play in the development of their town, met to

²⁵ Hampton, p. 26 (based on information from an article published in 1890 in the Howell County Gazette.)

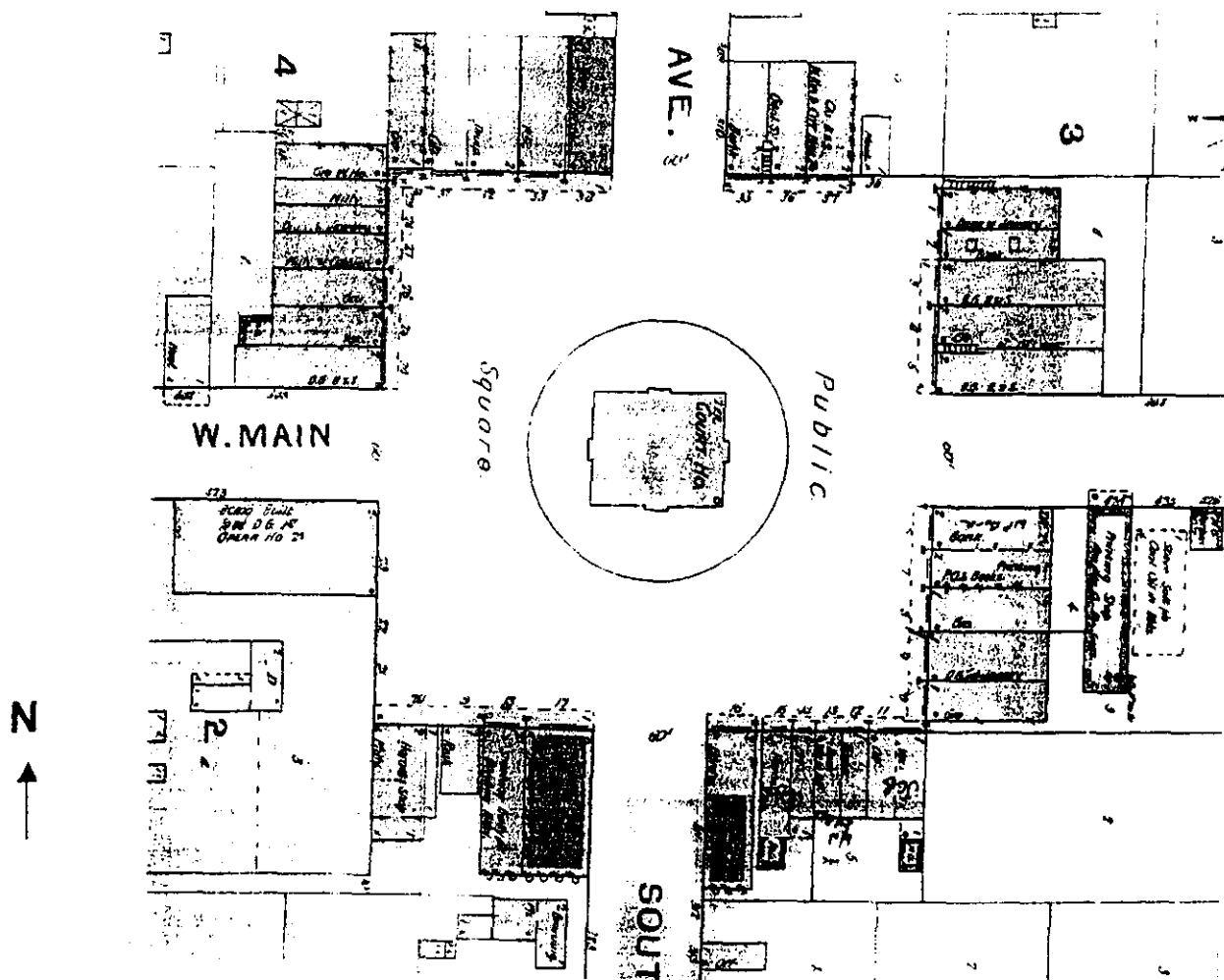
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organize the town's first bank. "The main backers of the venture were B. F. Olden, O.H.P. Catron, T. J. Whitmire, H. T. Smith, and J. L. Thomas. They, along with a few other minor stockholders, raised \$15,000 capital, the amount required by state law to open a bank."²⁶ These men were not only prominent businessmen in West Plains, but also they were responsible for much of the town's development in the late nineteenth century. The new bank, erected by the year's end, stood as an early example of the new prosperity West Plains and other towns along the railroad were experiencing. Furthermore, it was one of the first brick buildings in town and was the first brick building to be constructed on Washington Avenue. That building was listed on the National Register in 2001.

Figure Eight. Sanborn Fire Insurance Map for West Plains, Missouri, 1893.
Source: Sanborn Map Company. (In the collections of Ellis Library, University of Missouri-Columbia)



²⁶ Toney Aid "Receivable in Payment of All Dues," *West Plains Gazette*, No. 2, Spring 1979, p. 24.

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Ten years after the arrival of the railroad, West Plains had changed dramatically. By 1893, the year the first Sanborn map for West Plains was published, the West Plains Courthouse Square was beginning to demonstrate the prosperity of the town. (See Figure Eight.) In the center of the square was the county's new three-story brick courthouse, which had been designed in the Second Empire style by noted Missouri architect Henry Hohenschild, and was completed in 1884. Around the perimeter of the square, all of the frame commercial buildings, that had been built in the 1870s, had been replaced by substantial brick buildings. Furthermore, by 1893, all of the blocks along Washington Avenue between the square and the railroad tracks had some kind of development on them. In contrast to the square, however, Washington Avenue was a mix of residential and commercial development, and the buildings were predominately of frame construction.

On almost a weekly basis in the late 1890s, announcements in the local newspapers noted the commencement of or progress on the construction of new buildings in downtown West Plains. One such announcement in the October 25, 1896 Howell County News noted that "Half a dozen or more new brick buildings will be erected on Washington Avenue within a few months."²⁷ Occasionally, the contractor, carpenter or mason working on the project would be noted in the newspaper announcement. Although only four carpenters and two brick contractors were listed in the 1893 Missouri State Gazetteer and Business Directory, many more were undoubtedly working in West Plains at the time. Several contractors and builders were not listed in the Gazetteer, but they had advertisements for their services in the local papers during this period.

Contractor Tom Hyder appears to have built many of the brick buildings constructed in downtown West Plains in the 1890s. His name appears frequently in the announcements for new construction projects. An announcement in the August 2, 1895 Howell County News noted that "E. J. Hendrix is arranging to have a building erected on his lot on Washington Avenue. Tom Davis and Tom Hyder have the contract."²⁸ The building mentioned in the announcement appears to be the one story brick building at 305 Washington Avenue. The buildings directly to the north and south of this building (301 and 305A Washington) and the building at 307A Washington Avenue are also probably the work of Hyder as the brickwork on all of the buildings is almost identical.

Two of the most impressive commercial buildings constructed on the Courthouse Square during the Railroad Era, the Alsup/Risley/Skillman Block and the Catron Opera House, are extant. The Alsup/Risley/Skillman Block, located on the northwest side of the square at 24-27 Court Square is the only one of the large commercial blocks constructed in the late nineteenth century to survive today. Two other large commercial blocks, the Dixon Block and the Langston Block, succumbed to fire in the early twentieth century. Even though each section of the Alsup/Risley/Skillman Block was owned by a different businessman, the building has a common

²⁷ Howell County News, October 25, 1896, p. 3.

²⁸ Howell County News, August 2, 1895 p. 3.

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facade with a continuous cornice which appears to be original. Each section is delineated by the style of the cast iron lintels over the second floor windows.

The Catron Opera House Building, located at 36 Court Square across the square from the Alsup/Risley/Skillman Block, was constructed in 1893 for O.H.P. Catron and Thomas Johnson. According to the Sanborn fire insurance maps, the opera house was known as Johnson's Opera House from 1893 until the early twentieth century. Thomas Johnson and O.H.P. Catron jointly owned a great deal of property in West Plains in the late nineteenth century and together the two men platted Johnson and Catron's Addition to West Plains. The opera house was used for theatrical productions, movies and graduations until the 1920s, and the West Plains Post Office was located on the first floor of the building in the early decades of the twentieth century. In the early 1940s, the opera house served as the armory. From the mid-1940s until recently, the opera house has been vacant. However, the entire block of buildings on the southwest side of the courthouse square are currently being rehabilitated and the opera house will

Figure Nine: The Alsup/Risley/Skillman Block, ca. 1914.

Source: West Plains Gazette, Volume 1, Number 1, Spring and Summer 1978, p. 57.



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once again be used for public events. The Catron Opera House Building is one of the few extant nineteenth century second floor opera houses in Missouri.²⁹ Although the stage no longer exists, the auditorium and gallery are still intact. The building also represents one of the largest and most impressive buildings on the West Plains Courthouse Square.

By the late 1890s, the demand for commercial space on the Courthouse Square was so great that several enterprising businessmen developed a way to create more frontage onto the square. The corners of the square were opened up and pedestrian alleys or "arcades" were created. Not only did this provide more access to the square, but also it, essentially, made more lots located on the square. Three of the four West Plains arcades were created and developed in the years just prior to the turn of the century. Evans Arcade, located in the southeast corner of the square was developed by Judge W. N. Evans. Luster Arcade, located in the northeast corner of the square was developed by attorney C. R. Luster. Catron Arcade, located in the southwest corner of the square, was developed by banker/businessman O.H.P. Catron. However, a parking lot now exists in place of the buildings on the Catron Arcade. The fourth arcade, Elledge Arcade was developed in 1913.

One of the most intact commercial buildings in downtown West Plains is located on the Luster Arcade. The L. D. Harlin Building, at 2 Luster Arcade, retains its original brick cornice, wooden storefront, and cast iron sill. It was constructed in 1899 as a barbershop for L. D. Harlin and Will McBride.

L. Dewey Harlin was one of eight brothers in the Harlin family. Although Dewey only operated his barbershop in West Plains for a short time before he left town to pursue other interests, his older brothers, Tan and James Harlin became extremely successful businessmen in town. In 1904, Tan and James Harlin became founding stockholders in the Reed-Harlin Grocery Company and four years later, the brothers purchased controlling interest in the Howell County Bank which was located in West Plains. James Harlin served as mayor of West Plains for more than 30 years.³⁰

The prosperity that many West Plains businessmen attained as a result of town's booming population and economy is demonstrated by the grand Victorian houses they had constructed during the Railroad Era. Some of the town's finest residences, including the Samuel J. Langston House (ca. 1884) at 117 Langston Street and the Ben Holloway House (ca. 1889) at 209 Aid Avenue, were built during this period on lots just beyond the major commercial area.

Two of the three churches extant in the downtown area were also constructed during the Railroad Era. As in most communities, they are among the most elaborate buildings in town. The First Presbyterian Church and All Saints' Episcopal Church were constructed within a year of each other and both exhibit Gothic Revival styling, most notably in the form of pointed arch window and door openings. The First Presbyterian Church, located at 116 Aid Avenue and constructed in 1887, is a sophisticated brick Gothic Revival side steeple church. In contrast, All Saints'

²⁹ This information is based on an unpublished inventory of historic theatres in Missouri compiled by the author.

³⁰ Michael Cochran, "The Harlin Brothers: An Ozark Dynasty," *West Plains Gazette*, No. 8, Fall 1980, pp. 13-31.

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Episcopal Church, located at 107 South Curry St. and constructed in 1888, is a small Carpenter Gothic frame church. It is, however, one of the few churches of this style extant in Missouri.

Community Development Era: 1900-1952

West Plains' third period of development spans from 1900 to 1952. During this period, growth was steady, and numerous public improvement projects modernized the town. Despite the upheaval of two world wars and a major explosion in West Plains, this period is marked by stability and general prosperity.

While the Railroad Era in West Plains is remembered as a time of great excitement, enormous population growth and widespread commercial development, the third period in the town's history was a time of stability and community development. During the first decade of the twentieth century, commercial development in West Plains continued at a steady rate. However, during this same period, population growth leveled off dramatically. Census figures for 1910 reported only 12 more residents in West Plains than were counted in 1900.³¹ Despite this downturn in the population growth of the town, a steady number of new buildings continued to be erected and new businesses continued to be established in West Plains throughout the first half of the twentieth century. Furthermore, numerous public improvements were made possible by the town's continued prosperity in the early decades of the twentieth century. In contrast to the Railroad Era, which saw the construction of many of West Plains' finest commercial buildings, many of the most notable buildings erected during the Community Development Era were public buildings.

In 1900, the West Plains Chamber of Commerce was organized, and shortly thereafter, West Plains' commission form of government, one of the first of its kind in the state, was formed.³² With the development of a system of local government in West Plains came a number of public improvements in the early decades of the twentieth century. Although the town had already begun to benefit from the public utilities that were established in the late 1890s including telephone service, electric lighting, home mail delivery, these services were improved and new services such as a public waterworks were installed in West Plains in the early 1900s.

When the State Capitol burned in 1911, Col. Jay Lynn Torrey and twenty-seven area businessmen joined the long line of groups from all over the state that tried, unsuccessfully, to have the capitol moved to their town. In addition to this disappointment, the decade of the teens in West Plains was also marred by the emotional devastation of World War I. Despite these setbacks, West Plains continued to grow. The town square was paved in 1914; a city swimming

³¹ West Plains population in 1900: 2902; population in 1910: 2914. U.S. Bureau of the Census, Populations Schedules for Howell County, Missouri, 1900, 1910.

³² Catherine Castner, "West Plains: Yesterday and Today," in 100th Anniversary, West Plains, MO Centennial, June 15-21, 1952, West Plains: Quill Print, 1952, n.p.

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setbacks, West Plains continued to grow. The town square was paved in 1914; a city swimming pool was constructed in 1915; and the town's electrical system was connected to a hydroelectric generating plant in 1916.

Two of West Plains' most notable buildings, built by two of the town's most prominent businessmen, were constructed in the 1910s. In 1912, W. J. Zorn, the owner/editor of the Howell County Gazette, had the building at 102 Leyda Street constructed to serve as the offices of the newspaper. The building's corner entrance which is topped by a conical roofed oriel, and its elaborate stone detailing make it one of the most impressive and most memorable buildings in West Plains. A year later, the Aid Hardware Building, located at 1 Court Square was built.

In the late 1880s, C. T. Aid, a first generation American of German descent, was persuaded by William A Cook, a sales representative for Norval Hardware Supply, to partner with him in opening a hardware store in West Plains. The Aid and Cook Hardware Store opened in a building on the Courthouse Square in 1888. Five years later, Cook left the partnership and the store became Aid Hardware. Not only did C. T. Aid become a successful businessman in West Plains, but also, "the Aid family became one of the most prominent names in West Plains. C. T. Aid served as Mayor of West Plains and later served as President of the Chamber of Commerce that he helped organize."³³ The original Aid and Cook Hardware building, which was constructed in 1888, burned in 1912, but a new, bigger Aid Hardware Building was constructed in the same location the next year. Although the hardware store closed in 1998, the building, which is one of the largest buildings on the Courthouse Square, is still owned by the Aid family.

Figure Ten. The southeast side of the square, ca. 1916.
Source: West Plains Gazette, Number 11, March-April 1981, p. 31.



³³ James Newton. "Aid Hardware Serving the Community for over a Century," *Ridgerunner*, No. 12, Fall 1990, p. 6.

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seen in Howell County in 1901. Although, at the time, it was quite a novelty and was received with much skepticism, it would only be a few years before West Plains' citizens began to purchase their own automobiles. A circa 1916 photo of downtown West Plains, shows the square jammed with automobiles. (See Figure Ten.) By the early 1920s, road building became a major focus for the economic development of the town. Not only did city officials work to improve the roads in town, but also the local farm-to-market roads. These efforts, coupled with the construction of the State Highway 63 through West Plains, helped to boost West Plains' status as an agricultural and livestock trading center, increased tourism, and it made the town an attractive manufacturing base.

In the early twentieth century, Howell County was one of the leading fruit-growing regions in the country and it was among the country's leaders in the number of peach orchards. Howell County fruit won several gold medals at the 1904 World's Fair in St. Louis and West Plains prospered from the large volume of fruit shipments from the area. Although this industry faltered in the 1920s as a result of several seasons of poor weather, a railroad strike and prohibition, many of the area's farmers found new prosperity in raising feeder pigs and West Plains found its niche in the livestock industry. In the 1930s, regular auction facilities were constructed in West Plains and by the late 1950s, West Plains feeder pig market was said to be the largest in the region. Eventually, West Plains grew into the "Feeder Pig Capital of the World."³⁴

West Plains convenient location on a major railroad line and several highways attracted a wide variety of manufacturers to the town in the early twentieth century. A number of dairy-related factories including the McCluer Cheese Company and the Midwest Dairy Products Corporation were established in West Plains during this period. However the largest factory to open during this period was that of the International Shoe Company which opened in 1946.

A chance stop in West Plains by two International Shoe Company representatives on the way to Batesville, Arkansas, to discuss the possibility of establishing a factory there, led to the company's decision to locate in West Plains instead. The representatives had stopped at the J.C. Penney store, an outlet for their shoes; and the president of the West Plains Chamber of Commerce, also Penney's store manager, quickly called a chamber meeting.... The company first moved into the PWA-built armory and used that facility until they moved into their new building. They dedicated the new building May 17, 1946 at which time there were 289 employees. Ten years later analysts attributed a fifty percent increase in West Plains retail sales, primarily due to the influence of the shoe factory.³⁵

³⁴ Jim Cox, "The National Feeder Pig Festival or How West Plains Became the Feeder Pig Capital of the World," West Plains Gazette. Number 11, March-April 1981, p. 37.

³⁵ Marian M. Ohman, Twenty Towns: Their Histories, Town Plans and Architecture. (Columbia, MO: University of Missouri - Columbia Extension Division, 1985), pp. 107-108.

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The twenties were a decade of recovery in West Plains as in most towns across the nation. In the aftermath of the war, West Plains focused on ways to revive its economy. Mayor James P. Harlin led the town in this effort. Harlin served his first term as mayor between 1906 and 1908. In 1914, he was again elected to serve as mayor a position he would maintain continuously until 1944. When he retired, Harlin held a national record for years in office.³⁶

On Friday, April 13, 1928 "the single most significant event in the history of West Plains" occurred.³⁷ An explosion in the Bond Dance Hall Building on East Main Street rocked downtown West Plains. The explosion killed thirty-seven, injured twenty-two, completely destroyed three brick buildings, and damaged almost all of the other buildings on Court Square. The brick courthouse was also damaged in the explosion and was deemed unusable. According to Terry Fuhrman Hampton, author of "The History of West Plains: A Decade by Decade Account,"

"The courthouse was vacated after the explosion and for a period of eight years Howell County's offices were re-located in various buildings throughout West Plains – in the old Methodist Church on Washington Avenue, in banks, the Catron Opera house and other businesses."³⁸

Figure Eleven: View of Downtown West Plains After Dance Hall Explosion
Source: West Plains Gazette, Volume 1, Number 1, Spring & Summer 1978, p. 13.



³⁶ Hampton, p. 32.

³⁷ "The West Plains Explosion" West Plains Gazette, Number 1, Spring and Summer, 1979, p. 11.

³⁸ Hampton, p. 46.

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The middle decades of the twentieth century were marked by the shared tragedies of the nation – the stock market crash, the Great Depression and World War II, but it was also a time of continued development in West Plains. World War II cast a shadow over the nation in the 1940's, but one local historian noted "the economy was turning around from the depression years because of increased production of war materials and when the war finally came to an end, there was a new found prosperity."³⁹

During this period, many of the town's most important public buildings were constructed with help from the federal government. In 1931, the government constructed the town's first freestanding post office building on West Main Street. This building, located at 204 East Main is one of the of the best examples of Classical Revival styling in West Plains. The Masonic Temple, located one block east and constructed ca.1940, is a more restrained Classical Revival building.

Two Public Works Administration construction projects, the fourth Howell County Courthouse and the West Plains Armory Building (ca. 1940) helped keep many local workers employed during the depression years. These two buildings, along with the Avenue Theatre, which was constructed at 307 Washington Avenue in 1950, are among the few Art Deco style buildings in West Plains.

In 1929, Howell County officials contracted Springfield architect, Earl Hawkins, to design a new courthouse. However, financing for the building was not secured until six years later. In 1935, Howell County voters approved a \$50,000 bond issue, which would be matched by a \$45,000 federal grant.⁴⁰ Although alternate sites for the new courthouse were considered, the Howell County Courthouse, which opened in June 1937, was constructed in the middle of the courthouse square on the same site as the previous courthouse. The courthouse, designed by Hawkins in the Art Deco style, is three stories tall, 82-foot square, and is constructed of Carthage stone. The cube-like building, with its chevron motifs and geometric detailing, stands in sharp contrast to the Victorian buildings on the courthouse square.

West Plains continued to thrive throughout the second half of the twentieth century. and now serves as a commercial, medical and cultural hub for south central Missouri. A 42-bed hospital, which opened in 1959, has expanded into a comprehensive medical center; the West Plains campus of Southwest Missouri State University continues the tradition of higher education in West Plains, and Civic Center West Plains brings thousands people from neighboring communities to town for sporting and cultural events, and brings tourists to town for conventions, trade shows and meetings.

³⁹ Hampton,, p. 48.

⁴⁰ Marian Ohman, Encyclopedia of Missouri Courthouses, (Columbia, MO: University of Missouri Extension Division, 1981), p. 92.

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Chronology of Notable Events

- 1821 Missouri becomes a state.
- 1839 First permanent settlement in the West Plains area established by Tennessean Josiah Howell and his family.
- 1848 The Howell County area was surveyed by the U.S. Government and section lines were established.
Post office established in the home of postmaster, Josephus Howell.
West Plains founded.
- 1857 Howell County organized.
- 1860 Population of Howell County – 3,169; West Plains – 150
The town's first expansion, Howell's Addition, was platted.
- 1863 West Plains abandoned due to large amount of hostile activity in the area.
The town of West Plains was burned to the ground by three or four guerillas led by a man named Watson.
- 1865 Settlers returned to West Plains and began to rebuild.
- 1866 Howell County reorganized by the State government.
Captain William Monks was the first to build a house in West Plains after the war.
Monks was appointed head of "Martial Law" in Howell and Oregon County
- 1868 First newspaper in the county, The Type of the Times, established by Captain E. F. Hynes.
- 1870 The first permanent newspaper in Howell County, The South Missouri Journal, later known as West Plains Journal established.
Population of Howell County – 4,218, West Plains - 150.
- 1880 Howell County population - 8,814.
West Plains population – 351.

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- 1882 Johnson and Catron's Addition and Foust's Addition platted.
Sam Henry established a lumberyard in West Plains.
- 1883 Kansas City, Fort Scott and Memphis Railroad constructed through West Plains.
2nd Howell County Courthouse constructed.
West Plains becomes a 4th class city.
First bank in Howell County, West Plains Bank, established.
Telegraph service began in West Plains
- 1884 Olden's Addition platted.
- 1890 Howell County Bank established.
Howell County population – 18,618, West Plains – 2,091.
West Plains College founded.
Four newspapers in operation in West Plains.
- 1893 Catron Opera House constructed.
- 1895 First National Bank established.
A fire destroyed several buildings on the southeast side of the square.
- 1900 Howell County population – 21,834; West Plains population – 2,902.
West Plains Chamber of Commerce organized.
- 1901 First automobile motors into West Plains.
- 1903 City waterworks system installed.
First steam saw mill in Howell County built by B.F. Olden, J. H. Maxey, and Sam A.
Risley.
First steam flouring mill in Howell County built by B. F. Olden.
- 1906 "West Plains was in the midst of a construction boom."
- 1910 Howell County population – 21,065, West Plains population – 2914.
- 1913 Gazette Building erected by Will H. Zorn.
Aid Hardware Building burned and was rebuilt on the same site.
- 1914 James P. Harlin began his second term as mayor of West Plains.
Central High School constructed.

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- 1920 Howell County population – 21,102, West Plains population – 3,178.
- 1928 Farmers Savings State Bank organized.
Four banks operating in West Plains.
West Plains explosion kills 37, injures 22, destroyed 3 buildings, and rendered the courthouse unusable.
- 1930 Howell County population – 19,672; West Plains population 3,335.
- 1931 West Plains Post Office moves from the Catron Opera House to a new building on West Main.
- 1936 3rd Howell County Courthouse constructed.
- 1940 Howell County population – 2,227, West Plains population - 4026.
- 1944 After serving 30 consecutive years as mayor of West Plains, James P. Harlin retired.
- 1950 Howell County population – 22,725; West Plains – 4,918.
- 1959 West Plains Memorial Hospital (now Ozarks Medical Center) opened.
- 1960 West Plains population – 5,836.
- 1970 West Plains population – 6,893.
- 1980 West Plains population – 7,741.

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Howell County, Missouri

F. PROPERTY TYPES

Property Type A: Commercial Buildings, ca. 1839-1952

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 West Plains are predominately one-part and two-part commercial blocks 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 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 West Plains are relatively unstyled vernacular buildings, which are often referred to as "Brick Front" buildings.⁴¹ However, some commercial buildings have ornamentation that bears allegiance to one or more architectural styles. In West Plains, the most prevalent architectural styles are Italianate and Late Victorian. Commercial buildings with Italianate detailing were built in West Plains between ca. 1883 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 24 Court Square, 36 Court Square, and 107 Washington Avenue. Commercial buildings in West Plains with Italianate or Late Victorian detailing date from ca. 1882 to ca. 1913. 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.⁴² Additional ornamentation often also includes pressed tin facade panels and cast iron or pressed tin cornices. Although buildings with Late Victorian styling frequently have projecting bay windows or gabled pediments at the roofline, only a few such buildings were built in downtown West Plains. The W.J. and Ed Smith Building at 109-113 Washington Avenue is the only building in downtown West Plains that has bay windows.

⁴¹ Herbert Gottfried and Jan Jennings, American Vernacular Design: 1870-1940. Ames: Iowa State University Press, 1988, p. 240.

⁴² *Ibid.*, p. 238.

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After 1910, the majority of commercial buildings constructed in West Plains can best be described as Brick Front buildings. Although these buildings generally have little or no applied ornamentation, brick or 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 West Plains 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

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architecture as representative examples of early commercial architecture in a variety of architectural styles and types.

As discussed in Section E of the cover document, the city of West Plains' early commercial development was a result of its status as the seat of Howell County government. The original Howell County Courthouse was constructed on the public square in 1859. The second courthouse, built after the Civil War, occupied a lot on the south side of the square. Like the first two Howell County courthouses, West Plains' earliest commercial buildings were predominately simple frame structures. These buildings, which were located on lots facing the courthouse square and on the blocks in the immediate periphery of the square, were constructed to house traditional businesses of the period including hotels, general mercantile stores, and saloons.

In the 1883, after the railroad was built through West Plains, the town began to develop into a trade and shipping center for southern 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. The third Howell County Courthouse, a large, brick, Second Empire building which was built on the public square in 1883-84, became the focal point of downtown West Plains. By 1890, 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 West Plains, which were built in the late nineteenth and early twentieth century, contained the most notable businesses in West Plains. These businesses provided goods and services of all types to West Plains citizens, to the residents of many surrounding communities, and to travelers and businessmen passing through West Plains 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 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 were often located near the railroad tracks and depot.

The downtown area is also the location of West Plains'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 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 West Plains, the majority of historic commercial buildings are related to the two-part commercial block, an architectural form that 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

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lower more public section which was often used for retail businesses and an 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 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."⁴³

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."⁴⁴ 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."⁴⁵

Registration Requirements: Commercial Buildings

Intact commercial buildings in West Plains 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 West Plains' development since the mid-nineteenth century. Surviving commercial buildings in West Plains include buildings constructed in the 1880s, 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 up to the fifty-year cutoff.

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 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

⁴³ Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

⁴⁴ Richard V. Francaviglia, Main Street Revisited. (Iowa City: University of Iowa Press, 1996), p. 26.

⁴⁵ Longstreth, p. 24.

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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, but should retain openings and divisions consistent with historic storefront design.

Commercial buildings in West Plains 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 associations 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 West Plains, 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 an historic commercial area of West Plains 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.

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G. GEOGRAPHICAL DATA.

The historic resources of West Plains, Howell County, Missouri are located within the corporate limits of West Plains, 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 West Plains, Missouri" is based on research and data from a survey of downtown West Plains which was completed in the spring of 2001. That project was funded in part by a grant from the State Historic Preservation Office. Local funding and project administration was provided by Downtown West Plains, Inc. In the fall of 2000, Becky L. Snider Consulting LLC was hired to develop an architectural inventory of the buildings in the downtown area of West Plains 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 West Plains. This area, which is bounded on the south by Grove Street, on the north by Broadway, on the west by Lincoln Street and on the east by South Curry Street, represents the historic commercial core of West Plains. All properties within the survey area were photographed and evaluated for their historic integrity 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 130 buildings were inventoried in the survey of downtown West Plains. Of those, 69 were determined to retain sufficient integrity to be eligible for inclusion in a historic district and 19 buildings were determined to be potentially eligible for individual listing on the National Register of Historic Places. Three buildings in the survey area have been individually listed on the National Register since the survey report was prepared.

Although historic buildings exist throughout West Plains, this survey, the first comprehensive survey of historic resources in West Plains, focused on commercial buildings within the above referenced boundaries. Additional buildings in the survey area, which include public, religious and residential properties, were also evaluated and conclusions about common property types and prevalent architectural styles among these non-commercial buildings within the survey were also presented in the survey report. However, additional survey needs to be done before additional historic contexts and property types can be developed and added to this Multiple Property Submission. Hopefully, subsequent projects will address these issues and additional individual properties or historic districts will be nominated to the National Register.

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National Park Service

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