

National Register of Historic Places Registration Form

1. Name of Property		
historic nameN/A	· · · · · · · · · · · · · · · · · · ·	
other names/site numberEast Columbia Historic	District (Preferred)	
2. Location street & number South side of East Columbia: 14-1	122 E. Columbia, north sic	<u>le: 101-103 and 117-119</u>
E. Columbia.	[N/A] not fo	or publication
city or townFarmington	[N/A]	vicinity
state Missouri code MO county St. François	code <u>187</u> zip code <u>6</u>	3640
3. State/Federal Agency Certification		
As the designated authority under the National Historic Present nomination [] request for determination of eligibility meets the National Register of Historic Places and meets the procedure 60. In my opinion, the property [x] meets [] does not meet to be considered significant [] nationally [] statewide [x] local (See continuation sheet for additional comments [].)	ne documentation standards for al and professional requirement the National Register criteria. I ly.	or registering properties in the nts set forth in 36 CFR Part
Signature of certifying official/Title Mark A. Miles/Dep		Date Date
Missouri Department of Natural Resources		
State or Federal agency and bureau		· · · · · · · · · · · · · · · · · · ·
In my opinion, the property [] meets [] does not meet the Nation (See continuation sheet for additional comments [].)	al Register criteria.	
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 of Action
[] 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:)		-

East Columbia Historic District (Preferred) St. Francois County, Missouri

5.Classification

Ownership of Property	Category of Property		f Resources Within Property Non-contributing			
[x] private	[] building(s) [x] district	Contributing 10		1	buildings	
[] public-local [] public-State	[] site	0		0	sites	
[X] public-State	[] structure	0	·	0	structures	
[X] public-i ederal	[] object	0		0	objects	
	, ,,	10		1	Total	
Name of related multiple property listing.		Number of contributing resources previously liste in the National Register. N/A				
6. Function or Use						
Historic Functions		Current F	unctions			
Commerce/Trade: special	lty store	Commerce	Commerce/Trade: specialty store			
Commerce/Trade: busine	5S	Commerce	e/Trade: busine	ess		
Government: post office		Governme	nt: post office			
Funerary: mortuary						
7. Description						
Architectural Classificat	ion	Materials				
Late Victorian	.01.	foundation	Stone			
ate 19th and Early 20th Ce	entury Revivals:	walls			***	
Beaux Arts		wans				
ate 19th and Early 20th Ce	entury American		Stone			
Movements: Craftsman	<u> </u>					
		roof	Tar			
		other	Wood			

See continuation sheet [x]

Narrative Description See continuation sheet [x].

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8. Statement of Significance

Applicable National Register Criteria	Areas of Significance		
[x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE COMMERCE POLITICS/GOVERNMENT		
[] B Property is associated with the lives of persons significant in our past.			
[x] 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.	Period of Significance ca. 1879-1954		
[] D Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates N/A		
Criteria Considerations Property is: [] A owned by a religious institution or used for religious purposes.	Significant Person(s) N/A		
[] B removed from its original location. [] C a birthplace or grave.	Cultural Affiliation N/A		
[] D a cemetery.			
[] E a reconstructed building, object, or structure.			
[] F a commemorative property.	Architect/Builder Architect/ Miller, Louis		
[] G less than 50 years of age or achieved significance within the past 50 years.			
Narrative Statement of Significance See continuation sheet [x].			
9. Major Bibliographic References			
Bibliography See continuation sheet [x].			
Previous documentation on file (NPS): [] preliminary determination of individual listing (36 CFR 67) has been requested [] previously listed in the National Register [] previously determined eligible by the National Register [] designated a National Historic Landmark [] recorded by Historic American Buildings Survey #	Primary location of additional data: [x] State Historic Preservation Office [] Other State Agency [] Federal Agency [] Local Government [] University [] Other: Name of repository:		

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10.Geographical Data
Acreage of Property Approximately 3.1 acres
UTM References (Place additional UTM references on a continuation sheet.)
A [1]5] [7]2]7]3]3]0] [4]1]8]4]4]4]0] C [1]5] [7]2]7]0]8]0] [4]1]8]4]3]7]0] B [1]5] [7]2]7]3]0]0] [4]1]8]4]3]7]0] D [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
11. Form Prepared By
name/title Debbie Sheals
organization Private Contractor date March, 2004
street & number_406 West Broadway telephone_573-874-3779
city or town Columbia state Missouri zip code 65203
Additional Documentation Submit the following items with the completed form: Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the property's location. A Sketch map for historic districts and properties having large acreage or numerous resources.
Photographs Representative black and white photographs of the property.
Additional Items (Check with the SHPO or FOP for any additional items)
Property Owner (Complete this item at the request of SHPO or FPO.)
name See continuation sheets
street & numbertelephone
city or townstate zip code

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East Columbia Historic District (Preferred)
St. François County, Missouri

Materials of	ont.	
foundation_	Concrete	
roof	Metal	

Summary: The East Columbia Historic District is located in the commercial center of Farmington, Missouri. Farmington is the county seat of St. Francois County, and the historic county courthouse is located less than a block from the west edge of the district. The district contains eleven commercial buildings along two blocks of East Columbia Street, which is the main commercial roadway in the downtown area. District boundaries include the Farmington post office and several surrounding commercial properties. (See Figure One: Boundary and Footprint Map.) The district covers approximately 3 acres of land and includes one of the most intact groupings of historic buildings in the downtown area. A recent survey of Downtown Farmington identified this as one of two notable groupings of historic commercial architecture in Downtown Farmington; the other group can be found nearby, in the Courthouse Square Historic District. The buildings of the East Columbia District offer a representative sampling of architectural trends which were locally popular in the late 1800s and early 1900s. Construction dates range from ca. 1879 to 1932, and stylistic influences include Late Victorian, Craftsman, and Beaux Arts. Common property types include one- and two-part commercial blocks, and all of the buildings in the district are of brick construction. The post office, which is the largest and most highly styled building in the district, is a freestanding building with Beaux Arts styling. It has brick walls and elaborate limestone ornamentation. The overall level of integrity in the district is high. Of the 11 properties found there, 10 contain contributing buildings. Each property has only one resource, and all of the resources in the district are buildings. The buildings of the district appear today much as they did in the 1930s, and as a group, they convey a sense of early twentieth century commercial life in Farmington.

Elaboration

The East Columbia Historic District is located in downtown Farmington, which is

¹ Debbie Sheals, "Survey Report: Architectural and Historical Survey of Murphy's Settlement District, Farmington, Missouri," Typescript on file with the State Historic Preservation Office, Jefferson City, MO, 2003.

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the geographical and commercial center of the community. The downtown area today closely corresponds to the Original Town of Farmington, which was platted on 52 acres of land in the 1820s. The original plat includes 73 lots on 24 blocks. The streets form a rectilinear grid, and there is an open courthouse square near the center of the plat. The town has grown outward from that plat over the years, and the downtown area today is ringed by residential neighborhoods.

The courthouse square of Farmington follows a common layout, with streets bordering all four sides of the open courthouse lawn, and business lots facing each side of the square. The square is bounded on the south by Columbia Street, on the west by Jefferson Street, on the north by Liberty Street, and the east by Washington Street. Columbia and Liberty Streets are the main east-west roads through the area. The East Columbia Historic District is located just one half block east of the square, and all properties in the district face Columbia Street. It is separated from the Courthouse Square Historic District by a row of large modern bank buildings, which are located along the east side of the square.

The buildings of the district are typical of the area in form and styling; they are distinctive in their age and general level of integrity. The ca. 1879 Tetley Jewelry Store, at 14 E. Columbia, is one of the oldest commercial buildings in the entire downtown area, and all of the contributing buildings in the district were in place by 1932. Overall levels of integrity are high; few buildings have seen changes of note in the last half century.

The most common property type in the district is the two-part commercial block; 6 of the 11 properties contain two-part commercial blocks. All of those are two-story tall commercial buildings, with open store fronts on the ground floor and more enclosed second floor spaces; most share at least one wall with a neighboring building. There are also two buildings which were described in the survey report as "business blocks", which are larger versions of the same type of building. Two-part commercial blocks with more than two business spaces at the ground floor have been referred to as business blocks in this document. There are also two smaller one-part commercial blocks, as well as the post office, which is a large, freestanding building.

Almost all of the buildings in the district are fairly simple, with minimal styling. In general, brick is the most common construction material, and several of the buildings also feature limestone and granite accents. Those constructed before 1910 or so tend to

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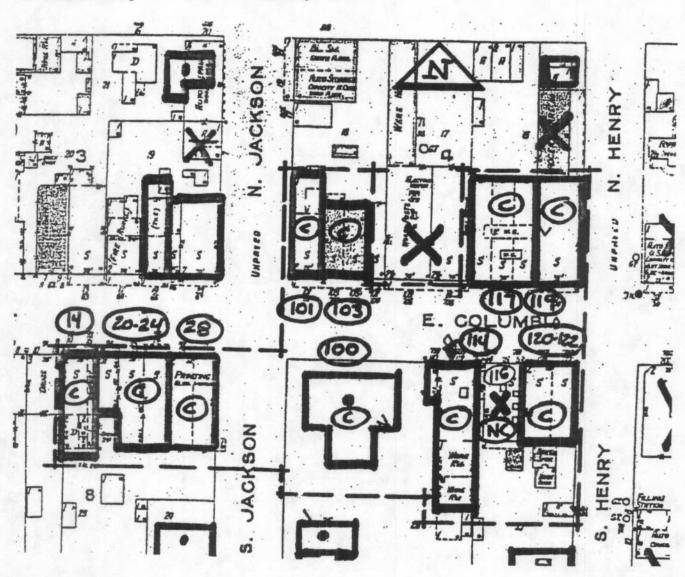
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Figure One. Boundary and Footprint Map. Base Map—1927 Sanborn Map of Farmington, MO; buildings not outlined are no longer extant. (Several have been replaced with newer buildings.)

Resource Count:

- 11 Properties, with 11 buildings;
- 10 contributing buildings; 1non-contributing building
- "X" indicates a newer or greatly altered building at that location.

C=contributing NC= non-contributing



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utilize modest Victorian styling, while a couple of the later buildings reflect the popularity of the Craftsman Style. Common Victorian design elements in the area include corbeled and bracketed cornices and ornamental elements such as leaded glass windows and unglazed terra cotta ornamentation. One of the largest and most elaborate Late Victorian buildings can be found at 119 E. Columbia. That brick two-part commercial block, which was built ca. 1899, features a prefabricated bracketed metal cornice and two-color brick detailing. (See photo 9.)

Craftsman styling in the district reflects that style's emphasis on clean lines and simple compositions, with little applied ornamentation. Ornamental features tend to be geometrical, and include such things as simple stepped parapets and rectilinear brick ornamentation. The best example of that style can be found at 117 E. Columbia, in the Andy Hahn Building. The Hahn Building is a tall two story brick business block with a stepped parapet and a pair of brick string courses along the upper facade. (See photo 9.)

The largest building in the district, the post office, utilizes more formal Beaux Arts styling. That tall brick building has red brick walls and extensive limestone trim. It is typical of the Beaux-Arts style in that its ornamentation is based upon classical models, including two-story tall Ionic columns and a classical entablature. The interior of the post office is highly intact as well, with extensive original woodwork and early or original post office boxes which are still in use. (See photo 6.)

The buildings of the East Columbia Historic District function today much as they have for decades; all continue to house businesses on the ground floors, and a mix of office and residential space in the upper floors. The overall level of integrity in the area is high; 10 of the 11 buildings there are contributing resources. The streetscapes today look much as they did when the post office was completed in 1932, and the buildings of the district clearly evoke a sense of their time and place.

Individual Property Descriptions: The historic names and construction dates given below were determined by tax and deed records, and historic maps. The historic names are based upon the first known owner of the building currently on the lot. (The non-contributing building was not researched, and its construction date is based upon appearance only.) The construction dates were set at one year prior to the first known record of their existence. In other words, if the property first showed as improved in the 1890 tax book, it was assigned a construction date of ca. 1889, and the historic name is based upon the person who owned it at that time. (See Figure One for addresses and

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locations.) [c] Contributing Building, [nc] Non-contributing building. All resources in the district are buildings.

1.) 14 E. Columbia; Tetley Jewelry Store, ca. 1879. (Photo 1.)

A two-story tall Late Victorian style two-part commercial block with brick walls. The upper story of the building looks much as it did in the 1880s, with an elaborate corbeled cornice and segmental arched windows. The window sills and arched window tops are of sawn granite. The recently rehabilitated storefront features bays topped with the same type of sawn granite arches used on the second floor. The granite elements on the ground floor are early or original; the other components are modern. The west side wall of the building, which overlooks a modern bank building, is faced with newer brick. There is a long rear ell, which is also little changed; it has 2/2 windows and most of its walls are of brick. The rear of the building faces a paved parking area. [c]

2.) 20-24 E. Columbia; Tetley Building, ca. 1912. (Photo 2.)

A two-story tall business block with brick walls and a flat roof. This building includes 20 and 24 E. Columbia. The upper facade features a sign which reads "Tetley Building A.D. 1912." The building has red brick walls accented with yellow bricks. The lighter colored bricks are used for a corbeled comice, brick panels on the upper facade, and a row of arches along the tops of the second floor windows. A red granite string course runs along the sill line of the same windows. The storefronts themselves do not appear to be original; the openings do. There is a wide steel I-beam over the window openings. The back windows on the building have rock-faced granite sills. The west bay of the building is shallower than the other two. Paved parking in the rear. [c]

3.) 28 E. Columbia; Denman, H. & C.H. Building (Farmington News), ca. 1909. (Photo 3.)

A one-story Late Victorian style two-part commercial block with a concrete foundation and brick walls. The upper facade is highly intact, and features a large ornamental arched window in the central bay, along with a wide limestone belt course along the tops of the arched windows. The building also has a corbeled brick cornice and there are inset panels with terra cotta molding below the second floor windows. The original storefront openings of the ground floor remain intact; they are currently filled with modern siding and small windows. The east side elevation, which faces South

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Jackson Street, is also highly ornamented, with detailing similar to that found on the upper facade. The rear door and window openings all have segmental arches, and most are intact - most of those on the first floor are filled in, those of the second floor have mostly early 2/2 windows, one is a newer 1/1. There is paved parking behind the building. [c]

4.) 100 E. Columbia; Post Office, ca. 1932. (Photo 6.)

A tall Beaux Arts style building with concrete foundation and brick walls laid in a Flemish bond. This tall brick building has smooth limestone trim, which includes two-story tall Ionic columns and a wide, dentiled entablature on the facade. The words "United States Post Office" in gold letters run along the facade over the columns. The front section of the building, which faces north to Columbia Street, is taller than the large rear ell. The rear ell has a couple of in-filled window openings and a modern loading dock; they are the only exterior changes of note. The interior lobby is also little changed, and retains most early woodwork and early or original mail boxes. The building occupies a quarter of the block, and sits back slightly from the sidewalk. [c]

5.) 101 E. Columbia; Ryan, William, Building, ca. 1928. (Photo 5.)

A two-story tall two-part commercial block with brick walls and a flat roof. It is newly rehabilitated and in very good condition. Although this building has seen alterations over the years, its basic form and patterns of fenestration remain intact, and it contributes to the overall character of the district. The ground floor storefront, which is a new unit in the original opening, has low bulkheads, open display windows, and small transom windows. The bracketed cornice along the south and west walls appears to be a recent addition, possibly based upon an earlier element. Second floor windows are new, the openings and sills are early or original. The second floor features large window openings with brick sills—the openings are original; the window sash are newer. The building sits on a corner lot at Jackson, with the west wall facing that street. There is a paved parking lot behind the building. [c]

6.) 103 E. Columbia; Meyer, H.C. et al, Building, ca. 1913. (Photo 5.)

A one-story tall one-part commercial block building with concrete foundation and brick walls. Simple recessed panels ornament the upper facade and open storefronts occupy the ground floor. The storefront on the west side of the building matches that of

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the building to the west, at 101 E. Columbia. The storefront on the east half is partly bricked in, with horizontal display windows; it is sheltered by a canvas awning. The west side wall is faced with all newer brick to match a new building to the west. The rear windows and door openings are arched, with new windows and doors in original openings. [c]

7.) 114 E. Columbia; Lang and Holler Building, ca. 1904. (Photo 8.)

A two-story tall Late Victorian style two-part commercial block building with brick walls and a flat roof. The building is undergoing rehabilitation and is in good condition. The largely intact upper facade features elaborate brickwork and terra cotta ornamentation. The second floor windows are topped with very tall, widely splayed brickwork arches, each of which is formed from two rows of soldier courses. The windows themselves are newer. Ornamental string courses along the upper facade are composed of natural finish terra cotta tiles. The tall open storefront is newer, and similar to other historic storefronts in the area. (The unit in place now replaces a low ca. 1960s storefront which was topped by a wide band of aluminum facing.) This is a very deep building, with a newer concrete block addition to the back. Several of the side and rear windows have been in-filled. The back of the lot contains parking. [c]

8.) 116 E. Columbia, ca. 1960s. (Photo 8.)

A low one story building with two shop spaces. The shops have open storefronts and the facade is faced with stone. [nc]

9.) 117 E. Columbia; Hahn, Andy, Building, ca. 1919. (Photo 9.)

A two-story tall Craftsman style business block with brick walls and a flat roof. The facade is topped with a stepped parapet which has concrete coping, a simple dentiled band, and inset brickwork panels. The words "Barbara Lee Apts" are spelled out in open block letters within one of the upper panels. The double windows on the second floor have brick and concrete lintels and trim; the Craftsman style window sash are early or original. The upper windows are topped with slatted awnings, which appear to be more than fifty years old. The storefront is made of new materials, but retains much of its early open configuration. A large metal awning shelters the full width of the storefront; it is modern. There is a one-story rear ell with ceramic block walls and a modern frame wall which faces the rear parking lot. Interior spaces remain largely intact, with apartments

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on the second floor and a large open room on the first. The tin ceiling of the ground floor space has an Art Deco style pattern. [c]

10.) 119 E. Columbia; Meyer, Henry C., Building, ca. 1899. (Photo 9.)

A two-story tall Late Victorian style two-part commercial block with a stone foundation and brick walls. The building occupies a prominent corner lot, and the east side wall is as highly ornamented as the facade. An ornamental pressed metal cornice runs along the facade and wraps around to the east side elevation, which faces North Henry Street. The facade has tan brick walls with red brick accents, and the east side wall is of red brick with tan accents. The windows of the upper facade and of the east wall are all topped with widely splayed brick arches which are rendered in contrasting brick colors. All of the window openings are intact; the windows are newer, but the sash are of sympathetic scale and design. The upper units have newer 1/1 window sash and the shorter ground floor side windows are in-filled with glass blocks. The window sills of the facade are of sawn stone, and those on the side are rock-faced. The open storefront appears to date to ca. 1950 and newer. A newer stucco panel runs along the top of the storefront. [c]

11.) 120-122 E. Columbia; Vollath, George and Doretta, Building, ca. 1889. (Photo 8.)

A two-story tall Late Victorian style two-part commercial block with a stone and concrete foundation, and brick walls. This is a corner lot; the east elevation has several windows and is nearly as highly ornamented as the facade. The facade is topped by an elaborate cornice and signboard manufactured by the Mesker Brothers Company, the signboard is blank. The second story windows are topped by flat lintels which may be prefabricated as well. The side windows are topped with segmental brickwork arches. The front windows are flanked by newer shutters. The back windows have tall segmental arched tops composed of three sailor courses. The storefront openings of the facade are largely intact; the units themselves are modern, as is the surrounding wood facing on the ground floor. The back wall has a garage type door and a loading dock. [c]

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Summary: The East Columbia Historic District, in Farmington, St. Francois County, Missouri, is significant under Criteria A and C, in the areas of Commerce, Architecture, and Politics/Government, with a local level of significance. District boundaries encompass one of the two most intact groupings of historic resources in the civic and commercial center of Farmington.² Downtown Farmington has been a local and regional center of commerce since the town was founded in the early 1820s, and the buildings in the district reflect all major periods of historic commercial development in the community. Architectural styles in the district include Late Victorian, Craftsman, and Beaux Arts, and the most common building type is the two-part commercial block. Individual properties of note include the ca. 1879 Tetley Jewelry Store, one of the oldest and best-known commercial buildings in Farmington, and the 1932 Farmington Post Office, a large Beaux Arts style building which continues to serve in its original function. Another notable building is the ca. 1899 Henry Meyer Building, which was designed by Louis Miller, an architect who was active in the region around the turn of the century. The overall level of integrity among district properties is high; 10 of the 11 buildings found there are contributing. Construction dates range from ca. 1879 to 1932; the period of significance runs from ca. 1879 to 1954, the arbitrary fifty year cut-off date. The buildings of the East Columbia Historic District look and function today much as they did in the early 1900s, and as a group, they strongly evoke their period of significance.

Elaboration:

Euro-American settlement in the Farmington area pre-dates the Louisiana Purchase. Rich iron and lead deposits in the region encouraged exploration during the late 1700s. Many explorers traveled by boat to the Mississippi River town of Ste. Genevieve, and then proceeded inland. One such traveler was Tennessee resident Rev. William Murphy, who arrived at what is now Farmington with his three sons in 1798. He and each of his sons, David, Joseph and William, laid claim to a 640 acre parcel of land. Rev. Murphy's claim was directly south of the present downtown area, and David Murphy's encompassed the area around the current courthouse, as well as land north of

² The other historic grouping of note, the Farmington Courthouse Square Historic District, has already been nominated to the National Register; that nomination is currently under review.

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there.³ Once their claims were established, the Murphy men returned home to Tennessee. Tragically, Rev. Murphy never made it; he died within a day's journey of home. In 1800, his sons returned to the claims they had filed, and established what became known as Murphy's Settlement. That settlement developed into the town of Farmington.

Settlement in the region greatly increased with the Louisiana Purchase, and by 1821, the population had grown enough to warrant the creation of St. Francois County. St. Francois County, which was named after the St. Francois River, was organized from Jefferson, Ste. Genevieve, and Washington Counties. Farmington became the seat of the new county very soon after.

In 1822, David Murphy donated 52 acres of his original 640 acre claim "to fix a county seat," after which the area was surveyed and divided into lots.⁴ The plat for the Original Town of Farmington was filed at the county courthouse on February 27, 1822.⁵ That plat, which created 24 blocks containing a total of 73 lots, today functions as the commercial core of Farmington. The plat established long narrow lots to maximize street frontage, and set aside a full block for the county courthouse.

Commercial and civic buildings began appearing on the streets created by David Murphy almost immediately. The town's first store opened on the square at Columbia Street in 1823, the first hotel opened in the late 1820s, and the first courthouse was built in 1826. Commercial development continued at a moderate pace, and by 1856, the settlement had grown enough to be incorporated as a Village, with a population of about 500.

Columbia Street, which runs along the south side of the courthouse square, was the central east-west route through the new town. It was also part of a larger, regional,

³ Marcus Kirkland, "History of Farmington," Typescript on file with the Farmington Public Library, Farmington, MO. ca. 1979.

⁴ Kirkland, "History of Farmington," p. 2.

⁵ Kirkland, and City of Farmington Planning Department, Copy of Original Plat of Farmington.

⁶ Bicentennial History Book Committee, <u>Farmington</u>, <u>Missouri: The First 200 Years, 1798-1998</u>, (Paducah, KY: Turner Publishing Co., 2000) pp. 16-17.

⁷ Flat River Daily Journal, March 19, 1979, n.p. Clipping in "General History of Farmington," (Binder with assorted clippings, part of the Genealogy Collection of the Farmington Public Library, Farmington, MO, n.d.)

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transportation network. On the west side of the new plat, Columbia Street joined an existing road to become a major route out of town to the western part of the county and the rest of the state. On the east, it became part of the road leading to the important river port and regional trade center of Ste. Genevieve.

Access to regional transportation networks naturally played an important role in Farmington's early growth. One of the most notable early transportation developments was the construction of a 42 mile long plank toll road in 1853. That road, which was built by the Ste. Genevieve, Iron Mountain and Pilot Knob Plank Road Company, linked Farmington with Ste. Genevieve, and ran along the path of Columbia Street within the Farmington city limits. It was the longest plank road ever built in the United States.⁸ Although heavily used when new, it lasted less than a decade; the road company went out of business in 1857, due at least in part to the construction of the St. Louis and Iron Mountain Railroad.

That railroad provided alternate transportation to the region, but not a direct connection for residents of Farmington. As the Goodspeed regional history of 1888 noted, when the railroad was in the planning stages: "the county refused to vote a subscription of stock, and in retaliation the road was located as far as possible from Farmington—about two and one-half miles." For the next half-century, Farmington residents in need of railroad transportation were forced to travel two and one-half miles by stage or wagon to DeLassus, the closest town with railroad service. Columbia Street again played an important role; the stages took Columbia Street west out of town to reach DeLassus. That arrangement appeared to work well enough until the early 1900s, when a group of Farmington businessmen succeeded in starting up an electric railway to provide a direct rail link for the community.

Farmington became a Fourth Class City in 1879. The entry for the town which appeared in the <u>State Gazetteer and Business Directory</u> that year included listings for 84 different businesses, and noted a population of about 1,500. The Gazetteer also mentioned that the town had "a very good public library and two hotels," as well as five

⁸ Bicentennial History Book Committee, p. 58.

⁹ Goodspeed Publishing Company, <u>History of Southeast Missouri</u>, (1888, Reprint, Independence, MO: B.N.C. Library Service, 1978) pp. 440-441.

¹⁰ Missouri State Gazetteer and Business Directory for 1879-1880, p. 237.

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churches. In addition to the daily stage service to the railroad depot in Delassus, residents had access to a stage to Ste. Genevieve three times a week.

A map of the town which was included in the 1880 St. Francois County Atlas shows that there had by that time been several additions to the original town, and that Columbia Street was a "Gravel Road" which was lined with buildings. (See Figure Two.) churches. Fourteen of the buildings shown on that map have survived to modern times. Of those, one is located in the East Columbia Historic District. It is the Tetly Jewelry Store, at 14 East Columbia Street

Figure Two. 1880 Atlas Map, with pre-1880 properties circled. (The map was prepared by Debbie during the Architectu Historical Downtown n.)

City of Farmington 1880

City map from the 1880 St. Francois County Atlas From the Collections of the Farmington Public Library.

Survey of Farmington 1880

Farmington Public Library.

ROAD

Survey Properties Shown on the 1880 Atlas Map

¹¹ Missouri State Gazetteer and Business Directory for 1879-1880, p. 237.

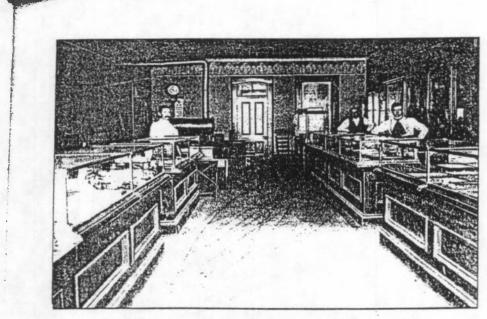
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The Tetley Jewelry Store is one of the more prominent and best documented of Farmington's early businesses. The jewelry business was established in 1868, and tax records indicate that the building at 14 E. Columbia was built until around 1879. The business was founded by Robert T. and Ann (Gay) Tetley, who raised their children in the residence which still occupies the second floor and rear of the building. The Tetleys' Jewelry business was to be one of the longest-lived commercial ventures in Farmington's history; it remained in the family for over a century. Their son, George Tetley, took over the business after his father's death, and operated it until his death in 1946. George Tetely was also active in other commercial ventures in the area, and owned a good deal of real estate nearby during his lifetime. A grandson, Howard Tetley, opened a jewelry store of his own just down the street on East Columbia, and stayed in business until 1977. 12

Figure Three. Historic Photo of the Interior of the Tetly Jewelry Store, (Probably taken from an early 20th century promotional publication.) Photo courtesy of the Farmington Chamber of Commerce.



Tetley's, The Only First-class Jewelry Store in St. Francois County.

¹² Bicentennial History Book Committee, p. 89.

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The Tetley Jewelry Store building is a two story brick building with a flat roof and an elaborate corbeled brick cornice on the facade. The facade also features distinctive sawn granite ornamentation, some of which was covered over for decades. The arched window openings of the second floor have flared arches and wide lug sills of smooth-sawn granite. The ground floor of the facade, which has recently been rehabilitated, also utilizes arched granite panels. There are four wide bays at the ground floor, all of which are flanked with flat panels and topped with shallow arches of the same type of granite used on the second floor. All of the granite on the ground floor was found intact beneath modern sheathing during the recent rehab project.

The Tetely Jewelry Store, like most of the buildings in the district, takes the common vernacular form of the "two-part commercial block." Two-part commercial blocks are two to four stories tall, and are characterized by a horizontal division. The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. In Farmington, all examples are two stories tall, and most have open store fronts on the ground floor with more enclosed second floor spaces. Several in the East Columbia District were built with residential space on the upper floors, and a few still contain residences.

Architectural historian 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." Farmington is no exception to that trend; the two-part commercial block is by far the most common commercial historic building type in the community. Overall, nearly 25% of the historic buildings in downtown Farmington are two-part commercial blocks. Two-part commercial blocks were popular in Farmington (and elsewhere in the country) for decades; the form came into use in the last half of the 19th century, and remained popular well into the 20th century.

All of the 19th century commercial buildings in the district are two-part commercial blocks. Notable early examples of that property type include the George and Doretta Vollath building at 120 E. Columbia (ca. 1889) and the Lang and Holler Building at 114 E. Columbia (ca. 1904). Both are two story brick buildings with simple Late

¹³ Richard Longstreth, <u>The Buildings of Main Street</u>, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

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Victorian ornamentation. The Vollath building has prefabricated metal window lintels and an ornamental cornice of the same material. The Lang and Holler building has ornamental terra cotta and brickwork on the second floor, as well as arched windows topped with wide brickwork arches. The ground floor of each building now has two store spaces.

Sanborn maps show that the Vollath building had the same tenants for decades. A millenary shop was in the east half from the time it was built into the 1910s or later. Miss Ida Vollath is listed in the 1898-99 state Gazetteer as a milliner; it is assumed that she occupied the east storefront of this building when it was new. The other half of the ground floor contained a meat market when new, and later housed a bakery. The bakery first appeared on Sanborn maps in 1908, and remained there through the 1940s or later. ¹⁴ The 1944 phone directory for Farmington shows that the Clive and Wichman Bakery was in that space. ¹⁵

The Lang and Holler building, by contrast, appears to have been used by just one business for most of its early history. It was labeled as a general store on the 1908-1927 Sanborn maps, and was the home of Rozier's Store when the 1944 phone book was published. The owners of the building from the time it was built into the 1930s or later were W. R. Lang and E. C. Holler. Although little is known of Holler, there is good evidence that W. C. Lang was active in area commerce.

Merchant license records show that W. C. Lang had an inventory worth \$2000 in 1901, and by 1926, the inventory was \$2600. It is unclear if the 1926 license was for a business in this space, as he was involved with several businesses during that period. He was listed as the owner of Lang and Bro. in the 1879-1880 and 1898-99 Gazetteers, and as the secretary and manager of Lang and Bro. Manufacturing in a 1925 publication. The Lang and Brother Manufacturing and Merchantile Company was one of the largest manufacturing facilities in Farmington through the late 1800s and early 1900s. They specialized in wagons, farm implements and millwork. This is one of few buildings in the survey area to have been associated with the Langs--none of the buildings shown in a

¹⁴ Sanborn Maps for Farmington, 1900, 1908, 1914, 1927.

¹⁵ Southeast Missouri Telephone Company, "St Francois County Telephone Directory," 1944. (Copy on file at the Farmington Public Library.)

¹⁶ Bicentennial History Book Committee, p. 85.

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historic drawing of their large complex survive today. (The complex was located on the south side of E. Columbia, two blocks east of the district.)

The Victorian styling of those early commercial buildings reflects local architectural trends of the time. Almost all 19th century commercial buildings in the downtown area which show any stylistic embellishment utilize Victorian styling. The most common evidence of Victorian influence is the presence of bracketed cornices and other types of surface ornamentation, as well as a general emphasis on the picturesque. Window accents are also common, frequently in the form of sawn granite or limestone elements such as sills and lintels. In the East Columbia District, as in other parts of the downtown area, Victorian styling remained in favor through the first decade of the twentieth century; all five of the buildings in the district which were built before 1910 are two-part commercial blocks with at least some typically Victorian embellishment.

By 1890, the population of Farmington had reached 1,350, and the Gazetteer entry for the town listed 115 different businesses. Another important development came in 1891, when the first electric lights were put into service. An article in the paper the next week noted that "the streets lit up beautifully and efficiently...the commercial houses that have the lights put in, as far as we have heard any expressions, are pleased with the exchange from coal oil to electricity..." The 1890 Gazetteer also mentioned good schools, stage and telegraph service, three hotels and three weekly newspapers. One of those newspapers, the Farmington News, soon made its home in a new brick building at 28 East Columbia.

The Farmington News was founded in 1883 by T. P. Pigg, who published it as a weekly until 1900, when he sold it to brothers Harry and Clint H. Denman. It appears that the Denmans built the building at 28 East Columbia specifically to serve as home of the newspaper. In the late 1910s, Harry Denman bought out his brother, and his wife later bought out another investor. Mr. and Mrs. Denman continued to run the paper at that location into the 1930s or beyond. A history of the business which was written in the 1930s noted that the paper "was a pioneer in this section in the use of modern

 $^{^{17}}$ Quote from the Farmington Times, October 29, 1891, reprinted in Bicentennial History Book Committee, p. 16.

¹⁸ "The Farmington News," Undated clipping (ca. 1938), probably from *The Farmington News*, in the collections of the Farmington Library. Mrs. Denman's first name was not given in that article.

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equipment."¹⁹ The same article noted that they owned one of the first cylinder presses in southeast Missouri, as well as "the first standard typesetting machine to be placed in any printing office between St. Louis and Memphis." The newspaper was also recognized for high-quality reporting. In 1927, the News was named "one of the outstanding country newspapers in the United States", and placed on Prof. John Casey's "mythical All-American Newspaper Eleven."²⁰ The Farmington news remained at that prominent corner location into the 1940s or later.

Figure Four. Historic Photo of the Farmington News Building.

(Undated photocopy from the collections of the Farmington Public Library.)



¹⁹ Ibid.

²⁰ Ibid.

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The first available Sanborn Fire Insurance Company map of Farmington, which was made in 1894, shows that one- and two-story commercial buildings of frame and brick lined many of the downtown streets. Development patterns in place at the time of the 1880s Atlas map were still being followed. The courthouse square was surrounded by businesses, and Columbia Street was firmly established as the principal commercial artery in the area. The streets farther from the courthouse hosted a mix of commercial, residential, and manufacturing facilities.

By the turn of the century, the central blocks of Columbia Street were lined with commercial buildings, and Farmington was thriving. The 1898-99 Gazetteer entry for the town included 166 different businesses, several of which had large ads in the publication. The population was said to be "about 2,000," and the town was described as "a prosperous incorporated city in a rich mining district." The Gazetteer also mentioned that the town had a telephone system under construction. City streets were in good condition, and at least one, Potosi Street, was a "rock road." Potosi Street intersects Liberty Street a few blocks west of the district boundaries.

Commercial development continued into the 20th century. The local economy saw a major boost on July 24, 1904, when Farmington finally received direct railroad service. The St. Francois County Electric Railroad Company, which was founded in 1901, managed to do what several other like-minded companies had not; they established an inter-urban railroad line to connect Farmington to major railroad lines nearby. That line, which ran by electricity, connected Farmington to Delassus and the Iron Mountain Railroad line which ran through it. Extensions made soon after connected to the Mississippi River and Bonne Terre Railroad at Flat River, and the Illinois Southern at Esther. The rail line ran right through the downtown area, providing local businesses with easy access to commercial shipping.

The Henry Meyer Building, which was built at 119 East Columbia around 1899, was designed by one of the founding partners for the inter-urban line. The architect for the Meyer building was Louis Miller, whose interest in the rail line was a side bar to a thriving architectural practice. Miller lived in the nearby town of Arcadia, and worked

²¹ Missouri Gazetteer and Business Directory 1899, (St. Louis, MO: R. L. Polk & Co. 1899) p. 352.

²² Bicentennial History Book Committee, pp. 60-61.

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throughout the region from the 1880s into the 1920s.²³ His interest in bringing a railroad to Farmington may, in fact, have been influenced by that architectural practice. One biography noted that "Miller practiced his trade in the towns along the railroad, often having dozens of men busy in multiple locations." ²⁴ The new inter-urban line made it easier for him to practice in Farmington, where, the same biographical account noted, he "built extensively."

A "Souvenir Album for St. Francois County," which was printed just after the turn of the century, mentions Miller several times, and one caption under a photo of his work claimed that he was the "largest builder and contractor in Southeast Missouri." That same publication showed that he served as both builder and architect, depending on the project. He served as only the builder for the prominent Realty Building in Farmington, for example, while he was listed as the architect for the Meyer Building, and as both builder and architect for others. The Meyer building is the only building mentioned in that publication that survives today, and it is a significant link to one of the area's most prolific early architects.

There are also several other buildings in the downtown area which are similar enough to the Meyer building to fuel speculation that Miller was involved with their design as well. Those include the ca. 1904 Rottger Building, at 12 W. Columbia, and the ca. 1904 A. S. Davis building, at 101 W. Liberty. Shared design characteristics include polychromatic brickwork, the use of terra cotta tiles for ornamentation, and a combination of ornamental textures on the exterior walls.

The continuing prosperity of the downtown area in the early years of the 20th century is reflected by the construction of larger business buildings in the early years of the 20th century. Two of the buildings in the East Columbia district were larger than average for the area, with room for more than two businesses on their ground floors. The Tetly Building, at 20 East Columbia, was built ca. 1912, and the Hahn Building, at 117 E. Columbia, was built ca. 1919.

²³ Lawrence Christensen, et al, <u>Dictionary of Missouri Biography</u>, (Columbia and London: University of Missouri Press, 1999) pp. 547-548.

²⁴ Christensen, et al, p. 547.

²⁵ Souvenir Album of St. François County, (St. Louis, MO: Central Illustrating Syndicate, n.d.) This appears to have been made just after the turn of the century.

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Both of those buildings can be classified as "business blocks." The business block is a subtype of the two-part commercial block, and is essentially a large version of the same type of building. Two-part commercial blocks which contain more than two business spaces at the ground floor can be classified as business blocks. Four of the twenty-five historic two-part commercial blocks in downtown Farmington are business blocks; of those, two are within the district boundaries. The other two are located in the nearby Courthouse Square Historic District.

The Tetly and the Hahn buildings are typical of other commercial buildings constructed in the area after about 1910, in that they utilize elements of the Craftsman style. The Craftsman style emphasized simple lines and an absence of applied ornamentation. Instead of the ornate bracketed cornices of the Victorian era, local commercial buildings of the early 20th century tend to have rectilinear stepped parapet roofs topped with simple concrete or ceramic tile coping. Upper facade and window ornamentation is also much simpler.

The Craftsman style was extremely popular, locally and nationally, for residential architecture in the early decades of the 20th century, and slightly less so for commercial buildings. The term "Craftsman" was brought into popular use by Gustav Stickley, who published the <u>Craftsman</u> magazine from 1901 to 1915. Stickley and other proponents for the Craftsman movement in America, which was related to the English Arts and Crafts movement, emphasized clean lines and the use of native materials such as wood, brick and natural stone.

The Tetley Building, which was built in 1912 utilizes ornamentation from both Victorian and Craftsman styles. It is a large two story brick building with the words "TETLEY BUILDNG A.D. 1912" in a panel on the upper facade. The building's blend of tan and red brick and its ornamental corbeled cornice are both typical of Victorian era buildings in the area, while the simple lines of the facade and the rectilinear brick panels above the second floor windows are more in keeping with the Craftsman movement. The Tetley building was built by or for the same family who owned the Tetely Jewelry Store building at 14 E. Columbia, and both of those buildings remained in the Tetley family throughout the period of significance.

The nearby Andy Hahn Building, which was built a few years later, is one of the largest buildings in the downtown area to utilize Craftsman styling. The Hahn building has a very wide facade which is topped by a shaped parapet wall, and accented by a pair of brick string courses which run just above the second floor windows. It also differs from

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others in the district in that it has paired Craftsman style 3/1 windows in its upper facade. All other two part commercial blocks in the district have single windows, most with arched 1/1 sash. The Hahn building also has a nameplate; the words "BARBARA LEE APTS." are centered in the upper section of the facade. It is not clear how long that signage has been on the building; it appears to be early, but not original. The second floor houses apartments which do appear to be original, and the ground floor has held various commercial tenants over the years, including a grocery store in the 1940s.

The civic function of the downtown area also remained strong in the early 20th century. The mid-1920s saw the construction of yet another new courthouse, as well as a large new municipal building, Long Memorial Hall, on West Columbia Street. East Columbia also became home to a large new public building during that time period.

In 1932, a new post office was built at 100 East Columbia Street. The new post office opened in July of 1932, at which time it was said to be one of the most modern mail handling facilities in the area. The high level of styling for the new building reflects its civic function. The central bay of the wide facade features monumental Tuscan columns of limestone, and a wide brick and limestone entablature spans the entire facade. The walls are of red brick, and the high foundation is faced with smooth ashlar blocks of limestone. The building today looks and functions much as it did the day it opened, and it continues to be one of the more highly styled buildings in the downtown area.

The new post office, like Long Hall and the new courthouse, utilizes Beaux Arts styling. The Beaux Arts movement in architecture takes its name from the *Ecole Des Beaux Arts*, a school of architecture in Paris which was attended by several leading North American architects in the last half of the 19th century. The course of study at the Ecole emphasized such things as composition, symmetry and the creation of designs based upon academically correct interpretations of classical architecture.²⁷ Classical columns and pilasters, along with arched openings and symmetrical facades, were often featured elements of Beaux Arts designs.²⁸ The use of Beaux Arts styling for the post office and

²⁶ Bicentennial History Book Committee, p. 13.

²⁷ Alan Gowans, <u>Styles and Types of North American Architecture</u> (New York: HarperCollins, 1992) pp. 217-219.

²⁸ John C. Poppeliers, et al, What Style Is It?, (Washington, D.C.: Preservation Press, 1984) p. 66.

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other civic buildings in the downtown area reflect that style's national popularity in the realm of public architecture.

The early 20th century also saw an increase in the importance of roads, as the automobile became the dominant mode of transportation in the nation. In the 1910s and 1920s, many of the roads in the Farmington area were improved and tied into new regional and statewide road systems. In 1919, Potosi Street, which enters the downtown area from the northwest, became the first concrete road in the county. By the mid-1920s, Liberty Street, which is one block north of Columbia Street, had become part of State Highway 9, which ran north and south through the region. Liberty, Columbia, and North Washington Streets were all at least partially paved by that time as well.²⁹ In the late 1920s, Highway 9 became State Highway 61, and by 1930 that road was paved throughout St. Francois County.³⁰ The Farmington-Flat River road became State Route 32 about the same time.

Both of those state highways shared a route right through the downtown area, thanks to the efforts of local businessmen. Early plans had called for bypassing the downtown area in favor of a route along the north edge of the community. Downtown business leaders successfully lobbied for a route change however, and when complete, the new highways entered town from the north on Potosi Street, then along Liberty to Main, where they connected to the old Ste. Genevieve road, which leads east from the downtown area.³¹ (Liberty runts one block north of and parallel to Columbia.)

Retail concerns remained strong into the late 1920s as well. One description which was written in 1925 noted that the town had "many up-to-date retail stores engaged in all legitimate lines of commerce and carrying as complete and high grade stocks as found in the larger trade centers of the country." The 1927 Sanborn shows that retail activity was still concentrated along Columbia Street and the courthouse square

²⁹ Missouri State Highway Commission, "Missouri's Road System: Map Showing Construction Progress," January, 1924, (State Historical Society of Missouri), and the 1927 Sanborn Map of Farmington.

³⁰ Tom Miles, <u>Brief Authentic History of St. Francois County, Missouri</u>, (Series published in the <u>Farmington News</u>, Sept. 13 to Nov. 15, 1935, reprint on file with the State Historical Society of Missouri) pp. 27-29.

³¹ Miles, p. 29.

³² J. Cloud Cole, p. 2.

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at that time. The maps shows that all of the contributing buildings in the East Columbia District housed commercial operations at that time. Most of those were labeled simply "S" for store, although the map did note the existence of the printing press for the Farmington News, and the bakery at 120 E. Columbia.

By 1930, Farmington could boast of a population of roughly 3,000 people, and the downtown area was still the commercial center for the community. The two new state highways brought travelers right through downtown, and the area around the courthouse continued its dual role as the civic and commercial center of town. County merchant license records for Farmington in 1925 document the existence of more than 70 businesses, offering everything from undertaking to soda bottling. Most of those were still in operation five years later, as the country entered the hard times of the Great Depression, and it appears that many made it through those trying times. By 1940, the population in Farmington had reached 3,738, and the community was classified as a "urban" area in the 1940 census.³³

State highway traffic continued to flow through the downtown area into the 1940s, bringing a continual stream of business. (A highway bypass was started in the late 1940s.) A 1944 city phone book shows that businesses in the East Columbia district by that time included two of the town's largest grocery stores, which were located, ironically, side by side. The building at 119 E. Columbia housed the town's Safeway Market, while the local Piggly Wiggly was right next door, at 117 E. Columbia. (See Figure Five.) Other listings for addresses within the district show that several of the second story spaces contained apartments then as well. George Tetley was living above the Tetley Jewelry store, and Dorothy Anne Bess and Joanne Hink were living in the top floor of the Tetley Building next door.

As the century progressed, the commercial structure of the community saw some changes. As alternative roadways developed, so did secondary commercial areas located away from the center of town. For the first time in the town's history, downtown was not the only commercial area in the community. It was, however, still the civic center, thanks to buildings like the courthouse, Long Hall, and the post office. The area also continued to serve as a financial center, which is evidenced today by the presence of several large banking operations.

³³ State of Missouri, Official Manual 1945-1946, (Jefferson City: Mid-State Printing Co, 1946) Census statistics, p. 1057.

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Courthouse Square Historic District (preferred)
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Figure Five. Historic Photo of the intersection of Henry and East Columbia. 119 and 117 E. Columbia are the first two buildings on the right.

(Undated photocopy of a ca. 1940 photo from the collections of the Farmington Public Library.)



Commercial vigor in downtown Farmington continues, as do many of the use patterns established early in the century. The courthouse square and Columbia Street are still lined with retail and office spaces, and the surrounding streets still contain various commercial and public facilities. Although several major fires in the 1960s took their toll on the historic building stock downtown, significant concentrations remain, and most of those buildings continue in their original commercial function.

The East Columbia Historic District stands as a tangible link to those early days of commerce. The boundaries of the district encompass one of the most intact groupings of historic civic and commercial buildings in the community, and the overall level of integrity within the district is high. Downtown Farmington continues to serve in its original role as the civic and commercial center of town. The historic architecture found there reflects the long commercial history of the seat of St. Francois County, and plays a significant role in its present vitality. \triangle

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Verbal Boundary Description See attached map.

Boundary Justification

The current boundaries encompass all of the land historically associated with the contributing properties which retains integrity from the period of significance.

Photographs

The following information is the same for all photographs:

East Columbia Historic District

Farmington

St. Francois County, MO

Debbie Sheals

November, 2003

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

List of Photographs

See photo key for description of camera angle.

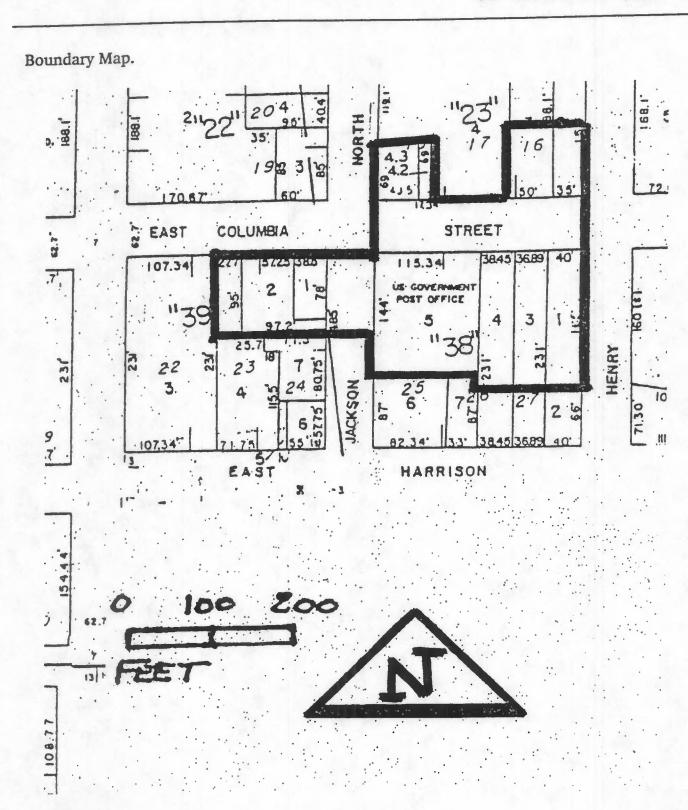
- 1. Looking east on E. Columbia Street; left to right 20-24 and 14 E. Columbia St.
- 2. Looking west on E. Columbia Street; left to right 20-24 and 14 E. Columbia St.
- 3. Looking west on E. Columbia Street; left to right 28, and 20-24 E. Columbia St.
- 4. Looking east on E. Columbia Street; Post Office (100) on right, 101 E. Columbia on left.
- 5. Looking west on E. Columbia Street; left to right 101 and 103 E. Columbia St.
- 6. Post Office, 100 E. Columbia Street.
- 7. Looking east on Columbia Street; left to right 114 and 100 E. Columbia St.
- 8. Looking east on Columbia Street; left to right 120-122, 116, 114 E. Columbia St.
- 9. Looking west on Columbia Street; left to right 117 and 119 E. Columbia St.
- 10. Looking west on Columbia Street from Henry Street.

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Photo Key.

