

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Marshall Hotel

and/or common Dunn Hotel

2. Location

street & number 103 E. Malone (corner of Malone & S. New Madrid St.) — not for publication

city, town Sikeston — vicinity of

state Missouri code 29 county Scott code 201

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name H. Dearmont and Margaret Rush Oliver

street & number 210 Roosevelt

city, town West Memphis — vicinity of state Arkansas 72301

5. Location of Legal Description

courthouse, registry of deeds, etc. Scott County Courthouse

street & number Recorder of Deeds

city, town Benton state Missouri 63736

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible?  yes  no

date July 7, 1983  federal  state  county  local

depository for survey records Missouri Department of Natural Resources

P.O. Box 176

city, town Jefferson City state Missouri 65102

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Marshall-Dunn Hotel is a 70' x 120' rectangular three-story commercial building constructed of brick (laid up in a variation of common bond) with a shed roof. The principal visual elements consist of a cast iron storefront across the ground floor of the north facade and first two bays of the west facade with a protective porch, supported by cast iron posts. The porch roof, which serves as porch for second floor, has pressed metal entablature and cast iron decorative railing. This building is topped with a pressed metal entablature.

The main facade, which faces north, is of 10 bays with 4 bays grouped in the center and a pair of 3 bays balanced at the east and west end. The third, fifth and eighth bays are transomed doors on the second floor. The second floor windows are rectangular with double hung 3/2 light sash units. A slightly projecting cast stone string course continues across the facade at the sill line of the second and third floor windows.

Round arched windows with double hung 3/2 light sash units, with molded import course and pronounced archival trim at the third floor provide a restrained romanesque detail. A pressed metal entablature completes detailing of the front and it is placed approximately three feet below the brick parapet wall which is slightly higher over the end three bays creating the illusion of corner pavillions. A prominent neon sign is located above the second floor between the third and fourth bay on the east end of the building and it projects several feet out from the wall and above the roof line.

The ground floor is made of cast iron and wooden storefront elements. The northwest corner of the building contains a storefront of two large store windows which are made up of paired 3/2 windows on either side of a recent colonial styled scrolled pedimented six light door with eight light rectangular side lights. The present main entrance of the hotel is located slightly off center of this facade and leads directly to a small hall and stairs. A small storefront of similar construction with one window and door and a larger storefront at the northeast corner with two windows and center doorway complete the ground floor arrangements.

The ground floor houses a bar in what was originally an auto salesroom, a vacant store in the former barber shop, and entrance to upper floor apartments, the kitchen service area, a banquet room and another bar in the former sample room area.

The west facade is of 11 bays on the second and third floor and the window details are a repeat of those on the north facade. The first two bays of the ground floor, protected by the porch which extends out to the sidewalk as on the north, consists of a two bay cast iron storefront with two large rectangular shop windows divided into a 3/2 arrangement with wood mullions. South of the storefront, two large 3/2 windows are located in the brick wall between the storefront and the round arched pedimented portal which shelters the side entrance door. Three rectangular windows (3/2) to the south complete the placement of openings of the ground floor. The terra cotta pediment, with keystone, rests on pilasters. A projecting lighted plastic sign hangs above the portal. Presently, the bricks below the first string course are painted black on this and the north facade, while the rest of the building has been painted white.

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Continuation sheet MARSHALL-DUNN HOTEL Item number 7 Page 1

The side entrance contains open stairs up to the hotel and entrances to the bar and restaurant, banquet room and public restrooms. An original pressed metal ceiling, stair rail and trim and tile floor remain in place.

The north entrance to the hotel has original tile floor and pressed metal ceiling intact. This entrance leads directly to the stairs up to the hotel area which now contains 18 apartments and 6 sleeping rooms.

The hotel floors contain open stairs at north and south end of hall. Original light shaft and bathrooms are located in the center of each floor creating an interior corridor with doors to rooms off one side. The center light well, now boarded over, and former toilet rooms are used for storage. Originally, each floor contained approximately 30 sleeping rooms.

The stairs to the third floor have approached from the east and west side of a landing with a single flight of wide steps up. A separate enclosed stairs at south end enters the kitchen service area. Square pillars, nevell posts and turned balustrades remain in place and in good condition.

Each apartment was developed by using 2 or 3 original hotel rooms; one as a kitchen, bedroom and living. Only the northwest corner room of the second floor contains features of note; a fireplace, beamed ceiling and original light fixtures. Original trim remains intact with many original six-panel doors and transoms remaining on the second and third floors.

A small basement (added) houses mechanical systems. The three skylights and ventilating shafts remain in place on the roof. The roof is now covered with rolled roofing and tar.

The building is in good condition. Some deterioration of cornice and sagging floors indicate needed maintenance. Modern materials - carpeting and paneling - were used in conversion of units to apartments. The present owners are planning exterior restoration and rehabilitation.

There is some indication that the southeast corner of the south wall has been rebuilt at some point. It appears that portions of the brick wall of the earlier hotel have been incorporated in the construction of this 1910 building.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1910 **Builder/Architect** unknown

**Statement of Significance (in one paragraph)**

The Marshall-Dunn Hotel is significant to pursuant to Criteria A, to wit: the Marshall-Dunn Hotel was the product of the rapid development of Scott County and Sikeston that followed the extensive land reclamation program in Southeast Missouri after the turn of the century. The hotel was the center of activity for prominent local citizens and visiting dignitaries for several decades.

Criteria B, to wit: It was financed and later owned by C. D. Matthews, a prominent Sikeston banker and entrepreneur who was involved with early development of Sikeston and who later amassed one of the major fortunes of the area through his real estate investments.

Criteria C, to wit: It is the only hotel in Sikeston on the depot grounds square remaining from the boom years, 1900-1920, and is the principal building on the south side of Malone Street. It is an excellent example of an early 20th century commercial building with restrained romanesque detailing and it remains remarkably intact. It was one of the largest hotels in the area.

History

The site of Sikeston (located on the 1789 Kingshighway, now US 61) was first owned by a Frenchman, Francis Paquette, and was acquired by the prominent Stallcup family in 1829. John Sikes married into the Stallcup family and acquired control in 1859. Sikeston was platted in April of 1860 by Sikes in anticipation of completion of the Cairo and Fulton Railroad through the area of his farm. The original plat is unusual in that it contained a large "depot grounds" which now contains the depot (Mopac design) and Legion Park. The former village of Winchester, one-half mile south, was eclipsed by Sikeston after the completion of the railroad.

Sikeston contained a little over 150 people<sup>o</sup> in the 1880's, but by 1900 had grown to include almost 1,100 people. Some sporadic lumbering was the principal economic base well into the 1870's. The unprecedented scale of Dr. Malone's 50,000 acres holding and cypress lumbering was the first major source of wealth. Several later fortunes, including the wealth of C. D. Matthews, were made from merchandising, banking, land speculation and large scale agricultural operations after land reclamation. Many of the successful landowners built fine homes in north Sikeston during the 1880's and 90's.

The railroad, which reached Sikeston in 1860 but not Poplar Bluff until after the Civil War, provided the life blood for early development of Sikeston. It was not until after the major land reclamation projects were undertaken that the city really flourished.

The early drainage work, started in the 1850's, was not completed until

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1889. By the end of 1900, two drainage ditches were completed and work was underway on two more. Preliminary work started in 1903 under the direction of Otto Kochtitsky, as civil engineer, in the Little River Valley, led to promotion of Sikeston as the "Queen City of the Modern Promised Land."

The 1900 article stated of Sikeston, "The city is situated in the midst of a garden spot of southeast Missouri and is steadily improving. Reclamation of swamp lands in close proximity will serve as a great impetus for the town's progress and growth.

By 1900, Sikeston had grown to 1,100 people. It had a good flour mill, a major department store, the farmer's supply company, Bank of Sikeston - all part of Matthews family's various enterprises; another bank, several restaurants, two livery stables, two barbershops with public baths, two newspapers and other business operations including three hotels - the Central, the Green and the Windsor, and several boarding houses.

The Marshall-Dunn Hotel is located on the northwest corner of Block 11 of the original plat of Sikeston at the corner of Malone (formerly Railroad Street) and New Madrid Streets. It is directly across the street from the railroad depot and faces Legion Park to the north. It has been and is located in the center of commercial activity of Sikeston. Sikeston was easily accessible with service from four railroad lines and major north-south and east-west roads.

The site has been used for commercial purposes since 1890, when a saloon occupied the site. Between 1895-1898, Samuel Turner purchased Lot 9 and Lot 8 and constructed a three-story brick hotel on Lot 9 and a one-story saloon on Lot 8. It was enlarged in 1906.

In 1901, the hotel was called the Windsor Hotel. In 1906, it was leased to C.M. Ducker as the Commercial Hotel. The hotel was purchased by J. W. and C. M. Marshall who operated the hotel and adjacent saloon. A circa 1908 photograph shows the original Commercial Hotel with a wooden porch and adjacent south side saloon with "J.W. Marshall" painted on the window.

Early in 1910, the Commercial Hotel was destroyed by fire, but the saloon survived. The Marshall's mortgaged the property with Charles D. Matthews in April and by July, 1910, signed a five year lease with Charles A. Cook for the hotel.

The Marshall's rebuilt the hotel and expanded it to incorporate the saloon, covering all of Lot 9 and 30 feet of Lot 8. This new building was one of the major buildings downtown. It incorporated the concept of the protected sidewalk area, but used cast iron and pressed metal structural members and detailing. A newspaper ad described the new hotel "rising phoenix-like out of the ashes".

The new building was constructed of brick, laid up in a variation of common bond; every 7th row was laid in a flemish bond or as header row. The building

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was designed with three ventilating and light shafts in the center of the building. Powerful fans were installed at the sides of the rooftop shafts with louvers or ventilations and topped with glass skylights. Toilet rooms and public bathrooms were provided.

The ground floor contained the hotel lobby and office on the corner, direct access to the hotel level, a restaurant, a sample room, the kitchen, a barber shop and an automobile showroom. The second and third floor each contained hotel rooms to each floor - 11 along each of the north/south corridors and 4 along each of the east/west corridors.

The property was acquired in 1914 by Charles D. Matthews and the hotel was managed by C. A. Cook until 1924. After Charles D. Matthews' death in 1917, this hotel property and the rest of his real estate holdings were placed in a trust called the C. D. Matthews Estate, Inc. The hotel remained in the control of the C. D. Matthews Estate until 1940 when it was purchased by Ernest Dunn, where it acquired it's common name - the Dunn Hotel.

The hotel was the scene of many social activities and political functions in the early 1930's, it is rumored that Al Capone spent one night in the hotel. In 1934, Harry S. Truman, while running for Senate, stayed in the hotel, and James M. Pendergast from Kansas City, Missouri, also stayed there during a visit to Sikeston. In 1940, Jim, The Wonder Dog, made many trips to the hotel and was exhibited in the lobby. It was a very busy place during World War II as the headquarters for Cadets from a local Army Air Force training base and their parents. Many marriage ceremonies between Cadets and local girls were performed in the hotel. On February 10, 1948, Leonard Hall, a famed naturalist, conservationist, photographer, outdoorsman, and agriculturalist, stayed in and lectured at the hotel. Vice President Alven Barkley and his wife stayed at the hotel in 1949.

The Dunn's converted it into apartments prior to the purchase by H. Dearmont and Margaret Rush Oliver in 1967. No major alterations have occurred other than insertion of bathrooms and kitchens inside of some rooms. The little alcove hallways at each end of the corridors have been closed in with wallboard to convert these rooms to apartments. Since 1967, the Olivers have managed the property and have used a collection of country antiques from south-east Missouri in the decoration of public areas.

The nomination of the property is the first such activity in Sikeston, with strong community interest being generated.

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Continuation sheet MARSHALL-DUNN HOTEL Item number 9 Page 1

1. History of Scott County, Missouri  
compiled - R. D. Clayton  
Scott County Missouri Newsboy      Volume 13  
Benton, Missouri                      April 20, 1900  
#11
  
2. A History of Sikeston  
Audrey Channey - 1960
  
3. Sikeston  
H. V. Blaze  
St. Louis Globe Democrat  
reprint dated 5/3/81 of April 20, 1947 article
  
4. L. A. Wilson  
History and Directory of Southeast Missouri and Southern Illinois  
Cape Girardeau 1875-76
  
5. Goodspeed's History of Southeast, Missouri 1888  
Goodspeed Publishing Company

Item number 11      Page 1

James M. Denny, Section Chief, Survey and Registration  
and State Contact Person  
Department of Natural Resources  
Division of Parks and Historic Preservation  
Historic Preservation Program  
P.O. Box 176  
Jefferson City

July 7, 1983  
314/751-4096  
Missouri 65102

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Sikeston, North MO

Quadrangle scale 1:24,000

### UTM References

A 

1	5	2	6	9	2	6	0	4	0	8	4	0	6	0
Zone	Easting			Northing										

B 

Zone	Easting			Northing										

C 

Zone	Easting			Northing										

D 

Zone	Easting			Northing										

E 

Zone	Easting			Northing										

F 

Zone	Easting			Northing										

G 

Zone	Easting			Northing										

H 

Zone	Easting			Northing										

### Verbal boundary description and justification

Lot 9 and western 30 feet of Lot 8 in Block 11, City of Sikeston, Scott County, Missouri

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title 1. Patrick H. Steele, Sr. - Executive Vice President

organization Missouri Heritage Trust

date July 7, 1983

street & number P.O. Box 859, 1024 E. McCarty

telephone (314) 635-6877

city or town Jefferson City,

state Missouri 65102

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Fred A. Lafser, Department of Natural Resources and State Historic Preservation Officer

date 1/31/84

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I hereby certify that this property is included in the National Register

date

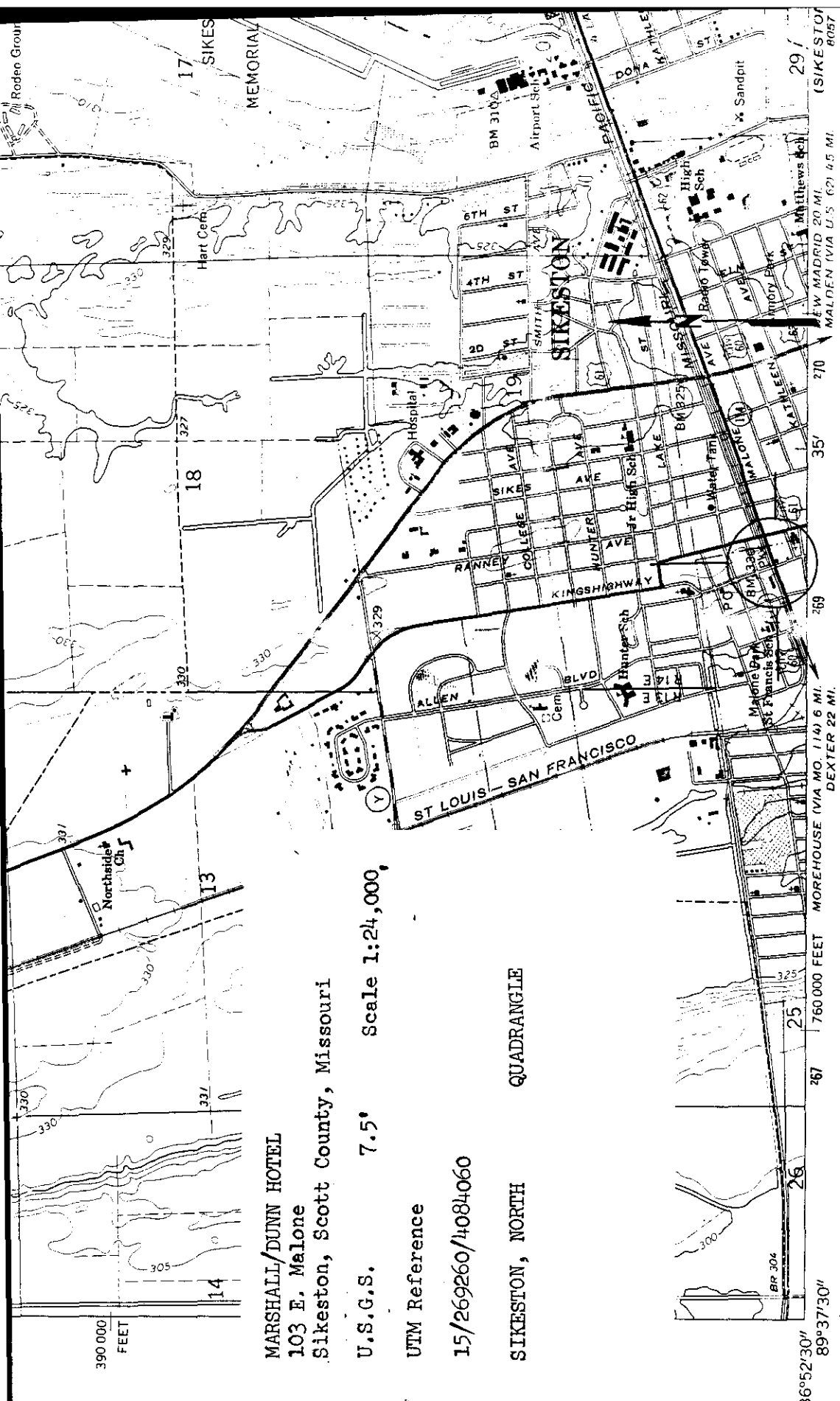
Keeper of the National Register

Attest:

date

Chief of Registration





**MARSHALL/DUNN HOTEL**  
 103 E. Malone  
 Sikeston, Scott County, Missouri

U.S.G.S. 7.5° Scale 1:24,000

UTM Reference

15/269260/4084060

**SIKESTON, NORTH QUADRANGLE**

36°52'30"  
 89°37'30"  
 (MOREHOUSE)  
 80871 SW

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Planimetry by photogrammetric methods from aerial photographs taken 1962. Topography by planetable surveys 1963

Polyconic projection. 1927 North American datum  
 10,000-foot grid based on Missouri coordinate system, east zone  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone 16, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1979

UTM GRID AND 1979 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

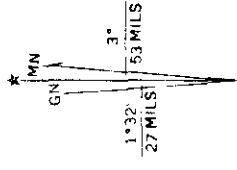
Purple tint indicates extension of urban areas

THIS MAP COMPLIES WITH NATIONAL GEOLOGICAL SURVEY, DENVER MISSOURI GEOLOGICAL SURVEY A FOLDER DESCRIBING TOPOGRAPHIC MAPS

SCALE 1



CONTOUR INTERVAL  
 NATIONAL GEODETIC VER



NEW MADRID 20 MI.  
 MALDEN (VIA U.S. 62) 4.5 MI.

MOREHOUSE (VIA MO. 114) 6 MI.  
 DEXTER 22 MI.

Marshall-Dunn Hotel  
Sikeston, Missouri

#1 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

North Facade



Marshall-Dunn Hotel  
Sikeston, Missouri

#2 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

West Facade



Marshall-Dunn Hotel  
Sikeston, Missouri

#3 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

Side Entrance



SHANGRI-LA  
CHINESE & AMERICAN  
FOOD  
DINING ROOM

HELOB  
ight Beer  
LLOWS  
W OPEN

Marshall-Dunn Hotel  
Sikeston, Missouri

#4 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

South Facade



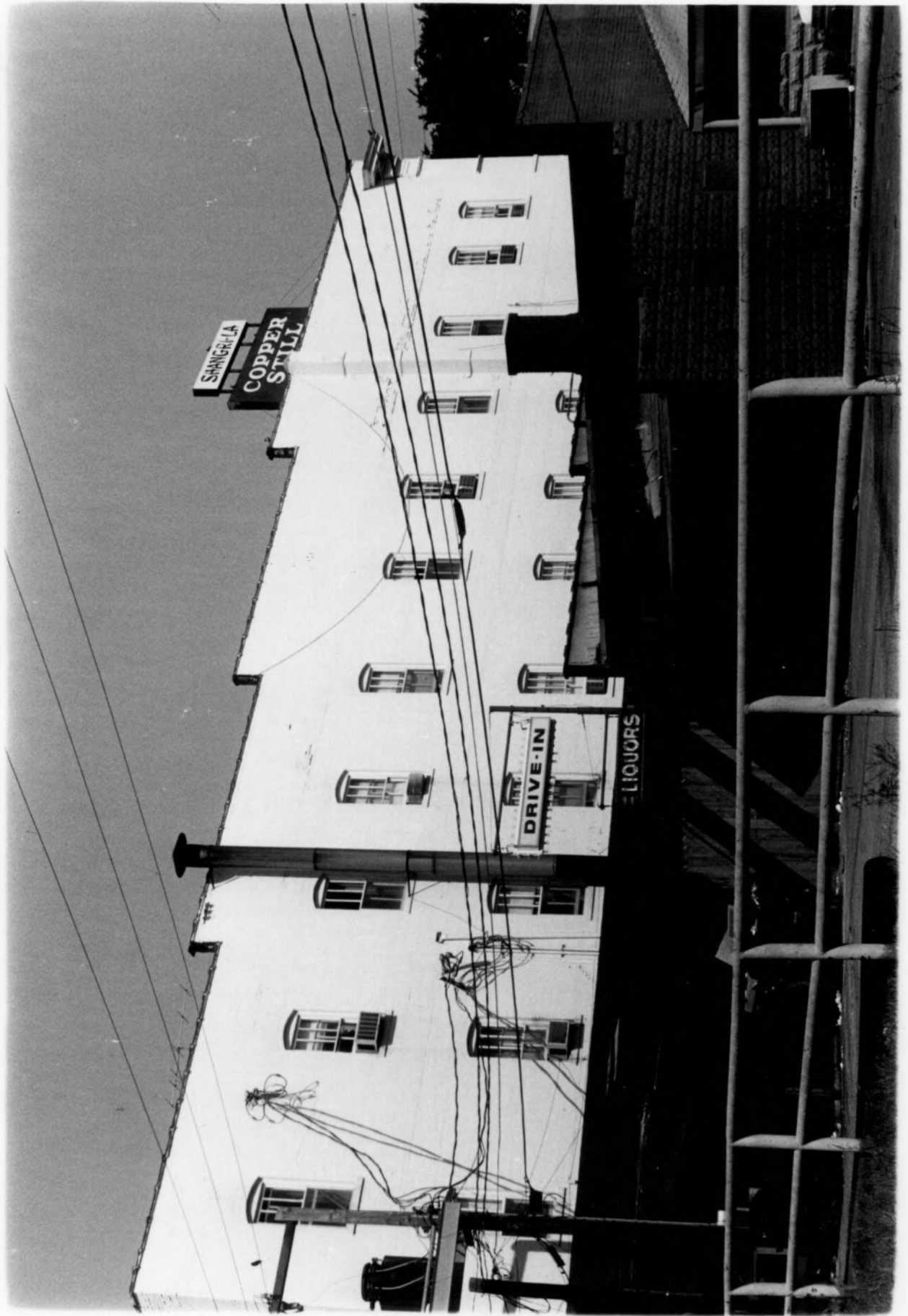


Marshall-Dunn Hotel  
Sikeston, Missouri

#5 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101  
East Facade



SHANGHAI  
COPPER STILL

DRIVE-IN  
LIQUORS

Marshall-Dunn Hotel  
Sikeston, Missouri

#6 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

Banquet Room Interior



Marshall-Dunn Hotel  
Sikeston, Missouri

#7 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

Side Entrance Hall





OFFICE SHANGHAI  
MON - THUR 11A - 11P  
SUN 12M - 10P  
COPPER  
TUES FRIDAY  
SHANGHAI  
1130 AM  
500 PM  
SU  
12  
CLOS

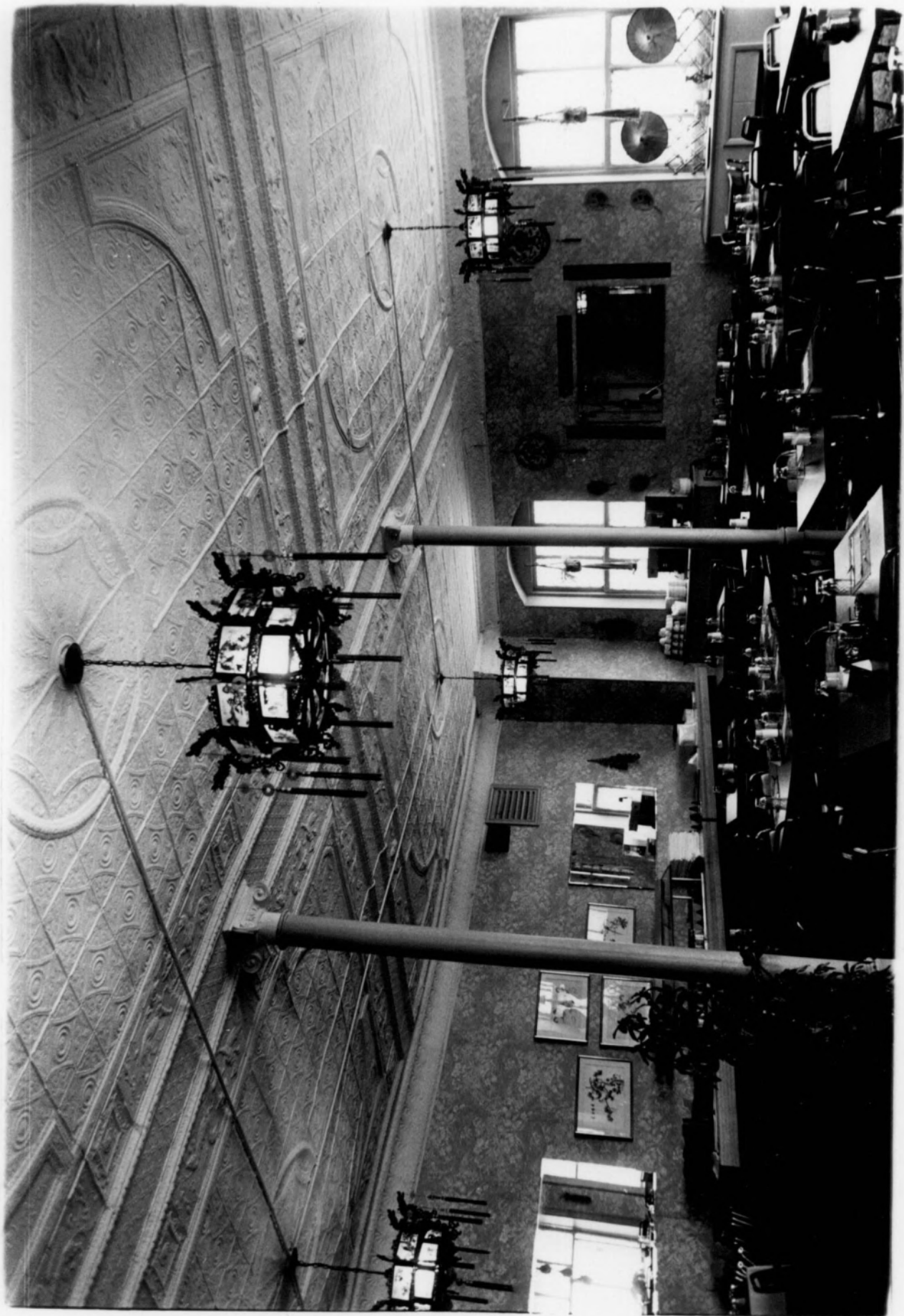
Marshall-Dunn Hotel  
Sikeston, Missouri  
#8 of 11

Photographer: Patrick H. Steele

June 7, 1983  
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Jefferson City, MO 65101

Restaurant Interior





Marshall-Dunn Hotel  
Sikeston, Missouri

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Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

Front Stairs - Second Floor



Marshall-Dunn Hotel  
Sikeston, Missouri

#10 of 11

Photographer: Patrick H. Steele

June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101

South Stairs - Second Floor



Marshall-Dunn Hotel  
Sikeston, Missouri

#11 of 11

Photographer: Patrick H. Steele  
June 7, 1983  
Missouri Heritage Trust  
P. O. Box 895  
Jefferson City, MO 65101  
Cast Iron Markers



