

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Neosho Commercial Historic District (Boundary Increase.)

other names/site number N/A

2. Location

street & number 114, 116, 118-120, 122, and 124-126 South Wood Street [N/A] not for publication

city or town Neosho [N/A] vicinity

state Missouri code MO county Newton code 145 zip code 64850

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

FEBRUARY 27, 2007

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:

[] 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:)

Signature of the Keeper _____ Date of Action

**Neosho Commercial Historic District (Boundary Increase)
 Historic Resources of Neosho, Newton County, MO
 Newton County, MO**

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	4	1 buildings
<input 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	4	1 Total

Name of related multiple property listing.

Historic Resources of Neosho, Newton County, MO

Number of contributing resources previously listed in the National Register.

33

6. Function or Use

Historic Functions

COMMERCE/TRADE specialty store
COMMERCE/TRADE financial institution
COMMERCE/TRADE professional

Current Functions

COMMERCE/TRADE specialty store
COMMERCE/TRADE professional
VACANT/NOT IN USE

7. Description

Architectural classification

LATE VICTORIAN
Other: Two-part Commercial block

Materials

foundation _____
 walls brick
 metal
 roof _____
 other ceramic tile
 metal

See continuation sheet []

Narrative Description See continuation sheet [x].

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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].

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

Areas of Significance

Commerce

Period of Significance

ca. 1868-1943

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

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10. Geographical Data

Acreeage of Property: less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	378024	4081042	15	377912	4081027
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	377909	4081027	15	377965	4081024

[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 Debbie Sheals
organization Private Contractor date November 1, 2006
street & number 29 S. 9th St. Suite 204 telephone 573-874-3779
city or town Columbia state Missouri zip code 65201

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

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**Neosho Commercial Historic District (Boundary Increase)
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Summary: The Neosho Commercial Historic District (boundary increase) encompasses a row of five buildings on the west side of the Neosho courthouse square. They have the historic addresses of 114, 116, 118-120, 122, and 124-126 South Wood Street. The west side of the square was excluded from the original district boundaries because many of the buildings there were covered with modern vertical metal sheathing when the area was nominated. Recent removal of some of that sheathing has revealed intact historic facades, and this boundary increase adds five late 19th century buildings on the south part of the block to the existing district. The four contributing buildings in the group are two stories tall, with Late Victorian styling. The expanded district now contains a total of 37 contributing buildings, 1 non-contributing structure, and 9 non-contributing buildings. The row of commercial buildings within the boundary increase strengthens the overall sense of time and place in the Neosho courthouse square. Construction dates for the buildings in the boundary increase range from 1885 to ca. 1891, which is within the district's ca. 1868-1943 period of significance.

Elaboration: The area covered by this boundary increase is located on the southwest corner of the Neosho courthouse square. The five buildings face east, to South Wood Avenue, and together, they occupy the southern half of the block of South Wood that borders the courthouse square. The north part of that block contains several other late 19th century buildings, all of which were extensively remodeled in the early to mid-1960s.

The boundary increase includes a row of three late 19th century buildings from which 1960s sheathing was recently removed, as well as a pair of small buildings in the center of the block that do not appear to have ever been covered over. (Those two may have been left out of the original district simply because they were overwhelmed by the altered properties found to either side of them.)

The contributing buildings are: the ca. 1885 Armstrong and Clark Drugstore, a two-part commercial block with an ornamental metal front; the ca. 1891 O. P. Hawkins Drugstore, a two story brick commercial building; the 1885 Newton County Bank, an Italianate style brick building, and the J. C. Herms Building, built in 1885, also of brick with Italianate styling. The one non-contributing building in the group, at 118-120 S. Wood, was built ca. 1890. That building lost almost all of its original ornamental façade when the metal sheathing was applied in the 1960s, and it no longer retains integrity. It does retain its original form and

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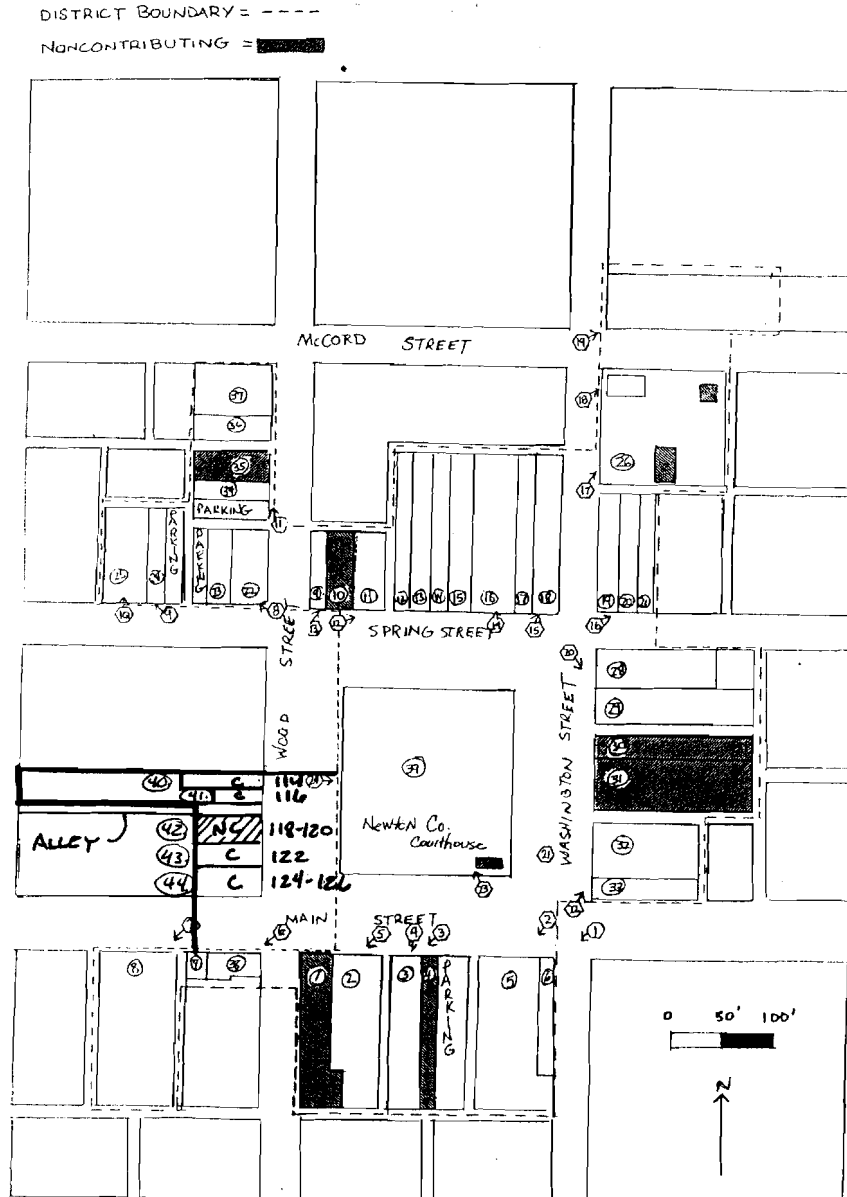
Neosho Commercial Historic District (Boundary Increase)
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patterns of fenestration, however, and does not overly detract from the renewed historic streetscape on this part of the block.

Figure One. Boundary Map, with street addresses and property numbers.

The base map documented the boundaries for the original Historic District nomination; those boundaries are shown as a thin dotted line. Not to scale.

The expanded boundaries are shown as a heavy black line. C=contributing, NC=non-contributing.



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The contributing buildings in the boundary increase are similar to other late 19th century buildings on the square, which were described in the original nomination as typically having “storefronts with display windows and cast iron columns or pilasters, and upper façades with sheet metal or brick decoration. The Italianate style with its arched entrances and bracketed cornices was used for many of the buildings constructed in these years.”¹

Individual Property Descriptions.

Note: Properties in the original district nomination were numbered 1-39; the property numbers below therefore start at 40. Although the original nomination did not include historic names, they have been used here.

40. 114 S. Wood. Armstrong and Clark Drug Store, ca. 1887. [c] A highly intact two part commercial block with an embossed metal façade and an open storefront. The second floor features extensive prefabricated metalwork, with a heavy bracketed cornice, horizontal bands of ornament, and decorative piers between the large second floor windows. The window openings appear to be original, with newer 1/1 windows sashes. The ground floor has an open storefront system that appears to date largely to the 1920s or early 1930s. It has a deep transom area filled with prism glass panels, and a recessed central entranceway that is flanked by open display windows over low bulkheads. Early or original cast iron pilasters run along the outside edges of the ground floor. The building is largely intact and in excellent condition. (See photos 9-11.)

41. 116 South Wood. O. P. Hawkins Grocery Store. Present form ca. 1887. [c] A two story brick building with four single windows on the second floor and a large cornice at the roofline. The cornice has simple lines and a small central pediment. The second floor windows are topped with early or original pedimented hoods, and they feature 2/2 wood sashes that also appear to be original. The ground floor of the façade has newer brick facing with two doors and a single wide display window. Although the newer brick fills in a good deal of the area that once held an open storefront, it is recessed from the face of the façade and the original massing and composition of the façade remains apparent.

¹ Phillip Thomason, “Neosho Commercial Historic District,” 1993, p. 7.1. (On file with the Missouri State Historic Preservation Office, Jefferson City, MO.)

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A photo of this block taken between 1884 and 1891 shows that this 20 foot wide building was originally part of a much larger brick building, which was roughly three times as wide as this one is now. (See Figure Two.) For reasons not known, most of that large building was gone by the time the block was mapped by the Sanborn Company in 1891, and may have been gone as early as 1888. A close look at the current building shows that it still reflects the original condition; the northernmost window on the second floor is narrower than the others, and it is set almost at the edge of the wall. The existing metal cornice appears to have been added when building was reduced to its current width, and the windows and hoods appear to be original. (See photos 9, 11.)

Figure Two. West side of the square, between 1884 and 1891.

From Newton County Historical Society, Neosho: City of Springs, (Cassville: Litho Properties, 1992, p 122.)



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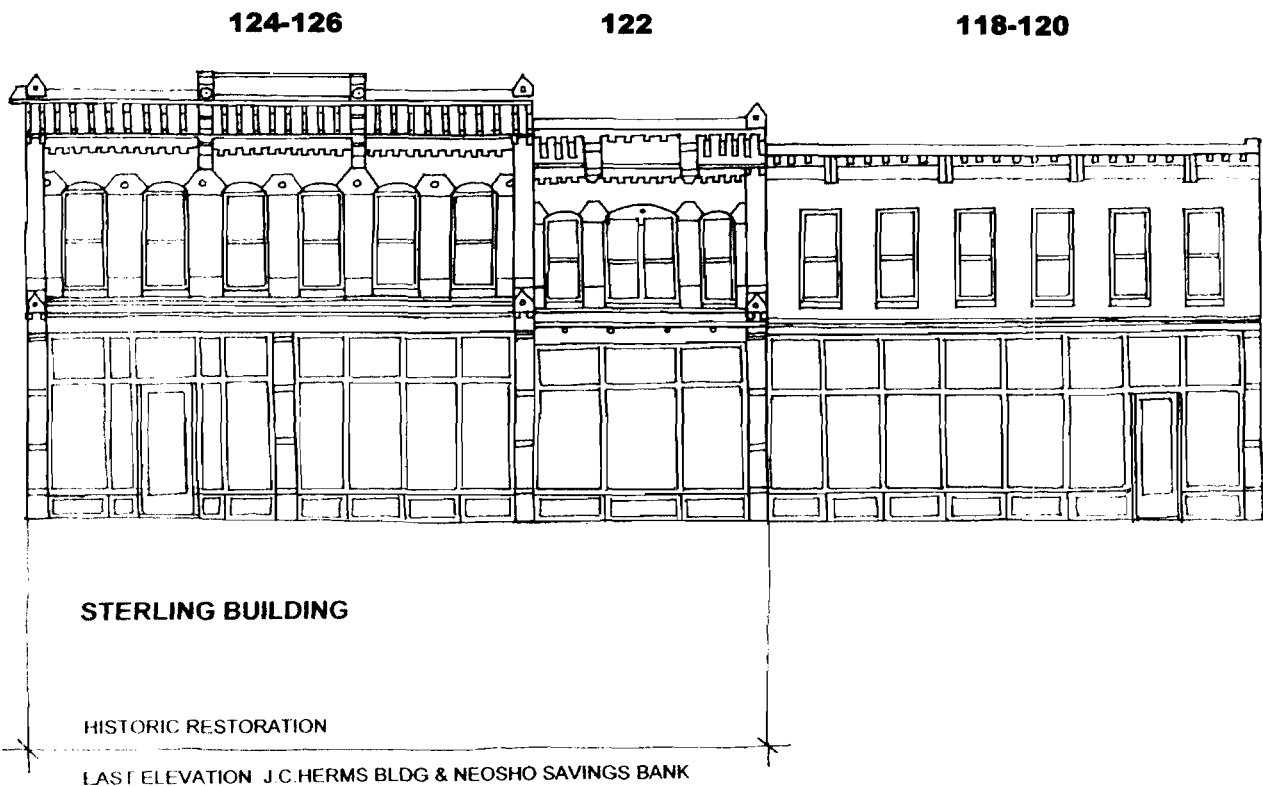
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**Neosho Commercial Historic District (Boundary Increase)
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NOTE: The buildings at 118-120, 122, and 124-126 South Wood Street were combined to form a single property sometime after 1965, and currently utilize the address of 124-126 only. They are described below according to addresses which were in use during the period of significance. All three are slated for a major rehabilitation in the near future. That project will include the installation of a more open storefront system in the lower part of all three façades, as well as replication of the historic cornices, using early photos as a model. The frame parapet that now connects across the tops of those three buildings will also be removed. The parapet was installed to support the metal façade of the 1960s and it is not structural.

Figure Three. Proposed Façade Rehabilitation.

Drawn by Herb Duncan for Wallace Architects. This is a conceptual sketch; the final rehab will likely include the installation of more doorways on the ground floor.



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42. 118-120 S. Wood. Wholesale Grocers, ca. 1890. [nc]

A two part commercial block with two bays of storefronts on the ground floor, and six tall windows on the upper floor. A wide flat metal panel runs from the sills of the second floor windows to the top of open display windows that fill the lower part of the first floor. The bulkheads below the windows are faced with thin layers of stone, and the piers between the bays are faced with very small ceramic tiles, all of which date to the late 1950s or early 1960s. The upper façade currently has almost no facing--only exposed wooden framing, with a single narrow horizontal band of metal ornament. Historic photos show that when new, the façade featured a pre-fabricated front similar to that still in place at 114 S. Wood. That front was removed in 1966 when the new façade was added, resulting in a significant loss of integrity. (See photos 1, 2.)

43. 122 S. Wood. Newton County Bank, 1884. [c]

A two part commercial block with red brick walls and sawn limestone detailing. This building and the larger building directly south of it were built at the same time and they feature very similar styling and architectural detailing. Although the early metal cornice is missing, the original brick corbel table remains in place along the upper façade, and all of the original second floor windows and other detailing also survive. There are three large window openings on the second floor; the center bay has a pair of windows separated by a narrow wooden mullion, and the side bays each contain one window. All of the 1/1 wood windows appear to be original, and they are in fair to good condition. The window openings are topped with segmental arches of brick, with flat limestone accent pieces at the edges of the arches. Similar limestone panels adorn the bottom part of the second story as well. On the lower part of the façade, a flat metal panel runs from the sills of the second floor windows to the top of open display windows that fill the lower part of the first floor. The bulkheads below the windows are faced with thin layers of stone, and the piers on either side of the façade are faced with very small ceramic tiles, all of which date to the late 1950s or early 1960s. (See photos 1, 6, 8, 12, and Figure Three.)

44. 124-126 S. Wood. J. C. Herms Building, 1884. [c]

A large two part commercial block, with two bays on the ground floor and six large windows on the upper level. The Herms Building occupies a corner lot, and has a long side elevation that faces south to Main Street. This building and the smaller

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building directly north of it were built at the same time, and the façades feature very similar styling and architectural detailing. The upper façade is faced with the same type of smooth red brick used on the building next door, and the smooth limestone accents found there are also similar. The second floor of the Herms building façade is filled with a row of six large windows which appear to be original. The windows are set into segmental arched brick openings, between which are set limestone panels that are adorned with small carved rosettes. A brick corbel table runs along the façade above the window arches. The early cornice is missing. The 1/1 wood windows have flat tops, and small wooden panels fill the arched tops of the masonry openings. Each window panel is accented with a small wooden rosette. The lower part of the building is like the others in the group, with a metal panel between the sills of the second floor windows and the top of the open display windows and doorways on the lower part of the first floor. The bulkheads below the windows are faced with thin layers of stone, and the piers between the bays are faced with very small ceramic tiles, all of which date to the late 1950s or early 1960s.

The long south side elevation of the building, which is faced with white-painted brick, is highly intact. The architectural detailing of the façade wraps around to include the front 10-15 feet of the side wall as well. (Photo 1.) That front bay has a corbel table along the upper part of the wall, as well as marks of an early metal cornice, and the second floor window there matches those used on the façade. A brick pier along the ground floor marks the edge of a former display window, which has since been bricked in. The rest of the wall features a row of tall segmental arched windows along the top floor that are similar to those on the upper façade. Each narrow window opening is topped with a small wooden panel and wooden rosette that matches the façade detailing. The window sashes there are 1/1 wood units that are in fair to poor condition, and most are covered with aluminum storm windows. The ground floor has several shorter windows that are set higher in the wall, as well as a few taller window and door openings. Most of the taller openings have been in-filled with brick, but the openings themselves remain intact. The short windows are intact, and have early or original sash with the same type of rosette trim used elsewhere. The Herms building is the largest and most noticeable building in the boundary increase, and its presence at the corner serves as a visual anchor for this block. (See photos 1, 4, 5, 6, 7, 12, and Figure Three.)

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**Neosho Commercial Historic District (Boundary Increase)
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Summary: The boundary of the Neosho Commercial Historic District is being increased because the removal of 1960s metal sheathing from three of the buildings there has positively impacted the historic streetscape on this part of the block. Like the buildings within the original district boundaries, the four contributing buildings in this boundary increase are significant under Criterion A in the area of Commerce. They also meet the registration requirements for the property type Commercial Buildings, set forth in the Multiple Property Documentation Cover Form "Historic Resources of Neosho, Newton County." The buildings within the boundary increase were all built shortly after a disastrous fire in 1885, and all have been in commercial use ever since. They include the home of the first bank in Neosho, a shop that housed a drug store for more than a century, and the J. C. Herms building, which was built by one of the more prominent local businessmen in the area in 1885. Architecturally, they form a cohesive grouping of late 19th century commercial architecture that is typical of the Neosho Commercial Historic district. All four of the contributing buildings feature Late Victorian styling, with bracketed cornices, embellished windows, and a general attention to exterior ornament. The two southernmost buildings in the group, the Neosho Savings Bank and the J. C. Herms building, were built at the same time and feature markedly similar detailing and massing. The northernmost building, at 114 S. Wood, offers a nearly pristine example of a pre-fabricated metal façade, one of the most intact in the downtown Neosho area today. All of the buildings in the boundary increase were constructed within the original period of significance of ca. 1868-1943, and their inclusion in the district strengthens the overall sense of time and place for the Neosho Commercial Historic District.

Elaboration:

The boundary increase adds four contributing buildings and only one non-contributing building to the Neosho Commercial Historic District, thus enhancing the overall proportion of contributing resources within the boundaries. The increase also adds part of the west side of the square to the district, which offers a more balanced portrayal of the historic courthouse square of Neosho. As noted in the original nomination, this side of the square was excluded because "alterations have been most extensive on the west side of the square and this block no longer

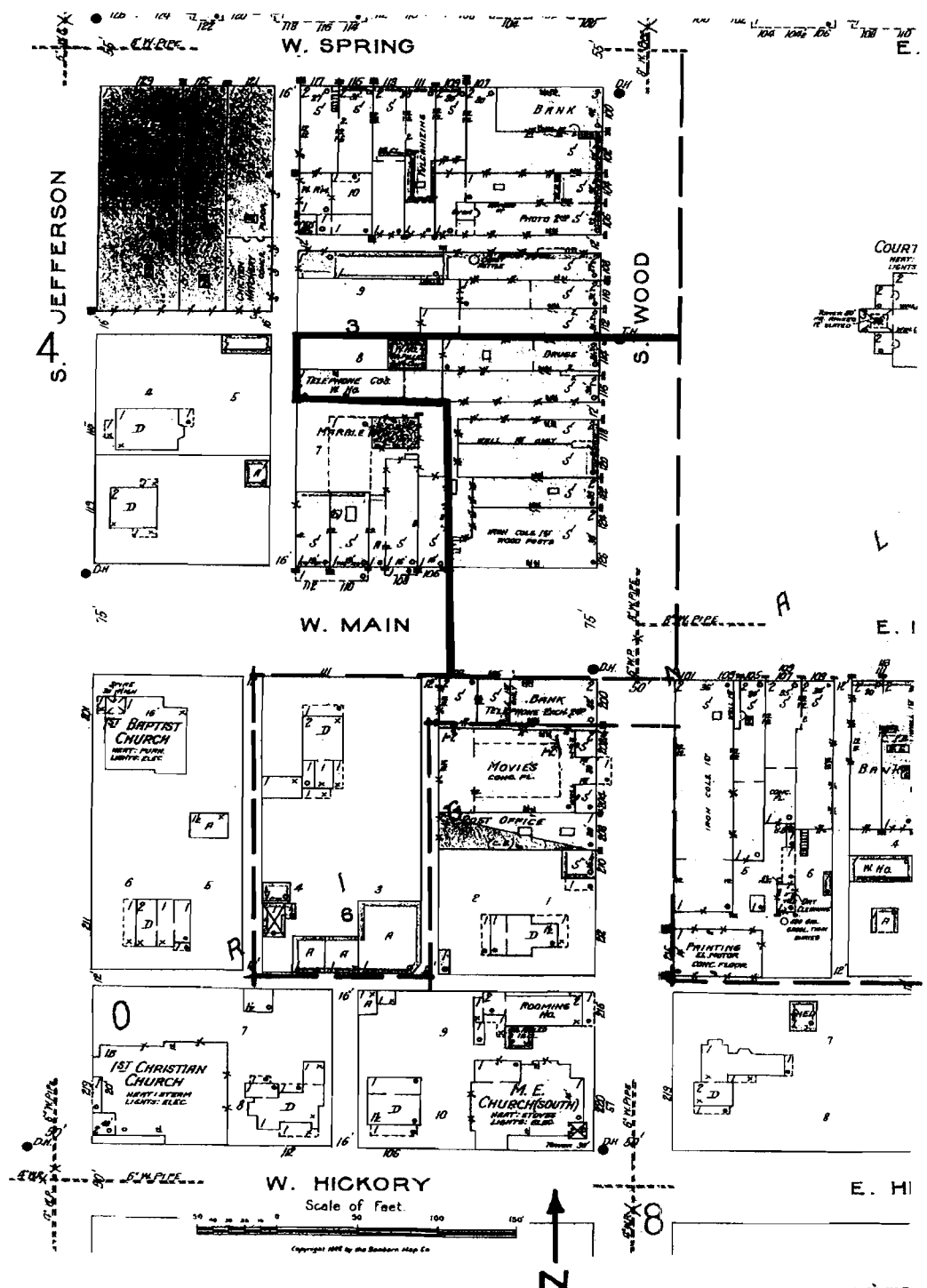
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Neosho Commercial Historic District (Boundary Increase)
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Figure Four.
1926 Sanborn
Map, with
original and
expanded
boundaries.
Original district
boundaries are
shown as a
dashed line.
The expanded
boundary is a
heavy black line.



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**Neosho Commercial Historic District (Boundary Increase)
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retains its historic integrity.”² The recent reversal of some of those changes brings this row of buildings into compliance with the registration requirements laid out in the Multiple Property Submission Cover Document.

Additionally, research done since that time shows that the buildings in the boundary increase had strong ties to the commercial history of the area. The area covered by this boundary increase suffered a major fire in 1884, and all of the buildings being added to the district were built within a few years of that fire. The 1884 Sanborn map for Neosho labels this entire section as “Burned down Jan 13, ‘84” and has an additional note that reads “to be rebuilt” over the section where the Herms store now stands. By August of 1891, when the Sanborn Company next mapped the town, all five buildings had been built. All served continuously in a commercial function well past the end of the period of significance. The metal sheathing that was added to the southern block of buildings was installed in 1965, and removed in 2006.³

Individual Property Histories.

Note: Properties in the original district nomination were numbered 1-39; the property numbers below therefore start at 40. Although the original nomination did not include historic names, they have been used here. Historic names are based upon the first owners or first-known occupants of the ground floor retail spaces. The summaries of occupants by dates are based upon Sanborn maps, a collection of historic photographs supplied by local historian Larry A. James, and historical accounts found in Neosho: The First Century 1839-1939, and Neosho: City of Springs. The latter included a reprint of a “tour” of the square published in the local paper in 1926.

40. 114 S. Wood. Armstrong and Clark Drug Store, ca. 1887. [c]

This is the most intact building in the boundary increase, and one of the more intact buildings of its age in the entire district. Although the 1995 architectural survey of the area dated this as ca. 1885, it does not appear in a photo taken between 1884 and 1891, but was there by the time of the 1891 Sanborn map. (See the discussion of property 41 for more information on the

² Phillip Thomason, p. 7.1

³ Larry James has two original newspaper articles from 1965 that show the sheathing being applied.

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construction date.)

The building housed various drug stores for more than 100 years. A late 1800s photo shows the name of the original drugstore, "Armstrong and Clark" across a signboard above the cornice, and Sanborn maps label the building as a drugstore throughout the period of significance. It was still home to a drugstore when it was surveyed in 1995, but has since changed functions.

1891 Sanborn: Drugstore/ ofc 2nd

1896 Sanborn: Whol. and Retail Drugs and stat'y.

1909 Sanborn: Whol. and Retail Drugs and stat'y

1916 Sanborn: Drugs

1920s Photo: Evans Bros Drugs

1926 Sanborn: Drugs

1926 Newspaper article: Price Brothers Drug Store, with a soda fountain.

1947 Sanborn: Drugs

1958 Photo: Evans Drugs.

41. 116 South Wood. O. P Hawkins Grocery Store/ H. C. Sittler Picture Gallery, Present form ca. 1887. [c]

A photo taken between 1884 and 1891 shows this to be part of a much larger brick building, roughly three times as wide as this one is now. (See Figure Two.) By the time of the 1891 Sanborn, all except this section of that building had been replaced by taller, metal-fronted buildings. No explanation for that change was found in historical accounts.

As was the case for other properties in the area, this building was constructed by a merchant who lost property to the fire of 1884. O. P. Hawkins had a grocery business at this location before the fire, and rebuilt soon after that. As noted in Neosho: The First Century 1839-1939, "he quickly recovered and a new brick business block was constructed."⁴ The same source noted that in August of 1888, H. C. Sittler rented the "entire upstairs 20x100 feet" for a photography studio. That mention of the 20 foot width would seem to indicate that the building had been reduced to its current width by that time, hence the date of ca. 1887 for the current form of the building. Sittler later sold his

⁴ Larry A. James, Neosho: The First Century 1839-1939, (Newton County Historical Society, 2001) p. 22.

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business to photographer J. C. Angel, who was in Neosho for about 15 years, and that second story space housed photographers for most of the period of significance. Note: A long one story rear section shown in early Sanborn maps is no longer extant; that back part of the lot now contains a paved parking lot.

Photo taken after 1888-before 1891: No sign on lower level, "Picture Gallery" sign on the upper level

1891 Sanborn: Photo gallery 2nd, no label for ground floor.

1896 Sanborn: Groceries 1st, photo second.

1901, ca. -1918 ca. Adolph and Marie Lutz had a confectionary in the ground floor space.

1909 Sanborn: Confy in front, depository in back, photo 2nd.

1916 Sanborn: Rest'r't front; gen'l wareroom back

1918- ca. 1923 Arnett Snyder men's clothing.

1920s photo: "Snyder's" across top of storefront

1926 newspaper: Miss Sallie Stewart's "materials for fancy work" gifts, circulation library.

1926 Sanborn: S. (for "Store")

1947 Sanborn: S.

1958 photo: Baker Studio above stairway.

ca. 1970 ground floor changes, per 1995 survey

42. 118-120 S. Wood. Wholesale Grocers, ca. 1890. [nc]

The prefabricated metal front of this building was removed in 1965 when the new façade was added. Historic photos show that the lower floor was remodeled a few years before the facing was applied to the upper floor. This property became part of the Sterling Store sometime after the vertical sheathing was applied in 1965; the newspaper article about the project shows it still had a separate tenant at that time.

1891 Sanborn: whol grocers.

1896 Sanborn: whol grocers.

1909 Sanborn: Rackets on the north side, hardware and harness on the south.

1916 Sanborn: Novelty on the north side, Motion pictures on the south.

1926 Sanborn: S each section, wall between on the 1st floor only.

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1926 Newspaper: Martha Jane Shoppe and Marinello Beauty Parlor
1947 Sanborn: S

43. 122 S. Wood, Newton County Bank, 1884. [c]

This building and the Herms Building directly south of it were built immediately after the fire, and are so similar that it seems likely they were done by the same contractor and/or architect. Neither builder nor architect was mentioned in any historical accounts for either building.

The building was erected for the Newton County Bank, which was the first bank in Neosho. That bank first had a building on Spring Street, and moved to this location in 1872. The current building, which replaced the one that burned, was built quickly; the fire took place in January, and this building was completed by August of the same year.⁵ Samstag and Stein were the original partners, but Samstag left in 1877. W. H. Stein was left in charge; he was arrested in March 1885 for embezzling.⁶ The bank remained in operation, however, and stayed at this location until 1907, when it moved into the newly constructed Haas Building on the other side of the square. (The Haas building is property #18 in the original district nomination.)

After the bank left, the building housed various retail functions, and usually had offices on the upper level. A photo of the building which was taken in the late 1950s or early 1960s shows that it had been joined with the property to the south by then, but it appears to have been a separate property throughout the period of significance.

1891 Sanborn: Bank 1st, ofcs. 2nd.

1896 Sanborn: Bank

1909 Sanborn: Office

1916 Sanborn: Mill'y.

1926 Sanborn: S

1926 Newspaper article: Harley Knott's grocery store.

1947 Sanborn: S

⁵ Larry A. James, *Neosho: The First Century 1839-1939*, p. 19.

⁶ Ibid.

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44. 124-126 S. Wood. J. C. Herms Building, 1884.

This large building, which occupies a prominent corner lot, was described in an 1888 county history as “one of the most attractive buildings in Neosho.”⁷ It and the Neosho County Bank building directly to the north are so similar that it is likely they were done by the same contractor and/or architect.

John C. Herms moved to Neosho in 1866 after leaving the Union army. He was a trained carpenter, and worked in that trade from the age of 13 before joining the army during the Civil War.⁸ He worked as a carpenter and contractor after moving to Neosho, and had a shop on the west end of McCord Street until 1877. In 1877, the day after it was announced that a new courthouse was to be built on the square, he bought this lot and built a one story frame building to house a furniture business. That building was lost in the fire of 1884, and the current building was completed by August that year.

Herms later expanded his business to include funeral services, and he remained in operation at this location until his death in 1918. After Herms died, his son-in-law C. E. Clark took over the business. When Mrs. Herms died in 1925, the business was sold to settle the estate. In March of 1926, Frank Waymire moved his variety store from another downtown location to this space, and his shop occupied the building until 1930. After that, it became home of the Sterling Store, which stayed in business there until 1982.⁹ It was under the tenancy of the Sterling Store that the ground floor of the façade was remodeled and the sheathing was added to the second floor.

1891 Sanborn: Jewelry and Music n. side, Tel Ofc. Picture frames S. side, Furniture 2nd.

1896 Sanborn: Furne both sides with doorways between, Furne 2nd Furne repairing bst.

1909 Sanborn: Furne both sides with doorways between, Furne 2nd Furne repairing bst.

1916 Sanborn: Ground floor now one large space with note about iron columns 1st. wood posts second.

⁷ History of Newton, Lawrence, Barry, and McDonald Counties Missouri. Chicago: Goodspeed Publishing Co, 1888. (Electronic reprint and Newton County excerpt by Hearthstone Publications, 2003.) p. 261.

⁸ Goodspeed, p. 261.

⁹ Larry A. James, Neosho: The First Century 1839-1939, pp. 17-19.

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Neosho Commercial Historic District (Boundary Increase)
Historic Resources of Neosho, Newton County, MO
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1926 Sanborn: S all one space ground floor

1947 Sanborn: S

1950s-early 1960s Photo shows ground floor of south section remodeled to current config.

1965 Metal front put on top floors. Sterling still occupied just part of the block then.

1982 Sterling moved out, and Pick'N'Save opened.

2003, ca. building vacated.

2006. 1965 façade removed, rehab planning begins.

Even though several of the buildings within the boundary increase have seen ground floor alterations, the upper facades are largely intact, and the group meets the registration requirements for district designation as laid out in the Multiple Property Submission cover document. They reflect their long role in the commercial history of Neosho, and enhance the overall integrity of the Neosho Commercial Historic District.

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Neosho Commercial Historic District (Boundary Increase)
Historic Resources of Neosho, Newton County, MO
Newton County, MO

SOURCES

“Bricks, Boards, Stone and Mortar: 1991 Neosho Historical Building Survey.” Neosho Historic Preservation Committee, 1995. (From an architectural survey conducted by Thomason and Associates.)

Goodspeed Publishing Company. History of Newton, Lawrence, Barry, and McDonald Counties Missouri. Chicago: Goodspeed Publishing Co, 1888. (Electronic reprint and Newton County excerpt by Hearthstone Publications, 2003.)

James, Larry A. Neosho: The First Century 1839-1939. Newton County Historical Society, 2001.

Newton County Historical Society. Neosho: City of Springs. Cassville: Litho Properties, 1992.

Thomason, Phillip. “Neosho Commercial Historic District.” 1993. (National Register Nomination, on file with the Missouri State Historic Preservation Office, Jefferson City, MO.)

Interviews:

James, Larry. (Neosho historian.) Telephone interview with Debbie Sheals, October 26, 2006. (Notes on file with Debbie Sheals, Columbia, MO.)

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Neosho Commercial Historic District (Boundary Increase)
Historic Resources of Neosho, Newton County, MO
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UTM Coordinates, continued

E. Zone	Easting	Northing
15	377962	4080970
F. Zone	Easting	Northing
15	378024	4080970

Verbal Boundary Description

All of Lot 8 and the east 100 feet of Lots 6 and 7, in Block 3 of Neosho Proper, in the City of Neosho, Newton County, Missouri. Otherwise known as the properties with the addresses of 114, 116 and 124-126 South Wood Street, in Neosho, Newton County, Missouri.

Boundary Justification

The boundary increase has been drawn to include part of the west side of the square, which was excluded from the original district boundaries due to extensive alterations. In the summer of 2006, 1960s metal sheathing was removed from the buildings at 118-126 S. Wood. That project revealed that two of those three buildings retain a considerable amount of original fabric, and would therefore contribute to the existing district. Two early buildings directly north of that property are also largely intact, especially the building at 114 S. Wood, which has seen no alterations of note since the 1920s. Together, those buildings form an intact grouping that adds to the overall sense of time and place in the existing district.

Property owners.

114 S. Wood Street. (Current and historic address.)

Larry Jones and Dianne Jones
 114 South Wood Street
 Neosho, MO 64850
 417-451-1613

116 S. Wood Street. (Current and historic address.)

C. R. Rhoades, Lawyer, A Professional Corporation
 PO Box 151
 Neosho, MO 64850
 417-451-6271

118-126 S. Wood St. (Currently known as 124-126 S. Wood.)

Spring Street Developers, LLC
 PO Box 525
 Neosho, MO 64850
 417-455-8267 (Rudy Farber)

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**Neosho Commercial Historic District (Boundary Increase)
Historic Resources of Neosho, Newton County, MO
Newton County, MO**

Photographs

The following information is the same for all photographs except 12.
Neosho Commercial Historic District (Boundary Increase 1.)
South Wood Street
Neosho, Newton County, MO
Debbie Sheals
September 27, 2006

Photo 12, which was taken ca. 1927, is part of the personal collection of Larry A. James.

List of Photographs

See photo key for description of camera angle.

1. Looking north on Wood from Main Street. 124-126 S. Wood is the first on the left.
2. Looking south on Wood. 114 S. Wood is the first on the right.
3. Streetscape, looking south on Wood from W. Spring.
4. Rear elevations, looking west on Main St.
5. South elevation of 126 S. Wood, second floor detail.
6. Looking west on Main St. to S. Wood.
7. Detail, second floor of 124-126 S. Wood.
8. Detail, second floor of 122 S. Wood.
9. Left to right: 116 and 114 S. Wood.
10. 114 S. Wood.
11. Detail, 1124 and 116 S. Wood, upper facades.
12. Historic photo, taken ca. 1927, looking north on Wood from Main St. (Compare to photo 1.)

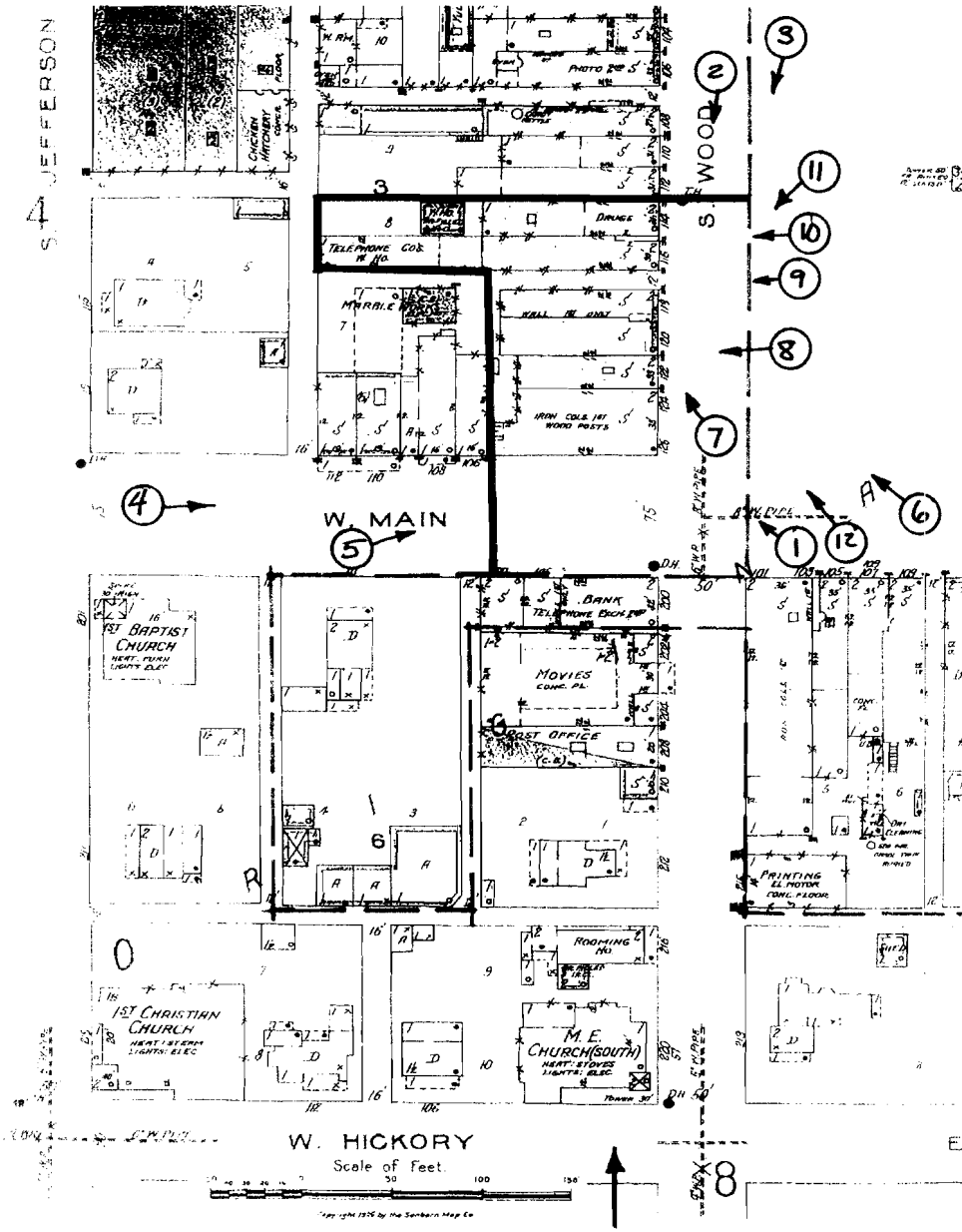
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Neosho Commercial Historic District (Boundary Increase)
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Photo Key. Base Map: Sanborn Map Company, 1926.





The main building is a three-story structure. The top two floors are in various stages of demolition, with exposed brickwork and wooden joists. The ground floor is a modern storefront with large glass windows and a concrete base. A sign in the window reads "SECOND FLOOR ARTICLES COLLECTIBLES". To the left of the main building is a smaller, light-colored brick building with two tall, narrow windows. To the right, a row of other buildings follows, including a red brick building and a tan building.

A red pickup truck is parked in the foreground, facing right. Behind it, a blue car is partially visible. Further back, a white pickup truck, a red car, and a silver car are parked. In the bottom right corner, the rear of a dark-colored pickup truck is visible.

SECOND FLOOR
ARTICLES
COLLECTIBLES

111



Decorative red frieze with repeating scrollwork patterns.

LAW OFFICE
MULLIGNEY
AT LAW

Decorative horizontal band with a grid pattern.

Neosho Gifts
Etcetera
SALE

Neosho Gifts
Etcetera
401-1013

Neosho Gifts
Etcetera
HOME OF A WILCOY

HELP KEEP
OUR CITY
CLEAN



LAW OFFICE
ATTORNEY
AT LAW

LAW OFFICE
ATTORNEY
AT LAW

LAW OFFICE
ATTORNEY
AT LAW

LAW OFFICE
ATTORNEY
AT LAW



West Side Square
Neosho, Mo. ⑤



H&H
FABRICS &
FRAMES

C. & B. RIDGES
LAWYERS

OFFICE

OFFICE

Cinema

HELP KEEP
OUR CITY
CLEAN



ROOM 2 ROOM
HOME DECOR

COMMUNITY
Drive-in

CUSTOMER
DRIVEN

4 KP2

RAM



S JEFFERSON ST



NOVEL QUALITY CLEANERS
LAUNDRY & DRY CLEANING





NOEL
QUALITY
CLEANERS
LAUNDRY & DRY CLEANING

Embroidered Clothing
CAHUS

OUTREACH

THE
SECOND
FLOOR

BOYS

H&H
FABRICS &
FRAMES







C.R. BROADS
LAWYER

C.R. BROADS
& CHRISTINE BROADS

Decorative red and white patterned cornice

LAW OFFICE
P. BROADS
ATTORNEY AT LAW

Electera
SALE

HELP KEEP
OUR CITY
CLEAN

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000722

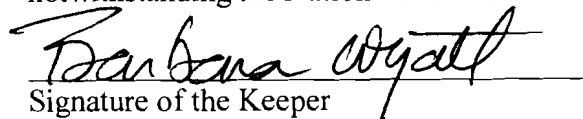
Date Listed: 8/12/1993

Property Name: Neosho Commercial Historic District

County: Newton

State: MO

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


Signature of the Keeper

5-21-09
Date of Action

Amended Items in Nomination:

The property at 101-103 E. Main Street was listed as non-contributing because the entire exterior was covered in non-historic fabric. Upon removal of the metal cladding from the upper floor, the original fabric was revealed to be intact, including original windows. Elements of the storefront- specifically the metal and glass display windows, structural glass and tile floor, may also fall within the period of significance for the district (1868-1943). Based upon its current condition, the building now contributes to the historic district.

The MO State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)