

New Franklin Commercial Historic District Property Information Form

Prepared by Debbie Sheals for Jennings Premium Meats, New Franklin 2012

136 E. Broadway

New Franklin, MO 65274

1

Address

Field Survey #

Fleet, Dr. John B, and Logie, House (ca. 1895)

Historic Name (as of)

Construction Date: ca. 1895

* indicates exact date of construction is known

Current Name Jennings Office Annex

Property Type House

Architectural Style Queen Anne

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This house was built just after the Second Baptist Church was moved from this lot in late 1894 or early 1895. (Church minutes show the church building was moved between November 1894 and February 1895.)

It was the first house in the city to have running water; parts of the original water tank are still in the attic. It was also the first building to have an "acetylene gas plant", which Fleet installed in 1909 (Owen Binder)

The original spindled front porch was redone ca. 1915.

Interior changes made in the 1910s or 1920s include a fireplace and bookcases in the living room.

The office and house plus two other lots to the north were still owned by Mrs. Fleet in 1917. The property was listed in her name only in all available real estate tax records. The City of New Franklin owned it in 1947.



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

U. S. Population Census Records

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Mrs. J.B. Fleet (4) 101, N1/2 102, 120, 125	2000
1907	Mrs. J.B. Fleet (4) 101, N1/2 102, 120, 125	2,200
1910	Mrs. J.B. Fleet (4) 101, 102, 120, 125	2,200
1917	Mrs. J.B. Fleet (4) 101, 102, 120, 125	2,150

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134 E. Broadway

Address

New Franklin, MO 65274

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Field Survey #

Fleet, Dr. John B., Office (ca. 1895)

Historic Name (as of)

Current Name New Franklin Medical Clinic

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

1895, ca.--Dr. Fleet started work on the house next door and probably built this about the same time. The house was completed ca. 1897.

1898--Fleet is listed as a physician in the Gazetteer entry for the town.

1909--An ad in the local paper for Dr. Fleet claimed "Diseases of Women a Specialty."

1917--Sanborn map. The office and house plus two other lots to the north were still owned by Mrs. Fleet. The property was listed in her name only in all available real estate tax records.

Construction Date: ca. 1895

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Mrs. J.B. Fleet (4) (see 136)	2000
1907	Mrs. J.B. Fleet (4) (see 136)	2200
1910	Mrs. J.B. Fleet (4) (see 136)	2200
1917	Mrs. J.B. Fleet (4) (see 136)	2150
1947	City of New Franklin	

New Franklin Commercial Historic District Property Information Form

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132 E. Broadway

New Franklin, MO 65274

3

Address

Field Survey #

Manion, Henry, Clothing Store (1920)

Historic Name (as of)

Current Name City Hall Meeting Room

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

The lot was labeled City Hall on the 1897 Atlas map, and, according to the Sanborn map, the City Jail was located at the back of the lot in 1917.

1920--A note in the paper said the city was building a new business building on the "lot that had been a sore spot for 20 years" and noted that Henry Manion was to operate a clothing store there. (Owen Binder)

1923--Damaged by fire. (Owen Binder)

1986--A photo of a parade indicates that this was the home of the fire department.

Construction Date: * 1920

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Miller, Laura E. (1)	220
1907	Heath, Todd & Crump (1)	220
1910	Heath, T.J. (1)	220
1917	Easlie, Dora	220
1947	City of New Franklin	

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130 E. Broadway

New Franklin, MO 65274

4

Address

Field Survey #

Schaeffer Butcher Shop (1916)

Historic Name (as of)

Current Name New Franklin City Hall

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. All three were probably built at the same time, between 1910 and 1917.

1910--The building was not here, per photo 7 or tax records. It was probably built soon after, since the electric company is said to have been getting started in 1910 (clippings).

1917--Listed as "Meats" on the Sanborn map. Probably the Schaeffer Butcher Shop, which was the only meat company to get a business license in 1916 and 1917.

1923--L. A. Kingsbury bought W. A. Schroer Insurance Agency, located here. (Owen Binder.)

1925--Carpenter Realty Company's name was changed to New Franklin Real Estate Co. (Owen Binder.)

Construction Date: ca. 1911

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Miller, Laura E. (1)	220
1907	Heath, Todd & Crump (1)	220
1910	Heath, T.J. (1)	220
1917	Electric Co. Home (2) 104 pt. 103	900
1947	W. W. Carpenter, Jr.	

New Franklin Commercial Historic District Property Information Form

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128 E. Broadway

Address

New Franklin, MO 65274

5

Field Survey #

Post Office (1922)

Historic Name (as of)

Current Name Post Office

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. The building was not here in 1910, per photos 7 and 8 and tax records, but it was probably built soon after since the Electric Company was established ca. 1910.

1917--The Sanborn map showed the building as an "office" with an "electric supplies" room in back. There was also an electric light plant at the back of the lot.

1922, Sept. 24--"The Home Electric Building was leased to Postmaster Taylor for the Post Office." (Owen Binder.)

2012--Still houses the Post Office.

Construction Date: ca. 1911

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Miller, Laura E. (1)	220
1907	Heath, Todd & Crump (1)	220
1910	Heath, T.J. (1)	220
1917	Electric Co. Home (2) 104 pt. 103	900
1947	W.W. Carpenter, Jr.	

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126 E. Broadway

New Franklin, MO 65274

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Address

Field Survey #

Home Electric Company Office (1917)

Historic Name (as of)

Current Name Columbia Emporium

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. The building was not here in 1910 (per photo of 7), but it was probably built soon after since the Electric Company was being established.

1917--The Sanborn map listed the building as an office. It was probably part of the electric light company.

1923-- Home Electric moved out, and J. M. Mercille (sp?) opened a jewelry store in the space.

1924, Aug. 22--Missouri Light and Power Company bought Franklin Electric, and later that year leased the Carpenter Building. (Owen Binder)

Construction Date: ca. 1911

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Miller, Laura E. (1) E1/2 104	200
1907	Heath, Todd & Crump (2) 108, E 1/2 104	825
1910	Heath, T.J. (1) E 1/2 104	500
1917	Electric Co. Home (2) 104 pt. 103	900
1947	W.W. Carpenter, Jr.	

New Franklin Commercial Historic District Property Information Form

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120-122 E. Broadway

New Franklin, MO 65274

7

Address

Field Survey #

Carpenter and White Building (1910)

Historic Name (as of)

Current Name My Favorite Things

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This building was built to replace a two story building that burned in 1902.

1910--A newspaper clipping states that the building will have "Granitoid floors." The building was occupied by the New Franklin News (basement), the Mason Barber Shop (east side), and Carpenter Realty (west side).

1917--According to the Sanborn map, the building housed a barber in the east part and dressmaking in the west part. There was an electric motor in the basement--probably for printing.

1919--A note in the local newspaper stated that Tom Gains has a "new electric hair clipping machine." (Owen Binder)

Construction Date: ca. 1910

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Clipping files and photos, South Howard County Historical

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Carpenter White Realty Co. (2) W pt. 104 e. pt. 105	400
1907	Mullen, Mary A. (1) W. pt. 104	770
1910	Carpenter, W. W. (1) W. part 104	400
1917	Electric Co. Home (2) 104, pt. 103 (the only listing for 104 in 1917 is Electric Co., 1917 book shows W. W. Carpenter owning E. pt. 105, value \$400)	900
1947		

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118 E. Broadway

Address

New Franklin, MO 65274

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Field Survey #

Gentle, Dr. Doke, Office (1910)

Historic Name (as of)

Current Name Residence?

Property Type One Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This building was built to replace a two story building that burned around 1902, probably at the same time as 120-122 E. Broadway.

1910--The window sign shown in a photo appears to read "Dr. D. Gentle"

1917--Sanborn says the building contains "Office/Undertaking."
The undertaking business may have been in the basement.

Construction Date: ca. 1910

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Clipping file and photos, South Howard County Historical

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Carpenter White (2) W. pt 104 E pt 105	400
1907	White, Paul (1) E pt. 105	770
1910	White, Paul (1) E 1/2 105	400
1917	White, Paul (1) Cen pt. 105	400
1947	Kate C. White	

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112-114 E. Broadway

New Franklin, MO 65274

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Address

Field Survey #

Bethke's German Cash Store (1909)

Historic Name (as of)

Current Name Beaman Building

Property Type Two Park Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This building was built after 1908, when the two story brick building that had previously been here burned.

1909--William Bethke of Centertown leased the "Carpenter Building formerly occupied by Allison Davis." 116 (Owen Binder). William Bethke's German Cash Store was located here.

1912--William Bethke's German Cash Store moved to a new building at 104 Broadway. (clipping)

1916--Old Carpenter Hall was remodeled. (Owen Binder.)

1917--Sanborn map: dry goods in the east part of the building, and hardware in the west. The Harris and Rennick (sp?) Store was located at 116 E. Broadway. (Owen Binder.)

1919, Mar.--Marie Autenrieth bought buildings that were occupied by Jenner and Fair (112) and the Motor Inn (116). Jenner and Fair, who opened in 1913, took over both ground floor spaces soon after. (Owen Binder)

1923, Jan 12--G. L. Chamberlin moves into the office formerly occupied by Dr. H. S. Moser, over Jenner and Faire's Hardware Store. Also upstairs was the Community Club headquarters. (Owen Binder.)

Construction Date: ca. 1909

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Carpenter White Realty Co. (2) W pt 105/E pt 106	2000
1907	Drake, G.W. W.R./Carpenter W. W. (1) W pt. 105/(1) E pt 106	1100/1100
1910	Cox, W.O./Carpenter W. W. (1) W pt. 105/(1) E pt 106	1000/1000
1917	Cox, W.O., Jr. (1) W pt. 105	1000
1947	Eugene M. Darby & Mayme Darby	

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110 E. Broadway

Address

New Franklin, MO 65274

10

Field Survey #

Chancellor and Lee (1908)

Historic Name (as of)

Current Name South Howard County Historical

Property Type Two Part Commercial Block

Architectural Style

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This building replaced a two story brick building that burned in 1908.

1908--The building housed "Chancellor and Lee," formerly C. F. Lee (Owen Binder)

1909, Mar. 18--J. M. Settle located over "Chancellor and Lee" at this location. (Owen Binder)

1910--Merchant License records show Chancellor and Lee as one of most valuable stores in town. (They were not listed in 1907.)

1917--Sanborn map shows this building as a Tin Shop and Vehicles on the first floor and storage of telephone supplies on the second floor. A fire door linked it to the building on the east (112).

Construction Date: ca. 1908

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Boggs, W.J. (1) W pt 106	1,000
1907	Boggs, W.J. (1) W. pt. 106	1,100
1910	Boggs, W.J. (1) W pt. 106	1,000
1917	Wade, JB & CC (2) W pt 106-6 1/2 in 107	1000
1947	Howard Lodge #4 A.F. & A.M.	

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108 E. Broadway

New Franklin, MO 65274

11

Address

Field Survey #

Boggs, John M. Drug Store (1899)

Historic Name (as of)

Current Name Silver Liners Senior Center

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

See historic photo 3. This building was probably built before 1900.

1908--Dr. V. Q. Bonham was located over Boggs's Store here. (Owen Binder.)

1910--"J. M. Boggs" on front window in ca. 1910 photo. John M. Boggs had a drug store in town per 1898-99 Gazetteer, possibly in this location. Merchant License records show it was a modest store.

1917--Sanborn map shows it with "Drugs" on the first floor and an office on the second. A fire door linked it to the building on the west (106).

1917--"Haltsenburg buys 1/2 interest in Old Trails Pharmacy from Fred Wilkerson." (Owen Binder)

Construction Date: ca. 1898

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Boggs, J.M. (1) E 1/2 107	700
1907	Boggs, J.M. (1) E 1/2 107	770
1910	Boggs, J.M. (1) E 1/2 107	770
1917	Lee, Julie S. (2) pt. 106-107	1000
1947	Bobbie Virginia Jones	

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106 E. Broadway

Address

New Franklin, MO 65274

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Field Survey #

Myer Brothers Store (1904)

Historic Name (as of)

Current Name Greg James Photography

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This building was probably built before 1900 (See historic photo 3), but per an earlier photo of Broadway, was not built before 1895. It was probably in place before 1899, when J. M. Boggs had a drug store in the matching building next door.

1904--Myer Bros. one of largest stores to get a merchant's license.

1905--A clipping says that J. A. Boothe and Co bought the Myer Store, with hand note that it was 1906.

1906--Moshiers moved to the rooms over the Myer Bros. Store. (Owen Binder.)

1908--The Andrews and Burton Store was here. (Owen Binder.)

1909--Dr. Doke Gentle was on the second floor per a 1909 per newspaper clipping. (He was in 118 in 1910)

1916-1923--Referred to as the Odd Fellows Building in paper (Owen Binder.)

1917--Sanborn map labels it as dry goods and clothing on the first floor.

Construction Date: ca. 1898

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Hunter Estill (1) W 1/2 107	1000
1907	Andrews & Burton (1) W 1/2 107	1100
1910	Andrews & Burton (1) W 1/2 107	1000
1917	Lodge IOOF (1) W 1/2 107	1000
1947	Henry Mitchell Estate	

New Franklin Commercial Historic District Property Information Form

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101 E. Broadway

New Franklin, MO 65274

13

Address

Field Survey #

Alsop's Corner

Historic Name (as of)

Construction Date: ca. 1895

* indicates exact date of construction is known

Current Name Alsop Building

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

A different building was here in a ca. 1894 photo, but this one was in place by 1902 (per photo 5).

This was the home of Alsop & Sons General Store, owned by Elliot E. Alsop, who was married to Julia Gunn. His son Thomas S. Alsop I operated a general store at this location after Alsop & Sons dissolved. Thomas S. Alsop was married to Mary Lucy Strange in 1877, and died in 1899. The property was in her name in early tax records and is still in the Alsop family. 1885 Missouri Gazetteer includes a listing for "Alsop E & Sons Genral Store."

1896, ca.--This building housed a General Store. "Genl Merch" on a sign in the front window.

1908, July 18--Clark's Store at this location. (Owen Binder)

1917--Sanborn map states "Groceries" on the 1st and 2nd floors.

1929, ca.--Housed Alsop's Cash Grocer (per photo 9).



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Alsop Family History (Ancestry.com)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Alsop, Mary L. (1) W 1/2 77	1000
1907	Alsop, Mary L. (1) W 1/2 77	1100
1910	Alsop, Mary L. (1) W 1/2 77	1000
1917	Alsop, Mary L. (1) W 1/2 77	1000
1947		

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103 E. Broadway

New Franklin, MO 65274

14

Address

Field Survey #

T. V. Alsop Drug Store (ca 1895-1905)

Historic Name (as of)

Construction Date: ca. 1895

* indicates exact date of construction is known

Current Name Alsop Building

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

1895, ca.--There was a "Drug Store" sign over the storefront (per photo 5).

1905, Mar. 3--A note in the paper says that R. A. Dunlop bought the building formerly occupied by T. V. Alsop Drug Store and "will fix up an elegant pool hall." (Owen Binder)

1905, Oct. 19--Fisher Bros. bought the Pool Hall from A. H. Dunlop.

1908, July 18--Dr. White's Drug Store moved here after Davis bought 109. (Owen Binder)

1917--Sanborn map notes that there was flour storage on the 1st and 2nd floors.

1926, ca.--Housed "Carver's Pay and Take" (per photo 9).



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909 -1947. (On file at the New Franklin City Hall.)

Alsop Family History (Ancestry.com)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Citizens Bank (2) E pt. 77 W pt. 78	3000
1907	Bank Citizens (2) E pt. 77 W pt. 78	4950
1910	Bank Citizen (2) E pt 77 W pt 78	4000
1917	Bank Citizens (2) E pt 77 W pt 78	4000
1947	Jones, Bobbie Virginia	

New Franklin Commercial Historic District Property Information Form

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105 E. Broadway

New Franklin, MO 65274

15

Address

Field Survey #

Citizen's Bank (1897)

Historic Name (as of)

Construction Date: * 1894

* indicates exact date of construction is known

Current Name Alsop Building

Property Type Two Part Commercial Block

Architectural Style Romanesque

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This is one of two oldest intact buildings on the south side of the street. Photo 2 shows what appears to be this and 107 as the only two brick fronts on this side of the street.

1894--Building constructed (per date stone).

1897--Atlas shows this bank here; it is also listed in the 1899 Gazetteer.

1908, July 18--Citizen's Bank is here.(Owen Binder)

1917--Sanborn map states that there is a bank on the 1st floor. The 2nd floor is vacant.

1923, Dec. 14--Citizen's Bank and the Bank of New Franklin (101 W. Broadway) were consolidated, and the bank here closed. L. A. Kingsbury, who was probably in charge of Citizen's Bank, retired from the banking business. (Owen Binder.)

1929, ca.--The bank sign is gone. "Dr. C. H. Reinke Osteop[?] and Physician" is on the sign out front.



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909 -1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Citizens Bank 2 lots (2) E pt 77 W pt 78 (see 103)	3000
1907	Citizen's Bank (2) E pt 77 W pt 78 (see 103)	4950
1910	Citizen's Bank (2) E pt 77 W pt. 78 (see 103)	4000
1917	Citizen's Bank (2) E pt 77 W pt 78 (see 103)	4000
1947		

New Franklin Commercial Historic District Property Information Form

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107 E. Broadway

New Franklin, MO 65274

16

Address

Field Survey #

C. C. Alsop's General Store (ca. 1899)

Historic Name (as of)

Construction Date: ca. 1894

* indicates exact date of construction is known

Current Name Laundromat

Property Type Two Part Commercial Block

Architectural Style

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

This is one of two oldest intact buildings on the south side of the street. Photo 2 shows what appears to be this and 105 as the only two brick fronts on this side of the street.

1899--Per the Gazetteer, C. C. Alsop has a general store in town.

1903--C. C. Alsop's Store burned, but was not destroyed. (Owen Binder.) Dr. V. G. Bonham was a tenant, and there were lodgers.

1905--Dr. Bonham's office was located over C. C. Alsop's Store. (Owen Binder.)

1909--R. B. Whipple and Son were located "in building formerly occupied by C. C. Alsop." They added a bakery "In rear of their grocery" in August 1909. (Owen Binder.)

1917--Sanborn map lists this building as having groceries on both the first and second floors.



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

Alsop Family History (Ancestry.com)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Alsop, C.C. (1) 26 ft E pt 78	1000
1907	Alsop, C.C. (1) 26 ft E pt 78	1100
1910	Smith, J.T. Mrs. (1) 26 ft E pt. 78	1000
1917	Smith, Josephine (1) 26 ft E pt. 78	1000
1947		

New Franklin Commercial Historic District Property Information Form

Prepared by Debbie Sheals for Jennings Premium Meats, New Franklin 2012

109 E. Broadway

New Franklin, MO 65274

17

Address

Field Survey #

Carpenter, W. W. Real Estate Office (1894)

Historic Name (as of)

Construction Date: ca. 1895

* indicates exact date of construction is known

Current Name **Karadakos Building**

Property Type **Two Part Commercial Block**

Architectural Style

Contributing to the District? ☐ no ☒ yes ☐ possibly

History Notes

1894--According to a newspaper clipping, this was Carpenter Office; however, it was not pictured in a ca. 1894 photo (photo 2), so it was probably constructed ca. 1895.

1899--Per Gazetteer, Carpenter is still in business.

1903--Noah's Ark. (Owen Binder.)

1906--A. W. Whitlow Drug Store. (Owen Binder.)

1908, July 18--Allison Davis bought the "building now occupied by Dr. White's Drug Store." July 23, R. B. Wayland to make the concrete blocks for a warehouse located at the back of the lot. (Owen Binder.) Wayland got a business license for a garage in 1916 and 1917. The building now extends all the way back, possibly incorporating that warehouse. Allison Davis Furniture stayed until ca. 1945.

1909, ca.--Howard County News and Curtis Undertaking were also located in this building.

1917--Per the Sanborn map, there was a furniture store on both floors.



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909 -1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Alsop, J.H. (2) pt 78, 79 2 lots	1000
1907	Alsop, J.H. (2) pt. 78, 79	1100
1910	Davis, Allison (2) pt. 78-79	1000
1917	Davis, Allison (2) pt. 78-79	1000

1947 1940s Lynn and Beatrice Collins, per paper on window.

New Franklin Commercial Historic District Property Information Form

Prepared by Debbie Sheals for Jennings Premium Meats, New Franklin 2012

111 E. Broadway

New Franklin, MO 65274

18

Address

Field Survey #

McLacklan, Alex, Jr., Building (1904)

Historic Name (as of)

Current Name Isle Building

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☒ no ☐ yes ☐ possibly

History Notes

May have been in place with a pressed metal facade in a pre -1895 photo of Broadway.

1900--A newspaper article notes that the "Senate Saloon has been in business 12 years." That means it opened in 1888.

1903--An August paper notes that the Senate Saloon, owned by Alex McLachlan, is at this location.

1908, July--A newspaper notes that "Local option law closed the Senate Saloon." (Owen Binder.)

1917--Sanborn lists a bakery on 1st floor and an office on the 2nd. The building takes up nearly all of lot 79. There is a warehouse with 50 gallons of gasoline on the southeast corner of the lot.

1920--"The City Bakery Building being remodeled for a new bakery and restaurant." (Owen Binder.)

Construction Date: ca. 1888

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909 -1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	McLacklan, Alex, Jr. (1) 25 ft E pt. 79	1000
1907	McLachlan, Alex, Jr. (1) 25 ft E pt 79	1100
1910	McLachlan, Alex (1) 25 ft E pt 79	1000
1917	McLachlan, Alex (1) 25 ft E pt 79	1000
1947		

New Franklin Commercial Historic District Property Information Form

Prepared by Debbie Sheals for Jennings Premium Meats, New Franklin 2012

113 E. Broadway

New Franklin, MO 65274

19

Address

Field Survey #

Heath Building (1904)

Historic Name (as of)

Current Name Markland Yager Funeral Home

Property Type Two Part Commercial Block

Architectural Style _____

Contributing to the District? ☒ no ☐ yes ☐ possibly

History Notes

This is probably one of the oldest buildings in the district.

1894, ca.--Building In place (per photo 2).

1904--Per notes at the Southern Howard County Historical Society, this was called the Heath Building. Moshier and Mother had a restaurant in Heath Building. (Owen Binder.)

1904--Bee Hive Grocery Store was located in the Heath Building. (Owen Binder)

1917--Sanborn map shows the building housed a cafe in east half of building, a barber in west half, and hotel rooms on the 2nd floor.

1930s, ca.--The original pressed metal facade was replaced with lap siding and the ground floor was remodeled. Those changes may have been made by the late 1930s, when the building appears to have been remodeled in an aerial photo of Broadway.

The vinyl siding on the facade is modern.

Construction Date: ca. 1893

* indicates exact date of construction is known



Sources

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.)

New Franklin Real Estate and Merchant Tax Records, 1909 -1947. (On file at the New Franklin City Hall.)

Early owners, from tax records:

Date	Name and property description	Valuation in dollars (not available for 1947)
1904	Heath & Cox/Heath, T.J. (1) W 1/2 80/ (2) 9 ft 5 in W pt 81 E 1/2 80	700/1200
1907	Heath & Cox/Heath, T.J. (1) W 1/2 80/(1) 21 ft E pt 80/(1) 9 ft 5 in W pt 81 3ft 10 in E pt 80 1907 cont'd--(1) Zilharr, J.E. 14 ft NE pt 80	770/770/660 660
1910	Bristoe, J.E. (1) N 1/2 80/(1) 21 ft E pt 80/(1) 9 ft 5 in W pt 81 3 ft 10 in E pt 80	770/770/660
1917	Russell, R.L./New Franklin Telephone Co. (1) W 1/2 80/(2) 9 ft 5 in W pt 81 3 ft 10 in E pt 80	770/660
1947		