

United States Department of the Interior  
National Park Service  
**National Register of Historic Places  
Registration Form**

**1. Name of Property**

historic name Smith, W. J. and Ed. Building

other names/site number H. P. Authorson Meat Market. Charles Coon Billiard Hall. M. J. Buford  
Stoves. Furniture and Carpet. Holloway Grocery. V-Y Grocery

**2. Location**

street & number 109-113 Washington Ave. [N/A] not for publication

city or town West Plains [N/A] vicinity

state Missouri code MO county Howell code 091 zip code 65775

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments [ ]. )

*Claire F. Blackwell* 19 Dec 00

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title \_\_\_\_\_ Date

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_ Date

entered in the National Register.  
See continuation sheet [ ].

determined eligible for the  
National Register.  
See continuation sheet [ ].

determined not eligible for the  
National Register.

removed from the National  
Register.

other, (explain:)  
See continuation sheet [ ].

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Smith, W. J. and Ed, Building  
Howell County, Missouri

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		1	0	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

**6. Function or Use**

**Historic Functions**

COMMERCE/TRADE: specialty store  
DOMESTIC: hotel  
DOMESTIC: multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

VACANT/NOT IN USE  
WORK IN PROGRESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**

LATE VICTORIAN: italianate  
OTHER: two part commercial  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

See continuation sheet [ ].

**Materials**

foundation stone  
 walls brick  
 roof metal  
 other glass  
 \_\_\_\_\_  
 \_\_\_\_\_

See continuation sheet [ ].

**Narrative Description**

See continuation sheet [x].

**Smith, W. J. and Ed, Building**  
**Howell County, Missouri**

**8. Statement of Significance**

**Applicable National Register Criteria**

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

See continuation sheet [x].

**Areas of Significance**

Commerce  
Architecture

**Period of Significance**

1894-1950

**Significant Dates**

1894  
ca. 1923

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Smith, W. J.

**9. Major Bibliographic References**

**Bibliography**

See continuation sheet [x].

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:  
Name of repository:  
\_\_\_\_\_

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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	602460	4065210			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] 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 see continuation sheet  
 organization \_\_\_\_\_ date September 2000  
 street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FOP for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FOP.)

name C. Toney Aid  
 street & number #1 Court Square telephone (417) 256-2587  
 city or town West Plains state MO zip code 65775

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Smith, W. J. and Ed, Building  
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7. Description, continued.

Summary:

The W. J. and Ed Smith Building is located at 109-113 Washington Avenue in West Plains, Howell County, Missouri. Constructed in 1894, it is a brick commercial building. The building is set directly on the sidewalk, as are other nearby commercial buildings, which are similar in materials and scale. The facade of the rectangular building faces east and is parallel to Washington Ave. The three-bay, two-story building is divided into north and south halves. A central doorway that leads to the second floor living spaces divides the two first-floor storefronts. The south storefront has modern windows and a brick bulkhead and appears to date to the mid-twentieth century; the storefront on the north side of the facade has wood-framed display windows and a wooden bulkhead and appears to be early or original. On the second floor, there are two prominent bay windows separated by a tall, narrow, arched-topped window in the center bay. At the roofline, a brick cornice runs the width of the facade. Two concrete rear additions cover the first floor of the rear elevation; the earliest dates to the ca. 1923; the other was constructed ca. 1952.

Throughout the history of the building, the first floor of the building has been used for commercial purposes, but the second floor has served in both a residential and a commercial capacity. The second floor of the building has not been used for at least ten years, but the first floor commercial spaces were in use until mid-2000, when a rehabilitation of the building was begun. As a result of two fires and one explosion, the interior of the north half of the building retains few original features. However, the interior of the south half of the building is very much intact. Original features include pine floors, beadboard wainscoting, Victorian-style grooved trim and pressed tin ceilings. Overall, the W. J. and Ed Smith Building is in good condition, and it retains many original features inside and out. The W. J. and Ed Smith Building is the only resource on the property, and it is a contributing building.

Elaboration:

The W. J. and Ed Smith Building, in downtown West Plains, Missouri, faces east and is located on the west side of Washington Avenue approximately one-half a block from the courthouse square. It sits on a lot which slopes gently to the west. The building shares a party wall with the West Plains Bank Building to the south at 107 Washington Avenue. (See Photo Nos. 1, 2.) Dixon Street runs along the north elevation of the building. To the west, an alley separates the building from a parking lot.

The Smith building is a two-story, two-part commercial block. It has a stone foundation, brick walls and a flat roof with parapet walls. The roof is covered with standing seam metal roofing. The building, is 40 feet wide and 60 feet deep and is divided into a north and a south

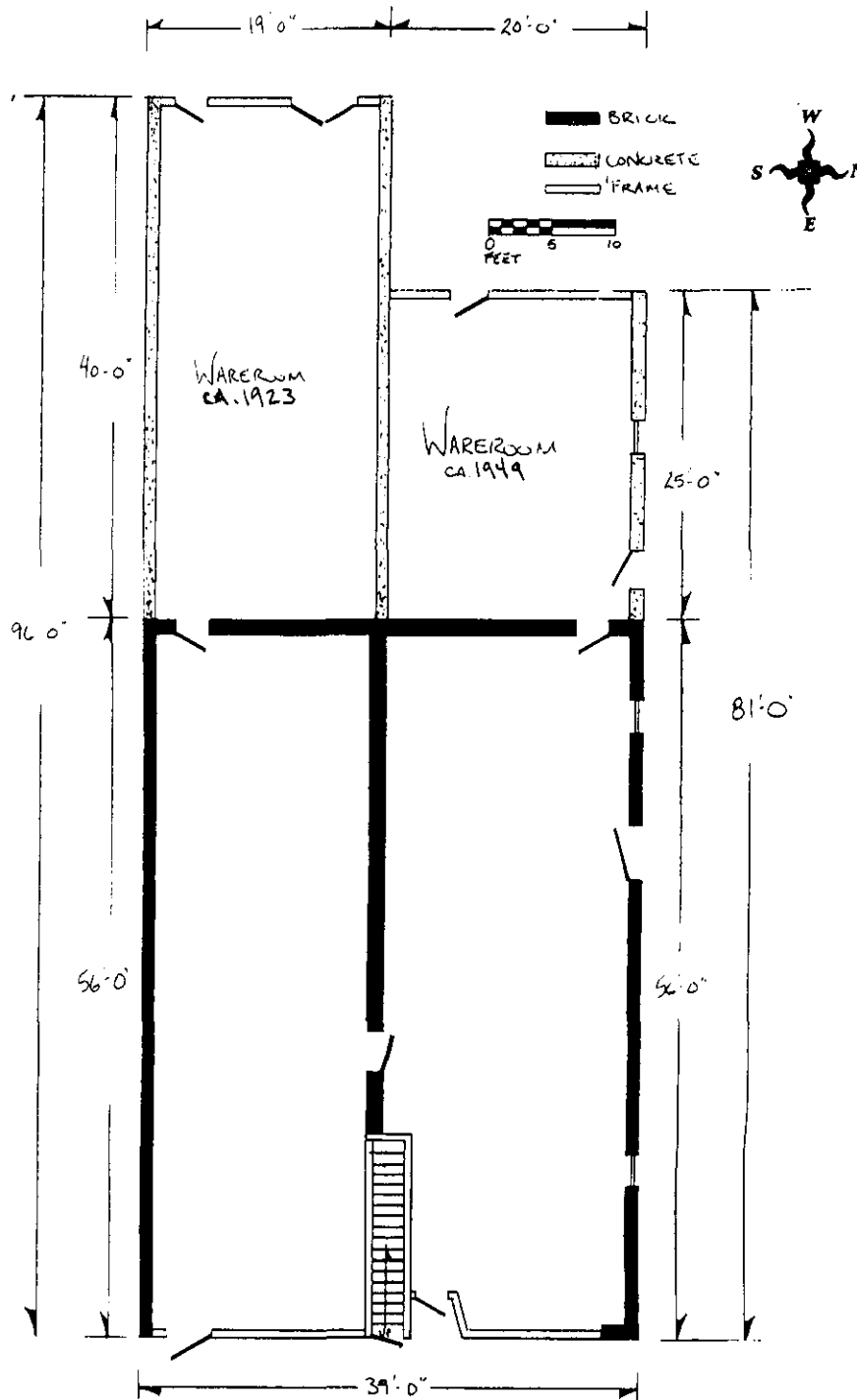
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Smith, W. J. and Ed, Building  
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Figure One: First Floor Plan. Drawn by Becky L. Snider



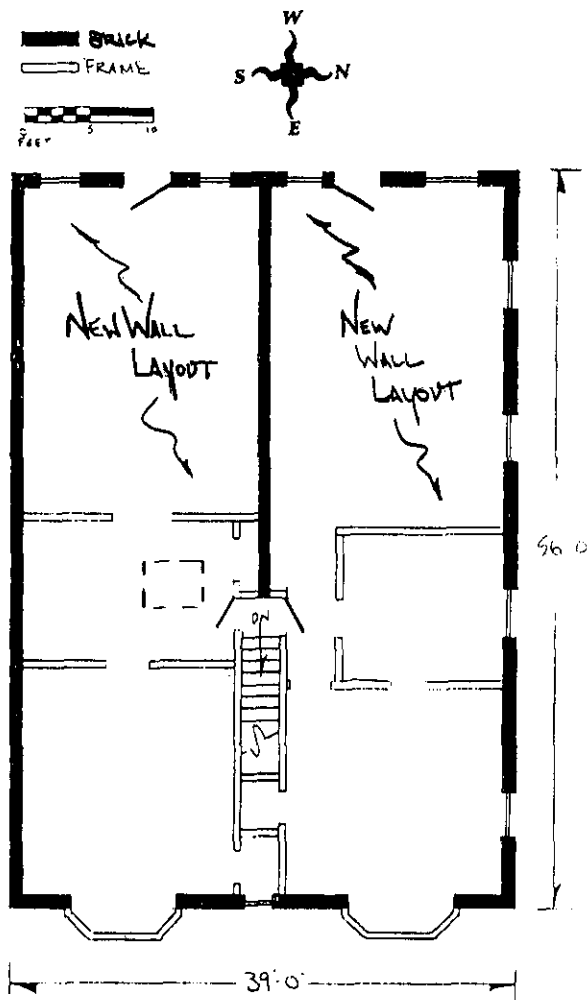
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Figure Two: Second Floor Plan. Drawn by Becky L. Snider



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section. Each section has a storefront on the first floor and an apartment on the second floor. (See Figures One and Two.) The facade of the building is divided into three bays. (See Photo No. 2.) On the first floor, there are storefronts in the end bays and a single doorway in the narrow center bay. Just above the display windows, a wood frame awning with metal roofing spans the width of the front of the building. Above the awning, the storefront transom windows have been covered with plywood panels. The storefront in the south bay has large metal frame display windows, a modern glass and metal door, and a brick bulkhead. (See Photo No. 4.) The storefront in the north bay appears to be early or original. It has a recessed doorway, wood frame display windows, a cast iron column and wooden bulkheads with grooved inset panels. (See Photo No. 3.) The door in the center bay is a framed piece of plywood. Behind it, a staircase provides access to both second floor apartments.

The upper part of the facade features wood-framed bay windows in the side bays and a tall, narrow, arch-topped window in the center bay. The bay window on the south side of the building is very much intact and still retains most of its original detailing. (See Photo No. 5.) Although it has been boarded over for many years, the early or original one-over-one double hung windows are still in place behind the chipboard panels. The center window has art glass in the top sash. (See Photo No. 11.) Each section of the bay window is flanked by small wooden columns; wood panels below each window have the same grooved panels as the bulkhead in the north storefront; and above each window, there are narrow rectangular wood panels. A wide wood cornice with dentils wraps around each side of the bay window and two scrolled brackets support the bay window. The bay window in the north bay was damaged by an explosion approximately ten years ago. Only the top portion of it remains intact. The window in the center bay is very tall and narrow. It has a round-arched brick top and a cast iron sill. (See Photo No. 6.) The main part of the window has been boarded up, the rounded portion of the window is filled with a vent for the attic of the building, and below this vent, there is a narrow transom window. At the roofline of the building, the brick cornice is detailed with a corbel table and a course of rowlock bricks laid on the diagonal. (See Photo No 5. )

The north elevation of the W. J. and Ed Smith Building is unstyled. (See Photo Nos. 7, 8.) Fenestration on the first floor consists of a double door and two single pane square windows. On the second floor, there are four equally-spaced windows with arched brick tops and cast iron sills. Although the one-over-one windows for these openings have been removed, the early or original frames and sash have been found intact on the second floor of the building.

The rear elevation of the building is also unstyled. The first floor of the rear elevation is covered by the two rear additions; the second floor has two doorways and four windows. (See Photo No. 7.) The rear addition behind the south section of the Smith Building appears to date



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to circa 1923. It appears on the 1924 Sanborn map.<sup>1</sup> The rear addition behind the north section of the building probably replaced an earlier addition shortly after 1952 when fire damaged the north half of the building.<sup>2</sup>

Although fires in the north half of the building in 1917 and 1952, led to a loss of interior detailing in the north side of the building, the south side of the building retains many of its early or original features and the exterior of the building is very much intact. (See Photo Nos. 9-12.) Wainscoting on the walls of the south commercial space and in the stairwell to the second floor is still in place and much of the original grooved window and door trim is intact in the second floor rooms. (See Photo Nos. 11, 13.) A large skylight in the middle room on the south side of the build appears to be early or original. (See Photo No. 12.)

The W. J. and Ed Smith Building looks today much as it did when it was constructed and up until the rehabilitation began, the building functioned much as it has throughout its history. (See Figure Three.) It retains integrity of design, materials, craftsmanship, setting and association.

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<sup>1</sup> Sanborn Fire Insurance Company, Maps of West Plains, 1900, 1906, 1914, 1924, 1932, 1948.

<sup>2</sup> The 1948 Sanborn shows a larger rear addition behind the north section of the building than is currently in place.

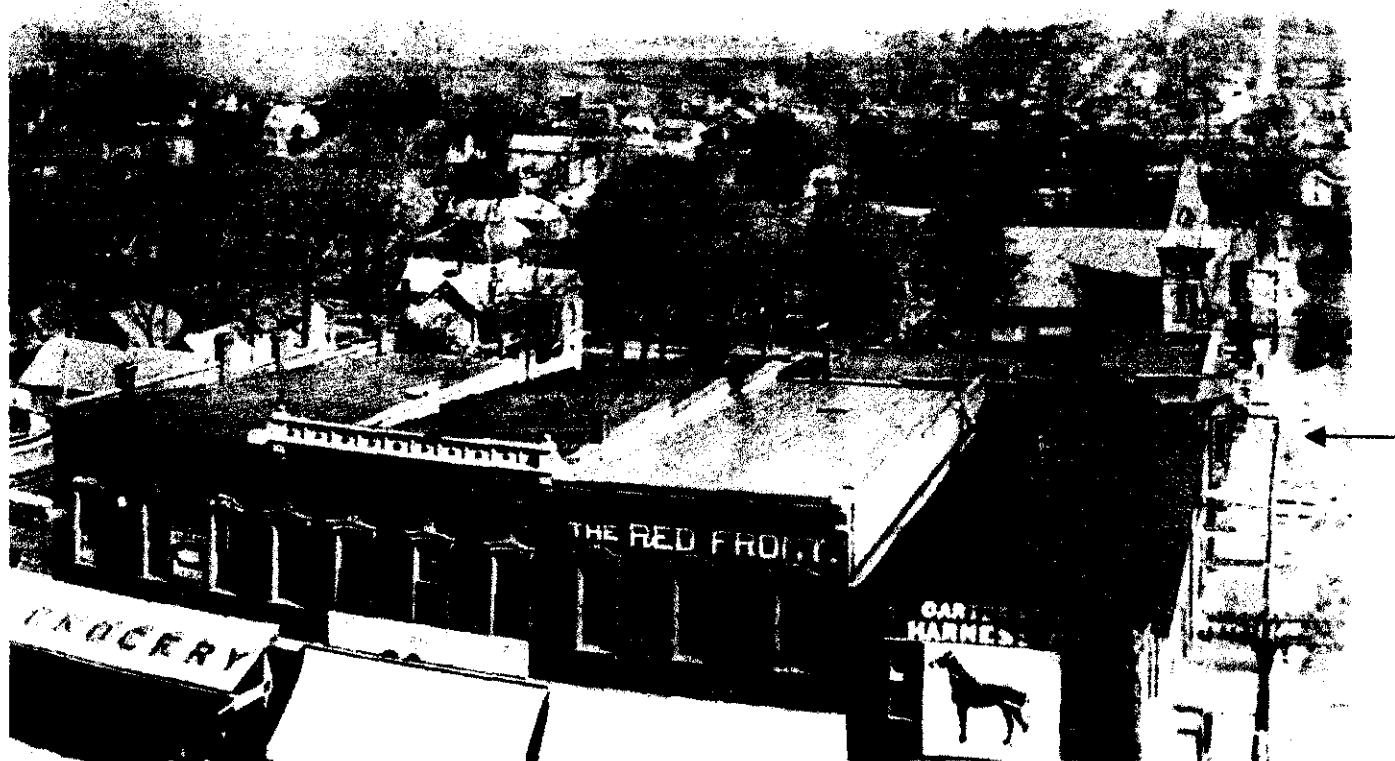
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Figure Four. Advertisement from the Howard County Gazette, January 8, 1914.



W. J. & Ed Smith Building

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**Summary:**

The W. J. and Ed Smith Building at 109-113 Washington Avenue in West Plains, Missouri is significant under Criterion A in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE. The two-story commercial building was one the earliest brick buildings on Washington Avenue, the main commercial street in West Plains.<sup>3</sup> The businesses housed in the building and the building itself reflect the period of rapid commercial expansion following the arrival of the railroad in West Plains in 1883. The building has played an important role in the commerce of West Plains for more than a century, and it is significant for its long association with the commercial activities of the community.

The main part of the building was constructed in 1894 and the two wareroom additions were constructed ca. 1923 and ca. 1952. The W. J. and Ed Smith Building can be classified as a "two-part commercial block," a common building type used for American commercial buildings in the late nineteenth and early twentieth century. Architecturally, the building shares features common to many of the other commercial buildings in downtown West Plains. However, the W. J Smith Building's prominent second floor bay windows are unique in West Plains. Furthermore, the building is one of the few buildings in downtown West Plains that retains its original storefront. The building is in good condition; it retains many of its historic features; and after its rehabilitation, will continue to serve as an important commercial building in West Plains. The period of significance runs from 1894, the year the building was constructed to ca. 1950, the arbitrary fifty year cutoff.

**Elaboration:**

The first post office was established in West Plains, Missouri in 1848, but the original plat for the town was not filed until ten years later. The town plan chosen for West Plains, the Lancaster courthouse square, is unusual in Missouri.<sup>4</sup> Of the twenty towns described by Marian M. Ohman in her book, Twenty Towns: Their Histories, Town Plans and Architecture, only one was laid out using the Lancaster plan. Ohman describes the features of the plan, which is named after an eighteenth century model from Lancaster, Pennsylvania. She states "In this design only four streets open to the central square. They enter at the middle of the four blocks

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<sup>3</sup> A survey of the West Plains Commercial District is in progress.

<sup>4</sup> The courthouse square plan was modified somewhat in West Plains ca. 1900 when narrow pedestrian passageways or "arcades" were created at the corners of the square.

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surrounding the central square rather than at the corners.”<sup>5</sup> (See Figure Three) In West Plains as in other towns, commercial buildings line the perimeter of the square. However, the first two courthouses constructed in West Plains were located on the south side of the square rather than in the middle of the square.<sup>6</sup>

During the Civil War, West Plains was abandoned, looted, and burned to the ground. After the war, some former residents returned and many new settlers came to the area. West Plains was rebuilt and began to develop once again. According to Howell County historian, Dorothy Reavis,

In 1870, West Plains boasted of four retail stores, one whiskey dealer, one shoemaker, one tavern keeper, two wagon makers, a blacksmith, a brick mason, one school teacher, three physicians and a brand-new Methodist Church, which had been built in 1869.<sup>7</sup>

Although West Plains continued to grow, it was the anticipation and arrival of the railroad that resulted in the town becoming the commercial and cultural hub for south central Missouri. The tracks laid through West Plains in 1883 were not only the first railroad tracks to the town, but also they were the first tracks laid to the entire south central Missouri area. Before 1883, the nearest railhead was in Rolla, Missouri, more than 100 hilly miles away by dirt road. The coming of the railroad meant that southern Missouri citizens could travel more easily to other destinations throughout the state and the country, and also commercial goods could be bought and sold more readily. The arrival of the St. Louis and San Francisco Railroad in West Plains in February, 1883 set off a building and commercial boom in the small rural community that has never again been matched.

Prior to the construction of the railroad, the majority of the commercial buildings were located around the central square. However, the siting of the railroad tracks and the placement of the depot on the north end of town resulted in the expansion and rapid development of Washington Avenue. In anticipation of the development that would follow the railroad, two additions to West Plains were platted in 1882. Foust's Addition, which included part of Washington Avenue, extended the boundaries of the town north to the railroad tracks; Johnson

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<sup>5</sup> Marian M. Ohman, Twenty Towns. (Columbia, MO: University of Missouri Extension Division, 1985) p. 150.

<sup>6</sup> Dorothy Reavis, "Howell County History: 1865-1899," West Plains Gazette. Number Two, Spring, 1979, p. 11.

<sup>7</sup> Ibid., p. 10

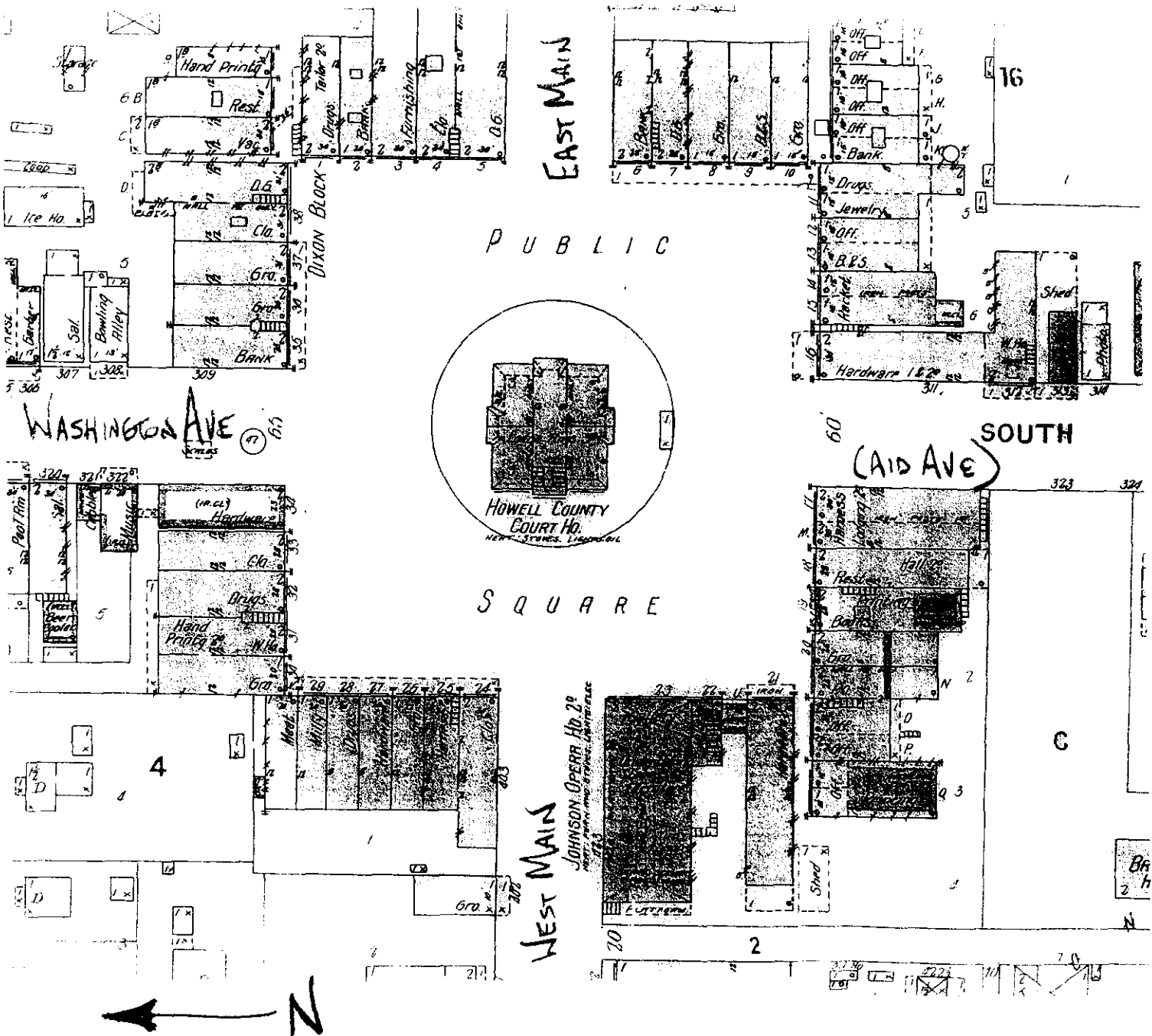
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Figure Three. Sanborn Fire Insurance Company, Map of West Plains, 1900.



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and Catron's Addition expanded the town westward. (See Figure Four) The wood frame depot was constructed at the end of Washington Avenue on the north edge of town. Washington Avenue ran from the depot up to the courthouse square. Today, Washington Avenue begins at the courthouse square, runs downhill six blocks to the railroad tracks and continues north another six blocks.

In the decade after the arrival of the railroad, the population of Howell County more than doubled and the town of West Plains developed into a bustling commercial center with a wide variety of business establishments. Not only were the necessities of life readily available, but also luxuries such as jewelry and musical instruments could be purchased in West Plains.

An article in 1890 in the *Howell County Gazette* boasted that West Plains had: 2 banks; 1 college; 4 hotels; 2 saloons; 1 railroad depot; 1 sawmill; 7 doctors; 2 nurseries; 2 laundries; 6 shoe shops; 1 cafe; 8 grocery stores; 8 churches; 2 gunsmiths; 16 lawyers; 1 woolen mill; 1 cooper's shop, 2 brickyards; 1 pool hall; 1 dentist; 1 marble shop; 2 notion stores; 2 jewelry stores; 2 flouring mills; 1 broom factory; 3 barber shops; 3 school houses; 3 livery stables; 7 meat markets; 3 harness shops; 3 tinsmiths; 2 drygoods stores; 4 millinery shops; 3 clothing stores; 7 secret societies; 1 second-hand store; 5 real estate offices; 3 hardware stores; 5 blacksmiths; 1 bedspring factory; 1 photography studio; 1 boot and shoe store; 44 brick buildings; 1 candy store and bakery; 6 combination drygoods and grocery stores; 1 feed store and implement company; numerous boarding houses; 2 foundries and machine shops; 3 planing mills and lumber yards; 1 music store and sewing machine shop; 2 furniture and undertaking establishments; 1 daily, 1 bi-monthly, and 2 weekly newspapers.<sup>8</sup>

The Smith Building was constructed in 1894 by brothers Ed and W. J. Smith. In an agreement between C. W. Noe and H. P. Jones, owners of the former West Plains Bank Building at 107 Washington, dated February 5, 1894, "W. J. Smith is given permission to erect and tie and anchor a new brick building to the north wall of a brick two story building situated on Lot Five, Block Four in the City of West Plains."<sup>9</sup>

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<sup>8</sup> Terry Fuhrman Hampton, "The History of West Plains: A Decade by Decade Account," West Plains Gazette. Number 30, Winter, 1987, p. 26.

<sup>9</sup> Abstract for 109-113 Washington Avenue, in the possession of the owner, Toney Aid.

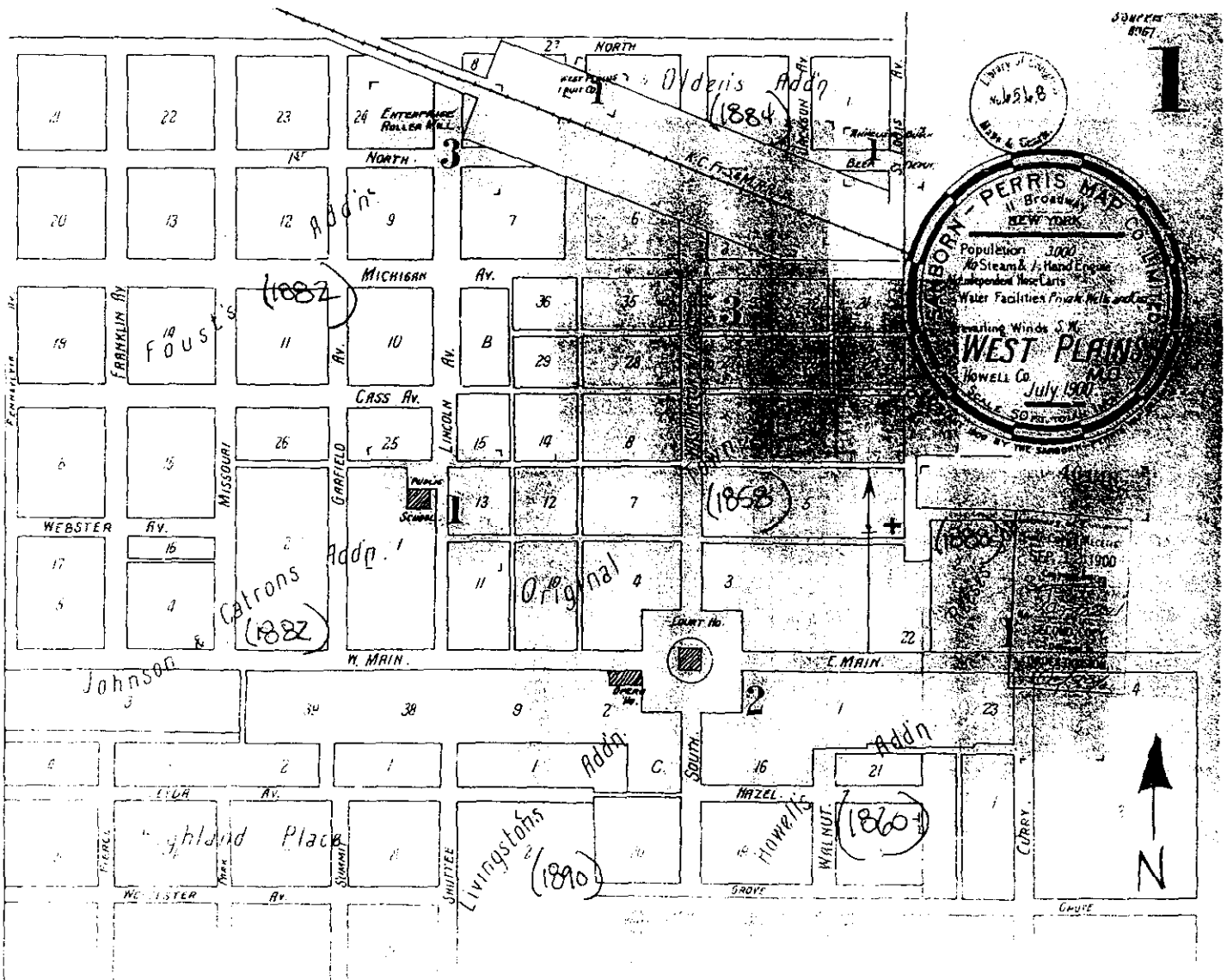
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Figure Four. Sanborn Fire Insurance Company, Map of West Plains, 1900.



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The Smith Building was one of the dozens of commercial buildings that were erected on Washington Avenue and the Courthouse Square in the 1890s in response to the town's rapid growth and prosperity. The earliest known businesses in the building catered to the traffic from the nearby railroad. There was a restaurant and a pool hall on the first floor and a hotel on the second floor.<sup>10</sup> The basement and first floor of Smith Building continued to function in the food service industry for much of its history. During the first half of the twentieth century, the first floor functioned as a restaurant, a meat market and grocery, and a bakery, and the basement was used by a beer distributorship, and a wholesale produce business. However, other types of retail businesses have occupied the building. The Cropper Dress Shop is listed as the tenant of 113 Washington Avenue in the 1964 city directory.<sup>11</sup> In the early years of its history, the second floor of the Smith Building was leased as a hotel. In 1907, Harry Seiberling, the owner of the south half of the building at the time, leased Mrs. N. J. Spurlock "the lower floor on the north side in the brick building and the upper floor over the first and second brick buildings on the north side of lot five in block four...to be used as a hotel or boarding house...for a term of one year." However, the upper floors have not been used for many years.

One of the Smith Building's more memorable tenants was Authorson's Meat Market owned by German immigrant, H. P. Authorson. (See Figure Four.) Authorson was the owner of the building when it was damaged by the first fire in the building. On November, 17, 1917, a fire started the wareroom of the meat market. The fire spread throughout the north half of the building and into the south half. The interior of the north half of the building was totally destroyed and the contents of the adjacent business, McCoy's 2nd Hand Store, was a complete loss. Newspaper articles reported that the fire may have been linked to unpatriotic remarks made by Authorson's wife. According to the article in the Howell County Gazette from November 22, 1917:

Two days before the fire, Authorson's wife told a YMCA soliciting committee that she hoped that Germany would whip the United States. The committee, which called on the Authorsons asking for a donation to the cause of humanity, was composed of S. J. Langston and Dixon VanWormer. Authorson refused to contribute and his wife, who was in the shop at that time, then made the unpatriotic remark.<sup>12</sup>

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<sup>10</sup> Sanborn Fire Insurance Company, Map of West Plains, 1900.

<sup>11</sup> Personal Conversation between the owner, Toney Aid and Bess Yadon, the former owner of the V-Y Market.

<sup>12</sup> Howell County Gazette, November 22, 1917, p. 1.



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Another account of the fire from the West Plains Journal reported that

“owing to threats against the Authorsons on account of unpatriotic remarks made by Mrs. Authorson early in the week, it was thought by some that the fire might have been set by someone who resented their pro-German sentiments, while others felt that they did it to claim the insurance and get rid of their property.”<sup>13</sup>

The north half of Smith Building has been damaged two other times in its history. In 1952, the interior of the north half of the building, then occupied by the V-Y Market, was damaged by fire, and in 1990, an inebriated tenant attempted to shoot dynamite out of a cannon from the second floor apartment on the north side of the building towards the police station two blocks away. However, he neglected to put anything behind the dynamite to propel it. As a result, the dynamite exploded in the apartment and partially destroyed the bay window. The window sash and the lower framing of the bay window were destroyed, but the framing above the windows was left intact.

The W. J. and Ed Smith Building is also significant architecturally as one of West Plains earliest surviving brick buildings and as an example of the popular late nineteenth and early twentieth century commercial building form known as a “two-part commercial block.” The building is a two story rectangular building which is divided horizontally between the first and second floors. The first floor has served as a commercial space throughout the building’s history while the second floor has been used as living quarters.

Richard Longstreth, the author of The Buildings of Main Street, describes the two part commercial block as “the most common type of composition used for small and moderate sized commercial buildings throughout the country.”<sup>14</sup> Two part commercial buildings with Victorian detailing were extremely popular in the United States from 1850 into the first decades of the 1900s, and by the turn of the century, main streets throughout the country were lined with them. Washington Avenue and the Courthouse Square in West Plains followed this pattern. One scholar noted that the “buildings on Main Street reflect a standardization that became a fact

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<sup>13</sup> West Plains Journal, November 22, 1917, p. 1.

<sup>14</sup> Richard Longstreth, The Buildings of Main Street. (Updated Edition) (Walnut Creek, CA.: Altamira Press, 2000) p. 24.

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Figure Four. Advertisement from the Howard County Gazette, January 8, 1914.

**AUTHORSON'S MEAT MARKET.**

**15 Washington Avenue**

I have just opened a new meat market at No. 15 Washington Avenue. Everything new, clean and up to date. I butcher only the best hogs and the fattest hogs. It is a pleasure for anyone to trade in such a meat market as AUTHORSON'S. It's so clean. Everything sold at the lowest prices. If you go here once you will come again and you will become one of our regular customers. Phone orders given prompt attention. Meats delivered free to any part of the city.

**MEAT BILL**

STEAK .....	15c
ROAST BEEF .....	12½c
LARD .....	12½c
PORK SAUSAGE .....	10c
PORK .....	12½c TO 15c

**H. P. AUTHORSON.**  
TELEPHONE 142.

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of life in the American small town in the latter half of the nineteenth century."<sup>15</sup> Although two part commercial blocks were not used in America until the mid-nineteenth century, architectural historian, Richard Longstreth traces the form "to Roman antiquity when many urban buildings contained shops at street level and living quarters above."<sup>16</sup>

Two-part commercial blocks are generally two to four stories tall, have flat parapet wall roofs, and, by definition, are characterized by a horizontal division of both use and appearance. They were designed to fit within the constraints of the urban downtowns developing in the mid-nineteenth century. As architectural historian, Richard Francaviglia notes: the "footprint" [of the two-part commercial block] had to be long and narrow to fit commercial lots; it was modular, that is, had to be built with regard to the structures located on the adjacent narrow lots on either side of it. These buildings were often called "blocks" even though they might occupy only one lot on the block."<sup>17</sup> The lower, generally single story, zones of these buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions such as offices or residences. Ground floor spaces tend to feature large display or storefront windows and doors with half or three quarter height glass openings thereby encouraging passersby to look into the space, while the upper floors generally have smaller windows and no doorways on the facade. Although commercial buildings from the late nineteenth century were "often highly embellished with Italianate details," many buildings from the late 1880s to the early 1900s were relatively simple "with only a few surface details or large ornate elements to suggest their period."<sup>18</sup> These transitional buildings often still included ornamental elements such as dentiled cornices, decorative lintels and wall construction detailing, but these elements are generally more restrained than their Victorian counterparts. The Smith Building, true to this transitional phase, has the prominent bay windows with their Victorian detailing and the Italianate style arched window, but it has plain brick walls and a simple brick cornice.

Despite the fact the W. J. and Ed Smith Building has incurred damage from two fires and one explosion, it still retains many of its original features inside and out. The building is currently undergoing rehabilitation and the second floor, after years of vacancy, will be put back into use. Furthermore, after rehabilitation, the building will continue to function as it has for more than one hundred years as commercial space in the core of the West Plains business

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<sup>15</sup> Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) p. 35.

<sup>16</sup> Longstreth, p. 24.

<sup>17</sup> Francaviglia, p. 26.

<sup>18</sup> *Ibid.*, p. 27 and Longstreth, p. 35.

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**Smith, W. J. and Ed, Building  
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district. The W. J. and Ed Smith Building merits recognition for its long association with the commerce of West Plains and for its significance as a largely intact example of a building type that was popular in West Plains and across the country in the late nineteenth and early twentieth century.

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**Chronology: (from Howell County tax records, city directories, the property abstract, the West Plains Daily Quill, the West Plains Gazette, and the Howell County Gazette)**

- 1894 abstract - Building constructed.
- 1900 Sanborn - The building first appears on the map this year. The south half is shown as a pool room; the north half as restaurant, and the upper floor as lodgings. A second story balcony is shown on the rear of the building and a one story building is shown behind the north half of the building.
- 1900 tax assessment - W. J. Smith, pt. 5, block 4 \$1300  
Ed Smith, pt. 5, block 4 \$1500
- 1906 Sanborn - No changes to the building, but an additional one story outbuilding is shown in the southwest corner of the property.
- 1909 tax assessment - Harry Seiberling - pt. lot 5, block 4 \$2000
- 1911 directory - Charles Coon Billiard Hall, 11 Washington Ave.  
M. J. Buford Stoves, Furniture and Carpet, 13 Washington Ave.(upstairs)  
H. P. Authorson Meat Market, 17-19 Washington Ave.
- 1914 Sanborn - Both outbuildings shown on the 1906 map are gone and a new small one story outbuilding is shown in the southwest corner of the lot. The north half is shown as a meat market, the south half is shown as vacant.
- 1917 - The north half of the building is severely damaged by fire.
- 1920 tax assessment - W. K. Pirnack, pt. lot 5, block 4 \$2000  
Smith pt. 5, block 4 \$2000
- 1924 Sanborn - Two warerooms of equal size are shown on the back of the building. A portable oven is shown in the north wareroom. The north half of the building is shown as a bakery; the south half is shown as a store. The second story balcony is gone.
- 1930 tax assessment - W. K. Pirnack, pt. lot 5, block 4 \$2350  
Lum Allen, pt lot 5, block 4 \$2350
- 1932 Sanborn - Two rear additions are shown; both are listed as bakery ovens. Both halves of the building are listed as stores.
- 1937 directory - Holloway Grocery, 109-111 Washington Ave.
- 1940 tax assessment - W. K. Pirnack, pt. lot 5, block 4 \$2200  
Lum Allen, pt. lot 5, block 4 \$2350.
- 1948 Sanborn - No changes to the building, but the rear additions are listed as warerooms.
- 1950 tax assessment - W. K. Pirnack, pt. lot 5, block 4 \$3000  
James & Seiberling, pt. lot 5, block 4 \$3000
- 1952 A fire caused minor damage to the north half of the building.
- 1964 directory - Midwest Auto Store, 107-109 Washington Ave.  
Vacant - 111 Washington Ave.  
Cropper Dress Shop - 113 Washington Ave.

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SOURCES:

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Howell County Tax Records, 1872-1949, Howell County Courthouse, West Plains, Missouri.

Longstreth, Richard. The Buildings of Main Street. (Updated Edition) Walnut Creek, CA: Altamira Press, 2000 (Originally published by the National Trust for Historic Preservation, 1987).

Mullin-Kille of Missouri and the State Directory Co. and the West Plains Daily Quill. West Plains Con Survey City Directory 1964. Chillicothe, OH, Nashville, TN and West Plains, MO: Mullin-Kille of Missouri, State Directory Co. and the West Plains Daily Quill, 1964.

Ohman, Marian M. Twenty Towns: Their Histories, Town Plans and Architecture. Columbia, MO: University of Missouri Extension Division, 1985.

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Sanborn Fire Insurance Company. Maps of West Plains, Missouri, 1893, 1900, 1906, 1914, 1924, 1932, 1948.

West Plains Gazette. Numbers 1-30, Spring & Summer, 1978 - Winter, 1987.

West Plains Journal. November 22, 1917, p. 1.

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**SOURCES continued:**

Western Light and Telephone Co. Telephone Directory, West Plains, Missouri, June, 1941.  
West Plains, MO: Western Light and Telephone Co., 1941.

Western Telephone Corporation of Missouri. Telephone Directory, West Plains, Missouri 1937-  
38. West Plains, MO: Western Telephone Corporation of Missouri, 1938.

Williams, Mills. Daily Quill's City Directory of West Plains. West Plains, MO: Daily Quill, 1991.

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**10. Geographical Data**

**Verbal Boundary Description:**

The property is parcel numbers 15-5-21-3-37-8 and 15-5-21-3-37-9 of Howell County Tax Map 15-5-21-3. The map was prepared by South Central Ozarks Council of Governments, with aerial photos taken in April, 1981 scale 1"= 100'. Copies of the map are available at the Howell County Assessor's Office in West Plains, MO.

The property is also known as:

A part of Lot Five (5) in Block Four (4) Original Town, now City of West Plains, Missouri, more particularly described as follows: Beginning at the northeast corner of said Lot 5, run south 40 feet, thence west 102.6 feet, thence north 40 feet and thence east 102.6 feet to the place of the beginning.

**Boundary Justification:**

The boundaries represent all of the property currently and historically associated with the building.

**11. Form Prepared By:**

Becky L. Snider, Ph.D  
Historic Preservation Consultant  
507 South Garth Ave.  
Columbia, MO 65203  
(573) 256-1105

C. Toney Aid  
#1 Court Square  
West Plains, MO 65775  
(417) 256 -2587



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**Photographs**

The following information is the same for all photographs:

Smith, W. J. and Ed, Building

West Plains, Howell County, Missouri

Becky Snider

August, 2000

Negatives on file with Becky L. Snider, 507 South Garth Ave., Columbia, MO 65203

**List of Photographs**

Camera Angles are indicated on the Photo Key Map

1. Front (east) elevation, facing west.
2. Front (east) and side (north) elevations, facing southeast.
3. North section storefront, facing northwest.
4. South section storefront, facing southwest.
5. Second story south bay window, facing west.
6. Second story window, facing west.
7. Cornice Detail.
8. Rear (west) and side (north) elevations, facing southeast.
9. Side (north) elevation, facing southeast.
10. South retail space, facing east.
11. North retail space, facing east.
12. Interior view of south bay window, facing east.
13. Interior, second floor, south side.
14. Door trim detail

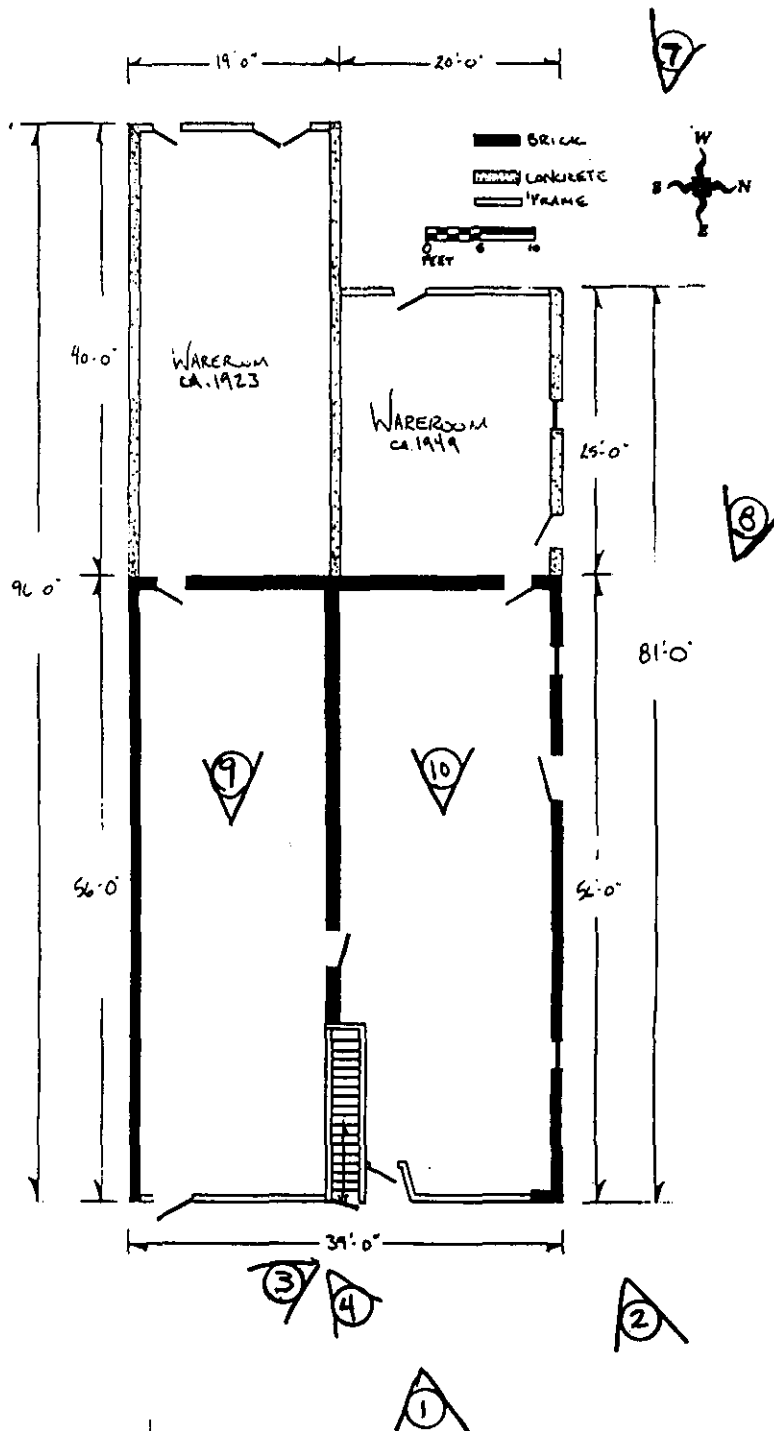
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Smith, W. J. and Ed, Building  
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Figure Five. Photo Key Map, First Floor. Drawn by Becky Snider



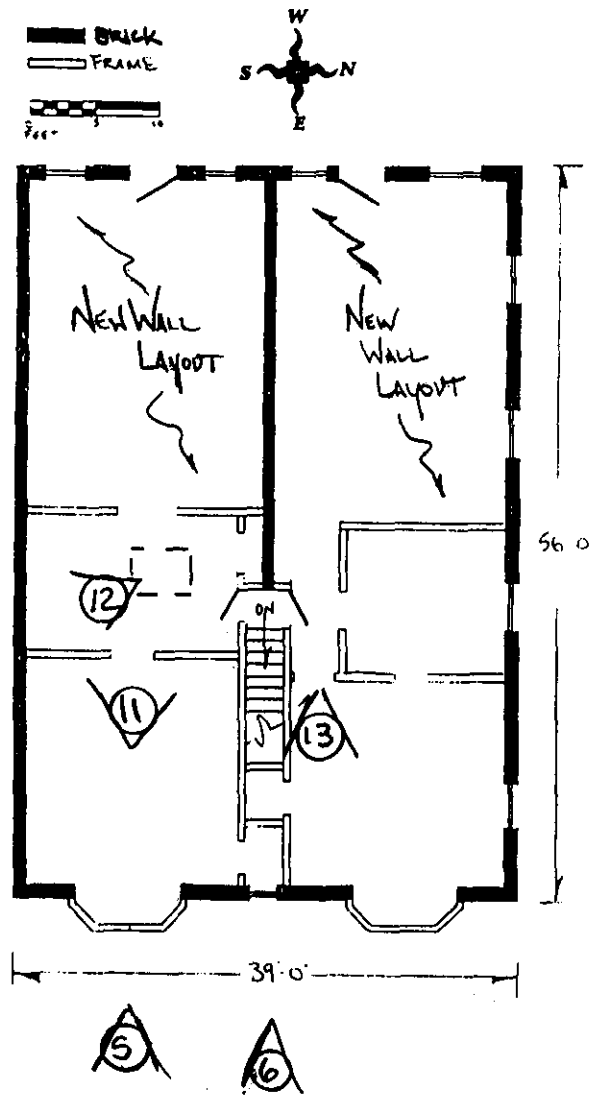
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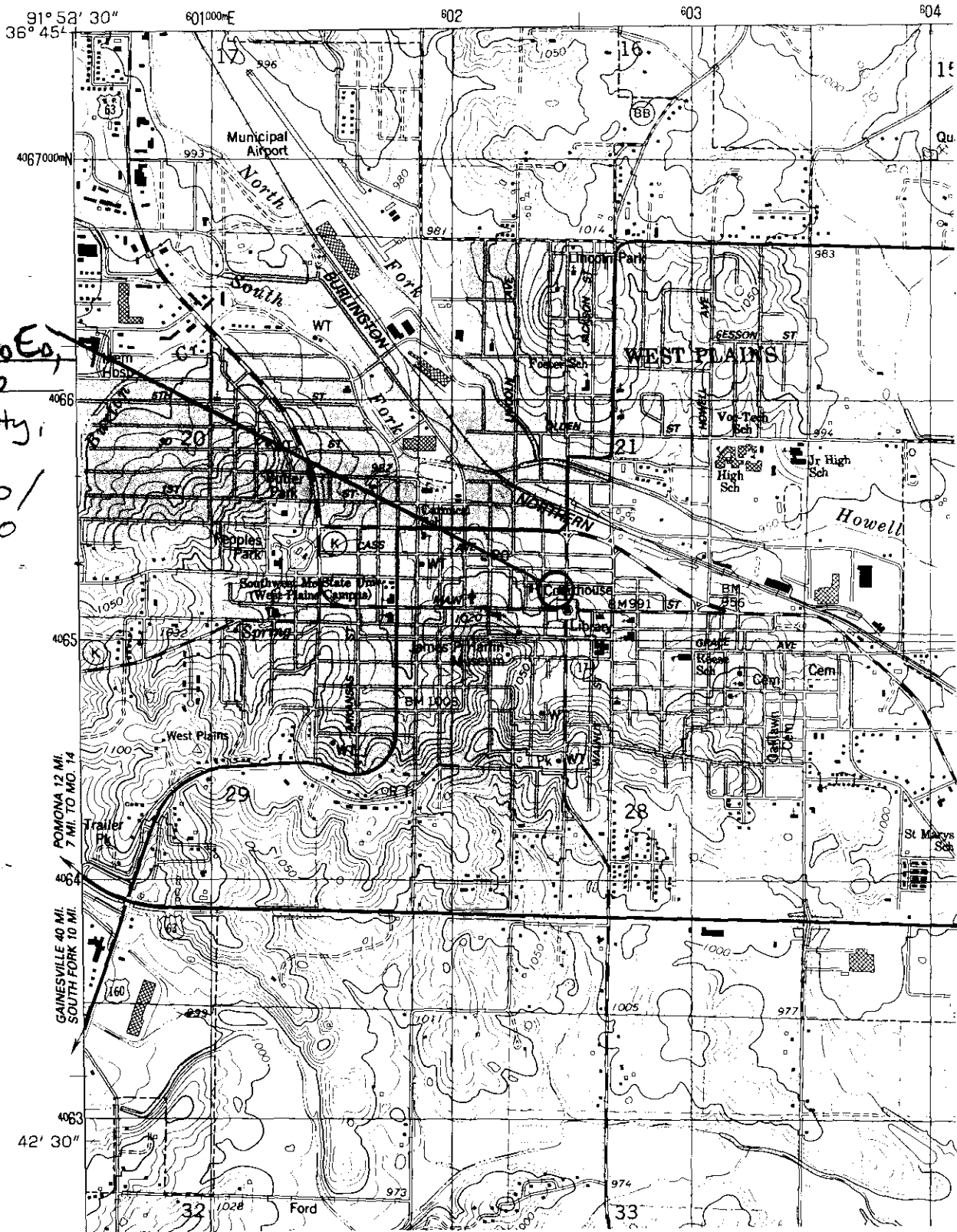
Smith, W. J. and Ed, Building  
Howell County, Missouri

Figure Six. Photo Key Map, Second Floor. Drawn by Becky Snider



7857 N SW  
(POMONA)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



**SOUTH W. 1/4 MO. ED.**  
**BUILDING**  
Howell County,  
MO  
15/402460/  
4065210

GAINESVILLE 40 MI.  
SOUTH FORK 10 MI.  
POMONA 12 MI.  
7 MI. TO MO. 14





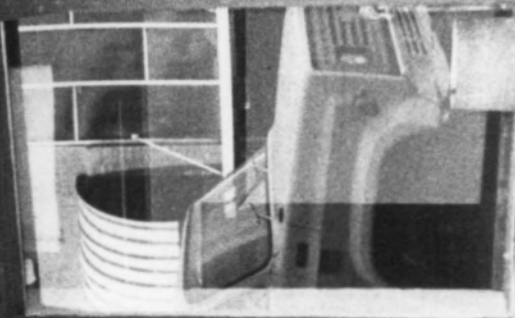


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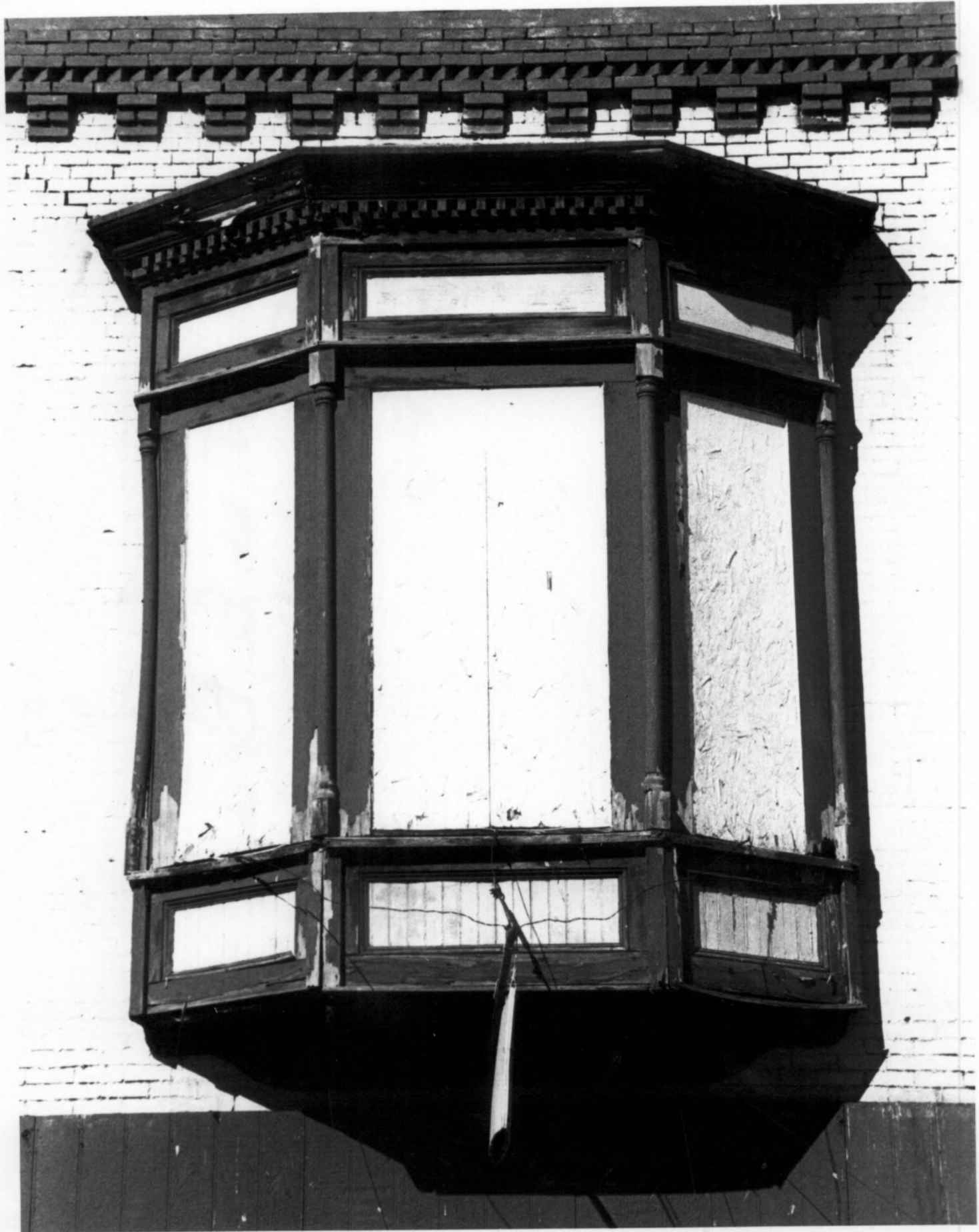
**PAWN SHOP**

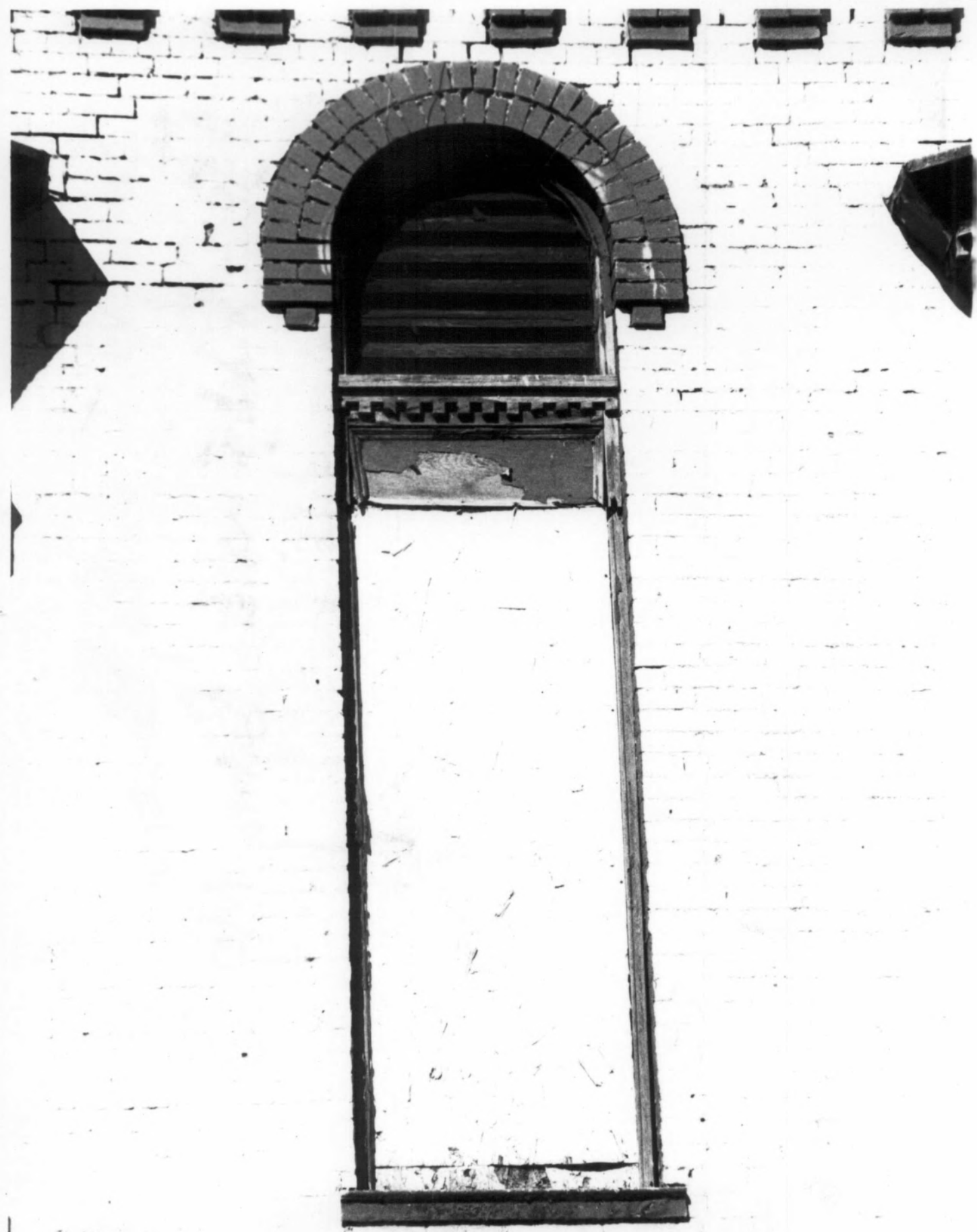


**ATTENDING COIFFURE**











DO NOT  
ENTER



