

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South Sixth Street Historic District

other names/site number N/A

2. Location

street & number 205, 225, 303 S. Sixth Street not for publication N/A

city or town Poplar Bluff vicinity N/A

state Missouri code MO county Butler code 023 zip code 63901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Claire F. Blackwell 24 Dec 97
Signature of certifying official Claire F. Blackwell Date
Deputy SPO

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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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 Keeper Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

Number of Resources within Property
(Do not include previously listed resources in the count).

Contributing	Noncontributing
<u>4</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>2</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>6</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Poplar Bluff, Missouri

6. Function or Use

Historic Functions (Enter categories from instructions)

<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Secondary Structure</u>
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Secondary Structure</u>
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate
LATE 19TH AND 20TH CENTURY REVIVALS/
Colonial Revival

Materials (Enter categories from instructions)

foundation	<u>stone</u>
roof	<u>asphalt</u>
walls	<u>stone</u>
	<u>brick</u>
other	<u>ceramic tile</u>
	<u>wood</u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Areas of Significance

(Enter categories from instructions).

ARCHITECTURE

Period of Significance

1884 - 1917

Significant Dates

1884, 1889, 1917

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect/Unknown
Builder/Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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: Department of Natural Resources

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South Sixth Street Historic District
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Summary

The South Sixth Street Historic District contains three residential buildings constructed between 1884 and 1917. The three dwellings represent Poplar Bluff's most cohesive grouping of significant residential architecture of the turn of the century. All three dwellings retain much of their original integrity, and the district's period of significance represents the earliest and latest dates of construction. Within the district are the three contributing dwellings, a contributing garage, and two contributing structures; and iron fence and a stone retaining wall. The district is included with the Residential Building property type in the Historic Resources of Poplar bluff, Missouri, multiple property nomination.

Narrative Description

The South Sixth Street Historic District is located two blocks west of the downtown area of Poplar Bluff, Missouri. The district consists of three residences, one garage, an iron fence, and stone retaining wall. Within the district are three notable late 19th and early 20th century dwellings. The oldest of these is the two-story stone Luke F. Quinn House built in 1884 at 303 South Sixth Street. At 205 South Sixth Street is the Warren S. Randall House completed in 1889 and at 225 South Sixth Street is the John C. Corrigan House completed in 1917. These three residences are some of the oldest remaining dwellings in Poplar Bluff which retain their architectural significance. Located on large, landscape lots, the properties are located facing east towards South Sixth Street, and are surrounded by mid-to-late-20th century residential buildings.

1. Warren S. Randall House, 205 South Sixth Street

The Warren S. Randall House at 205 South Sixth Street is an irregular-plan, cross-gabled, Italianate style dwelling constructed in 1889. The dwelling has a stone foundation, gable and hipped roof of asphalt shingles, exterior of common bond brick, and interior and exterior wall chimneys. On the main (east) facade is a one-story wraparound porch added ca. 1910 which has wood Tuscan columns resting on brick piers and a brick railing. A similarly designed entry porch is located at the northwest corner of the building. Both porches are reached by concrete steps with brick railings.

At the northeast corner of the dwelling is a prominent two-story square brick tower. This tower has a pyramidal roof with a finial, and decorative wood bargeboard beneath the eaves. The main entrance is located within the east facade of the tower and has original double doors of single-light glass and wood design. Above this entrance is a rectangular transom with border glass lights. A secondary entrance on the north facade has an original six-panel wood door. Windows are original one-over-one wood sash design.

Windows have segmental brick arches or are grouped in pairs on the first floor within a large segmental brick arch. Second story windows in the projecting bays on the east and north facades are rectangular in design and above are small mansard roofs of wood shingles and bracketed eaves. In the basement level are two-light wood casement windows set within segmental arches. On the north facade of the porch are fixed, rectangular wood windows in the basement level. At the rear (west) facade is a ca. 1940 shed roof frame wing with weatherboard siding and six-over-six, rectangular wood sash windows. The entrance into this wing has a three-light glass and wood door.

The interior of the dwelling retains its original floor plan and details including wood floors and plaster walls. Connecting the two floors is an original milled staircase and original doors have also been retained. The Warren S. Randall House is located on a gently sloping grassed lot and is surrounded by modest shrubbery and mature trees. A ca. 1910 cast iron and cast concrete fence bounds the property on South Sixth and Poplar Streets. This fence is included as a contributing structure to the property. With this exception, no other ancillary buildings or structures are located on the property.

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2. *John C. Corrigan House, 225 South Sixth Street*

The John C. Corrigan House at 225 South Sixth Street is a two-and-one-half-story, rectangular plan, Colonial Revival style dwelling completed in 1917. The house has a foundation of pink granite, gable roof of Spanish clay tile, interior end brick chimneys, and an exterior of stretcher bond brick. On the main (east) facade is a two-story projecting gabled bay which contains the main entrance. This entrance has a one-story entry porch supported by limestone Tuscan columns. This porch has a flat roof with a brick balustrade and below the eaves are large modillion blocks.

A brick and concrete deck spans the rest of the main facade which has a brick balustrade and concrete railing. The main entrance consists of a large, single-light glass and wood door with stained glass sidelights with floral panels and a transom. Windows above the entrance in the second story of the projecting bay feature a six-over-one sash window flanked by smaller four-over-one sash windows. Each window has brick jack arches and a concrete keystone. In the gable field of the projecting bay is a lunette with a concrete keystone. On the primary and side facades of the dwelling, the first floor has arched tri-part windows. These windows have central six-over-one sash flanked by two-over-one sash. Above the windows are elliptical transoms with concrete keystones and they share a concrete sill. Windows on the second floor are single and paired six-over-one wood sash with concrete sills. Over these windows is brick jack arching and concrete keystones and shoulders. In the gables of the north and south facades are fanlight attic windows with concrete sills and brick arching.

At the roofline of the dwelling are gable dormers of brick with elliptical multi-light sash windows. These windows have concrete shoulders and keystones. The wood eaves are decorated with mutules and at the corners of the dwelling are brick quoins. On the south facade is a secondary entrance which has a single-light glass and wood doors, sidelights, and transom. This entrance has a one-story entrance porch with both brick piers and limestone Tuscan columns. The brick piers have quoins and at the roofline is a brick balustrade. At the rear of the dwelling is a one-story brick wing which contains the kitchen. This wing has a secondary entrance containing a multi-light glass and wood door. A ca. 1960 brick chimney was added to the west facade of this wing. At the roofline of the west facade are four gable dormer windows.

Attached to the rear facade is a ca. 1970 metal carport and west of the carport is an original one-story, stone, hipped roof garage. This two-bay garage was also built to house servant's quarters and has an interior brick chimney. Windows in the garage are four-light hinged design. The interior of the dwelling retains much of its original floor plan and detailing including wood floors and plaster walls and ceilings. The dwelling has an ornate central staircase, original paneled wood doors, and original door and window surrounds.

The John C. Corrigan House is located on a gently sloping lot and is surrounded by a grassed lawn and mature trees. A cast concrete driveway on the north side of the lot leads to the carport and garage. In front of the dwelling is an original stone and concrete retaining wall which is included as a contributing structure to the property. With the exception of the garage and retaining wall, no other buildings or structures are located on the lot.

3. *Luke F. Quinn House, 303 South Sixth Street*

The Luke F. Quinn House at 303 South Sixth Street was constructed in 1884 and is a two-story, rectangular plan stone dwelling with a one-story gable roof frame wing. The dwelling has a stone foundation, hipped roof of asphalt shingles, and interior wall stone and brick chimneys. The exterior of the dwelling is of regular course sandstone. On the main (east) facade is a two-story gable roof portico built ca. 1985. An original two-story porch at this location was removed ca. 1950 and replaced with a one-story porch. The

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existing portico was designed to replicate the original porch at this location and it has square wood columns with Doric motif capitals, and a railing with square wood balusters. In the gable field of the portico is a small lunette.

The main entrance has an original arched four-panel wood door, transom, and added metal and glass security door. This entrance is set within a segmental arch. On the second floor of this facade is a central entrance leading to the second floor balcony. This entrance has a glass and wood paneled door and two-light transom. This entrance is also located within a stone segmental arch. Windows throughout the dwelling are original two-over-two wood rectangular wood sash design set within stone segmental arches. At the roofline are plain wood eaves.

At the rear of the dwelling is a one-story frame, gable roof wing with an exterior of weatherboard siding. On the north facade of this wing is a shed roof porch with ca. 1985 wood columns and balusters and leading to this porch is a wood staircase. This wing has two secondary entrances with original paneled wood doors. Windows on the rear wing are comprised of one-over-one and three-over-one wood sash. A series of ca. 1985 three-light, fixed windows are located on the rear wing's south elevation. The wing rests on a stone pier foundation which has lattice panels beneath the piers. Attached to the south facade of the basement wing is a ca. 1920, flat roof, brick garage.

The interior of the dwelling retains its original wood staircase, floor plan, wood floors, and some plaster walls and ceilings. In some areas the original wall surfaces have been replaced with drywall and carpeting added over the floors. The property is sited at the northeast corner of Cedar and South Sixth Street and faces the east. With the exception of the dwelling, there are no other buildings or structures on the property.

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SUMMARY

The South Sixth Street Historic District is a small residential area which includes three of Poplar Bluff's most significant dwellings. The district is nominated under Criterion C for its architectural significance. Constructed between 1884 and 1917, the three dwellings were built on a hillside overlooking the downtown area. The oldest of these, the Luke F. Quinn House, is the city's only 19th century example of stone construction. The Warren S. Randall House is representative of the Italianate style while the John C. Corrigan House is the city's finest example of the Colonial Revival style. Together, these three dwellings comprise a notable row along South Sixth Street and they maintain their sense of time and place from the early 20th century. Within the district are the three contributing dwellings, a contributing garage, and two contributing structures. The South Sixth Street Historic District is associated with the historic context of Late 19th and Early 20th Century Residential Buildings of Poplar Bluff, Missouri, ca. 1880-1943. The district is included within the Residential Buildings property type in the Historic Resources of Poplar Bluff, Missouri, multiple property nomination.

HISTORICAL OVERVIEW

The hillside to the west of the downtown area of Poplar Bluff became a preferred residential area of the city soon after the Civil War. This hill was close to the commercial area, yet afforded fine views and protection against occasional flooding from the Black River. As the city prospered in the late 19th century, a series of notable homes were built along this hill by Poplar Bluff's leading merchants. These dwellings were built along Cherry, Maple, Cedar, Poplar, and Vine Streets and along the numbered streets of South Sixth, South Seventh, and South Eighth Streets. By the turn of the century, this was a thriving neighborhood of two-story frame and brick dwellings occupied by Poplar Bluff's professionals and businessmen.

The South Sixth Street Historic District is comprised of three dwellings constructed between 1884 and 1917. These three contiguous properties represent the most intact portion of what was once one of Poplar Bluff's most prestigious neighborhood. The oldest of these dwellings is the Luke F. Quinn House at 303 South Sixth Street which was constructed in 1884. Luke F. Quinn was born December 25, 1848 in Ireland, and his family immigrated to the United States in 1850, settling in Louisville, Kentucky. Quinn studied civil engineering and arrived in Poplar Bluff in 1870 to survey the railbed of the St. Louis, Iron Mountain, and Southern railway. When the survey party left Poplar Bluff, Quinn remained behind opening the Black River Hotel (later named the Quinn Hotel) with John R. Poplin as his partner. In 1876 he opened the Quinn Drug Company, a locally owned and operated firm whose activity continued into the early years of the 20th century.¹

In 1884, Quinn had this two-story sandstone dwelling constructed on the hillside to the west of the downtown area. This two-story dwelling was the only major house known to have been built of stone within Poplar Bluff in the 19th century. The architect and builder are unknown, however, they utilized elements of the Italianate style in its construction. The dwelling was built in a rectangular plan with a hipped roof, segmental arched windows, paneled wood doors, and two-story portico on the main facade. Because of its dominant position overlooking the downtown area and Quinn's heritage, the house was nicknamed the "Irish Castle."²

¹ *The Poplar Bluff American*, 4 February 1915.

² Butler County Historical Society, "House Tour Brochure," 1980.

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Quinn resided at this dwelling with his wife and eleven children for over thirty years. Quinn died on February 4, 1915 and the house passed through a succession of owners. Around 1950, the original porch was removed and a one-story gable roof porch with wrought iron posts was added. The property was purchased by the James Clark family and restored the house back to its original design in the early 1980s. This included the construction of a new two-story frame porch based upon the original design. The house continues to reflect much of its original form and design.

One block to the north at 205 South Sixth Street, Warren S. Randall had a two-story brick, Italianate style dwelling constructed in 1889. This dwelling was built in an asymmetrical plan with a corner tower and projecting bays on the east, south, and north facades. The dwelling was designed with Italianate detailing including segmental arched windows, bay windows with bracketed eaves, and a primary entrance with double doors of single-light glass and wood design. The corner tower was built with a pyramidal roof and finial. The original porch of the dwelling was modified around 1910 with the existing Colonial Revival influenced porch featuring wood Tuscan columns and a brick railing.

Born October 24, 1849 in Troy, Ohio, Warren S. Randall arrived in Poplar Bluff in 1884 and opened a general mercantile with his partner A.J. Babcock. Randall constructed this house in 1889 and resided here with his wife and son for over thirty years. Until his death in June, 1922, Randall maintained positions on the Butler County Federal Farm Loan Bureau and the State Bank of Poplar Bluff. Randall also served as city collector, and for a period of 10 years worked as Poplar Bluff's Postmaster.³ Around 1910, Randall replaced the original porch on the dwelling with a porch reflecting the more "modern" Colonial Revival style. This porch extended around the east and north facades of the dwelling and was built with Tuscan columns. At his death the property passed through several owners and is now owned by Gary Lewis. Since the addition of the existing porch ca. 1910, few other major changes have taken place to the primary facades of the dwelling. The dwelling is the only notable brick Italianate dwelling remaining in Poplar Bluff.

Also in the 200 block of South Sixth Street, John C. Corrigan constructed a two-story brick Colonial Revival style dwelling in 1917. John C. Corrigan arrived in Poplar Bluff in February of 1895 and found work in Thomas D. Ferguson's abstract office. Corrigan remained with this company until 1900 when he opened his own agency, The Poplar Bluff Land and Abstract Company (later the Black River Land and Abstract Company). Corrigan was among a group of business leaders who chartered the State Bank of Poplar Bluff on September 12, 1901. In July of 1907, Corrigan became president of the State Bank and maintained this position for approximately 33 years. From 1903 until 1905, John C. Corrigan served as a city councilman.⁴

Corrigan's prosperity was reflected in this two-story dwelling which he had constructed in 1917 on the hill west of the downtown area. Research has not uncovered the identity of the architect and/or builder of this dwelling which is unfortunate due to its notable design. The house was built at great cost with a granite foundation, limestone columns on the primary facade, stained glass windows, and a clay tile roof. The design is the finest high style example of a Colonial Revival style residence built in Poplar Bluff.

Corrigan resided at this house with his wife and six children for the next several decades. Corrigan continued to be a local business leader in Poplar Bluff and beginning in 1919, he served as chairman of the Inter-River Drainage District, an entity charged with the installation and maintenance of the drainage and levee system affecting 127,000 acres of Butler County land. Upon Corrigan's death,

³ *The Poplar Bluff American*, 22 June 1922.

⁴ Deem, *History of Butler County, Missouri*, p. 141.

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the house passed into the hands of the Plunkett family and was later used as rental property.⁵ The dwelling is now owned by the John Holland family.

These three dwellings comprise the only intact section retaining integrity of this neighborhood west of downtown Poplar Bluff. In recent decades many of the dwellings in the area have been altered with applied synthetic sidings and porch materials. Many other dwellings have been razed to make way for modern houses and apartments. Within the vicinity is the John Archibald Phillips House at 522 Cherry Street. Built in 1891, this house is a fine example of the Queen Anne style and has been restored by the Butler County Historical Society. The house is separated from the South Sixth Street Historic District by a number of altered dwellings and modern homes, and was nominated individually rather than as part of this district. With these exceptions, no other properties within this vicinity have been identified as eligible for the National Register.

The South Sixth Street Historic District is nominated to the National Register under Criterion C for its architectural significance. Although the original owners of the three dwellings were prominent in local business, none were of sufficient significance to warrant the nomination of the dwellings under either Criteria A or B. The contributions to Poplar Bluff of Luke F. Quinn, Warren S. Randall, and John C. Corrigan are representative of the professional and business leaders of their period, however, none gained exceptional prominence in civic affairs.

The South Sixth Street Historic District continues to maintain its sense of time and place from the early 20th century. The John C. Corrigan House has not been significantly altered since its construction, and the Warren S. Randall House also retains its design from its 1889 construction period and porch remodeling of ca. 1910. In recent decades the Luke F. Quinn House has been restored to its original appearance with the rebuilding of the two story portico on the main facade. Although containing only three dwellings, the South Sixth Street Historic District is notable for its architectural significance and retention of integrity.

For additional information, see the accompanying multiple property cover document, "Historic Resources of Poplar Bluff, Missouri."

⁵ Butler County Historical Society, "5th Annual House Tour," 1984.

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Butler County Historical Society, "House Tour Brochure," 1980.

Butler County Historical Society, "5th Annual House Tour," 1984.

Deem, History of Butler County, Missouri.

The Poplar Bluff American, 4 February 1915, 22 June 1922.

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**South Sixth Street Historic Distric
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Verbal Boundary Description

The boundary for the South Sixth Street Historic District includes all of lots 1 and 10 on block 28, all of lot 1 on block 38, and a connecting section of Cedar Street as encompassed by the heavy solid line on the Butler County tax map 13-2-3-4. The boundary includes all of the property associated with these lots and includes approximately 1.4 acres.

Verbal Boundary Justification

The boundary for the South Sixth Street Historic District includes all properties retaining integrity which are associated with this residential area of Poplar Bluff. The boundary is drawn to exclude post-1945 properties and pre-1945 altered dwellings which are located to the north, west, east, and south. The boundary includes all property historically associated with the three dwellings included within the district.

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South Sixth Street Historic District
Poplar Bluff, Butler County, Missouri
Photo by: Thomason and Associates
Date: January 25, 1997
Location of Negatives: Department of Natural Resources

- Photograph No. 1: Streetscape, Luke F. Quinn House and John C. Corrigan House, view towards the northwest.
- Photograph No. 2: Luke F. Quinn House, 303 South Sixth Street, view towards the west.
- Photograph No. 3: Luke F. Quinn House, 303 South Sixth Street, view towards the southwest.
- Photograph No. 4: John C. Corrigan House, 225 South Sixth Street, view towards the northwest.
- Photograph No. 5: John C. Cornigan House, 225 South Sixth Street, view towards the west.
- Photograph No. 6: Warren S. Randall House, 205 South Sixth Street, view towards the northwest.
- Photograph No. 7: Warren S. Randall House, 205 South Sixth Street, view towards the southwest.
- Photograph No. 8: Retaining wall and cast iron fence in front of 205 and 225 South Sixth Street, view towards the southwest.

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Property Owners

205 S. Sixth Street	Gary H. Lewis 205 S. Sixth Street Poplar Bluff, MO 63901
225 S. Sixth Street	John Holland 225 S. Sixth Street Poplar Bluff, MO 63901
303 S. Sixth Street	Viola T. Byrd 303 S. Sixth Street Poplar Bluff, MO 63901















