

**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 an 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 Unionville Square Historic District

other names/site number N/A

2. Location

street & number along portions of Main, Grant, 16th and 17th Streets [N/A.] not for publication
city or town Unionville [N/A.] vicinity

state Missouri code MO county Putnam code 171 zip code 63565

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

3 June 02
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

hereby certify that the property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Unionville Square Historic District
Name of Property

Putnam County, Missouri
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	41	4
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site		
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object	1	0
		0	0
		42	4
			Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade/business
Commerce/Trade/financial institution
Commerce/Trade/specialty store
Commerce/Trade/department store
Social/Meeting Hall
Government/courthouse
Government/post office
Government/city hall
Recreation/Culture/theater
Agriculture/produce station

Current Functions

(Enter categories from instructions)

Commerce/Trade/business
Commerce/Trade/specialty store
Government/courthouse
Government/post office
Government/city hall
Government/library

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate
Colonial Revival
Other: One and Two-Part Commercial Block
Late 19th & 20th Century Revivals
Queen Anne

Materials

(Enter categories from instructions)

foundation brick
stone
concrete
walls brick
stone
stucco
roof asphalt
other cast iron
wood

Narrative Description

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

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.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Politics/government

Period of Significance

1872-1951

Criteria Considerations

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

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.

Significant Dates

1872

1892

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Francis, W. C.

Haynes, N. J.

Braecklein, J. G.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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: _____

Unionville Square Historic District
Name of Property

Putnam County, Missouri
County and State

10. Geographical Data

Acreage of Property 5.16 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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3	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()	()

[] See continuation sheet

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 James E. Jacobsen
organization History Pays! Hist. Pres. Consulting Firm date April 1, 2002
street & number 4411 Ingersoll Avenue telephone 515-274-3625
city or town Des Moines state IA zip code 50312

Additional Documentation

Submit the following items with the complete 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 FPO for any additional items)

Property Owner

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

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

**Unionville Square Historic District
Putnam County, Missouri**

Summary:

The Unionville Square Historic District is located along portions of Main, Grant, 16th and 17th Streets in downtown Unionville, Putnam County, Missouri. Dominated by early commercial designs, the district features a 1923-24 vernacular courthouse with Beaux Arts affinities that is centered on its Shelbyville-type square. Unified rows of two-story brick commercial buildings front east and west on the square along South 16th and South 17th streets. A partial identical row is to the north of the courthouse on Main Street. To the south, the 1930-31 Colonial Revival post office and mostly single-story commercial buildings are located along Grant Street. Substantial commercial buildings stand on the southeast, southwest and northwest corners of the square and an imposing row of two-story storefronts line the north side of Main Street to the west of the square. All of the buildings are of brick construction. Cast iron storefronts and metal cornices and parapet fronts are numerous. The district contains 45 buildings, 41 of which are contributing, and one contributing structure. The majority of the buildings pre-date 1900. Eleven buildings and the structure were built after 1900. Most of the buildings are substantial two-story designs. The district also includes one four-story building and five single-story buildings. Apart from storefront alterations, the upper storefronts and particularly the cornice and parapet lines are well preserved. Despite the loss of part of one side and one opposite corner, the surviving buildings are all intact without gaps. Many of the storefronts retain their cast iron columns, kick plates and transom openings. Overall, the district retains its integrity of design, setting, materials, workmanship and location.

Introduction:

Unionville is located in Putnam County, which is just east of center in Missouri's northernmost tier of counties. The county was established in 1845 and realized its present elongated form (the county is 36 miles wide but only 14 miles north to south) in 1853 as a result of the consolidation of Dodge and Putnam counties. Unionville, first called Harmony, was established in 1853 as the original county seat. Unionville is 110 miles from Des Moines and 175 miles from Kansas City. The current city population is approximately 2,000 persons.

The Unionville Square Historic District contains four full commercial block fronts, three of which front directly onto the courthouse square. The district includes three of four corners which are opposite the square. The off-square block front is west of the square, on the north side of Main Street. Three buildings are included on Main Street directly north of the square. The district boundaries are slightly irregular, although most of the district area comprises full or nearly full half-blocks. The commercial lot size in Unionville is 50x125. Most lots align north/south save for those which front east and west towards the square. Irregularities result from the inclusion of properties which are off the square but are adjacent to the buildings which front on the square, and because of the loss of buildings on the north side and northeast corner of the square.

The square and courthouse are located on the highest ground in Unionville. The ground level falls away in all directions from the square. One unusual historical feature of Unionville's square is its dual-circulation pattern around the courthouse. The inner lane circulates clockwise, the outer one counter-clockwise, with intervening parking. The streets have been paved with concrete. The historic district overlays the original commercial district except for the north and northeast components, and a late-date commercial corridor on Main Street west of South 18th Street. As a county seat Unionville has long served as a government center although its three governmental buildings represent only the later years of that significant role. Unionville had no courthouse building at all between 1890 and 1925 and the post office or federal building and current city hall both date from 1931.

The Unionville square remains dominated by early commercial designs which are more likely to have been altered. Commercial properties are particularly prone to storefront alterations, and the various owners of Unionville's oldest buildings also had more time in which to make changes. As a result, the ability of these buildings to contribute to Unionville's historic sense of time and place rests largely upon the integrity of their upper stories. The majority of the Unionville commercial buildings are at least two stories high, and remain recognizable despite the alterations of many storefronts. One important constant in the Unionville square was the retention of cast iron storefront components and the transom areas formed an

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**Unionville Square Historic District
Putnam County, Missouri**

important part of the original storefronts. Another factor is the survival of a great many decorative pressed tin cornice and parapet lines. The preponderance of early commercial buildings around the Unionville square is indicated by the chart below. (The building totals in the chart differ slightly from the district building counts because some properties have been divided up with multiple owners). The total district building count is 45 buildings and one structure.

This chart tracks the decade of construction for the district's buildings. It counts storefronts rather than entire buildings. Additions and replaced non-extant buildings are excluded. Re-frontings of earlier buildings are double-counted.

<u>Decade</u>	<u>Storefronts</u>	<u>Other</u>
1870-1879	6	
1880-1889	5	
1890-1899	17	
1900-1909	4	
1910-1919	5	
1920-1929	1	1 (post office)
1930-1939	0	1 (courthouse)
1940-1941	1	
1950-1951	6	

Twenty-eight of 45 storefronts were built prior to 1900. One third of the post-1900 new storefronts were in response to a 1951 fire.

Excellent examples of post-1900 commercial design on the square include the National Bank (a 1911 replacement façade) at 1702 Main, and the Bixler Block at 104-08 South 17th Street. A row of replacement storefronts, marking the impact of the 1951 fire, comprise an unusual feature on the square.

Most (24) of the buildings represent commercial variations of the Italianate style. Eleven buildings are simply later commercial designs, three of these being single-story storefronts. The Italian Renaissance has two examples (the courthouse and 1702 Main), the Colonial Revival style has two examples (1603 Grant, 116 N. 17th streets) and the courthouse and three buildings with a shared façade suggest minimal Beaux Arts affinities.

Two types of storefront changes are commonplace, these being the infilling of the cast iron storefronts or at least the transom levels, and the loss over time of pressed metal cornices and especially ornamental pediments. The infilling still allows the storefronts to be interpreted and the cast ironwork remains visible. Several buildings retain their fragile metal cornices and two have secondary cornice lines atop their storefronts. Shared cornice designs, particularly on the south and west sides of the square, indicate simultaneous construction and common builders. Unionville also has its share of suspended or fixed shed roof canopies which cover over some transom areas. Historic photos indicate that fixed canopies of a similar scale were commonplace in the early downtown. Ornamental pediments, bearing building titles and dates, as well as finials and balustrades, have uniformly disappeared.

Several buildings in the district were sandblasted, resealed, and their storefronts "restored" during the early 1970s when this treatment was commonplace in Unionville. The effect on the brickwork was uneven. Some exteriors were cleaned and left unpainted while others were painted over.

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Unionville Square Historic District
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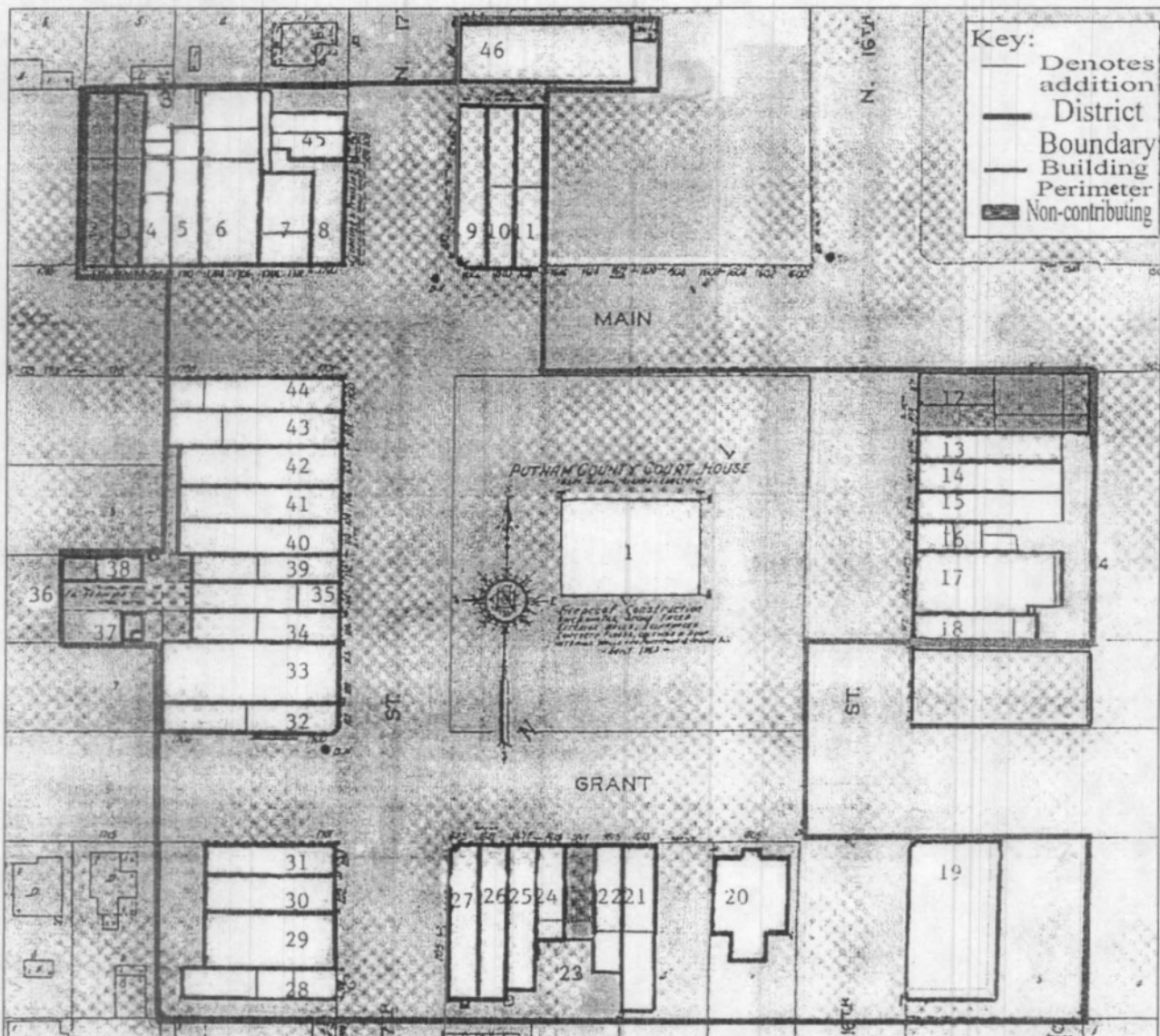


Figure 1: District Boundary and Building Map

The Shelbyville Square:

Shelbyville, Tennessee was the prototype for a downtown square with a centered or nearly centered courthouse upon it. The centered square arrangement necessitates a reorientation of the commercial lots on two of the four sides so that the storefronts on all four sides face the courthouse. In some examples, Unionville being one of these, the square is reduced in size to allow for market areas on two or four sides of the courthouse. Of 114 Missouri county seats, half (57) use the Shelbyville model. Unionville's courthouse was not originally located on the square but the square was part of the original plat (Ohman, pp. 33-34).

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Unionville Square Historic District
Putnam County, Missouri

Individual Property Physical and Architectural Descriptions:

The following list of district buildings contains individual descriptions, identifies architectural styles and provides construction/alteration dates. Building names are contemporary ones. After the courthouse, the properties are listed clockwise beginning at the northwest corner of the district. Each successive side street is similarly canvassed, including the corner buildings which stand diagonally opposite on the square. The properties located north of Main on the northwest corner are listed last. Site numbers are assigned in this same order (note Figure 1).

Center of Square:

1601 Main Street (Putnam County Courthouse, 1923-24) (Figures #2,3,26-27, 34-35, 62, Photo #1). This three-story courthouse is essentially a vernacular building with minimal Italian Renaissance and Beaux Arts affinities. The building measures approximately 62x92 feet. This combination of styles reflects the late date of this design; the Italian Renaissance was out of architectural favor by 1935. True to the style the design combines the flat roof form with a broad overhang, a prominent though plain pediment, a rusticated first story, and smooth upper stories (McAlester, pp. 397-407). Simplified Beaux Arts styling is embodied in the "rusticated" base, the fenestration forms, the use of a centered pediment on each façade, and the plain stone exterior. The architect was J. G. Braecklein of Kansas City and the contractor was the George Gassman Construction Company (Marian Ohman, "Missouri Courthouses, Putnam County," Columbia: University of Missouri-Columbia Extension Division, 1980; *Unionville Republican*, December 28, 1892; August 15, 1923).

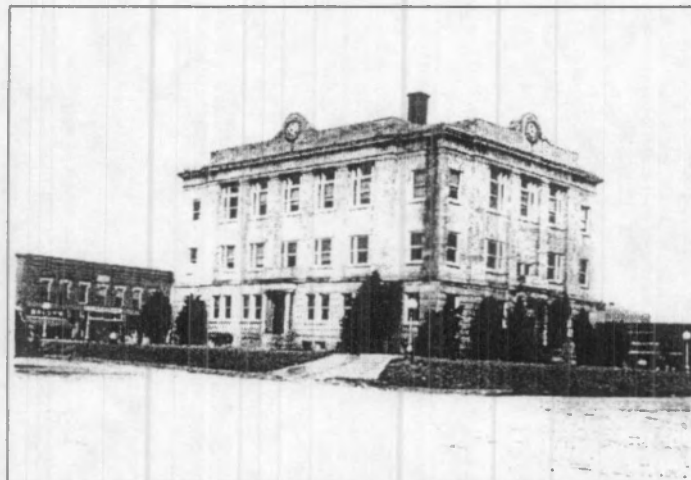


Figure 2; Putnam County Courthouse, 1925, view northwest

The courthouse is the focal point of Unionville's downtown and square. It was previously determined to be individually eligible for National Register listing on the basis of Criteria A (social history, politics and government) and C (architecture). Map #1. **Contributing.**

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**Unionville Square Historic District
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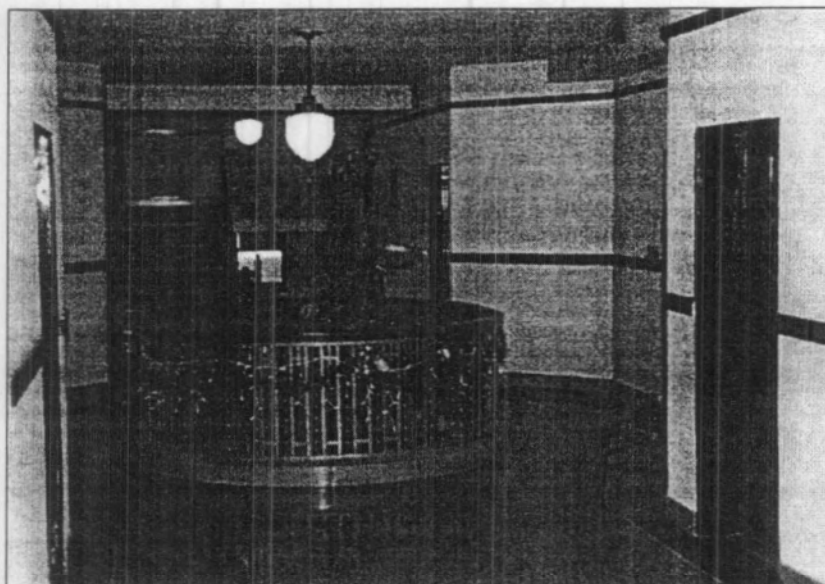


Figure 3: Second floor, view east, atrium and end staircase (photo by Jim Jacobsen, December 2001)

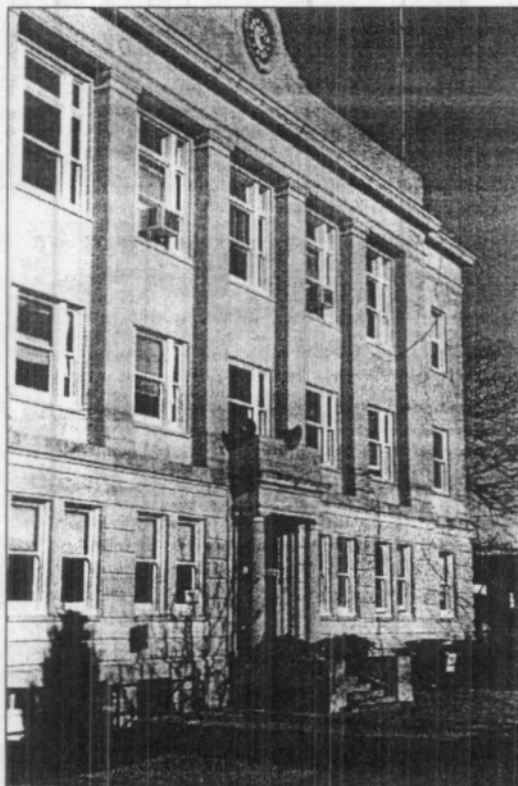


Figure 4: South courthouse façade, view northeast (photo by Jim Jacobsen, December 2001)

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Unionville Square Historic District
Putnam County, Missouri

North Side of Square (west to east Main Street, west of 17th Street):

1716 Main Street (Peggy's Beauty Shop, c.1909/1955) (Figure #67, Photo #2) Rectangular plan (40x70), two stories, brick walls. Two-part commercial block (Longstreth). Late 19th and 20th Century Revival commercial design. This is the west half of a double storefront. This building was re-fronted with a commercial style, at the second floor level with a new brick veneer and metal casement windows following a 1955 fire that gutted the east half of the building. The cast iron storefront survives and the transoms remain open, however a self-supporting shed roof metal canopy covers the full width of the storefront. The west sidewall of the original building is stuccoed. A full-width single-story tile rear addition carries the plan back to the alley. Map #2. **Non-contributing.**

1714 Main Street (Bill & Judy's House of Beauty/B&J Flower Nook, c.1909/1955) (Figure #67, Photo #2) Rectangular plan (40x70), two stories, brick walls. Two-part commercial block. Late 19th and 20th Century Revival commercial design. This is the east half of a double storefront. This building was re-fronted with a commercial style, at the second floor level with a new brick veneer and metal casement windows following a 1955 fire that gutted the east half of the building. The cast iron storefront survives and the transoms remain open, however a self-supporting shed roof metal canopy covers the full width of the storefront. Map #3. **Non-contributing.**



Figure 5: 1712, 1710, 1706 and 1702 Main Street, view northeast (photo by Jim Jacobsen, December 2001)

1712 Main Street (McCutcheon & Sons, Inc., c.1892) (Figures #5, 45-46, 67, Photo #2) Rectangular plan (20x40), two stories, brick walls. Two-part commercial block, Italianate style (thin elongated upper windows, metal cornice, recessed pilaster-enframed window panels). This is a shallower commercial plan, with a short shed roof single-story rear addition. Rear stairs access the apartments above. The upper level windows have been shortened by 50 percent and the triangular lintels removed. The cast iron storefront (Murray Ironworks, Burlington, Iowa) has a floral motif. Twin metal cornices cap the parapet and the transom line, a feature found only on the two metal storefronts to the immediate east and the bank front at 122 South 17th Street. The four upper level brick pilasters divide that façade into three recessed window panels. The panels and pilasters are topped with a projecting parapet base. Map #4. **Contributing.**

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1710 Main Street (Gilworth Furniture, pre-1893) (Figures #4, 45-46, 67, Photos#2-3) Rectangular plan (21x50), two stories, brick walls. Two-part commercial block, Italianate style (central bay, narrow elongated upper windows, metal cornice, decorative pressed metal front). This building's pressed metal clad storefront is one of two surviving in the district, the other being adjacent on the east. They are identical in design. Historic photos indicate that identical pressed metal fronts were also placed on Roth's Farmer's Store (northeast corner, pre-1882) and Roth's Hardware, 1606-08 Main, pre-1893, lot purchased by Roth in March 1882). It is possible that Roth also built this building at about the same time. The interior ground level party wall was removed within the past five years and the storefronts were combined although separate entrances were retained. The facade design features a three-sided centered bay surrounded by narrow side windows, and decorative columns and pilasters. There are twin cornices, the lower of which separates the storefront and upper level while the other caps the parapet. The original window openings have been reduced in size and the resulting voids infilled. Metal awnings top the smaller windows. The storefront has been replaced with a brick front. The transom voids have been retained and were paneled over. The cast iron support columns, if still present, are not visible. There is a short single-story rear addition. Historic photos depict a triangular metal pediment bearing the inscription "REPUBLICAN" but this has been removed. Map #5. **Contributing.**

1706 Main Street (Gilworth Furniture, pre-1893) (Figures #5, 45-62, 67, Photos #2-3) Rectangular plan (40.5x113), two stories, brick walls. Two part commercial block, Italianate style (upper windows extended by addition of blank transom panels, metal cornice, decorative pressed metal front). This is a double storefront. The pressed metal storefront matches the one immediately west. This one is exceptionally well preserved and prominent because of its size. Historic photos indicate that identical pressed metal fronts were also placed on the Farmer's Store (northeast corner, pre-1882) and Roth's Hardware, 1606-08 Main, pre-1893, lot purchased by Roth in March 1882). It is possible that Roth also built this building at nearly the same time. Flat and engaged side wall and half-height Corinthian style columns with piers enframe eight long narrow windows with faux rectangular transoms. These are the same as those on 1710 Main Street (immediately west), probably indicating the same date of assemblage and the same manufacturer. The upper storefront is divided into two bays by a larger centered bracket and a dividing wall at the storefront. Cornice lines are at the storefront and parapet levels. The storefronts and parapet walls are new, matching those to the west. A stuccoed one-story concrete block rear addition is toward the alley. Historic photos depict twin triangular metal pediments bearing indecipherable inscriptions. These have been removed. Map #6. **Contributing.**

1702 Main Street (James M. Garrett Law office, 1873, 1911) (Figures #5, 36, 45, Photos #2-4) Rectangular plan (35.5x57), two stories, brick walls. Two part commercial block, Italian Renaissance. Features include Romanesque arches and Neo-classical stone inserts. The design substitutes a single wall plane with a line of corbelled brick for a separate parapet. This is a double storefront. Originally an Italianate design with 2/2 windows on the upper floor, and a plain flat parapet, the facade was rebuilt in 1911 using glazed purplish bricks and a design suggesting an Italian Renaissance influence. Four deeply projecting pilasters support two broad semi-segmental arches, and a lesser arch is subsumed between these, set beneath an inset stone block inscribed "BANK." The arches feature keystones and carved spring stones. The three keystones have projecting platforms which may once have supported statues or other ornamental stonework. The arches exhibit superlative craftsmanship. Each consecutive row of brick projects slightly beyond that beneath it, creating a varying shadow line. Ocular windows are centered in the solid brickwork which fills the larger arches. Triangular frames of projecting brickwork infill the two outermost upper corners. The parapet is undifferentiated and is capped with a stone trim. The storefront has been replaced and is covered by a full-width flat metal canopy. The transom level is covered. The rear portion of this property is infilled by the westward extension of 109 N. 17th Street, two stories, and 1700 Main Street, four stories. Map #7. **Contributing.**

1700 Main Street (Monroe Drugs/Putnam Fadeless Dye Company/Howard Drugs, 1873, 1898) (Figures #6-7, 37, 45, 48, 50, 64, 66-67, Photos #2-4, 15) Rectangular plan (23.5x57), two stories, brick walls. Two-part commercial block with two added floors, Italianate style (narrow elongated upper 2/2 light windows with decorative lintels, extended by addition of blank transom panels, metal cornice, decorative pressed metal front). This is a four-story, single-width brick storefront. The main four-story building has an L-plan with a 12x18 foot full-height west wing. This building was originally a two-story Italianate style corner store. When two stories were added in 1898, the preexisting roof was simply encapsulated beneath the new levels. The change in lintels between the second and upper floors marks this enlargement, the upper floors and back wall using simple semi-

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Unionville Square Historic District
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segmental brick arches, the second floor cast iron wrap-around lintels. The new levels had the same corbelled brick bracket to cap the seven recessed window panels on the sidewall, and three on the façade. An external basement stair entry is at the southeast front, outside of the sidewalk. This feature suggests intensive use of the basement. A metal fire escape on the east sidewall denotes the former location of a four-story frame elevator with turret roof cap. Doors on each floor accessed the elevator. Two rear concrete block additions (Figure #5) are treated as a separate property (see 109 N. 17th Street). This building has a lovely pressed metal ceiling on its lower floor. Map #8. Contributing.



Figure 6: Monroe (1700 Main Street) and McKinley (109 N. 17th Street) buildings, view southwest (photo by Jim Jacobsen, August 2001)

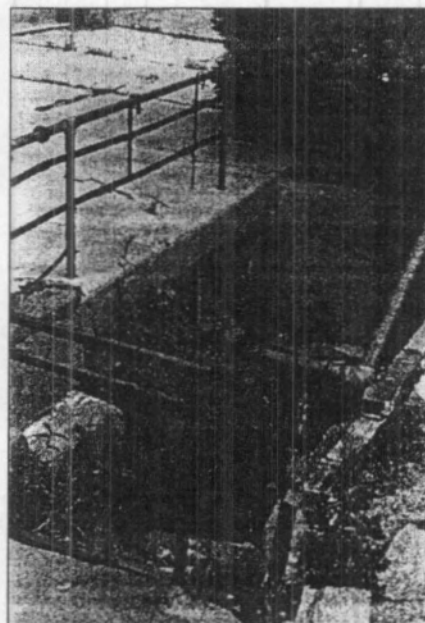


Figure 7: Stairway to basement storefront beneath sidewalk, Monroe building, view northwest from Corner North 17th and Main (photo by Jim Jacobsen, August 2001)

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Unionville Square Historic District
Putnam County, Missouri

North Side of Square (west to east, Main Street, from 17th to 16th Street):

1622 Main Street (O. J. Townsend Block, Golden Eagle Clothing Store, 1889-1890) (Figures #8, 45-48, 50, 54, 65-66, Photos #5-6) Rectangular plan (20x113), two stories, brick walls. Two-part commercial block, Italianate/Queen Anne styles (Italianate; narrow elongated upper windows with 2/2 lights and decorative lintels, and metal cornice, Queen Anne; corner turret). This is a single-width corner storefront. This was an early and prominent key building on the square, signifying, in conjunction with the Putnam building to the west, the location of the downtown's "100 percent" location (the most valuable commercial real estate and economic activity). The building is impressive in its massing, with basement commercial access along the west sidewall. The turret cap on the Putnam's elevator notwithstanding, it had the only corner turret on the square. There was a line of finials with balustrade along the entire parapet cap and a raised full-length causeway along the west side ground level. There was also a two-thirds full-length centered walkway on the second floor. Finally there was a massive flat roof sidewalk canopy. There were two frame or metal-clad bays set one per floor along the west wall (these were removed in 1967 and other west side openings sealed off). Cast iron lintels with heavy bracket supports and a decorative pediment adorn upper windows on the façade, while semi-segmental brick arches with keystone inserts are employed on the west wall. There is a heavy bracketed pressed metal cornice on the front and sidewall. The storefront has been covered with wood, although the arched window form is historic. The bank vault was removed in 1967. Trees and vines have overgrown the southwest front of the building. The turret has lost its distinctive cap but the turret base remains. The cast iron storefront, barely visible on the east party wall, indicates that the manufacturer was the Murray Ironworks of Burlington, Iowa. These columns are ornamented with shield plates. Map #9. **Contributing.**

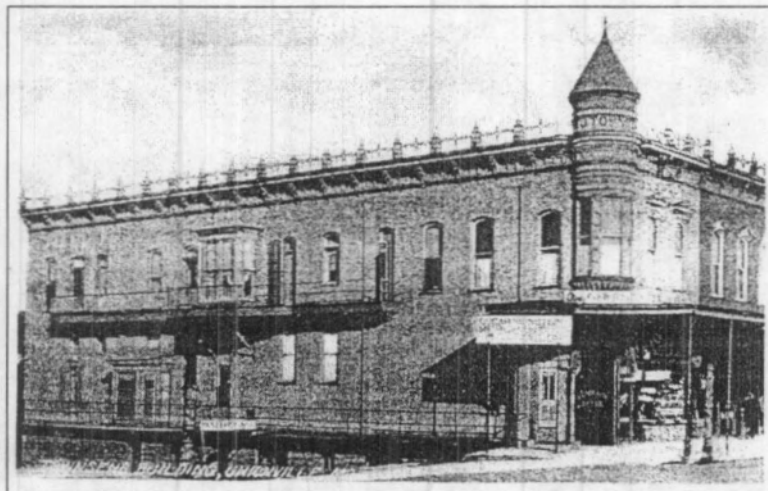


Figure 8: Townsend Block, c.1900, view to northeast

1620 Main Street (Comstock Brothers, 1889-90) (Figures #45-46, 50, 54, Photos #5-6) Rectangular plan (40x113), two stories, brick walls. Two-part commercial block, Italianate style (narrow elongated upper windows with decorative lintels, metal cornice, decorative pressed metal parapet). This is the west half of a double storefront. The identical cornices and lintels with 1622 Main to the west indicate simultaneous construction. It shares a nearly identical pressed metal cornice, differing only slightly in the bracket profiles, and the same cast iron storefront (Murray Iron Works). There are five Italianate style upper windows, capped with pedimented cast iron bracketed lintels. The upstairs entry is centered between the storefronts. This storefront has a recessed entryway and its transoms are sealed over, yet apparent. A flat cantilevered metal canopy covers the storefront. This is a well-preserved façade. The upper level retains cornice, windows and lintels, and the cast iron storefront and transoms are fully visible. The storefront display windows have been replaced over time but remain similar in scale to the originals. There is a recessed centered entryway. Map #10. **Contributing.**

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1618 Main Street (Comstock Brothers, 1889-90) (Figures #25, 45-46, 50, 54, Photos #5-6) Rectangular plan (40x113), two stories, brick walls. Two-part commercial block, Italianate style (narrow elongated upper windows with decorative lintels, metal cornice, decorative pressed metal parapet). This is the east half of a double storefront. The identical cornices and lintels with 1622 Main to the west indicate simultaneous construction. It shares a nearly identical pressed metal cornice, differing only slightly in the bracket profiles, and the same cast iron storefront (Murray Iron Works). There are five Italianate style upper windows, capped with pedimented cast iron bracketed lintels. The upstairs entry is centered between the storefronts and is part of this property. Its transom window is open and the entry is covered by the same metal canopy as 1620. The deeply recessed storefront consists of all replacement materials. A wood shingled canopy covers the transom windows and the cast iron columns have been replaced with an I-beam and new storefront (which means the transoms have been removed). The building to the immediate east collapsed and its party wall remains in place. Map #11. **Contributing.**

East Side of Square (north to south, South 16th Street, from Main to Grant Street):

101-03 South 16th Street (Putnam County Abstract & Title, pre-1890, 1890, 1980s) (Figures #57-59, Photos #7, 9) Rectangular plan (40x113), two stories, brick walls. Two-part commercial block, Italianate style (narrow elongated upper windows, 2/2 lights, façade altered). This is a double storefront. The original building was a square (approximately 30x30) two-story plan that predated 1890 and gained a rear addition that same year. By 1909 the existing full-length footprint was in place. The front of this building was replaced c.1980 with new brickwork and replacement windows. There was no damage from the 1951 fire to the south. As a result the current building is a curious amalgam with an early sidewall and a fairly modern façade. The north side wall indicates at least two building phases, a six-window two story older component, representing a doubling of the original shorter plan, and a three-story addition (pre-1909) that includes a small north-fronting storefront at the alley end of the plan. The ground level falls away to the east so the stone foundation wall is increasingly exposed in that direction. There are three raised side entrances in addition to the storefront. The windows on the older part of this wall are of interest because they are purely Italianate in style, being elongated with rounded tops and 2/2 sash which survive in the upper sash. Semi-segmental brick arches (twin rowlock rows) form the arches and it is possible that these openings originally sported cast iron lintels. Kick plates from the original cast ironwork identify Murray Ironworks, Burlington, Iowa and one kick plate reads "... Brookfield, Missouri." A surviving kick plate on the façade reads "...L. ...ETTLER." There is a single-story early brick storefront set on the alley. Behind this addition is a pass-through arch, which leads to a frame stairway. The stairway reaches the roof of the south half of the building (the two-story portion of the south half is much shorter and there is a two-stepped roof level on the one story portion. The façade is plain red brick with three small widely spaced windows (two double sets and a single central window) on the upper floor. The storefront is cut low without any transom line (apart from very short transoms over the three doors) with two grouped off-center entrances. There is much plain wall between floors and a solid, slightly projected parapet. A brick quoin treatment frames the upper story. The sidewall parapet has a corbelled base and a plain cap, indicating the likely loss of a parapet wall. Map #12. **Non-contributing.**

105 South 16th Street (Farm Bureau Insurance, pre-1893, 1951) (Figures #57-59, Photos #7, 9) Rectangular plan (20x113), two stories, brick walls. Two-part commercial block, late 19th and 20th Century Revival commercial design. This is a single-width building but it has two small storefronts. This building was damaged in the 1951 fire and given an updated façade. The façade of blonde colored brick is very plainly executed, lacking the date stones found in completely new buildings to the south. It retains its full two-stories. The storefront, side entry and two upper 1/1 windows are wood framed. There is some block glass inserted in the transom above the upstairs entrance. The façade design and brick color is identical to that found on the two buildings immediately south, indicating simultaneous reconstruction and common design by multiple owners. Block glass infills the transom and a side window on the south storefront. This might be original given the use of the same block on 107-109 S. 16th Street. While the 1951 façade is intact, it lacks the distinctiveness of the other examples given the lack of a date stone. Map #13. **Contributing.**

107 South 16th Street (United States Farm Service Agency, 1951) (Photos #7-9) Rectangular plan (40x113), two stories, brick walls. Two-part commercial block (Longstreth). Late 19th and 20th Century revival commercial design. This is the north half of a double storefront. The buildings at 107, 109 and 111 South 16th Street share a common façade design. Both use a

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blonde colored brick and have matching parapet heights. 107 and 109 S. 16th are distinguished only by separate centered date stones. The storefronts and apartments on the second floor have their separate entrances, the latter being grouped at the façade's midpoint. There is a separate apartment entrance at the right-hand side of 109 S. 16th. Block glass infills the transoms. The store windows have no transoms. A rear single-story wing, built of older soft-fired red brick survived the fire, was reused. The upper floor has two wider windows, in this case symmetrically arranged and infilled with metal casement sash. Map #14. **Contributing.**

109 South 16th Street (United States Soil Conservation Service, 1951) (Photos #7-9) Rectangular plan (40x113), two stories, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is the south half of a double storefront. The buildings at 107, 109 and 111 South 16th Street share a common façade design. The former two storefronts use blonde brick and have matching parapet heights. With a unified front, 107 and 109 S. 16th are distinguished only by separate centered date stones, although a 1951 photo shows this building was a frame gable front and that its veneer was applied after that on 111 South 16th Street was done (*Unionville Republican*, August 29, 1951). There is a separate apartment entrance at the right-hand side of 109 S. 16th. Block glass infills the transoms and the side entry transom has been covered. The store windows lack transoms. A rear single-story wing of older soft-fired red brick survived the fire and was reused. The upper floor has two wider windows, in this case symmetrically arranged and infilled with metal casement sash. Map #15. **Contributing.**

111 South 16th Street (Unionville Republican Printing Company, 1951) (Photos #7-9) Rectangular plan (20x113), two stories, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is a single-width storefront. The buildings at 107, 109 and 111 South 16th Street share a common façade design. The former two storefronts use blonde brick and have matching parapet heights. This building's brickwork is brown and the mortar is darker. The owner of 111 South 16th selected a distinctive darker brick and apparently had a different builder/designer. This design has left-shift off center placement of the upstairs windows and the name/date stone. Its storefront is slightly lower with a narrower rectangular transom above the two entrances. The storefront entrance is on the left side and the apartment entrance is on the right side. The upper windows have been replaced with modern casement windows. A rear single-story wing, constructed of soft red brick, survived the fire and was reused. Map #16. **Contributing.**



Figure 9: 117-117 South 16th Street, view northeast (photo by Jim Jacobsen, December 2001)

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115 South 16th Street (Putnam County Library, 1951) (Photos #7-9) Rectangular plan (40x113), two stories, brick walls. One-part commercial block with enframed window wall ornamentation, Late 19th and 20th Century Revival commercial design. This is a triple-width storefront with an unusual blank false front southern brick extension that covers 117 S. 16th Street. This design is the most interesting of the numerous 1951 replacement designs. It employs the same blonde colored brick found at 105, 107 and 109 South 16th Street. Two large louvered vents are centered above the broad former-theater entrance but the name/date stone is centered on the larger façade that includes a blank brick wall extension over the front of 117 South 16th Street. A chain of red brick inserts runs from the ground up to each vent and connects them horizontally as well. The walls are of concrete block with a 16-inch concrete foundation. The façade was veneered with tan mat-faced brick. Originally the theater boasted a neon sign and marquee, a full-glass front, modern restrooms and an upper level projection room and no balcony. The sidewalls were decorated with murals painted by Rex Cool (*Unionville Republican*, September 12, 1951). Map #17. **Contributing.**

117 South 16th Street (Green Hills Community Action Agency, 1951) (Photos #7-9) Rectangular plan (20x113), two stories, brick walls. One-part commercial block, Late 19th and 20th Century Revival commercial design. This is a one-story storefront incorporated behind a false front extension of the façade of 115 South 16th, described above. This front has a blank parapet wall and is composed of unadorned blonde brick. Map #18. **Contributing.**

Southeast Corner (south Side of Grant Street):

201 South 16th Street (Putnam County Historical Museum, 1912-13, 1928) (Figures #10, 38-39, 58, Photos #10) Rectangular plan (60x110), two stories, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This factory-like combination storefront/warehouse differs from the other district buildings because of its dual use, and it is quite prominent due to its corner location and massing. The exterior is veneered with a rug-faced polychromatic brick on the north and west public fronts. The fenestration pattern is asymmetrical, but openings are roughly vertically aligned. Industrial metal casement windows, with centered operable louvers, infill the openings. There is a cut entry corner at the northwest corner and two oversized storefront windows survive, flanking the small, single-door entryway. A garage door and 10 other doors and window openings on the west and north ground floor have been bricked in, as have basement windows on the exposed north wall. These changes were made prior to World War II when the main floor was converted into a refrigeration facility. Some of the infilling was done with a basket weave brickwork pattern. The parapet is plain with a tile cap and shallow centered raised flat pediments. There are chimneys at the southwest corner and near the center of the east wall. A raised concrete loading platform adjoins the building along the east side, covered with a shed roof frame canopy. This canopy wraps around the south and east sides and is intact for a section that was blown off. The lot drops in elevation towards the east.

This is the only concrete skeleton support commercial building system included within the district (the courthouse has the same support system). An unusual feature is that the concrete skeleton is hidden on all sides by the exterior brickwork. It is most probable that the concrete columns, floors and even a concrete roof date from 1928 when the building was reconstructed after being gutted by fire. There is a large freight elevator in the southwest corner of the interior plan. The upper floor level has large indentations in the center of the concrete floor, said to have held the cooling equipment.

After the fire, the foundation wall and lower upper walls were reused but the facades were newly fenestrated and the main facade was completely re-fronted with new brick. The roof and parapet level was lowered and the roofline flattened. The original and rebuilt plans both had a north end storefront. The original plan had more and much larger display windows (Figure #33). The original building was designed to show automobiles, it being the only auto-related salesroom on the square. Map #19. **Contributing.**

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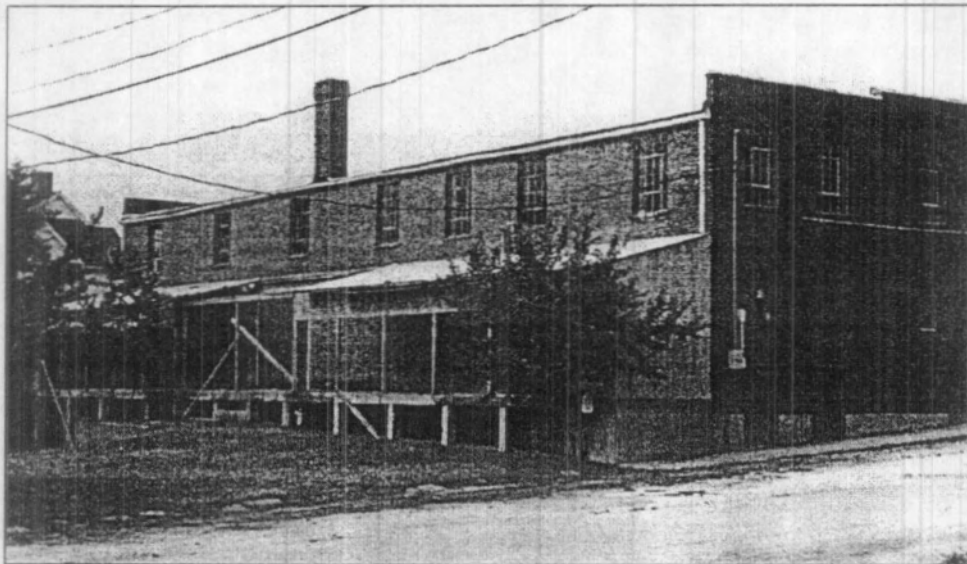


Figure 10: East sidewall, 201 South 16th Street, view southwest (photo by Jim Jacobsen, August 2001)

South Side of Square (east to west, Grant Street, from South 17th to South 16th Street):



Figure 11: Construction photograph, December 2, 1931, view southwest (Post office archives)

1603 Grant Street (United States Post Office, 1930-31) (Figures #11, 40, 63, Photos #11, 13) Rectangular plan (56x74), 1½ story, brick walls. One-part commercial block, Colonial Revival style (symmetry, classical entry, windows). This symmetrical plan combines the Colonial Revival style with a mansard roof form. The plan features an unusual upper floor office complex (five offices, bathrooms and a large swing room) and stair hall. This second "attic" level is stepped back from the ground floor perimeter wall and its windows are recessed into the hip roof front (variegated green and purple slate covering). There is a centered front entry vestibule which features twin, very simplified Corinthian columns, a plain architrave and cornice, and a pediment. The exterior is veneered with mat faced red brick, cream-colored mortar and light gray sandstone trim. Several special design features stand out. The ground floor windows have triple sash and are elongated. Secondary stone lintel inserts are set above each window and denote the "attic" level. Large spring stones flank the column capitals to create a sense of a flat

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stone arch. Finally, the parapet wall is a complex combination of a denticulated cornice and stone belt courses with intervening brickwork. The design was set level to the ground (the ground level rises slightly across the building façade from east to west) and this greatly facilitated compliance with the Americans With Disabilities Act. Inside are two vaults, an uncommon feature. The original plan included a centered rear loading dock, which remains unaltered. A special feature noted in 1931 was "a complete cooling drinking water system." (*Unionville Republican*, June 10, 1931). Map #20. **Contributing.**

1611 Grant Street (Unionville City Hall, 1894-97) (Figures #61, 63, Photos #12-13) Rectangular plan (20x40), one story, brick walls. One-part commercial block, Late 19th and 20th Century Revival commercial design. This is a single-width storefront. The façade features twin brick pilasters which flank a central entryway. The brickwork is corbelled at the top of each of the three bays and the parapet is plainly executed. The east sidewall is stuccoed and there is a concrete block rear addition. This is the easternmost of the contiguous brick commercial buildings on the south side of the square. A wood shingled canopy covers the transom area of the façade. A handicapped ramped entrance was added in 1986. The brickwork has been cleaned and repointed and possibly sand blasted but the brick has not been damaged. The original storefront windows have been reduced in size since 1940. As of that time, the east window was a garage door opening, while that to the west was a large display window with a short kick plate. A concrete block addition, likely dating from 1931, doubles the length of the plan. There is a rear garage door. Map #21. **Contributing.**

1613 Grant Street (Putnam County Public Health Department, 1894-97) (Figures #61-63, Photos #12-13) Rectangular plan (20x40), one story, brick walls. One-part commercial block, Late 19th and 20th Century Revival commercial design. This is a single-width storefront with a plain central entrance. The design features flanking display windows and, originally, a row of square-cut transom windows. A wood shingled canopy now obstructs the transom area. The brick parapet projects beyond the front wall plane and is supported by an arcade of corbelled brick arches. The building essentially retains its original storefront. There is no addition but there is a frame carport behind the building. Map #22. **Contributing.**

1615 Grant Street (Dr. A. H. Hammett, Chiropractor, post-1909) (Figures #61-63, Photos #12-13) Rectangular plan (20x40), one story, brick walls. One-part commercial block, Late 19th and 20th Century Revival commercial design. This is a single-width storefront. The original design mirrored 1613 Grant to the immediate east, but by 1940 the transom windows were elongated rectangles. The building has gained a second story and the façade has been sided with aluminum siding (vertically set on the lower front). Consequently this is a noncontributing property within the district. The addition includes a rear porch. A half-buried garage is centered behind the building and a carport is south of the garage. Map #23. **Non-contributing.**



Figure 12: 1617 Grant Street, view south (photo by Jim Jacobsen, August 2001)

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1617 Grant Street (Putnam County Foundation, 1894-97) (Figures #61-63, Photos #12-13) Rectangular plan (20x40), two-story, brick walls. Two-part commercial block, Italianate style, narrow elongated windows, metal cornices). This is a single-width storefront. The distinctive feature of this design is the provision of a narrow elongated window above the side second floor entrance and the brickwork, with its vertical line, indicates that this was added to the original building. This light is capped with a semi-segmental arch (rubbed brick voussoirs) while the other upper level windows have projecting metal cornice lintels. The storefront has been completely altered; display windows have been reduced in size and a wood shingled canopy obstructs the transom level. As of 1940 the present plain parapet front was in place, capped with a row of tile. At some point after that, the tile coping was removed. There are no additions. Map #24. **Contributing.**

1619 Grant Street (American Family Insurance, 1875) (Figures #12, 62-63, Photos #12-13) Rectangular plan (20x40), two-story, brick walls. One-part commercial block, Italianate style (narrow elongated 2/2 windows on upper level, cast iron storefront, pressed metal cornice). This single-width building has a one-story rear addition. It was a matching east-end extension to 1621-23 Grant to the west. There is no basement, only a crawlspace. The ground floor has 12 feet high ceilings. The building's elaborate pressed metal cornice and semi-segmental brick window arches (rubbed brick voussoirs) match those on 1621-23 Grant (immediately west). The cornice features simple semi-circular motifs and decorative brackets. The cast iron storefront bears the roller marks of the General Manufacturing and Machinery Foundry Company of Quincy, Illinois. The two buildings share an upstairs entryway and a painted line that bisects a window opening denotes the present ownership division point. The building originally sported cast iron lintels with centered decorative pediments and these were present as late as 1940. The storefront, while infilled below the transom base level (dropped ceiling), is structurally intact and can be readily interpreted. The building extends all the way back to the alley. Map #25. **Contributing.**



Figure 13: Elson Block (An Illustrated Historical Atlas...1877)

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Figure 14: 1619-23 Grant Street, view southeast (photo by Jim Jacobsen, August 2001)

1621 Grant Street (The Cutting Edge, 1872-3) (Figures #13-14, 61-63, Photos #12-13) Rectangular plan (35x42), two-story, brick walls. Two-part commercial block (Longstreth), Italianate style (metal storefront, elongated upper windows with lintels, pressed metal parapet). This is the east half of a double-width storefront. There are two single-story rear additions, both of early brick construction; the rearmost has a scored stucco sidewall. This is one of two earliest buildings on the square although the façade has been completely rebuilt. The present building five bays and a cast iron storefront (General Manufacturing and Machinery Foundry Company of Quincy, Illinois). The west wall has been stuccoed and any windows or doors closed off. The storefront retains its original scale and transom dimensions and the design sports a splendid pressed metal cornice (two finials survive). Map #26. **Contributing.**

1623 Grant Street (Larry Lund, CPA, 1872-1873) (Figures #13-14, 61-63, Photos #12-13) Rectangular plan (35x42), two-story, brick walls. Two-part commercial block (Longstreth), Italianate style (metal storefront, elongated upper windows with lintels, pressed metal parapet). This is the west half of a double-width storefront with a single-story full-width rear addition. This is one of two earliest buildings on the square although the façade has been completely rebuilt. The present building has a cut-corner angled entryway (now reduced with brick to a single door entry), five bays and a cast iron storefront (same maker as 1619 Grant above). The west wall has been stuccoed and any windows or doors closed off. The storefront retains its original scale and transom dimensions and the design sports a splendid pressed metal cornice. Map #27. **Contributing.**

West Side of Square (south to north, South 17th Street, south of Grant Street):

216 South 17th Street (vacant buildings, 1910-26, 1940) (Figure #15, Photo #20) Rectangular plan (62x62), one-story, brick walls. One-part commercial block (Longstreth), Spanish eclectic style (vaulted front). Two buildings now comprise the present single property (roughly 66x62) and each is counted separately. A tile (painted white) office measures 21x30 and forms the southeast quadrant of the plan. The rounded parapet front with dark brown brick coping represents a vernacular Spanish eclectic design influence. A door and two flanking broad windows on the south sidewall have been paneled closed. A rear wing has two sections. The middle section is of concrete block and has a very shallow crawlspace beneath it. The rearmost section is of heavy frame construction with a metal exterior, the whole set atop concrete piers. This is likely the oldest of the three component sections. It has aluminum and corrugated metal exterior. Map #28. **Contributing.**

A double-front single story brick garage (41x62) adjoins the office and a rear addition, to the north. The double-bay garage unit to the north has a polychromatic tile front with brick (rug-faced polychromatic brick) pilasters. These pilasters rise

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above the parapet cap level. Each parapet front base is projected beyond the façade with corbelled brickwork. The back wall has a very large sliding garage door in the south half and the entire wall is metal clad. Map #29. Contributing.

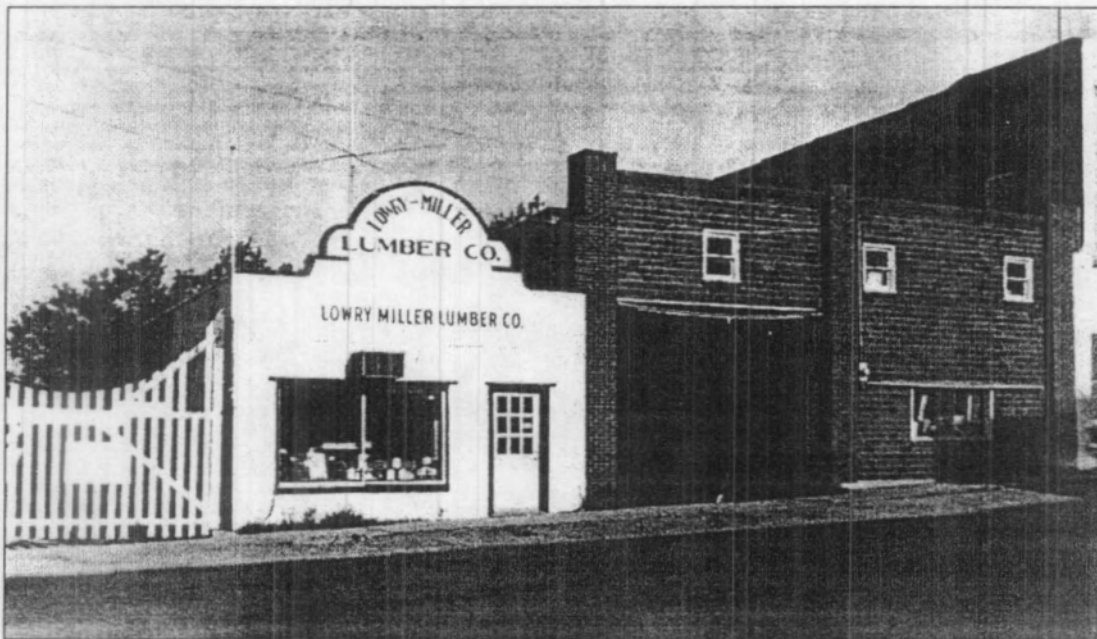


Figure 15: Miller Lumberyard Office and warehouse, c.1940, view west
(photo courtesy of Putnam County Historical Society)

212 South 17th Street (Country Time Café, 1897-98) (Figure #16, Photo #20) Rectangular plan (41x120), two-story, brick walls. Two-part commercial block, Commercial front, Italianate (upper elongated windows, cast iron storefront) style. This is a single storefront with full basement. This was a late Italianate style design although it lacked the expected pressed metal cornice. The three upper level windows have been reduced in size and the original lintels or arches replaced with flat plain stone lintels. The upper façade design consists of a single recessed window plane with three window openings. The parapet front and side wall pilasters enframe the panel. There is an abrupt projecting transition between the transom cap and the upper façade. The parapet is fairly plain, ornamented with a string of seven inset rectangular stone blocks. The cast iron storefront remains although the transom/display window panels have been paneled over and the window sizes reduced. An interesting feature is the offsetting of the upstairs windows to allow wall space for a side hall. The rear wall has been removed (more likely collapsed) and replaced with a metal covering. The façade has an off-center store entry and a side upstairs side entry. The cast iron roller marks are illegible but the columns bear a motif with matching arrows projecting below and above a small circle (the same motif survives at 110 South 17th and its maker was the General Machinery and Foundry Company, Quincy, Illinois). Map #30. Contributing.

200 South 17th Street (Wireless Works, 1897-98) (Figure #16, 61, Photo #20) Rectangular plan (20x40), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows, cast iron storefront). This is a single-front storefront. The upper fenestration and façade have been well preserved apart from the removal of the pressed metal cornice. The elongated Italianate style upper level windows survive with their semi-segmental brick combination stone and brick arches (spring stones and keystone), although those on the north sidewall have cast iron lintels with projecting cornices. The storefront has been obscured with brick infilling and only the base and cap plates of the cast iron storefront are visible. Note that Figure #16 indicates the absence of transoms and the use of smaller display windows as of 1972. The cut-away angled corner entrance (main floor only) is still interpretable but is further obscured by a projecting frame entry vestibule. The

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ground falls away to the west (rear) and the yellow limestone foundation is increasingly exposed, finally revealing a walkout basement. The north sidewall is well preserved; a focal point is a double raised entryway with original doors and transom. The north basement windows have been bricked in. The double back door (first floor) has a reused kick plate. Figure 13 documents the 1972 removal of the metal cornice and its replacement with a stepped down parapet wall. Map #31. **Contributing.**



Figure 16: Remodeling 200 South 17th Street, 1972, view southwest (*Unionville Republican*, April 26, 1972)

West Side of Square (south to north, 17th Street, from Grant to Main Street):

122 South 17th Street (Samuel Frank Attorney, 1882-83) (Figures #64-66, Photos #14-15, 17) Rectangular plan (20x113), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with rounded metal lintels, cast iron storefront, multiple cornices, quoin stonework). This is a single-width storefront. This is an early and elaborate key corner downtown building, not unusual for a bank, as the inscribed pediment proclaims." The Italianate style design is notable for the use of stone quoins at each corner of the original building, the elaborate pressed metal parapet/cornice, and the elongated windows with cast iron lintels, with spring stones. The cast iron storefront consists of a single column, the other vertical supports being the stone columns. A secondary metal cornice caps the transom window openings. The building has a raised stone foundation with water table (hammered texturing) that is more exposed to the west as the ground level descends. An external storm cellar door, set into the terrace between the curb and sidewalk, denotes either a tunnel basement side entrance or subsurface storage areas beneath the sidewalk. Built in two stages, the rear addition is slightly lower in profile but has an identical metal cornice and lintels. Its south-fronting basement windows have been sealed with covers. The pressed metal cornice bears a simple triangular pattern, with brackets and dentils. Alterations include an external enclosed fire escape on the south sidewall front, paneled window openings and reduced windows in the storefront. The building has been sand blasted and tuck-pointed. The enclosed external south side fire escape was present as early as 1948 (*Union Republican*, aerial photo, July 7, 1948). Map #32. **Contributing.**

116 South 17th Street (Putnam County Senior Center, 1892) (Figures #64-66, Photos #14-15, 17) Rectangular plan (60x67), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate metal lintels, cast iron storefront, and pressed metal cornice). This is a double-width storefront. A rear single-story concrete block warehouse dates from 1920. The Italianate style façade is well preserved save for the presence of a full-width shed roof canopy, which covers the transom area of the storefront. An elaborate pressed metal cornice and ornate cast iron lintels (with a semi-circular motif) are identical to those on 114 South 17th (immediately north and 1619, 1621-23 Grant, south side of square).

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The lintels include spring stones and a pediment. The exposed cast iron storefront has a centered double door entrance. Roller marks cannot be read but the circle and arrows vertical motif is similar to that at 212 and 110 S. 17th Street made by the General Machinery and Foundry Co., Quincy, Illinois). The words "COMSTOCK MERC CO" are painted above the upper window lintels. The rear wall is stuccoed. Rear windows are capped with semi-segmental brick arches. This is a very large building for Unionville; the original plan extends to the alley. The foundation is yellow limestone. Map #33. **Contributing.**

114 South 17th Street (Russ's Saloon, 1892) (Figures #64-66, Photos #14-15, 17) Rectangular plan (20x50), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate metal lintels, centered upper level door, cast iron storefront, and pressed metal cornice). This is a single-width storefront. There is a single-story rear addition. The pressed metal cornice, cast iron lintels and storefront motif matches that of 110, 116 South 17th Street and 1619, 1621-23 Grant Street. The manufacturer of the storefront at 110 South 17th was the General Machinery and Foundry Company, Quincy, Illinois, the probable source for this one. A centered second floor doorway is flanked by windows. A double recessed entryway serves both the store and the upper floor and the woodwork in this area is original or of very early vintage, with original doors. Like many district buildings, this one originally had a shed roof front canopy with metal pole supports. The rear wall is stuccoed and there is a doublewide door to the alleyway. Map #34. **Contributing.**

112 South 17th Street (Unionville Granite Works, 1892) (Figures #17-20, 64-66, Photos #14-15, 17) Rectangular plan (20x30, 20x70), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate metal lintels, centered upper level front door, cast iron storefront, and pressed metal cornice). This is the south half of a double-width storefront. This facade has the identical cornice, lintels, and cast iron storefront as the two buildings to the south, and 1619, 1621-23 Grant Street. The probable manufacturer was the General Machinery and Foundry Company, Quincy, Illinois, known producer for the 110 South 17th Street façade. Like its neighbor to the south, this one has a centered upper level front door, which is centered atop a support column. These doors exited onto the roofs of permanent sidewalk canopies now removed. Of particular interest are the fronts of the two sidewalls, which feature twin rubbed brick corner rounded column-like edges. The cast iron storefront remains visible although the transom level has been infilled with panels and the ceiling level dropped. A central entrance leads upstairs. The entry on this storefront is centered. The original window openings survive in this storefront. Behind the building are a concrete block stoop and a large (3x3) brick chimney. Rug-surfaced brick forms the sills on the rear wall and the windows are metal casement replacements, and the arches are flat. The two-story front portion of building is quite shallow compared to others on the square. Map #35. **Contributing.**



Figure 17: Original tramway, south side of square (ease end), c.1910, view southeast (photo courtesy of Larry Probasco)

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Behind the building across the alley, are two outbuildings and a frame tramway structure, which related to the long use of this property as a stone monument works. Each is counted as a separate property within the district.

The heavy timber tramway (20x80) crosses the alley from the back of the main building and runs west between the outbuildings. The tramway was used to transport heavy stones between the main building and the yard west of the alley. It is of simple construction with 6x6 inch square columns, capitals, and beams of the same dimension. The columns have simple diagonal upper braces. A metal rail or plate caps the two parallel beams. A hand-powered metal crane with wheels at either end, with a centered block and tackle system, runs on the tramway. The ground under the tramway is paved with concrete. The current owner reports that this is the same tramway that originally stood on the earlier business location (current post office site). Certainly the form and scale is identical and the track and crane very likely are the same. The tramway is supported on raised case concrete piers. However it approximates the historical form of the original (c.1916) tramway and is therefore counted as a contributing structure. Map #36. **Contributing.**

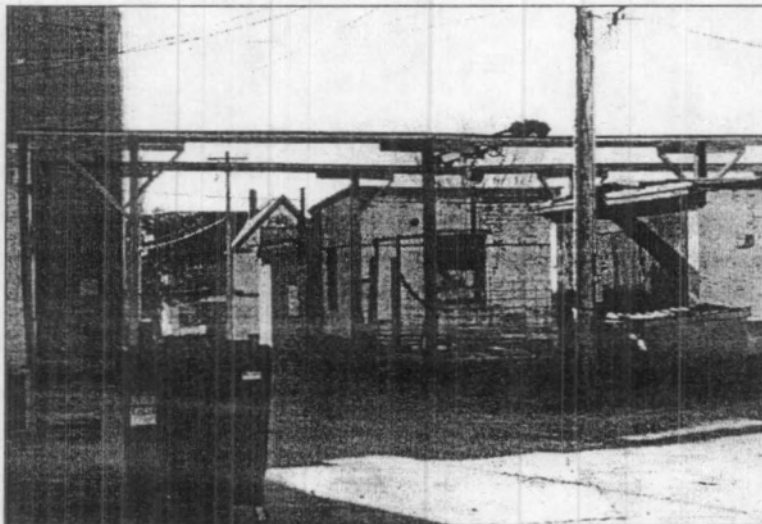


Figure 18: Tramway detail, view southwest from alley (photo by Jim Jacobsen, December 2001)

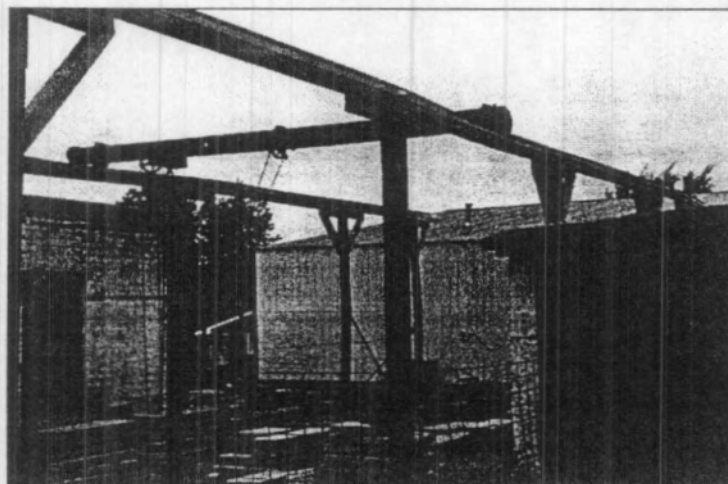


Figure 19: Tramway detail, view southwest from alley (photo by Jim Jacobsen, August 2001)

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South of the tramway and immediately west of the alleyway is a small tile (4x4x12 tile) shed (18x21) with a flat roof. Its elongated dimension is oriented north/south. This building was built around a 6x10 frame shed which comprises its southeast corner. There are doors on the west and north fronts. Metal sash windows are on the other two sides. The building has a brick chimney and a flue hole through the north wall. It was heated with a stove. Map #37. **Contributing.**

North of the tramway, set back to the west of the alley by a few feet, is a single-story tile/brick garage (43x20). The west half of this building is of more recent concrete block construction. The tile measures 12x12x4 and is ribbed. There is a ramped east alley entrance and a larger south-facing door in the west end. Metal sash windows are on the west end and back of the newer section. The roof is very lightly framed with rafters being spaced 30 inches on center. Map #38. **Contributing.**

A third and larger building, once located across the back of the lot west of the tramway, is non-extant. It was present at least as late as 1926, when it was on the west end of the tramway system.

110 South 17th Street (Designs Unlimited/Creative Expressions, 1892) (Figures #20. 64-66, Photos #14-15, 17) Rectangular plan (22x50, 22x70), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate metal lintels, centered upper level front door cast iron storefront, and pressed metal cornice). This is the north half of a double-width storefront. This facade has the identical cornice, lintels, and cast iron storefront as the two buildings to the south, and 1619, 1621-23 Grant Street. The probable manufacturer was the General Machinery and Foundry Company, Quincy, Illinois, known producer for the 110 South 17th Street façade. Like its neighbor to the south, this one has a centered upper level front door, which is centered atop a support column. These doors exited onto the roofs of permanent sidewalk canopies since removed. This storefront has a side entrance, originally a double entrance, now reduced to a single door with sidelights. The windows above have been reduced in size. The cast iron work has the circle/arrow motif and is inscribed "General Machinery and Foundry Company, Quincy, Illinois". In this case the base is gone so that only the columns survive. Map #39. **Contributing.**



Figure 20: 112-110 South 17th Street, view west (photo by Jim Jacobsen, August 2001)

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Figure 21: Bixler Block, 108-104 South 17th Street, view northwest (photo by Jim Jacobsen, August 2001)

108 South 17th Street (Warner Health Mart, 1911) (Figures #20, 66-67, Photos #14-15, 17) Rectangular plan (70x110, entire building), two-story, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is the southern one-third of a triple-storefront. The original building extends for its full height nearly to the alley to the west. The overall façade design has an off-center upstairs entry that is located just north of this property. An early (c.1920s) storefront survives, with prism glass transoms surviving in the center and north storefronts. The storefronts themselves are replacements. Brick pilasters form the end walls and separate the storefronts. The façade is a brick veneer. A stone water table outlines the second floor sill level. The seven 4/4 windows have cast stone lintels with spring stones and simple faux keystones. There is a name/date stone centered below the parapet front, set into a line of recessed brick panels, the two interior ones being doubled in length. The parapet front has a corbelled base, a projecting brick cornice and a plain parapet with stone cap. This storefront has a centered entrance and the transom glass has been replaced with plain glass sheets. This building has a lovely pressed metal ceiling on its lower floor. Map #40. **Contributing.**

106 South 17th Street (Dance Studio, 1911) (Figures #20, 66-67, Photos #14-15, 17) Rectangular plan (70x110, entire building), two-story, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is the middle one-third of triple-storefront. The original building extends its full height nearly to the alley to the west. The overall façade design has an off-center upstairs entry that is located just south of this property. An early (c.1920s) storefront survives, with prism glass transoms surviving in the center and north storefronts. The storefronts themselves are replacements. Brick pilasters form the end walls and separate the storefronts. The façade is a brick veneer. A stone water table outlines the second floor sill level. The seven 4/4 windows have cast stone lintels with spring stones and simple faux keystones. There is a name/date stone centered below the parapet front, set into a line of recessed brick panels, the two interior ones being doubled in length. The parapet front has a corbelled base, a projecting brick cornice and a plain parapet with stone cap. This storefront has a centered entry and retains its original prism transom glass. Map #41. **Contributing.**

104 South 17th Street (Scoreboard, 1911) (Figures #20, 66-67, Photos #14-15, 17) Rectangular plan (70x110, entire building), two-story, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is the south one-third of a triple-storefront. The original building extends its full height nearly to the alley to the west. The overall façade design has an off-center upstairs entry that is located just south of this property. An early (c.1920s) storefront survives, with prism glass transoms surviving in the center and north storefronts. The storefronts themselves are replacements. Brick pilasters form the end walls and separate the storefronts. The façade is a brick veneer. A stone water table outlines the second floor sill level. The seven 4/4 windows have cast stone lintels with spring stones and simple faux keystones. There is a name/date stone centered below the parapet front, set into a line of recessed brick panels, the two interior ones being doubled in length. The parapet front has a corbelled base, a projecting brick cornice and a plain parapet with stone cap. This storefront has a centered entry, now covered with a temporary vestibule, and retains its original prism transom glass. Map #42. **Contributing.**

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102 South 17th Street (Pratt Dental Office, 1898) (Figures #23, 50, 64-67, Photos #15, 17) Rectangular plan (26x121, entire building), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate wrap-around metal lintels, cast iron storefront, and pressed metal cornice). This is a broader than usual single-width storefront, built to match 110 S. 17th Street to the north. The building, with a two-story rear addition, reaches to the alleyway. Three semi-segmental cast iron lintels nearly match those to the north. The elongated windows have been shortened at the base, which is unusual. Replacement plain stone lintels have been elevated but the original thinner ones were left in place. The cast iron storefront bears no legible roller marks but does employ a four-leaf clover motif. The storefront is visible although the transom openings have been covered. The parapet front is a plain unadorned elongated rectangle of raised brickwork. Historic photos indicate that a raised pressed metal cornice surmounted the surviving parapet wall on 102-100 South 16th St. The building has been sandblasted. The back of the building retains its original 2/2 windows and the brickwork remains exposed. There is a large centered rear door with transom and metal kick plate. Map #43. **Contributing.**

100 South 17th Street (Midwest Gym, 1873) (Figures #22-23, 50, 64-67, Photos #15, 17-18) Rectangular plan (26x121, entire building), two-story, brick walls. Two-part commercial block, Italianate style (elongated narrow upper windows with elaborate wrap-around metal lintels, cast iron storefront, and pressed metal cornice). This is a broader single-width two-story storefront (26x121, 3,146 square feet per floor). Two rear two-story brick additions extend the building to the alleyway. The first addition was a single story add-on. This is one of the earliest surviving commercial buildings on the square and there is a secondary rear storefront at the back of the plan, fronting north on Main Street. Two brick pilasters on the Main Street (north) side locate the rear wall of the original building, and that of the first of two rear additions. The middle addition was present by 1893 and its design elements match those of the original. The rear storefront was present by 1898 and likely it was built in conjunction with the 102 South 17th extension of the building. It is relatively well preserved retaining its ornate rounded cast iron lintels, its cast iron storefront, and its elongated Italianate style windows on the upper level. The storefront has been infilled and the exterior walls sandblasted. The cast iron storefront bears no legible roller marks but uses a diamond bolt decorative motif. The use of a brick water table is unusual in this district grouping. There is a centered north side basement entrance and the rear wall features flat jack arches and the upstairs windows have been sealed. The building has been sandblasted and the northeast corner entrance pier has been rebuilt. Map #44. **Contributing.**



Figure 22: Turner Store, 1877 view to southwest (An Illustrated Historical Atlas...1877)

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Figure 23: Doubled storefront, view southwest
The single-story rear addition depicted in 1877 has become a two-story extension. Note pediment.

Northwest Corner (North 17th Street, north of Main Street):

109 N. 17th Street (vacant building, 1893) (Figures #6, 37, Photo #4) Rectangular plan (39.5x21), two-story, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is single storefront constructed of rusticated concrete block. The plan has a flat roof; an unusual enclosed sleeping porch set atop a ground level shed roof canopy, and a raised foundation. There is a single story concrete block addition to the north, which postdates 1926. Map #45. Contributing.

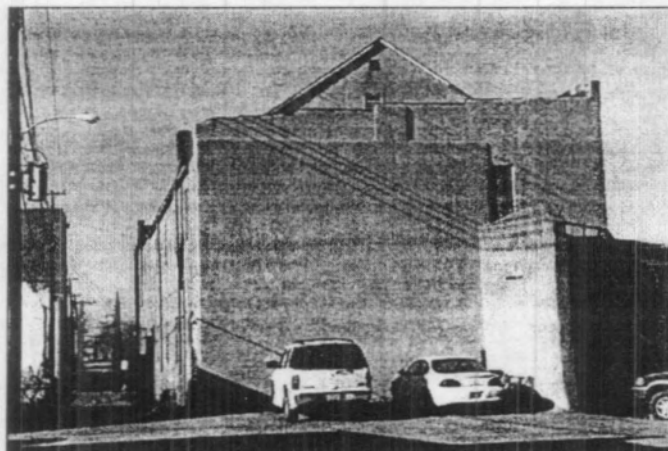


Figure 24: Gable roofed rear portion of 116 N. 17th Street, view northwest (photo by Jim Jacobsen, December 2001)

116 North 17th Street (Masonic Temple, 1908, carriage warehouse, pre-1898) (Figures #24, 41, 52, Photo #19) Rectangular plan (40x121), two-story, brick walls. Two-part commercial block, Late 19th and 20th Century Revival commercial design. This is a massive broad single two-story brick storefront/warehouse plan with a two-story stucco warehouse (80x40, single story base dates to pre-1893, the two-story version to pre-1898). This impressive wagon repository building has a twin-storefront façade design. The building is located on ground that lowers steeply in elevation from south to north and this setting allowed for both a front (north half) basement doorway and two north side basement entrances. These were originally set beneath a long protective canopy. The basement and foundations are of stone construction. The building retains its display windows and large transom openings as well as four broad semi-circular arched upper level front windows. The parapet projects to connect three

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façade pilasters and is ornamented with a range of corbelled brick brackets. A long stairway (south half) on the façade has been lost and the basement front has been re-bricked with two small windows and two single entrances. The south sidewall has been stuccoed. At some early point, the easternmost two-thirds of the flat roof was elevated with a gable roof. Map #46.
Contributing.



Figure 25: Gable roof portion of 116 N. 17th Street, view north (photo by Jim Jacobsen, August 2001)

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Summary:

The Unionville Square Historic District is significant under Criterion A for Commerce and Politics/Government and under Criterion C for Architecture. Unionville historically dominated not only Putnam County but a broader trading region that at times penetrated into southern Iowa as well as into adjoining Missouri counties. From its establishment, Unionville, with no competing urban centers in Putnam County, has served as the governmental center for the county and city. Federal offices and services were added in the 1930s. While Putnam County apparently had six courthouses, there was no specific courthouse building in Unionville from 1890 until 1925 when the present courthouse was constructed. The architecture of the commercial buildings around the square reflects mostly vernacular designs, with stylistic influences of the Italianate, Queen Anne, Late 19th and 20th Century Revivals and, particularly in the courthouse, hints of Beaux Arts and Italian Renaissance styling. More formal designs, as expressed in the courthouse and post office, and the presence of several manufactured facades add to the architectural mix. The impressive overall scale of the square and the numerous substantial business houses attest to the prosperity and growth of Unionville and the significant role played by key business firms in the commercial success of the town. The period of significance, 1872-1951, covers the years from the oldest surviving building to the 1951 rebuilding of the east side of the square. The district consists of 45 buildings and one structure. The level of significance is set at local.

Elaboration:

Unionville (originally called Harmony) was established in 1853 as the county seat of the newly established Putnam County. Putnam County was created by the consolidation of Dodge and Putnam counties, both reduced by the loss of their northernmost 12 sections to neighboring Iowa in 1851. Neither of the county remnants was large enough to constitute a county so the two were joined in a single, elongated 36x14 mile configuration. Unionville was the name imposed by the Legislature on February 5, 1855 because there was another Harmony in the state. Incorporation followed on November 4, 1857.

Architecture: The Unionville Square Historic District is significant in terms of architecture because it contains Putnam County's largest and most outstanding collection of relatively intact commercial buildings, dating from 1872, within a setting that remains highly conducive to their appreciation as historic resources. The 42 contributing buildings clearly share a common past. Stylistically, the majority of buildings range from those with some type of Late Victorian design (the Italianate style predominates) to those with no style at all such as were constructed following a major fire on the east side of the square in 1951. Because of the favorable proportion of contributing to noncontributing buildings (a ratio of 87 percent), the Unionville district retains a sufficient sense of its historic period.

Most of the buildings are substantial in massing and are of an early construction date. Ornamental metal cornices and cast iron storefronts survive on many buildings and upper level window openings remain open for the most part. Red brick storefronts predominate. The three-story courthouse, centered on the square, is visually dominant yet does not overwhelm the surrounding storefronts.

The Italianate and Queen Anne styles predominate because most of the commercial buildings in the district were constructed during the period of their popularity in Missouri. The best Italianate example is the four-story Putnam Building, 1700 Main Street (1873). Its original semi-circular windows are intact, centered within recessed wall panels. Another example, somewhat compromised by window reduction, is 1712 Main Street (c.1892). Elongated upper level windows, combined with cast metal lintels and sills, are best represented by 1618 and 1620 Main Street (both 1889), 1619 Grant (1875), 122, 116, 114, 112, and 110 South 17th Street (all 1892), and 100 South 17th Street (1873). Surviving decorative pressed tin cornices, also associated with the Italianate style, are found on 1712, 1710 (pre-1893), 1706 (pre-1893), 1622 (1889), 1620 and 1618 Main Street, 1621 and 1623 Grant Street (1873), and 122-110 South 17th Street. Cast iron storefronts with distinctive transom lines and rich ornamental detailing are associated with commercial examples of the Italianate style. The best preserved and visible examples are found at 1712, 1620 Main Street, 1619, 1621 and 1623 Grant Street, 212 South 17th Street (1897) and 122-110 South 17th Street.

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The best Queen Anne style example is the Townsend Building, 1622 Main Street (1889-90) with its corner turret. Two pressed-metal storefronts (1710 and 1706 Main Street, both pre-1893) represent the richly ornamented Queen Anne style.

Late 19th and 20th Century Revival styles are best represented by 1702 Main Street (a 1911 remodeling) with its Romanesque front and 104-08 South 17th Street (also 1911). The last named, the Bixler Block, features a plain front with decorative recessed parapet panels, a brick cornice line and a high transom line profile. Two of its storefronts retain their 1920's prism transom glass.

The Putnam County Courthouse (1923-25) offers a plain yet striking example of the Italian Renaissance style, with its high ashlar base, broad pavilions and massive pediments with ocular clock faces. The post office building (1931) is a remarkably well-preserved example of the Colonial Revival style. While the design is conservative in its ornamentation, the plan has a distinctive classical entryway and an impressive roofline and its original tile roof.

The east side of the square is dominated by six (four designed storefronts) 1951 commercial designs (105, 107, 109, 111, 115, and 117 South 16th Street). Their late-date and undetermined comparative context limits any claim to architectural significance, they are of interest because of their unified designs, common brick colors, and common massing. All of the buildings feature name and date stones. The most interesting design, 115-117 South 16th Street, employed a red brick decorative tracing around its storefront. The vault-like (after Richard Longstreth) design incorporates two large vents, which define the upper corners of the brick trace work.

Commercial Significance:

The Unionville Square Historic District is significant for its association with the commercial history of Unionville and Putnam County. Unionville played a dual historical role as a dominant county seat service principal regional market and commercial service center. The district's buildings include almost all of the county's historical commercial properties given the economic dominance of Unionville. This dominance prevented the development of any substantial competing commercial centers in the county but Unionville transcended the usual county seat commercial role, achieving regional commercial dominance in Northern Missouri. The substantial and elaborate storefronts arranged around the Unionville square represent and interpret this successful commercial history. Unionville's commercial growth and prosperity derived from its central location within a rich agricultural area, the lack of competition from other county and regional towns, and revenue from coal mining and some local industry.

Unionville's first growth spurt began in 1870 and in seven years the town's population increased from 462 to 800. This growth anticipated and was then bolstered by the arrival of the Burlington & Southwestern Railroad, which reached the town on June 19, 1873. The telegraph arrived on October 10, 1873. The year 1872 brought the first substantial commercial building development around the square. Five brick store blocks went up that year, mostly on corner lots on the east, west and south sides of the square. One of these was built by the Putnam County Bank (later Marshall's National Bank, non-extant, post office site, see Figure #60). Two of the five stores survive, 1621 and 1623 Grant, but early alterations obscure the original architecture. These stores, then combined, first housed C. A. Elson's Dry Goods Company, a significant Unionville firm. The same number of brick stores went up in 1873. Turner's Store (100 South 17th Street) and Monroe Drug (1700 Main Street, two stories added 1898) survive and are the best-preserved earliest commercial designs on the square. Turner's Dry Goods Company was the oldest and most substantial Unionville Mercantile firm. It doubled its size in 1898 by building 102 South 17th Street (*Unionville Republican*, April 24, May 28, June 19, August 14, October 10, 1873, December 15, 1909).¹

Hyperbole notwithstanding, the snippets cited from the *Unionville Republican* throughout the next several pages of narrative attest to the commercial significance of the Unionville Square Historic District.

¹ The core building at 1702 Main Street also dates to 1873 although the façade dates to 1911.

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This rush of growth was reflected in the platting of numerous residential additions and a substantial downtown:

Unionville has awakened to a new life. The advent of B. & S. W. has inspired its citizens with a fever of improvement. We noticed excavations for foundations for what indicated a better class of buildings, and with its peculiarly fortunate location in the heart of the coal fields, the wealth of the country and the fresh energy of its business men, there is no reason why it should not rapidly assume a front rank among the towns of North Missouri.... *Glenwood Criterion*, reprinted in the *Unionville Republican*, June 26, 1873

Campbell's *Gazetteer of Missouri* predicted in 1874 that Unionville "promises at no distant day to be one of the leading towns in north-western Missouri. The town had 17 stores, two harness shops, two wagon works, a bank, two hotels and two churches. Industries included a mill, a carding factory and a furniture factory. Just one commercial building, 1619 Grant Street, dates to 1875, reflecting these years of rapid growth (Campbell, pp. 459-61).

By 1877 the Unionville square contained 17 general stores, two furniture stores, three harness stores, two liverys and two lumberyards. There were two butchers, a bank, two real estate offices, three boarding houses, two hotels, three restaurants, a cooperage, wagon shop and an insurance office. Most of these firms were housed in frame buildings which clustered around the west and northwest corner of the square (*An Illustrated Historical Atlas...1877*, pp. 11-13).

Area coal mining was under way as early as 1873 but was not properly capitalized until 1879 with the establishment of the Mendota Coal and Mining Company, a Burlington, Iowa-financed corporation. Coal mining subsequently provided a key source of local wealth in the county (Moffat, pp.84-90, *Unionville Republican*, December 15, 1909).

Another substantial surge of downtown growth was under way by the early to mid-1880s. George Roth, by 1882, was credited with having built "many commercial buildings in the town, all monuments of just pride to our citizens." Roth added a new opera house to the northeast corner (non-extant). Four other north side Main Street buildings had identical pressed metal storefronts and Roth very likely was responsible for building these as well. Three of these metal fronts survive at 1712, 1710 and 1706 Main Street. Present by 1893 (Sanborn Map), they likely date to the middle-1880s (*Unionville Republican*, April 6, 1882). During 1883 four substantial brick storefronts solidly built up the southern two-thirds of the west side of the square. Hugh Marshall's then-new brick bank (122 S. 17th Street) is the sole survivor; the others were destroyed by fire in 1892.

A reporter from the *Burlington Hawk-Eye* visited Unionville in the fall of 1886 and found the square more fully built up:

In point of business, Unionville is just now decidedly on the upward beat. A year or two ago the houses in active business were all clustered on the west side and northwest corner. But latterly [sic, since then] the business of the town has shown a tendency to spread out and occupy all the available ground. There are thriving business establishments now all around the square. Considerable building has been going on in the town this season. A new double-front brick is now going up on the east side.

Unionville by this time had three hotels but a negligible industrial base. There was but one steam-powered factory and a flour mill (*Unionville Republican*, April 6, 1882; February 22, 1883; October 28, 1886, reprinted from the *Burlington Hawk-Eye*).

In 1889, Missouri Governor David R. Francis visited Unionville with an entourage of staff and other notables. As the local newspaper reported, "...the distinguished guests visited our business houses and were equally surprised and delighted by the numerous handsome brick blocks now completed, and in process of completion, and also by the amount of business transacted by our enterprising business men" (*Unionville Republican*, December 11, 1889).

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The north side of the square was rebuilt after a fire in 1889. Three buildings survive from that rebuilding effort and all three replaced frame storefronts, which had survived the blaze. The O. J. Townsend Block, 1622 Main, is architecturally imposing and long-housed the Golden Eagle Clothing Store. It later housed Farmers Bank, the city's most notable bank and only post-Depression survivor in the county, from 1902 until 1954. The other buildings were 1620 and 1618 Main. The latter building first housed Comstock Brothers Harness Company. This significant local mercantile firm replaced the H. R. Brasfield Mercantile Company in 1905 (see below).

By 1892 agriculture throughout northern Missouri had matured and become fully integrated with the regional-national trade system. Corn, wheat and a newly appreciated resource, bluegrass prairie, dominated crop production. Meanwhile area stockmen were doing well, breeding and hosting imported horse stock. Putnam County was more focused on producing spring and winter wheat and blue grass. The soils were excellent and the east half of the county was well timbered. With regard to prairie, it was claimed that the county "has no superior in the United States." Blue grass was being planted in timbered and uncultivated areas, replacing native prairie grasses. Cattle and hogs dominated stock raising and these consumed all locally grown corn and most of the oats. The county was growing in population, the 1880 figure of 13,855 having increased to 15,865 by 1890 (*Unionville Republican*, November 23, 1892).

Two railroads now served the county. The Chicago, Burlington & Quincy line provided shipping links to Burlington, Hannibal and St. Joseph. Much of the Burlington-manufactured cast iron in Unionville's storefronts undoubtedly was shipped there by rail. The Chicago, Milwaukee & St. Paul Railroad bypassed Unionville to the west and linked the county with St. Paul, Chicago and Kansas City. In late 1892, the local newspaper proclaimed:

Putnam County—one of the northeast counties of the great commonwealth of Missouri... Unionville its metropolis...is among the finest and most flourishing cities in the state...With a population of nearly two thousand energetic citizens. The business portion of the city surrounds a public square in which are ornamental trees, blue grass and a pagoda where band concerts are given by the local cornet band...The architecture of its business portion is modern in every respect, and contains some of the finest brick business houses in this part of the state...Unionville's growth has ever been in keeping with the growth and development of the county, from which it draws most of its trade...All in all, Putnam county is one of the very best in North Missouri and Unionville, its metropolis and county seat, is one of the finest and most progressive cities north of the river.

One measure of Unionville's prosperity was the provision of two national banks by 1892. Surviving buildings represent both of these banks. Marshall's National Bank was the county's oldest bank, having been established in 1873 as the Putnam County Bank. The bank built its own quarters in 1883 (122 South 17th Street) and occupied them until it closed down voluntarily in the late 1930s. The National Bank of Unionville, established in 1884, built its own building at 1702 Main in 1911. That bank failed in the late 1920s (*Unionville Republican*, November 23, 1892).

The decade of the 1890s accounts for nearly a fourth of the district's extant buildings along the south and west sides and the southwest corner of the square. Four of the west side buildings are replacements of burned ones (116, 114, 112 and 110 South 17th Street). All of these have unified cast ironwork and identical metal cornices. Two were built to house significant local firms. The H. R. Brasfield Mercantile Company was founded in 1872 and occupied 116 South 17th Street from 1892 until the Comstock Brothers acquired the firm in 1905. The firm operated a lumber yard and sold furniture and vehicles. The Comstock firm remained at the same site until the late 1880s. A. W. Swett's Leather Goods Company occupied 114 South 17th Street. Swett celebrated 31 years at this location in 1904.

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In 1897 and 1898, the local newspaper prepared end-of-year catalogues of the new buildings. The 1897 additions were valued at over \$50,000, and included five business blocks valued from \$2,000 to \$5,000 and 28 new houses. The report noted:

That Unionville is one of the best, if not the best town in Northern Missouri is evidenced by the fact that without any possible semblance of a boom its improvements for the year will aggregate \$50,000...It is safe to say that no other town of this size in the state can show a more healthy growth than this. Verily Unionville is a good business town (*Unionville Republican*, December 28, 1897).

These buildings all survive and largely filled out the south side and southwest corner of the square. They were the single-story brick storefronts at 1611, 1613 and 1617 Grant Street, and 212 and 210 South 17th Street. A hall and armory was provided for in the building at 212 South 17th Street.

The next year, 1898, was a "record breaker" with new construction eclipsing any previous year. On the square, the Monroe Drugstore/Putnam Building was doubled to four stories (1700 Main) and the Turner Block doubled to the south (100-02 South 17th). Of new industries gained during the 1890s, the Putnam Fadeless Dye Company was by far the most notable. The Putnam Fadeless Dye Company was established in 1894, grew rapidly and achieved national recognition. By 1902 it was said to be the world's largest dye processor and distributor. The firm put Unionville "on the map" and its plant facilities were distributed at three sites in the city. The property at 1700 Main was the firm's birthplace and its doubling testifies to its success. The company departed the city in 1907. The municipal electric and water plants were built in 1898. Eighty telephones were in service in buildings on the square (*Unionville Republican*, December 28, 1898).

Prosperity continued but no new buildings were constructed on the square from 1900-1907. Downtown business had increased by a third between 1900-1904 and the Farmer's Bank, Unionville's third, was organized in 1900. The addition of a new bank was of course another measure of accumulating wealth. The square was dominated by large firms which enjoyed a growing and increasingly regional trade.

Competition though not bitter is lively and the small margin on goods of all grades has given Unionville the largest trading territory in Northern Missouri and Southern Iowa, if not in either State [the trade area measured 18-22 miles in all directions and several firms exceeded \$100,000 in annual sales]. *Unionville Republican*, December 15, 1909

In 1907 the Putnam Fadeless Dye Company relocated to Quincy, Illinois, taking many of its 35 employees with it. But the loss was mitigated a year later when the Wentworth Mercantile Company erected a massive storefront/warehouse at 116 North 17th Street. Three other commercial buildings went up during the next several years (1615 Grant Street, and 1714, 1716 Main Street, all of which have been greatly altered). Unionville had a 100-member Commercial Club organized in 1909 and beginning in 1911 they met in the large hall upstairs in the new Bixler Block, 104-08 South 17th Street. An inventory of Unionville businesses in 1909 tallied four general merchants, six grocers, three clothiers, four druggists, three hardware/furniture stores, two meat stores and two marble works. During this period, the number of firms in downtown Unionville was smaller but their size was larger. There were two newspapers, the *Unionville Republican* (established in 1865) and the *Putnam County Journal* (later absorbed by the former). There were four banks with the 1910 addition of Citizens Bank, but the industrial sector was moribund, with just two mills and a brick and tile factory. The county population was on the wane, having peaked in 1900. A new façade was put onto 1702 Main Street in 1911 to house the National Bank. In 1912-13 the Livezey-Thompson garage and salesroom was built on the southeast corner of the square, the final new commercial building to go up before World War I. The greatest disappointment was the failure to gain a new post office after the site was purchased in 1916 (*Unionville Republican*, December 15, 1909; May 12, 1915; Williams, pp. 523-30).

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Post-World War I inflation reduced construction work on and around the square (*Republican*, May 17, 1922). "Much building activity" was reported by mid-May 1922, however, representing "a decided movement toward a return to normal times." The present post office, finally secured in 1923-24, seven years after the federal government purchased the site, was a major addition. A new tile Putnam County Telephone Exchange was built south of the post office in November 1924. By this time, commercial construction activity switched to Main Street beyond the square to the east and west. On the immediate square, the courthouse was completed in 1925 and the only other commercial construction there replaced buildings lost in a 1928 fire on the north side of the square. These buildings are non-extant.

By the late 1920s, Unionville had three of Putnam County's dozen banks. Consolidation talks were under way in April 1928 when the first bank closing (Citizens Bank) took place, well before the coming general economic upheaval. At the end of the depression years, only Farmers Bank remained. One significant local firm, the Unionville Granite Works, relocated to 112 South 17th Street in the later 1920s. This firm, which dated to 1879, survives today. Its regional business throughout northeast Missouri and southeast and south central Iowa is representative of the historic regional dominance of many Unionville businesses.

While the Unionville downtown continued to perform its commercial function through the present, new commercial construction around the square was limited to replacing a triple-storefront in 1928 and most of the east side in 1951. Designed and constructed long after Midwest downtowns ceased being rebuilt, these east side designs are probably representative of what would have been built had the wealth and opportunity presented itself. These buildings are of interest both for their scale and their studied simplicity. The uniform usage of date and name stones in each parapet front adds interest, indicating that while design was being simplified, entrepreneurial pride was alive and well. The use of these stones was a local tradition going back at least to 1911 with the construction of the Bixler Block.

Politics/Government: The Unionville Square Historic District is significant for its role as a governmental center for the county and city. Unionville was established in 1853 as the first county seat in the newly established Putnam County. From its inception, the town was the sole-source provider of county government services to the county. The gradual maturation of county government finally forced Unionville to provide a modern courthouse in 1925-26. Beginning in the pre-World War I years, the federal government began to assume greater prominence in community services. The first manifestation of this role was in the provision of a new post office. In Unionville's case, however, the early (1916) promise for such a building failed to result in a building until the 1930s. The federal building included a range of offices to house agricultural outreach and other federal programs. Municipal government too matured over time and finally required a building of its own. The new post office provided the opportunity to obtain such a building. Collectively, these three levels of government service were only available in Unionville.

Three buildings embody the range of municipal, county and federal governmental services. The Putnam County Courthouse (1925) is the oldest of these. Built after 35 years without a courthouse, the present building represents the reality that modern government services demanded an adequate courthouse facility. The site for the new post office or federal building (1603 Grant Street) was acquired in 1916 and the building was finally built in 1931. The post office plan provides numerous spaces, which would house federal and cooperative state/federal programs. The city hall (1611 Grant Street) has been in its present quarters since the completion of the post office.

Beginning in 1890, Unionville embarked on its lengthy stint (more than three decades) without a courthouse. Probably few county seats of this period could have retained that status without providing a building. The citizens of Putnam County, however, defeated all efforts to build a local courthouse. Unionville had no competing urban centers in Putnam County and it was never challenged for the county seat title. One consequence for the downtown was the park-like openness of the square itself, ornamented only with a small frame band, sidewalks and trees.

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A Unionville visitor in 1886 commented on the inadequacy of the second courthouse, built in 1854: "They have so many county officers here that they don't keep them all penned up in the courthouse, but farm out some of them throughout the county." So the habit of a decentralized courthouse was already well established. A fairly serious courthouse building effort was made in 1892 relying upon a corporation and stock shares to pay for the building. This was a novel and ultimately unsuccessful private funding scheme. Unionville seemed within reach of a new courthouse in 1913. Architects responded in that year to a call for designs by private citizens who put up the design money. The preferred plan was one submitted by an unidentified Kansas City architect (likely the same J. G. Braecklien who finally did the 1923 design) executed in the Classical Revival style (Figure #26). The architect advised the citizens that his plan could be reduced to a 70x70 overall plan to fit the \$90,000 that the county could afford. This design was already stripped "free from ornamentation of any sort which rapidly eats up money." When the present design was accepted in 1923, the public was promised that "there will not be a lot of flubdub about it." The overall shape of this earlier design and the use of the base, column and capital layering would be used in the actual courthouse, completed a dozen years later. One of the features of the 1913 layout was "a rest room, probably 25x25 for the farmers in which they could hold meetings" (*Unionville Republican*, December 17, 1913; August 15, 1923).

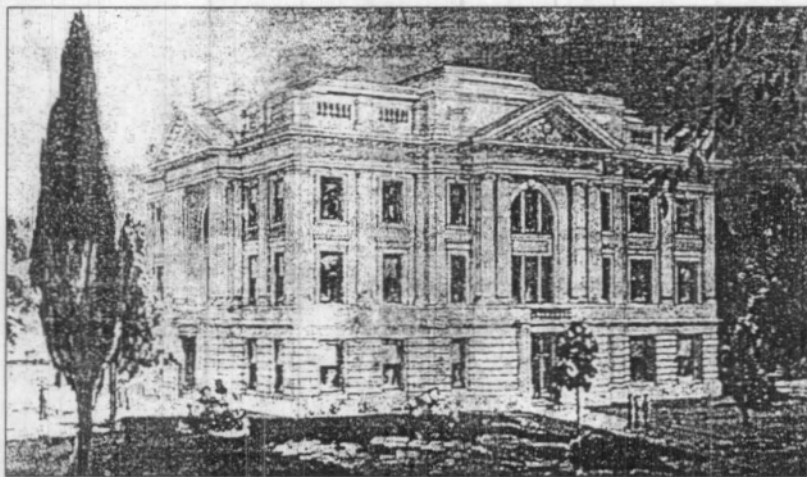


Figure 26: The never-built courthouse designed for Unionville in 1913 (*Unionville Republican*, December 17, 1913)

In 1916 Unionville gained a new schoolhouse and optimistically thought that the promised new post office building was a certainty. The *Republican* wished further that "some fine day the county may take a notion to erect a new courthouse which is as badly needed as anything." The post office was located in leased storefronts prior to the building of the new federal building. It was on the west side of the square as of 1887, was at 1621 Main from 1893 until 1926, and last resided in the back part of 122 South 17th Street until 1931. The *Republican* complained in 1930 that the "conveniences there [the last location] have not been all that could be desired" (*Unionville Republican*, July 26, 1916; December 24, 1930)."

In 1929, the consolidation of three city offices saved money for the city and reflected the need for a proper city hall to meet municipal needs. The city hall was in place a full two years before the new federal building although the two were planned to be adjacent. As the *Republican* observed, "The new city hall will be a great asset to the town, being centrally located on the square and containing in one building all of the city officials" (*Republican*, February 27, 1929). Unionville's three governmental buildings--city hall, courthouse and post office--were central to the Politics/Government significance of the Unionville Square.

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Additional History of the Developing Downtown and Square: The town square was particularly important to Unionville, given its 1853 designation as Putnam County's first county seat. The first courthouse was a simple affair that was located west of the square. The more substantial second courthouse assumed its rightful place on the square.



Figure 27: Second courthouse, on the square, view northeast (An Illustrated Historical Atlas...1877)

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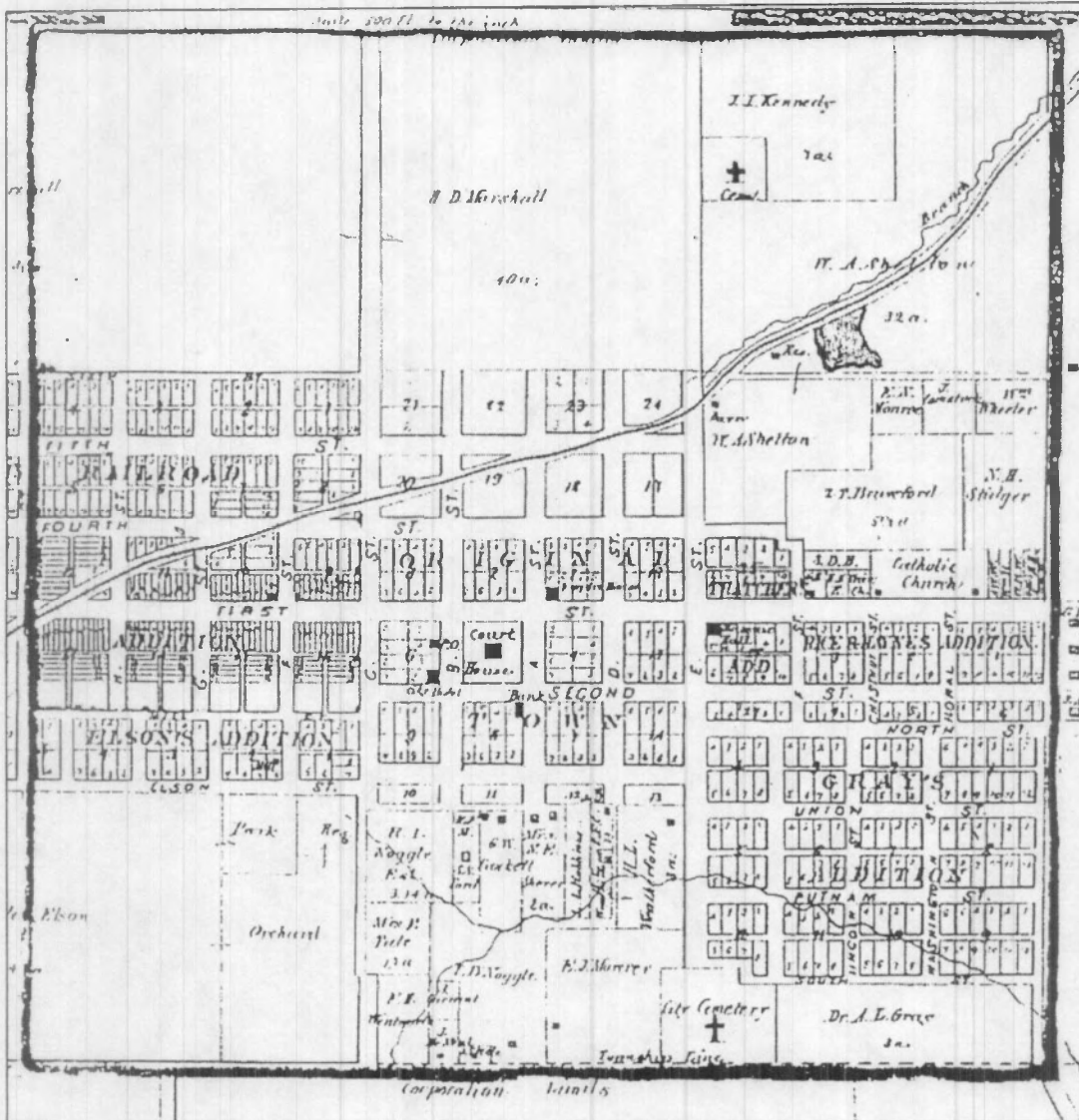


Figure 28: Unionville Plat (Illustrated Historical Atlas, 1887)

The original town plat design provided for 50' wide streets but 75' wide streets were actually laid out in and around the square. Lots, both residential and commercial, measured 60x120 feet. The majority of the lots were oriented north/south save for those on the blocks immediately east and west of the square.

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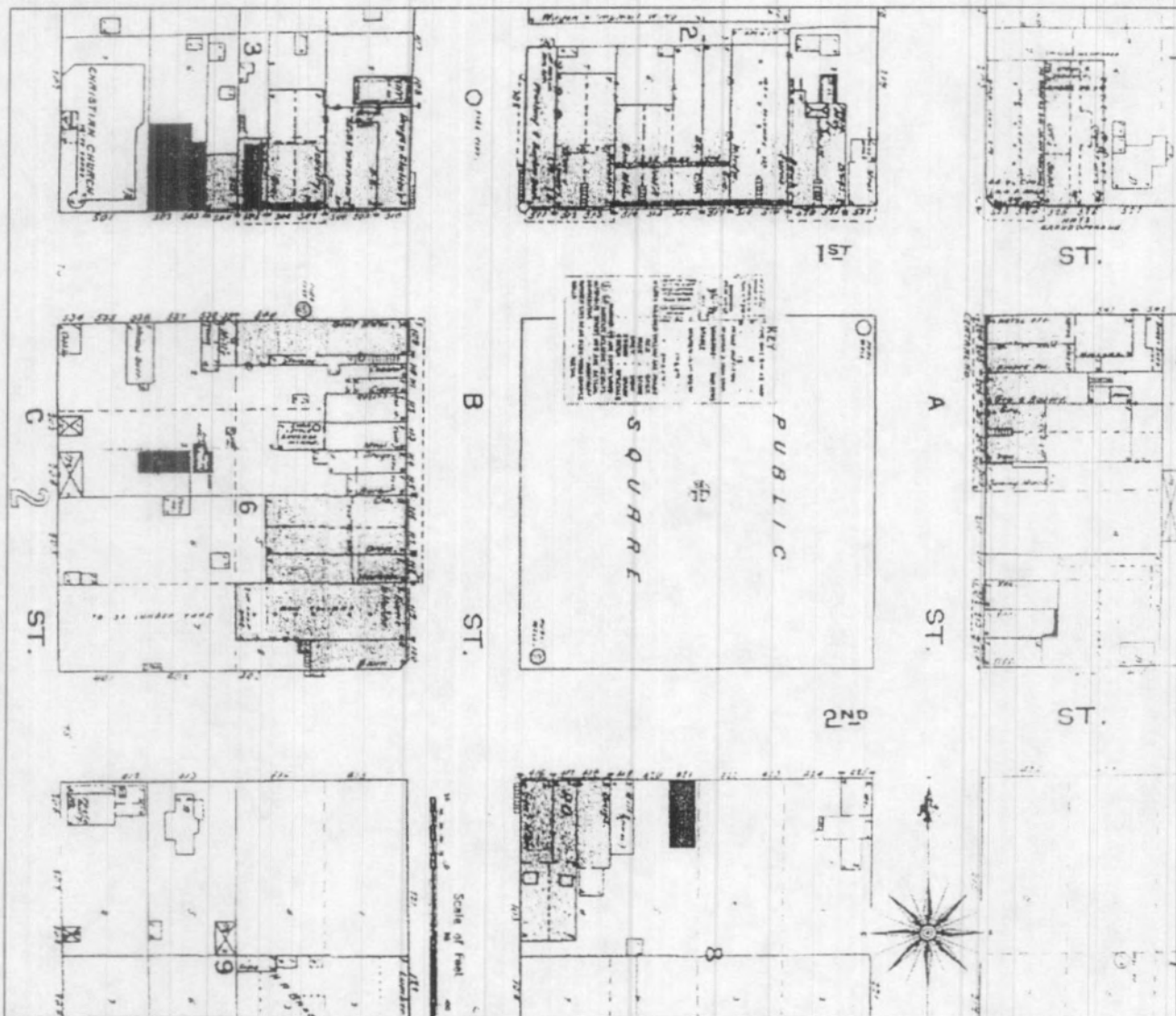


Figure 29: 1893 Sanborn Fire Insurance Map

The earliest accounts identify the west side of the square as the site of Unionville's first courthouse and businesses. As late as the mid-1880s the west and north fronts of the square contained all of the substantial business blocks, but this began to change substantially by about 1886. Main Street (1st Street originally) was the principal east/west thoroughfare as commercial extensions away from the square began along the north side of Main. By World War II a fairly solid two-block commercial strip had developed west of 18th Street (Central Street originally) along the north side of Main Street. These buildings were of tile and concrete block construction. "Pill row" was a strip of frame businesses which were arranged along the south side of Main Street, between 18th Street and the alley immediately east on Block 6. The last of the historic Pill Row buildings was demolished and replaced in 1948.

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Disastrous fires struck the square three times before the first available map describes it. The east side was destroyed in 1881, the west side in 1883 and the south side in 1886. Despite these losses, frame commercial buildings survived west of the square and replaced those lost on the east side in 1881. The latter finally burned in 1951. The south and east-side fires had the effect of slowing or minimizing commercial development on those fronts. The southeast corner of the square was undeveloped, being a part of attorney and realtor B. H. Bonfoey's extensive residential property (see Figure #30, Block 7).

Figure 28 presents the earliest depiction of the downtown and square. The town's sole railroad, the original plat and subsequent additions are all shown. One bank, the second courthouse, bank, the City Hotel (west side) and the Opera House (northeast corner) are located on and around the square.



Figure 30: Unionville plat excerpt, 1897 (Plat Book of Putnam County, 1897)

The 1893 map (Figure 29) depicts a freshly rebuilt west side of the square after a major fire in late 1892. Despite the fire, six of the storefronts were still of frame construction. As of 1893 the southeast and southwest corners off the square remained undeveloped. The south side of the square was largely vacant due to the fire of 1886. Just two buildings had been rebuilt in the subsequent seven years. Buildings in the south half of the east side of the square were of frame construction. On the north and west sides of the square, substantial brick storefronts had been extended to fully cover their lots, a measure of economic vitality and of their dominance in the commercial life of the town. There were 1,185 linear feet of commercial buildings by this time and brick blocks comprised 750 feet, or 64 percent (six percent metal clad, 16 percent frame, 14 percent undeveloped). There were four vacant stores south or east of the square and three of these were of brick construction. Only two brick fronts were of less than two stories. Seven of the dozen key corners on the square contained substantial storefronts. Numerous large mercantile firms occupied double fronts and there were three banks, two on the north side of Main (one in the opera house), the other on the south end of the west side. The only large livery is depicted east of the square and south of Main

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Street. There is one large lumberyard, below the southwest corner.² The principal hotel was in the northeast quarter of Block 2, north of the square, due to the burning of the City Hotel on the west side in 1891.

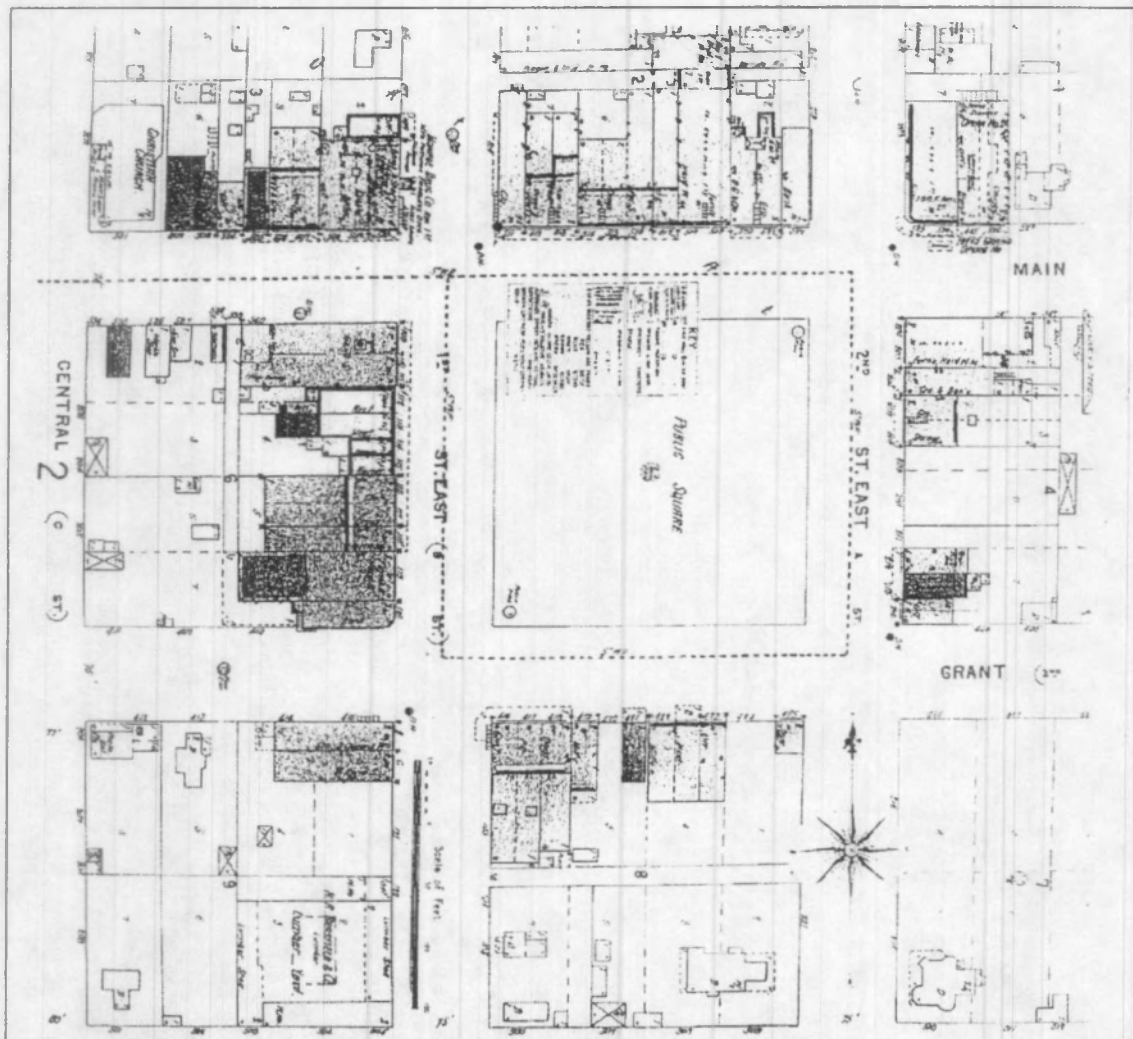


Figure 31: 1898 Sanborn Fire Insurance Map

The wide streets surrounding the square, the double reversed traffic circulation pattern around the square, and the smaller square itself resulted from the early removal of the courthouse. A smaller square developed as parking areas intruded beneath the tree canopy of the square (Figures #43-43). When the courthouse was finally built, the reduced central square was not enlarged.

² The southwest corner had a frame business house as of January 1889 when fire almost destroyed it but was not substantially built up until 1897 (*Republican*, January 1, 1890).

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The town's streets were renamed in 1897 (the 1897 town plat presents the new names). The 1897 atlas (Figure #30) mirrors the 1893 Sanborn map and nicely corroborates the 1898 Sanborn map. Note the several substantial residences clustered immediately south of the square, all fronting onto South 16th Street. Churches cluster along Main on either side of the downtown. Two changes around the square are apparent between 1893 and 1897: the south side of the square has been substantially built up and the southwest corner has gained two storefronts. In addition, the post office has been shifted to the southwest corner after the postmaster where sought more fireproof quarters after the facility was damaged in the fire of 1891. It would remain on the southwest corner until 1931 when it was moved into new federal building and post office.

The downtown had enjoyed six fire-free years by the time the next Sanborn map was issued in 1898 (Figure #31). For the first time, the map depicts water mains encircling the square. With one exception, every prominent corner location above Grant Street had a major building on it. Just two key corners were vacant or under-developed. The square contained 1,211 feet of commercial frontage and three-fourths of this was of brick construction. Vacant lots accounted for an additional 130 feet of the frontage on the square.

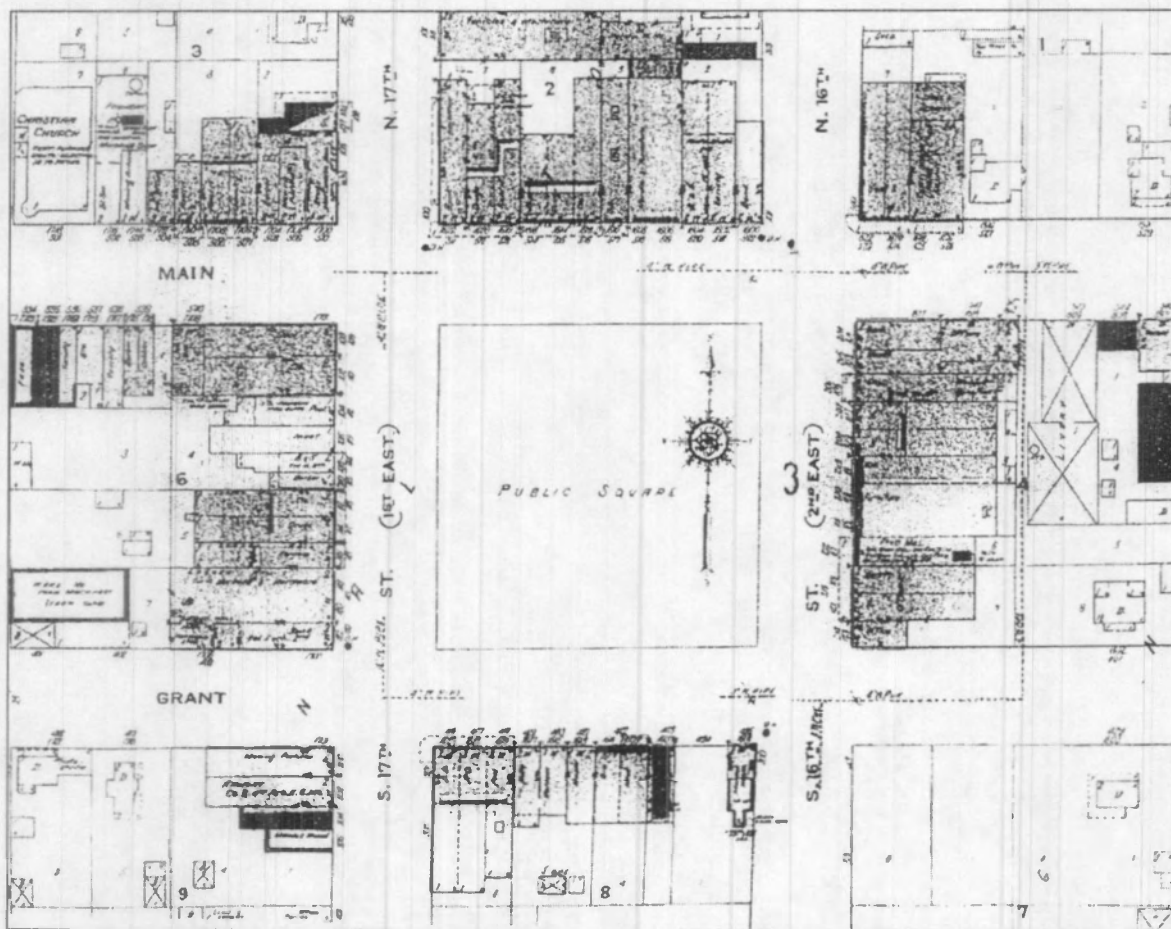


Figure 32: 1909 Sanborn Fire Insurance Map

The fire-free period continued when the Sanborn map crew revisited Unionville in 1909 (Figure #32). The next blaze, on the west side, occurred in 1911. Brick construction still accounted for three-fourths of the commercial building frontage.

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Comparison of the 1909 and 1898 Sanborn maps indicates relatively little change on the Unionville square. Only the east side had been more developed in the interim, with just one single-story building included in the block frontage. A few new buildings had largely infilled the south side. Otherwise improvements were restricted to the addition of warehouses behind existing storefronts. "Pillow" was also being built up west of the square. Only the southeast corner of the square was still undeveloped.

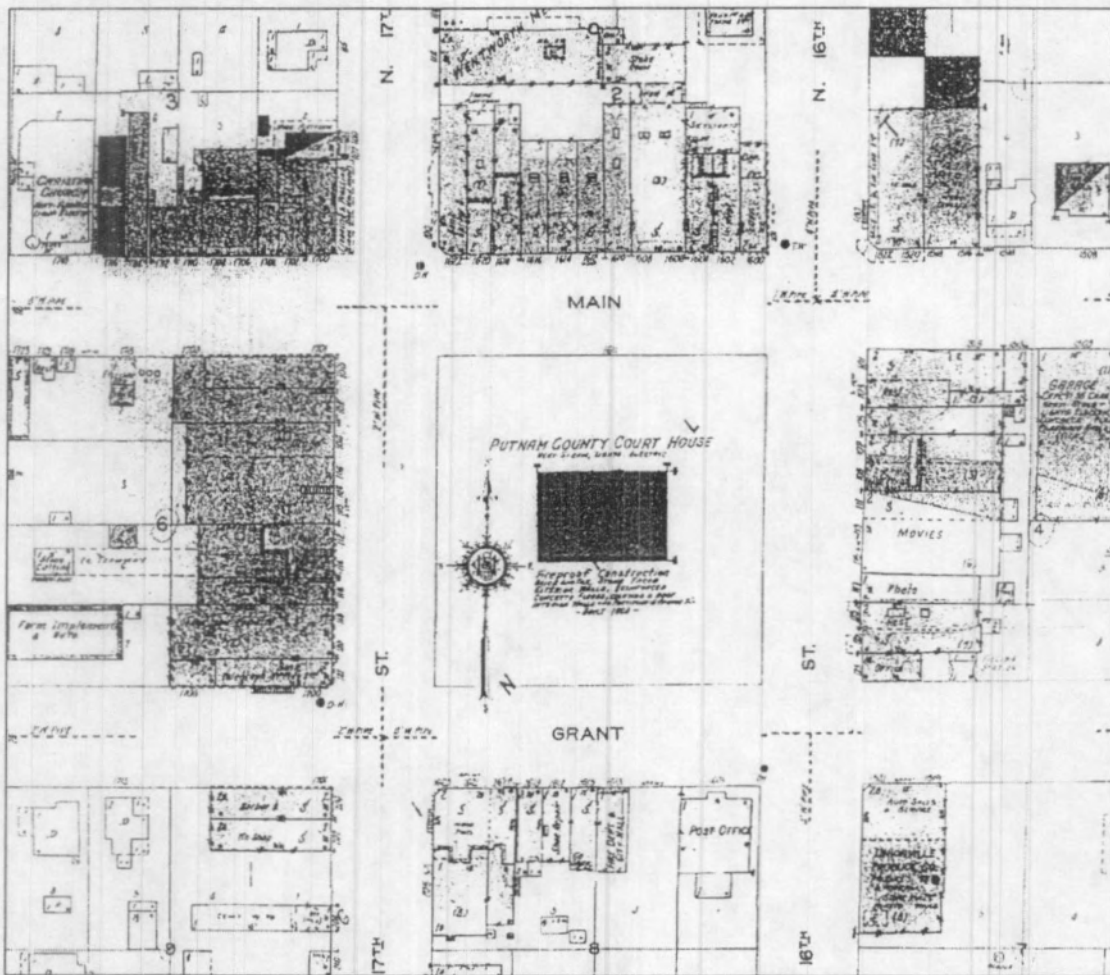


Figure 33: 1926/39 Sanborn Fire Insurance Map

The 1926 Sanborn map (Figure #33) reflects the repair of damage wrought by the 1911 fire on the west side of the square. Just four storefronts were still of frame construction and all but one of these was on the east side of the square. The courthouse is a major new building on the 1926 map; later Sanborn updates included the new federal building and post office on the south side of the square. The southeast corner of the square was finally commercialized. The local automobile revolution enjoyed its only sales presence on that corner. The auto sales firm was burned out in 1928, however, and auto sales were thereafter consigned to Main Street, east or west of the square.

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In the 1970s, the townspeople were strongly encouraged by state economic development programs to rejuvenate the buildings on and around the square. Copying the model Iowa town of Albia, the first regional town to complete a comprehensive restoration plan, private interests hired contractor Jack Worley to clean (sandblast), seal and tuck point the buildings on the south, west and north sides of the square. Worley prepared customized enhancement plans for each building and no unified theme was attempted. The work was carried out in 1973-74 and Unionville was awarded a Missouri Community Betterment Award in December 1973 for its effort. The buildings around the square still reflect this work. While sandblasting is no longer recommended as a brick maintenance treatment, Worley added color to the cornice lines and retained these elements. Just one building was covered with a metal front at this time due to its severely deteriorated condition. This was the *Republican Building* on North 17th Street (excluded from the district).

The absence of a high proportion of post-1900 commercial buildings in Unionville today (these being numerically dominant in most county seats) indicates that the brick storefronts, which survive, were built at an early date and in a substantial manner because there was wealth in the community.

Individual Property Historical Summaries:

Center of Square:

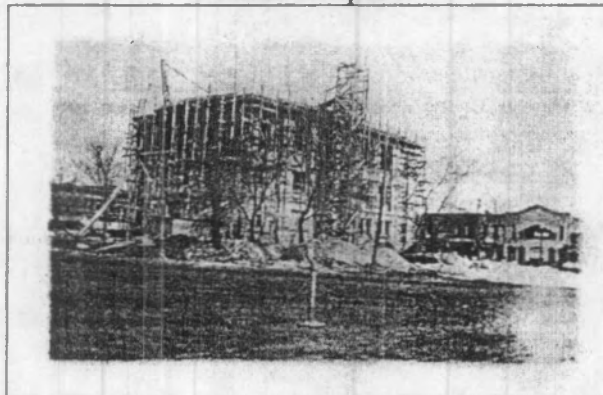


Figure 34: Courthouse construction photo, view northeast
Note the retained trees around the new building.

1601 Main Street (Putnam County Courthouse) This building, completed in 1924, is said to be Putnam County's sixth courthouse but information is available only for the last three. Earlier courthouses were located on the west side of the square (1853) and the center of the square (1854, demolished in 1890). Between 1890 and 1925, county offices were leased in the opera house and an adjoining building (non-extant) on the northeast corner of the square. Not until February 1923 did citizens finally petition for a new courthouse and Kansas City architect J. G. Braecklien prepared the plans. The George Gassman Construction Company built the building between 1923 and 1924. An interesting construction technique involved the use of a construction tower that was centered along the south side of the building. A swivel boom was used from the tower to deliver concrete throughout the worksite (see Figure 34). The county accepted it in January 1925 after a successful struggle with the builder over defective wall construction. Total construction costs were \$118,000. A number of trees were retained during construction for reuse in the landscaping but the local paper noted, "The several trees have all been cut down since none of them were in the right place." Present use: county courthouse (Marian Ohman, "Missouri Courthouses, Putnam County," Columbia: University of Missouri-Columbia Extension Division, 1980; *Unionville Republican*, October 28, 1886; December 28, 1892; August 15, 1923; May 21, 1924).

North Side of Square (west to east, Main Street west of 17th Street):

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1716 Main Street (Spence Building) The 1909 Sanborn map shows this as a brick building. The 1926/39 Sanborn map depicts a different building footprint with no rear addition. Wayne Spence established a meat locker plant next door at 1714 Main Street in mid-1942 and re-fronted or rebuilt the entire building. The entire upper façade was again replaced after a 1955 fire. This storefront housed the Farm Bureau office and the Earl Fox Insurance Agency at the time of the 1955 fire. A concrete block party wall saved this half of the building from substantial damage. The 1893, 1898 and 1926 Sanborn maps show this building as being iron-clad and in use as a blacksmith shop. To the rear in the 1909 map, a foundry and machine shop filled a single-story rear addition. Present use: Peggy's Beauty Shop (*Unionville Republican*, February 16, 1955).

1714 Main Street (Spence Building) Wayne Spence started the Spence Locker Plant in this building on June 15, 1942 and by the time of the fire had 761 lockers of which 680 were rented. When this building burned on February 16, 1955, the interior was gutted and the roof collapsed. However, the damage was restricted by steel trolleys at the ground floor (used to move meat) and concrete block side interior party walls, and the locker was rebuilt after the fire. The façade was remodeled or replaced in 1942 and again in 1955. Sanborn maps show this as an ironclad building except in 1909 when brick construction is indicated. As of that date it housed a movie theater. The 1926/39 Sanborn map shows a building with a different footprint, indicating a new building, housing a bakery. Present use: Bill & Judy's House of Beauty, B&J Flower Nook (*Unionville Republican*, February 16, 1955).



Figure 35: Completion photo of courthouse sans the clocks, view to the northeast
Note the absence of the "retained" trees

1712 Main Street (Magee Building) Clare Magee owned this building at the time of the 1955 fire and it housed the A.S.G. office. The brick sidewalls protected it from damage. At the time of the fire it is probable that the rear portion of this building was owned by Moose Tysor and housed his cleaning business. Sanborn maps depict this as an office in 1893 and 1898, as an insurance office in 1909, and as a restaurant in 1926/39. McCutcheon & Sons is one of Unionville's oldest firms, being established in 1892. It was an abstract, insurance and real estate business. Long housed in the Farmer's Bank, it located to this site only recently. Present use: McCutcheon & Sons (*Unionville Republican*, February 16, 1955).

1710 Main Street (Republican Building) It is possible that this building was built by George Roth, c.1882, given that it has the same pressed metal front as did two other buildings built by Roth that year. The *Unionville Republican* is the town's oldest and sole-surviving newspaper (established 1865). A c.1898 photograph identifies this as the *Republican* office with that name prominently displayed on a now-lost pediment front but the newspaper was relocated to its new building on North 17th Street by August 1889 when the post office relocated to this building. A c.1915 photo shows Weatherford's flour and feed store at this address. Johnny Gilworth established the Gilworth Furniture Exchange in 1927. The Sanborn maps show this as a metal clad storefront as of 1893 and indicate that it was a printing plant as of 1893-1898. By 1909 it was a restaurant. Present use: Gilworth Furniture.

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1706 Main Street (no historic name) It is possible that this building was built by George Roth, c.1882, given that it has the same pressed metal front as did two other buildings built by Roth that year. The Sanborn maps show this as a metal clad storefront as of 1893 and indicate that it housed a grocery (west) and jewelry store (east) 1893-1898. As of c.1898 a pediment displayed the name of the building's original owner/occupant but the name cannot be deciphered. A restaurant joined the grocery by 1898 and was the sole occupant as of 1909. A plumbing firm was in the east half as of 1926/39. Present use: Gilworth Furniture.

1702 Main Street (National Bank of Unionville) The core building is as old as 1621-23 Grant (1873) but it was completely remodeled and refronted in 1911. The National Bank of Unionville was the town's second bank and was historically significant for the lengthy role that it played in building up the community. This bank was established in 1884, its principal founders being F. H. Wentworth and D. W. Pollock and its first board included two Iowans. The bank originally leased quarters at 122 S. 17th Street prior to the 1904 reorganization. In May 1911 the directors of the National Bank of Unionville announced plans to remodel this building for its own use, the west storefront to house the O. K. Barber Shop. The existing building was purchased from Mrs. George C. Miller (the Millers were bank stockholders and George Miller was a director after the 1904 reorganization). The façade was removed and replaced with "a modern front of stone, fancy glazed brick and plate glass" and the rear of the second story was cut back to the south so that skylights could be added at the back of the first floor roof. There were four upstairs offices. A double-chambered vault protected safety deposit boxes and the bank's assets. The conversion cost was estimated at \$3,000. The bank had previously leased quarters at 122 South 17th Street and a 1904 re-incorporation had consolidated its ownership. The bank was in its new location by mid-September 1911. The storefront was rated "one of the finest places in this part of the country, having a modern building, and a plate glass covering the entire front up to the first ceiling" (implying no transoms but photographs belie this, see below). The bank played a leading role in a pro-dairying movement in the county during the mid-1920s. A Minnesota dairying tour by county leaders and interested farmers took place on September 15, 1926. The bank by this time was under U.S. Government Supervision and a member of the Federal Reserve System. It was "a live progressive bank" promoting dairying in the county as "an important part in a well-balanced farming program." The bank celebrated its 50th anniversary in July 1928 but it failed only a few years later, in c.1934. The 1939 Sanborn map depicts two stores in the building where the bank had been located. Sanborn maps show that as of 1893 the west half housed a grocery. As of 1898 a boots and shoes shop was in the west half, and the east one was subdivided with a cobbler and barber as tenants. In 1909 a barbershop was in the west half and the east half housed a motion picture house. Fowler's Decorative Center was at this location in 1974. Present use: James M. Garrett, Attorney (*Unionville Republican*, January 14, 1874; ____, 1904; May 10, September 13, 1911; August 22, 1926; July 25, 1928).

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Unionville Square Historic District
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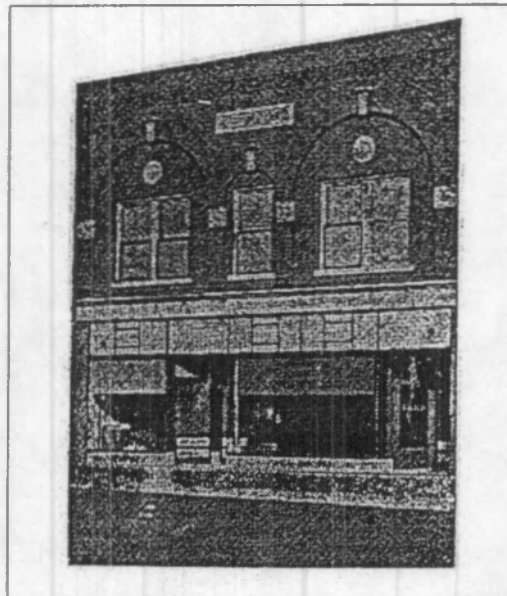


Figure 36: 1926 view of the National Bank façade, view northwest (*Unionville Republican*, August 22, 1926)
Note the vertical shades in use in lieu of operable awnings and the transom area.

1700 Main Street (Monroe Drug/Putnam Fadeless Dye Company) This building is associated with two significant firms, the Monroe Drug Company and the Putnam Fadeless Dye Company. These related firms represented the last phase of Unionville's growth as well as its resulting stagnation when the large firm departed the city in 1907, depriving Unionville of its entrepreneurs, jobs and revenues. Jackson Larenburg opened a drug store in this new building in 1873. The lower two stories of this building are as old as 1621-23 Grant Street (1873) and present the best-preserved brickwork from that period to be found on the square. Larenburg sold out to Edward N. Monroe (1855-1951) in 1879. By 1890 the drugstore also housed the jewelry firm of Monroe & Walton and represented the Standard Oil Company. In early 1891 Monroe incorporated the Monroe Drug Company. Pharmacist J. Hugh Elson (1867-1914) joined the firm c.1890 and was responsible for the invention of its famous permanent dye lines and other manufactured products. Manufacturing began in 1893 and success was so rapid that the drug business was sold to L. H. Howard in August 1895 and Monroe and Elson focused their energies on the more lucrative manufacturing and marketing trade. In truth no manufacturing took place in the Unionville facility. Purchased dyes were reformulated. Much of the local business involved building display units, assembling packing materials and printing promotional and instruction materials. Much of this work was done at a site in east Unionville. By 1898 this building was doubled with the addition of two more stories and a frame elevator (\$3,000). The frame freight elevator was hand-operated and was completed by June 30, 1897. C. W. Turner's barbershop was in the basement by 1904. The ground floor housed a pharmacy and drug store and the upper floor stored curtains, wallpaper and the wholesale goods for trading in outlying towns. The firm was by this time marketing its Black Diamond Headache cure and it also was the wholesaler of Standard Oil Company gasoline and oil.

It was the Putnam Fadeless Dye Company that brought renown to Unionville. Druggist E. N. Monroe founded the company in 1894 to produce dyes. The company soon developed a nationwide market and did business in Mexico. By 1904 the firm claimed to be the largest manufacturer and packager of dyes in the world. The complex included three factories and a warehouse. The firm was the first to produce a five-color set which was priced the same as its single-color packages. The firm became the world's largest importer of asafetida, consuming three-quarters of all the herb imported into the country. The folk medicine was worn in a cube form on a string necklace during the spring and winter months to maintain health. Another important product was "June Tint Butter Color."

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By 1904 the firm was thought to be the world's second largest permanent dye producer, and occupied two factory buildings around the square (the other, non-extant was on the northeast corner next to the opera house). Monthly business by late 1902 often exceeded \$20,000. The firm had ten printing presses and was the local post office's principal commercial customer with some 15,000 mailings monthly. Elson, the pharmacist, ran the company while his partner Monroe became involved in local banking (1905) and real estate. He also operated a 40-acre orchard (the present day fairgrounds and city park).



Howard Building, Unionville, Mo.

Figure 37: View northwest, c.1915
The elevator (1897) was a tin clad framework and its removal left no mark on the exterior wall.

Unionville's fitful rail service and limited water supply frustrated the firm's operation, however. In June 1906 Monroe sought City Council approval to run a railroad spur to this, his main plant. His request denied, he carted his business off to Quincy, Illinois, which had offered special incentives to attract the company. The firm vacated its Unionville location in June 1907. Putnam Fadeless Dye Company prospered in Quincy, was greatly expanded in 1912, 1916 and again in 1923, and quickly developed additional product lines. World War I came at a time when the company could claim 50 percent of the domestic dye market. The wartime loss of German dye sources bolstered company prospects and the firm was re-titled "Monroe Color and Chemical Company." A Latin America market was developed in the early 1920s and the company became the "Monroe Chemical Company" in 1927. The family retained company control until 1951. E. N. Monroe retired in 1940 but returned to Unionville regularly into the 1940s. The Company has been called "Putnam Dyes, Inc." since 1966.

Upon Putnam's departure from Unionville, Howard purchased the whole building and turned the upper two floors into a Mercantile Hall. This building has the distinction of having always housed a drug store until very recent years. Subsequent drugstore owner-managers were Otto Paulin, Felix Boesche, Crate Martin (to 1940) and Don and Elaine Herrick who purchased the drugstore in August 1940. They titled the business the Herrick Rexall Drug. The same firm was still here as late as 1982. Another employee, W. A. Scheaffer, was the inventor of the Scheaffer pen. Howard's wife ran his store for several years after his death. Sanborn maps indicate a drugs and stationery firm here as of 1893, the same ("Monroe Drug Company Mfr. Of Putnam Fadeless Dyes") in the four-story building by 1898, a drugstore with hardware storage on the upper two floors as of 1909 and a drugstore with a dry cleaning firm in the basement including the area beneath the sidewalk as of 1926/1939. A c.1915 photo shows a row of east-facing windows and doorways cut into a concrete wall beneath the sidewalk. Present use: vacant (*Unionville Republican*, October 23, 1892; June 30, 1897; May 25, December 28, 1898; November 23, 1904; June 19, 1907; July 2, 1980; Schultz).

North Side of Square (Main Street, 17th to 16th Streets):

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1622 Main Street (O. J. Townsend Block/Golden Eagle Clothing Store) This distinctive corner building represents the reconstruction of the north side of the square following a devastating fire on January 23, 1889. The sole survivors were three frame buildings at this end of the block and these too were removed and replaced with fireproof buildings. The resulting building is architecturally significant and the Golden Eagle Clothing Company, its original tenant, is a historically significant business firm in Unionville. The Farmers Bank, occupant of this building from 1902 through 1954, is another significant local firm and is today, Unionville's sole surviving historic bank. The locally appreciated building was described as follows in late 1892:

"A thing of beauty...[applies]...to the beautiful structure under whose turret and behind whose display windows the Golden Eagle Clothing House and ladies' cloak and fur goods store is doing business, and located on the northwest corner of first and main street. This handsome addition to Unionville's business houses was erected two years ago [1890] by Mr. O. J. Townsend, at a cost of \$10,000.00, and is in many respects the finest business block in the city and sheltering under its 2,240 square feet of roof, two stories and the finest finished basement in Putnam County. The structure is built of brick on a ground plan of 20 by 112 feet, occupies one of the most prominent business sites in the city; its entrance is through the southwestern angle above which is a turret that rears its lofty dome far above the main structure as if to defy all competition on the goods below, which are in part made up of gents' and boys' clothing, gents' furnishing goods, a full line of ladies' shoes, boots and shoes for men's and boy's wear, also gloves, and the finest display of ladies' cloaks and fur goods on sale in Unionville... at the end of the building is a raised gallery upon which is conducted the merchant tailoring department, which is a prominent factor in the business of this concern, and giving constant employment to from two to four workmen, and is the only merchant tailoring department in Unionville (*Unionville Republican*, October 23, 1892).

Townsend owned the Golden Eagle Clothing Company and his firm occupied his new building in mid-September 1890. Townsend provided his own water supply to the building in 1893 when he received permission to sink a well near his front door and as of 1891 the *Putnam County Leader* newspaper and Turner's Barber Shop occupied the basement of the building. The Golden Eagle was by 1892 "one of the largest mercantile houses in the county" and occupied "the finest block in the city." It was here as late as 1897. A feature of this store was its large front display window. Townsend cut this window in half in mid-1897 and enlarged the front entrance to allow for a direct inside entrance to the basement and barbershop through the front. He also added steam heat at this time. Contractor Ben Agee did this work. Townsend came to Unionville in 1872 and established his clothing business. Townsend left the clothing trade in 1907, and entered into the drug trade with his son J. A. Townsend and an unidentified site.

Farmers Bank is the only surviving local bank and is the third oldest continuous business on the square (after the *Republican*, established 1865 and McCutcheon & Sons Abstract Company, established 1892. The Farmers Bank was chartered on June 13, 1900. Founders were realtor L. S. K. McCutcheon and his son G. E. McCutcheon. The bank's success was largely attributed to the energy of its cashier, L. S. K. McCutcheon (1850-?). His family came to Putnam County in 1875 and McCutcheon was county surveyor at a time when much of the county was being surveyed for fencing purposes. He partnered with Lorenzo Jones in making farm loans 1891-94, and as McCutcheon & Son (G. E. McCutcheon, 1872-?) after that. G. E. McCutcheon served two terms as county treasurer, 1896 and 1898. Between 1900 and 1922 the bank's capitalization grew from \$15,000 to \$54,000 with total resources as of the later date of \$178,000 and deposits of \$124,000. The bank successfully weathered the hard times of 1906-07 due to its conservative direct lending only policy, and successfully survived the Great Depression. The bank also survived the loss of its two principal officers, president William H. Holman and vice-president Lewis P. Davis, both of whom died within three weeks of each other in early 1920. Of a dozen county banks at the start of the Depression, only this one survived. Today, and since 1954, the bank has been located on the north side of Main Street. The present bank facility (see Figure #55) dates to 1954, and the annex to 1966. The Townsend Building, 1622 Main, housed the bank for 52 years.

Farmers Bank remodeled and moved into this building in 1902. This was its third location since it was organized in June 1900. The bank remained here through April 1954. The building was converted for bank purposes during the late

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summer and fall of 1902 and this work included the installation of a large vault, fixtures of golden oak "as elaborate as any in the county and of course of a later design."

By 1909 it was reported that the bank had "never lost a dollar of the principal or interest on a farm loan they have made, or had to buy an acre of land. Their business has been conducted conservatively and loans taken at a safe margin." Increasingly the bank made only direct loans, avoiding the use of more expensive middlemen or using secondary markets. "Even during the financial flurry of 1907 when stocks and securities of all kinds had gone to smash and money on such investments was impossible to get, McCutchen & Sons were able to place loans at only a small advance in the rate of interest." Succeeding bank presidents were W. H. Holman, G. E. McCutchen, L. S. K. McCutchen and Homer Holman. Ray Fowler owned it as of 1967 and operated Ray's Pool Hall in the storefront. Fowler later operated a Sears catalog store here beginning in 1964. The 1893 Sanborn map locates a clothing store and in the basement a printing firm and tailor shop. Clothing only is indicated in 1898, a bank and insurance office as of 1909 and the bank and a basement barber shop in 1926/39. Present use: vacant building (*Unionville Republican*, September 10, 1890; January 11, 1893; December 15, 1922; July 2, October 2, 1980).

1620 Main Street (Comstock Brothers) This building was constructed by Comstock Brothers (J. N. and J. M. Comstock), a locally significant mercantile firm. This double storefront represents the reconstruction of the north side of the square following a devastating fire on January 23, 1889. The entire block front was rebuilt, including three surviving frame stores on this end of it. This building was designed and built to match the storefront detailing of 1622 Main Street to the west. Drugs and jewelry were sold here as of 1893-98, drugs only as of 1909. Present use: Cobwebbs & Collectibles (Sanborn maps).

1618 Main Street (Comstock Brothers) This double storefront represents the reconstruction of the north side of the square following a devastating fire on January 23, 1889. The sole survivors were three frame buildings at this end of the block and these too were removed and replaced with fireproof buildings. Comstock Brothers Leather Company actually occupied this storefront (1618 Main Street) until c.1904 when the firm absorbed Brasfield Mercantile Company and relocated to 116 South 17th Street. Sanborn maps place a harness shop was here as of 1893-98, a restaurant by 1909 and drugs as of 1926/39. Present use: Country Peddler.

East Side of Square (north to south, Main Street to Grant Street):

101-03 South 16th Street (Central House Hotel) This building was likely built as a hotel and was extant as of 1890 when it was purchased by C. A. Francisco. Francisco demolished the "old frame" presumably located at the rear of the hotel and built the rear addition. By 1893 it was called the Central House Hotel. The 1893 Sanborn map locates the Central House Hotel here with the rooms upstairs, the office in the north storefront and the dining room in the south storefront. By 1898 this was a furniture and hardware store. By 1909 a bank occupied the north storefront, the rear Main Street storefront was present and offices were upstairs. A c.1915 photo shows the "Weidel Ladies Tailoring College" on the entire upper floor along with Dr. L. D. Thomas' dental office. Downstairs was the Racket Store. The Economy Market was in this storefront as of 1940. At the time of the 1951 fire, Mary Alene McCalment owned the north half of the building and it was still occupied by the Economy Market and Nelma's Dress Shop. Their contents were evacuated during the fire, suffering some loss to theft. Undamaged by the 1951 fire, the façade was rebuilt in 1992. By 1909 the south storefront housed a restaurant and the same use is indicated for 1926/39. A c.1915 photograph locates J. S. Vaughtner's Restaurant there. A restaurant occupied this storefront as of 1940 and a large "V" in the window hints that Vaughtner's was still there (1940 photograph). A large clock-like sign was suspended above the north end of this storefront. At the time of the 1951 fire, W. A. Shelton owned the south half of the building. Present use: Hayday's Trophys & More (north), Putnam County Abstract & Title (south) (*Unionville Republican*, May 28, 1890).

105 South 16th Street (Jones Building) The 1893-98 Sanborn maps depict a grocery and bakery here and there was a large oven at the back of the plan. This was a grocery by 1909 with a warehouse upstairs. A c.1915 photograph shows Child & Freed Grocery here. There was a frame double porch on the façade at that time. This was called the Essie Jones Building, owned by John Jones at the time of the 1951 fire. It then housed the Child Grocery (there as early as 1940) operated by Franklin Child. Child liquidated his stock and built a small tile replacement building a block northwest of the square after being

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burned out at this location. The building was so substantially destroyed that any restoration would "practically be equivalent to [the] erection of a new building." This was the last destroyed site to be cleared off and rebuilt, the work starting only the first week of April 1951. The building was then described as having been "badly damaged," the south wall being ruined and the interior gutted. John F. Jones had gained title at the end of July and built the present building. "Technical obstacles" were credited with causing the delay. Present use: Farm Bureau Insurance (*Unionville Republican*, May 30, 1951).

107 South 16th Street (Partin-Henry Feldman Building). The previous building was a double brick storefront known as the Miller Brothers Hardware store in 1881. The east side fire of that year started in a frame storage building located immediately south of the Miller building. At the time it burned in the 1951 fire, the building was called the C. B. Brasfield Building (apparently a men's clothing store) and it was owned by Harry Child. By June 20, 1951 the site had been cleared, excavations made and foundations laid. The Feldman and Rouse building foundations were "shared" with those of the Shuey Building (not identified; the newspaper took this as a sign that all of the lost buildings would be replaced that year). A store is simply indicated on the 1909 and 1926/39 maps. Sanborn maps depict a grocery store here as of 1893 and 1898. Present use: United States Farm Service Agency (*Unionville Republican*, October 27, 1881; May 9, 30, June 20, 1951).

109 South 16th Street (Partin-Henry Feldman Building) The previous double brick building on this site was called the Miller Brothers Hardware store as of 1881. The J. Burdman Auto Parts store was on this site as of 1940 and remained at the time of the 1951 fire. Gilbert Garrett then owned the building. By June 20 1951 the site had been cleared, excavations made and foundations laid for the present building. The construction work was proceeding slow yet steadily as of August 8, 1951. The 1893 Sanborn map shows this building as vacant, and used for storage as of 1898. Stores are indicated on later maps (*Unionville Republican*, October 27, 1881; May 9, 30, June 20, August 8, 1951).

111 South 16th Street (Leonard Rouse Building) A c.1915 photo locates E. D. Pickenpaugh's general store here. Pickenpaugh had partnered with H. L. Holman at the Farmer's Store as of 1909. At the time of the 1951 fire the earlier Rouse building was occupied by the Rouse & Hoyt Electric Appliance store, the Rouse Barbers shop, and the Midget Beauty Shop upstairs. All occupied a two-story stuccoed storefront that was entirely consumed by the fire. Rouse announced plans at the end of May 1951 "to put the architect and contractor at work as early as possible." By early June 1951 the replacement building was termed the Rouse-Hoyt property (Forrest Hoyt was manager for an electronic repair shop that shared the building with the barber shop. Photographs show a completed excavation and new foundation going in as of June 20, 1951. The new design included the single storefront and five apartments upstairs. Rouse would likely live there himself. Work was proceeding slow but steady as of August 8, 1951. The Rouse and Hoyt building had its formal opening in mid-September 1951. The burned out tenant firms reoccupied the new building, save for the beauty shop. The 1893 Sanborn map shows a frame single-story building occupied by a sewing machine store on this site. By 1898 the site was vacant, by 1909 a two-story brick building was present and housed a grocery. Present use: Unionville Republican Printing Company (*Unionville Republican*, May 9, 30, June 20, August 8, September 15, 1951).

115 South 16th Street (G. W. Summers Building, Royal Theater, 1951) A c.1915 photo shows "THEATER ROYAL" painted across the parapet front. George W. Summers purchased it on January 17, 1921 for use as a movie house. Summers lost his movie theater in the 1951 fire. He also owned Summers Studio immediately south, which was also lost. He sought building permits to combine the two properties within a single façade. However, he was "advised that they might not be able to secure a permit to rebuild except on the same lots the original theater stood on, and that each building would have to stand on its own." These federal restrictions were apparently related to the Korean conflict (quotation below). In the meantime, Summers had started to convert a former ice house east of town on Highway 136 for theater use but halted that work when his new building plan was challenged. In some manner, the new work was allowed to proceed although the southernmost storefront is indeed its own building, set behind a false front blank wall that is a continuation of a common front. The theater was the first burned building to be rebuilt despite the permit troubles. Henry F. Kist of LaPlata, Mo. had the construction contract for it "and also the building adjoining on the south formerly occupied by the Summers Studio." Kist is the only identified contractor for any of the 1951 replacement buildings. The footings had been dug by early June 1951. Despite the early start, the work was slowed by a lack of building material and federal restrictions:

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Mr. Summers was able to secure oral approval of the federal bureau in charge to secure the needed material and to erect the buildings, but the written approval had not been received the first of this week. He has assembled already much of the scarce material, all of which he already knew where he could obtain it. He feels there will be no difficulty now in securing the formal approval, and on the basis of that he is proceeding. He has found that the formality of securing approval is a very slow process, especially in connection with places of amusement, but he is hastening the process as rapidly as possible.

It was found necessary to simply rebuild the theatre on the same two lots the original stood upon, and to erect the adjoining building as a separate proposition. He had hoped to use all three lots for the theatre, but the red tape that [sic] made it seem advisable to go ahead on the old basis.

Summers exceeded the mandated 12-inch foundation wall by an extra four inches (to meet a state requirement). He also planned to build an incinerator where he would burn garbage that had accumulated in and around his business. By August 8 the two buildings were mostly done on the outside and the interior work was being pushed. The grand opening of the theater took place on September 10, 1951. It was then described as "as nearly fireproof as any building can be constructed under the present building restrictions... a model in modern design and equipment... [and]... an asset to any community even one several times larger than this one." One innovation was a "cry room" for disruptive infants from which the parents could still watch the film. There was a cycloramic screen. The first film show was "People Will Talk" in a private showing for area theater owners and special guests. Sanborn maps show that this property was undeveloped as of 1893-98 and there was a double-front frame furniture store here as of 1909, housed in a 30-foot high two-story building. The preceding building housed a movie house by 1926/39 and at the time of the fire. The new building had the same use until recently. The local library was established in 1926 and started in a room in the courthouse. Present use: Putnam County Library (*Unionville Republican*, December 15, 1909; May 9, 30, June 6, August 8, September 12, 1951).

117 South 16th Street (Burdman Auto Parts) This had been the site of the Shuey photo studio, formerly called Summers Studio. The latter was established by George W. Summers (1878-?) and his wife Lillie (Davis) Summers in 1908, occupying the former Stout Studio in 1909. Prior to that it was the M. E. Dye photo studio. The burned out business relocated to the Commercial Hotel on west Main. The replacement building (see discussion above, 115 S. 16th Street) was incorporated into a unified façade with the building to the north. Sanborn maps indicate that this parcel was vacant 1893-1898 and as of 1909 housed a feed mill. By 1926/29 there was a photo studio here. Present use: Green Hills Community Action Agency (*Unionville Republican*, May 9, 1951).

East Side of Square (South 16th Street, south of Grant Street):

201 South 16th Street (Livezey-Thompson Auto Garage/Salesroom, 1912-13, Unionville Produce Company) This prominent southeast corner building was the home of the Unionville Farmers Co-op/Unionville Produce Company for many years. This cooperative is significant because it represented the vital commercial link between area agriculture and the town. This corner property was shown on Sanborn maps as vacant in 1893-1909, being a part of the yard of the Bonfoey property to the south. Harry Livezey and J. L. Thompson built the original building during the winter of 1912-13. It housed their garage and auto salesroom. Known as the Livezey Building, Dr. O. R. C. McCalment and J. W. McCalment owned the city's oldest auto firm as of October 1917. At that time it was purchased by four partners (H. A. Woodruff, Sam Smith, V. W. Harris and Rollie Robinson). The business continued to sell Oakland and Chevrolet automobiles and was called the Auto Sales Company. Gutted by fire on August 25, 1928, this building was substantially reconstructed from the remnant shell left by the blaze. The fire account noted that "the walls had practically all fallen over" soon after the blaze had begun. The Farmer's Cooperative was formed in March 1920 and immediately occupied the rear two thirds of the building. The 1926/39 Sanborn map calls the co-op the Unionville Produce Company and shows an auto sales and service firm still located in the north storefront. The latter was gone by the time of the fire. The co-op rebuilt the building. By the 1930s the Ross Produce Company occupied the main floor and a skating rink was upstairs. Present use: Putnam County Historical Museum (here since c.1990, organized 1967) (*Unionville Republican*, October 10, 1917; December 15, 1922; August 29, 1928).

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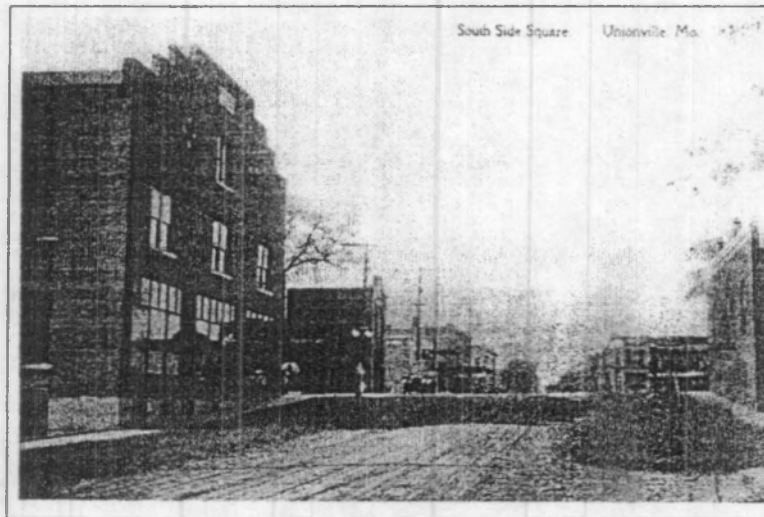


Figure 38: Grant Street looking west towards the square, c.1913
Original auto garage salesroom appearance (far left), note rise of ground to the west



Figure 39: Co-op fire, 1928 (*Unionville Republican*, August 29, 1928)

South Side of Square (west to east, Grant Street, 17th to 16th Street):

1603 Grant Street (United States Post Office) H. D. Marshall's Putnam County Bank occupied this corner in a small two-story brick building that was built in October 1873. The woodwork was hand hewn. This building barely survived the fire of 1886, and as of 1909 housed the Unionville Marble Works, the largest of its kind in Missouri at that time. It was demolished April 12, 1922 and the bricks were used by Harvey Johnson to build a corner Craftsman style Sinclair filling station. The station was built on leased land where the new post office site was to be built and it closed down in July 1931, when it was demolished. F. E. Marshall assembled the necessary parcel for the post office in 1916, selling the 100x110-foot site to the federal government \$7,500. It was another 15 years before the new building was finally financed and designed (*Unionville Republican*, December 15, 1909, July 26, 1916, May 6, 1931).

J. E. Goodrich was the supervising construction engineer during the post office building period. The general contractor is unidentified but came from Kansas City. V. T. Altes excavated the basement beginning in late July 1931 and the

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spoil was used to raise the west end of the building site. The foundation walls were being bricked up as of mid-September 1931. Present use: United States Post Office (*Republican*, December 24, 1930; July 22, September 16, 1931).



Figure 40: "Bungalow" filling station on post office site, view southwest

1611 Grant Street (millinery) This building has a political/governmental function in Unionville, having served as the Unionville City Hall from 1929 to the present day. This is the west one-third of what was originally a triple storefront building that was built after 1893 and prior to 1897. It was a millinery in 1898, a grocery store in 1909, and Bert Mill's Candy Store in 1919. An earlier frame building on the site burned in 1886. F. E. Marshall owned this property and adjacent 1613 Grant Street as of 1931. The city purchased the building February 27, 1929. Previously, city hall offices had occupied three different buildings including the Altes Building on West Main and a barn; this consolidation saved \$500 rent a annually. The street division and fire department occupied the basement. Present use: Unionville City Hall (*Unionville Republican*, May 6, 1931).³

1613 Grant Street (carpenter shop) This building was present by 1893, and housed a carpenter shop as of 1898. The fire of 1886 destroyed an earlier frame building on the site. A fixed canopy was present on the storefront as of 1898. By 1909 it held a music store and the canopy had been removed. In 1919 it housed C. G. Smith's Meat Market, successor to Haynes & Smith's meat market. A tin shop was in the back of the store as of 1926/39. A 1940 photo shows J. H. Ferance's (?) Electrical Supplies here. Present use: Putnam County Public Health Department.

1615 Grant Street (harness shop) This building was not present on Sanborn maps until 1909, the site having been burned over in 1886 and left vacant until c. 1893-98. As of 1909 it housed a harness shop. In 1919 it housed Logan & Farance's plumbing shop. As of 1926/39 it contained a shoe repair shop. A 1940 photograph shows Kathryn's Beauty Shop here. Present use: Dr. A. H. Hammett, Chiropractor.

1617 Grant Street (Applegate's Millinery) A frame bowling alley and saloon owned by T. J. Taylor and E. F. Martin burned on this site in 1881. A two-story frame replaced it by 1893 at which time the Sanborn map locates a millinery here. By 1898 this building was present with the same use. By 1909 the millinery remained. By 1919 it was called Applegate's Millinery. No sign is apparent in the 1940 photo. Present use: Putnam County Foundation.

³ Local lore says that this building always housed loan and abstract offices but it appears that this use postdated 1909 and any earlier uses involved the easternmost of the three storefronts, now non-extant. Burnham was its first occupant, then J. A. Helferstine, who ran an abstract and loan office. He sold half interest to A. B. Pratt and the firm was called Helferstine & Pratt. John Vrooman replaced Helferstine and it became Pratt & Vrooman. With Vrooman's retirement, Pratt alone operated it at this location until May 1931 when he moved to the John C. McKinley building. This building, visible in Figure 32, was demolished for the 1931 post office.

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1619 Grant Street (Dr. Jefferson G. Hart Building) On March 27, 1875 Dr. J. G. Hart purchased the east 22 feet of C. A. Elson's corner parcel in January 1, 1873. On July 2, 1874 Hart had announced plans to erect a brick drug store on the south side of the square next to the Elson store. Construction work began in July 1875. Greisinger's Drug Store occupied the building at the time of the January 1886 south side fire, and was not damaged. This building housed a drug store as of 1893-98 and a pool hall was here in 1909 (Sanborn maps). The annotated 1909 map depicts a music store at this location. Bledsoe's 5 & 10 was here as of 1940 (photograph) (*Unionville Republican*, July 2, 1874; March 27, July 22, 1875; January 21, 1886; Property deeds, January 1, 1873; October 18, 20, 1875).

Local architect and builder W. C. Francis was responsible for building and designing this building. He is the only identified builder/designer for any of the early buildings on the square. Francis had a good reputation and it was said that "the beauty and style of [his] buildings speak highly in his favor." Present use: American Family Insurance (*Unionville Republican*, April 10, 1873, December 24, 1930; November 26, 1969; early 1900s photo, *ibid.*).

1621 Grant Street ([Cornelius A.] Elson and ___ Martin Building) This is one of the oldest buildings on the square (1872) although the present building retains nothing save for the basic form of the original design. The Elson & Martin Mercantile Company was a significant business firm in Unionville's early commercial history and this prominent corner building is the legacy of that important firm. Construction of this building and the simultaneous construction of the Marshall bank building on the east end of the block represented the earliest substantial development of the south side of the square in 1872. This storefront is associated with politics/government because of its lengthy service as Unionville's post office from 1892 through the mid-1920s. Cornelius A. Elson purchased the northwest corner of Block 8 on February 28, 1865. The Elson-Martin partnership collapsed the following March and Elson operated the store alone. A single unified store is indicated as of 1926/39 and a 1940 photo indicates that this was the City Warehouse Market High Grade Food Store. The work was considered virtually finished by mid-December 1872. Present use: The Cutting Edge *Unionville Republican*, November 21, December 12, 1872; January 2, March 14, April 10, 1873; Property deed, February 28, 1865).

1623 Grant Street (Cornelius A. Elson and ___ Martin Building) This is one of the oldest buildings on the square (1872) although the present building retains nothing save for the basic form of the original design. The Elson & Martin Mercantile Company was a significant business firm in Unionville's early commercial history and this prominent corner building is the legacy of that important firm. The construction of this building and the simultaneous construction of the Marshall Bank Building on the east end of the block represented the earliest substantial development of the south side of the square. Cornelius A. Elson purchased the northwest corner of Block 8 on February 28, 1865. This west half of the plan contained general merchandise in 1893, a general store as of 1898 and a dry goods firm in 1909. The annotated 1909 map depicts a printing business here. A single unified store is indicated as of 1926/39 and a 1940 photo indicates that this was the City Warehouse Market High Grade Food Store (Sanborn maps). Present use: Larry Lund, CPA.

West Side of Square (north to south, South 17th Street, South of Grant Street):

216 South 17th Street (Lowry-Miller Lumber Yard) Sanborn maps indicate that this lot was vacant as late as 1898, while the lumberyard was on the two lots to the south. This building is first shown as present as of 1926/39. The building to the north postdates 1939. This was the site of the H. R. Brasfield and later the Comstock-Brasfield Lumber Company. By 1926 it was replaced by the Lowry-Miller Lumber Company. The later tile building appears in the 1940 photograph of the south side of the square, dating it to approximately 1939-40. (It is not depicted on the 1926/39 Sanborn map. Present use: vacant buildings (*Unionville Republican*, October 12, 1955).

212 South 17th Street (T. S. Taylor Building) The Sanborn maps show this lot vacant in 1893 and this building present as of 1898. It then housed a second hand store. T. J. Taylor purchased the lot and announced plans to erect a two-story brick building (22x90) with full basement at the end of June 1897. Construction was making good progress by late September (*Republican*, June 30, September 22, 1897). By 1909 it served as the armory for Company B, 4th Regiment Missouri State Guard. The 1926 Sanborn map places a tin shop in the building. Present use: Country Time Café.

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200 South 17th Street (W. S. Banner Grocery, Salladay Building, Feldman Building) Sanborn maps show this lot vacant in 1893. This building is depicted on the 1898 map as a grocery and queensware store. When plans for this key corner building were announced, the newspaper reported that it "promises to be one of the finest and most substantial in the city." The stone foundation measured ten feet in height. "J. Montgomery quarried the 200 perch of native foundation stone on the Blackbird." W. L. Porter had the contract for the stonework and plumbing. The plasterwork totaled 2,000 square yards. The angled entrance was original to the plan. Grocer Banner was to have the storefront but the second story and basement were both to be finished for other tenants. The new building was included in the 1897 list of improvements, being valued at \$4,000. Banner changed partners even before his new building was finished. Brother J. C. Banner replaced Clarence Jones in early August 1897. A hand-annotated 1909 Sanborn map places a bank in this building. The 1926 Sanborn map depicts a barbershop here. In 1909 it housed a movie theater. In 1925 this was called the Dave Bramhall building. Lane's Grocery was replaced by one run by Charles Ruth and C. A. Steele. Bramhall put in a central heating plant for this and 212 S. 17th and transformed the upper floor into living quarters. Its tenants included a barbershop in 1926/39. A 1972 photograph of the building shows painted signage on the north side wall which reads "W.S. Banner Groceries—BOOTS & SHOES—CASH PAID FOR POULTRY & EGGS." Present use: Wireless Works (*Unionville Republican*, April 14, June 30, August 4, September 22, December 28, 1897; September 30, 1925; April 26, 1972).

West Side of Square (north to south S. 17th Street, Main Street to Grant Street):

122 South 17th Street (Marshall National Bank) This building is significant for its association with the county's first bank and because it is the oldest unaltered building on the square that was built for banking purposes. This was the town's most notable banking institution. The bank was founded in 1873 by Lucian W. Conger, of Illinois, and titled the Putnam County Bank. It was the first county bank and the first to erect its own building on the Unionville Square (post office site, non-extant). Always a private bank, Hugh D. Marshall took control in 1878 and named it Marshall's Bank and, in 1883, Marshall's National Bank. Marshall served as bank president for 34 years, departing that post in 1912. Sons Finis and Neal Marshall served successively as cashiers of the bank. Finis Marshall later became the president of Phoenix National Bank of New York. Neal Marshall was credited with winning his bank "an impregnable place in the community and among the banking institutions of the state." By 1909 the bank was "considered among the very strongest and most conservative financial institutions in the state...[even] ultra-conservative because of the proportionate amount of cash it kept on hand..." The bank closed during the Depression but it was a voluntary closing of a private bank. Depositors suffered no loss and Farmers Bank purchased the mortgages. It remained at the 17th Street location through that time. The Marshall family had a Chicago connection and was much involved with the Missouri Pavilion of the Chicago Columbian Exposition. Two metal urns which ornamented the pavilion's entry way were later displayed at the bank.

Conger's bank first occupied an 1873 brick building located on the east end of the south side of the square (see Figure 60). Marshall built this building in 1882-83. Prominently located on a corner location, it is notable for its Italianate style architecture. The building was extended back to the alley between 1898 and 1909. This was the sole surviving brick on this end of the block following the 1892 fire. The Sanborn maps show the bank present 1893-98. The rear addition was present by 1909 by which time the telegraph exchange was upstairs and a harness shop was in the back of the plan. The rear portion of the building housed an extension to the Brasfield Mercantile Company (also see comments, 116 South 16th Street). As of 1898 a one-story frame storage shed covered the alleyway behind the Brasfield building to the north and wrapped around behind that building and behind the bank building. There was also a rear stairway entrance on the bank building. By 1926/39 the bank and phone exchange were still present. The post office was briefly here between 1926 and 1931, its last storefront location before the new post office was finished. Present use: Samuel Frank Attorney/State Farm Insurance (since at least 1983) (*Unionville Republican*, December 15, 1909).

116 South 17th Street (H. R. Brasfield & Company, Comstock & Brasfield Mercantile Company) This building was associated 1893-1980+ with the significant firm H. R. Brasfield & Company/Comstock & Brasfield Mercantile Company. This building replaced one lost in the fire of October 4, 1892. In 1883 the Marshall brothers, builders of the bank building immediately south of this property, built a double storefront, 80 feet in depth, for the Brasfield company and that building was

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destroyed in the 1892 fire. Owner H. R. Brasfield promised to rebuild just a day after the fire "just as soon as they can get things straightened up." The planning and construction of this building was coordinated with that of A. M. Swett immediately north. Brasfield and Swett journeyed together to Quincy, Illinois, to select and purchase pressed brick for their storefronts on October 26, 1892. Brick mason N. J. Haynes of Farmington, Iowa, was doing the work on all of the replacement buildings in the burned district as of November 23, 1892. All of the new buildings were enclosed by the end of December. H. R. Brasfield & Company hardware store was at this site prior to 1905. It was founded in 1893 and started out on the southeast corner of the square. Zell Brasfield joined H. R. Brasfield in 1899. As of 1904 it was in this building (40x122) with a large warehouse and quarter-block lumberyard. By 1909 it was described as being "one of the oldest mercantile enterprises in the county." It incorporated in February 1905 as Comstock-Brasfield (father Jasper N. Comstock, sons Daniel W. Comstock, Jim Comstock Zell Brasfield (?-1906) and J. E. Steward). The Comstock brothers had operated a harness business previous to the merger on the north side of the square. The Comstock firm celebrated its 50th anniversary in the fall of 1955 (*Unionville Republican*, February 22, 1883; October 5, 26, November 23, 1892; November 23, 1904; October 12, 1955).

Sanborn maps show a furniture/hardware business present in 1893 with a tin shop in the back of the plan and there was a lumberyard to the west across the alley. By 1898 the same use was indicated with the same tin shop, but the lumberyard was gone. By 1909 the building housed a harness and hardware trade. The rear addition to the bank building to the south was open to this building (fireproofed with leaded walls) and a harness shop was next door to the south. Across the alley to the south was a large, iron-clad warehouse containing farm implements. The same arrangement existed as of 1926/39 but there are no data regarding tenant firms. The 1909 historical survey of businesses dates the building of the south storefront to c.1904. It states:

The two-story brick extension to the Marshall Bank building, now occupied on the lower floor by the Company's repair shop and on the upper story by the undertaking rooms, was built. Following this although they were occupying two floors, each of which was equal to 44x130 feet, a big warehouse 90x120 foot was constructed on the vacant lots in the rear. This was crowded with implements, wire and machinery branches of the business—and with all this space at their command, every yard of floor space, and the huge gallery through the middle of the main salesroom is occupied.

Heavy and shelf hardware, furniture and harness filled the lower floor of the warehouse, the gallery the "more cumbersome" furniture, and the second floor buggies and undertaking. A block south, the company operated its large lumberyard, managed by "genial draughtsman and salesman" Ober D. Hayward. The Brasfields were bought out in 1909, the firm becoming the Comstock Mercantile Company. The original business (1910) handled hardware, furniture, farm implements, harness, undertaking and lumber. The lumber and harness departments were dropped, and in about 1920 farm implements were discontinued as well. The undertaking work was moved to a separate site in November 1939. The business remained here as late as 1980; the Comstock funeral home had absorbed the undertaking business of the Wentworth Mercantile Company in 1918. The ground floor was gutted in a February 9, 1983 fire. The Comstock Company greatly reduced its lines, eliminating furniture for example. Prior to the fire, each female high school graduate received a small cedar hope chest from the firm. Present use: Putnam County Senior Center (*Unionville Republican*, December 15, 1909, July 2, 1980).

114 South 17th Street (A. M. Swett Leather Store) This building is associated with a significant local firm, A. M. Swett's Leather Goods. Swett's was on this site from 1883 until sometime after 1909. Swett came to the town as a journeyman in 1873 and worked for the McLain Brothers of Kirksville. Two years later he purchased the business. His first building on this same site (brick, 20x100, 35-foot long two-story front) was built in 1883 and burned October 4, 1892. This pressed brick storefront replaced the lost one four months later. Sanborn maps show a harness shop here in 1893-1909. The rear addition was already extant by 1893. By the time of the 1892 fire, Swett's firm was already the second oldest in Unionville. By 1904 his was the oldest firm, Swett having been 31 years in the trade. Swett and H. R. Brasfield, who owned the building to the south, journeyed to Quincy, Illinois on October 26, 1892, to buy pressed brick for their matched new façades. Brick mason N. J. Haynes of Farmington, Iowa, was doing the work on all of the replacement buildings in the burned district as of November 23, 1892. All of the new buildings were enclosed by the end of December. Present use: Russ' Saloon (*Unionville Republican*, October 5, 19, 23, 26, 1892; February 1, 1893; November 23, 1904).

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112 South 17th Street (unidentified drugstore) This building is associated with the Unionville Granite Works, a significant local business firm that has been located here for at least 75 years. Occupying this building since c.1926, the granite works serves a regional market that now includes southern Iowa. As late as the 1970s it dominated the area as far distant as Hannibal and Lewistown. There has been a monument works on the square as early as 1879 when J. J. McCann (Bloomfield, Iowa) arrived to establish a "first-class marble works" on the south side of the square. First called the Unionville Marble Works, it was retitled "Unionville Marble and Granite Works" in 1909. W. H. Ruth owned it as of 1890. John Fugate purchased the firm in June 1892. By 1909 Henry Callison was manager and the firm was housed on the present post office corner until 1916-17, when it moved to West Main Street. By 1880 there were two monument firms in Unionville, this one and Bennett's & Crocket's. The latter firm was located on "Pill Row" where it was burned out twice, in 1883 and 1884 and bought out by this firm in 1917. That year Unionville Marble Works built a 20x100 stucco building in 1917 on its new West Main site. The firm moved to this address c.1926. Callison & Crumpacker, then A. R. Gibson and a Mr. Pickenbrock operated it until 1922. A. R. Gibson owned it until 1954. Dr. L. W. McDonald and Louis E. Daily Jr. bought it from Gibson, and McDonald was the sole owner as of 1964.

Grocer D. N. Woods built a double storefront on this property in 1883 and it is possible that he built this replacement, another double storefront, after the October 4, 1892 fire. This building was designed and constructed to match the two buildings to the south, which were rebuilt at the same time. Brick mason N. J. Haynes of Farmington, Iowa, was doing the work on all of the replacement buildings in the burned district as of November 23, 1892. All of the new buildings were enclosed by the end of December 1892. Sanborn maps show a drug store here as of 1893-1909 (a c.1915 photograph shows J. Yates' Drugstore here with a fixed front canopy) and the stone cutting business here as of 1926/39. The frame tramway crossed the alley to a stone cutting building (non-extant) and there was a tile auto garage along the north side of the tramway. Present use: Unionville Granite Works (*Unionville Republican*, April 17, 27, July 10, 1879; July 16, 1890; November 23, 1892; July 26, 1916; February 27, 1917; July 2, 1980).

110 South 17th Street (clothing store) D. N. Woods built a double storefront on this property in 1883 and it is possible that he built this replacement, another double storefront, after the 1892 fire. This building was the northernmost of a series of identical storefronts built following the fire of October 4, 1892. Brick mason N. J. Haynes built the entire structure. Sanborn maps locate a clothing store here as of 1893-1909 and a c.1915 photograph locates Davidson Brothers Clothing Store here. Ed Davidson was partnering with Clarence Walker in a clothing firm as of 1909. A restaurant was here as of 1926/39. A 1940 photo depicts Lena Yount's women's wear at this location. Present use: Designs Unlimited/Creative Expressions (*Unionville Republican*, December 15, 1909).

108 South 17th Street (Bixler Block) Earlier small frame buildings housed a barbershop and a drug store through 1898, a boots and shoes store in 1909 and storefront and second floor dance hall (entire building) as of 1926/39 (Sanborn maps). A 1940 photo depicts a firm named Brody's at this location. The Henry Bixler Estate owned of all of the surviving frame storerooms on the west side of the square, which burned in 1892 and again in April 1911. The land was as a result unavailable for substantial redevelopment. The estate itself finally built this building in 1911. Plans had already been announced to construct a "modern two-story" building to replace them. The owners of the destroyed buildings had been notified to vacate or move their buildings off the property when the fire struck. Bixler Hall was on the second floor and was the meeting place of the Chamber of Commerce. That body met there January 26, 1921 to organize a municipal light and power plant. Present use: Warner Health Mart (*Unionville Republican*, April 11, 1991; January 26, 1921).

106 South 17th Street (Bixler Block) The Henry Bixler Estate owned of all of the surviving frame storerooms on the west side of the square which burned in 1892 and again in April 1911. The land was as a result unavailable for substantial redevelopment. The estate itself finally built this building in 1911. Earlier larger frame buildings housed a meat store on this site through 1909. A 1940 photo places a furniture store here. Present use: Dance Studio.

104 South 17th Street (Bixler Block) The Henry Bixler Estate owned of all of the surviving frame storerooms on the west side of the square which burned in 1892 and again in April 1911. The land was as a result unavailable for substantial

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redevelopment. The estate itself finally built this building in 1911. Earlier larger frame buildings housed a restaurant on this site through 1909. A 1940 photograph shows Lathrop Brothers Drug Store at this site. Present use: Scoreboard.

102 South 17th Street (Turner & Company) This building was associated with the significant local business firm of Turner & Company from 1898 until post-1909. The Turner Company was established next door to the north by late 1873 and expanded into this matching addition in 1898. Small frame storefronts filled this site in 1893. By 1940, Underwood Mercantile Company was at this location. This was an expansion of the Turner store, apparently built in 1898 at which time the end-of-year progress report noted a \$4,500 brick block built by Mrs. S. E. Turner. The building first appears on the 1898 Sanborn map when its tenant was a general store, the addition being drawn from plans. A clothing store was still there as of 1909. Present use: Pratt Dental Office (*Unionville Republican*, December 28, 1898).

100 South 17th Street (Turner & Company) This building was associated with the significant local business firm of Turner & Company from 1873 until post-1909. This building was built beginning in the spring of 1873, a two-story plan with a second story hall. By mid-July the new building was "looming up" and by September 4 the roof was on and the building largely finished. Turner's firm was in its new home by November 6, 1873, then described as "among the neatest dry goods stores" in Unionville. In 1877 Turner pledged to match competing prices in distant Burlington, Iowa. The firm had previously occupied a frame building on the same site. The Jackson Mercantile Company (reorganized 1904 under this name) was established by James Turner (who died in 1892), who was succeeded by Samuel H. Jackson (1857-?), H. C. Steer and C. A. Robinson. Jackson owned the greater share and ran the firm. By 1885 Turner had given the building a new storefront and exterior stairs on the north side were replaced with internal winding stairs set at the west end. By 1892 the Turner store was described as measuring 30x120, being divided into two departments. The eastern section displayed dry goods, dress goods, piece goods and notions. The west half contained groceries. Between the two sections, an elevated office handled all sales from the counters using the Barr cash carrier system. The January 1904 reorganization brought J. F. Underwood, Alice Coons, and Shearer, C. B. Brasfield into the firm as stockholders, along with H. C. Steer. As late as 1909 the firm "occupied the whole of the first floor of the Turner block—120x50 feet and two-thirds of the second floor. It was in truth six good-sized stores combined—dry goods, clothing, shoes and groceries, on the lower floor, notions and carpets, curtains, etc. on the second floor." This account indicates that the double front pre-dated 1909. Sanborn maps place a general merchandise store here in 1893 and a general store as of 1898-09 and a clothing store in the rear storefront as of the latter date. Present use: Midwest Gym (*Unionville Republican*, April 24, July 24, September 4, November 6, 1873; March 26, 1885; October 23, 1892; December 15, 1909; *An Illustrated Historical Atlas of Putnam County... 1877*, p. 13).

West Side of Square (north to south North 17th Street, north of Main):

109 N. 17th Street (McKinley Building) The two-story rear addition dates to 1893 (although it appears as an iron-clad building), and by 1898 it had its present porch when attorney John C. McKinley (?-1927) built them for his use. McKinley was Unionville's highest-ranking elected official, rising to serve as Missouri's lieutenant governor from 1904-08. He had a Unionville law office as of 1886, was county prosecuting attorney for four years and suffered numerous electoral defeats (state senate 1894, U.S. senate 1908 and 1910, and governor 1912) but did win a state senate seat in 1902 and served in the state constitutional convention. He later was Unionville's mayor and was county food administrator during World War I. J. U. Brown operated his insurance agency out of the McKinley block as of 1904. Present use: vacant building (*Unionville Republican*, December 25, 1895; November 23, 1904; July 2, 1980).

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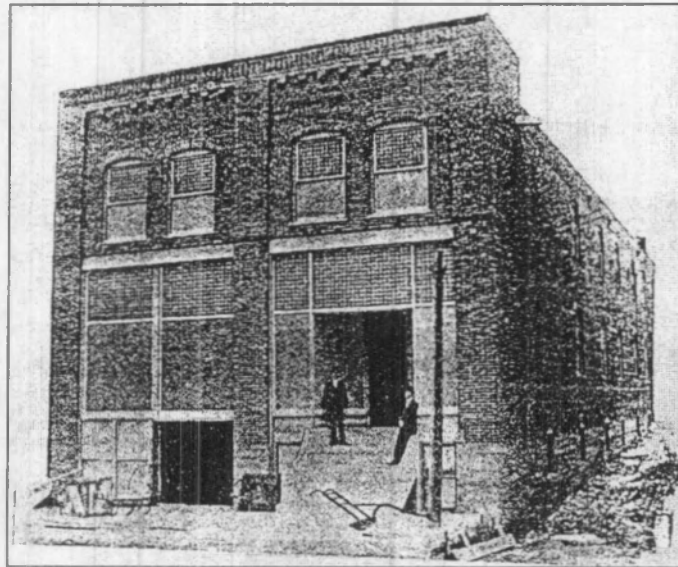


Figure 41: Wentworth Mercantile, 1908, view northeast
Note basement entrances and main floor stairway.

116 North 17th Street (Wentworth Mercantile Co., 1908; carriage warehouse) This building is significant for its association with the Wentworth Mercantile Company, a very successful Unionville business firm. In 1909 the Wentworth Mercantile Company was described as "one of the most brilliant successes in a mercantile way" in Unionville. George C. Miller and Orris F. Wentworth formed Miller & Wentworth in January 1898 in the Thomas Block (non-extant, north side of square), then bought out and occupied Roth Hardware (non-extant, lumberyard location). The firm grew and incorporated in 1905 as Miller & Wentworth Mercantile Company. It was retitled Wentworth Mercantile Company in July 1909. In 1908 this building was built, and upon completion it was described as "perhaps the largest building in the state used for a carriage and machinery repository." The basement housed a wareroom, the first floor served as a machinery salesroom and the upper floor was the carriage repository. The 1909 retail survey added, "It is one of the most substantial buildings in the city—the heaviest in massiveness of construction and thickness of walls, and is certainly a splendid reminder of the enterprise that conceived and constructed it." The space allocated to furniture and hardware totaled 13,000 square feet, while for implements, vehicles and harness, 15,000 square feet was provided. The firm's lumber yard, all under cover, occupied an 80x120 feet 3-4 story building with balconies and employed a staff of ten, including eight salesmen. Present use: Masonic Temple (*Unionville Republican*, October 2, 1980).

The rear addition predates the main building and was extant prior to 1893. It was likely built by hardware merchant George Roth, who had his storefront at 1606-08 Main across the alley to the south. Miller & Wentworth bought out Roth and connected the warehouse using an overpass across the alley (present by 1898). Sanborn maps show this building successively housing a buggy warehouse (1893), agricultural implements (1898), hardware warehouse (1909) and a storeroom (1926/39).

Historical Photo Gallery:

These historical images document the general development of the downtown and square. A number of lost buildings, which stood on or near the square, are also presented. The photographs are arranged chronologically in the same clockwise walking order around the square.

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Figure 42: Unionville town square without a courthouse, 1908
Panoramic view, view southwest, November 16, 1908, photo by M. E. Dye (Library of Congress)



Figure 43: Panoramic view, view northwest, November 16, 1908, photo by M. E. Dye (Library of Congress)

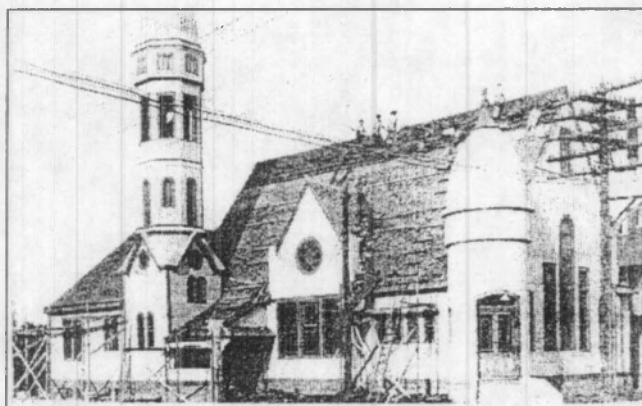


Figure 44: Christian Church, west Main Street, C. A. Dunham, architect (Burlington, Iowa)

At the turn of the century, Unionville was replete with domes and turrets, these two on the Christian Church being the most interesting and unusual. This church, on the north side of Main, served as the western gateway onto the square and the business district. Two other churches were just west of it and others were east of the square. The Methodist Church, west of the Christian Church, also had an unusual square tower. The Townsend building (1622 Main Street) and the Monroe Drug Company (1700 Main Street), both a block east of the church, presented a round turret and pyramidal roofed square elevator, respectively.

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Figure 45: West Main, northwest corner of the square, view northeast, 1898

Note the richly ornamented cornice/parapet fronts on all of the Main Street buildings. Decorative pediments or balustrades project, along with Townsend's turret, above the cornice line. Three pressed metal fronts are visible. Note the lower and plainer profiles of earlier 1702 and 1700 Main Street facades.

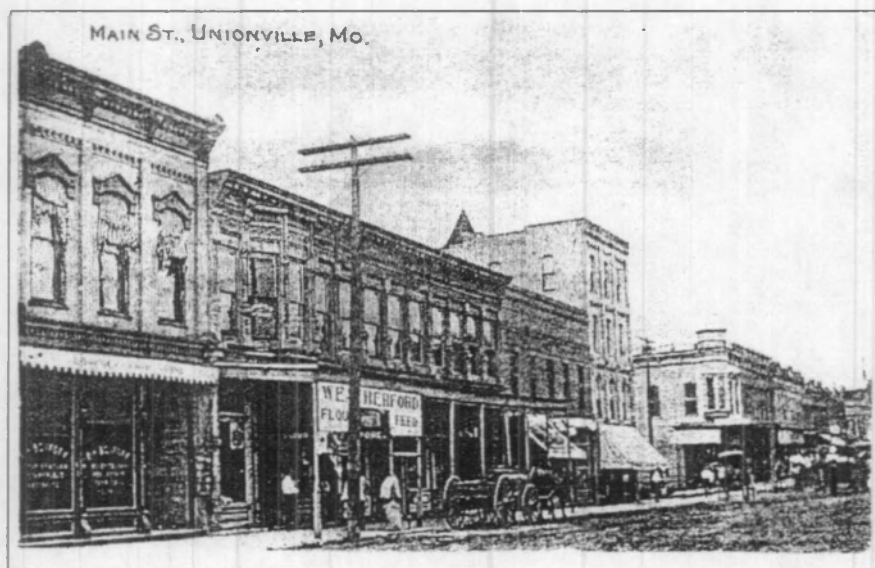


Figure 46: West Main, northwest corner of the square, view northeast, c. 1900

Within just a few years there was a marked loss of pediments on the Main Street metal fronts west of 17th Street. The Monroe Drug building (1700 Main Street) has been doubled and 1702 Main Street has added a plain brick parapet front so that its enlarged neighbor would not dwarf it.

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Figure 47: North side of square, view northeast, c.1900

This is a closer and more detailed view of the largely lost north side of the square and the decorative cornice lines. Note also the fixed sidewalk canopies on most of the fronts.



Figure 48: North side of square, view to the northwest, c.1900

The nearest building was the Hart-Wentworth block (1872) and the first Roth block (1872), followed by the second Roth double front (1882). The pressed metal storefront on the latter building matched those on the Farmer's store to the east and those west of 17th Street.

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Figure 49: Main Street west from east of 16th Street, view to the northwest c.1918

This is the post-electrification view of Main Street west, taken from just east of the Hay's Opera house and the Farmer's Store at right.



Figure 50: Parade on Main Street, c.1900, view northwest
Note the cadence of turrets.

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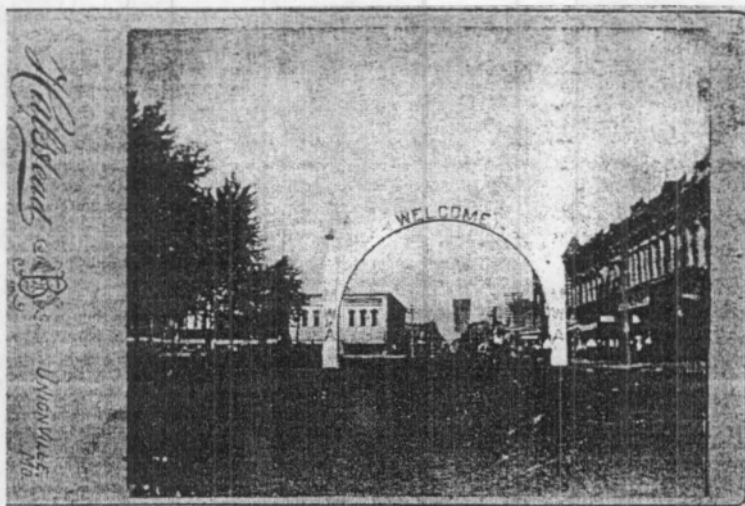


Figure 51: Welcome arch and flag, c.1918, Main Street, view west
Turner store in left background, square with trees to the left

The year 1915 brought a new implement dealership, a new laundry, the new Crystal movie theater and a new school building. Dirt streets were retained until 1926 when paving was finally laid down (*Unionville Republican*, December 29, 1892).



Figure 52: North side of square, 1940, view northeast from the courthouse

The Staples Hotel is in the background and the warehouse extension of the Wentworth Mercantile Company (116 North 17th Street) is just visible at left background. Note the pressed metal front of the Roth block (1606-08 Main Street). The single story triple storefront at the left was built in 1929. None of the Main Street buildings visible are extant.

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Figure 53: Staple's Hotel, view to the southwest, towards the square, c.1915

The Roth/Little House/Staples Hotel replaced the burned Empire House, lost in 1883. This hotel was north of the square, at North 16th and Washington streets (southwest corner). The building fronted northeast towards the railroad, although the depot was well to the west of the square. Note how the ground falls away to the north.

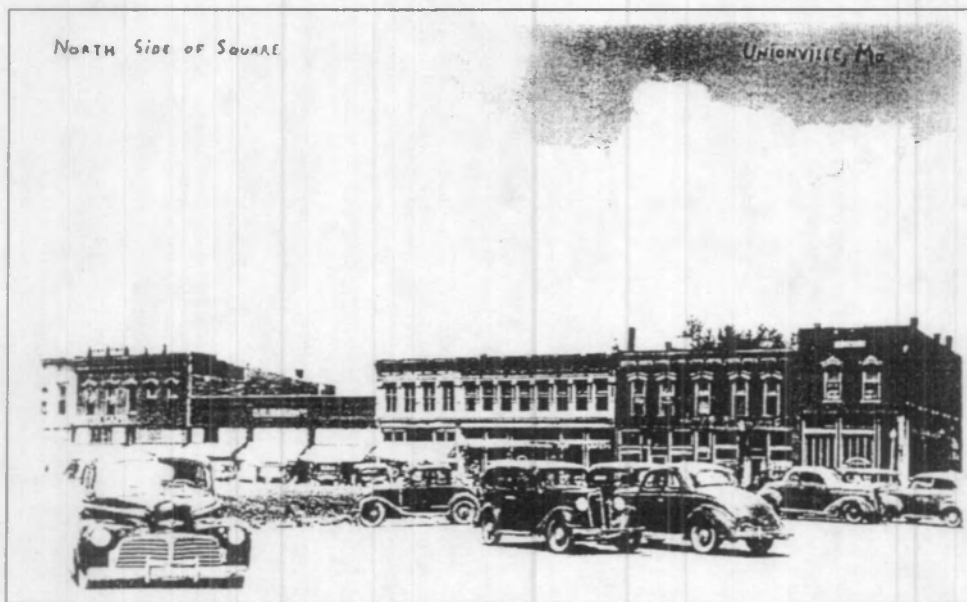


Figure 54: North side of square, view north, 1940,

These buildings, save for the two on the far left, are all non-extant, the eastern four buildings were recently demolished to make way for a new bank save for the westernmost two buildings. The single-story building collapsed last year.

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Figure 55: North side of square and northeast corner, view northeast (photo by Jim Jacobsen, December 2001)
(These buildings are excluded from the historic district)



Figure 56: Northeast corner, 16th and Main streets. These buildings burned in 1928

The Farmer's Store had a pressed metal storefront that matched those of 1606-08 Main Street, and 1706 and 1710 Main Street. George Roth's opera house at the right was designed by Ottumwa (Iowa) architect Edward Clark. These buildings held the courthouse offices from 1890 until 1925 when there was no courthouse building. The Farmer's Store survived until c.1990 with a completely modernized front. It housed a bank, burned at that time, and has been replaced with a modern bank building.

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Figure 57: East Side, view to the southeast, c. 1910

On the east side of the square was a mix of brick and frame storefronts and fixed canopies, porches and awnings covered almost the entire sidewalk. The Co-op building, southeast corner of the square, is not yet built.



Figure 58: East side of square, view southeast, c.1918

This is a broader version of the same street front, adding the newly built co-op/auto garage building on the southeast corner. Note the direction sign in the street, which separates traffic lanes.

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Figure 59: East side, view to the northeast, 1940

The east side of the square, with its stucco front frame buildings was ready fodder for the May 1951 fire. The Baptist Church is in the center background.



Figure 60: Former bank, view southeast, c.1910

This vernacular Italianate design dates to 1872. It first held the Putnam County Bank, later Marshall's Bank. This building was demolished in 1922 and was replaced by a filling station. The Post Office now occupies this site.

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Figure 61: South side, view southwest, December 18, 1930 (Post Office archives)

This view depicts the rise in elevation on the south side of the square. The two storefronts on the left-hand side are non-extant, demolished for the post office building.



Figure 62: South side, view southwest, 1940

This 1940 view of the south side of the square shows the proximity of the south edge of town to the downtown.

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Unionville Square Historic District
Putnam County, Missouri



Figure 63: Same as previous, view to the southeast, 1940

This is the same array of buildings, now including the post office and the rebuilt Co-op building at far left.

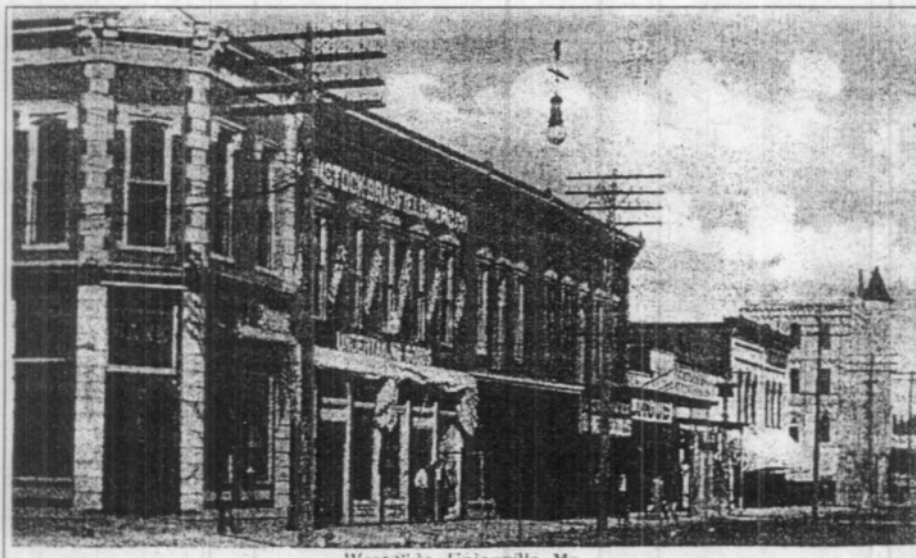


Figure 64: West side of square, view northwest, c. 1900

This photo of the west side of the square shows the post-1892 fire replacement buildings as well as the frame ones which burned in 1911.

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Unionville Square Historic District
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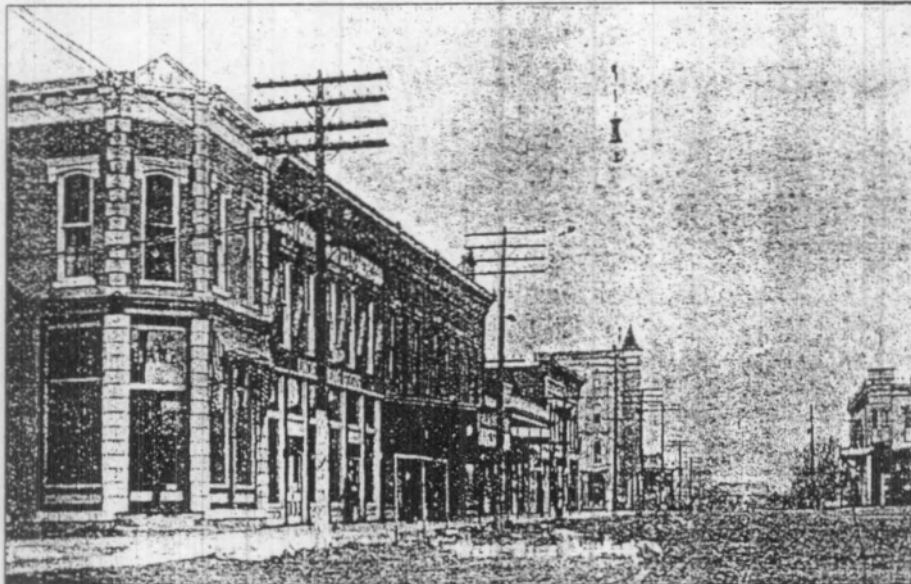


Figure 65: South 17th Street, view to north, c.1900

This broader view shows both corners on Main and 17th Streets with 1622 Main Street (Townsend Block) at the far right.

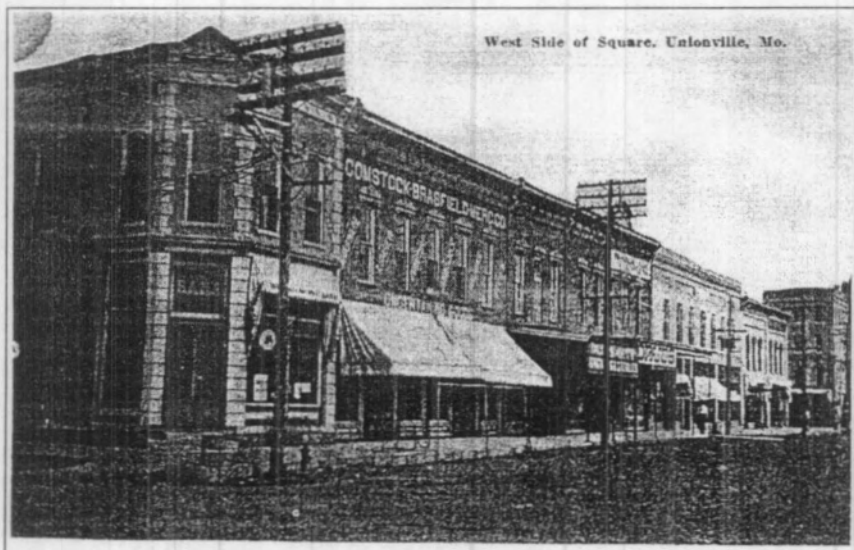


Figure 66: West side of square, view northwest, post-1911

This west side view documents the post-1911 Bixler Block.

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Figure 67: West side of square, view northwest, 1940

This elevated later view shows the Bixler Block and Turner storefronts, as well as the Red Top Club (left background), the Methodist Episcopal Church and the Christian Church (minus its turrets). The westward commercial extension along Main Street is visible between the two churches.



Figure 68: World War II servicemen billboard at courthouse, view southeast

This corner of the square has always been reserved for patriotic purposes. The veterans' monument is now located there.

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**Unionville Square Historic District
Putnam County, Missouri**

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Unionville Square Historic District
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10. Geographical Data:

UTM references: Because some corners of this small district could not be precisely drawn on the USGS map, and its size is less than 10 acres, a single UTM reference was calculated for the Putnam County Courthouse which stands roughly in the center of the Unionville Square Historic District.

Boundary Description:

The Unionville Square Historic District boundaries are as depicted on the site map on page 7.3. The district includes the half blocks (Lots 1, 4, 5, 6 of Block 6; Lots 2, 3, 6 and northern 1/3 Lot 7, Block 4; Lots 1, 4, 5, 8 of Block 8) which front the square on the west, east and south, corner lots on the southeast (Lots 5, 8 of Block 7), southwest (Lots 1, 4 of Block 9) and northwest (Lots 2, 3, 6 of Block 3) corners of the square, and two minor extensions as shown (eastern two-thirds of Lot 6, Block 6; southern 30 feet of Lots 5, 8 and fraction Lot 4, of Block 2).

Legal Boundaries:

Block 3, Lots 2, 3 and 6 (northwest corner)
Block 2, south 1/3 of Lots 4 (west 15 feet), 5 and 8, and all of Lots 6 and 7 (north of square)
Block 4, Lots 2, 3 and 6 (west of square)
Block 5, Public Square
Block 6, Lots 1, 4, 5, 6 (except west 54.7'), 8 (southeast corner)
Block 7, Lot 6 (east of square)
Block 8, Lots 1, 4, 5 and 8 (south of square)
Block 9, Lots 1, 4 (southwest corner)

Boundary Justification:

The boundaries encompass the intact core of the business district which developed around the Unionville courthouse and public square beginning in 1872, and including the 1925 Putnam County Courthouse. Included are all buildings which are older than 50 years of age and which retain sufficient integrity to be contributing properties within the district. All of the southern half of Block 3 is included save for a vacant lot (west end, Lot 7). All of the east half of Block 6 is included, excluding buildings to the west which postdate 1952 or which have lost their integrity. The exception is the inclusion of the marble works frame tramway and out buildings on the east end of Lot 6. These are historically associated with 114 South 17th Street. The northeast quarter of Block 9 is included because it contains all surviving and qualifying commercial properties found on that block. The entire north half of Block 8 is included for the same reason. Lot 8, Block 7 is also included for the same reason. The west half of Block 4 is included save for a new building on Lot 7. The commercial buildings on the east half of the block are either greatly altered or post-date 1952. No historic commercial properties survive on Block 1 and it is excluded. Only five historic properties survive on Block 2, all located in the southwest quadrant or the south portion of the northwest quadrant of that block.

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**Unionville Square Historic District
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Photographs

The following general information applies to all of the photographs included with this nomination:

Date of Photographs: July 2, December 20, 2001 (Photo #20 only, as well as images in text so labeled)
Photographer: Jim Jacobsen
Location of Negatives: Missouri Cultural Resources Inventory, Department of Natural Resources, Jefferson City, MO

<u>Photograph #</u>	<u>View</u>	<u>Description</u>
1. Putnam County Courthouse	SE	Square, double diagonal parking system
2. N. side Main west of 17 th	NE	Northeast corner of square
3. NW corner of square	NW	Monroe Drug, National Bank, Gilworth Furniture
4. NW corner of square	NW	Same as above, McKinley Building to right rear
5. N. side of square, 17 th , Main	NE	Townsend Building and north side
6. N. side of square, 17 th , Main	NW	Same as above
7. E. side of square	SE	1951 replacement fronts, museum in distant right
8. E. side of square	NE	Former theater (now library), 1951 fronts
9. E. side of square	NE	Excluded new building in foreground
10. Produce Building/Museum	SE	
11. Post Office	SW	
12. S. side of square	SW	Post Office at far left
13. S. side of square	SE	Post Office at far right
14. Southwest corner	NW	
15. West side of square	NW	
16. Unionville Monument Works	SW	Tramway and two sheds
17. West side of square	SW	
18. Turner Store, W. side	SW	Main Street to right
19. Wentworth Mercantile	SE	North of square
20. SW corner	SW	Southwest corner

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Putnam County, Missouri

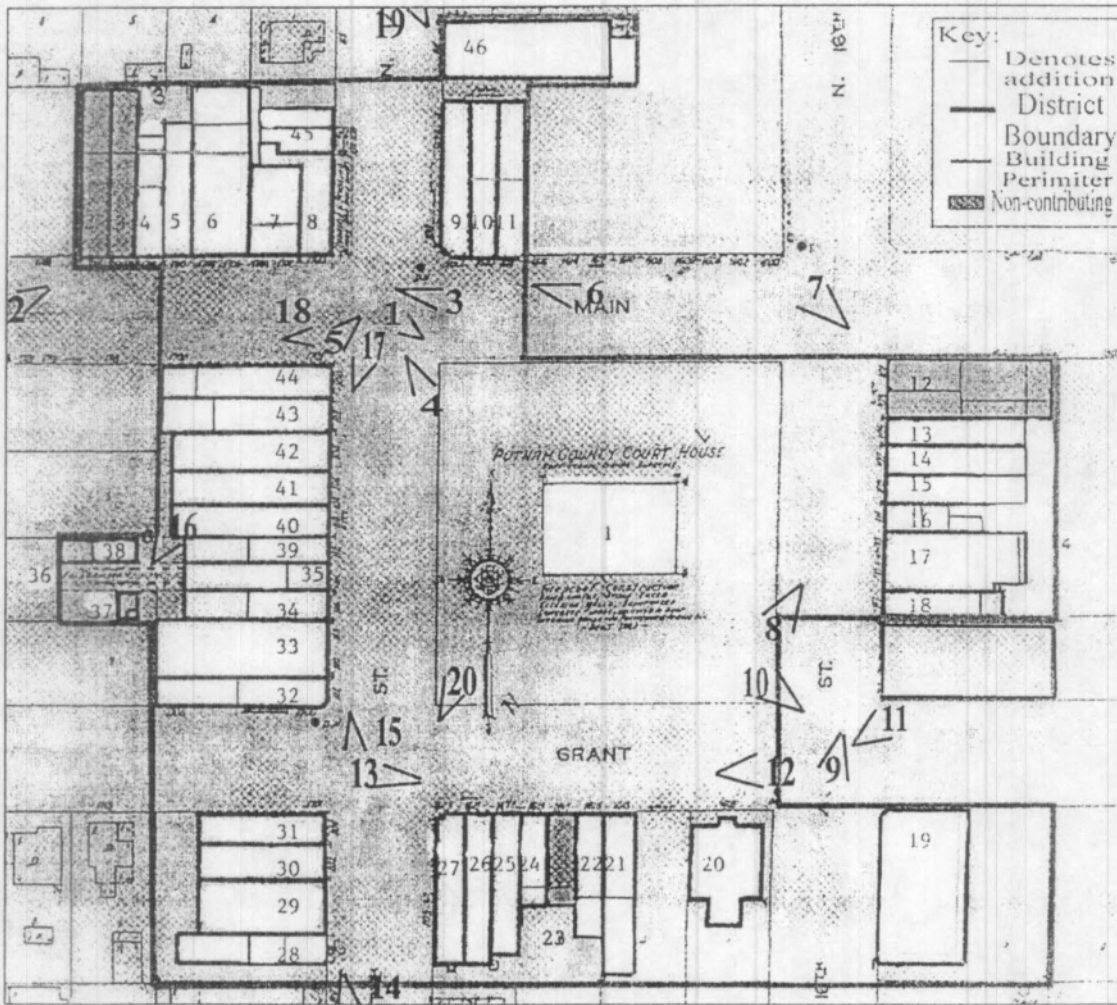


Figure 69: Photo Angle Map

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UNIONVILLE WEST QUADRANGLE
MISSOURI
7.5 MINUTE SERIES (TOPOGRAPHIC)

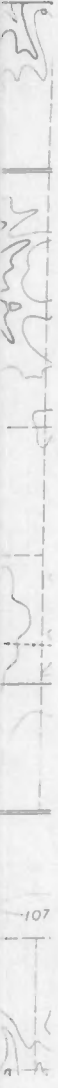
CENTERVILLE, IOWA 20 MI.
CINCINNATI, IOWA 11 MI.



Unionville
Square District
Historic District
Unionville,
Putnam County
Missouri

UTM REFERENCES
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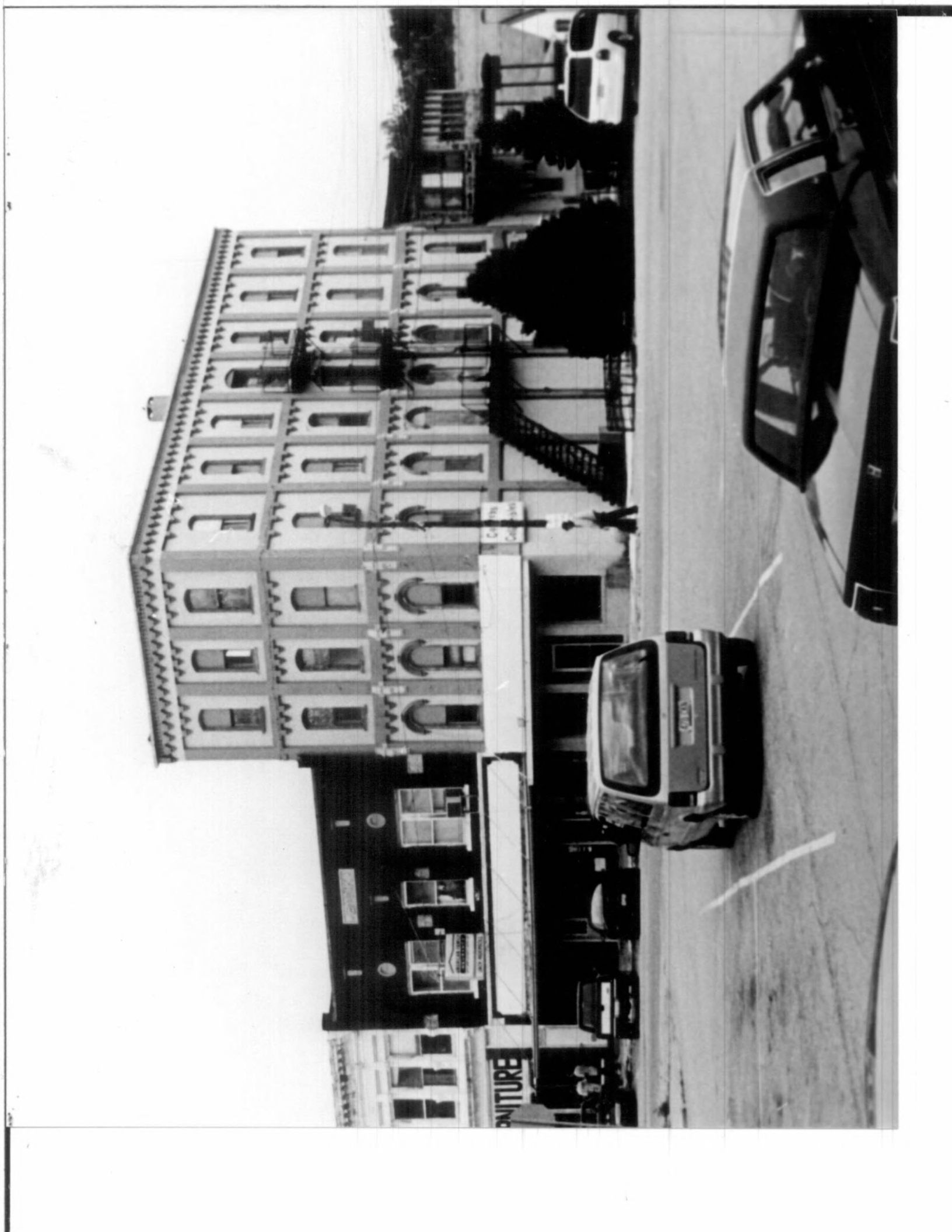


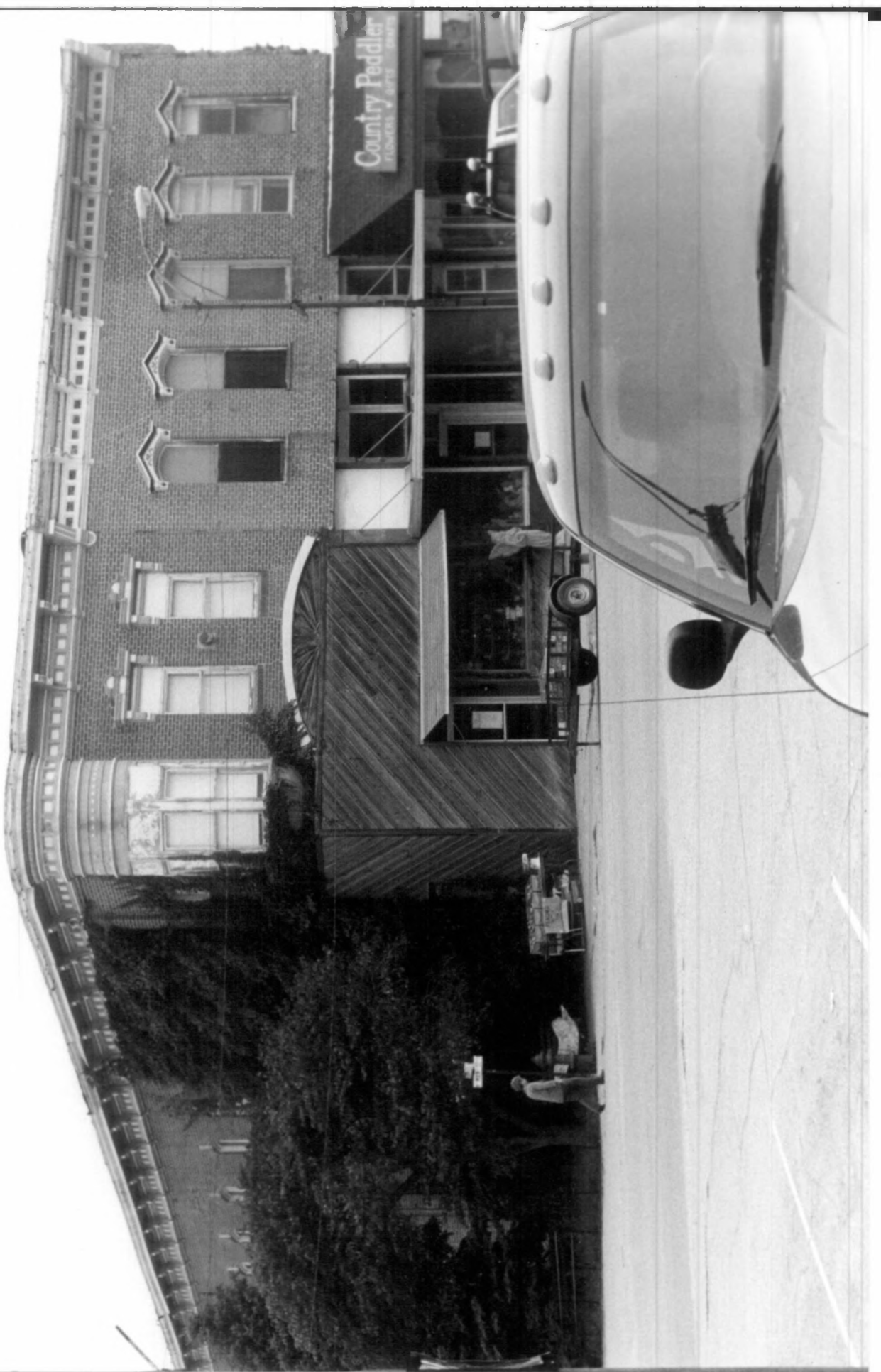
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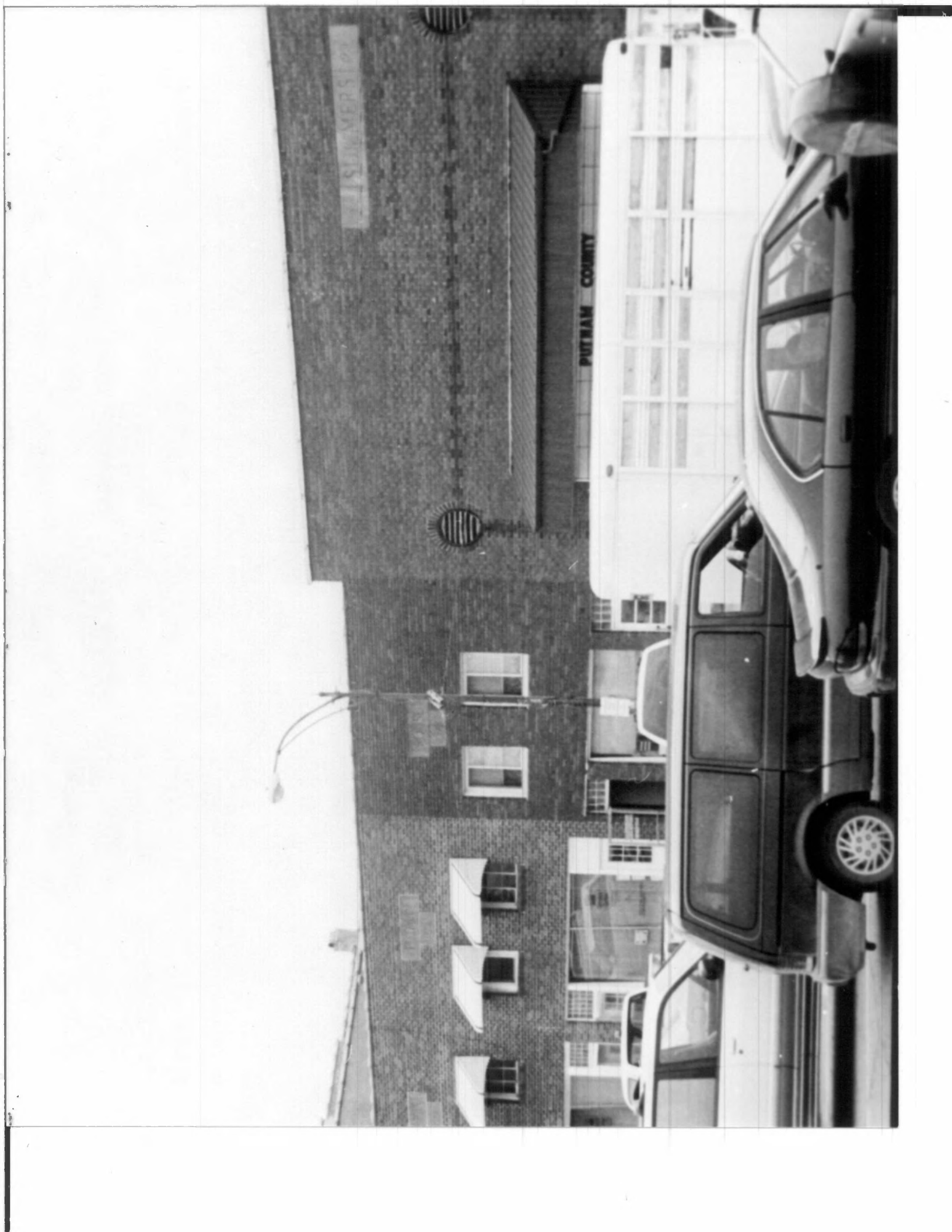






Country Peddler
FLOWERS & GIFTS & CRAFTS





SUMMER ST 107

PUTNAM COUNTY

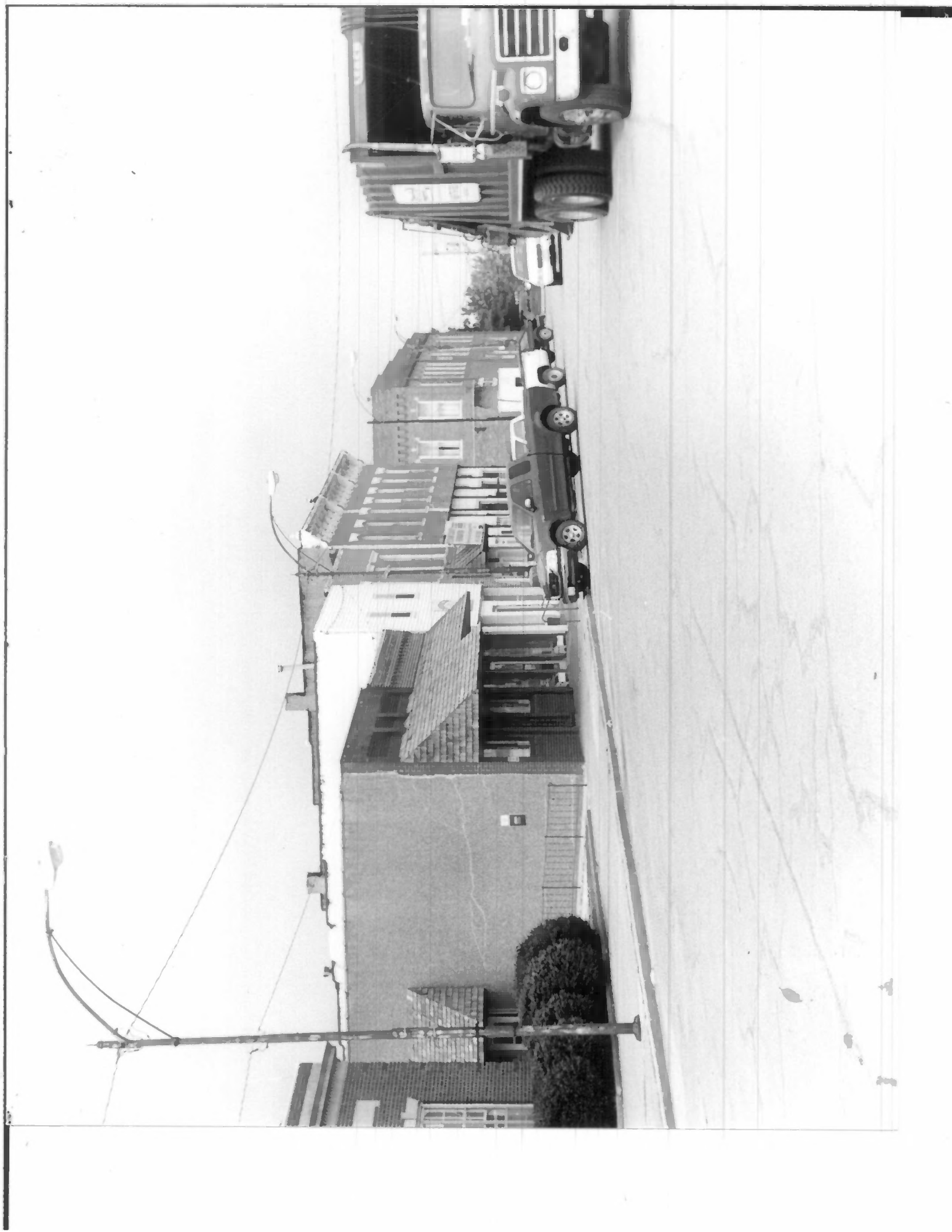
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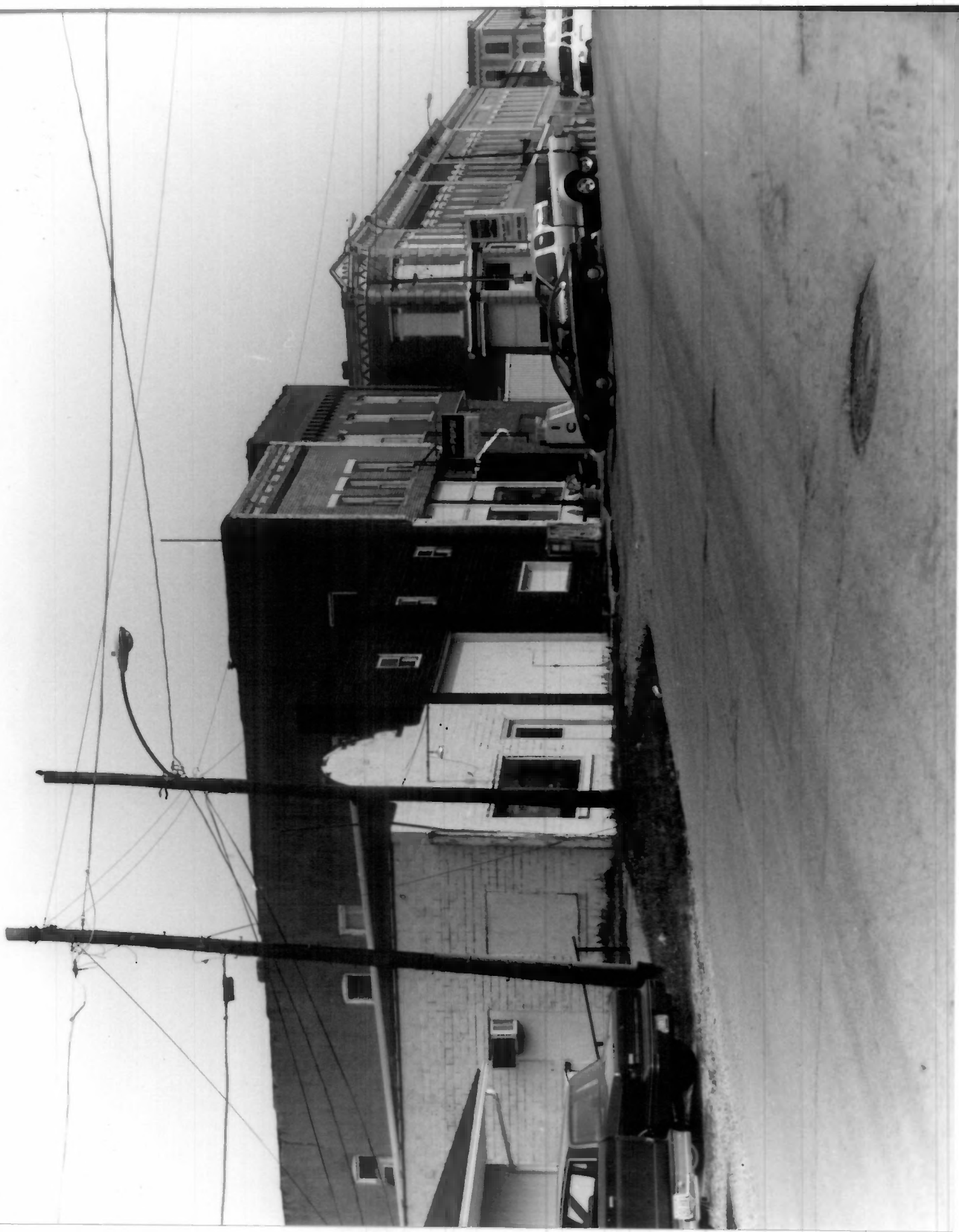
Putnam County Historical Society Museum

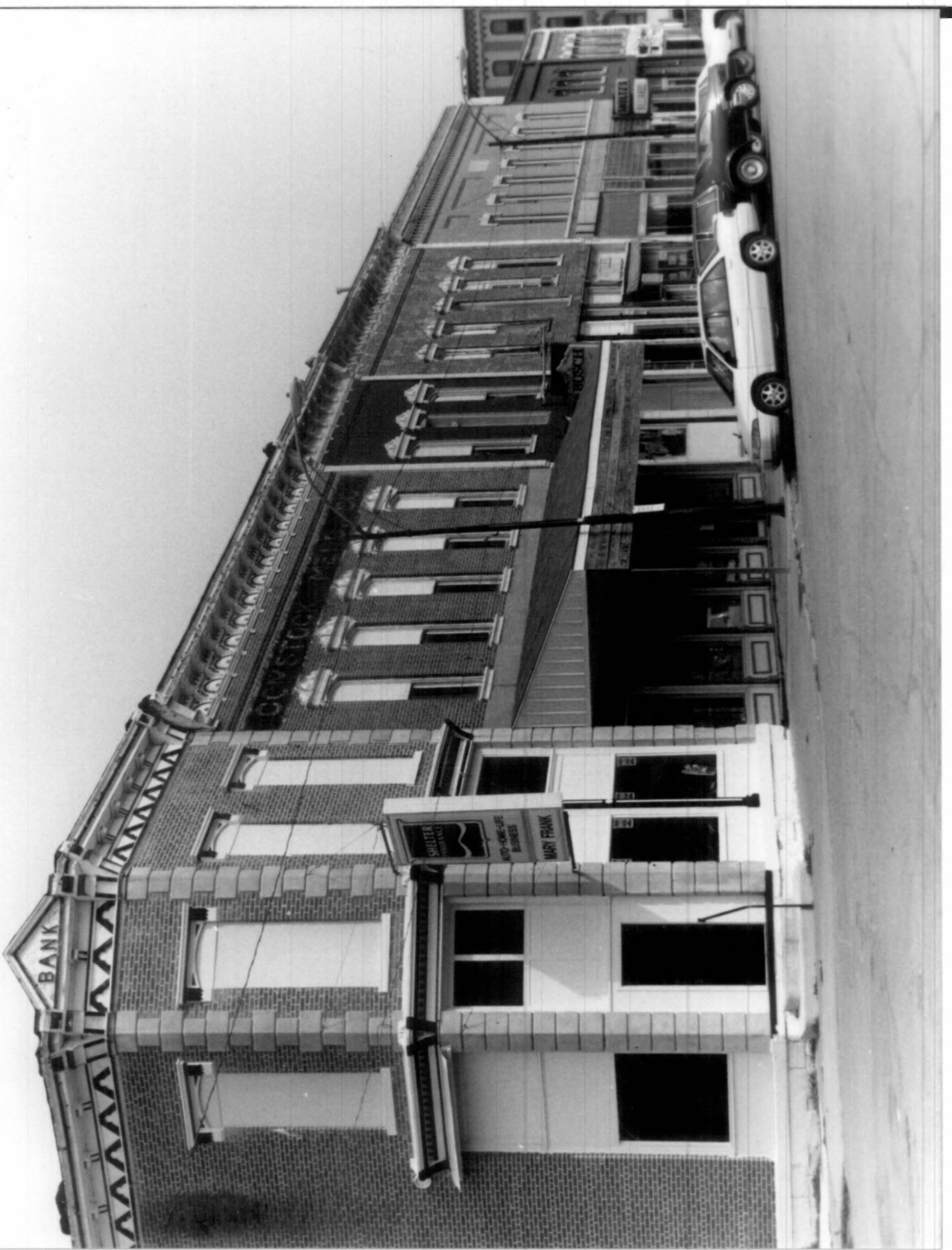




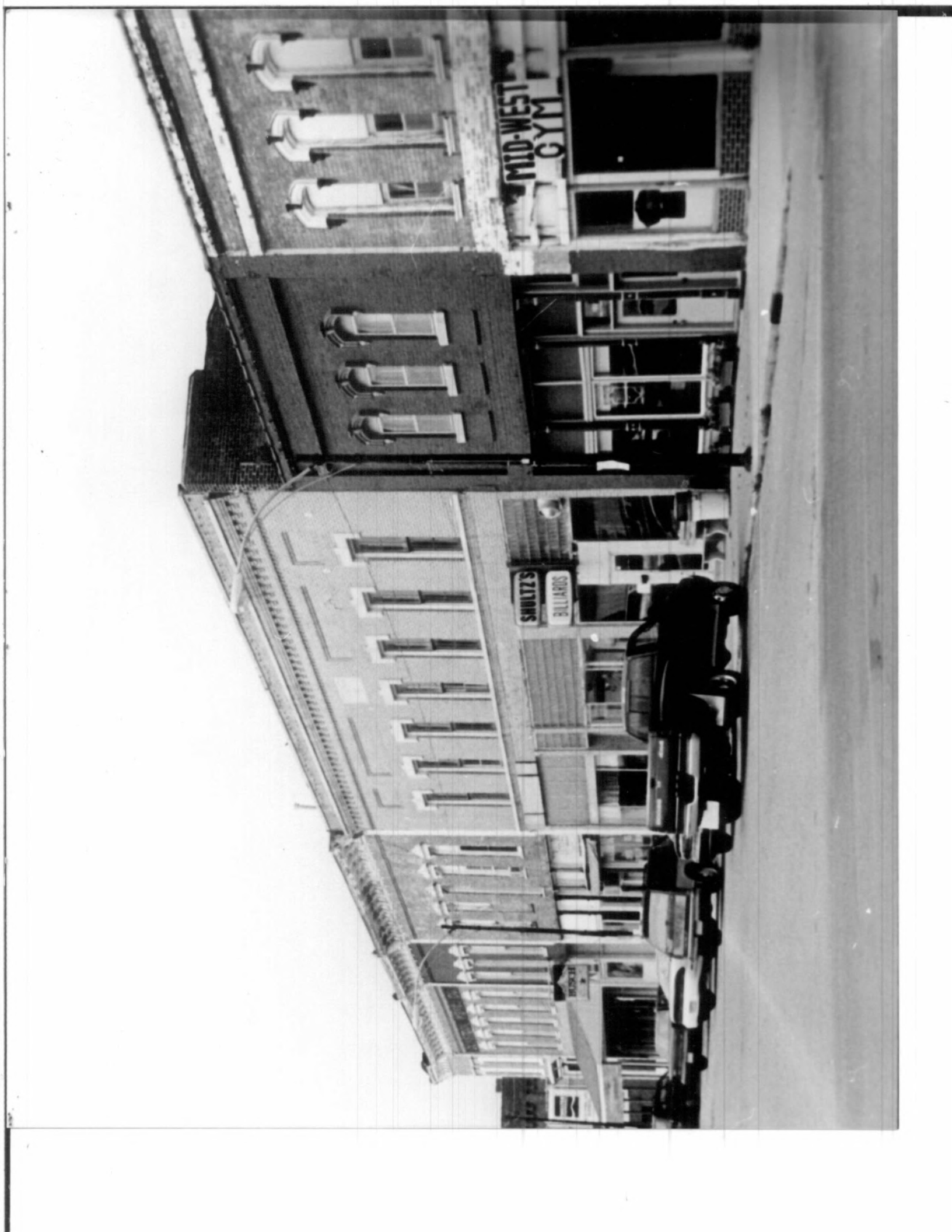
















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