

Final Report

Architectural and Historical Survey

Downtown West Plains, Missouri

Project No. 29-00-15328-519



W. J. Zorn Building

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The architectural and historical survey of Downtown West Plains, Missouri was done in the Summer, Fall and Winter of 2000. Historic preservation consultant, Becky L. Snider, Ph.D., was the contractor.

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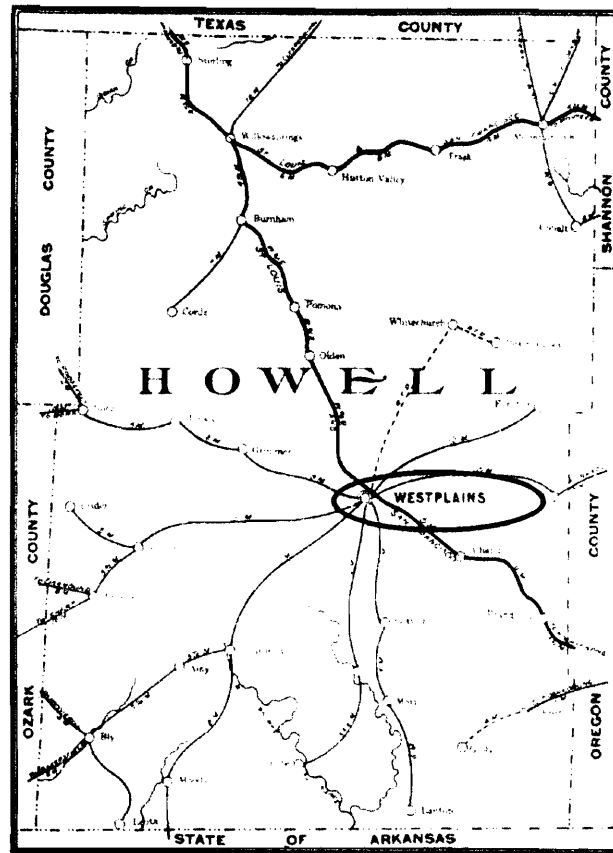
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Figure One. County Map, 1904.

The State of Missouri: An Autobiography by Walter Williams, 1904, p. 407.



CHAPTER ONE: INTRODUCTION AND METHODOLOGY

Introduction

West Plains, Missouri (population 10,205) is located in the center of Howell County in the “heart of the Ozarks.”¹ The town, which is the county seat of Howell County, is located approximately 20 miles north of the Arkansas border, and 100 miles southeast of Springfield, Missouri.

U. S. Highway 63, U. S. Highway 160, and State Highway 17 all converge at West Plains. Highway 63, which runs roughly north and south through Missouri, is located to the south and west of the commercial center. Highway 160 enters West Plains from the southwest, follows Highway 63 around the center of town and then continues on to the northeast. Highway 17 enters West Plains from the south, follows Highway 63 and Highway 160 around town, follows Highway 160 out of town, and then splits off and runs due north to Mountain View, Missouri.

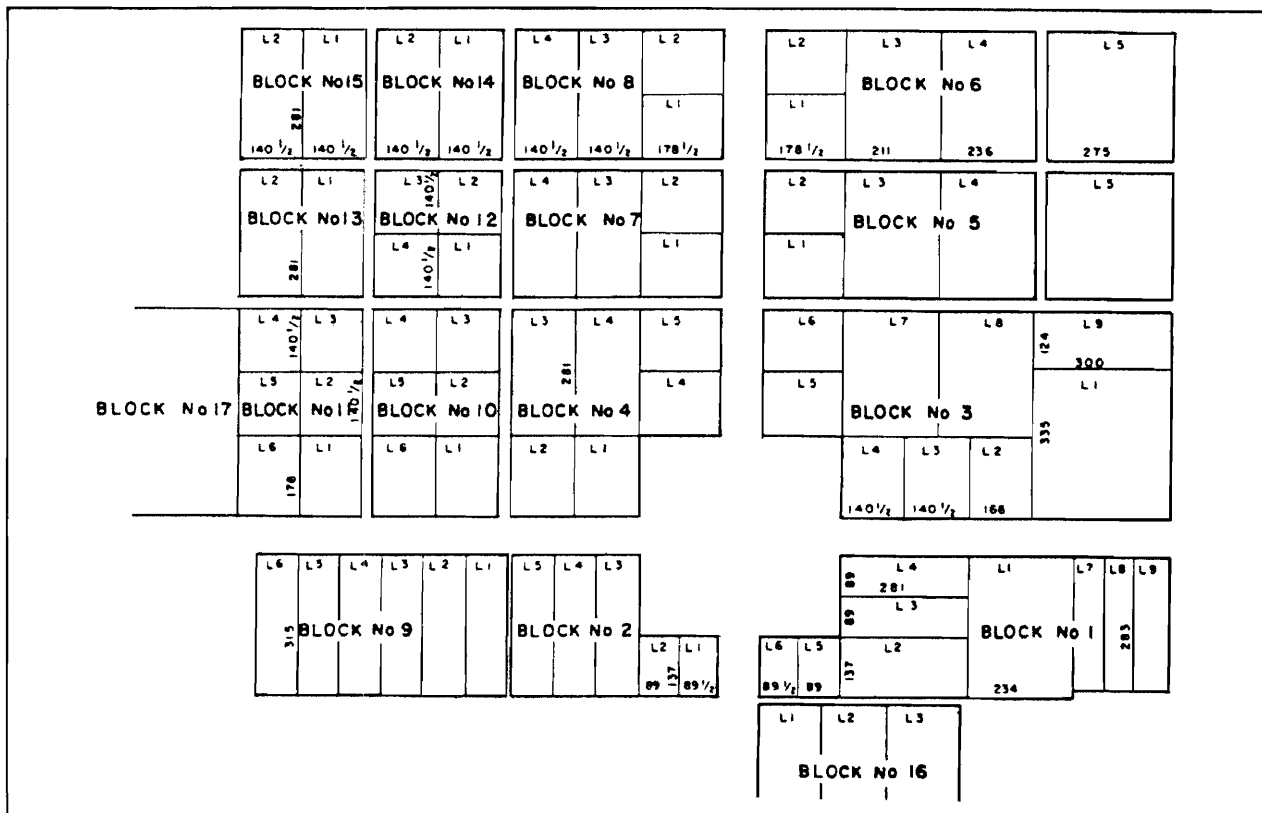
• ¹ The Greater West Plains Chamber of Commerce, Facts Guide: West Plains Chamber of Commerce, (West Plains: The Greater West Plains Chamber of Commerce, 1998), n.p.

The Burlington Northern Railroad also runs through town; the tracks are located to the north and east of the central business district.

West Plains' historic commercial center occupies a gently rolling stretch of ground directly south of the Burlington Railroad tracks. The commercial center is anchored by the Howell County Courthouse and radiates out to the north, west and east from the courthouse square. However, two corridors of newer commercial activity have also developed along Business 63, also known as Porter Wagoner Boulevard northwest of the commercial center and around Southern Hills Shopping Center on Preacher Roe Boulevard, southwest of downtown. The campus of Southwest Missouri University at West Plains is located due west of downtown; the Civic Center is located to the east; and residential areas extend in all directions around the historic commercial center.

Downtown West Plains is laid out on a North-South grid, and it is organized around the Courthouse Square. (See Figure Two) The town plan chosen for West Plains, the Lancaster Courthouse Square, is unusual in Missouri. According to Marian M. Ohman, the author of Missouri Counties, County Seats and Courthouse Squares, "Missouri had seven Lancaster plans....Missouri's plans come from Madison, Greene, Stoddard, Osage, Cedar, Ripley and Howell counties. Six of the seven are found in the southern one-third of the

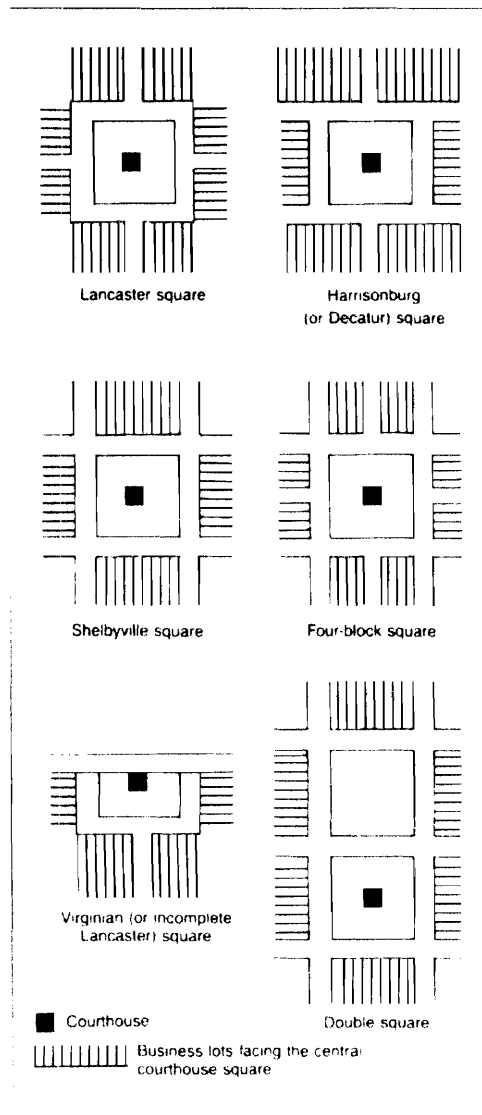
Figure Two. West Plains Original Town, platted 1858.
Twenty Towns by Marian M. Ohman, 1985, p. 150.



West Plains, 1858 [Copy drawn in 1985]

Figure Three. Types of central courthouse squares.

Missouri Counties, County Seats and Courthouse Squares by Marian M. Ohman, 1983, p. 29.



state.”² In her book, Twenty Towns, Ohman describes the features of the Lancaster plan, which is named after an eighteenth century model from Lancaster, Pennsylvania. She states “In this design only four streets open to the central square. They enter at the middle of the four blocks surrounding the central square rather than at the corners.”³ (See Figure Three.) In West Plains, the courthouse square itself is referred to as Court Square. The four streets that enter

² Marian Ohman, Missouri Counties, County Seats and Courthouse Squares, (Columbia, MO: University of Missouri Extension Division, 1983), p. 29.

³ Marian Ohman, Twenty Towns (Columbia, MO: University of Missouri Extension Division, 1983, p. 150.

onto the square are Washington Avenue from the north, West Main Street from the west, Aid Avenue (also known as South Main) from the south, and East Main Street from the east.

The greatest concentration of commercial buildings in downtown West Plains is the on the courthouse square and to the north along Washington Avenue between the square and Broadway. As a result, the survey primarily focused on this central commercial corridor. However, in an effort to include the bulk of historic commercial buildings in West Plains in the survey, the boundaries of the survey area extend approximately four blocks north of the courthouse square to Broadway Street, three blocks west of the square to Lincoln Street, two blocks south of the square to Grove Street, and three blocks east of the square to Curry Street. The majority of the original town of West Plains is included in the survey area. The boundaries of the survey area also correspond to the boundaries of the West Plains central business district, which was established in 1998, and to the boundaries of the "downtown district," which were recommended by Brenda Spencer, a preservation architect hired by the City of West Plains to work on downtown revitalization and design guidelines.

The initial proposal for the survey set a goal of approximately 109 properties; the final number of buildings for which survey sheets were completed is 130. Of the 130 buildings surveyed, 100 appear to have been constructed more than 50 years ago.

METHODOLOGY

Objectives

The primary objective of the survey project has been to catalogue and record basic information about the architecture of downtown West Plains. While the focus of the project was documentation of the historic buildings within the survey boundaries, the development of a complete inventory of resources in the downtown area will establish a precedent for documenting buildings throughout the town. Such a resource will facilitate preservation of later buildings as well as those currently considered historic. By analyzing the architecture and the histories of the buildings, architectural trends and historical themes can be established. In addition to creating an historical record, an inventory of historic resources can be used as a good base for the nomination of properties to the National Register of Historic Places, it can be used as a starting point for more detailed research, and it can be used as a tool to promote the history and historic resources of West Plains.

Many of the survey properties appear to be eligible for inclusion in the National Register, either individually or as part of a group or district. There are also a number of buildings, which are important for their associations with local history, but due to exterior alterations, are not eligible for the National Register. Some of these buildings could potentially become eligible for inclusion in a district if the original facades were restored.

The development of the inventory of historic resources in downtown West Plains will also raise awareness of the rich history of the community. At the same time, it will, hopefully, encourage additional research in the history of West Plains as well as the preservation of historical documents that facilitate this type of study. The survey data provides basic historical information about buildings that may otherwise have never received individual scholarly attention. Although the in-depth research of each building was beyond the scope of this project, the data will serve as a starting point for further research. It is hoped that both property owners and local historians will use the information generated by the survey for additional research. Because West Plains is the county seat, primary resources such as tax records and deeds are easily accessible. Most of the secondary resources consulted for this project are also locally available.

The survey data should also be useful for revitalization planning and promotional activities. Information on the inventory forms about the integrity of the building as well as the location of historic photographs could be used to plan for the conservation and rehabilitation of these resources. The inventory sheets also provide a basic history for most buildings; this information could be used for walking tours, slide shows or brochures.

This report summarizes and synthesizes the information gathered during the survey. It also provides recommendations to help ensure that these important historic resources are preserved for generation to come.

Field Work

Fieldwork consisted of identifying and recording all of the buildings within the survey boundaries. The recording work included documenting the general physical characteristics as well as the defining architectural details of each building, mapping its location, and photographing each building with black and white print film and color slide and print film. Although all of the buildings in the survey area were catalogued, those that appeared to have been built within the last twenty years were given less attention than the older buildings in the group. Maps that show the footprint of each building or cluster of buildings were provided by the City of West Plains and were used for field recording. These maps were later modified and used in this report. Both color and black and white photographs were taken of each building. The color photographs were developed, labeled and used as research aids. Color slides generated from the same roll will be used in the public meeting to show buildings eligible for National Register Listing and to demonstrate architectural patterns in the survey area. The black and white photographs, were generally taken at the same time as the color photographs, but they were developed later. Two sets of 5x7 photographs were printed and labeled with survey number and property address. One set will remain in West Plains, the other will be kept on file at the Missouri Cultural Resources Inventory in the State Historic Preservation Office in Jefferson City.

Archival Research

Archival research using both primary and secondary resources was done throughout the survey project. The general history of the town, information about prominent early citizens and businesses and the patterns of community development were researched before the fieldwork was begun. After the fieldwork was complete, the research was oriented towards establishing construction dates, identifying early owners and tenants, and creating a more detailed history and chronology of the downtown area.

Unlike other towns of similar size in Missouri, a comprehensive history of West Plains has not yet been written. Furthermore, the amount of early archival and historical records for the town is quite limited, and many of the records that do exist, such as the Land Tax Assessment records, are very vague. As Marian Ohman notes in the West Plains section of her book, Twenty Towns:

Neither the compilers of the illustrated county atlases that were printed in the 1870s nor the popular histories of the 1880s ever turned their attention to Howell County, where West Plains is located. By and large, West Plains' history comes from recorded traditional anecdotes, personal knowledge passed down through generations, and family histories.⁴

⁴ Ibid.

The most widely quoted history of West Plains was written by Alice Carey Risley in 1897. Her paper, "Pioneer Days in West Plains and Howell County," which was originally presented at a meeting of the Farmers Institute, was printed in the December 17, 1897 issue of the local newspaper, the West Plains Champion Gazette and later published in the July, 1929 issue of the Missouri Historical Review.⁵ Recently, two histories of the area written by local historians – West Plains As I Knew It by Robert Neathery and Ozark Pioneers by Bob Hinds - have been published. Neither of these books is a formal history of the area, but both contain valuable anecdotal information and personal recollections about a wide variety of topics.

Among the sources of information about West Plains that do exist, two locally published magazines, the West Plains Gazette and Ridgerunner, have been invaluable for this project. The West Plains Gazette, a magazine that was published from the 1979 to 1987, proved to be the best resource for both local history and historic photographs of the buildings in downtown West Plains. The magazine was published by Russ Cochran, a local businessman, in cooperation with the Howell County Historical Society. The article "The History of West Plains: A Decade-by-Decade Account," which was published in the final issue of the magazine, represents the best synthesis of the town's history from its earliest years up to the 1980's. Although a list of the articles included in each of the magazine's thirty issues has been compiled, no complete index of the magazine's contents exists. Furthermore, as is the case with most magazine articles, only rarely are the sources of the information contain in these articles cited. In addition to the articles about important events and citizens in West Plains history, many of the historic photographs of West Plains that exist were published in the thirty issues of the Gazette. One of the most spectacular of these photographs is a 360-degree view of the square that was taken around 1905. It was published as a double-foldout centerfold in the third issue of the Gazette. This photograph has been extremely useful in dating the buildings on the square.

Ridgerunner magazine is written and published by students at West Plains High School. The magazine, which began publication in the early 1990's, is still be published today. Although the articles tend to be less in-depth than those published in the Gazette, the magazine is still a valuable source of information about West Plains. Copies of relevant articles and historic photographs from Ridgerunner and the West Plains Gazette have been filed with many inventory forms.

Available primary sources include census records, county deed and tax records, a number of property abstracts, and historic newspapers. Courthouse records for Howell County are somewhat incomplete. Many of the earliest records were destroyed when the town was ransacked and burned during the Civil War. The earliest land tax records date to the 1872, but only of few years records from the 1870s through the 1890s could be located. These books are on file in the Howell County Courthouse. The land tax books are in fairly good condition, but none have been microfilmed. The South Central Missouri Genealogical Society has transcribed one year (1890) of the land tax records.

Tax records were used extensively to set likely first owners and construction dates for the survey properties. Subsequent owners and tenants for each property were identified using tax records and city directories. Tax records from each decade between 1870 and 1950 were reviewed. There were several properties in the survey area that could not readily be dated or assigned to a particular owner using the tax records. In most listings in the land tax books for West Plains, fractional lot divisions were only identified as a part of the lot or block rather than

⁵ Alice Carey Risley, "Pioneer Days in West Plains and Howell County" Missouri Historical Review, Vol. 23, No 4, 1929, p. 575.

as a specific portion of the lot or block, e.g. the west 36 feet of Lot 6 in Block 1. As a result, blocks with many individual parcels posed a significant challenge in the identification of which parcels matched which records. In these cases, city directory listings, Sanborn Fire Insurance Maps and other sources were used to assign construction dates.

In addition to helping to date the buildings and assign early owners and tenants, the Sanborn Fire Insurance Maps and city directories provided a great deal of information about West Plains' commercial history. The Sanborn Fire Insurance Maps, published by the Sanborn Map Company, show the footprint, structural system, height, and use of all of the buildings in the mapped area. Sanborn Maps for West Plains were published in 1893, 1900, 1906, 1914, 1924, 1932, and 1948. The majority of the survey area was mapped in all of the Sanborn Maps for West Plains. The Sanborn Maps were invaluable in tracking the changes in each property as well as the changes in street numbers that have occurred at least twice in West Plains history. Between 1806 and 1914 and between 1932 and 1948, the numbering system for properties in downtown West Plains was changed.

The earliest city directory located for West Plains dates to 1912 and was published by one of the local newspapers, the Daily Quill. The business directory portion of this directory, which is similar to today's "yellow pages," lists business establishments, addresses, and proprietors. Later city directories dating from 1937, 1941 and 1964 were also used for the survey. In addition to containing an alphabetized telephone directory, the directories published in 1941 and 1964 have a "telephone street guide and householders' directory" in which building owners and tenants indexed by street name and number.

West Plains has had a newspaper since 1868 and microfilm copies of the Howell County Gazette, the Howell County News, the West Weekly Journal, and the West Plains Quill are available.⁶ The newspapers, particularly the earliest ones available, were scanned for information about early building projects, local businesses and business owners. Many announcements about the start of construction on a new building or remodeling of an older building were found in the newspapers dating to the late 1890s and early 1900s. (See Figure Four) These brief articles which provided exact construction dates, also frequently listed the names of the contractors working on the building.

Figure Four.
Howell County Gazette, March 3, 1913 p. 3.

Judge W. N. Evans will soon begin the work of remodeling two of his buildings in the Evans Arcade at the southeast corner of the Square and convert them into a moving picture theatre. The buildings now are occupied by M. A. Cooper, Jr., as a real estate office, and N. H. Henry, city collector. Judge Evans will remove the partition between the two buildings and build a large addition in the rear, affording plenty of ventilation and exits. The theatre will be furnished in up-to-date style and will be open for business within a month.

⁶ Both the State Historical Society of Missouri in Columbia and the West Plains Public Library have microfilm copies of the papers which go back to 1895.

The Inventory Forms and the Database

A database of survey information was created in Filemaker Pro 4.0. Once the information is entered into the database, it can be easily manipulated to generate a wide variety of reports. Information can be sorted and printed out in many different ways. After the database for West Plains was developed, a number of templates including the inventory form were designed for this project. The lists, which appear throughout this report, were also generated using the same software. The inventory form, which was approved by the Missouri Historic Preservation Program, is based on forms used for surveys in other Missouri cities .

Each survey property was assigned an inventory number and the final forms will be organized by this number. An effort was made to correlate these numbers with the current addresses of the buildings.

The current name of the building is generally based upon the name of the current business. However, for buildings that are commonly known by their historic name, the current name and the historic name are often the same. Furthermore, buildings that are currently vacant were assigned names based on their current ownership. Current owners were determined using information provided by the Howell County Assessor's Office. The most recent tax parcel maps were compared to printouts of current parcel owners. The owner information is accurate as of the fall of the 2000.

In general, streets and addresses in West Plains are well marked. Most buildings have a clearly visible street number. In a few cases, two or more buildings, which have historically been independent, have been combined and may only have one street address. For these properties, separate inventory numbers were assigned for each part of the building and the letter "A" was added to the street number of the building to serve as the address of the building. Because the legal addresses for many of the properties were very vague, parcel numbers that are keyed to the Howell County tax maps, have also been included on the forms.

The historic name recorded on the inventory form is based on the first known owner of the building. The historic names were determined primarily using the tax records, but city directories, newspaper articles, and other local history articles were also used. Other owners of the property and tenants in the building up to 1964 are also noted in the history section of the inventory form.

The construction date assigned to each building was set one year prior to the first known record of the building's existence in the records examined. For example, if the 1885 tax records are the first to indicate that the property is improved, then a construction date of ca. 1884 was assigned to the building. To facilitate electronic sorting of all of the records in the database, the construction dates for all of the survey properties are listed as a ca. (circa) date. However, information from newspaper and local history articles and from property owners permitted exact construction dates to be established for some properties. For those properties, an asterisk follows the ca. date.

A continuation sheet is provided with the basic inventory form when more space was needed for any section of the form or when a site map was included to show the location of outbuildings.

CHAPTER TWO: HISTORY AND ARCHITECTURE

Early Settlement and Pre-Railroad Development: 1839-1882

West Plains' first period of development spans from 1839, the year the first permanent settlement was established, to 1882, the year before the railroad arrived in West Plains. Of the 130 buildings in downtown West Plains that were surveyed, 2 buildings were constructed prior to 1883; they represent roughly 1.5% of the total. One of these two buildings may be individually eligible for the National Register, and it could be included in a National Register District as a contributing building.

The first permanent European settlement in the West Plains area dates to 1839. Josiah Howell and his family came to Missouri from Smith County, Tennessee and settled in several locations around present day West Plains.⁷ Within the next few years, several more families had moved into the area. In 1848, the area, then part of Oregon County, was surveyed and section lines were established. However, the original plat for West Plains was not filed until ten years later. The first West Plains post office was established in 1848 in the home of Josephus Howell. Howell, one of Josiah Howell's sons, became the area's first postmaster.

Oregon County circuit judge, John Woodside, named the post office West Plains because of its location in the plains west of Thomasville, the nearest town.⁸ Howell County was officially organized in 1857. "Benjamin Alsup, James Ellison and Joseph H. Russell were the first county justices, Joseph Howell the first clerk. Judge Woodside was the first circuit attorney."⁹ By 1860, census figures indicate that the county had a population of 3,169 and approximately 150 people had settled in West Plains.¹⁰ Howell's Addition, the first expansion to the original town of West Plains was platted in 1860.

The state of Missouri was divided during the Civil War. Howell County, like many other counties in southern Missouri "was overrun by both the Union and Confederate armies."¹¹ Howell Countians were divided in their sympathies, but Confederates outnumbered Unionists. Union sympathizers were at risk for their lives and were often forced out of their homes. Other residents of West Plains, both Unionists and Confederates alike, simply chose to leave the area. The growth that marked the 1850s ended abruptly with the onset of the Civil War. One history of the area noted that "by 1863, West Plains was a 'ghost town.' The curtains swung in the breeze, doors were standing open and weeds were waist high in the streets."¹² That same year renegades burned the town. According to local historian, Alice Carey Risley, "Not a house was left standing."¹³

West Plains' former inhabitants did not begin to return and start to rebuild their homes and businesses until 1866. According to one history, at that time, "there were only 78 families living within the boundaries of Howell County."¹⁴ Despite its troubled beginnings, West Plains once again began to grow and many new settlers made their way to the area. Hostilities

⁷ Dorothea Reavis, "Howell County History: 1839-1866" West Plains Gazette Number 1, Spring and Summer, 1978. p. 23.

⁸ Alice Carey Risley, "Pioneer Days in West Plains and Howell County" Missouri Historical Review, Vol. 23, no. 4, p. 575.

⁹ *Ibid.*, p. 576.

¹⁰ U.S. Bureau of the Census, Population Schedule for Howell County, Missouri, Washington, D.C., 1860.

¹¹ Reavis, p. 28.

¹² *Ibid.*, p. 28.

¹³ Risley, p. 576.

¹⁴ Dorothea Reavis, "Howell County History: 1865-1899" West Plains Gazette. Number 2, Spring, 1979, p. 9.

between residents continued after the war and were fueled by the widespread activities of the Ku Klux Klan in the area, but time and the hardships of living on the pioneer helped residents put aside their differences. Captain William Monks, a Union Veteran, was the first to build a house in West Plains after the war.¹⁵ He served as head of martial law in Howell and Oregon counties.

By 1870, West Plains was once again on the way to becoming a the commercial center for the Howell County, its population had almost recovered to its pre-war number of 150, and it could boast "four retail stores, one whiskey dealer, one shoemaker, one tavernkeeper, two wagon makers, a blacksmith, a brick mason, one school teacher and three physicians."¹⁶ By that date, the area's first permanent newspaper, The South Missouri Journal later known as the West Plains Journal, and the area's first church, a Methodist church, also had been established. In 1873, the areas first two steam mills were erected. B.F. Olden and Sam A Risley, the publishers of The South Missouri Journal, along with J. H. Maxey established the first steam saw mill, and C. T. Bolin erected the first steam flouring mill in the area.¹⁷ Ten years after West Plains was resettled, the town's population had increased more than 100 percent. The rapid recovery of the town was reported in the Missouri State Gazetteer and Business Directory of 1876-7 which listed the town's population at 700.¹⁸ Census figures for 1880 which list West Plains' population at 351, tend to contradict the population numbers published in the 1876-7 Gazetteer. However, West Plains population in the 1890 census was 2091, an increase from the 1880 census numbers of more than 500 percent.¹⁹

Despite the boom in West Plains population and economy, the town was still very isolated in the 1870s. This fact is well illustrated by the author of "The History of West Plains: A Decade By Decade Account." She states that:

In 1874, West Plains had eight stores, one hotel, one printing office, four churches, two schools (one private and one public), one steam flour mill, one good jail and one miserable courthouse.

The "miserable" courthouse was located on the southwest side of the square. The building was made of logs with cornerstones for the foundation and was open underneath. The town hogs made their headquarters underneath the courthouse....

With all the gold in Fort Knox one could not have obtained a store-bought dress. The only meat for the table was wild game. Butter, lard, beef or milk could not be bought in the stores. Coffee had to be transported overland by wagon, making it scarce and expensive. It was sweetened with honey or sorghum molasses.

Mail deliveries were supposed to be made twice a week, if the creeks weren't up or the mail contractor's time hadn't expired before the new one materialized. At times, the mail might pile up at Houston for several weeks.

In the summer of 1875, there were only three houses west of Washington Avenue. The square was covered with hazel brush crisscrossed with paths. The

¹⁵ Ibid.

¹⁶ Terry Fuhrman Hampton, "The History of West Plains" West Plains Gazette, Number 30, Winter, 1987, p. 14.

¹⁷ Risley, p. 577

¹⁸ R. L. Polk & Co., Missouri State Gazetteer and Business Directory for 1876-7, (St. Louis: R. L. Polk & Co.) 1987 p. 742.

¹⁹ U.S. Bureau of the Census, Population Schedules for Howell County, Missouri, 1880, 1890.

school was only a short distance from the square but the ladies had difficulty walking to the social events held there because of the stumps and rocks.²⁰

In the late-1870's, the Kansas City, Fort Scott and Memphis Railway Company began laying tracks through southern Missouri. The original route called for the railroad to go through Willow Springs, White Church, Peace Valley and Thayer in Howell County, bypassing West Plains. A group of prominent West Plains citizens, including Judge B. F. Olden, O. H. P. Catron and B.F. Bolin journeyed to Kansas City and lobbied for the tracks to pass through West Plains. They were successful and literally "put West Plains on the map."²¹

Figure Five. The groundbreaking ceremony for the new courthouse, constructed in 1883. The buildings in the background were on the east side of the square. West Plains Gazette, No. 30, Winter 1987, p. 23.



Although the West Plains section of the railroad would not be finished until 1883, the anticipation of its arrival brought many new settlers to the area in the late 1870s and early 1880s. Two additions to West Plains were platted in 1882. Foust's Addition, which included part of Washington Avenue, extended the boundaries of the town north to the railroad tracks; Johnson and Catron's Addition expanded the town westward. (See Figure Nine.)

Many new businesses were established in West Plains during this period, but the town's remote location made obtaining consumer goods as well as building materials very difficult. The town's first lumberyard was not established until 1882. All of the buildings constructed during this period were either log or frame construction. Furthermore, many of the commercial buildings that were constructed were not very substantial, and fires, which were a frequent occurrence, claimed many of these buildings. Historic photographs of the Courthouse Square and Washington Avenue show that the early commercial buildings in West Plains were predominately one and two story false-front and gable-front buildings. (See Figure Five.)

Although there are a few buildings in West Plains that do exist from the period before the arrival of the railroad, only two such buildings exist in the survey area. Both of these buildings,

²⁰ Hampton, p. 20-21.

²¹ Michael Cochran, "The Advent of the Railroad" West Plains Gazette, No 16, March-April 1982, p. 14.

Figure Six. The Joseph L Thomas House in its original location on Broadway.
"All Saints' Goes Marching On." West Plains Gazette, No. 10, Jan.-Feb. 1981, p. 38.



Figure Seven. The Joseph L. Thomas House in its current location at 104 Leyda St.
Photo by Becky Snider



the Joseph L. Thomas House and the G. H. Carter/Howell County Bank Building date to the early 1880s in the years just prior to the arrival of the railroad in 1883.

The Joseph L. Thomas House (Inventory #031) is located at 104 Leyda Street. This two-story frame Italianate residence, which was constructed in 1882, was originally located on Broadway Street. (See Figure Six) It was built for Joseph Lyle Thomas, the first cashier of the West Plains Bank. Thomas and his family are also credited with establishing the Episcopal Church in West Plains. Later, the house was owned by "A. T. Hollenbeck, noted West Plains newspaperman."²² In the 1970s, the house was moved to its present site, one street south of the square. The building retains a some of its original exterior detailing, but much of its historic integrity has been compromised by the building's inappropriate setting, the removal of the wraparound porch, the installation of new modern windows and the addition of a modern solarium-type structure on the facade. (See Figure Seven.) The Thomas house is the earliest house in the survey area, but it is certainly not the earliest extant house in West Plains. Furthermore, the Italianate styling of the Thomas house was more typical of the Late Victorian houses constructed during the town's boom after the arrival of the railroad.

The G. H. Carter/Howell County Bank Building (Inventory #014), at 20 Court Square appears to be the oldest building on the Courthouse Square in West Plains. It was originally constructed ca. 1881. However, only the structure of the building dates back to 1881. In 1910, the primary facade, which faces the square, was demolished and rebuilt, and the secondary facade, which faces Washington Avenue was refaced. (See Figures Eight and Ten.) At the time, the building housed the Howell County Bank, the second bank in West Plains. The local newspaper reported on the changes to the building.

Figure Eight. G. H. Carter/Howell County Bank Building, 20 Court Square
Photo taken by Becky Snider, 2000.



²² Viki Brigham, "All Saints' Goes Marching On..." *West Plains Gazette*, No. 10, Jan.-Feb. 1981, p. 38.

A force of workmen began tearing down the front walls of the Howell County Bank Building Monday morning, which will be replaced with a handsome plate glass front and terra cotta finish brick. The entire building will be veneered with similar material, and when completed this will be the most attractive building in the city. Elegant new fixtures for the interior of the bank have been ordered, a tile floor will be put down, and when finished this will be one of the finest bank buildings in the state.²³

Although the G. H. Carter/Howell County Bank Building fits into West Plains first period of development because it was constructed prior to the arrival of the railroad, it is closer in its historical and architectural associations to buildings in West Plains constructed in the town's second period of development, the railroad era. It is a two story commercial building of the type generally referred to as a Two Part Commercial Block, which will be discussed in a later section of this report.

²³ "Fifty Years Ago Today" West Plains Daily Quill, October 17, 1960.

Railroad Era: 1883-1899

West Plains' second period of development spans from 1883, the year the railroad arrived in West Plains, to 1899. During this period, the town experienced a boom in both commercial and population growth that was never again to be matched. West Plains population increased more than 800% between 1880 and 1900, but by the turn of the century, the towns growth had leveled off.

*Of the 130 buildings in downtown West Plains that were surveyed, thirty-seven (37) buildings were constructed between 1883 and 1899; they represent roughly 29% of the total. Two (2) buildings constructed during this period have been listed individually on the National Register, and the nomination of one (1) building from this group is pending. Twelve (12) additional buildings of the thirty-seven constructed in the survey area during this period appear to be individually eligible for listing on the National Register. Five (5) of the twelve individually eligible buildings are residential, the rest are public or commercial buildings. Thirty-four (35) of the thirty-seven buildings could contribute to a National Register District. Intact buildings in the group could be expected to exhibit significance in the areas of **ARCHITECTURE, COMMERCE, RELIGION, and SOCIAL HISTORY.***

*Most of the buildings in the group are relatively unstyled vernacular buildings. Architectural styles represented during this period include **Italianate, Queen Anne and Romanesque.** Commercial property types constructed during this period are **One and Two Part Commercial Blocks.***

The arrival of the railroad to West Plains in 1883 was an event that was greatly anticipated; it changed the lives of West Plains' citizens, and it was directly responsible for the town's future prosperity. The tracks laid through West Plains in 1883 were not only the first railroad tracks to the town, but also they were the first tracks laid to the entire south central Missouri area. As Terry Furhman Hampton notes in The History of West Plains: A Decade by Decade Account,

Until the railroad came, West Plains was isolated. It was at least a three day journey by wagon to the nearest railroad at Rolla or to meet steamboats coming up the White River as far as Norfolk in Arkansas.

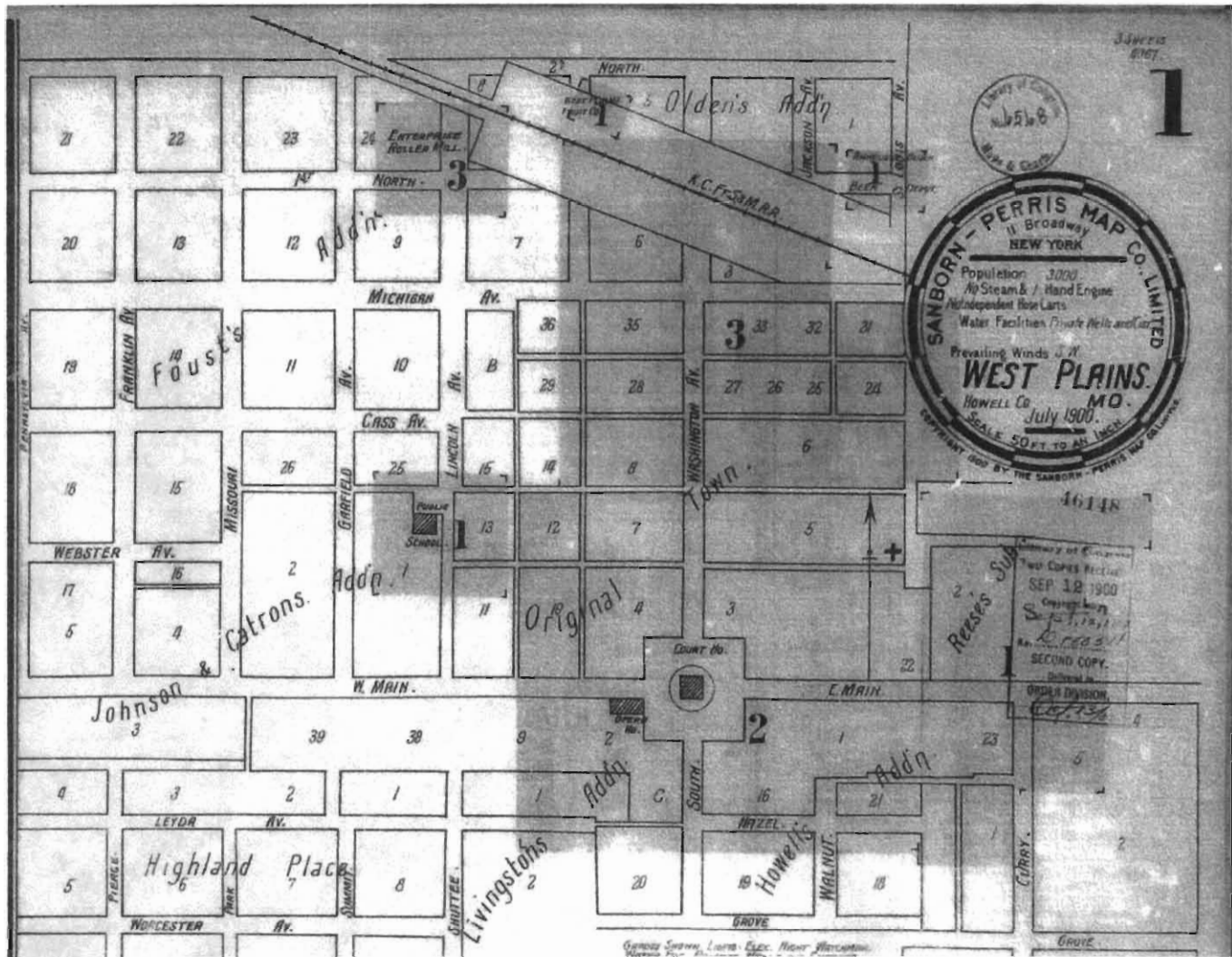
The coming of the railroad meant that southern Missouri citizens could travel more easily to other destinations throughout the state and the country, and also commercial goods could be bought and sold more readily. The arrival of the St. Louis and San Francisco Railroad in West Plains in February, 1883 set off a building and commercial boom in the small rural community that has never again been matched. The period of enormous growth and prosperity in West Plains, which was initiated by the arrival of the railroad in 1883, lasted through the turn of the century.

Between 1880 and 1890 Howell County's population increased by 10,000, and many of the immigrants to the area settled in West Plains. According to census figures, the town's population jumped from 351 in 1880 to 2091 in 1890.²⁴ One local historian noted that "after the coming of the railroad in 1883, new settlers emigrated into this area at an almost unbelievable

²⁴ U.S. Bureau of the Census, Population Schedules for Howell County, Missouri, 1880, 1890.

rate, and vacant houses were almost impossible to find.”²⁵ In response the town’s enormous growth, the town of West Plains began to expand in all directions. Many of the men responsible for bringing the railroad to West Plains, including prominent West Plains citizens such as O.H.P. Catron, and B.F. Olden, expanded their land holdings and platted additions. Three additions to the town of West Plains were platted by local landowners, between 1884 and 1890. Olden’s Addition, which is due north the courthouse square on the north side of the railroad tracks, was platted in 1884; Reese’s Addition, which is due east of the square was platted in 1888; and Livingston’s Addition, which is southwest of the square was platted in 1890. (See Figure Nine.)

Figure Nine. Sanborn Fire Insurance Map for West Plains, Missouri, 1900.



²⁵ Dorothea Reavis, "Howell County History: 1900-1908" West Plains Gazette, Number 3, Summer, 1979, p. 29.

Although many settlers to West Plains came simply in search of a better life, many came in response to the opportunities that a burgeoning town could offer an entrepreneur. New businesses of all types sprang up in and around West Plains in the late 1880s and early 1890s. Gradually, the rough conditions of the pioneer were replaced by the amenities of a bustling town. Not only were the necessities of life readily available, but also luxuries such as jewelry and musical instruments could be purchased in West Plains by the 1890s. An article in 1890 in the *Howell County Gazette* boasted that West Plains had:

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

Figure Ten. Washington Avenue in the 1880s.

West Plains Gazette, No. 16, March 1882, p. 17.



Washington Avenue in the early 1880s. The new railroad bed can be seen in front of the original depot (the building that appears to be in the middle of the street).

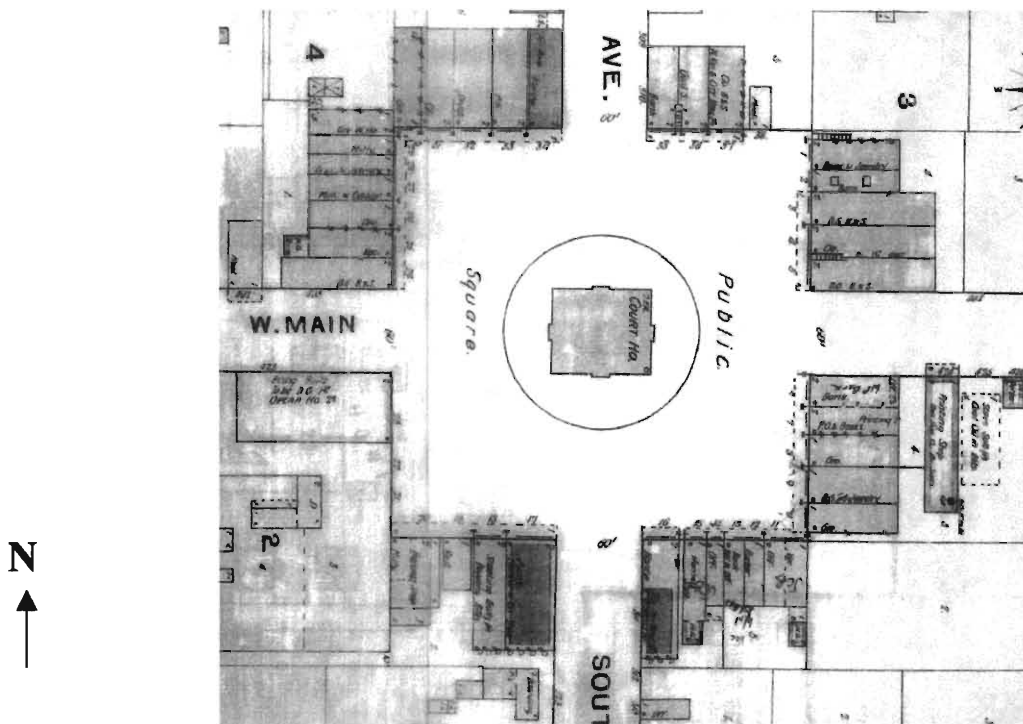
Prior to the construction of the railroad, the majority of the commercial buildings were located around the central square. With the arrival of the railroad in 1883, the development on the courthouse square continued. However, the siting of the railroad tracks and the placement

of the depot at the end of Washington Avenue on the north edge of downtown encouraged the establishment of businesses along Washington Avenue. As a result, Washington Avenue soon became the major commercial thoroughfare in West Plains.

The West Plains Bank Building (Inventory #067), erected in 1883, is also the oldest intact commercial building in downtown West Plains and it was the first brick building to be constructed on Washington Avenue. The building is a Two Part Commercial Block, the most common type of commercial building in downtown West Plains.

On April 13, 1883, a small group of West Plains businessmen, who recognized the important role the railroad would play in the development of their town, met to organize the West Plains Bank, the town's first bank. "The main backers of the venture were B. F. Olden, O.H.P. Catron, T. J. Whitemire, H. T. Smith, and J. L. Thomas. They, along with a few other minor stockholders, raised \$15,000 capital, the amount required by state law to open a bank."²⁶ The main backers in the West Plains Bank were not only a prominent businessmen in West Plains, but also they were responsible for much of the town's development in the late nineteenth century. The new bank, erected by the year's end, stood as an early example of the new prosperity West Plains and other towns along the railroad were experiencing.

Figure Eleven. Sanborn Fire Insurance Map for West Plains, Missouri, 1893.



Ten years after the arrival of the railroad, West Plains had changed dramatically. By the 1893, the year the first Sanborn map for West Plains was published, the West Plains Courthouse Square was beginning to demonstrate the prosperity of the town. (See Figure Eleven) In the center of the square was the county's new three-story brick courthouse, which had been designed in the Second Empire style by noted architect Henry Hohenschuld, and was completed in 1884. Around the perimeter of the square, all of the frame commercial buildings

²⁶ Toney Aid "Receivable in Payment of All Dues," *West Plains Gazette*, No. 2, Spring 1979, p. 24.

that had been built in 1870's had been replaced by substantial brick buildings. Furthermore, by 1893, all of the blocks along Washington Avenue between the square and the railroad tracks had some kind of development on them. In contrast to the square, however, this part of downtown area was a mix of residential and commercial development, and the buildings were predominately of frame construction.

On almost a weekly basis in the late 1890s, announcements in the local newspapers noted the commencement of or progress on the construction of new buildings in downtown West Plains. One such announcement in the October 25, 1896 Howell County News noted that "Half a dozen or more new brick buildings will be erected on Washington Avenue within a few months"²⁷ Occasionally, the contractor, carpenter or mason working on the project would be noted in the newspaper announcement. Although only four carpenters and two brick contractors were listed in the 1893 Missouri State Gazetteer and Business Directory, many more were undoubtedly working in West Plains at the time. Several contractors and builder who were not listed in the Gazetteer had advertisements for their services in the local papers.

Contractor Tom Hyder appears to have built many of the brick buildings constructed in downtown West Plains in the 1890's. His name appears frequently in the announcements for new construction projects. An announcement in the August 2, 1895 Howell County News noted that "E. J. Hendrix is arranging to have a building erected on his lot on Washington Avenue. Tom Davis and Tom Hyder have the contract."²⁸ The building mentioned in the announcement appears to be the one story brick building at 305 Washington Avenue. (Inventory # 079) The buildings directly to the north and south of this building (301 and 305A Washington) and the building at 307A Washington Ave are also probably the work of Hyder as the brickwork on all of the buildings is almost identical.

Two of the most impressive commercial buildings constructed on the Courthouse Square during the Railroad Era, the Alsup/Risley/Skillman Block and the Catron Opera House, still exist today. The Alsup/Risley/Skillman Block (Inventory #16), located on the northwest side of the square at 24-27 Court Square is the only one of the large commercial blocks constructed in the late nineteenth century to survive today. Two other large commercial blocks, the Dixon Block and the Langston Block, succumbed to fire in the early twentieth century. Even though each section of the Alsup/Risley/Skillman Block was owned by a different businessman, the building has a common facade which has a continuous cornice and appears to be original. Each section is delineated by the style of the cast iron lintels over the second floor windows. The building, which was constructed ca. 1887, is a good example of the Two Part Commercial Block Property Type and of the Italianate detailing common to many of the commercial buildings in West Plains constructed during the Railroad Era.

The Catron Opera House Building (Inventory #019), located at 36 Court Square, was constructed in 1893 for O.H.P. Catron and Thomas Johnson. According to the Sanborn Fire Insurance Maps, the opera house was known as Johnson's Opera House from 1893 until the early twentieth century. Thomas Johnson and O.H.P. Catron jointly owned a great deal of property in West Plains in the late nineteenth century and together the two men platted Johnson and Catron's Addition to West Plains. The opera house was used for theatrical productions, movies and graduations until the 1920s, and the West Plains Post Office was located on the first floor of the building in the early decades of the twentieth century. In the early 1940's, the opera house served as the armory. From the mid-1940s until today, the opera house has been vacant. The Catron Opera House Building is one of the few extant nineteenth century second

²⁷ Howell County News, October 25, 1896, p. 3.

²⁸ Howell County News, August 2, 1895 p. 3.

floor opera houses in Missouri. Although the stage no longer exists, the auditorium and gallery are still intact. The building also represents one of the largest and most impressive buildings on the West Plains Courthouse Square.

By the late 1890s, the demand for commercial space on the Courthouse Square was so great that several enterprising businessmen developed a way to basically create more frontage onto the square. The corners of the square were opened up and pedestrian alleys or "arcades" were created. Not only did this permit more access to the square, but also it essentially made more lots located on the square. Three of the four West Plains arcades were created and developed in the years just prior to the turn of the century. Evans Arcade, located in the southeast corner of the square was developed by Judge W. N. Evans. Luster Arcade, located in the northeast corner of the square was developed by lawyer, C. R. Luster. Catron Arcade was located in the southwest corner of the square, but a parking lot now exists in places of the buildings on the arcade. Catron Arcade was developed by banker/businessman O.H.P. Catron. The fourth arcade, Elledge Arcade was not opened up and developed until 1913.

One of the most intact One Part Commercial Blocks in downtown West Plain is located on the Luster Arcade. The L. D. Harlin Building (Inventory #101) at 2 Luster Arcade retains its original brick cornice, wooden storefront, and cast iron sill. It was constructed in 1899 as a barbershop for L. D. Harlin and Will McBride.

L. Dewey Harlin was one of eight brothers in the Harlin family. Although Dewey only operated his barbershop in West Plains a short time before he left town to pursue other interests, his older brothers, Tan and Jim Harlin became extremely successful businessmen in town. In 1904, Tan and Jim Harlin became founding stockholders in the Reed-Harlin Grocery Company and four years later, the brothers purchased controlling interest in the Howell County Bank, which was located in West Plains. Between 1906 and 1908, Jim Harlin served his first term as mayor of West Plains. Six years later, he was elected mayor of West Plains, a position he would keep until 1944.²⁹

The prosperity that many West Plains businessmen attained as a result of boom in the town's population and economy is demonstrated by the grand Victorian houses they had constructed during the Railroad Era. Some of the town's finest residences including the Samuel J. Langston House at 117 Langston Street (Inventory #043) and the Ben Holloway House (Inventory ##033), ca. 1889, were built during this period on lots just beyond the major commercial area.

Two of the three churches in the survey area were also constructed during the Railroad Era. As in most communities, they are among the most elaborate buildings in town. The First Presbyterian Church (Inventory #029) and All Saints' Presbyterian Church were constructed within a year of each other and both exhibit Gothic Revival styling, most notably in the form of pointed arch window and door openings. First Presbyterian Church, located at 116 Aid Avenue and constructed in 1887, is a sophisticated brick Gothic Revival side steeple church. In contrast, All Saints' Episcopal Church (Inventory #129), located at 107 South Curry St. and constructed in 1888, is a simple, frame, Gothic Revival, temple front church. It is, however, one of the few church of this style extant in Missouri. Despite the fact that both churches have side and rear additions, they are both very much intact

²⁹ Michael Cochran, "The Harlin Brothers: An Ozark Dynasty," *West Plains Gazette*, No. 8, Fall 1980, pp. 13-31.

Figure Twelve. First Presbyterian Church, 116 Aid Avenue
Photo by Becky Snider



Figure Thirteen. Smith Auto Parts Building, 409 Washington Avenue
Photo by Becky Snider



Community Development Era: 1900-1951

West Plains' third period of development spans from 1901 to 1951. During this period, the town's growth was steady and numerous public improvement projects modernized the town. Despite the upheaval of two world wars and a major explosion in West Plains, this period is marked by stability and general prosperity.

*Of the 130 buildings in downtown West Plains sixty (60) buildings were constructed between 1901 and 1951; they represent roughly 45% of the total. One building, the J. L. Elledge Building has already been individually listed on the National Register. Nine (9) additional buildings of the sixty constructed in the survey area during this period appear to be individually eligible for listing on the National Register. Four (4) of the nine individually eligible buildings are public buildings; three are commercial buildings; and two are residential buildings. Forty-nine (49) of the sixty buildings could contribute to a National Register District. Intact buildings in the group could be expected to exhibit significance under Criteria A and C in the areas of **ARCHITECTURE, COMMERCE, SOCIAL HISTORY and POLITICS/GOVERNMENT.***

*In contrast to the buildings constructed during the two previous periods, several of the buildings are fully-executed examples of a particular architectural style. A number of Classical Revival and Art Deco/Art Moderne buildings were constructed during this period. Most buildings in the group, however, are relatively unstyled vernacular buildings. Architectural styles represented during this period include **Classical Revival, Art Deco, Craftsman/Bungalow.** Commercial property types constructed during this period are **One and Two Part Commercial Blocks, Multiple Entry Commercial, Corner Entry Commercial***

While the Railroad Era in West Plains is remembered as a time of great excitement, enormous population growth and widespread commercial development, the third period in the town's history was a time of stability and community development. During the first decade of the twentieth century, commercial development in West Plains continued at a steady rate. However, during this same period, the growth of town's population leveled off dramatically. Census figures for 1910 reported only twelve (12) more residents in West Plains than were counted in 1900.³⁰ Despite this downturn in the population growth of the town, a steady number of new buildings continued to be erected and new businesses continued to be established in West Plains throughout the first half of the twentieth century. Furthermore, numerous public improvements were made possible by the town's continued prosperity in the early decades of the twentieth century. In contrast to the Railroad Era, which saw the construction of the many of West Plains finest commercial buildings, many of the most notable buildings erected during the Community Development Era of West Plains history were public buildings.

In 1900, the West Plains Chamber of Commerce was organized, and shortly thereafter, West Plains' commission form of government, the first of its kind in the state, was formed. With the development of a system of local government in West Plains came a number of public improvements in the early decades of the twentieth century. Although the town had already begun to benefit from the public utilities that were established in the late 1890s including telephone service, electric lighting, home mail delivery, these services were improved and new services such as a public waterworks were installed in West Plains in the early 1900s.

When the State Capitol Building burned in 1911, Col. Jay Lynn Torrey and twenty-seven area businessmen joined the long line of groups from all over the state that tried, unsuccessfully, to have the capitol moved to their town. In addition to this disappointment, the decade of the teens in West Plains was also marred by the emotional devastation of World War I. Despite these setbacks, West Plains continued to grow. The town square was paved in 1914; a city swimming pool was constructed in 1915; and the town's electrical system was connected to a hydroelectric generating plant in 1916. Two of West Plains most notable buildings, built by two of the town's most notable businessmen, were constructed in the 1910s. In 1913-14, the Aid Hardware Building (Inventory #002), located at 1 Court Square was built. This building is the largest building on the square. It replaced the original Aid and Cook Hardware Building which burned in 1912, and continued to house Aid Hardware, one of West Plains oldest businesses, until 1998.

C. T. Aid, a first generation American of German descent, was running his own hardware store in Rodgers, Arkansas when he met a sales representative for Norval Hardware Supply named William A Cook. Cook convinced Aid to partner with him in opening a hardware store in West Plains. The Aid and Cook Hardware Store opened in a building on the Courthouse Square in 1888. Five years later, Cook left the partnership and the store became Aid Hardware. Not only did C. T. Aid become a successful businessman in West Plains, but also, "the Aid family became one of the most prominent names in West Plains. C. T. Aid served as Mayor of West Plains and later served as President of the Chamber of Commerce that he helped organize."³¹ The original Aid and Cook Hardware building, which was constructed in 1888, burned in 1912, but a new, bigger Aid Hardware Building was constructed in the same location the next year.

³⁰ West Plains population in 1900: 2902; population in 1910: 2914. U.S. Census Figures for Howell County.

³¹ James Newton, "Aid Hardware Serving the Community for over a Century," *Ridgerunner*, No. 12, Fall 1990, p. 6.

The W. J. Zorn Building (Inventory #030) is located at 102 Leyda Street, one block south of the Courthouse Square. Zorn had the building constructed 1912 to serve as the offices of his newspaper, the Howell County Gazette. The building's corner entrance which is topped by a conical roofed oriel, and its elaborate stone detailing make it one of the most impressive and most memorable buildings in West Plains.

Only a few houses were constructed in the survey area during the Community Development Era. However, unlike the grand houses constructed in the survey area in the late-nineteenth century, most of these twentieth century houses were modest examples of nationally popular house styles. The All Saints Episcopal Parish (Inventory #129), a bungalow with Craftsman detailing, was constructed in 1914 and the W.N. Evans House (Inventory #041), an American Foursquare, was constructed ca. 1913. Both are typical of middle-class houses built around the country in the 1910s and 1920s.

The twenties were a decade of recovery in West Plains as in most towns across the nation. In the aftermath of the war, West Plains focused on ways to revive its economy. Mayor James P. Harlin led the town in this effort. Harlin served his first term as mayor between 1906 and 1908. In 1914, he was again elected to serve as mayor a position he would maintain continuously until 1944. When he retired, Harlin held a national record for years in office.³²

On Friday the 13th of April 1928 "the single most significant event in the history of West Plains" occurred.³³ An explosion in the Bond Dance Hall Building on East Main rocked downtown West Plains. The explosion kill thirty-seven, injured twenty-two, completely destroyed three brick buildings, and almost all of the other buildings on Court Square sustained some damage. The brick courthouse was also damaged in the explosion and was deemed unusable.³⁴ According to Terry Fuhrman Hampton, author of "The History of West Plains: A Decade by Decade Account,"

"the courthouse was vacated after the explosion and for a period of eight years Howell County's offices were re-located in various buildings throughout West Plains – in the old Methodist Church on Washington Avenue, in banks, the Catron Opera house and other businesses.

The middle decades of the twentieth century were marked by the shared tragedies of the nation – the stock market crash, the Great Depression and World War II, but it was also a time of continued development in West Plains. World War II cast a shadow over the nation in the 1940's, but one local historian noted "the economy was turning around from the depression years because of increased production of war materials and when the war finally came to an end, there was a new found prosperity."³⁵ Many of the town's most important public buildings were constructed during this period. A new post office was constructed on West Main in 1931; a stone Art Deco style courthouse was built in 1936; the Masonic Temple on East Main was erected ca. 1940 and the Avenue Theatre opened in 1950.

In 1929, Howell County officials contracted Springfield architect, Earl Hawkins, to design a new courthouse. However, financing for the building was not secured until six years later. In 1935, Howell County voters approved a \$50,000 bond issue, which would be matched by a

³² Hampton, p. 32.

³³ "The West Plains Explosion" West Plains Gazette, Number 1, Spring and Summer, 1979, p. 11.

³⁴ Hampton, p. 46.

³⁵ Ibid, p. 48.

\$45,000 federal grant.³⁶ Although alternate sites for the new courthouse were considered, the Howell County Courthouse, which opened in June 1937, was constructed in the middle of the courthouse square on the same site as previous courthouse. The courthouse, designed by Hawkins in the Art Deco style, is three stories tall, 82-foot square and it is constructed of Carthage stone. The cube-like building, with its chevron motifs and geometric detailing, stands in sharp contrast to the Victorian buildings on the courthouse square.

Three examples of the revival of national interest in classical ornamentation were built along East Main Street in downtown West Plains during the Community Development Era. Since Classical design was regarded as sober, refined and stately, it was a logical choice for a prominent bank, a post office and a fraternal lodge. The second location of the West Plains Bank (Inventory #008), is located on the south corner of Court Square and East Main Street. Built in 1916, it is the only Two Part Commercial Block in downtown West Plains with Beaux-Arts detailing. The West Plains Post Office (Inventory #117), is located one block east of the bank at 204 East Main Street and the Masonic Temple (Inventory #125), is located at 300 East Main Street. The Post Office and the Masonic Temple, constructed in 1931, and ca. 1940 respectively, both demonstrate Classical Revival features including heavy massing, pedimented entrances, stone pilasters,

West Plains continued to thrive throughout the second half of the twentieth century. and now serves as a commercial, medical and cultural hub for south central Missouri. A 42-bed hospital which opened in 1959 has expanded into a comprehensive medical center; the West Plains campus of Southwest Missouri State University continues the tradition of higher education in West Plains, and Civic Center West Plains brings thousands people from neighboring communities to town for sporting and cultural events recreational activities and brings tourists to town for conventions, trade shows and meetings.

Despite the strong economy West Plains has enjoyed for many years, the growth of the town has not always benefited the downtown area. Many businesses have abandoned the historic commercial center of town for strip shopping areas along Highway 63 and Business 63. Furthermore, in the name of modernization, many of the historic facades of downtown buildings were sheathed with aluminum slipcovers, storefronts were "updated" with metal panels, and metal awnings were installed. Within the past several years, however, a number of downtown business owners have recognized that the history of downtown is an important marketing tool and have begun rehabilitation of their buildings.

³⁶ Marian Ohman, Encyclopedia of Missouri Courthouses, (Columbia, MO: University of Missouri Extension Division, 1981), p. 92.

Figure Fourteen. The W. N. Evans Building, 1 Evans Arcade
Photo by Becky Snider



Downtown West Plains Architecture

With the exception of the churches and several of the houses, most of the buildings in downtown West Plains are basically vernacular buildings. In some cases, high style elements have been added to the building, but few buildings represent full-blown examples of any particular architectural style. The most common building types in downtown West Plains are the One Part Commercial Block and the Two Part Commercial Block.

From the 1880s to the 1910s, Victorian styling was common on both residential and commercial buildings in West Plains. Victorian features often included wide cornices with brackets and dentils and decorative window lintels. In the 1890s, pre-fabricated metal building components were being used on commercial buildings in West Plains as they were across the country. In some cases, only a few individual components such as a cornice or decorative pilasters were used; on other buildings, entire storefront "kits" were employed. In addition, older buildings were "updated": with ready-made parts such as pressed tin ceilings.

Mass-produced architectural elements were available from a number of manufacturers. The St. Louis firm, Mesker Brothers, was one of the leading producers of prefabricated storefront components and their products have been identified on buildings all over Missouri. In

fact, architectural historian, Richard Francaviglia, noted that their “mass-marketed standardized façade components...found their way to every corner of the country.”³⁷ Prefabricated metal storefronts appear to have been most common on one story commercial buildings in West Plains. Although most of these buildings have modern storefronts, many still retain their original pressed tin cornices and panels above the storefront or pressed tin ceilings, which are often hidden above modern drop ceilings. Three of the best examples of pre-fabricated storefronts are located on the southeast side of the Courthouse Square. The Red Apple Drug Store Building (Inventory #004), at 4 Court Square and the W. N. Evans Building #1 and the Evans Theatre Building on Evans Arcade all retain the pressed tin ornamentation on the upper part of their facades.

By the mid 1910s, the rejection of Victorian ornamentation, that was seen across the country, was also demonstrated in the buildings constructed in downtown West Plains. Although the dominant commercial building types continued to be the One and Two Part Commercial Blocks, commercial buildings in the survey area constructed after 1910 tend to be much more austere than their earlier counterparts. The commercial buildings from the period that do have some type of exterior ornamentation generally have much simpler and flatter detailing, often in the form of brick patterning or stone accents. Many of the commercial buildings are simple vernacular buildings with no specific stylistic attributes.

The few residential buildings constructed in the survey area after 1910 are also dramatically different than the earlier, Victorian houses in the area. All but one of these houses are representative examples of twentieth century popular American house types. These houses are simpler and, in most cases smaller, than the earlier houses in the survey area. The Judge W. N. Evans House (Inventory #041) is a Foursquare; the Judd House (Inventory #051) is a Pyramid Square house, and the All Saints Episcopal Church Parsonage is a bungalow.

The following section describes the most common vernacular commercial building types and the most distinctive architectural styles found in the survey area.

³⁷ Ibid, p. 38.

Figure Fifteen. Aid Hardware Building, 1 Court Square

Photo by Becky Snider



TWO PART COMMERCIAL BLOCK

Appearance Nationwide: ca.1880 - ca.1950

Appearance in Downtown West Plains: ca.1881 -ca. 1955

Representative examples: West Plains Bank Building (Inventory #067), 1883,
W. J. and Ed Smith Building (Inventory #068), 1894, J. L. Vanwarmer Building (Inventory #022)
ca. 1896, J. C. Powell Building (Inventory #065), ca. 1913
Aid Hardware Building (Inventory #002) 1913-14

Two-part commercial blocks are generally two to four stories tall, have flat parapet wall roofs, and, by definition, are characterized by a horizontal division of both use and appearance. The lower, generally single story zones of these buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions such as offices or residences. Ground floor spaces tend to feature large display or storefront windows and doors with half or three quarter height glass openings thereby encouraging passersby to look into the space, while the upper floors generally have smaller windows and no doorways on the facade.

Two Part Commercial Blocks were designed to fit within the constraints of the urban downtowns developing in the mid-nineteenth century. As architectural historian, Richard Francaviglia notes: the “‘footprint’ [of the two-part commercial block] had to be long and narrow to fit commercial lots; it was modular, that is, had to be built with regard to the structures located on the adjacent narrow lots on either side of it. These buildings were often called “blocks” even

though they might occupy only one lot on the block.”³⁸ In his book, The Buildings of Main Street, Richard Longstreth describes the Two Part Commercial Block as “the most common type of composition used for small and moderate sized commercial buildings throughout the country.”³⁹ Emphasis on late nineteenth and early twentieth century Two Part Commercial Blocks was on the facade, which was “often highly embellished with Italianate details.”⁴⁰

In downtown West Plains, Two Part Commercial Blocks are the second most common property type. Thirty-two of the 130 buildings in the survey area can be classified as Two Part Commercial Blocks. This majority of the Two Part Commercial Blocks in downtown West Plains were constructed between 1892 and 1920. This property type is most densely found lining the Courthouse Square and along Washington Avenue. The earliest examples in West Plains are the most highly ornamented, generally displaying Italianate detailing. Late-nineteenth century and early twentieth century Two Part Commercial Blocks in downtown West Plains are all detailed with some type of cornice, but later buildings tend to have no ornamentation on the facade. Brick cornices are the most common, but the cast iron and pressed tin cornices are the most ornate. The second floor windows of Two Part Commercial Blocks in downtown West Plains are predominately topped with arched brick lintels. However, decorative cast iron and flat stone lintels and lugsills are also found. Within these window openings, original windows almost exclusively have 1/1 double hung sash. There do not appear to be any examples of the Two Part Commercial Block property type in downtown West Plains that retain the building’s original storefront. All of the storefronts have either been covered with metal panels or replaced with mid-twentieth century or modern metal-framed storefront windows and full-view glass doors.

The largest and one of the most impressive Two Part Commercial Blocks in downtown West Plains is the Aid Hardware Building (Inventory #002). This four story commercial building, which was constructed in 1913-14, has a one and one-half story lower commercial space and two upper stories of more private space. However, the facade of the building is still divided into two distinct zones. The building has a full width storefront that dates to the mid-twentieth century. The upper portion of the facade, which is divided into three bays, has bands of double hung windows in each bay, a wide tin cornice with brackets, and nice stone accents. This building replaced the first Aid Hardware Building (ca. 1885), also a Two Part Commercial Block, which burned in 1912.

³⁸ Richard V. Francaviglia, Main Street Revisited. (Iowa City: University of Iowa Press, 1996), p. 26.

³⁹ Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

⁴⁰ *Ibid.*, p. 27.

Figure Sixteen. L. D. Harlin Building, 2 Court Square
Photo by Becky Snider



One Part Commercial Block

Nationwide: mid-1880s to 1950s

Downtown West Plains: early 1880s to 1960s

Representative examples: J. L. Elledge Building (Inventory #063) ca. 1916

Farmers and Merchants Bank Building (Inventory #010) ca. 1893

L. D. Harlin Building (Inventory #101) ca. 1895

The One Part Commercial Block, is general regarded as a fragment of the nearly ubiquitous Two Part Commercial Block. Like the Two Part Commercial Block, the One Part Commercial Block generally is composed of a narrow storefront with large plate glass display windows, and a prominent cornice at the roofline. However, the One Part Commercial Block is only one story tall and often has a generous amount of wall space for signage or advertising in between the cornice and the storefront.

Subtype: False Front Commercial

A subtype of the One Part Commercial Block, the False Front Commercial or Boom-town Front building generally has a taller facade than the true One Part Commercial Block. The facade of the False Front Commercial Building extends up beyond the level of the roofline and the side walls. In contrast to the One Part Commercial Block, which typically has a flat or

parapet wall roof, False Front Commercial Buildings often hide a front facing gable roof behind the tall facade. Historic photos of downtown West Plains show that both one and two story False Front Commercial Buildings of frame construction were common during the Settlement and Pre-Railroad Era. (See Figure Five.) However, none of those buildings survive today. Of the three False Front Commercial Buildings in the survey area, all three buildings have stepped brick facades. Two of the buildings have brick side walls and one has ceramic block walls. The earliest of the three False Front Commercial Buildings, the C. T. Aid Building Addition (Inventory #028), ca. 1929, is also one of the earliest surviving commercial garages in the survey area.

Hundreds of one-part commercial blocks were constructed in cities and towns across America from the mid-nineteenth to the early twentieth century. According to architectural historian, Richard Longstreth, "the type appears to have emerged during the mid-nineteenth century as a means of imparting urban overtones to new communities."⁴¹ Longstreth traces the One Part Commercial Block, to vernacular origins. He notes that "it was accepted, somewhat later, by architects and persisted in both high style and vernacular realms for a number of decades."⁴²

The One Part Commercial Block was one of the early often the choice of speculators or new business owners. As Richard Longstreth points out in his book, The Buildings of Main Street,

it proliferated because of the rapid growth of Victorian communities, large and small, and the hopes speculators held for continued expansion. By catering to the swelling demand for services, these buildings could generate income, yet they represented a comparatively small investment.⁴³

Furthermore, despite its compact size, this building type with its prominent facade, like the larger Two Part Commercial Block, served to present an impressive presence on the street or square. Owners of these buildings placed most or all of their emphasis and money into the facade of the building because they anticipated that the sides of the building would not be seen once neighboring buildings were constructed. Victorian examples of the One Part Commercial Block often had extremely elaborate, highly detailed facades. However, buildings constructed in the early twentieth century are generally "more substantial in appearance and their elements are arranged in a more unified manner, reflecting the new concern for restrained dignity in the urban landscape."⁴⁴ Although One Part Commercial Blocks can still be found in cities and towns across the country, many have been lost to the pressures of commercial development due to their modest size and their location on prime downtown lots.

One of the most unusual examples of the One Part Commercial Block property type in West Plains is the Farmers and Merchants Bank Building (Inventory #010), located at 13 Court Square. Not only is it a good example of the One Part Commercial Block, it is the only building in downtown West Plains with a stone facade and it is the only Romanesque Revival style building in downtown West Plains. Like most buildings of this type, the Farmers and Merchants Bank is a narrow, one story commercial building. The word "BANK" is carved into the facade over the main entrance. The building's heavy stone facade and the wide rounded arches over

⁴¹ Richard Longstreth, "Compositional Type in American Commercial Architecture," in Perspectives in Vernacular Architecture, II. Edited by Camille Wells, (Columbia: University of Missouri Press, 1986), p. 17

⁴² Longstreth, "Compositional Types in American Commercial Architecture," p. 20.

⁴³ Richard Longstreth, The Buildings of Main Street. (Updated Edition) (Walnut Creek, CA.: Altamira Press, 2000) p. 54-55.

⁴⁴ Longstreth, The Buildings of Main Street. p. 59.

the window and door show its stylistic allegiance to the Romanesque Revival style. The stone for this building, which was constructed ca. 1892, was quarried on the Porter Farm on the outskirts of West Plains.⁴⁵ The Farmers and Merchants Bank was the third bank to be organized in West Plains. It was also the shortest-lived of all of West Plains banks. The bank was incorporated in 1893 and, in 1896, the bank building and all of the bank's assets were sold to the newly formed First National Bank.

⁴⁵ Toney Aid "Receivable in Payment of All Dues," West Plains Gazette, No. 2, Spring 1979, p. 25.

Figure Seventeen. All Saints Episcopal Church, 107 South Curry
Photo by Becky Snider



LATE VICTORIAN STYLES

Appearance Nationwide: 1870s-1910s

Appearance in Downtown West Plains: 1880s-1910s

Representative Examples: W. J. Zorn Building (Inventory #030), 1912, H. C. Shuttee House (Inventory #035), ca. 1884, ca. 1913, Ben Holloway House (Inventory #033), ca. 1889, Catron Opera House (Inventory #019), 1893, All Saints Episcopal Church (Inventory #129), 1888

Even though only a few buildings in downtown West Plains can be classified as high style Victorian, almost all of the buildings in the survey area constructed from the 1880s to the early 1900s displays some type of Victorian ornamentation. Most buildings are basically vernacular buildings to which high style characteristics were added.

Because so many buildings in West Plains exhibit general or mixed Victorian design elements rather than ornamentation or design features specific to one of the Victorian styles, many buildings have been classified as having Late Victorian styling. This mixing of Victorian design principles was a common occurrence throughout the country. However, several buildings have features distinctive to one of the Victorian styles such as Queen Anne, Italianate, Gothic Revival and Romanesque Revival and have been labeled accordingly on the survey sheets. Although each building has its own distinctive features, buildings labeled Late Victorian frequently have applied ornamentation in the form of scrolled brackets or decorative cornices.

Thirty-seven (37) of the 130 buildings in the survey area, roughly 28% of the total, are classified as Late Victorian. This number includes those specifically classified as Queen Anne, Italianate, Gothic Revival and Romanesque. Twenty-seven (27) of these buildings were constructed prior to the turn of the twentieth century.

National Register guidelines include many different Victorian era styles within the broad category of Late Victorian, including Italianate, Queen Anne, Gothic Revival and Romanesque Revival. Examples of each of these styles can be found within the survey area. Distinctive features of each style are described below and a representative example from the survey area is provided.

The Victorian movement, popular nationwide from the 1840s into the early 1900s, was composed of a variety of "picturesque" styles including Italianate, Second Empire, Queen Anne, Gothic Revival, Romanesque Revival, all of which emphasized the use of combinations of spaces, colors, textures and ornament. The Victorian era was marked by technological advances which facilitated many of the stylistic developments of the period. The development of balloon framing led to lighter, more delicate designs, and an increase in national transportation and communication systems facilitated the spread of everything from written sources about the latest architectural designs to sawn lumber and prefabricated building components. The arrival of the railroad in West Plains undoubtedly contributed to character of the buildings in the downtown area.

Subtype: Italianate.

Italianate buildings are generally two stories tall with wide overhanging eaves supported by scrolled brackets. Arched windows and ornamental window hoods were also common both in West Plains and nationwide. Commercial buildings in the survey area that are labeled Italianate generally have wide bracketed cornices and arched or hooded windows. The Catron Opera House (Inventory #019) and the Howell County Bank Building are two good commercial examples of the Italianate style in downtown West Plains. The Ben Holloway House (Inventory #033) is a good residential example of the Italianate style in the survey area.

The Italianate style, popular in America from the 1840's to the mid-1880's, was part of the Picturesque movement in architecture, which began in England as a reaction against the classically inspired ideals in art and architecture. Italian villas were used as the model for all types of buildings including residences. In the United States, the style was popularized by Andrew Jackson Downing who published designs for Italianate villas designed by Alexander Jackson Davis in both *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850).

Subtype: Queen Anne.

Common characteristics of the Queen Anne style are asymmetrical plans, steeply pitched roofs with irregular rooflines, one story front porches which often wrap around to a side wall, and cut-away and polygonal bays. Patterned wall surfaces and decorative shinglework, often used in gable ends and elaborate exterior woodwork are also common.

Queen Anne commercial buildings generally have highly ornamented facades, patterned wall surfaces and turrets or oriel windows. Two of the buildings in the survey area that were constructed for W. J. Zorn are excellent examples of Queen Anne styling. The W. J. Zorn House at 209 West Cleveland is the most sophisticated Queen Anne residence in the survey area and the W. J. Zorn Building at 102 Leyda Street is the only true Queen Anne commercial building in the survey area.

The Queen Anne style was popular for American buildings from 1880-1910 and like the Italianate style, was part of the Picturesque movement in American architecture. The term Queen Anne was originally coined in England and was most closely associated with the work of English architect Richard Norman Shaw in the 1870's. Shaw's designs began to be reproduced in the architectural press and thus, became known in America. In American House Styles: A Concise Guide, John Milnes Baker noted that "the Queen Anne style was promoted in the publications like American Architect and Building News, our first architectural magazine, and was sold pre-cut by mail-order companies." The growth of the railroad network enabled the widespread distribution of plan books and architectural journals as well as sawn lumber, turned spindles, decorative shingles. Technological advances also facilitated the stylistic developments of the period. The development of balloon framing allowed builders to break from the boxy forms of earlier styles and building types, resulting in homes with complicated plans, multiple rooflines and delicate massing.

Subtype: Gothic Revival.

Although the Gothic pointed arch is the most characteristic feature of the Gothic Revival style, the style is also marked by an emphasis on verticality. This emphasis is frequently expressed through steeply-pitched roofs and cross gables. In the downtown West Plains survey area, all three examples of the Gothic Revival style are churches – First Presbyterian Church (Inventory #029), All Saints Episcopal Church (Inventory #129), and the former Assembly of God Church (Inventory #045). The All Saints Episcopal Church, built in 1888, might also be classified as Carpenter Gothic because of its distinctive board and batten siding, which adds to the verticality of the design. (See Figure Seventeen.) However, the All Saints Episcopal Church does not have the distinctive scroll sawn detailing which is common full-blown examples of the Carpenter Gothic style.

The Gothic Revival style in America is known to date back to the late eighteenth century Sedgeley, a country house with Gothic Revival detailing was designed by Benjamin Henry Latrobe in 1799, and by the early eighteenth century, other major architects began to experiment with the style on country houses and churches.⁴⁶ The Gothic Revival Style never achieved the widespread popularity in America of other Victorian styles such as Queen Anne and Italianate. However, it was the most influential style for churches in America from the mid-nineteenth century well into the twentieth century.⁴⁷

Subtype Romanesque Revival.

Round arched window and door openings and brick or stone construction are the most characteristic feature of the Romanesque Revival buildings. As Alan Gowans notes in Styles and Types of North American Architecture, the Romanesque Revival style was often called the "round style" when it first became popular.⁴⁸ The Farmers and Merchants Bank (Inventory #010) is the only Romanesque Revival style building in the survey area, and, as such, it provided a distinctive contrast to the other buildings on the Courthouse Square.

⁴⁶ Poppeliers et al, What Style Is It: A Guide to American Architecture, (New York: Preservation Press and John Wiley & Sons, Inc., 1983), p. 40.

⁴⁷ Ibid., p. 41.

⁴⁸ Alan Gowans, Styles and Types of North American Architecture: Social Function and Cultural Expression. (Cambridge, MA and London: The MIT Press, 1986), p. 150.

American architects began experimenting with Romanesque Revival style in the mid-eighteenth century. The style, which was based on medieval European styles, continued to be used in America predominately for public buildings religious buildings into the early twentieth century. The Romanesque Revival style was a precursor in America to the more common and well-known Richardsonian Romanesque style, which is named for architect, Henry Hobson Richardson.

Figure Eighteen. West Plains Post Office, 204 East Main Street
Photo by Becky Snider



CLASSICAL REVIVAL

Appearance Nationwide: 1890s-1920s

Appearance in Downtown West Plains: ca. 1915- ca. 1940

Representative Examples: West Plains Bank #2 (Inventory #008) 1916, West Plains Post Office (Inventory #117), 1931

Classical Revival buildings are characterized by a symmetrical arrangement of elements, restrained, classically-derived ornamentation, and monumental scale, if not also monumental size. The original West Plains Post Office Building (Inventory #117), with its symmetrical fenestration, restrained ornamentation and pedimented entrance, is the best example of the Classical Revival style in the survey area. (See Figure Eighteen.)

The Classical Revival style is the later, more refined development of the Beaux-Arts style. The Beaux-Arts and Classical Revival styles are based on the academic principles of the Ecole des Beaux-Arts in France, "which emphasized the study of Greek and Roman structures, composition, symmetry and elaborate two-dimensional wash or watercolor renderings of the buildings."⁴⁹ A number of prominent American architects including Louis Sullivan, H. H. Richardson, and Bernard Maybeck were trained at the Ecole and brought the Ecole's principles back to America. This revival of interest in classical antiquity became, in the form of the Beaux-

⁴⁹ Poppeliers, p. 66.

Arts and Classical Revival styles, an American phenomena. As Marcus Whiffen, the author of American Architecture Since 1780: A Guide to the Styles notes that

nowhere outside of the United States were the classical orders to be drawn up in so many parade formations – before their final disbandment, as it proved. Nowhere else were fine materials to be so lavishly employed; one would not be surprised to be told that more marble was used in building in the United States in the years 1900-1917 than was used in the Roman Empire during its entire history.⁵⁰

The Classical Revival style is widely known for its use on monumental public buildings such as the Jefferson Memorial in Washington, D.C., but it was also employed on commercial (predominately banking establishments) and residential buildings.

⁵⁰ Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles (Revised Edition), (Cambridge, MA and London: The MIT Press, 1996), p. 167.

Figure Nineteen. The Howell County Courthouse, 1936-37
Photo by Becky Snider



ART DECO/ART MODERNE

Appearance Nationwide, late 1920s-1940s

Appearance in Downtown West Plains – ca. 1930 – ca. 1950

Representative Examples: Howell County Courthouse (Inventory #001), 1937, Avenue Theatre (Inventory #082), 1950

According to Steven J. Phillips, author of Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940, the principal characteristics of American Art Deco architecture are “an overall linear, angular, vertical appearance, stepped facade; extensive use of zig-zags, chevrons, lozenges, and volutes as decorative elements; and vertical projections above the roofline.” Mayan, Aztec and Native American motifs were particularly popular in American Art Deco architectural ornamentation. The Art Moderne style is characterized by “an overall streamline appearance, asymmetrical facade, smooth wall surfaces with rounded corners, sparsity of ornamentation (often confined to horizontal grooves or metal strips on walls), flat roof, windows that frequently wrap around corners, and a curved canopy over the front door. In many buildings, Art Deco and Art Moderne elements are used in combination.⁵¹ The Howell County Courthouse (Inventory #001) is a good example of this combination. (See Figure Nineteen.) Although the building has Art Deco ornamentation, its box-like form, rounded corners, and smooth, monochromatic wall surfaces are more closely

⁵¹ Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1984) p. 466.

related to the Art Modern style. In contrast, the Avenue Theatre's (Inventory #082), polychromed, stepped facade is Art Deco in design, but the building's sparse ornamentation shows the influence of more frugal Art Moderne principles.

In A Field Guide to American Houses, the authors, Virginia & Lee McAlester, group Art Deco and Art Moderne together in a category they label "Modernistic" According to the McAlesters,

the earlier form was the Art Deco, which was common in public and commercial buildings in the 1920s and early 1930's.... After about 1930, Art Moderne became the prevalent Modernistic form.⁵²

The term Art Deco is derived from the name of the 1925 Paris Exposition des Arts Decoratifs et Industriels Modernes, an exhibition of decorative arts and architecture predominately by European artists. American artists and architects as well as department store buyers and industrial designers attended the exposition and returned to the United States infused with new ideas and eager to incorporate those ideas into their own designs. "Promotional literature for the 'Expo Deco' stated that 'reproductions, imitations, and counterfeits of ancient styles will be strictly prohibited.'⁵³ Emphasis on the future rather than the past and the use of ornament to promote a sentiment of modernity were the Art Deco style's principal characteristics. Art Deco architects particularly disdained Beaux-Arts classicism which had become the norm in architectural design.

Art Moderne, the Modernistic style that followed Art Deco, gained popularity in the 1930's. Art Moderne, also called Streamline Moderne, developed out of the necessity for frugality brought on by the Depression. It was a continuation of the ideas started by the Art Deco style without the ornamental extravagances of the earlier style. In addition to the rejection of historical styles and the promotion of futuristic ideas, the Art Moderne style placed an additional emphasis on machine imagery and mass-production. Many Art Moderne buildings were inspired by and modeled after the new aerodynamic shapes of modern modes of transportation including the automobiles and passenger liners. Furthermore, Art Moderne was one more step towards the complete rejection of ornamentation of the International Style, which was already gaining prominence in Europe as the Art Moderne style developed in the United States.

⁵² Ibid., p. 465.

⁵³ Poppeliers, p. 88.

CHAPTER FOUR: CONCLUSIONS AND RECOMMENDATIONS

Summary

Because this survey was limited to the resources in the downtown area of West Plains, the majority of buildings in the survey group are commercial or public buildings. This narrow focus resulted in a very cohesive survey group with a small number of property types. However, this survey should not be considered a comprehensive examination of the business-related resources in West Plains. There are pockets of historic commercial and industrial buildings in other areas of the city. Furthermore, although a number of the oldest residential buildings in town are located within the survey area, no conclusions about patterns of residential development can be made from such a limited group.

Unlike some towns in Missouri, such as Hermann, that were settled by a particular ethnic group and that have architectural patterns that directly relate to the origins of the town's inhabitants, the men and women that settled West Plains were predominately multi-generation Americans. Most of the early settlers and the hundreds of immigrants to West Plains during the Railroad Era came from Kentucky, Tennessee, South Carolina and North Carolina, but some German and Scandinavian immigrants also made their way to central Howell County. As a result, the architecture in downtown West Plains shows no allegiance to any particular ethnic group.

Integrity and Current Condition

In general, the physical condition of the buildings in the survey group is quite good. As a part of the field work, the condition of each building was rated in one of four categories: poor, fair, good, or excellent. 87% of all of the buildings in the survey area were rated "good" or "excellent." and 63% of the buildings that are fifty years or older were judged to be in "good" or "excellent" condition. Although there are a few vacant buildings in the survey area, and a few buildings were judged to be in "poor" condition, none were deemed worthy of demolition.

The buildings in the survey group were also evaluated in terms of their overall historic integrity. The four categories used for rating integrity are: low, moderate, high, little changed. Approximately half of the buildings in the survey group that are fifty years or older were judged to have a "high" level of historic integrity or to be little changed. When evaluating the buildings for integrity, commercial buildings that have a storefront with bulkhead panels and storefront windows as opposed to full height display windows were given frequently given a rating of high even if the storefront was covered by metal panels. These panels, which are nearly ubiquitous in downtown West Plains, appear to be at least fifty years old.

It is important to compare both a building's condition and integrity when evaluating the historic resources in the survey area. Buildings that are in fair or poor condition but have a high level of integrity may be important examples of a type or style worthy of preservation. Similarly, buildings that are in excellent condition may have been drastically altered and retain little or no historic integrity. A few buildings in West Plains have facades that are completely sheathed in metal. These buildings were given low ratings for integrity, but they may still retain their historic facades beneath the modern sheathing. Such buildings are often good candidates for rehabilitation. It should be noted that buildings that buildings with low integrity would be considered non-contributing properties if the area was nominated as a National Register District. However, in cases where the historic facade is obscured, but not damaged by modern sheathing, removal of the sheathing may permit these reevaluation of the integrity of the building. Designation as a contributing property in a National Register District can make a building eligible for historic preservation tax credits.

Figure Twenty. Integrity and Condition of Buildings in the Survey Area

| Condition/Integrity | Number of buildings more than 50+ years old | Percentage of total – buildings more than 50+ years old |
|--------------------------|---|---|
| Excellent/Little Changed | 6 | 6% |
| Good/Little Changed | 9 | 9% |
| Fair/Little Changed | 3 | 3% |
| Poor/Little Changed | 0 | 0% |
| Excellent/High | 15 | 15% |
| Good/High | 24 | 24% |
| Fair/High | 7 | 7% |
| Poor/High | 1 | 1% |
| Excellent/Moderate | 2 | 2% |
| Good/Moderate | 13 | 13% |
| Fair/Moderate | 2 | 2% |
| Poor/Moderate | 1 | 1% |
| Excellent/Low | 9 | 9% |
| Good/Low | 5 | 5% |
| Fair/Low | 2 | 2% |
| Poor/Low | 1 | 1% |
| Total | 100 | 100% |

National Register Eligibility

The historic resources in downtown West Plains offer a number of National Register possibilities. A number of the resources in the survey area appear to be individually eligible and a number of resources in the core of the downtown area could be grouped together to form a National Register District. Although only the downtown area was intensively surveyed, there appear to be enough resources scattered throughout the city to warrant the development of a Multiple Property Submission (MPS).

Individual Properties with National Register Potential.

There are a number of historic resources in downtown West Plains that are likely candidates for individual National Register designation. Nineteen (19) of the 130 properties surveyed appear to have good potential for individual listing. Seven (7) of the likely candidates for individual listing also are located within the boundaries of the proposed Downtown Commercial District. The following table (Figure Twenty-one) lists the most architecturally significant, and, in some cases, also the most historically significant, properties in the survey area. It should be noted, however, that there may be other buildings in the downtown area with

important historical associations that also retain enough architectural integrity for individual listing.

Figure Twenty-one. Potential Candidates for Individual National Register Listing in Downtown West Plains.

| Inventory # | Historic Name | Street Address |
|-------------|-----------------------------------|-----------------------|
| 027 | C. T. Aid Building | 109 Aid Avenue |
| 029 | First Presbyterian Church | 116 Aid Avenue |
| 035 | H. C. Shuttee House | 203 Aid Avenue |
| 033 | Ben Holloway House | 209 Aid Avenue |
| 002 | Aid Hardware Building | 1 Court Square |
| 008 | West Plains Bank #2 | 10 Court Square |
| 010 | Farmers and Merchants Bank | 13 Court Square |
| 014 | Howell County Bank | 20 Court Square |
| 016 | Alsup, Risley & Skillman Building | 24 Court Square |
| 019 | Catron Opera House | 36 Court Square |
| 001 | Howell County Courthouse | Courthouse Square |
| 118 | West Plains Post Office | 204 East Main Street |
| 126 | Masonic Temple | 300 East Main Street |
| 131 | C House | 104 Grove Street |
| 030 | W. J. Zorn Building | 102 Leyda Avenue |
| 130 | All Saints Episcopal Church | 107 South Curry |
| 063 | Avenue Theatre | 307 Washington Avenue |
| 052 | W. J. Zorn House | 209 West Cleveland |
| 040 | N.M. VanWarmer House | 331 West Main Street |

A number of historic properties in West Plains outside of the downtown commercial area survey boundaries were identified during the course of the survey. Figure Twenty-two lists buildings outside the survey area, which also were identified as potential candidates for individual National Register designation.

Figure Twenty-two. Properties Outside the Survey Area with Individual National Register Listing Potential.

| Property Name |
|---------------------|
| Armory Building |
| J. L. Elledge House |
| Parkside |
| Kellett Hall |

West Plains Courthouse Square Historic District

The core of the downtown West Plains commercial area appears to contain sufficient intact historic resources to merit National Register District designation. The proposed West Plains Courthouse Square Historic District is located primarily around the Courthouse Square. Although there are significant and intact buildings in the 300 and 400 block of Washington Avenue, due to a cluster of non-contributing buildings in the 200 block, only the 100 block of Washington Avenue can be included in the district. A smaller Washington Avenue Commercial District might be able to be created from those buildings. There are 47 buildings within the proposed boundaries; all are commercial buildings. Of the 47 buildings, 38 appear as though they would be counted as contributing buildings within the district. Three buildings in the proposed district are currently listed on the National Register and seven additional buildings may also be eligible for individual National Register listing.

Contributing resources in the proposed district were constructed between 1881 and 1950. They are significant under National Register Criteria A and C in the areas of ARCHITECTURE and COMMERCE. The West Plains Historic Commercial District represents the most intact portion of the historic commercial center of West Plains. All of the properties in the proposed district are located in the Original Town of West Plains.

Figure Twenty-three lists all of the properties within the proposed district boundaries. Figure Twenty-four is a map of the proposed district showing district boundaries and potentially contributing and non-contributing properties.

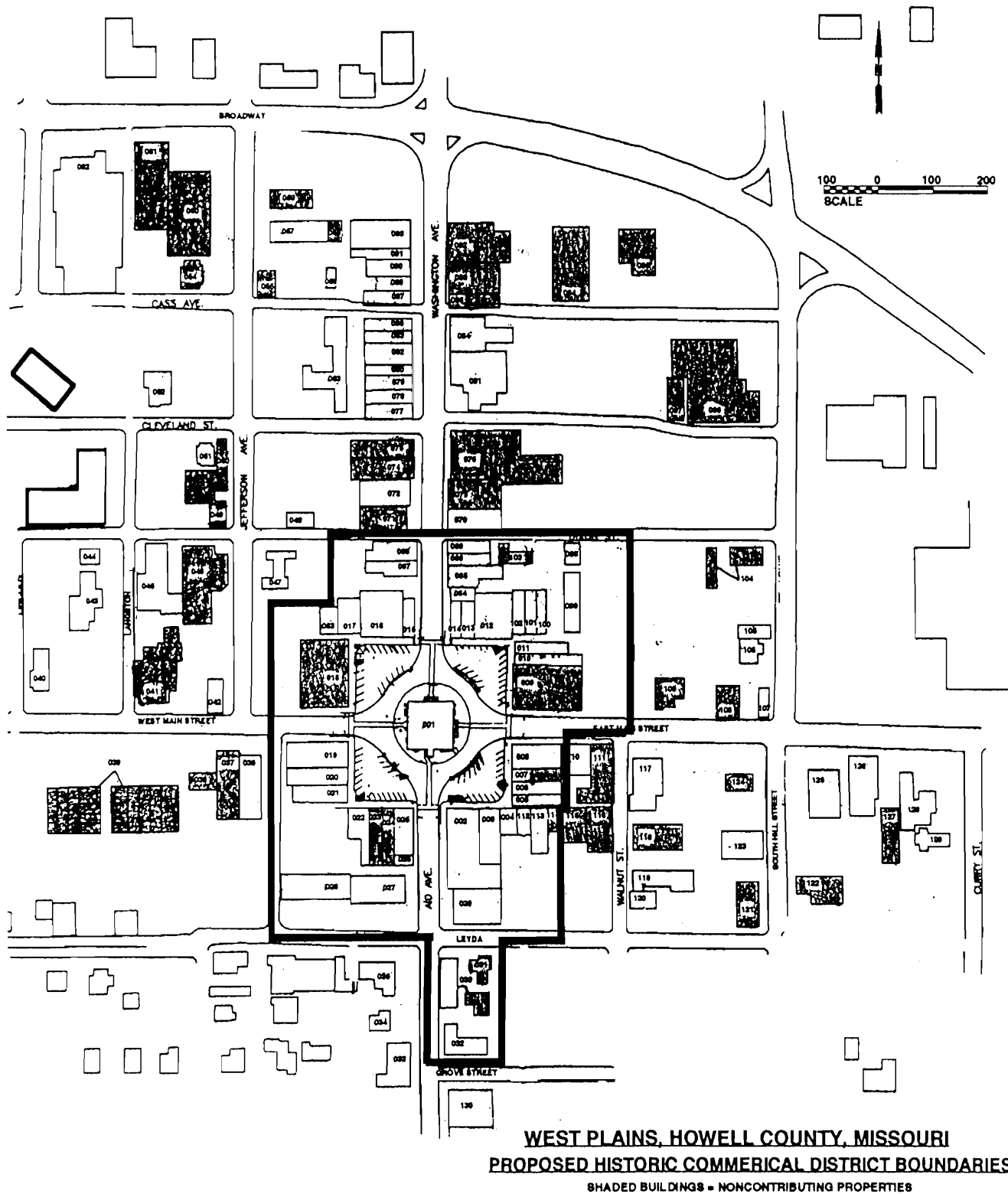
Figure Twenty-three. Properties within the boundaries of the proposed West Plains Courthouse Square Historic District.

| West Plains Courthouse Square Historic District | |
|--|-------------------------|
| Inventory # | Property Address |
| 026 | 103 Aid Avenue |
| 027 | 109 Aid Avenue |
| 028 | 109B Aid Avenue |
| 029 | 116 Aid Avenue |
| 002 | 1 Court Square |
| 003 | 2 Court Square |
| 004 | 4 Court Square |
| 005 | 6 Court Square |
| 006 | 7 Court Square |
| 007 | 8 Court Square |
| 008 | 10 Court Square |
| 009 | 11 Court Square |
| 010 | 13 Court Square |
| 011 | 13A Court Square |
| 012 | 18 Court Square |
| 013 | 19 Court Square |
| 014 | 20 Court Square |

West Plains Courthouse Square Historic District

| Inventory # | Property Address |
|-------------|--|
| 015 | 23 Court Square |
| 016 | 24 Court Square |
| 017 | 28 Court Square (Individually Listed on the National Register) |
| 018 | 35 Court Square |
| 019 | 36 Court Square |
| 020 | 37 Court Square |
| 021 | 38 Court Square |
| 022 | 40 Court Square |
| 023 | 42 Court Square |
| 024 | 43 Court Square |
| 025 | 46 Court Square |
| 001 | Howell County Courthouse |
| 103 | 110 Dixon Street |
| 098 | 112 Dixon Street |
| 063 | 2 Elledge Arcade (Individually Listed on the National Register) |
| 112 | 1 Evans Arcade |
| 113 | 3 Evans Arcade |
| 114 | 5 Evans Arcade (non-contributing) |
| 030 | 102 Leyda |
| 102 | 1 Luster Arcade |
| 101 | 2 Luster Arcade |
| 100 | 3 Luster Arcade |
| 099 | 5 Luster Arcade |
| 064 | 104 Washington Avenue |
| 065 | 106 Washington Avenue |
| 067 | 107 Washington Avenue (Listing on the National Register Pending) |
| 068 | 109 Washington Avenue (Individually Listed on the National Register) |
| 066 | 110 Washington Avenue |
| 069 | 114 Washington Avenue |

Figure Twenty-four. West Plains Historic Commercial District Proposed Boundaries



Multiple Property Submission

Although the current survey project focused only on the downtown area of West Plains, a superficial examination of the town revealed several areas with significant concentrations of historic houses. The residential area to the east of downtown appears to have some of the best intact late-nineteenth and early twentieth century houses in town. In particular, the houses on Grace Avenue and the 600-800 block of East Main Street appear to have district potential and many may be individually eligible for National Register designation. There are also a number of properties, both residential and public buildings, scattered throughout town that appear to be individually eligible for National Register listing. This large concentration of potentially eligible properties and the fact that the historic contexts would be similar for all of the resources in town may make the development of a Multiple Property Submission (MPS) for National Register listing a good choice. A Multiple Property Cover Document could be written to supply most of the historic context for the residential and commercial districts as well as many individual properties. Such a document would streamline a large nomination project, and maximize the number of resources that could be listed. However, the creation of a Multiple Property Submission can be a fairly lengthy and potentially expensive process.

Final Recommendations

West Plains has a rich history and many intact historic resources that should be preserved. The downtown area retains a significant concentration of historic buildings to warrant the development of a National Register District nomination. The designation of the downtown commercial area as a National Register district would provide recognition for these important historic resources. It could also aid revitalization efforts for the downtown area and encourage, through the use of historic preservation tax credits, the rehabilitation of buildings within the district. Although the downtown area was the only area of town that was intensively surveyed for this project, a cursory examination of the town's resources revealed a number of properties outside the survey area that are worthy of additional study, survey and possibly nomination to the National Register.

Although West Plains appears to have at least two areas that could be National Register Districts and several properties that could be individually designated the nomination of so many properties at once would be a complex and expensive project. In an effort to make the designation of historic resources in West Plains manageable and affordable, a combination of nomination and survey projects could be developed as a multi-part phased project. For example, for Phase 1, a standard district nomination could be prepared for the downtown commercial area and, at the same time, a survey of one or two residential areas could be done. Phase 2 could involve the development of an MPS Cover Document for West Plains and the nomination of a residential district. Phase 3 might include the preparation of another residential district and several individual nominations. This type of phased project would allow more immediate results (listing the commercial district) and also set up a system to maximize the number of resources listed.

This survey report should provide a good foundation for future nominations in West Plains. It is clear that West Plains contains at least one or two groupings of significant historic resources, and the nomination of these properties to the National Register in some

Preservation planning for the City of West Plains should also consider the development of a local historic preservation ordinance. With the assistance of the State Historic Preservation Office, the City of West Plains could develop and pass an historic preservation ordinance and become a Certified Local Government (CLG). Although this process is often somewhat

controversial, there are many benefits to having a local historic preservation ordinance. Local ordinances also often include provisions for the establishment of local landmarks. Locally designation can be one of the best tools to ensure the preservation of an historic resource as protective covenants often accompany local landmark status. Generally, local preservation ordinances also call for the creation of a Historic Preservation Commission. In addition to promoting historic preservation in the local community, the commission can help educate local citizens about appropriate rehabilitation procedures and can advocate for the preservation of important local resources. Some local historic preservation ordinances also include the provision for the establishment of design guidelines. These guidelines can simply provide a guide for appropriate modifications to historic buildings or they can mandate formal review of changes to buildings included in the designated area. Design guidelines for downtown West Plains have been prepared by architect, Brenda Spencer.

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**APPENDIX A:
Chronology of Town History**

- 1812** Missouri organized as a territory.
- 1821** Missouri becomes a state.
- 1839** First permanent settlement in the West Plains area established by Tennessean Josiah Howell and his family.
- 1848** The Howell County area was surveyed by the U.S. Government and section lines were established.
Post office established in the home of postmaster, Josephus Howell.
West Plains founded.
- 1857** Howell County organized.
- 1860** Population of Howell County – 3169; West Plains – 150
The town's first expansion, Howell's Addition, was platted.
- 1863** West Plains abandoned due to large amount of hostile activity in the area.
The town of West Plains was burned to the ground by three or four guerillas led by a man named Watson.
- 1865** Settlers returned to West Plains and began to rebuild.
- 1866** Howell County reorganized by the State government.
Captain William Monks was the first to build a house in West Plains after the war.
Monks was appointed head of "Martial Law" in Howell and Oregon County
- 1868** First newspaper in the county *The Type of the Times* established by Captain E. F. Hynes.
- 1870** The first permanent newspaper in Howell County, *The South Missouri Journal*, later known as *West Plains Journal* established.
Population of Howell County – 4218, West Plains - 150
- 1880** Howell County population - 8,814
West Plains population – 351
- 1882** Johnson and Catron's Addition and Foust's Addition platted
Sam Henry established a lumberyard in West Plains.
- 1883** Kansas City, Springfield and Memphis Railroad
2nd Howell County Courthouse constructed.
West Plains becomes a 4th class city.
First bank in Howell County, West Plains Bank, established.
Telegraph service began in West Plains

- 1884** Olden's Addition platted.
- 1890** Howell County Bank established.
Howell County population – 18,618, West Plains – 2,091
West Plains College founded
Four newspapers in operation in West Plains.
- 1893** Catron Opera House constructed.
- 1895** First National Bank established.
A fire destroyed several buildings on the southeast side of the square.
- 1900** Howell County population – 21834; West Plains population – 2,902.
West Plains Chamber of Commerce organized.
- 1901** First automobile motors into West Plains.
- 1903** City waterworks system installed.
First steam saw mill in Howell County built by B.F. Olden, J. H. Maxey, and Sam A. Risley.
First steam flouring mill in Howell County built by B. F. Olden
- 1906** "West Plains was in the midst of a construction boom."
- 1910** Howell County population – 21065, West Plains population – 2914
- 1913** Gazette Building erected by Will H. Zorn.
Aid Hardware Building burned and was rebuilt on the same site.
- 1914** James P. Harlin began his second term as mayor of West Plains.
Central High School constructed.
- 1920** Howell County population – 21102, West Plains population – 3178
- 1928** Farmers Savings State Bank organized.
Four banks operating in West Plains.
West Plains explosion kills 37, injures 22, destroyed 3 buildings, and rendered the courthouse unusable.
- 1930** Howell County population – 19,672; West Plains population 3.335.
- 1931** West Plains Post Office moves from the Catron Opera House to a new building on West Main.
- 1936** 3rd Howell County Courthouse constructed.
- 1940** Howell County population – 2227, West Plains population - 4026
- 1944** After serving 20 consecutive years as mayor of West Plains, James P. Harlin retired.

1950 Howell County population – 22725; West Plains – 4,918.

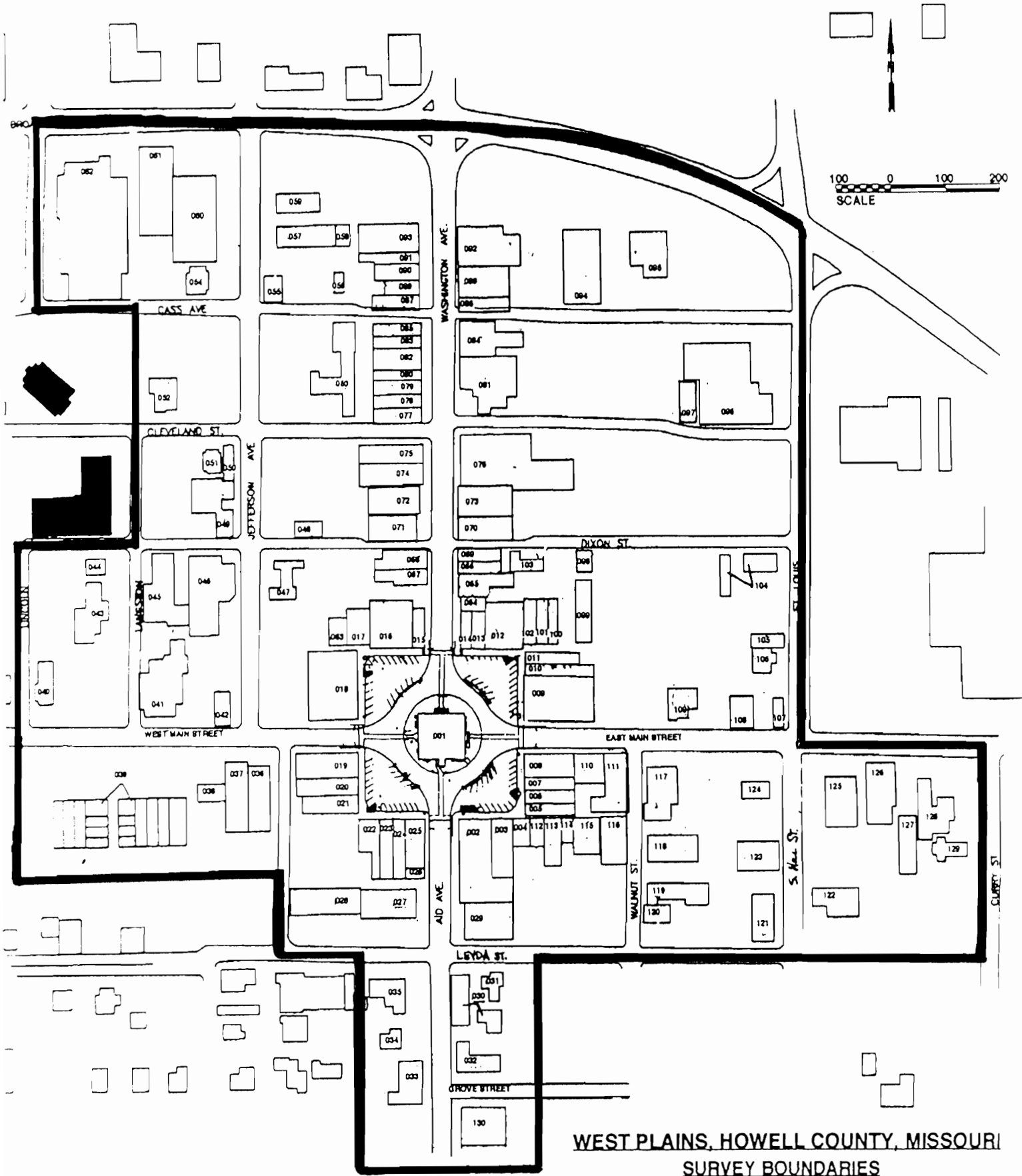
1959 West Plain Memorial Hospital (now Ozarks Medical Center) opened.

1960 West Plains population – 5836

1970 West Plains population – 6893

1980 West Plains population – 7741

APPENDIX B Survey Area Boundary Map



WEST PLAINS, HOWELL COUNTY, MISSOURI
SURVEY BOUNDARIES

APPENDIX C
**Master List of Surveyed Properties with Number, Address,
and National Register Eligibility**

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|-------------------|--------------------------|----------------------------|--|
| 001 | Courthouse Square | ca. 1937* | yes | yes |
| 002 | 1 Court Square | ca. 1914-15* | yes | yes |
| 003 | 2 Court Square | ca. 1892 | yes | no |
| 004 | 4 Court Square | ca. 1892 | yes | possibly |
| 005 | 6 Court Square | ca. 1892 | yes | no |
| 006 | 7 Court Square | ca. 1892 | possibly | no |
| 007 | 8 Court Square | ca. 1892 | no | no |
| 008 | 10 Court Square | ca. 1916* | yes | yes |
| 009 | 11 Court Square | ca. 1979* | no | no |
| 010 | 13 Court Square | ca. 1892 | yes | yes |
| 011 | 13A Court Square | ca. 1889 | yes | no |
| 012 | 18 Court Square | ca. 1929 | yes | no |
| 013 | 19 Court Square | ca. 1889 | possibly | no |
| 014 | 20 Court Square | ca. 1881, 1910 | yes | yes |
| 015 | 23 Court Square | ca. 1919 | yes | no |
| 016 | 24 Court Square | ca. 1887 | yes | yes |
| 017 | 28 Court Square | ca. 1888, 1913* | yes | listed |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|------------------|--------------------------|----------------------------|--|
| 018 | 35 Court Square | ca. 1985 | no | no |
| 019 | 36 Court Square | ca. 1893* | yes | yes |
| 020 | 37 Court Square | ca. 1907 | yes | no |
| 021 | 38 Court Square | ca. 1898 | possibly | no |
| 022 | 40 Court Square | ca. 1896 | yes | no |
| 023 | 42 Court Square | ca. 1896 | no | no |
| 024 | 43 Court Square | ca. 1896*, ca. 1908, | no | no |
| 025 | 46 Court Square | ca. 1896* | yes | possibly |
| 026 | 103 Aid Avenue | ca. 1923 | yes | no |
| 027 | 109 Aid Avenue | ca. 1909* | yes | yes |
| 028 | 109B Aid Avenue | ca. 1928* | yes | no |
| 029 | 116 Aid Avenue | ca. 1887, 1910, 1978* | yes | yes |
| 030 | 102 Leyda Avenue | ca. 1911-12* | yes | yes |
| 031 | 104 Leyda | ca. 1882* | no | no |
| 032 | 214 Aid Avenue | ca. 1949* | possibly | no |
| 033 | 209 Aid Avenue | ca. 1889 | yes | yes |
| 034 | 207 Aid Avenue | ca. 1964* | no | no |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|--|--------------------------|----------------------------|--|
| 035 | 203 Aid Avenue | ca. 1884, ca. 1913 | yes | yes |
| 036 | 202 West Main Street | ca. 1931 | possibly | no |
| 037 | 204 West Main Street | ca. 1931 | no | no |
| 038 | 210 West Main Street | ca. 1980 | no | no |
| 039 | 212 West Main Street | ca. 1964 | no | no |
| 040 | 311 West Main Street | ca. 1895 | yes | yes |
| 041 | 211 West Main Street | ca. 1913 | no | no |
| 042 | 201 West Main Street | ca. 1949 | yes | no |
| 043 | 117 Langston | ca. 1884 | possibly | no |
| 044 | 304 Dixon Street | ca. 1947 | possibly | no |
| 045 | 116 Langston | ca. 1929 | yes | no |
| 046 | 125 Jefferson Street | ca. 1950 | no | no |
| 047 | 100 Blk Jefferson Street | ca. 1980 | no | no |
| 048 | Dixon Street bet. Washington & Jefferson | ca. 1955 | possibly | no |
| 049 | 129 Jefferson Street | ca. 1970 | no | no |
| 050 | 131 Jefferson Street | ca. 1970 | no | no |
| 051 | 204 West Cleveland | ca. 1919 | yes | no |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|------------------------|--------------------------|----------------------------|--|
| 052 | 209 West Cleveland | ca. 1889 | yes | yes |
| 053 | 109 West Cleveland | ca. 1923 | yes | no |
| 054 | 401 Jefferson Street | ca. 1960* | no | no |
| 055 | 400 Jefferson Street | ca. 1975 | no | no |
| 056 | 100 Block West Cass | ca. 1919 | possibly | no |
| 057 | 402 Jefferson Street | ca. 1947 | yes | no |
| 058 | 402-A Jefferson Street | ca. 1931 | no | no |
| 059 | 120 East Broadway | ca. 1980 | no | no |
| 060 | 405 Jefferson Street | ca. 1970 | no | no |
| 061 | 210 West Broadway | ca. 1939 | no | no |
| 062 | 218 West Broadway | ca. 1939*, 1964, 1969 | yes | possibly |
| 063 | 2 Elledge Arcade | ca. 1916* | yes | yes |
| 064 | 104 Washington Ave. | ca. 1905 | possibly | no |
| 065 | 108 Washington Avenue | ca. 1913 | yes | possibly |
| 066 | 110 Washington Avenue | ca. 1884 | possibly | no |
| 067 | 107 Washington Avenue | ca. 1883* | yes | pending |
| 068 | 109 Washington Avenue | ca. 1894* | yes | listed |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|------------------------|--------------------------|----------------------------|--|
| 069 | 114 Washington Avenue | ca. 1919 | yes | no |
| 070 | 202 Washington Avenue | ca. 1905, ca. 1919 | yes | no |
| 071 | 203 Washington Avenue | ca. 1955 | no | no |
| 072 | 205 Washington Avenue | ca. 1919 | yes | no |
| 073 | 206 Washington Avenue | ca. 1963 | no | no |
| 074 | 207 Washington Avenue | ca. 1965 | no | no |
| 075 | 209 Washington Avenue | ca. 1965 | no | no |
| 076 | 210 Washington Avenue | ca. 1962* | no | no |
| 077 | 301 Washington Avenue | ca. 1919 | yes | no |
| 078 | 303 Washington Avenue | ca. 1895 | yes | no |
| 079 | 305 Washington Avenue | ca. 1895* | yes | no |
| 080 | 305A Washington Avenue | ca. 1899 | yes | no |
| 081 | 306 Washington Avenue | ca. 1934 | yes | no |
| 082 | 307 Washington Avenue | ca. 1950 | yes | yes |
| 083 | 307A Washington Avenue | ca. 1893* | yes | no |
| 084 | 310 Washington Avenue | ca. 1895 | yes | no |
| 085 | 313 Washington Avenue | ca. 1893* | yes | no |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|------------------------|--------------------------|----------------------------|--|
| 086 | 400 Washington Avenue | ca. 1913 | no | no |
| 087 | 401 Washington Avenue | ca. 1917* | possibly | no |
| 088 | 402 Washington Avenue | ca. 1913 | no | no |
| 089 | 403 Washington Avenue | ca. 1919 | yes | no |
| 090 | 407 Washington Avenue | ca. 1919 | yes | no |
| 091 | 407A Washington Avenue | ca. 1919 | yes | no |
| 092 | 408 Washington Avenue | ca. 1913 | no | no |
| 093 | 409 Washington Avenue | ca. 1919 | yes | possibly |
| 094 | 115 East Cass Street | ca. 1947 | no | no |
| 095 | 117 East Cass | ca. 1985 | no | no |
| 096 | 211 East Cleveland | ca. 1980 | no | no |
| 097 | 201 East Cleveland | ca. 1963 | no | no |
| 098 | 112 Dixon Street | ca. 1947 | possibly | no |
| 099 | 5 Luster Arcade | ca. 1943 | yes | no |
| 100 | 3 Luster Arcade | ca. 1899 | possibly | no |
| 101 | 2 Luster Arcade | ca. 1896* | yes | possibly |
| 102 | 1 Luster Arcade | ca. 1896 | possibly | no |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|------------------------------|--------------------------|----------------------------|--|
| 103 | 110 Dixon Street | ca. 1963 | no | no |
| 104 | 205 St. Louis Street | ca. 1985 | no | no |
| 105 | 111 St. Louis Street | ca. 1947 | yes | no |
| 106 | 109 St. Louis Street | ca. 1940 | yes | no |
| 107 | 221 East Main Street | ca. 1947 | yes | no |
| 108 | 213 East Main Street | ca. 1931 | no | no |
| 109 | 203 East Main Street | ca. 1963 | no | no |
| 110 | 112 East Main Street | ca. 1939 | yes | no |
| 111 | 114 East Main Street | ca. 1962 | no | no |
| 112 | 1 Evans Arcade | ca. 1895 | yes | no |
| 113 | 3 Evans Arcade | ca. 1899, 1913 | yes | no |
| 114 | 5 Evans Arcade | ca. 1905 | no | no |
| 115 | 115 William Squires Building | ca. 1975 | no | no |
| 116 | 111 Walnut Street | ca. 1975 | no | no |
| 117 | 204 East Main Street | ca. 1931* | yes | yes |
| 118 | 112 Walnut Street | ca. 1999* | no | no |
| 119 | 118 Walnut Street | ca. 1947 | yes | no |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Inventory Number

| Inventory Number | Address | Construction Date | District Potential? | Eligible for National Register? |
|-------------------------|-----------------------|--------------------------|----------------------------|--|
| 120 | 122 Walnut Street | ca. 1950 | yes | no |
| 121 | 121 South Hill Street | ca. 1985 | no | no |
| 122 | 120 South Hill Street | ca. 1955 | no | no |
| 123 | 109 South Hill Street | ca. 1949 | yes | no |
| 124 | 218 East Main Street | ca. 1950 | no | no |
| 125 | 300 East Main Street | ca. 1940 | yes | yes |
| 126 | 312 East Main Street | ca. 1938 | yes | no |
| 127 | 312A East Main Street | ca. 1990 | no | no |
| 128 | 105 South Curry | ca. 1914* | yes | no |
| 129 | 107 South Curry | ca. 1888* | yes | yes |
| 130 | 104 Grove | ca. 1914 | yes | yes |

APPENDIX D
Master List of Architectural Styles and Vernacular Types;
Sorted by Construction Date

Downtown West Plains Resources Survey

Howell County, Missouri

Properties Sorted by Construction Date

| Inventory # | Construction Date | Architectural Style | Vernacular Type |
|--------------------|--------------------------|----------------------------|------------------------|
| 014 | ca. 1881, 1910 | Italianate | Two Part Commercial |
| 031 | ca. 1882* | Italianate | |
| 067 | ca. 1883* | Italianate | Two Part Commercial |
| 066 | ca. 1884 | | One Part Commercial |
| 043 | ca. 1884 | Late Victorian | Gabled Ell |
| 035 | ca. 1884, ca. | Late Victorian | |
| 016 | ca. 1887 | Italianate | Two Part Commercial |
| 029 | ca. 1887, 1910, | Gothic Revival | |
| 129 | ca. 1888* | Carpenter Gothic | Temple Front Church |
| 017 | ca. 1888, 1913* | | One Part Commercial |
| 033 | ca. 1889 | Italianate | |
| 013 | ca. 1889 | Italianate | Two Part Commercial |
| 011 | ca. 1889 | Late Victorian | Two Part Commercial |
| 052 | ca. 1889 | Queen Anne | |
| 006 | ca. 1892 | | One Part Commercial |
| 007 | ca. 1892 | | One Part Commercial |
| 003 | ca. 1892 | Late Victorian | One Part Commercial |
| 004 | ca. 1892 | Late Victorian | One Part Commercial |
| 005 | ca. 1892 | Late Victorian | One Part Commercial |
| 010 | ca. 1892 | Romanesque Revival | |
| 083 | ca. 1893* | | One Part Commercial |
| 019 | ca. 1893* | Italianate | Second Floor Opera |
| 085 | ca. 1893* | Late Victorian | Two Part Commercial |
| 068 | ca. 1894* | Italianate | Two Part Commercial |
| 078 | ca. 1895 | | One Part Commercial |
| 079 | ca. 1895* | | One Part Commercial |
| 112 | ca. 1895 | Late Victorian | One Part Commercial |
| 084 | ca. 1895 | Late Victorian | One Part Commercial |
| 040 | ca. 1895 | Late Victorian | |
| 023 | ca. 1896 | | Two Part Commercial |
| 102 | ca. 1896 | | One Part Commercial |
| 022 | ca. 1896 | Italianate | Two Part Commercial |

Downtown West Plains Resources Survey

Howell County, Missouri

Properties Sorted by Construction Date

| Inventory # | Construction Date | Architectural Style | Vernacular Type |
|--------------------|--------------------------|----------------------------|-------------------------|
| 025 | ca. 1896* | Late Victorian | Two Part Commercial |
| 101 | ca. 1896* | Late Victorian | One Part Commercial |
| 024 | ca. 1896*, ca. | | Two Part Commercial |
| 021 | ca. 1898 | Late Victorian | Two Part Commercial |
| 080 | ca. 1899 | | One Part Commercial |
| 100 | ca. 1899 | Late Victorian | One Part Commercial |
| 113 | ca. 1899, 1913 | Late Victorian | One Part Commercial |
| 114 | ca. 1905 | | Two Part Commercial |
| 064 | ca. 1905 | Late Victorian | Two Part Commercial |
| 070 | ca. 1905, ca. | | One Part Commercial |
| 020 | ca. 1907 | Late Victorian | Two Part Commercial |
| 027 | ca. 1909* | Late Victorian | Two Part Commercial |
| 030 | ca. 1911-12* | Queen Anne | Corner Entrance |
| 086 | ca. 1913 | | Two Part Commercial |
| 088 | ca. 1913 | | Two Part Commercial |
| 041 | ca. 1913 | | Foursquare |
| 092 | ca. 1913 | | Two Part Commercial |
| 065 | ca. 1913 | Late Victorian | Two Part Commercial |
| 128 | ca. 1914* | | Bungalow |
| 130 | ca. 1914 | Queen Anne | |
| 002 | ca. 1914-15* | Late Victorian | Two Part Vertical Block |
| 063 | ca. 1916* | | One Part Commercial |
| 008 | ca. 1916* | Classical Revival | Two Part Commercial |
| 087 | ca. 1917* | | One Part Commercial |
| 015 | ca. 1919 | | Two Part Commercial |
| 072 | ca. 1919 | | One Part Commercial |
| 077 | ca. 1919 | | Two Part Commercial |
| 089 | ca. 1919 | | One Part Commercial |
| 090 | ca. 1919 | | One Part Commercial |
| 091 | ca. 1919 | | One Part Commercial |
| 093 | ca. 1919 | | Two Part Commercial |
| 056 | ca. 1919 | | Gable Roofed |

Downtown West Plains Resources Survey

Howell County, Missouri

Properties Sorted by Construction Date

| Inventory # | Construction Date | Architectural Style | Vernacular Type |
|-------------|-------------------|---------------------|--------------------------|
| 051 | ca. 1919 | | Pyramid Square |
| 069 | ca. 1919 | Late Victorian | Two Part Commercial |
| 026 | ca. 1923 | | Two Part Commercial |
| 053 | ca. 1923 | | One Part Commercial |
| 028 | ca. 1928* | | False Front Commercial |
| 012 | ca. 1929 | | Two Part Commercial |
| 045 | ca. 1929 | Gothic Revival | Side Steeple Church |
| 108 | ca. 1931 | | One Part Commercial |
| 058 | ca. 1931 | | Outbuilding |
| 037 | ca. 1931 | | One Part Commercial |
| 036 | ca. 1931 | Art Deco | |
| 117 | ca. 1931* | Classical Revival | Central Block with Wings |
| 081 | ca. 1934 | | One Part Commercial |
| 001 | ca. 1937* | Art Deco | |
| 126 | ca. 1938 | | One Part Commercial |
| 110 | ca. 1939 | | Two Part Commercial |
| 061 | ca. 1939 | | One Part Commercial |
| 062 | ca. 1939*, 1964, | | |
| 106 | ca. 1940 | Bungalow/Craftsman | Bungalow |
| 125 | ca. 1940 | Classical Revival | Central Block with Wings |
| 099 | ca. 1943 | | Gable Front Commercial |
| 098 | ca. 1947 | | False Front Commercial |
| 094 | ca. 1947 | | One Part Commercial |
| 107 | ca. 1947 | | One Part Commercial |
| 057 | ca. 1947 | | |
| 105 | ca. 1947 | | One Part Commercial |
| 044 | ca. 1947 | Post-War | |
| 119 | ca. 1947 | Post-War | |
| 123 | ca. 1949 | | Garage |
| 042 | ca. 1949 | | Two Part Commercial |
| 032 | ca. 1949* | Post-War | |
| 124 | ca. 1950 | | Gas Station |

Downtown West Plains Resources Survey

Howell County, Missouri

Properties Sorted by Construction Date

| Inventory # | Construction Date | Architectural Style | Vernacular Type |
|--------------------|--------------------------|----------------------------|------------------------|
| 046 | ca. 1950 | | |
| 120 | ca. 1950 | | False Front Commercial |
| 082 | ca. 1950 | Art Deco | |
| 048 | ca. 1955 | | |
| 122 | ca. 1955 | | Gable Front Commercial |
| 071 | ca. 1955 | | Two Part Commercial |
| 054 | ca. 1960* | | |
| 111 | ca. 1962 | | One Part Commercial |
| 076 | ca. 1962* | | |
| 103 | ca. 1963 | | |
| 097 | ca. 1963 | | Quonset Hut |
| 109 | ca. 1963 | | One Part Commercial |
| 073 | ca. 1963 | | Multiple Entry |
| 034 | ca. 1964* | | One Part Commercial |
| 039 | ca. 1964 | | Multiple Entry |
| 074 | ca. 1965 | | One Part Commercial |
| 075 | ca. 1965 | | One Part Commercial |
| 049 | ca. 1970 | | |
| 050 | ca. 1970 | | |
| 060 | ca. 1970 | | |
| 055 | ca. 1975 | | |
| 116 | ca. 1975 | | Multiple Entry |
| 115 | ca. 1975 | | Multiple Entry |
| 009 | ca. 1979* | | |
| 096 | ca. 1980 | | |
| 047 | ca. 1980 | | |
| 059 | ca. 1980 | | Gas Station |
| 038 | ca. 1980 | | |
| 018 | ca. 1985 | | |
| 104 | ca. 1985 | | |
| 121 | ca. 1985 | | |
| 095 | ca. 1985 | | |

Downtown West Plains Resources Survey

Howell County, Missouri

Properties Sorted by Construction Date

| Inventory # | Construction Date | Architectural Style | Vernacular Type |
|-------------|-------------------|---------------------|------------------------|
| 127 | ca. 1990 | | |
| 118 | ca. 1999* | | Gable front commercial |

APPENDIX E
Master List of Surveyed Properties; sorted by Historic Name

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|-----------------------|----------------------|--------------------------|
| 005 | 6 Court Square | | ca. 1892 |
| 006 | 7 Court Square | | ca. 1892 |
| 007 | 8 Court Square | | ca. 1892 |
| 100 | 3 Luster Arcade | | ca. 1899 |
| 064 | 104 Washington Ave. | | ca. 1905 |
| 108 | 213 East Main Street | | ca. 1931 |
| 062 | 218 West Broadway | | ca. 1939*, 1964, 1969 |
| 105 | 111 St. Louis Street | | ca. 1947 |
| 119 | 118 Walnut Street | | ca. 1947 |
| 071 | 203 Washington Avenue | | ca. 1955 |
| 076 | 210 Washington Avenue | | ca. 1962* |
| 097 | 201 East Cleveland | | ca. 1963 |
| 109 | 203 East Main Street | | ca. 1963 |
| 073 | 206 Washington Avenue | | ca. 1963 |
| 034 | 207 Aid Avenue | | ca. 1964* |
| 039 | 212 West Main Street | | ca. 1964 |
| 074 | 207 Washington Avenue | | ca. 1965 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|--------------------------|----------------------|--------------------------|
| 075 | 209 Washington Avenue | | ca. 1965 |
| 049 | 129 Jefferson Street | | ca. 1970 |
| 050 | 131 Jefferson Street | | ca. 1970 |
| 060 | 405 Jefferson Street | | ca. 1970 |
| 055 | 400 Jefferson Street | | ca. 1975 |
| 116 | 111 Walnut Street | | ca. 1975 |
| 115 | 115 William Squires | | ca. 1975 |
| 096 | 211 East Cleveland | | ca. 1980 |
| 047 | 100 Blk Jefferson Street | | ca. 1980 |
| 059 | 120 East Broadway | | ca. 1980 |
| 038 | 210 West Main Street | | ca. 1980 |
| 104 | 205 St. Louis Street | | ca. 1985 |
| 121 | 121 South Hill Street | | ca. 1985 |
| 095 | 117 East Cass | | ca. 1985 |
| 127 | 312A East Main Street | | ca. 1990 |
| 118 | 112 Walnut Street | | ca. 1999* |
| 111 | 114 East Main Street | A. D. Roper Store | ca. 1962 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|-----------------------|--|--------------------------|
| 027 | 109 Aid Avenue | Aid, C. T., Building | ca. 1909* |
| 028 | 109B Aid Avenue | Aid, C. T., Building Addition | ca. 1928* |
| 002 | 1 Court Square | Aid Hardware Building | ca. 1914-15* |
| 129 | 107 South Curry | All Saints Episcopal Church | ca. 1888* |
| 128 | 105 South Curry | All Saints Episcopal Church Rectory | ca. 1914* |
| 126 | 312 East Main Street | Allen, Arthur, Building | ca. 1938 |
| 077 | 301 Washington Avenue | Allen Brothers Building | ca. 1919 |
| 051 | 204 West Cleveland | Allen, T. F., House | ca. 1919 |
| 016 | 24 Court Square | Alsup, Risley & Skillman Block | ca. 1887 |
| 045 | 116 Langston | Assembly of God Church | ca. 1929 |
| 082 | 307 Washington Avenue | Avenue Theatre | ca. 1950 |
| 024 | 43 Court Square | Bailey, Wiley, Building | ca. 1896*, ca. 1908, |
| 013 | 19 Court Square | Bement, E. H., Building | ca. 1889 |
| 018 | 35 Court Square | Boatman's Bank | ca. 1985 |
| 086 | 400 Washington Avenue | Bond, Newton, Building #1 | ca. 1913 |
| 088 | 402 Washington Avenue | Bond, Newton, Building #2 | ca. 1913 |
| 092 | 408 Washington Avenue | Bond, Newton, Building #3 | ca. 1913 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|-----------------------|---|--------------------------|
| 120 | 122 Walnut Street | Bus Station | ca. 1950 |
| 094 | 115 East Cass Street | Butler, J. C., Building | ca. 1947 |
| 021 | 38 Court Square | Catron Building #1 Funkhauser-Davis Hardware Co. | ca. 1898 |
| 020 | 37 Court Square | Catron Building Funkhauser-Davis Hardware Co | ca. 1907 |
| 019 | 36 Court Square | Catron Opera House Johnson Opera House | ca. 1893* |
| 130 | 104 Grove | Chandler, C.C., House | ca. 1914 |
| 054 | 401 Jefferson Street | City Hall | ca. 1960* |
| 036 | 202 West Main Street | Davis Theatre | ca. 1931 |
| 004 | 4 Court Square | Dixon, J. C. B., Building Red Apple Drug Store | ca. 1892 |
| 084 | 310 Washington Avenue | Dixon/VanWormer Building | ca. 1895 |
| 044 | 304 Dixon Street | Drago, Geo. & June, House | ca. 1947 |
| 113 | 3 Evans Arcade | Evans Theatre | ca. 1899, 1913 |
| 003 | 2 Court Square | Evans, W. N., Building | ca. 1892 |
| 112 | 1 Evans Arcade | Evans, W. N., Building #2 | ca. 1895 |
| 114 | 5 Evans Arcade | Evans, W. N., Building #3 | ca. 1905 |
| 041 | 211 West Main Street | Evans, W. N., House | ca. 1913 |
| 017 | 28 Court Square | Famous Grocery Building | ca. 1888, 1913* |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|-----------------------|---|--------------------------|
| 098 | 112 Dixon Street | Farley, William, Building | ca. 1947 |
| 010 | 13 Court Square | Farmers and Merchants Bank First National Bank | ca. 1892 |
| 078 | 303 Washington Avenue | Firchau, Paul, Building | ca. 1895 |
| 029 | 116 Aid Avenue | First Presbyterian Church | ca. 1887, 1910, |
| 069 | 114 Washington Avenue | Fitzgerald, M., Building | ca. 1919 |
| 072 | 205 Washington Avenue | Fitzgerald, M. Building | ca. 1919 |
| 012 | 18 Court Square | Foster, J. R., Building | ca. 1929 |
| 110 | 112 East Main Street | Foster, J. R., Building | ca. 1939 |
| 015 | 23 Court Square | Foster-Renfrow Building | ca. 1919 |
| 066 | 110 Washington Avenue | Happell, Charles, Building | ca. 1884 |
| 101 | 2 Luster Arcade | Harlin, L. D., Building | ca. 1896* |
| 079 | 305 Washington Avenue | Hendrix, E. J., Building | ca. 1895* |
| 103 | 110 Dixon Street | Henry's Radio & TV Service | ca. 1963 |
| 033 | 209 Aid Avenue | Holloway, Ben, House | ca. 1889 |
| 014 | 20 Court Square | Howell County Bank Carter, G. H., Building | ca. 1881, 1910 |
| 001 | Courthouse Square | Howell County Courthouse | ca. 1937* |
| 026 | 103 Aid Avenue | IOOF Addition | ca. 1923 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|------------------------|--|--------------------------|
| 025 | 46 Court Square | IIOF Building Galloway, J. R., Building | ca. 1896* |
| 063 | 2 Elledge Arcade | J.L. Elledge Building | ca. 1916* |
| 099 | 5 Luster Arcade | Johnson, J. S., Building | ca. 1943 |
| 043 | 117 Langston | Langston, Samuel J., House | ca. 1884 |
| 037 | 204 West Main Street | Lashley Motor Sales | ca. 1931 |
| 046 | 125 Jefferson Street | Lashley Motors | ca. 1950 |
| 102 | 1 Luster Arcade | Luster, C. R. Building | ca. 1896 |
| 093 | 409 Washington Avenue | Martin, R. G., Building | ca. 1919 |
| 107 | 221 East Main Street | Martin's Jewelry Store | ca. 1947 |
| 125 | 300 East Main Street | Masonic Temple | ca. 1940 |
| 053 | 109 West Cleveland | Meyer, Emelia, Building | ca. 1923 |
| 042 | 201 West Main Street | Model Drug Store | ca. 1949 |
| 083 | 307A Washington Avenue | Murrain, Mrs. O. M., Building | ca. 1893* |
| 106 | 109 St. Louis Street | Niles Veterinary Hospital | ca. 1940 |
| 090 | 407 Washington Avenue | Packman, Geo., Building | ca. 1919 |
| 124 | 218 East Main Street | Phillips Petroleum Gas Station | ca. 1950 |
| 070 | 202 Washington Avenue | Pirnack, W. K., Building | ca. 1905, ca. 1919 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|------------------------|-------------------------------|--------------------------|
| 011 | 13A Court Square | Pitts Building | ca. 1889 |
| 117 | 204 East Main Street | Post Office | ca. 1931* |
| 065 | 108 Washington Avenue | Powell, J. C., Building | ca. 1913 |
| 048 | Dixon Street bet. | Public Restrooms | ca. 1955 |
| 080 | 305A Washington Avenue | Ramsey, J. P., Building | ca. 1899 |
| 035 | 203 Aid Avenue | Shuttee, H. C., House | ca. 1884, ca. 1913 |
| 032 | 214 Aid Avenue | Smith, R. H., Building | ca. 1949* |
| 068 | 109 Washington Avenue | Smith, W. J. & Ed, Building | ca. 1894* |
| 057 | 402 Jefferson Street | Swanson Building | ca. 1947 |
| 061 | 210 West Broadway | Swanson, C. C. Building # | ca. 1939 |
| 058 | 402-A Jefferson Street | Swanson Lumber Carpenter Shop | ca. 1931 |
| 031 | 104 Leyda | Thomas, Joseph L., House | ca. 1882* |
| 023 | 42 Court Square | Truex, J. A., Building | ca. 1896 |
| 040 | 311 West Main Street | Van Warmer, N. M., House | ca. 1895 |
| 081 | 306 Washington Avenue | Van Wormer, Andrew, Building | ca. 1934 |
| 022 | 40 Court Square | Vanwormer, J. L., Building | ca. 1896 |
| 122 | 120 South Hill Street | West, David, Building | ca. 1955 |

Downtown West Plains Resources Survey
Howell County, Missouri
Properties Sorted by Historic Name

| Inventory Number | Address | Historic Name | Construction Date |
|-------------------------|------------------------|--|--------------------------|
| 067 | 107 Washington Avenue | West Plains Bank | ca. 1883* |
| 008 | 10 Court Square | West Plains Bank #2 | ca. 1916* |
| 009 | 11 Court Square | West Plains Bank #3 | ca. 1979* |
| 087 | 401 Washington Avenue | West Plains Fire Department/City Hall | ca. 1917* |
| 089 | 403 Washington Avenue | Wood, Jennie, Building | ca. 1919 |
| 091 | 407A Washington Avenue | Wright, H. C., Building | ca. 1919 |
| 056 | 100 Block West Cass | Wright, H. C. Warehouse | ca. 1919 |
| 123 | 109 South Hill Street | Zorn, Ollie, Building | ca. 1949 |
| 030 | 102 Leyda Avenue | Zorn, W. J., Building #1 Howell County Gazette Building | ca. 1911-12* |
| 085 | 313 Washington Avenue | Zorn, W. J., Building #2 | ca. 1893* |
| 052 | 209 West Cleveland | Zorn, W. J., House | ca. 1889 |