

**ARCHITECTURAL/HISTORICAL SURVEY**  
**OF**  
**DOWNTOWN KIRKSVILLE, MISSOURI**

**FINAL REPORT**

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**through the Missouri Department of Economic Development**

**Submitted to the**  
**KIRKSVILLE HISTORIC PRESERVATION COMMISSION**  
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## ABSTRACT

In 2008-2009, Todd Kuhns and Cole Woodcox, at Truman State University prepared a National Register of Historic Places nomination for the north side of the Kirksville downtown square (Kirksville Courthouse Square Historic District, NR listed 5/21/09). One of the purposes of that nomination was to establish the historic context that could be utilized as the basis for future nominations as the research on other sections of the downtown area was completed. To be successful in this endeavor, property owners downtown have been encouraged to remove metal siding and the large metal canopies covering facades. At the same time, Mark Gardner began a major renovation of the old Travelers' Hotel, 301 W. Washington Street, financed in part by historic tax credits, and had Architectural and Historic Research, LLC prepare the National Register nomination (NR listed 9/16/09) for that property on the southwest corner of the downtown business district. Then in September 2009, the City of Kirksville contracted with Karen Bode Baxter, Preservation Specialist to complete the historic survey of the remainder of the downtown area. The purposes of this survey has been to see what additional areas could be listed in the National Register of Historic Places individually, or as historic districts, hopefully as boundary increases to the Kirksville Courthouse Square Historic District nomination. The goal was to gather historical information on each of the buildings downtown outside those already listed on the National Register and to prepare Architectural Inventory Forms on each of these in such a manner that the information could be easily included in future nominations. The final report includes an historic context and specific narrative descriptions for any potential districts to utilize in future district nominations. As a result of this survey project, 89 properties were surveyed (3 had outbuildings on the properties—garages or stables) and 92 were photographed and evaluated for their architectural and historic significance. Three potential historic districts were identified, two of which would be boundary increases to the Kirksville Courthouse Square Historic District and one along the west side of downtown that would form a separate district, known as the Main Street Historic District. The assessment concluded that the first boundary increase (basically along the east side of the downtown) and the Main Street Historic District nominations could be prepared immediately, but the second boundary increase (basically on the south side of the square) would require the removal of more false fronts to reveal historic facades before it could potentially be nominated to the National Register. As part of this survey, each building has been assessed both for its status, or contribution, to any potential historic districts and for its potential for individual listing on the National Register of Historic Places. The commercial business district had been established as early as the 1840s but the current infrastructure developed between 1883 and 1965, although a few additional buildings date as late as 2004. Most of the primary resources are commercial storefronts, but the survey area also includes other commercial and civic buildings, 2 educational buildings (associated with A. T. Still University), 2 apartment buildings and 7 parking lots. Of all of these resources, only 2 are currently listed on the National Register, the Grim Building (NR listed 6/27/79), 113-115 E. Washington Street and the Traveler's Hotel, but 6 more appear to be individually eligible. In addition, of the 89 primary buildings, 68 of the primary resources would be contributing to one of the proposed historic districts, even though the vast majority are not individually eligible. Only 20 within the boundaries of one of the proposed historic districts would not be contributing, mostly due to alterations. The proposed districts' boundaries were specifically drawn to exclude newer buildings and vacant lots, as well as large blocks of noncontributing buildings, in all that amounted to 21 of the buildings evaluated. Each property has been entered separately on a Missouri Historic Inventory Form, within the Access database format developed specifically for Karen Bode Baxter, Preservation Specialist by Sara Bularzik. The database was filed with the City of Kirksville, to provide easy local access to the information about each resource in the context of the district. The results of this project are summarized in this narrative report along with an assessment of the potential for district and individual eligibility. Recommendations are included to guide the commission in making decisions based upon the findings of this survey. Maps have been utilized to graphically explain the results of the survey, building by building.

## BACKGROUND

### A. RATIONALE BEHIND HISTORIC PRESERVATION PLANNING ACTIVITIES

The historic preservation movement has changed immensely during the last thirty years. At both the state and national level, attitudes have evolved to recognize both the importance of outstanding buildings as well as more commonplace designs in the development of the visual landscape that makes each community unique. While the National Register of Historic Places used to be viewed as a roster of a few notable buildings, now it is often viewed as an important planning tool designed to help local city officials identify historic resources so that community planning can incorporate the preservation of these resources into the future of the community. At one time, the focus was on individual sites. Now, many communities realize the importance of recognizing an area with numerous resources, some more notable than others, but each dependent upon the others to provide the historic environment and the sense of place that a lone building cannot provide.

Across the nation and across Missouri, community after community has recognized both the tangible economic benefits and the less tangible emotional benefits of historic preservation. Neighborhoods ranging from the large houses of the local elite to a row of working class cottages have found that historic preservation activities can encourage revitalization of deteriorated building stock, preserve or even revive neighborhoods, improve pride of place, decrease crime, and maintain or even increase property values. Many commercial districts have also experienced similar benefits and have enjoyed the additional economic benefits of historic preservation, promoting their historic buildings and districts to draw customers and tourists into their businesses. Historic properties in Missouri have historic tax credits available that help recoup up to 25 percent of the cost of making substantial renovations to historic buildings, including private residences. When combined with federal credits, commercial rehabilitation projects can recoup up to 45 percent of that cost, making it feasible to reinvest in these older buildings.

While thirty years ago, historic preservation was more often viewed as the effort to save just a few, today it is popularly recognized as a part of the newest major growth area in our nation's economy--the restoration and recycling business sector. Because new building development has been pushed to the brink while old systems have been left to deteriorate, smart investors are looking to restoration/rehabilitation as a means of saving natural resources as well as a means of making money. No longer is progress equated only with demolition and new construction. New construction is most frequently relegated to the far perimeter of cities and requires significant investment of resources, both in terms of building materials and in creating the infrastructure to support these new buildings (roads, utilities, schools, etc.), often using up valuable farm land. Renovating old buildings and adapting them to meet modern standards and uses has become an important means of recycling and maintaining our existing building stock (which saves natural resources), rather than allowing these buildings and their neighborhoods to deteriorate and go to waste. Demolition of local historic buildings is now viewed as a waste of resources as well as a loss for future generations.

No longer do people expect that historic buildings are only found in other places, such as Charleston, Williamsburg, or San Francisco, and local citizens are beginning to recognize that their own community has a physical historical legacy of which they can be equally proud. Increasing numbers appreciate the unique architectural features and quality craftsmanship found in older buildings. Recognition as a historic district serves as a marketing tool to attract property owners who appreciate historic buildings and as a signal to potential investors that the community is committed to its continued viability. Historic designation increases the awareness of the architectural qualities and historic value of properties and enhances the pride of local residents and property owners, encouraging better maintenance of the building stock. In turn, this frequently leads to a greater sense of community pride and involvement by property owners and residents, factors that help reduce crime and enhance the quality of life for the entire community. School children are learning about their own local history by visiting historic buildings and other

projects organized by local preservationists. Historic preservation is recognized as an important element in enhancing the quality of life in communities across the nation.

The designation as a historic district also increases the regional awareness of the qualities and character of the neighborhood, where previously the historic district might have been ignored or mistakenly lumped into the image of surrounding blighted areas. Historic designation helps to improve the image of the area with surrounding businesses, institutions, and governmental agencies that may be planning activities in the area. Businesses and institutions consider quality of life in making decisions about expansion or location, and historic districts are frequently viewed as an asset in these decisions. Governmental agencies recognize the importance of historic districts and try to consider the impact of proposed activities or changes to the infrastructure (such as road construction, location of governmental services, etc.) on historic resources. Both state and federal government agencies use historic designation as a means of prioritizing eligibility for certain programs (especially in the eligibility for financial incentives for renovating buildings). This recognition may attract new businesses or services to the area, encourage reinvestment into the surrounding area, and help maintain the local job base, as well as help protect the area from institutional apathy or misconceptions that could threaten the continued viability of the district.

## **B. IMPACT OF PRESERVATION ACTIVITY**

Kirksville has a deep commitment to preserving the quality of life that is evident in their city: wonderful green spaces, a preponderance of nicely maintained homes, a number of good neighborhoods, a pride of place and a recognition of the importance of the history of their community. The emerging recognition of the historic architecture and character of the community has begun to focus attention on the downtown, which helps distinguish it from other communities which do not have these historic assets.

This is especially important when taken in the context of Kirksville's prominence as a college town for two separate institutions, Truman State University and A. T. Still University. Both of these institutions are located near the downtown area, which directly impacts the recruitment and quality of life for the students and faculty. Kirksville's leaders realize that preserving their physical assets is an important component in maintaining the quality of life in their community and it is one of the reasons that they became part of the DREAM initiative, created their Historic Preservation Commission and initiated systematic preservation planning activities in the downtown area. Kirksville is positioned to benefit from historic preservation activities, which will serve to enhance the image of the community.

For a number of reasons, the City of Kirksville decided to complete the systematic survey and historic district designation for the central business district. Not only is this the heart of the community, but a portion was already in the process of being listed in the National Register of Historic Places—the Kirksville Courthouse Square Historic District was submitted for formal review at the time discussions began for this current survey. That nomination listed fourteen commercial buildings on the north side of the downtown square as well as the Adair County Courthouse building and established the basic context for expanding the boundaries of that nomination as future research was completed. The city realizes that the impact on the community's image and potential development will best be served by getting the actual National Register designations as quickly as possible. Some properties had already been surveyed in 1987 as part of a preliminary citywide historic survey conducted in 1987 by John Thomas of the Northeast Regional Planning Commission, but even these properties needed to be re-evaluated to determine if changes made in the last two decades affected their historic integrity. This new survey provides an important addition to the Missouri Cultural Resources Inventory at the State Historic Preservation Office as well as has a very positive impact of local historic preservation efforts, including the city's efforts to further their preservation planning and providing the information needed for additional historic district designations.

This project forms the first step in preparing later nominations of a historic district and potentially individual building nominations for some properties in the survey area as well as providing a careful evaluation that will also help the Historic Preservation Commission further encourage preservation planning in downtown by identifying which properties are considered key structures for potential nomination and preservation, as well as each structure's contribution to potential districts. The inventory of buildings logs important property data, describes architectural features, notes specific building histories, and assesses each structure's architectural and historical merits as well as

contribution to a potential district. By recording information on properties of questionable historic integrity, it is hoped that the inventory will encourage historic rehabilitation projects which will enhance the historic appearance of these buildings and potentially strengthen or improve the chances of historic district designation.

The project has already started to help the Historic Preservation Commission in its efforts to increase the community's appreciation of its history as well as enhance local efforts to preserve the physical legacy of their past for the future. Prior to starting this effort, building maintenance and cohesive visual improvements to the current building stock, as well as new construction in the downtown were being done without an understanding of the consequences on the entire central business district. In fact, the most recent construction seriously impacted the historic integrity of the entire downtown district, especially the Downtown Cinema that replaced the entire block of historic buildings on the west side of the square. These changes also visually changed the continuity of the streetscapes since newer buildings do not utilize the same quality of building materials or the common setbacks with facades aligned at the sidewalks which helped distinguish the downtown from the remainder of the community. The image created by the downtown and its unique historic character help distinguish Kirksville from other communities and continues to serve as the basis of the public perception about the community and recognizing the importance of the downtown encouraged the city to focus on preservation efforts in the downtown.

While preservation activities and even designation as a historic district do not always result in positive economic benefits, downtown Kirksville might be more likely to benefit because the historic tax credits currently available in Missouri will provide their property owners (upon completion of the proposed historic district nomination) a very attractive incentive to encourage major upgrades and improvements to the older building stock. The Missouri Historic Tax Credit program has already enhanced the appearance of some properties in the downtown area, especially the Pickler Building and the old Travelers' Hotel, and other property owners are poised to utilize these incentives to make improvements to their buildings in the parts of the downtown that have yet to be listed on the National Register. While not every improvement project will qualify for this program, those that do are often the buildings in the most need of maintenance, which serves to improve the whole district and to encourage other improvement projects. Given the high quality of their construction and their architectural character, historic preservation activities, especially a historic district designation, should help publicize their merits, improve property values and, in turn, increase the attraction of the downtown to the entire community's current and future residents.

### **C. PARTICIPATION IN THE PROJECT**

Kirksville has already made a concerted effort to initiate preservation planning activities. As part of the DREAM initiative, several property owners have undertaken renovations that improved the historic appearance of their buildings and the community was able to attract investors to convert the Traveler's Hotel into apartments. Through the efforts of two local volunteers, Todd Kuhns and Cole Woodcox from Truman State University, the initial Kirksville Courthouse Square Historic District nomination was successfully listed in the National Register of Historic Places. This nomination was structured to provide information on the entire downtown area in preparation for future nominations, even though it only listed the northern portion of the downtown. Cole Woodcox continued his research to gather historic photographs and basic information about the construction dates of buildings throughout the rest of the downtown area. In 2009, community leaders successfully completed their application to become a Certified Local Government, which created their local Kirksville Historic Preservation Commission and outlined their commitment to preservation planning. That same year, the city received a grant from the Community Development Block Grant program to identify properties and districts in the downtown that could be eligible for listing in the National Register of Historic Places. They contracted with Karen Bode Baxter to complete the historic survey, including photographing each of the buildings in the downtown area as part of this project.

Karen Bode Baxter served as the principal consultant on this project. She meets the Secretary of the Interior's Professional Qualifications for both historian and architectural historian, an asset for this current project since evaluations were based upon both architectural and historical merits. She has almost 30 years of experience with historic surveys and National Register of Historic Places nominations, having prepared more than 60 individual building and 16 district nominations in Missouri, Iowa, and Oklahoma, all of which have been listed on the National Register. Baxter also has had experience working with volunteers, training them to conduct survey activities. She has worked extensively with property owners, especially in St. Louis, in their efforts to complete historic

rehabilitation projects, both on houses and large scale commercial projects, providing technical advice on rehabilitation techniques, working with them to get the properties listed on the National Register, and assisting them with applications for historic tax credits. She had at her disposal, for this project, two other professional historians. Ruth Keenoy also meets the Secretary of the Interior's Professional Qualifications as an historian with more than 15 years of experience, including partnering with Baxter on several nominations and MPDF submissions. Tim Maloney, an historian and attorney, has worked for Baxter on surveys, nominations and historic tax credit applications since 1998.

Cole Woodcox provided copies of historic photographs and information he had already gathered and supervised a Truman State University student, Sara Clark, who completed the tedious newspaper research to log information about the downtown decade by decade, noting fires and news of new businesses and building construction. Woodcox also took additional photographs needed to supplement the photographs taken by Baxter's team during their initial survey. City staff coordinated the public meetings, and the Kirksville Historic Preservation Commission proofread and critiqued the draft inventory forms. City staff provided aerial photographs and property information based upon GIS mapping that was needed for this project as well as information and photographs from building permit files. City staff also provided the names and contact information for each of the property owners and was responsible for the final compilation, duplication and distribution of the project report and inventory forms.

Baxter organized and carried out the intensive survey project's activities that resulted in the completion of the inventory and this report. She was responsible for coordinating staff members completing various components of the project, organizing the survey activities, interpreting the research materials gathered on the downtown and on each property, evaluating the eligibility of the properties, and preparing the inventory documents. It was her responsibility to ensure that all work followed the *Secretary of the Interior's Standards and Guidelines* when completing project activities. She also made a presentation at a public meeting with approximately 20 participants, including the Kirksville Historic Preservation Commission, city officials, and downtown property owners to outline the scope of the project and solicit cooperation. At that meeting, she addressed the concerns about the benefits and ramifications of completing historic inventories and National Register nominations. She will conduct another public meeting at the end of this project to present the survey results.

Baxter utilized a team of professionals to help complete the survey. Sheila Findall photographed the buildings. Sara Bularzik developed the ACCESS database for the Architectural/Historical Inventory Forms since the State Historic Preservation Office had just revised the form. Ruth Keenoy conducted historical research to provide the historic context for this final report and for use in future district nominations. Tim Maloney researched each of the buildings to determine the construction date and original ownership and developed the short narrative significance statements on each property and Keenoy also helped verify historical data utilized in these narrative significance statements. Findall put the initial data onto the inventory forms for each building in the ACCESS database, including the basic building data and ownership information. Baxter was then responsible for completion of each inventory form, the narrative descriptions, finalizing the significance statements, and the assessments about the potential eligibility for listing in the National Register, as well as the compilation of this final report.

Local volunteers, commission members and city staff were critical to this process. While they are not all identified individually in this report, their assistance was vital to the success of this project.



# MAP LOCATING DOWNTOWN SURVEY AREA WITHIN CITY



## SCOPE OF THE CURRENT SURVEY PROJECT

### A. SURVEY AREA

The City of Kirksville was established in north central Missouri in 1841 as the Adair County seat and it grew steadily into a settlement. After the Civil War, the community grew rapidly, prompted by the establishment of the North Missouri Normal School in 1867 and the arrival of the railroad in 1868. The downtown served as the governmental center, the commercial center of the community, and a major transportation center for shipment of goods to and from the region throughout the nineteenth and twentieth centuries. The Kirksville College of Osteopathy developed at the southern edge of the downtown and what was the Normal School and is now Truman State University developed into a major educational campus just a few blocks south of downtown.

The downtown stands as a testament to the development of the community and its buildings provide a physical reminder of its prominence in the commercial, governmental, and transportation sectors. It had been laid out as the county seat and platted with a central public square in the heart of the community with the intent that the courthouse would be built in the central block downtown. A temporary courthouse had been built in the northwest quadrant of the square in 1843 and a permanent building replaced it in the 1850s, only to be destroyed during the Civil War, and the current Romanesque design courthouse was constructed in 1898-1899. Commercial building construction concentrated in the blocks facing the square and in the areas near the railroad tracks on the western edge of the downtown.

The current survey encompassed nearly twenty city blocks in the downtown area (most of the original 1855 plat for the community), excluding only the areas already listed in the recently listed nominations, the north side of the square and courthouse building (the Kirksville Courthouse Square Historic District, NR listed 5/21/09) as well as the Traveler's Hotel (NR listed 9/16/09) which was minimally recorded since it was within the boundaries of the survey area, but had just been documented for the National Register nomination and was under renovation, making photography difficult and unnecessary since it was being documented as part of an historic tax credit project. Of all of the resources within the current survey area, only one other is currently listed on the National Register (Grim Building, NR listed 6/27/79). The survey boundaries extended from Missouri on the north, Marion on the east, Main Street on the west, and Jefferson on the south. Most of the buildings in the survey area were built during the era of the downtown's most significant growth, starting in the late nineteenth century. By 1950 the vast majority of the downtown's infrastructure had been built, although there are a few early 1960s buildings that may also represent the final stages in the historical development of the downtown. While some areas, especially the blocks east of the square, still retain their late nineteenth century appearance, most of downtown Kirksville's architecture is a product of the early and mid-twentieth century. In fact, the most recent construction seriously impacted the historic integrity of the entire downtown district, especially the Downtown Cinema that replaced the entire block of historic buildings on the west side of the square, a major loss to the historic infrastructure of the downtown.

Most of the buildings are commercial storefronts, some of which historically had offices upstairs, but some had, and continue to have, apartments upstairs, in part because of the proximity of the downtown to the college campuses. The survey area also includes bank buildings, office buildings, an old movie theatre, newspaper/printing buildings, small warehouses, the county jail, the city police department, and the old Post Office, now City Hall. The Kirksville College of Osteopathy (now A. T. Still University) actually built two of its office and classroom buildings on the south end of downtown. In addition, several buildings were specifically built to serve the changing transportation needs of the community as the automobile became popular, including service stations, garages, and even an automobile dealership.

Most of the buildings were either brick or stone historically, generally Late Victorian designs, but some originally had elaborate pressed metal or cast iron facades (especially in the block south of the courthouse), most of which were later changed as part of efforts to update their facades or as a consequence of major fires. In the 1970s, downtown Kirksville underwent a major face lift, with aluminum fronts added to many of its commercial buildings (covering all the distinctive architectural details and windows on the upper levels), and installing metal canopies that covered the public sidewalk and visually separated the storefront levels from the now featureless upper facades. A

few years ago, these cover-ups started to be removed, one building at a time, exposing some interesting architecture that has been hidden from view for nearly a generation. On the south side of the square, a major fire had led to facade reconstructions in the mid-twentieth century, with much simpler and more modern designs, but these too were covered with the aluminum fronts. Uncovering this block of buildings could reveal some interesting mid-century modern interpretations of simple vernacular commercial designs and restore an important component in Kirksville's history—the changes that were forced upon the downtown after one of its major fires.

The downtown is located in the heart of Kirksville, nine blocks west of U. S. Highway 63 and one block south of Missouri State Highway 11. Four blocks south of the downtown along Franklin Street (the street on the east side of the courthouse), is the northern edge of Truman State University and along Jefferson Street (the southern boundary of the downtown and of the survey area), southwest of the downtown, is A. T. Still University, what was originally the Kirksville College of Osteopathy. On the west side of the downtown are the railroad tracks that were the major transportation link for the community through the early part of the twentieth century and still in use for transporting freight. Other areas surrounding the downtown are primarily residential in character.

The boundaries of the historic Kirksville central business district basically extend from Missouri on the north, Marion on the east, the railroad tracks on the west, and Jefferson on the south and the current survey covered this same area. This survey only included properties that were not yet listed on the National Register in the Kirksville Courthouse Square Historic District, with the intent to prepare for nomination of the remaining eligible sections of downtown to the National Register as a historic district. The conclusions about proposed districts' boundaries are illustrated on the maps included with this report, even though inventory forms and most of the building counts on the accompanying charts/tables do not currently distinguish between the districts. These boundaries were chosen because they incorporate the remaining properties that have historically been associated with Kirksville's downtown commercial development and because these areas are the only remaining areas that retain their historic integrity.



**Figure 1. Courthouse Square Looking northeast from Washington and Elson, circa 1900. (Image source: Picturesque Kirksville, 104)**

## B. OBJECTIVES

Kirksville's leaders have realized that preserving the physical legacy of the downtown is an important component in maintaining the quality of life and vitality of their community, since it helps distinguish their community from others and focuses upon its unique assets. As the first step in a long-term plan to survey even more of the community, the Historic Preservation Commission decided to look first to its central core. In an effort to identify all of the historic resources as well as the boundaries of historic districts downtown that would potentially be eligible for inclusion on the National Register of Historic Places, Kirksville's Historic Preservation Commission undertook the current intensive survey. After this survey is complete, they hope to prepare National Register district nominations for the eligible areas downtown.

The intensive survey of the downtown encompassed both archival research and field survey under the direction of the architectural historian/historian contracted for this project, Karen Bode Baxter. She and her associates (including historians, Ruth Keenoy and Timothy P. Maloney, and research assistant Sheila Findall) compiled information about each of the properties within survey area, including historical information about each resource, its architectural characteristics, the historical integrity, pertinent ownership information on the property. All 89 properties with buildings were recorded in an Access database that is formatted for the Missouri Architectural/Historic Inventory form. Properties that were either parking lots or open lots currently were identified during this stage to determine whether or not they were historically open spaces or represented spaces formerly occupied by historic buildings, and this information was utilized in defining potential historic district boundaries to exclude the 7 lots that had formerly been occupied by historic buildings. The 89 properties (representing 92 buildings) were photographed and the information compiled into the Access database.

Baxter then completed the inventory of all 89 properties by evaluating each building on the property for both its architectural and historical significance, determining whether or not the building was eligible for individual listing on the National Register, and determining each one's contribution to a potential district nomination. Since more than one potential historic district was identified during this process, information pertinent to a potential historic district listing is incorporated into this final narrative report, describing property types for each of these distinct districts and providing historical information for the entire survey area. The contract did not include developing distinct historic contexts for more than one district nomination, since the expectation would be that this survey would identify a boundary increase to the current district, but the historic context included in the survey report could form the basis for any of these proposed districts given the common history of the entire downtown business district.

Baxter completed the final report, which reviews the research design and the survey methodology, summarizes the results of the field survey, provides a list of all properties identified as potentially eligible for National Register designation individually and provides recommendations about the potential for historic district designation. Ruth Keenoy prepared the historic context for this report. The report also delineates district boundaries and provides a selected bibliography. Maps also identify all structures as either contributing or non-contributing to the potential districts. Baxter's recommendations suggest future projects for the Kirksville Historic Preservation Commission based upon the findings of this project.

The intensive survey encompassed archival research, field survey, architectural evaluations, and photography (archival quality black and white photos) of each resource to determine the historic district potential of the area and to identify individually eligible historic properties. However, the primary focus of the survey project was on:

- ◆ creating an inventory of all the resources
- ◆ gathering specific historical documentation on each building
- ◆ noting physical characteristics of each property
- ◆ assessing each resource's potential for individual eligibility to the National Register of Historic Places
- ◆ evaluating each resource for both its architectural and historical significance
- ◆ determining each resource's contribution to a proposed historic district
- ◆ recording each property separately on Missouri Historic Inventory Forms and creating a computer database of these forms for local and county use

Early in the project, the potential for a historic district became evident. After completing the draft inventory forms and evaluating each of the buildings as part of the entire downtown's historical development and after the initial building photography had been completed, Baxter made her eligibility assessments. Baxter then consulted with Tiffany Patterson, National Register Coordinator for the Missouri State Historic Preservation Office to review the photographs, evaluations of potential eligibility and potential district boundaries. They came to the conclusion that within the survey area there was the potential for two districts (Boundary Increase I and the Main Street Historic District) immediately, although Boundary Increase I is still a little weak on integrity given the remaining aluminum facade cover-ups. They also agreed that the removal of aluminum facade coverings might allow the one block along Washington to be added to the historic district (Boundary Increase II) at some point in the future, but Patterson thought it would weaken the proposed boundary increase too much currently to include it within the proposed district boundaries for Boundary Increase I. Except for four buildings outside these boundaries (the two A. T. Still University buildings, Sojourner's Hall, and 211 W. McPherson), this strategy for district boundaries would incorporate all the potentially eligible buildings in the downtown area—two of the buildings belong to the medical college and it is doubtful that they would want them listed on the National Register (and if they do, a case could probably be made for their inclusion), but Sojourner's Hall is individually eligible for listing, leaving only one historic building that would be outside of any historic district downtown that probably could not be listed individually.

Information pertinent to a potential historic district listing was incorporated into a final narrative report, outlining architectural and historic contexts, describing property types, proposing and delineating district boundaries and providing a selected bibliography, maps to identify all resources as either contributing or non-contributing resources to the potential historic districts. The final report also makes recommendations to the Kirksville Historic Preservation Commission for its future preservation projects.

With completion of this survey project, the Kirksville Historic Preservation Commission took the crucial first step in preparing the remaining nominations for the downtown area. By collecting most of the necessary information about each property and providing an evaluation of the historical integrity and significance of each property within the survey area. In addition, this report evaluated the potential for historic district designation, precisely identifying proposed district boundaries and incorporating the major components, descriptions, lists, and evaluations of significance utilized in completing a National Register of Historic Places district nomination. For the first time, Kirksville has a thorough evaluation of the eligibility of every resource within this area of the city, a valuable tool with a variety of uses both in preservation planning and community development, and one that can serve as a basis for future preservation projects in the community.

This careful evaluation should help the Kirksville Historic Preservation Commission further encourage preservation of the central business district by identifying which properties are considered key resources for potential nomination individually as well as each resource's contribution to the potential district nomination. By recording information on properties of questionable historic integrity, the inventory could encourage historic rehabilitation projects that would strengthen a later district nomination. Logging information on newer buildings eliminated the need to prepare this information when a district nomination is completed. The project should help the commission in its efforts to increase the community's appreciation of its history as well as enhance local efforts to preserve the physical legacy of Kirksville's past.

The commission selected the option of utilizing a computerized Access database to generate a Missouri Historic Inventory Form for each property within the intensive survey area. By doing the survey in this manner, it provided an easily accessible format for documenting each property and a method which could be used to simplify the city's planning process by allowing computerized storage (and duplication of the inventory forms upon demand) and ready access to critical eligibility evaluations as needed by various city departments as well as the Kirksville Historic Preservation Commission. A digital copy of the Access database and the master copies of the final documents (including the inventory forms, photographs, maps and final report) and digital copies of these documents (as well as all other photographs taken in the survey) will be retained for use by the City of Kirksville. The Missouri State Historic Preservation Office will receive printed copies of the inventory forms, photographs, and the final report on this project, as well as digital copies of the photographs.

## C. METHODOLOGY

The research design for this project was based on standard cultural resources survey methods and the consultant's 29 years of experience in historic preservation and surveys in the field. The survey conformed to procedures outlined in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, the State Historic Preservation Office "Minimum Guidelines for Professional Surveys of Historic Properties," and the Secretary of the Interior's Standards and Guidelines. Evaluations utilized the criteria established in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The Missouri Architectural/Historic Inventory forms were completed utilizing the Access database developed by Sara Bularzik and following guidelines set by the state. In addition to entering information from the city's building permit files where available for each property, descriptions and historic information for each property, mapping and photographs were incorporated into each of the completed inventory forms as well as the final report. The street facades of all properties were photographed and photo logs prepared according to the state's guidelines. Some of these digital images were used at the public meetings held in conjunction with this project and kept for use in the presentation of a later district nomination before the Missouri Advisory Council on Historic Preservation.

The consultant on this survey, Karen Bode Baxter, meets the "Secretary of the Interior's Professional Qualifications Standards" for both historian and architectural historian and was responsible for the supervision of historical research, interpretation, evaluation of the properties, and the preparation of the final inventory. She worked with local volunteers (especially Cole Woodcox, a professor at Truman University, and one of the Truman University students, Sara Clark) and city staff. Baxter's own associates met the Secretary of the Interior's Standards and Guidelines when completing project activities. Community involvement is important for the success of this survey and, as such, the city staff took on the responsibility for providing base maps and aerial photographs of the survey area, providing ownership information on each property, arranging public meetings, and duplicating the final documents.

The majority of the research was completed by Baxter's associates and completed under her direction. Historical information to help date each building and to identify its original occupants was gathered by Timothy P. Maloney, especially the necessary research in the city directories, historic photos, and historic fire insurance maps. Since Cole Woodcox and Todd Kuhns had already compiled research on much of the downtown's historical development for the Kirksville Courthouse Square Historic District, research by Baxter, Maloney, Clark and Keenoy concentrated on area newspapers and other archival materials to develop a historical overview of the survey area's development that is included in this report. The city also provided copies of all the Missouri Architectural/Historical Inventory Forms from the 1983-84 survey, as well as supplemental documentation when requested, usually found in city hall records. Baxter conducted an orientation session with the Kirksville Historic Preservation Commission, downtown property owners, other interested citizens and community leaders to outline the process and solicit cooperation. A second public meeting is scheduled for the conclusion of the project to present the results and recommendations to the community.

Both archival and field work were involved in this architectural and historical survey. Archival work by Baxter and her associates concentrate on collecting pertinent information about the developments within the survey area and its specific properties from the city government's files, old files of city directories, files of local newspapers, historic maps, and historic photograph collections. Most of this information was found locally or was available on-line. Cole Woodcox and Sara Clark compiled research from the old newspaper files. Woodcox also provided digital copies of photographs he had located during his extensive research on the downtown's history. Baxter's associates gathered historical information and any historic photographs of the properties in the downtown from the city and county library, the collections at the Adair County Historical Society, and the archives of Pickler Library at Truman University. The Western History Collection and the collections of the State Historical Society of Missouri and the Missouri Cultural Resource Inventory (in the Missouri State Historic Preservation Office) were examined for information pertinent to the history of the area and of specific building histories. Sheila Findall was responsible for photographing each building. Using the Secretary of the Interior's *Standards of Identification*, Baxter and her associates conducted an on-site, exterior inspection of each structure to describe the architectural details and materials on each building. Baxter assessed this information and the photographs to describe each building and to determine its level of architectural significance and historic integrity. Research collected about each property was evaluated by Baxter and Maloney to prepare a short historical overview of each property and to assess each

building/structure's historical significance. These evaluations were used as the basis of the final narrative report prepared by Baxter and Keenoy, which evaluated the historic and architectural significance of downtown Kirksville and the likelihood for listing additional historic districts on the National Register of Historic Places.

To accomplish the survey goals, both archival and field work from earlier inventory projects were updated and incorporated into the current survey project and an analysis made of other pertinent data. The survey consisted of six major components:

- ◆ **ARCHIVAL AND FIELD RESEARCH** to use in evaluating each property's relationship to identified historic contexts, representative property types, and the integrity of the individual buildings as well as the district as a whole
- ◆ **PHOTOGRAPHIC DOCUMENTATION** of each of these buildings in the intensive survey area with digital photography
- ◆ **EVALUATION OF EACH PROPERTY** to identify buildings with architectural merit and/or historical significance and to determine each property's individual eligibility to the National Register
- ◆ **IDENTIFICATION OF POTENTIAL HISTORIC DISTRICT(S)** with boundaries identified and each structure evaluated for its contribution to the potential district(s)
- ◆ **RECORDATION OF EACH STRUCTURE** within the intensive survey area utilizing the appropriate Missouri Architectural/Historic Inventory Forms (with all pertinent line items completed, including the evaluations and photographs listed above)
- ◆ **COMPLETION OF A FINAL REPORT** to review the project scope, evaluate of resources, and make recommendations for nominations to the National Register of Historic Places

The work for this project officially began in October 2009 after the preservation consultant, Karen Bode Baxter finalized her contract with the City of Kirksville to complete this survey project. At that time, Baxter and her associates completed a field trip to Kirksville to visually inspect and photograph the buildings as well as to investigate local historical repositories and gather historical information. At that same time, Baxter conducted a public meeting to review the project and met with property owners and commission members.

She coordinated her work progress with Cherie Bryant and Brad Selby of the City of Kirksville, reviewing the progress of research, requesting and collecting the materials provided by city staff, and providing direction for future survey project activities. Baxter's team, especially Sheila Findall, compiled the information gathered by the various team members and the city staff and completed the basic data entry of the Missouri Historic Inventory forms. Baxter evaluated each resource in the survey area, preparing a detailed description and edited the statement of significance (prepared by Tim Maloney) on each of these forms. Ruth Keenoy prepared the historic context and then Baxter prepared this final report.

Missouri Architectural/Historic Inventory Forms comprised the majority of this project. Each property within the project area was recorded in the Access database developed for this project by Sara Bularzik with the forms printed from this database. In addition to the information entered on the forms, each property file contains a current black and white photograph. The bibliography on a specific inventory form listed resources utilized to complete the current evaluations (which included the city directory research, the assessor's files, the fire insurance maps, published historical studies and photographic records) and identified all the historic photographs located that included images of the resource. The city's file copy also includes the digital files of all photographs taken during this survey.

Each Missouri Historic Inventory Form includes the following information for each individual property within the study area and for the proposed historic district as a whole:

- ◆ National Register status and **DETERMINATION OF ELIGIBILITY** both individually and within a potential district's boundaries (Note: checking district potential indicates that a building is contributing to a potential district, not just within a district's boundaries)

- ◆ **HISTORIC NAME** of the property (usually the first occupant/business, or lacking that name, the oldest known name associated with the property)
- ◆ **OTHER NAMES** that have been utilized for the property including current occupants
- ◆ **CURRENT STREET ADDRESS** and any alternative addresses ever found associated with this property
- ◆ **NAMES OF ARCHITECTS, CONTRACTORS, AND BUILDERS** when known for the property as well as biographical information on these individuals
- ◆ National Register's **CLASSIFICATION** of the property, including its **CATEGORIZATION** and evaluation status as **CONTRIBUTING OR NONCONTRIBUTING RESOURCES**
- ◆ The property's **INCLUSION ON PREVIOUS HISTORIC SURVEYS**
- ◆ Historic and current **FUNCTIONS** of the property (i.e., apartment building)
- ◆ **DESCRIPTION** of the original and current physical characteristics of the property
- ◆ **DATE OF CONSTRUCTION** (or the span of years if the exact year is unknown) and **OTHER SIGNIFICANT DATES** in the building's history (such as major renovations or additions and the dates of occupancy by significant historic business/person) as well as discussion of documentation utilized in determining this date
- ◆ **EVALUATION OF THE SIGNIFICANCE** of the property, listing areas of significance, applicable National Register criteria, and a narrative statement of the significance of the property individually and as part of the historic district, including any historical information known about the specific property
- ◆ Identification of **AREAS NEEDING ADDITIONAL HISTORICAL RESEARCH** to clarify information known about the specific property
- ◆ **FACTORS AFFECTING THE HISTORIC APPEARANCE** of the resource and its potential eligibility to the National Register
- ◆ **DOCUMENTATION** utilized in dating the building and evaluating its architectural integrity and historical significance

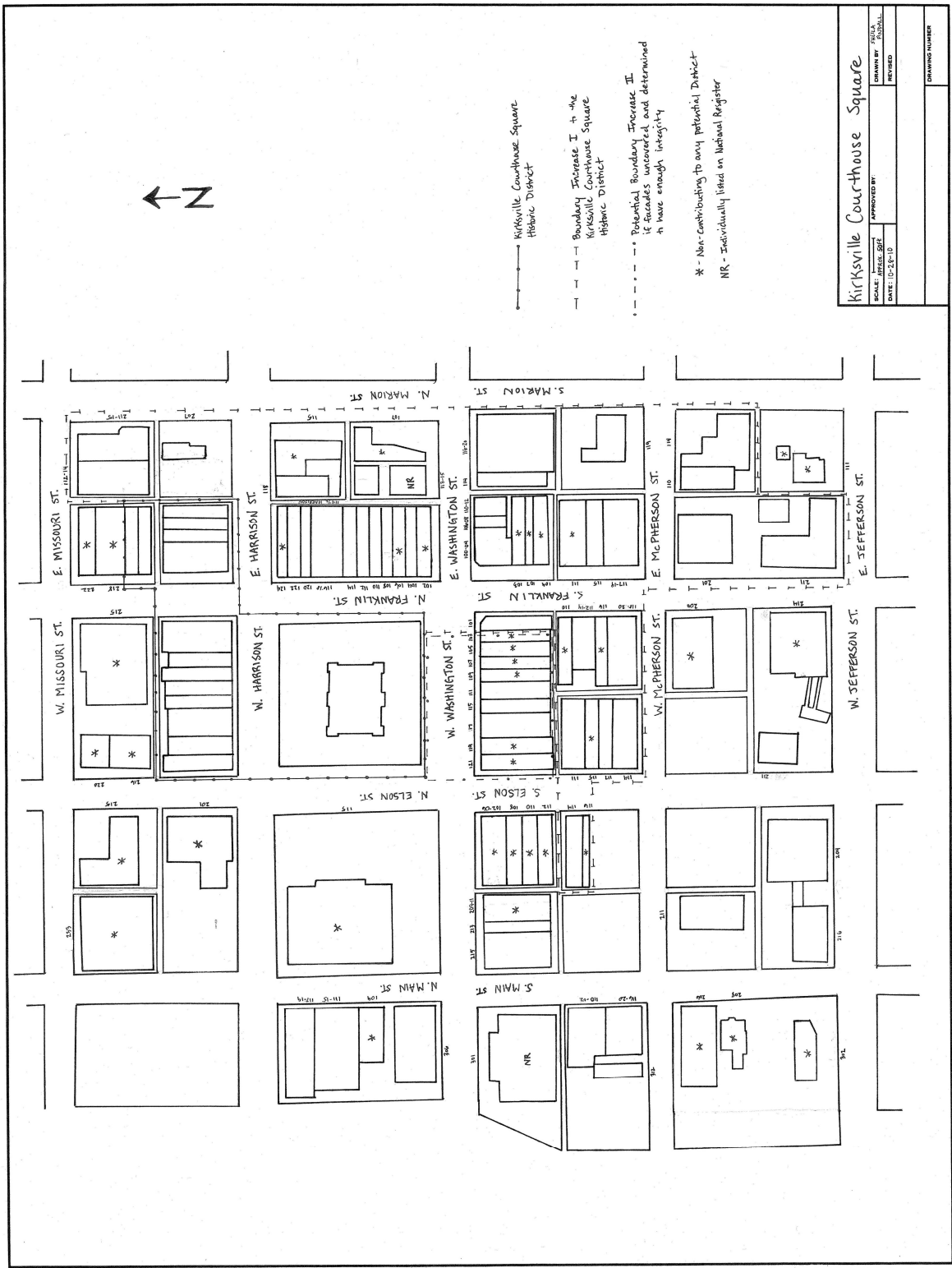
To supplement these individual evaluations, the final project report:

- ◆ **REVIEWS THE RESEARCH DESIGN** utilized in this study
- ◆ **SUMMARIZES THE RESULTS** of the survey area **FOR ARCHITECTURAL AND HISTORICAL SIGNIFICANCE** as required for listing of a historic district on the National Register of Historic Places
- ◆ **REVIEWS THE RESULTS** of the properties in the survey area **FOR THEIR POTENTIAL INDIVIDUAL ELIGIBILITY** to the National Register of Historic Places
- ◆ **EVALUATES THE POTENTIAL FOR A HISTORIC DISTRICT NOMINATION** to the National Register of Historic Places

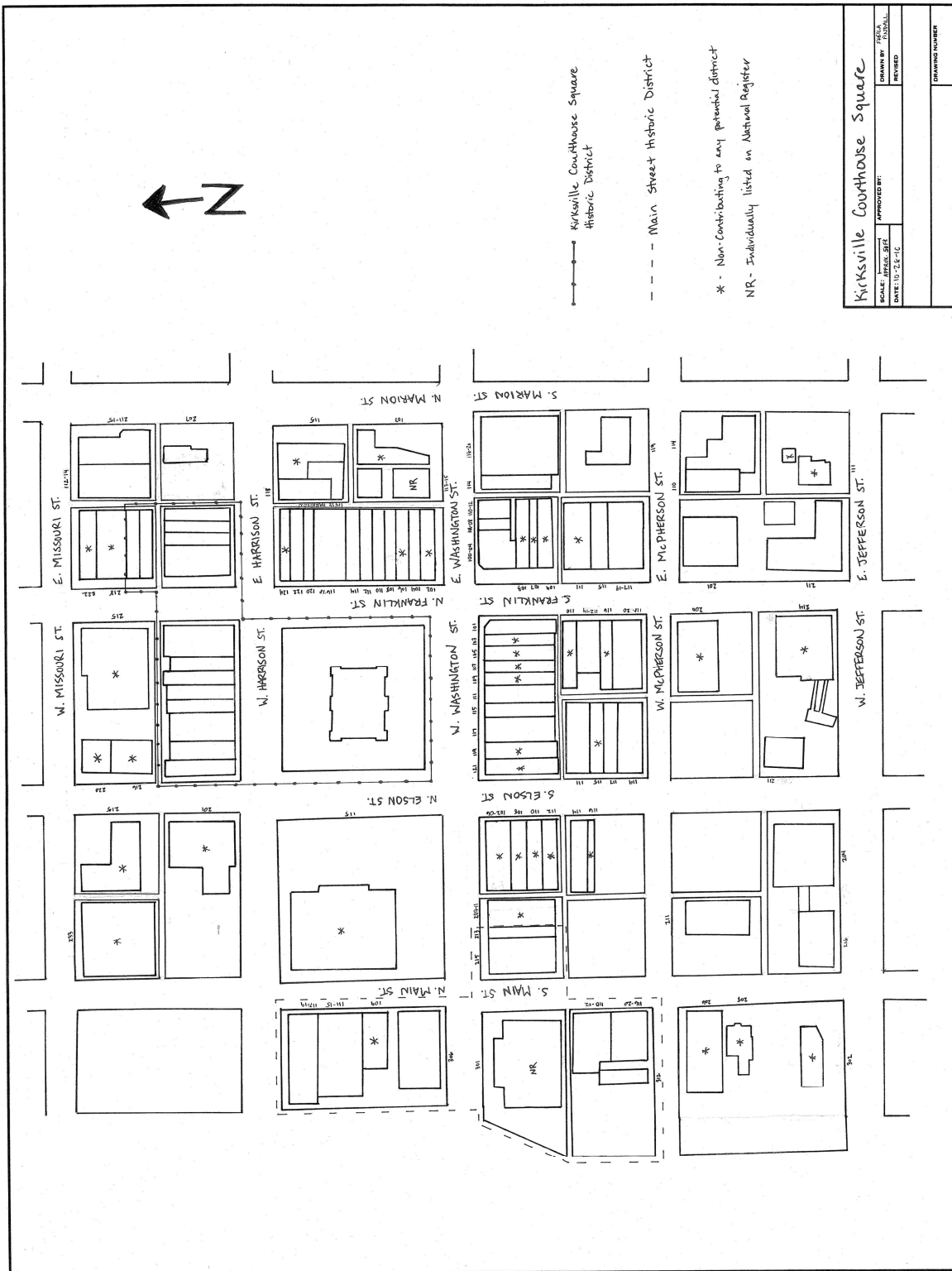


- ◆ **LISTS THE ARCHITECTS AND BUILDERS** that were identified with the community's development
- ◆ **PROVIDES MAPS** to delineate boundaries of the study area (as well as for the potential districts) and to visually identify eligibility status of each building in the proposed districts
- ◆ **MAKES RECOMMENDATIONS FOR FUTURE KIRKSVILLE LANDMARKS COMMISSION ACTIVITIES** to educate property owners and the general public about the merits of historic district designation, preservation techniques, and listing on the National Register of Historic Places
- ◆ **ENCOURAGES THE DEVELOPMENT OF HISTORIC REHABILITATION PROJECTS** within the potential historic districts

# MAP OF PROPOSED BOUNDARY INCREASE I AND II TO THE KIRKSVILLE COURTHOUSE SQUARE HISTORIC DISTRICT



# MAP OF THE PROPOSED MAIN STREET HISTORIC DISTRICT



# SURVEY RESULTS

## A. ANALYSIS TECHNIQUES

For a number of reasons, downtown Kirksville needs to be carefully evaluated for eligibility to the National Register of Historic Places. Beyond the community's desire to utilize historic preservation planning tools to help maintain the quality of life and caliber of the housing stock, it was thought that it probably contained at least one potential boundary increase to the existing historic district as well as a few individually eligible buildings. Conducting the intensive survey served as a first step in this planning and it required the assessment of each resource (whether a principal building or outbuilding) for three separate eligibility tests for listing on the National Register of Historic Places:

- ◆ the relationship and contribution of the resource within the collective context of the downtown and the historic themes and visual qualities which helped define the area as both unique and significant in the history of Kirksville
- ◆ individual eligibility based upon the architectural significance and integrity of the resource's historic design
- ◆ individual eligibility based upon the history of the resource and its significance in the development of the community

The criteria utilized in these analyses conformed to the standards established in *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Each analysis formed a separate step in the process of determining both the potential for an historic district, the status of each resource within the potential district, and the individual eligibility of each resource.

This also utilized a combination of the information gathered during the survey:

- ◆ visual evidence of the historic integrity of each resource
- ◆ physical evaluation of the construction and current condition of each building
- ◆ archival research on the history of each resource
- ◆ historical research on the development of downtown Kirksville
- ◆ evaluation of the visual qualities and physical associations between the properties

While the determinations of architectural significance relied heavily on the visual and physical evaluation of the individual building, the archival research (especially the historic photographs, fire insurance maps, city directories and newspapers) proved especially useful in determining the actual date of construction and whether or not alterations had occurred. Visual evidence often provided the first clues about the historical significance of a resource, although the archival research and study of Kirksville's history served as the primary means of determining the history of a particular resource and its relationship with the historical development of the community. Each of these resources had to be carefully evaluated, making comparisons between individual buildings, the downtown area, and the community as a whole to successfully determine both the contribution of individual buildings within the potential historic district as well as the significance of the district as a whole.

### Property Types

The survey included 92 different resources on 89 separate properties, which represent a variety of property types. These include:

- ◆ 89 primary buildings, including:
  - 2 private residence buildings
  - 2 apartment buildings

- 1 hotel
- 3 government buildings (originally the post office, now city hall, the city police department building and the county jail)
- 2 college classroom/office buildings
- 2 movie theatres
- 2 bank buildings
- 1 club hall and library
- 6 auto-related service garages or dealership buildings
- 4 warehouse buildings
- 64 commercial buildings (used primarily for retail businesses, restaurants/bars, offices)
- ◆ 3 secondary buildings (garages or stables)
- ◆ 7 other properties without buildings currently being used as parking lots

## **B. INDIVIDUAL ELIGIBILITY**

Because most the buildings in downtown Kirksville were vernacular interpretations of popular styles, only 2 are currently listed on the National Register (Grim Building, NR listed 6/27/79 and Traveler's Hotel, NR listed 9/16/09), but 6 more, appear to be individually eligible:

- ◆ Journal Printing Building, 119 S. Elson Street, a Classical Revival design by C. C. Anderson built by him in 1905 to house a printing business for several local newspapers as well as the telephone exchange operations
- ◆ Sojourners Club Hall, 221 S. Elson Street, Prairie house design by Irwin Dunbar built in 1916 for the Sojourners Club that housed the city's only public library for 80 years in addition to other club operations
- ◆ Daily Express Building, 110 E. McPherson Street, an imposing Beaux Arts/Art Deco design by St. Louis architects, Bonsack and Pearce and built in 1930-1936 to house the publishing offices for the local newspaper
- ◆ Kirksville Motor Company, 112-114 E. Missouri Street, the 1916-1921 Spanish Revival automobile dealership building, a rare example of an early purpose-built auto dealership buildings
- ◆ Foster Building, 116-120 E. Washington Street, the large Second Renaissance Revival design built around 1906-1913 that housed the Masonic Lodge above two significant businesses (Montgomery Ward's Department Store and Fellers Wallpapers, the predecessor of the current Beard's Decorating Center)
- ◆ Citizens National Bank Building, 101 W. Washington Street, the distinctive Neoclassical design by Irwin Dunbar built about 1925

Most of these are actually eligible for both their architectural significance and their role in the commercial development of the community. Including the two buildings already listed, more than 11 percent of all of the principal buildings are potentially eligible for individual listing in the National Register of Historic Places.



**Figure 2. Citizens National Bank, 101 W. Washington, circa 1925 (Image source: Private Collection of Cole Woodcox, Kirksville).**

### **Identification of the Criteria for Eligibility**

The National Register of Historic Places has established 4 different criteria for eligibility:

- ◆ Properties significant due to the association with events (Criterion A)
- ◆ Properties associated with persons important in the history of the community, state, or nation (Criterion B)
- ◆ Properties significant for their design or construction methods (Criterion C)
- ◆ Properties which have the ability to yield important information about prehistory or history (Criterion D)

Usually in commercial business districts, Criteria A or C form the basis for determining eligibility of both the district and individual properties—this was the case in downtown Kirksville. In evaluating individual resources, it is conceivable that they could be eligible solely under one criterion, but often those buildings that are distinctive architectural designs were visual expressions of significant commercial business developments. Conversely, while there were other buildings that were significant under Criterion A: Commerce, the loss of some of their architectural integrity impacted their individual eligibility. In most of those cases, the buildings still retain enough integrity to contribute to the historic district, just not enough to be individually eligible.

To be considered individually eligible for the National Register of Historic Places under Criterion A, properties must be associated with events that have made a contribution to the broad patterns of either local, state or national history. The term “event” as defined by the National Register of Historic Places not only applies to specific past occurrences but also to historic trends or pattern of events that made a significant contribution to the development of the community, the state, or the nation. Mere association with historic events or trends is not enough to qualify for eligibility to the National Register of Historic Places under Criterion A. The property’s specific association must be significant and the property must also retain its historic integrity, the essential physical features that made up its character or appearance during the period of its association with the event or historic pattern.



**Figure 3. South side of East Washington looking west from Foster Building, 116-120 E. Washington, circa 1920 (Image source: Cole Woodcox Private Collection, Kirksville)**

Besides retaining the distinctive architectural features from the period associated with the significance of a property, establishing a case for Criterion B requires that the property be associated with a significant person in Kirksville's history, not just every leading businessman's building. In addition, the building must be evaluated to determine whether it is the best representation of that person's significance during the period in which that significance occurred. For example, birthplaces usually are not eligible, because the person did not do anything significant as a baby or child. This requirement would require the identification of all associated properties (such as all their business enterprises), entailing survey and evaluation of resources outside the project area to verify eligibility under Criterion B. Such potential Criterion B significance was noted on individual inventory forms, but may be conditional upon additional research and evaluation, unless the property was also eligible under Criterion A and C (in other words, the history or architectural significance).

Evaluating the resources in downtown Kirksville for the potential to be nominated individually to the National Register of Historic Places based upon their architectural significance (Criterion C) first required a basic analysis of the architectural characteristics of commercial designs in Kirksville and the resources' significance in Kirksville's development. According to the guidelines for eligibility established by the National Register of Historic Places' registration guidelines, properties could be considered eligible for listing under Criterion C, properties that are significant for their physical design or construction and such significance need only relate to the local community's architectural heritage, not national or state levels of significance. To be eligible under Criterion C, a property must meet at least one of the following requirements:

- ◆ Embody distinctive characteristics of a type, period, or method of construction
- ◆ Represent the work of a master
- ◆ Possess high artistic value
- ◆ Represent a significant and distinguishable entity whose components may lack individual distinction

All 6 of the resources determined to be potentially individually eligible would be significant under Criterion C, in part because of the striking distinction between these properties and the rest of the architecture downtown. The great

variety of other architectural designs in the downtown, many of which are quite attractive, could not be easily distinguished as unique or superior to its many neighbors and were not identified as individually eligible for that reason. While these 6 resources have distinctive design features and are good examples of their styles, only 4 have identified architects/designers, but that is not unusual for the commercial building histories in Kirksville where most architects/designers are not known.



**Figure 4. Journal Printing Building, 119 McPherson, circa 1920 (Image source: Kirksville Public Library)**

Few of the properties in downtown Kirksville could be associated with the “work of a master,” meaning a locally significant architect or builder, and of those for which the architect/builder is known, it was difficult to determine if any of these examples were the best local representation of their work since the entire community has yet to be surveyed. It is possible, that with further research, a few other buildings could be identified as individually eligible for their association with a particular builder/architect.

More recent buildings, especially those constructed after World War II, usually reflect more conservative budgets and less imposing facades, making it difficult to justify individual eligibility. They often lack the distinction in their designs to justify individual eligibility for any one of these recent buildings. As the years pass, this may change, but it is a characteristic not just in Kirksville, but across the nation.

#### **Evaluation of Character Defining Features**

Beyond being simply representative of a distinctive type, method or period of construction, a building must retain enough of the characteristics that made it distinctive to be considered individually eligible for the National Register. Distinctive features in downtown Kirksville usually included:

- ◆ the shape and details at the roof line
- ◆ overall massing of the building as it appears from the street



- ◆ the window patterns (especially the number of panes or lights in each sash)
- ◆ treatment of the entries and display windows (if not the original framing materials)
- ◆ major decorative elements (such as the detailing of cornices, details around windows or entry surrounds)
- ◆ the wall materials (such as brick, stone or terra cotta masonry patterns)

Many of the buildings in the survey area retain a great deal of their architectural integrity. The features most often changed were the storefront framing or the treatment of the finishes on the first floor. Windows were sometimes boarded over or even replaced, changing the pattern or size from the originals. Some buildings had lost decorative details, especially at the parapets. In general, individually eligible buildings retain the vast majority of their distinctive features.

If only minor changes had been made to the front facade, the view most evident to the public and the identifying feature of most commercial buildings' design, the building could still retain enough of its architectural integrity to be eligible for the National Register of Historic Places. As a rule of thumb, buildings can often be considered eligible for the National Register if the original owner or the builder, or those during its period of significance, would recognize the building today. The definition of "minor changes" to the exterior facade varies from building to building because the assessment must be made in the context of the features that made the building distinctive. In general, one or two minor modifications, such as replacing windows with similarly proportioned windows, would not necessarily impede the eligibility of a building as long as its distinctive and dominant features were intact.

In downtown Kirksville, to varying degrees, alterations have been made to many of the buildings, including: covering up historic wall materials with siding of some form, new windows that were different proportions than the originals, removal of distinctive decorative details (such as oriel windows or parapet details), drastically altering the original first floor storefront composition, or removal of upper floors entirely, any of which could drastically changed the scale and proportions of the original design. Such changes impeded the eligibility of several buildings in the downtown, even some that are otherwise significant to the history of the area. This is an indication of the importance that the visual appearance and architectural integrity have in determining a commercial building's ultimate eligibility to the National Register of Historic Places.

Unlike historic districts, individual eligibility requires the resource retain a higher degree of historic integrity, both inside and out. In other words, it should have fewer alterations made to the exterior after the period of significance but it should retain significant interior features as well. Interior alterations are often expected and are actually part of the historic evolution of a commercial storefront building. Interiors usually changed frequently to accommodate new commercial tenants in historic business districts and the most distinctive interior features are the sense of openness near the storefront windows, the high ceilings, public corridors and entry foyers, and potentially ceiling and millwork finishes (especially where there is a pressed metal ceiling or historic doors and trim). While loss of interior integrity is often not a major issue in an historic commercial district, since it depends heavily on the exterior appearance of the buildings, in evaluating individual eligibility of commercial buildings, it would be important that some of these interior features remain. Since interior inspections were not part of this survey, the preliminary assessments of individual eligibility do not account for interior integrity and this would need to be carefully assessed before pursuing individual listing on the National Register.

Because the National Register of Historic Places normally only considers properties older than 50 years of age as eligible for listing (except in very rare instances), alterations that are less than 50 years old have not yet gained historical significance. The decision about which older alterations add to the historic integrity is based upon scholarly research and the judgment about the design quality of the alteration as well. While some more recent alterations may also achieve National Register significance as they reach the 50-year point, it will be the enduring quality of the designs that impact that determination. In some cases, these alterations may actually be allowing the building to deteriorate (such as replacement siding that could be hiding on-going damage from a moisture problem). In some instances, the simple removal of these more recent elements may expose enough of the historic design to make the building eligible for the National Register of Historic Places.

### C. HISTORIC DISTRICT POTENTIAL

The survey determined that downtown Kirksville retains a great collection of late-nineteenth and early twentieth century commercial designs and the potential for three potential historic districts (or boundary increases to the currently listed Kirksville Courthouse Square Historic District). This collection of buildings is especially significant in understanding the community's development patterns, especially its importance as a county seat both for the perspective of governmental services, but also as a commercial center for the region and as a service sector for the two colleges developing on the edge of the downtown. An important subtext in this development is the transition from a railroad hub to a community dependent upon the automobile for transportation, which is clearly reflected in the decreasing importance of buildings near the railroad line and the construction of numerous auto-related buildings. As the commercial center not only for the immediate community but also for all of Adair County and much of north-central Missouri, Kirksville's downtown represents an important aspect in the architectural and historical legacy of the community. The periods of development in the downtown correlate to the periods of development of the entire community and visually reflect these development patterns, beginning with the significant construction that occurred with the economic recovery after the Civil War, especially with the arrival of the railroad in the mid-1880s and continuing through the mid-1960s before the commercial development moved away from the downtown core and subsequent renovations and construction focused on efforts to revitalize the business district, especially the 1970s aluminum facade cover-ups and the demolition of an entire block to build a multiplex cinema with a large parking lot, a design utilized by suburbia and not commonly found in densely built central business districts.



**Figure 5. View from courthouse looking southwest at the corner of Washington and Franklin, circa 1900 (Image Source: Picturesque Kirksville, 16)**

#### **Evaluation of Resources within the Proposed Historic District**

To be listed on the National Register of Historic Places, a district must represent a significant and distinguishable entity although many of a district's individual components may lack individual distinction for their physical design or construction or in their associations with significant events in the area's history. Rather, a district derives its importance from being a unified entity—it is the interrelationship of its resources that conveys a visual sense of an overall historic environment.

As such, the district can comprise features that lack individual distinction and are not considered individually eligible outside the context of a district nomination, along with some individually distinctive features as focal points. Only 8 of the properties within the survey area appear to be individually eligible for listing or are already listed in

the National Register (See discussion of individual eligibility for the identification of these properties), including some of the most prominent architectural designs downtown, such as the Central State Bank building and the Daily Express Building. However, Most properties are not considered individually distinctive, partly because they are less notable architectural designs, but they still contribute to the overall character of the district. Some have lost some minor visual integrity or lack significant architectural merit, but most “contribute” to the overall historic environment in the district by increasing its visual impact.

Of the buildings in the identified proposed districts, most are contributing under Criterion C (for their architectural merits). Most of these designs do not have identified architects, which is not uncommon (either because their names are lost to recorded history or because they were simply stock plans used by the builder).

## **BUILDINGS WITH IDENTIFIED ARCHITECTS/DESIGNERS AND BUILDERS**

### **IDENTIFIED ARCHITECTS/DESIGNERS**

**C. C. Anderson (Kirksville)** had a local practice and is most closely identified with contributions to the construction of the current Adair County Courthouse where he was responsible for the woodwork as part of a construction contact.

**Bonsack and Pearce (St. Louis)** are noted for their institutional designs of schools, library, and municipal buildings, ncluding a series of buildings in Kirkwood, a suburb of St. Louis.

**Irwin Dunbar (Kirksville)** designed several buildings in Kirksville from 1914 to 1944, including the Trinity Episcopal Church, several commercial buildings, and a number of residences.

**James Knox Taylor (Philadelphia)** was Supervising Architect of the U. S. Department of the Treasury from 1897 to 1912 and was responsible for supervising the design of hundreds of post offices, federal courthouses, and other federal buildings across the nation during his tenure, including the post office in Kirksville.

**SFS Architecture (Kansas City)** is a firm established 37 years ago that is noted for its institutional designs including religious, civic, justice, and educational facilities

**Sanneman and VanTrump (Kansas City)** was known for its design of the Linn County Courthouse, the Pendergast Building, and a number of buildings in the Country Club district of Kansas City, as well as major civic and educational buildings elsewhere in the state, including the Still Mansion in Kirksville

**Weber and Groves (St. Louis)**, especially Albert B. Groves, was one of the major architects in St. Louis where they are noted for numerous designs of office buildings, warehouse and factory buildings as well as retail storefronts.

### **BUILDINGS IN SURVEY AREA**

**Journal Printing Building\***

119 S. Elson

\*Anderson is also the builder on this building.

**Daily Express Building**

110 E. McPherson

**Kirkville College of Osteopathy and Surgery Clinic**

216 W. Jefferson

**Citizens National Bank Building**

101 W. Washington

**Princess Theatre**

200 S. Franklin

**Sojourners Hall**

211 S. Elson

**U. S. Post Office**

201 S. Franklin

**Adair County Jail**

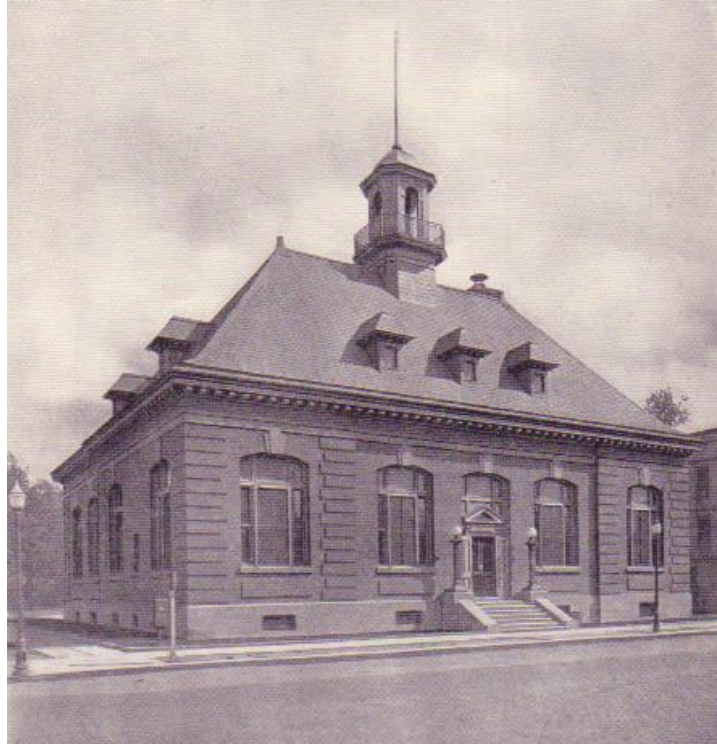
215 N. Franklin

**A. T. Still Memorial Building**

204 W. Jefferson

**Grim Building**

113-115 E. Washington



**Figure 6. U.S. Post Office, 201 S. Franklin, after 1914-1925 rear addition (Image source: Cole Woodcox Private Collection, Kirksville)**

Most are basically two-part commercial blocks without any definite stylistic influences but many of the survey area's buildings are simpler interpretations of Late Victorian commercial storefront designs, with decorative cornices, but some reveal the influence of the early twentieth century revival stylistic influences, such as Spanish Revival, Colonial Revival, Tudor Revival, or even more modern Art Moderne or Art Deco influences. Most appear to be more vernacular interpretations of popular styles, but there are some notable commissions by architects that are good representations of stylistic influences popular at the time of their design, especially the Irwin Dunbar's Neoclassical design for the Citizens National Bank Building, the Weber and Groves' Jacobethan Revival design for the Grim Building, the John Knox Taylor Colonial Revival design of the Post Office (now City Hall), and Bonsack and Pearce's Second Renaissance Revival design for the Kirksville College of Osteopathy and Surgery Clinic, and the Beaux Arts/Art Deco stylistic influences of their design for the Kirksville Daily Express. There are also some examples of popular styles for which the architects have not been identified, such as the Classical Revival stylistic influences on the E. S. Rinehart Building (120 N. Franklin), the Second Renaissance Revival design of the Foster Building (116-120 E. Washington), the Art Moderne design of the New England Building (112 N. Franklin) and the Spanish Revival detailing on the Kirksville Motor Company Building (112-114 E. Missouri).

## **BUILDING STYLISTIC INFLUENCES**

### LATE VICTORIAN

7	Late Victorian	(prior to 1891-1900)
1	Italianate	(1898)
6	Second Renaissance Revival	(1906-1936)

### LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

4	Colonial Revival	(1899-1921)
3	Classical Revival	(1905-1925)
1	Tudor Revival	(1932-1935)
2	Spanish Revival	(1916-1921)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS:

1 Prairie (1912)

MODERN MOVEMENT

8 Modern Movement (1960-2001)

1 Moderne (1920)

OTHER

55 Vernacular (1855-1934)

The progression of building construction focused initially on the blocks surrounding the public square (where the courthouse was built) or near the railroad tracks at the western edge of the central business district. As development downtown continued in the mid-to-late nineteenth century, wooden buildings were replaced with more substantial masonry buildings, often after one of the many fires that plagued the area, and by 1906 the blocks facing the courthouse were primarily densely built, masonry commercial buildings. Most of the frame buildings have been replaced as the downtown developed and most of the buildings standing today in the survey area were built during the era of the downtown’s most significant growth, starting in the late nineteenth century, with the oldest definitive date identified as 1884, the H. M. Still Block (100 E. Washington). By 1891, 32 commercial buildings had been completed, mostly in the blocks immediately adjacent to the courthouse along Washington, Franklin, and Elson. By 1898, 3 more buildings were finished. Between 1898 and 1905, 13 more were finished. By 1921, 61 of the extant buildings in this survey area had been built. By 1950, 77 of the survey area’s 89 buildings had been finished. While some areas, especially the blocks east of the square still retain their late nineteenth century appearance, most of downtown Kirksville’s architecture is a product of the early twentieth century. Seven more buildings were finished in the 1960s and then there was nearly a fifteen year hiatus on construction, with 2 buildings constructed in 1984 on North Elson and 3 built in the first decade of the twenty-first century. In fact, this most recent construction seriously impacted the historic integrity of the entire downtown district, especially the Downtown Cinema that replaced the entire block of historic buildings on the west side of the square, a major loss to the historic infrastructure of the downtown.

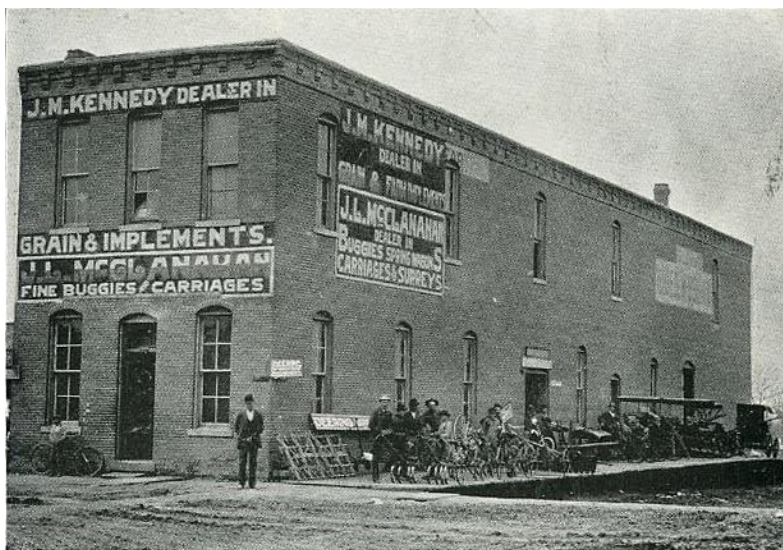
**PERIODS OF CONSTRUCTION**

#	%	Years Built
32	36.0	By 1891
3	3.4	1891-1898
10	11.2	1898-1905
5	5.6	1906-1913
11	12.3	1914-1921
8	9.0	1922-1929
5	5.6	1930-1936
3	3.4	1942-49
7	7.9	1960-1969
2	2.2	1984
3	3.4	2000-2005

Buildings constructed by 1965 were evaluated as potentially contributing to the historic district and within the period of significance of the development of downtown Kirksville. This included 2 buildings built in the 1960s that are located on McPherson, which were significant in the development of the central business district, the Kirksville Police Department and the Kirksville Daily Express Annex, not simply reconstructions of properties with newer commercial buildings.

This survey only included the 89 properties that were not yet listed on the National Register in the Kirksville Courthouse Square Historic District, with the intent originally to prepare a single nomination of as much as the remaining downtown to the National Register as a historic district. However, the buildings identified in this survey as contributing to any historic district were clustered in two separate areas that could not be connected into one district or boundary increase to the existing historic district. The assessment of the individual buildings resulted in the proposal of three different potential historic districts that have boundaries within this larger survey area:

- ◆ Boundary Increase I to the current Kirksville Courthouse Square Historic District basically includes the entire city blocks between Franklin and Marion, from Missouri south to Jefferson, as well as the half block north of McPherson between Franklin and Elson. This area represents one of the principal areas of development in the downtown with some of the oldest streetscapes along Franklin. It also represents the spectrum of commercial development in the downtown, including the latest developments with the introduction of the automobile. In addition, most of the downtown's distinctive architectural designs would be incorporated within this district and the other civic buildings (besides the courthouse), especially the old Post Office (current city hall), the newspaper publishing buildings, and banks.
- ◆ Boundary Increase II at some point might add the half block north of the alley between Franklin and Elson that faces Washington, but only if several additional buildings have the aluminum facades successfully removed. This block has always housed a number of commercial enterprises that contributed to the economic vitality of the downtown, in part evident by the determination to update building facades and rebuild after the major fire.
- ◆ The Main Street Historic District is the other area with the potential for listing as an historic district. It is the area on the western edge of the downtown, basically between Main Street and the railroad tracks, from Harrison to McPherson, but this district would include a couple of buildings on Washington on the east side of Main. There was a devastating fire in part of this area in 1924, which resulted in the construction of the Traveler's Hotel, which is already listed on the National Register. The buildings in the proposed Main Street Historic District were often closely connected to the access to the railroad (i.e., the hotel whose guests arrived on the train, a wholesale grocery company, a grain and implement business) or marketed to the railroad traffic and hotel guests (such as the donut shop, beauty shop, and the coffee company). Others were more in keeping with what today would be a small industrial park where businesses worked with more volatile materials, needed larger lots or were service businesses that did not need the visibility or density of pedestrian traffic of those businesses around the courthouse square (an auto service garage, an auto painting shop, a plumbing supply, an electrical supply business, heating contractor).



**Figure 7. L. D. View of Kennedy's Grain Implement and McClanahan Buggies/Carriages taken around 1900. Cochran and Company replaced this business and doubled the size of the building at 117-119 N. Main between 1906 and 1914 (Image source: Picturesque Kirksville, 81)**

These proposed districts' boundaries are illustrated on the maps included with this report, even though inventory forms and most of the building counts on the accompanying charts/tables do not currently distinguish between the districts. If and when nominations are pursued, the specific information for each proposed district can be easily found through manipulation of the ACCESS database of the historic inventory forms. These boundaries were chosen because they incorporate the remaining properties that have historically been associated with Kirksville's downtown commercial development and because these areas are the only remaining areas that retain their historic integrity.

It appears that Boundary Increase I and potentially Boundary Increase II possess the needed concentration, linkages, continuity of features and significance to meet the requirements established by the National Register of Historic Places for eligibility as an extension of the Kirksville Courthouse Square Historic District, utilizing the boundaries suggested above and utilizing the period of significance established in that original nomination of 1883 through 1957, but might potentially extend the concluding date to 1965. This would initially incorporate 49 additional buildings into that historic district and might add 9 more with Boundary Increase II if enough building facades are uncovered to reveal their historic appearance. The Main Street Historic district also possesses the needed concentration, linkages, and continuity of features and significance to meet the requirements established by the National Register for eligibility as an historic district. Its period of significance would extend from 1883 (or earlier) to 1927 and would include 10 buildings.

Of the 89 properties, only 2 are currently listed on the National Register (Grim Building, NR listed 6/27/79 and Traveler's Hotel, NR listed 9/16/09), and only 6 more appear to be individually eligible, but 46 of the properties would be contributing to one of the 3 potential historic district areas identified in the survey (Boundary Increase I and II of the Kirksville Courthouse Square Historic District and the Main Street Historic District), even though the vast majority are not individually eligible. Only 4 buildings in the survey area that had enough historic significance and architectural integrity to potentially be contributing to an historic district would not be incorporated into one of these 3 additional potential districts (the two buildings built for and still in use by A. T. Still University, Sojourner's Hall (which is individually eligible for listing), and the old Adair Lumber Company Warehouse building at 211 McPherson).

Historic districts can also contain resources that do not contribute to the significance of the district, either because they have been so altered that they no longer have historic integrity or they do not fit within the period of significance for the district, but the district as a whole cannot have lost its overall historic integrity as a result. In downtown Kirksville most of the buildings that would be noncontributing to any proposed historic district are located around the periphery of the downtown, especially along Missouri or Elson, or south of McPherson.

As a result, the conclusions about proposed district boundaries excluded many of the buildings that would not be contributing to any proposed historic district. Within the proposed historic districts, the following ratio of buildings would not be contributing to historic districts:

- 1 of the 10 buildings (10 percent) in the proposed Main Street Historic District
- 13 of the 49 buildings (27 percent) in the proposed Boundary Increase I
- 6 of the 9 buildings (66 percent) in the proposed Boundary Increase II

This ratio is important since successful historic district nominations usually have at least 65 to 75 percent of the buildings that are identified as contributing and such a preponderance of contributing buildings is necessary to maintain that sense of historic integrity within the historic district. In the two proposed boundary increases, based upon the physical evidence and comparison with historic photos, 5 buildings in each of the proposed districts are currently identified as noncontributing but might be identified as contributing if nonhistoric facade treatments were removed and enough of the historic facade found intact. In Boundary Increase I, these include 106 N. Franklin, 107, 109, and 116 S. Franklin and 116 S. Elson. In Boundary Increase II, these include: 103, 105, 107, 109, and 121 Washington. In fact, that is one reason for this survey, to encourage such renovations, and it is one reason for separately identifying Boundary Increase II, since such a high percentage of that one block (directly south of the courthouse) still is covered by metal fronts and needs to be excluded from any current effort to nominate a boundary increase to the current downtown historic district. In Boundary Increase I there are currently at least two buildings (114 and 120 N. Franklin) identified as contributing that are marginal in terms of historic integrity and there are also 2 1960s buildings; upon careful evaluation by the State Historic Preservation Office and National Register staff, they may in fact be identified as noncontributing, which would decrease the number of contributing buildings in the proposed Boundary Increase I to 65 percent, making the success of the nomination more challenging.

Future alterations to buildings in the proposed historic districts could either enhance or have a detrimental affect on the success of the nominations to the National Register of Historic Places. Removing the 1970s aluminum facades could improve the number of contributing buildings in either of the proposed boundary increases. Unsympathetic additions or renovations should be carefully considered since it could impact the viability of the district, and thus impact not just that one property's value, but the historic value of all of the properties in the proposed historic districts. This could be especially critical when uncovering the facades along Washington where it is likely that what will be revealed could be a simple mid-twentieth century facade because of the fire that ravaged that block—renovations of these mid-century facades should compliment those period features not try to recreate a late nineteenth century design. Few buildings in the downtown are truly endangered (in imminent threat of collapse/demolition), but some are vacant and some have serious maintenance issues. Future major renovation projects might result in reevaluation as noncontributing if renovations are not executed in a sympathetic manner. The Kirksville Historic Preservation Commission is encouraged to work with any owners considering renovations to try to ensure that renovations are complementary to the historic design and integrity. Then, improvements will maintain their status as contributing buildings in the historic district and as assets to the community.

#### **D. HISTORIC CONTEXT FOR DOWNTOWN KIRKSVILLE**

The following pages provide the historic context for Downtown Kirksville and could be used to illustrate the proposed districts' significance under Criterion A for politics and government as well as commerce and under Criterion C for architectural significance.

##### **Summary**

Kirksville, the county seat of Adair County, is located in northern Missouri, approximately 162 miles northwest of St. Louis, 126 miles northeast of Kansas City, and 27 miles south of the Iowa state line. Adair County was organized in 1841 and named for a United States congressman and governor of Kentucky, John Adair (1757 – 1840).<sup>1</sup> Early white settlement in this region of north central Missouri began during the 1820s, when individuals from Tennessee and Kentucky moved into the Missouri Territory. The earliest attempt to establish a permanent settlement near Kirksville occurred in 1828, when a group settled near the Chariton River, an area commonly referred to as “The Cabins.” The settlement was short-lived due to Native American conflicts with the settlers, who were forced to move following a skirmish between the two groups.<sup>2</sup> A more successful attempt occurred in the early 1830s when pioneers from Kentucky erected a fort near present-day Kirksville. Settlers continued to slowly infiltrate the region throughout the 1840s, by which time a number of “settlements [existed] . . . in most all of the preset townships of the county.”<sup>3</sup> Kirksville was named for a local tavern owner, Jesse Kirk, who donated 50 acres of his settlement for the new county seat.<sup>4</sup> Kirksville grew slowly but steadily throughout the mid-1800s. As was true for almost every community in Missouri, most activities came to a halt during the Civil War. Kirksville witnessed ravages of the war, including the Battle of Kirksville in 1862 which consolidated Union control of northern Missouri, and the loss of the Adair County courthouse in 1865 when it was burned to signify Lee's surrender at Appomattox. After the war, the town began to grow rapidly, prompted by the opening of the North Missouri Normal School in 1867 and the arrival of the railroad in 1868. Kirksville's most aggressive growth period occurred during the 1890s and early 1900s, when the city served as a major transportation center for shipping goods and services to/from the region. Additionally, Kirksville's prominence grew in relation to expanding educational interests when it was selected to support the state's first teaching college in 1870, followed by the opening of the American School of Osteopathy in 1892. Today, Kirksville continues to play an integral role as a transportation hub and a center of educational excellence for northern Missouri.

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<sup>1</sup> Marion M. Ohman, *Twenty Towns* (Columbia, MO: University of Missouri, 1985), 45.

<sup>2</sup> E.M. Violette, *History of Adair County* (Kirksville, MO: Denslow History Company, 1911), 7-10.

<sup>3</sup> *Ibid.*, 11.

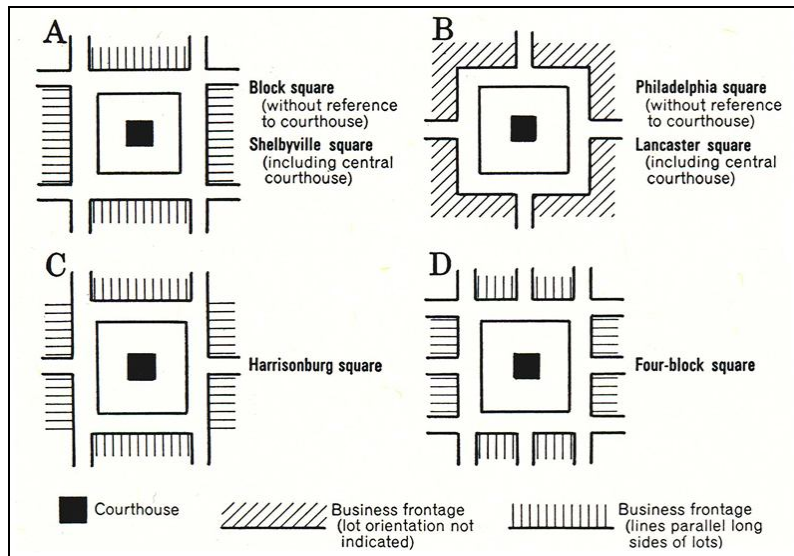
<sup>4</sup> Howard L. Conard (ed), *Encyclopedia of the History of Missouri*, Vol. I (St. Louis: The Southern History Company, 1901), 7.



## Downtown Development, Planning, and Incorporation 1841 – 1890

Kirksville, established in 1841 as the Adair County seat, was laid out by its early settlers under the auspices of three state-appointed commissioners: Lewis Collins (of Lewis County), L.B. Mitchell (of Clark County), and Thomas Farrell (of Monroe County). It was the duty of the state commissioners to ensure that the “county seat [was located] within two and a half miles of the geographic center of the county.”<sup>5</sup> The town was shaped by its residents, initially platted as forty-acres “bounded on the north by what is now Missouri Street, on the east by High Street, on the south by McPherson Street, and on the west by Main Street.”<sup>6</sup> Kirksville was designed with a central public square at the heart of the community. Initially, the square was open with no standing structures; however, this central block was intended to hold the Adair County courthouse. Until a permanent building was constructed on the square in the 1850s, the town held a temporary courthouse – a one-story brick building northwest of the central square, constructed in 1843 for \$1,000.<sup>7</sup>

Kirksville’s downtown plan is often referred to as a Shelbyville courthouse square. The plan received its name from its c. 1812 prototype in Shelbyville, Tennessee.<sup>8</sup> (See Figure 8). Although this is not the nation’s oldest type of courthouse square; it is the most common due to its simple design – a central block created by four intersecting streets that border the north, south, east, and west sides of the square. Examples are most typically found in Tennessee, Kentucky, Illinois, Indiana, and Missouri.<sup>9</sup> (See Figure 9). Kirksville’s 1855 plat indicates that the city’s original blocks measured 225 feet square. Each of these blocks was subdivided into four smaller equally sized blocks; in turn, these smaller blocks were further divided into two equal lots measuring 108 by 54 feet. Nine-foot alleys separated the 4-block units. Streets surrounding the central public square were 75-feet wide; remaining streets were 60-feet wide.<sup>10</sup> (See Figure 10).



**Figure 8. Courthouse Square Block Plans. The Shelbyville Block Plan is illustrated as Figure A. Image online at Indiana Courts website: <http://www.in.gov/judiciary/citc/museum/virtual-tours/courthouse-squares.html>. Access date: 30 November 2009.**

<sup>5</sup> Violette, 345.

<sup>6</sup> Ibid, 346.

<sup>7</sup> Ibid, 56.

<sup>8</sup> Carroll Van West, *Tennessee’s Historic Landscapes: A Traveler’s Guide* (Knoxville: The University of Tennessee Press, 1995), 338-339.

<sup>9</sup> Edward T. Price, “The Central Courthouse Square in the American County Seat,” *Common Places: Readings in American Vernacular Architecture* (Athens: University of Georgia Press, 1986), 133-136.

<sup>10</sup> Ohman, 126.

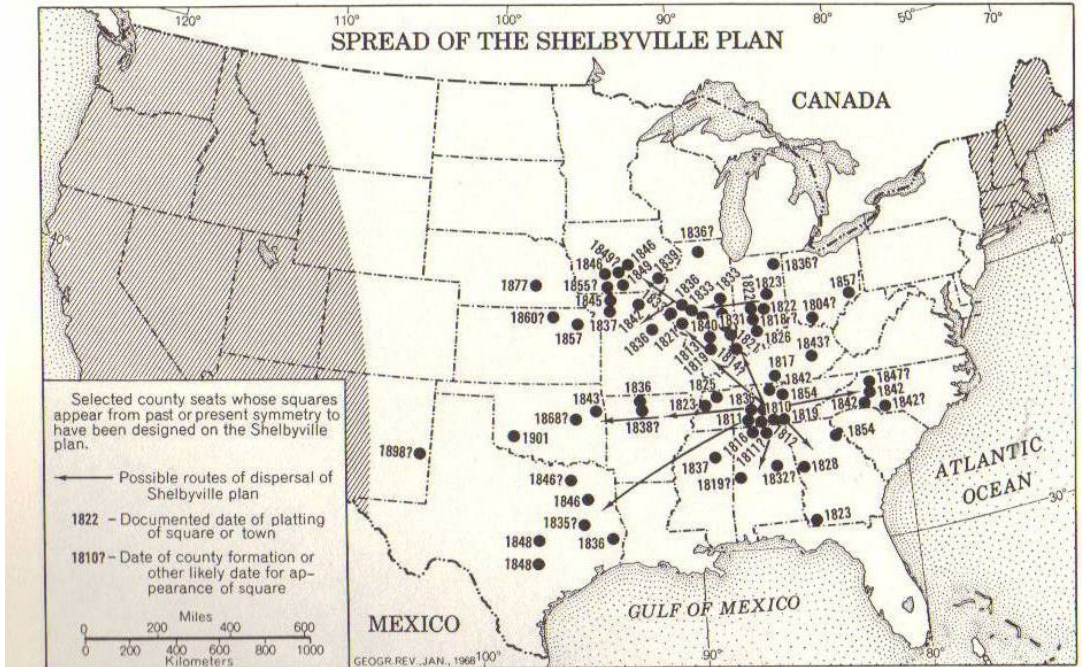
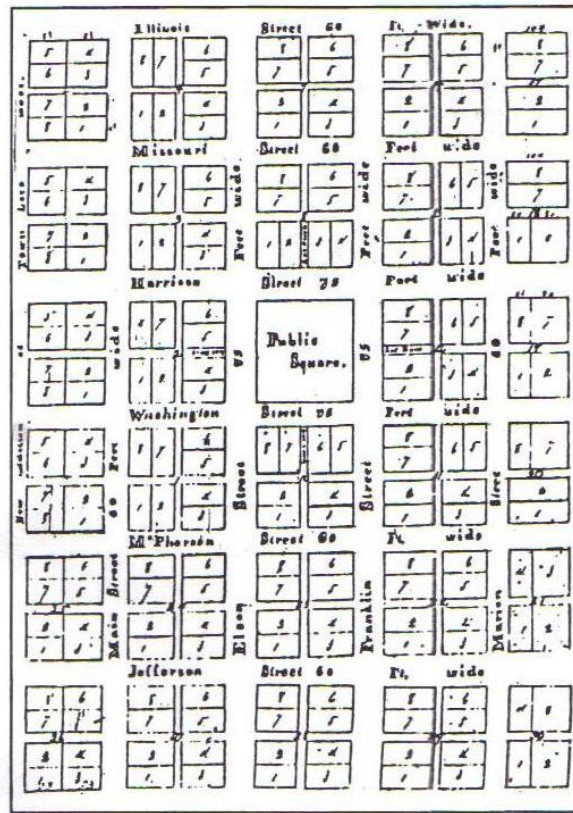


Figure 9. Movement of the Shelbyville Plan Courthouse Square. Note the extension through Missouri, which mirrors settlement and migration patterns (Price, 136).

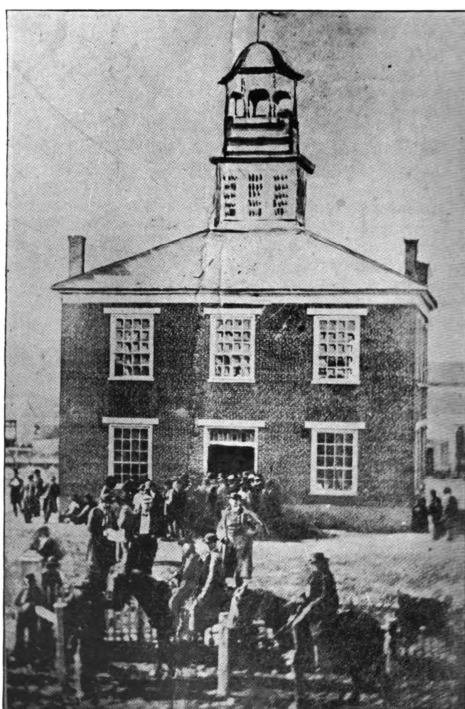


Kirksville, 1855.

Figure 10. 1855 Plat, Kirksville, Missouri (Source: Ohman, 1985, p. 126).

Kirksville incorporated in 1857, by which time four additions had been made to the original town plat. The first addition occurred in 1842 – West Addition – which shifted the town’s boundaries west to James Street and north to Illinois Street. A second addition – South Addition – was platted in 1854, which added blocks south of McPherson Street. Two more additions were platted in 1854 (Linder’s First Addition) and 1856 (Linder and Mulanix’s Addition). Linder’s First Addition extended Kirksville’s boundaries east to Mulanix Street. Linder and Mulanix’s Addition extended the town south (from McPherson) to Normal Street.<sup>11</sup> By 1860, Kirksville held 658 citizens, and news of the railroad’s advent had arrived.

The Civil War (1861-1865) halted most development activities in Kirksville. After the war, however; the town began to thrive despite the loss of the county courthouse in 1865. (See Figure 11). By 1870, Kirksville had doubled in size, with a total population of 1,471 citizens.<sup>12</sup> Post antebellum growth is attributed primarily to arrival of the North Missouri Railroad in 1868, which connected Kirksville to St. Louis, Kansas City, and Iowa. The North Missouri Railroad Company, incorporated in 1851, was planned to provide a statewide (east-west) system with a northern link (that passed through Kirksville) to the Iowa state line.<sup>13</sup> In 1872, when the system reorganized as the St. Louis, Kansas City and Northern Railway, it stretched 275 miles east/west from St. Louis to Kansas City, and included a northern link that connected Moberly to Ottumwa, Iowa.<sup>14</sup> The former North Missouri Railroad was absorbed by the Wabash Railroad Company in 1879.<sup>15</sup> The Wabash’s presence in Kirksville heightened the city’s importance as a passenger and freight nucleus for northern Missouri. By 1899, the Wabash had acquired sufficient operations to encompass 2,236 miles of railroad “connecting St. Louis, Kansas City, Chicago, Detroit, Toledo, and Buffalo.”<sup>16</sup>



**Figure 11. Adair County’s second courthouse, constructed c. 1852 and situated on the central downtown public square in Kirksville. The building burned during the Civil War in 1865 (Source: Violette, p. 58).**

<sup>11</sup> Violette, 347; Sanborn Fire Insurance Map for Kirksville, MO (New York: Self-Published, 1886).

<sup>12</sup> United States Census Bureau. Census of Population and Housing [on-line]’ accessed 16 November 2009; available from <http://www.census.gov/prod/www/abs/decennial/>.

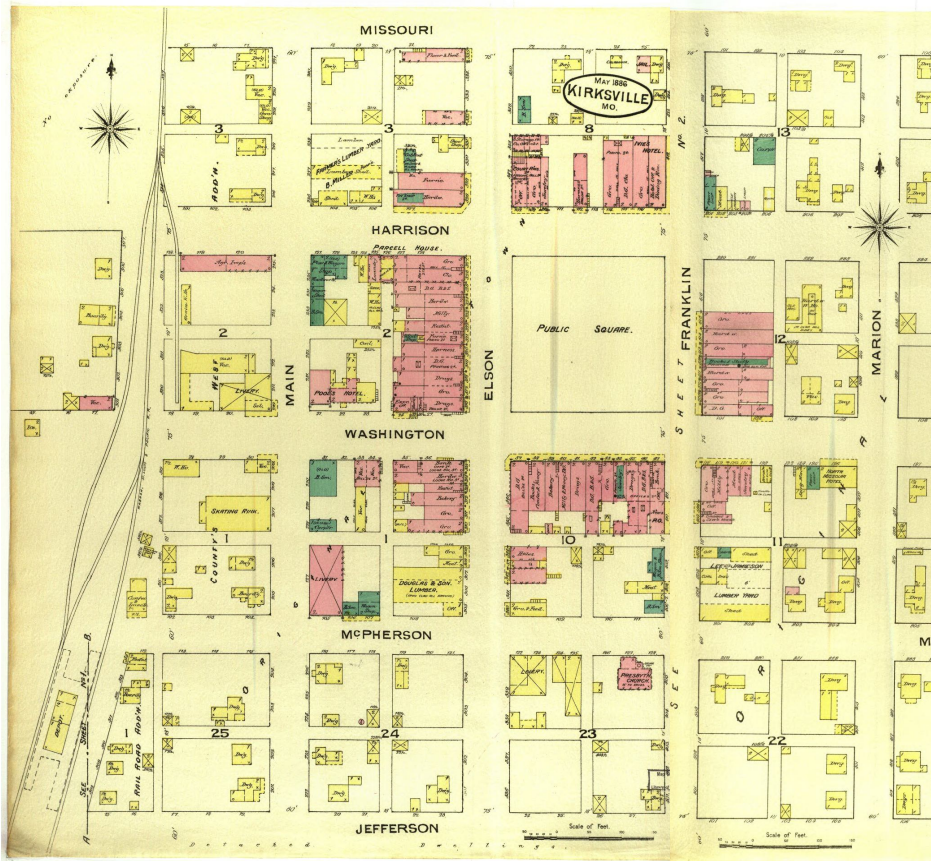
<sup>13</sup> Wabash Railroad Company, “Wabash Railroad History” [on-line]; accessed 20 November 2009; available from <http://www.wabashrhs.org/wabhist.html>.

<sup>14</sup> R.A. Campbell (ed), *Campbell’s Gazetteer of Missouri* (St. Louis: Self-published, 1875), 663.

<sup>15</sup> Wabash Railroad Company [on-line].

<sup>16</sup> Violette, 316.

In addition to Kirksville's associations with the Wabash, the city also acquired train service via the Quincy, Missouri, and Pacific Railroad Company, which completed tracks to Kirksville during the early 1870s. The Quincy, Missouri and Pacific extended through Kirksville from West Quincy (Missouri) and eventually built the line to Kansas City.<sup>17</sup> (See Figure 12). This system – though not as large as the Wabash – played an integral role in opening up regional coal mines. Prior to the line's construction, Adair County's coal mines were tapped for "home consumption only."<sup>18</sup> After the Quincy's arrival, the county began to ship tons of coal out of the region. Due to a more successful mining industry in Illinois, however; Adair County's coal industry remained somewhat stagnant until the 1890s.<sup>19</sup>



**Figure 12. Sanborn Fire Insurance Map – Kirksville Downtown District, 1886. Image depicts the original Shelbyville Square plan. Note the absence of a courthouse on the map, indicating the open space created when Kirksville's 1850s courthouse burned in 1865.**

Prior to the train's arrival, Kirksville's downtown square supported a number of businesses including one building that housed the Masonic Hall, newspaper office, and county courts; two banks, a hardware store, several drugstores, law offices, a tin shop, jewelry shop, bakery, and saloon.<sup>20</sup> The train's presence stimulated commercial development further and by the mid-1880s, Kirksville's square held numerous groceries, three hotels, two milliners, several bakeries, confectioners, liveries and harness shops, as well as multiple banks, restaurants, dry goods stores, and

<sup>17</sup> [Goodspeed], *History of Adair, Sullivan, Putnam and Schuyler Counties, Missouri* (Chicago: The Goodspeed Publishing Company, 1888), 278.

<sup>18</sup> Violette, 300-301.

<sup>19</sup> *Ibid*, 301-302.

<sup>20</sup> Goodspeed, 331-332.

jewelers.<sup>21</sup> (See Figure 13). Initially, Kirksville grew toward the west, where the Wabash railroad depot and main tracks were located. Growth to the south increased after North Missouri Normal School opened in 1867.<sup>22</sup> Situated approximately one-half mile south of the public square, the school was one of the earliest teacher's colleges in the State of Missouri.



**Figure 13. Wabash Depot, c. 1912, Kirksville (No longer extant). Photo courtesy of Bill Bunch / Jack Forbes. Available at: <http://missouridepots.com/kirksvillewabash12.htm>. Access date: 20 November 2009.**

Education became a major factor of Kirksville's economic success after the Civil War. In 1867, the North Missouri Normal School and Commercial College opened as a private teachers college under the guidance of Joseph Baldwin. Baldwin came to Missouri from Indiana in 1867 to open a teachers' training institution. He settled on Kirksville, where he obtained use of a building constructed in 1860 as a Cumberland Presbyterian school. The building was remodeled and opened as the North Missouri Normal School in September, 1867. Only one additional teaching college (also private) had been established in the state prior to that time, a women's academy – the St. Louis Normal School – which opened in 1857.<sup>23</sup> In 1870, the State of Missouri incorporated Kirksville's normal school as the first of two state-funded teachers' training colleges. Kirksville's institution provided instruction for all counties north of the Missouri River. A second normal school, established in Warrensburg in 1871, was assigned to counties south of the river.<sup>24</sup> North Missouri Normal School evolved as a state college and university, renamed as Northeast Missouri State Teachers College (1919), Northeast Missouri State University (1972), and then Truman State University (1995).<sup>25</sup>

Though Kirksville grew successfully throughout the nineteenth-century, it experienced a number of setbacks, particularly in relation to fires. Initially, most of Kirksville's commercial properties were constructed of frame.<sup>26</sup> Because the town was located approximately six miles east of the Chariton River, it relied on a system of wells that were inefficient in controlling fires.<sup>27</sup> Additionally, the city did not initiate a fire prevention program until 1885. In addition to the 1865 fire that destroyed the courthouse, Kirksville experienced major downtown fires in 1873, 1878, 1880, and 1890. The 1873 fire, which started in a hardware store, burned 13 buildings flanking the west side of the square. In 1878, two buildings burned on the east side of the square that housed a shoe store and a bakery. Three months later, a fire broke out in the kitchen of the North Missouri Hotel and spread to several other buildings

<sup>21</sup> Sanborn Fire Insurance Map, 1886.

<sup>22</sup> Ohman, 126.

<sup>23</sup> Violette, 191-194.

<sup>24</sup> (Missouri Department of Education), *Sixth Annual Report of the Superintendent of Public Schools of the State of Missouri* (Jefferson City: Self-published, 1872), 134-138.

<sup>25</sup> Claude Phillips, *A History of Education in Missouri* (Warrensburg, MO: Self-published, 1911), 97-99; Truman State University, "About Truman: History of the University" [on-line]; accessed 23 November 2009; available from <http://www.truman.edu/pages/152.asp>.

<sup>26</sup> Goodspeed, 336.

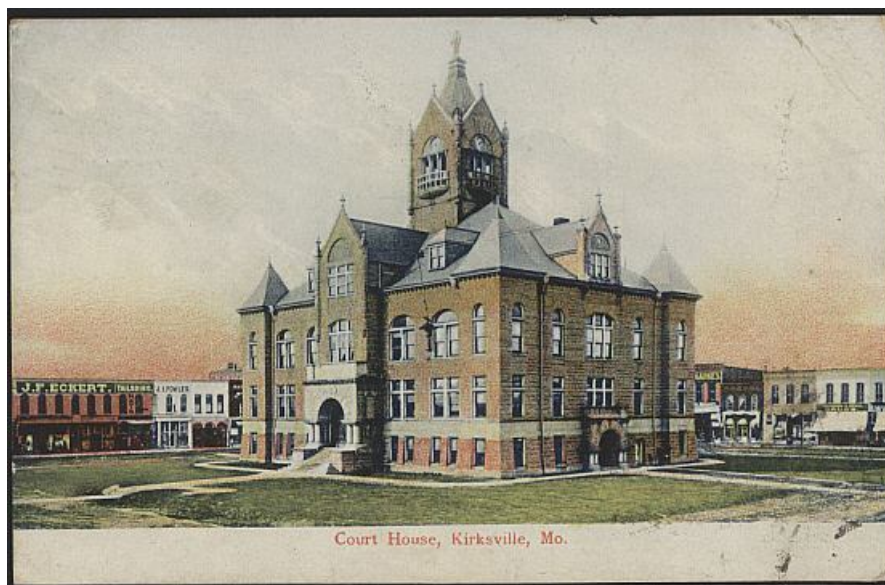
<sup>27</sup> Violette, 393.

surrounding the square. Five buildings on the south side of the square burned in 1880, as did three buildings on south Elson Street. Subsequent fires also occurred in 1883 (two fires in buildings at the northwest and northeast corners of the square); 1884 (Linder Building and other businesses on the southeast square); and 1885 (two fires in buildings on the north square and across from the depot).<sup>28</sup> Kirksville's "most extensive" fire of the late nineteenth century occurred in 1890, which resulted in the loss of all but three buildings along the south side of the square.<sup>29</sup>

Despite the numerous fires, Kirksville managed to rebuild successfully and rapidly. The commercial district surrounding the central square – originally comprised of frame buildings – was replaced by brick and stone structures.<sup>30</sup> "The 1870s and 1880s were decades of extensive construction around the square . . . [and] by 1886, the [square] was primarily retail with some offices and residences on the second floors."<sup>31</sup> Kirksville's most progressive era had yet to arrive; however, as the city prepared for what would be its most imposing period of modernization and urban growth.

### **Modern Boomtown Era, 1890 – 1920**

Kirksville's successful transition from a rural township to that of an urban center began to take shape during the 1890s. Kirksville's 1890 census recorded 5,966 citizens, an increase of 70 percent within three decades.<sup>32</sup> The 1890s were poised to be the city's greatest period of growth – the results did not disappoint. After 1890, Kirksville's public square and surrounding commercial district continued to evolve, and the city expanded in all directions. The most prominent illustration of Kirksville's late nineteenth-century prominence was the new Adair County courthouse, constructed in 1898-1899. (See Figure 14). The project had been delayed for nearly three decades due to a series of failed bond issues and general disagreement as to whether the new courthouse should be located on the public square.<sup>33</sup> More than any other single building in downtown Kirksville, the Adair County courthouse personifies the city's progressive era of development at the turn of the twentieth century.



**Figure 14. 1907 postcard of the Adair County Courthouse in Kirksville (Source: <http://moodyspostcards.blogspot.com/2008/07/adair-county-court-house-kirksville.html>; Access date 13 November 2009).**

<sup>28</sup> Ibid, 390-392.

<sup>29</sup> Ibid, 393.

<sup>30</sup> Goodspeed, 336.

<sup>31</sup> Todd Kuhns and Cole Woodcox, "Kirksville Courthouse Square Historic District," *National Register of Historic Places Registration Form* (January 2009, NRL 21 May 2009), 8:18.

<sup>32</sup> United States Census Bureau [on-line].

<sup>33</sup> David D. March, "Adair County Courthouse," *National Register of Historic Places Inventory – Nomination Form* (October 1977, NRL 10 February 1978), 8:1.

The Adair County Courthouse is an impressive three-story, Ohio limestone Romanesque building designed by Robert George Kirsch of Milwaukee, Wisconsin.<sup>34</sup> Kirsch was one of nine architects who competed for the commission. Born in Milwaukee, Wisconsin in 1860 or 1861 (sources vary) to Rudolph and Emily Wegner Keirch [sic], Kirsch studied architecture in Milwaukee. In 1891 he established a partnership with architect Charles Rau, and the team designed a number of buildings in Wisconsin, including the Oconto County courthouse.<sup>35</sup> Kirsch's design for Adair County was so well received that he gained three additional Missouri courthouse commissions for Carroll (1901), Polk (1906), and Vernon (1907) Counties.<sup>36</sup> The festivities related to the Adair County courthouse cornerstone ceremony vividly demonstrate the illustrious boom that Kirksville experienced during the 1890s. An estimated crowd of 15,000 attended the May 1898 event – nearly three times the town's total population.<sup>37</sup> Several trains ran specifically for the day's festival, including the morning's final train that alone delivered an estimated 500 persons from Moberly, Bucklin, and Macon. The celebration's keynote speaker, S.M. Pickler, waxed "eloquently of the splendor and magnificence yet to come," indicating that because of the county's anticipated growth, "very likely the counties of Schuyler, Sullivan, Macon and Knox would all show annexation to Adair in order to give . . . people room in which to spread themselves."<sup>38</sup>

Kirksville incorporated as a third-class city in 1892, a few years prior to construction of the courthouse.<sup>39</sup> By that time, Adair County was the region's second "most populous county," with an estimated 17,417 residents.<sup>40</sup> Historically, Kirksville has been aligned with an agrarian-based economy, but this began to change after 1890. Kirksville was a major railroad transportation shipping point both prior to and after the turn of the century. However, before 1900, exports were "confined [primarily] to agricultural products and stock," including "large quantities of grain, baled hay, timothy seed, cattle, and hogs."<sup>41</sup> Industrial endeavors in Kirksville were minor prior to 1900, including several grist mills, a foundry/machine shop (1886), a wagon and handle factory (1887), and several local brick manufacturers.<sup>42</sup>

During the 1890s, industry began to take a larger role when the county's coal mining industry experienced a boom. This was prompted by western expansion of the Quincy, Omaha, and Kansas City Railroad (formerly the Quincy, Missouri and Pacific) during the 1890s. Following the railroad's completion of service to Omaha, mining activities picked up rapidly. The county witnessed tremendous increases in coal exports, from 20,957 tons in 1893 to 347,047 tons in 1901.<sup>43</sup> During the early 1900s, Kirksville's industrial associations were further enhanced when the city began its foray into light manufacturing. This was achieved in 1907 when the Friedman-Shelby Shoe Company (absorbed by the International Shoe Company in 1912) constructed a four-story brick factory southwest of downtown. Though Kirksville has never been viewed as a "major" manufacturing center for the state, "the coupling of a regional population center, a good tax base and a transportation hub" brought the city recognition by the early 1900s as a competitive market for light industry.<sup>44</sup>

In addition to the success of the state normal school in Kirksville, the city also became associated with the accomplishments of the American School of Osteopathy, which opened in 1892. Established by Dr. Andrew Taylor Still during the late nineteenth century, the school was the first of its kind. It provided nonconventional medical training based on Dr. Still's homeopathic philosophies. Andrew Still received training at Kansas City Medical School during the 1860s and worked as an army surgeon during the Civil War. He developed the field of

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<sup>34</sup> Kuhns and Woodcox, 8:22.

<sup>35</sup> Angela Richardson and Steven E. Mitchell, "Vernon County Courthouse," *National Register of Historic Places Registration Form* (1977), 8:6.

<sup>36</sup> *Ibid.*, 8:6-7.

<sup>37</sup> Marion M. Ohman, *A History of Missouri's Counties, County Seats, and Courthouse Squares* (Columbia: University of Missouri-Columbia, Extension Division, 1983), 113-114.

<sup>38</sup> *Ibid.*; *Kirksville Weekly Graphic*, "New Courthouse" (6 May 1898), p. 1.

<sup>39</sup> Howard L. Conard (ed), *Encyclopedia of the History of Missouri*. Vol. III (St. Louis: The Southern History Company, 1901), 545.

<sup>40</sup> Kuhns and Woodcox, 8:10, 38.

<sup>41</sup> Campbell, 35.

<sup>42</sup> *Ibid.*, 38; Sanborn Fire Insurance Maps, 1886, 1891, 1898, 1906.

<sup>43</sup> Violette, 301-302.

<sup>44</sup> Kuhns and Woodcox, 8:11.

“osteopathy,” – a concept that humans, like machines, require “adjustments” to remain “in perfect harmony.”<sup>45</sup> Student enrollment grew quickly, and the single building on Jefferson Street that initially housed the school was soon replaced by a much larger facility. A second school was constructed at Jefferson and Elson in 1922. In 1925, the two osteopathy schools merged as Kirksville College of Osteopathy and Surgery. Today, the college is part of A.T. Still University, also located in Mesa, Arizona.<sup>46</sup>

A description of Kirksville published in 1901, indicates that the community supported “about 150 business places, large and small, including a bicycle factory, two foundries and machine shops, [a] brick manufacturing plant, two saw and planing mills, a handle factory, laundry, cigar factories, operahouse [sic], three banks, three hotels, and numerous well stocked stores in every branch of trade” as well as “paved streets, electric lights, waterworks and all modern improvements.”<sup>47</sup> Kirksville’s growth rate at the turn of the twentieth century coincided with that of Adair County. In 1890 (as noted above), the county had 17,417 residents and increased to 21,728 residents by 1900. Kirksville supported approximately 20 percent of the county’s residents in 1890 (3,510) and 27 percent in 1900 (5,966). The pattern indicates a shift from a rural to urban population, and Kirksville’s downtown area began to demonstrate this shift through the addition of paved roads (1885) and utilities that included a power plant (1888), telephone services (1881), sewer drainage (1890), and a waterworks facility (1893).<sup>48</sup> Though Kirksville experienced a slight downward population shift during the 1910s from 8,086 citizens in 1910 to 7,213 in 1920, this was a temporary situation.<sup>49</sup> The was caused by the outbreak of World War I, as well as a regional lag in gaining access to a good roads network.

### **From Modern to Contemporary Kirksville, 1920 - 2000**

Although Kirksville began to integrate industry into its economic make-up by the early 1900s, agriculture continued to play a large role in the community’s economy throughout the mid-to-late twentieth-century. During the 1920s-40s, “egg hatcheries on the edge of the [Central Business District] became a booming industry” through the mail order business.<sup>50</sup> Additionally, the transition of shipping livestock and produce via trucks along farm-to-market roads developed during the 1920s-1930s, allowed the city to retain its regional status as a major transportation hub. This was further enhanced when Kirksville gained an airport during the 1930s – the first in northern Missouri. No single factor, however, played as important a role as education in promoting Kirksville’s economic success.<sup>51</sup> “Both universities [Truman State and A.T. Still] are on the edge of the [Central Business District] and have direct links with its history and development. Moreover, both universities have drawn people from across the country to Kirksville for more than 100 years.”<sup>52</sup> Today, Truman State University is the largest employer in the region and ranks within the state’s top 50 employers.<sup>53</sup>

The 1930s brought several significant building projects to Kirksville through the assistance of New Deal programs such as the Public Works Administration (PWA), Works Progress Administration (WPA), and Civilian Conservation Corps (CCC). These agencies provided assistance in paving city streets, building sidewalks, and constructing buildings at the Normal School and School of Osteopathy.<sup>54</sup> Kirksville did not escape an economic downturn during the 1930s, but it did manage to fare better than some communities. Missouri’s coal mining activities witnessed resurgence during the 1930s and resulted in the opening of a foundry, metal mill, and wagon factory in Kirksville.<sup>55</sup>

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<sup>45</sup> Violette, 245-247.

<sup>46</sup> Ohman (1985), 253.

<sup>47</sup> Conard, Vol. III, 546.

<sup>48</sup> Kuhns and Woodcox, 8:19.

<sup>49</sup> United States Census Bureau [on-line].

<sup>50</sup> Kuhns and Woodcox, 8:11.

<sup>51</sup> Ibid, 8:12.

<sup>52</sup> Ibid.

<sup>53</sup> Missouri Economic Research and Information Center, Top Employer Statistics [on-line]; accessed 4 December 2009; available from <http://www.missourieconomy.org/industry/top100/index.stm>.

<sup>54</sup> Ohman (1985), 48.

<sup>55</sup> Kuhns and Woodcox, 8:20.



As modern downtown improvements (such as new roads and sidewalks) began to shape the square during the 1920s-1930s, businesses began to cater to the automobile and an increasingly metropolitan population. Former liveryes, hardware stores, and wagon shops were transitioned to serve as automobile sales and service establishments; and nationally-recognized chain and department stores began to move into downtown Kirksville. Additionally, there was a surge in the construction of multi-family housing – virtually unheard of prior to 1920 – to support the populous region and growing number of students and teachers living in Kirksville.<sup>56</sup>

Population statistics for Kirksville and Adair County from 1920 through 2000 indicate the area’s ever-increasing population and the transition of Kirksville from a rural community to a major town in Missouri. As noted in the table below, Kirksville and Adair County show similar patterns in growth until 1930. Both city and county population numbers dropped between 1910 and 1920; however from 1920 to 1930, Kirksville’s population increased by approximately 1,000 – whereas the county’s declined by nearly 1,000. This pattern is repeated in the decade from 1940 to 1950. Both populations grew steadily from 1950 through 1980. Since that time, however; both have slowly decreased. In 2007, Adair County comprised a population that was 67 percent urban and 33 percent rural.<sup>57</sup>

<b>Population Statistics for Adair County and Kirksville, 1880 – 2000</b>		
<b>Year</b>	<b>Adair County</b>	<b>Kirksville</b>
1880	15,190	2,314
1890	17,417	3,510
1900	21,728	5,966
1910	22,700	8,086
1920	21,404	7,213
1930	19,436	8,293
1940	20,246	10,080
1950	19,689	11,110
1960	20,105	13,123
1970	22,472	15,560
1980	24,870	17,167
1990	24,577	17,152
2000	24,977	16,988

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<sup>56</sup> Kuhns and Woodcox, 8:20.

<sup>57</sup> United States Census Bureau [on-line].

## RECOMMENDATIONS

The final section of this report provides recommendations to increase the likelihood that the Kirksville Historic Preservation Commission will be able to successfully list the proposed historic districts in the National Register of Historic Places.

### A. PUBLIC EDUCATION

As the Kirksville Historic Preservation Commission proceeds with the process of preparing a historic district nomination to the National Register of Historic Places for the community, it needs to undertake a two-prong public education effort. Since listing properties on the National Register of Historic Places requires the owner's consent (and a district can only be listed if a majority of owners support its listing, or at least do not object formally to the district designation), it is vital that the commission develop a strategy to increase the public's awareness of the National Register of Historic Places and what that actually means for a property owner and for the community.

First, it was evident to the consultant that many property owners and the general public had some misconceptions of the impact and benefits for property owners when their buildings are listed on the National Register. The public meetings held at the beginning of this project and the upcoming meeting to review the findings of the survey should help alleviate these misconceptions and educate more property owners about the impact and benefits of listing. While the Kirksville Historic Preservation Commission obviously would want to be enthusiastic about the potential nominations, it needs to also be open and honest in discussing the public's concerns, most of which are simply misconceptions.

- ◆ Most of the community still does not understand the potential benefits both in community pride and to the local economy that could result from having additional National Register historic district designations.
- ◆ Many property owners do not realize the value that historic designation adds to the property or that historic district status tends to enhance property values and improve business opportunities
- ◆ Property owners fear government interference with their control of their own property even though the National Register of Historic Places listing does *not* automatically restrict private owners' property rights, and actually provides some protection, under Section 106, from government actions (such as highway construction, installation of cell towers in the neighborhood, etc.).
- ◆ While property owners are concerned about government restrictions, the only potential restrictions are design review requirements, but only if the local government votes to designate the area as a *local* historic district as well the ordinances that create design review requirements. The specific design review requirements would be fashioned based upon community consensus and would certainly not be passed by the Kirksville's elected officials without public review and support.
- ◆ Residents worry that listing on the National Register would mean that they would have to open their homes to anyone who wanted to see inside, and while this rumor persists around the nation, it simply is *not* true—private property is still private property in the United States and no one has to provide public access to the interior of the residence or the non-public areas of their business.

- ◆ Some people worry that listing on the National Register will require them to “restore” their building, or to make changes they were not planning to make, but that is not so.
- ◆ Property owners are unaware of the significant financial assistance in the form of historic tax credits (25 percent of the rehabilitation costs) that are available in Missouri (which does require design review). It can provide the equity (and cash) needed when the property owner does decide to undertake a substantial rehabilitation of an historic building, something that could be especially helpful to the property owners who have deferred maintenance or need to update systems. In addition, there is a 20 percent federal tax credit for commercial buildings undertaking substantial rehabilitation of an historic building that can be coupled with the state tax credit in one application process.

While a majority of property owners seem to enthusiastically support the concept of the district nomination, misinformation and negative rumors have a way of spreading quickly. It is extremely rare that there is substantial opposition to a district nomination in Missouri. From the consultant’s experience, communities which do not undertake a public awareness campaign either have difficulties getting a majority of the owners to actively support listing or they do not utilize the actual listing on the National Register of Historic Places to their best advantage.

The Kirksville Historic Preservation Commission needs to develop a strategy that addresses not only what salient points need to be communicated to property and business owners, but it also needs to develop a calendar for the activities to be incorporated into the campaign and identify which individuals will be responsible for which part of the project. It is especially critical that the message be consistent, repetitive, and frequent if it is to be effective in changing the attitudes or improving the understanding of the merits of the National Register of Historic Places and of preservation’s possibilities for downtown Kirksville. More workshops or programs just for property owners could address their particular concerns, such as training programs on doing home repairs and improvements using accepted preservation techniques or explaining the *Secretary of the Interior’s Standards for Rehabilitation* and how these might be interpreted when undertaking the design review process inherent in the historic tax credit process. Even a workshop on how property owners could prepare their own historic tax credit application could help garner support for historic preservation projects and a National Register historic district listing.

## **B. NOMINATION TO THE NATIONAL REGISTER**

While there are 6 additional buildings that are individually eligible for (and there are already 2 listed in) the National Register of Historic Places, the recommendation of this report is for the Kirksville Historic Preservation Commission to proceed with the steps necessary to complete the proposed district nominations, not individual nominations. This would incorporate all but one of the individually eligible buildings within the boundaries of an historic district.

This should start with the Main Street Historic District nomination since it is a smaller district and includes properties that are currently poised to utilize the Missouri Historic Tax Credits and other funding to make the renovations feasible and this opportunity could be lost if the area is not listed within the near future. This could then be followed easily by Boundary Increase I but Boundary Increase II will require collaboration with several property owners to remove nonhistoric aluminum cover-ups before this nomination could be attempted. This is certainly the most expedient means for listing all of the eligible resources on the National Register of Historic Places.

Within a district nomination, individual properties do not have to be addressed in the same detail as with individual nominations and they require less specific information and documentation on each individual property, saving on both consultant and volunteer time. Yet the result is the same, the property is listed on the National Register of Historic Places. Given the extent of research completed with this current survey, little additional research would be needed on individual building histories to complete a district nomination (and in fact the narrative histories and descriptions could simply be lifted and included in the nomination in all but a few cases where more precise dating of the building’s construction may require additional research/documentation). In contrast, much more documentation would be required for individual nominations of these same buildings, a very costly and time

consuming process. In addition, individual nominations require documentation of the integrity of interior spaces, something not covered in the historic survey and not required with a district nomination.

A district listing provides the same benefits to less distinctive resources deemed contributing but not individually eligible (the vast majority of buildings in downtown Kirksville) as it does to those few identified as individually eligible for the National Register of Historic Places, a decided benefit when trying to encourage historic preservation activities among property owners. Property owners of contributing buildings that are not individually eligible can be encouraged by their inclusion to undertake improvements or maintenance with sensitivity to the historic integrity of the building. Property owners of contributing buildings, like individually eligible buildings, would be eligible to apply for historic tax credits. It is also much more effective when trying to improve downtown Kirksville's image to reference its designated historic districts downtown, rather than simply individual historic resources.

### **C. OTHER SUGGESTED PROJECTS**

During the course of this survey project, the consultant, Karen Bode Baxter, had conversations with city staff and some commission members and it became apparent that the commission could use some additional direction on future projects, outside the scope of this current survey project. Baxter recommends the commission undertake some long-range planning activities, ones that set new goals for the commission both to prioritize future survey and nomination projects but also to expand upon preservation education for the entire community. The commission has been very active in the past with initiating the listing of the first district on the National Register and commission members have provided leadership by undertaking their own building improvements and historic tax credit projects, which are all laudable accomplishments and activities that should be continued, but preservation education will become increasingly important as more surveys and nominations are prepared. Such planning can help a commission, with its limited financial resources and limited number of volunteers, to set priorities for all of its activities so that it can methodically enhance the image of preservation in the community and improve the awareness of the wealth Kirksville has in its historic buildings and the unique heritage they represent.

In addition, Baxter realizes that while the commission members are very dedicated, like all commissioners, they could benefit from more training. While they have been trying to take advantage of training programs offered by the State Historic Preservation Office, Missouri Preservation, and the Missouri Main Street Connection, for which they should be commended, Baxter recommends that they continue to attend as many training programs as possible and continue incorporating information into their commission members' training manuals. In addition to commission members, city officials (especially the building inspectors and city planning staff) should be notified of various opportunities for training and encouraged to expand their understanding of preservation by attending pertinent workshops.

Kirksville should be commended for their accomplishments evidenced by the community's increasing appreciation for historic preservation. They should also be commended for completing this survey project, which was a significant first step in providing a thorough historical survey of the entire community.

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## MASTER LIST OF ALL BUILDINGS

Attached is the Access database printout table of all of the buildings in the survey area.

The list was organized by address

The third column identifies the date of construction as was determined based upon the research.

The fourth column identifies whether or not the building is contributing in one of the proposed historic districts  
(Note: A checked box means that it is contributing to one of the proposed historic districts, unchecked box means that it is non-contributing in any of the proposed historic districts).