

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name New Franklin Commercial Historic District

other names/site number Downtown New Franklin

2. Location

street & number Most of the 100 block of East Broadway (106-136 on the north side and 101-113 on the south side.) n/a not for publication

city or town New Franklin n/a vicinity

state Missouri code MO county Howard code 089 zip code 65274

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Mark A. Miles

Dec. 3, 2012

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

New Franklin Commercial Historic District
Name of Property

Howard County, Missouri
County and State

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
19	4	buildings
		district
		site
		structure
1		object
20	4	Total

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

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: department store

COMMERCE/TRADE: financial institution

Government: city hall

Government: post office

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty store

Government: city hall

Government: post office

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: One-part commercial block

Other: Two-part commercial block

Late Victorian: Queen Anne

Late Victorian: Romanesque

Materials

(Enter categories from instructions.)

foundation: Brick

walls: Brick

Vinyl

roof: Asphalt

other: Stone

Wood

New Franklin Commercial Historic District
Name of Property

Howard County, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

Commerce

Architecture

Period of Significance

ca. 1894-1931

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: South Howard County Historical Society

Historic Resources Survey Number (if assigned): _____

New Franklin Commercial Historic District
Name of Property

Howard County, Missouri
County and State

10. Geographical Data

Acreeage of Property Approximately 3.85 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 522782 4318715
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

11. Form Prepared By

name/title Debbie Sheals
organization Historic Preservation Consultant date September 25, 2012
street & number 29 South Ninth Street #204 telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

New Franklin Commercial Historic District
Howard County, Missouri

Summary: The New Franklin Commercial Historic District encompasses approximately three quarters of the 100 block of East Broadway in New Franklin, Howard County, Missouri. That block of Broadway has been the core of New Franklin's business district for well over a century. The district includes nineteen properties and a contributing object, which is located in the city street. All told, there are 20 contributing resources--19 buildings and 1 object, plus 4 non-contributing resources--2 primary buildings and 2 outbuildings. (See Figure 1.) Eighteen properties contain commercial buildings and one has a large brick house which was built for a doctor who had an office in the commercial building next door. The house and eighteen commercial buildings are contributing buildings. The contributing object is a large stone monument which honors the area's role as the beginning of the Santa Fe Trail. It is located in the center of Broadway. Four properties also have outbuildings, two of which are contributing. All of the primary buildings in the district are built of brick; secondary buildings are of frame and concrete block. Most of the buildings are relatively simple one- or two-part commercial blocks with corbelled brick cornices. Several also have textured brick accents and/or stone and terra cotta ornamentation. There are two styled buildings. The Citizen's Bank, at 105 E. Broadway, utilizes simple Romanesque Revival styling, and the Fleet house, at 136 E. Broadway, is a good local example of the Queen Anne style. Construction dates for contributing resources range from ca. 1894 to 1920; just over half of the buildings were constructed in the 19th century. The overall level of integrity within the district is high; seventeen of the nineteen primary buildings are contributing resources. This part of New Franklin continues to function as the commercial center of the community, and the buildings of the historic district clearly reflect their long commercial history.

Elaboration:

Downtown New Franklin is centered on Broadway, a 120 foot-wide street that runs east-west through the community. The street becomes County Road P leaving town to the east, and State Highway 5 to the west. The commercial center includes most of the 100 block of East Broadway, plus part of the 100 block of West Broadway. (There are no intact historic commercial buildings on West Broadway.) Residential neighborhoods surround the commercial center on all sides.

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Section number 7 Page 2

New Franklin Commercial Historic District
Howard County, Missouri

The New Franklin Commercial Historic District covers most of the 100 block of East Broadway, which is bordered by Howard Street on the east and Missouri Street on the west. District boundaries encompass all except one property on the north side of the street, and approximately half of the lots on the south side. The property excluded on the north contains a 1980s bank. The east end of the south side, which is outside of the boundaries, includes a large commercial building that was constructed in the 1990s, and a small house.

All except one of the buildings within the district were built before 1911; the newest of the group was built in 1920. They form a homogenous grouping. Most are built of red brick, with ornamental brick cornices. Several also have accents of limestone, terra cotta and/or ornamental bricks. All except for the house on the north are placed directly on the sidewalk, and most share side walls with adjacent buildings. The south side of the street is lined with two-part commercial blocks; all except for two of those are built of brick. The north side has a mix of one- and two-part commercial blocks, plus the doctor's house on the east end. All of the district buildings on the north side are constructed of brick.

Most of the buildings have been in continuous use for more than a century, and have naturally seen changes over the years. Although original storefront openings are intact for all contributing primary buildings, several of the storefronts have been altered. Many of those changes, such as the installation of modern materials over historic fabric, appear to be reversible. Of the 17 contributing primary buildings, 13 have storefronts that have moderate or better levels of integrity, and almost all have at least some original storefront components. None of the buildings in the district have been added to or seen other changes to their basic form, and the upper facades of all contributing buildings are notably intact. Together they form a cohesive grouping which reflects the long history of downtown New Franklin.

Individual descriptions.

The historic names below are based upon the first known business occupant of the building. The date in parentheses indicates the first year they are known to have occupied the building. The date at the end of the title is the construction date. See Figure 1. for locations.

[c] = contributing resource [nc] = non-contributing resource.

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New Franklin Commercial Historic District
Howard County, Missouri

1. 136 E. Broadway; Fleet, John B. and Logie R., House (ca. 1895), ca. 1895. A two and one-half story Queen Anne style brick house with a complex roofline, irregular massing, and a brick foundation. The house has a roughly rectangular plan, with a large square projecting bay at the southwest corner, and an open wrap-around porch. A 1917 remodeling project included replacing the original spindlework porch detailing with the current simple square posts and low balustrade. There are two smaller porches on the second floor, one on the front (south) and one on the west side wall. The west porch has early turned posts and the upper porch on the front has square posts that match those on the first floor. The corner bay has a large pent gable filled with ornamental shingles. The front wall of the house has three smaller pent gables and a round arched window top, all of which are ornamented with trim that features sunburst patterns. All other window openings in the brick walls have segmental arched tops, and early or original 1/1 wood window sashes. The front door appears to date to the 1917 remodeling project. It is wood and glass with a Craftsman style light pattern. The house is highly intact inside and out. Built for a doctor who had an office at 134 E. Broadway, it is the only residence in the district. [c]

There is a small frame garage at the back edge of the L-shaped lot (behind 134 E. Broadway) which was built before 1917. It has a rectangular plan with a shed roof, vertical plank siding and early sliding wood doors. [c]

See photos 1 and 2.

2. 134 E. Broadway. Fleet, Dr. John B., Office (ca. 1895), ca. 1895. A one-story brick one-part commercial block with a flat roof. The upper façade features a corbelled cornice with triangular pendants and a large recessed panel that is surrounded by rock-faced brick. The original masonry opening for the storefront is intact; it is divided into thirds by two vertical cast iron piers which appear to be original. A cast iron lintel along the top of the storefront opening also appears to be original. The central bay of the storefront has an entrance door, and each side bay contains a large 1/1 window, all of which are modern. They are surrounded by newer frame walls. Historic photos indicate that the large frame awning over the storefront has been there since the 1920s. This property was originally part of the lot for the house at 136 E. Broadway. [c]

See photos 1 and 3.

3. 132 E. Broadway. Manion, Henry, Clothing Store (1920), ca. 1920. A one-story brick one-part commercial block with a flat roof. The upper façade

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New Franklin Commercial Historic District
Howard County, Missouri

has a corbelled brick cornice composed of alternating rows of sailor bricks and slim projecting belt courses. The storefront opening is intact, but filled with a modern frame wall. The new wall contains a door, three modern windows, and a rectangular opening which once held a window air conditioner. An early or original lintel runs along the top of the storefront opening, which is ornamented with a row of sailor bricks, and the edges of the façade are marked by shallow brick piers. The city jail occupied the back (north) edge of this lot from 1901 until the late 20th century. It is now part of a single parcel of land that includes 130 East Broadway. [c]

There is a small frame shed behind the building, along the east property line. It has vertical board siding and a shed roof, with plank doors. [c]
See photos 1 and 4.

4. 130 E. Broadway, Schaeffer Butcher Shop (1916), ca. 1911. A one-story brick building with a flat roof. This is one of a row of three very similar buildings that appear to have been built ca. 1911; the Sanborn map of 1917 rated them as one building because they had furnace pipes that pierced foundation walls. The upper façade has a short brick cornice that is composed of a row of brick dentils over a tall dogtooth course set above two projecting brick string courses. An early or original lintel at the top of the storefront openings is ornamented with round medallions set at regular intervals. The current storefront configuration is not original, but may be more than fifty years old. The transom area is covered with a beaded panel, and the lower façade has an open display window over a tall brick bulkhead. A flat canopy which runs along the bottom edge of the transom area was probably added when the other storefront materials were installed. This property is now part of a single parcel of land that includes 132 East Broadway. [c]
See photos 4 and 5.

5. 128 E. Broadway, Post Office (1922), ca. 1911. A one-story brick one-part commercial block with a flat roof. This is one of a row of three very similar buildings that appear to have been built as a single construction project ca. 1911. The Sanborn map of 1917 rated them as one building because they had furnace pipes that pierced foundation walls. The cornice matches that of the other two buildings in the group, with brick dentils over a row of angled bricks and projecting string courses. The current storefront configuration may be more than fifty years old. The transom area is covered with corrugated metal and the lower part has an open display window over a tall brick bulkhead. The entrance door, which is set to one side, is modern. A newer handicap ramp to

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New Franklin Commercial Historic District
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the doorway is edged with an open pipe railing. A flat canopy runs along the bottom edge of the transom area, and the top of the storefront opening has an early or original metal lintel. The lintel is adorned with early round medallions that match those used on the adjacent building. [c]

See photos 5 and 6.

6. 126 E. Broadway, Home Electric Company Office (1917), ca. 1911. A one-story brick one-part commercial block with a flat roof. This is one of a row of three very similar buildings that appear to have been built at the same time ca. 1911; the Sanborn map of 1917 rated them as one building because they had furnace pipes that pierced foundation walls. The upper façade has a small ornamental brick cornice which matches those on 128 and 130 E. Broadway. The top of the storefront opening in the lower façade contains an early or original lintel that is ornamented with evenly spaced medallions. The transom area is filled with horizontal wood siding. A newer flat metal canopy runs along the bottom edge of the transom; it has ribbed metal roofing and is supported by slim square wood posts. A wood balustrade runs between the two center posts, along the street side of the sidewalk, which ramps up to the front door. The storefront materials below the canopy are early but not original; there is a large display window set over a very low brick bulkhead. The single-light wood entrance door, which is set to one side, appears to be more than fifty years old. [c]

See photos 5 and 6.

7. 120-122 Broadway, Carpenter and White Building (1910), ca. 1910. A one-story brick one-part commercial block with a flat roof and two shop spaces. This two-bay commercial building was built at the same time as the single-bay building at 118 E. Broadway.¹ The upper facades of both buildings feature ornamental two-toned brickwork. The top part of the front wall is red brick, with gold brick accents. The brick cornice features a short row of angled gold bricks, edged by flat bricks of the same color. A wide ornamental band of gold bricks which spans the upper façade has red brick insets, and the very top of the wall has widely spaced gold accent bricks. The lower façade contains two storefront openings, separated by an original wide brick pier. The openings are each topped by an original lintel, and a single early cast iron sill plate spans the base of the façade. A comparison with historic photos shows that the original storefront configuration is largely intact, albeit covered and/or

¹ Ca. 1910 photograph labeled "Carpenter and White Addition," on file with the South Howard County Historical Society, New Franklin, MO.

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replaced with new materials. Historic photos show that the current entrances are in their original locations (with newer doors) and that the slim vertical piers next to the doors are original. The piers have been covered with sheet metal or vinyl, and the transoms and part of the former display space have been covered with horizontal siding. There is a newer sloped frame awning at the bottom of the transom line that is supported by slim square wood posts. A small wood balustrade runs between three of the support posts. [c]
See photos 5, 7, and 8.

8. 118 E. Broadway, Gentle, Dr. Doke, Office (1910), ca. 1910. A one-story red brick one-part commercial block with a flat roof. This building was built at the same time as the two-bay building at 120-122 E. Broadway, and it has an identical cornice and upper façade detailing.² A break in the cornice and a small panel of dogtooth soldier course bricks lower down on the wall serve to indentify the junction between the two buildings. The storefront contains new horizontal board infill, but the storefront opening is intact, and the early or original sill and lintel have survived. The cast iron sill plate spans the base of the façade and connects to that on the building at 120-122. Historic photos of the building show that the current doorway on the west side of the façade is original, as is the slim vertical pier next to it. The pier runs uninterrupted from the sill to the lintel. The door itself is newer, and there are two modern 1/1 windows next to it. A small awning of wooden slats shelters the wooden lower façade. [c]
See photos 5, 7, and 8.

9. 112-114-116 E. Broadway, Bethke's German Cash Store (1909), ca. 1909. This is the largest contributing building in the district. It is a two-story brick two-part commercial block, with a flat roof and two wide shop spaces. The upper façade has a simple stepped brick cornice that is accented by a tall band of angled bricks. There are five tall segmental arched windows on the second floor, each of which is topped by a simple hood of rock-faced bricks. They are filled with a mix of older and newer wood sashes. The top sash in each opening is covered with painted plywood. The transoms of the storefront have been covered, but the original lintel is still visible, and the lower façade has a highly intact early storefront. The lintel is ornamented with large round medallions that are very similar to those used on the building at 126 E. Broadway. The storefront includes two very large display windows, with an

² Ca. 1910 photograph labeled "Carpenter and White Addition," on file with the South Howard County Historical Society, New Franklin, MO.

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New Franklin Commercial Historic District
Howard County, Missouri

angled central section that contains a door to each of the ground floor commercial spaces, plus one to the second floor stairs. The doors all appear to date to the first third of the 20th century. The edges of the recessed entryway are accented with engaged cast iron columns that have small foliate capitals, and each of the display windows has an original sill plate. [c]
See photos 5, 8 and 9.

10. 110 E. Broadway, Chancellor and Lee (1909), ca. 1909. A two-story brick two-part commercial block with a flat roof. This building is similar to the larger building to its east (112-116 E. Broadway) and appears to have been built at the same time. The upper façade is detailed like the one on the east, with a stepped brick cornice and rock-faced brick window hoods. The segmental arched window openings are filled with newer multi-light sashes. The storefront opening is intact, and topped with an early or original lintel which has the same type of ornamental medallions used on the building to the east. The metal-framed storefront infill is several decades old. The transom area is covered with flat panels and the lower section has a central door flanked by open display windows and short flat bulkheads. A low sloped canopy of curved wooden slats runs along the top of the display windows; it appears to be the same age as the storefront infill. A modern sign projects from the wall above the storefront. [c]
See photos 5 and 8.

11. 108 E. Broadway, Boggs, John M. Drug Store (1899), ca. 1898. A two-story, two-part commercial block with brick walls and a flat roof. This building is very similar to the building at 106 E. Broadway and was probably built at approximately the same time. The second story is topped by a corbelled brick cornice that has a band of angled bricks above a row of large brick corbels. There are four tall second floor window openings, each topped with a wide stone lintel. A slim stone string course runs across the façade at the sill line of the windows. The windows have early or original 1/1 sashes that are topped with small transom units. They are covered with modern storm windows. The ground floor storefront opening is covered with newer materials that include vertical sheathing over the transom area, and an open glass and aluminum storefront system that is several decades old. The storefront has a central doorway flanked by large display windows that rest upon high flat bulkheads. A low sloped canopy of curved wooden slats runs along the top of the display windows. The canopy was probably installed at the same time as the storefront system. [c]

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Howard County, Missouri

See photos 10 and 11.

12. 106 E. Broadway, Myer Brothers Store (1904), ca. 1898. A two-story brick two-part commercial block, with a flat roof. This building is very similar to the building at 108 E. Broadway and was probably built at approximately the same time. It has a corbelled brick cornice with a band of angled bricks above a row of large brick corbels. There are four tall second floor window openings, each topped with a sawn stone hood. A wide band of terra cotta ornament links the hoods near the tops of the windows, and a stone string course runs across the façade at the sill line. The windows have newer 1/1 sashes and transoms that are very similar to the historic windows on the building next door. The recently restored storefront features early or original cast iron piers at the edges of the lower facade and on either side of the central entrance. Large display windows over paneled frame bulkheads flank the doorway, which contains a newer door. The storefront is sheltered by a newer sloped frame awning that is faced with wood shake shingles. [c]
See photos 8, 10 and 11.

13. 101 E. Broadway, Alsop's Corner, ca. 1895. A two-story two-part commercial block with brick walls and a flat roof. The upper façade has a corbelled brick cornice and a row of four tall windows. The window openings are intact, and filled with newer 1/1 sashes that are slightly shorter than the openings. The ground floor storefront has a three part composition, with a central entrance that is flanked by open display windows. The storefront openings and framing are all early or original, as are the slim cast iron piers which flank the entrance bay. The bulkheads and lower sections of the display windows are covered with horizontal wood or masonite siding. The transoms are all covered with newer vinyl siding. The partly framed-in doorway has a newer door. [c]
A low frame house to the south is on the same lot as this building. It is a few decades old. [nc]
See photos 12, 15 and 16.

14. 103 E. Broadway, T. V. Alsop Drug Store (ca 1895-1905), ca. 1895. A two-story brick two-part commercial block with a flat roof. This building is very similar to the one at 101 E. Broadway and appears to have been built about the same time. The upper façade has the same kind of brick cornice, and matching arched window openings. Like the building at 101, the second floor window sashes are new 1/1 units that are slightly shorter than the

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openings. The storefront of this building is highly intact. It features a central entrance flanked by cast iron piers. The side bays have large display windows over wood bulkheads. The frames, windows and bulkheads are all early or original; the bulkheads have been partly covered with newer flat sheathing. The side transoms are intact, but painted over; a window type air conditioner has been installed in the transom over the door. The early front door is covered by a modern aluminum storm door. [c]
See photos 12, 15 and 16.

15. 105 E. Broadway, Citizen's Bank (1897), 1894. A two-story two-part commercial block with brick walls and a flat roof. This is one of the most intact and highly styled buildings in the district. It has elements of the Romanesque Revival style, including large round arched openings. The ground floor features a large center arched opening, with a doorway on the west side of the façade and a smaller display window on the east. (The smaller display window could have been a door when new.) The doorway has an early or original door and framing, and the storefront of the center bay is early or original. The framing and arched transom of the east bay is also early; the display window and bulkhead may be a later addition. The upper façade is highly intact. A date stone in the center of the second floor reads 1894; it is the only date stone in the district. The 1/1 windows on the second floor are also early or original, with modern storm windows. The upper façade features textured bricks and ornamental terra cotta tiles. A large electric sign has been mounted to the wall above the center arch; it is blank. [c]
See photos 12, 14 and 15.

16. 107 E. Broadway, C. C. Alsop's General Store (ca. 1899), ca. 1894. A two-story brick two-part commercial block with a flat roof. The upper façade has red brick walls and a corbelled brick cornice. There are early or original 1/1 windows with newer storm windows on the second story. The storefront has a wide central entrance bay flanked by slim cast iron piers that are early or original. There is a second early or original doorway on the east edge of the ground floor. The central doorway is partly filled with newer frame infill; the door is also newer. The side doorway features early or original framing and transom lights, and a ca. 1920s wood and glass door. Open storefronts on either side of the central entrance have early or original frames, display windows, and bulkheads. The transom on the east is covered, and the transom over the west display window is filled with modern louvers. A large modern

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New Franklin Commercial Historic District
Howard County, Missouri

projecting sign is mounted over the front door to advertise the Laundromat that occupies the ground floor. [c]

See photos 12, 13, and 14.

17. 109 E. Broadway, Carpenter, W. W. Real Estate Office (1894), ca. 1895.

A two-story brick two-part commercial block with a flat roof. This building is similar to the one at 107 and appears to have been built about the same time. It is slightly larger. It has wide segmental arched window openings on the second floor that are intact, but covered with painted plywood. The lower façade contains one of the more intact storefronts in the district. It has a single door on the west side, as well as a wider doorway near the center. The central doorway is flanked by large display windows, and a row of early or original transom windows runs along the entire façade. All of the storefront framing and display windows are early or original. The central doorway has been slightly framed in and it contains a modern door. It is flanked by flat wooden pilasters that are early. The door on the west is early or original; it is covered by a modern aluminum storm door. There is an apparently original cast iron pier on the east edge of the façade. [c]

See photos 12, 13 and 14.

18. 111 E. Broadway, McLacklan, Alex, Jr., Building (1904), ca. 1888.

A two-story brick two-part commercial block with a flat roof and vinyl siding on much of the façade. The storefront contains some early components, including extra-tall cast iron piers. The 1/1 windows on the second floor are modern. It is possible that the early wall sheathing was retained beneath the vinyl siding. Much of the storefront framing is intact, although the openings have been framed in, and have newer doors and windows. [nc]

See photos 12 and 13.

19. 113 E. Broadway, Heath Building (1904), ca. 1893.

A two-story brick two-part commercial block with a flat roof and modern materials on the front wall. The storefront contains new materials, and the original openings have been changed. The 1/1 windows on the second floor are modern. This building has been much altered since its construction, but some of those changes may have been done within the period of significance. Wood siding added ca. 1930 may be in place beneath the current modern sheathing. [nc]

See photos 12 and 13.

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20. Center of E. Broadway, opposite 122 E. Broadway. Santa Fe Trail Marker, 1913. This large red granite boulder was placed at this location on 1913. It is approximately five feet tall, of rough stone with a large bronze plaque on one side. A three-globe cast iron street light on the top of the stone was added sometime before 1940, per historic photos. A small paved plaza with a flag pole and historical interpretive signs was built around the stone within the last few decades. [c object]
See photos 12 and 13.

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Summary: The New Franklin Commercial Historic District is located in the 100 block of East Broadway in New Franklin, Howard County, Missouri. It is significant in the area of Commerce under National Register Criterion A. A highly intact Queen Anne style house in the district is also eligible under Criterion C in the area of Architecture. The district includes an intact collection of late 19th and early 20th century commercial buildings in downtown New Franklin. This part of Broadway was platted for commercial use, and it has served in that function since the river town of Franklin moved to this location in 1828. Although the new community was named New Franklin, the relocated post office was called Franklin until 1892. That year also marked the completion of a new railroad line from St. Louis to Howard County, which spurred a major period of development in New Franklin. The historic district still reflects that post-railroad building boom. Just over half of the contributing buildings were built less than five years after the Missouri Kansas & Eastern (MK&E) railroad connected to the Missouri Kansas and Texas (MKT) rail line at the southwest edge of New Franklin. There are nineteen primary buildings in the district—eighteen commercial buildings and one house. The history of the house is closely tied to development of the district; it was the home of Dr. John B. Fleet, who operated his medical practice in the commercial building next to the house for nearly four decades. The district also includes one contributing object, a large granite boulder installed in 1917 to recognize the area's role in the creation of the Santa Fe Trail. The oldest contributing building in the district was built ca. 1894; the newest dates to 1920. The period of significance begins ca. 1894 and ends at 1931, by which time the community had become the second largest center for the MKT line in the state. All of the buildings of the district were constructed by that time, and the layout of the commercial center was well established. This area has been the commercial center of New Franklin since the frontier town of Franklin relocated to this site in the 1830s. Most of the buildings in the district have seen continual use for well over a century, and they are important links to the early history of New Franklin.

Elaboration:

New Franklin's history begins with the river town of Franklin, which was a thriving community before Missouri was even a state. Franklin, named after Benjamin Franklin, was established in 1816 to serve as the seat of Howard County. County commissioners located the new town on a 55-acre parcel on the north bank of the Missouri River, just across from the present town of

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Boonville. The Franklin town plat included more than 100 lots, as well as two acres for county buildings.³

The town site had the advantage of access to overland transportation as well as the river. It was located on the Boonslick Trail, which connected St. Charles and a salt works that was established nearby in 1807. The salt works was operated by Nathan and Daniel Morgan Boone, sons of Daniel Boone, at the present location of the Boonslick State Park in southwest Howard County.⁴ The route to the salt works, which soon became known as the Boonslick Trail, developed into a major western gateway. It served as an extension of the Cumberland Pike or National Road, which led from eastern states to St. Louis.⁵

The Missouri River and the new trail funneled westward travelers into the Boonslick area, and the region experienced explosive population growth in the early 1800s. Henry M. Brackenridge, a lawyer from St. Louis who visited the salt works in 1811, later wrote that “Although the settlement was only one year old more than 75 families had taken up their abode there, mostly along the banks of the Missouri River.”⁶ By 1820, Howard and Cooper Counties together had more than 20,000 residents, twice as many as the city of St. Louis and just under one third of the population of the entire Missouri Territory.⁷

The town of Franklin quickly developed into one of the most important Missouri River cities outside of St. Louis, reaching a peak population of approximately 1,700. Maj. Stephen Long, who visited Franklin in 1819, described it as having more than 125 houses as well as “thirteen shops for the sale of merchandise, four taverns, two smith shops, two large steam mills, two billiard rooms, a courthouse, a log prison of two stories, a post office, and a printing press.”⁸ In addition to being the Howard county seat, the town was home to the first federal land office outside of St. Louis, and home to one of the first newspapers in the region, the *Missouri Intelligencer and Boonslick Advertiser*, which began publication in 1819.⁹

³ Lyn McDaniel (comp. and ed.), *Bicentennial Boonslick History* (n.p.: Boonslick Historical Society, 1976), p. 22.

⁴ McDaniel, p. 38. Old Highway 40 through Howard County follows the general route of the Boonslick Trail.

⁵ Ibid.

⁶ McDaniel, p. 16.

⁷ McDaniel, p. 22.

⁸ McDaniel, p. 23.

⁹ Ibid.

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In 1821, Franklin became associated with another important overland trail, when Franklin resident and former salt works employee William Becknell headed an expedition to Santa Fe. Becknell and four other men, outfitted with packhorses and ten dollars each worth of merchandise, left Franklin on September 1, 1821 on a trading expedition to Santa Fe.¹⁰ Although no one seems to be sure if Becknell was very savvy or just lucky, his timing proved to be impeccable. His group reached Santa Fe less than three weeks after Mexico legally separated from Spain, an event which opened the way for trade between the United States and Mexico. Becknell and his men were able to sell their merchandise at huge profits, and by the end of January, 1822 they were back in Franklin with “rawhide packages of silver dollars,” as one description put it.¹¹

Becknell immediately put together another expedition, this time with more men and three wagons. He repeated the success of the first trip, again returning to Franklin, this time with mules as well as Mexican silver and trade goods. That trip introduced the mule to Missouri and firmly established the Santa Fe Trail.¹² The floodgates had been opened for trade, and for a few years, most traders bound for Santa Fe began in or passed through Franklin.

In spite of such promising early developments, Franklin ceased to exist just a few years after Becknell’s first trip to Santa Fe. That change was due to natural as well as economic forces. The first blow came in 1822, when the seat of Howard County was moved from Franklin to Fayette, which enjoyed a more central location. Although the loss of the county seat meant less business, the next event was far more impactful. In 1826, the Missouri River began to change course, cutting away the lots located on the river front. One description of Franklin’s history observed that it soon became apparent that the river was making a permanent change of course; “as great slabs of land and trees crashed into the river, the residents could see their town was doomed. It was then decided to erect a new town about two miles northeast of Old Franklin on the uplands.”¹³ That relocated town is now known as New Franklin.

¹⁰ Michael Dickey, *Arrow Rock: Crossroads of the Missouri Frontier* (Arrow Rock, MO: Friends of Arrow Rock, 2004), pp. 61-62.

¹¹ Dickey, p. 63.

¹² Dickey, p. 62.

¹³ McDaniel, p. 23.

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As the river continued to eat away at Franklin, a group of 26 men formed the New Franklin Town Company “for the purpose of purchasing a tract of land and erecting a town thereon.”¹⁴ The Town Company formed on July 24, 1828 and soon after purchased just over 240 acres of high ground upon which to establish the new town. They made a wise decision; less than a year after the company was established, the *Missouri Intelligencer* (by then located in Fayette) wrote that the last of the old town was expected to be swallowed by the river within a matter of months.¹⁵

The layout of the new town, which was incorporated February 7, 1833, featured a three-block long business district surrounded by large house lots. Broadway was platted at a generous width of 120 feet, with narrow business lots facing both sides of the street. (See Figure 2.) The original plat was apparently something of a work of art. One account of the founding of New Franklin noted that “at the time of the laying out of New Franklin, a fine map was made of the town on parchment backed with cloth. Tradition says that it was eaten by a goat. Another plat which is extant today was made by a less experienced draftsman.”¹⁶

Although the relocated post office continued to use the name of Franklin, the new town appears to have been referred to as New Franklin as soon as it was established by the New Franklin Town Company. Although it was listed in the 1860 and 1885 Gazetteers as “Franklin”, the descriptions of the community which preceded the business listings in both Gazetteer noted that the town was “called New Franklin.”¹⁷ Those listings were probably based upon the post office designation, which finally changed in 1892. The replacement plat that was filed with Howard County in 1875 is labeled “New Franklin,” and the 1876 county atlas also used New Franklin.

Most of the first residents of New Franklin moved up the hill from the original town site. One of those new residents was Elliot Alsop, who moved to the original town of Franklin in 1818, at the age of 14. When he moved to New Franklin in 1828, he was a construction worker and no doubt found plenty of work at the new town site. According to a biography printed in the county

¹⁴ McDaniel, p. 50.

¹⁵ Ibid. That paper was published Feb. 6, 1829.

¹⁶ Ibid.

¹⁷ *Missouri State Gazetteer and Business Directory* (St. Louis: Sutherland & McEvoy, 1860), p. 87. *Missouri State Gazetteer and Business Directory, 1885-6*, Vol. 5 (St. Louis: R. L. Polk & Co, 1886), p. 335.

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atlas in 1876, "Mr. Alsop took an active part in building up the town of New Franklin, and erected, in the same, or the following year, about the first house in this place. Here he worked for a time at his trade; that of plasterer and bricklayer."¹⁸

Alsop switched to a new trade shortly after the move. He opened a general store at the corner of Broadway and Missouri Avenue, which soon became known as Alsop's Corner. The store flourished, and Alsop was still in the mercantile business in New Franklin when he died in 1872. A biography written a few years after his death noted that "he did a large and increasing business, and was widely known as a man of unswerving integrity from the position of a day laborer, to a footing among the solid merchants of the country."¹⁹ Alsop's son and grandson followed in his footsteps, and Alsop family members had businesses in New Franklin throughout the period of significance. Around 1895, his original frame store building was replaced with one or two new brick commercial buildings (101 and possibly 103 E. Broadway), which are still owned by the Alsop family.

The new town's entry in the state Gazetteer of 1860 shows that it had developed into a small but solid community, with a population of 300. It was described as a village, with two schools, two hotels, at least one lodge, and regular stage service to Fayette and Boonville. The town's position as a modest agricultural trade center was reflected by the inclusion of 19 listings for "planters," as well as 22 business listings. Businesses included three general stores and a grocer, as well as a variety of artisans and manufacturers. There were two boot and shoe manufacturers, three wagon makers, and two blacksmiths.

The comparatively large number of businesses that were based more on creating goods than selling them was typical of rural communities of the time. Historian Lewis Atherton noted that "artisans flourished in the relatively isolated and unspecialized economy," of the early to mid 19th century. He lamented that later "revolutions in transportation, manufacturing and management ruined such businesses," but noted that many simply adapted, switching from manufacturing to repairs and service: "The shoe repairman on

¹⁸ "Biography of Elliot Alsop," in *Illustrated Atlas Map of Howard County, MO* (St. Louis: Missouri Publishing Company, 1876), p. 18.

¹⁹ *Ibid.*

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Main Street today is therefore a direct lineal descendent of the craftsman who actually made shoes in the 1870s.”²⁰

The 1870s and 1880s brought little growth to New Franklin. The nearby towns of Fayette and Boonville, each a county seat, developed into regional trade centers, leaving New Franklin as a post village with a smaller trade area. The introduction of rail service to the region in the 1870s continued that trend, when Boonville and Fayette each became a major stop on the road, but the line bypassed New Franklin. The Missouri, Kansas and Texas (MKT) railroad began a northward expansion from Sedalia in 1873. One crew worked to connect Sedalia and Boonville, while separate crews on the north side of the river laid track north from old Franklin and south from Moberly—meeting at Fayette in 1873. A railroad bridge across the Missouri River at Boonville connected those segments in 1874, some four months before the famed Eads Bridge in St. Louis was placed in service.²¹ The new rail line ran just a short distance west of New Franklin, but no provisions were made for trains to stop at the village.

A profile of New Franklin included in the state Gazetteer of 1885-86 shows few major changes between 1860 and 1886.²² The population in 1886 was the same as in 1860, and the number of businesses listed had dropped to 13. At the time the 1885-86 Gazetteer was published, Elliot Alsop operated the only general store, (now Alsop & Sons) and there was one grocer, one blacksmith and one carriage maker. New business types included a druggist and a flour mill. There was also a new profession represented. G. W. Ramey, who was listed as a “bridge builder,” may have learned his trade working on the Boonville railroad bridge.

Even with competition from other towns and the railroad, New Franklin persevered, and a solid commercial center developed around the intersection of Broadway and Missouri Avenue. In 1890, the Bank of New Franklin built a one-story building on Broadway, and a newspaper named *The Franklin Enterprise* was started by Duane Crews the same year. Each was the first of its kind in the community. Photos taken of Broadway in the mid-1890s show that

²⁰ Lewis Atherton, *Mainstreet on the Middle Border* (Bloomington: Indiana University Press, 1984), p. 43.

²¹ Elaine Derendinger et. al. (comp and ed.), *Stories of Howard County Missouri: “The Mother of Counties.”* (n.p.: The South Howard County Historical Society, n. d.), p. 79.

²² *Missouri State Gazetteer and Business Directory, 1885-6*, p. 335.

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the 100 block of East Broadway was lined with commercial buildings, and several lots on West Broadway had also been developed.²³ (See Figure 3.)

The 1890s also brought the construction of a new rail line, which provided St. Louis with a link to the MKT Railroad. On Feb. 10, 1892, the Missouri, Kansas and Eastern Railway (MK&E) was incorporated by St. Louis businessmen to develop tracks north of the Missouri River.²⁴ The new line was created to give St. Louis a connection to the MKT, which headed north in Missouri after crossing the river at Boonville. In 1893 the MK&E completed the construction of a rail line that began in St. Louis and connected with the MKT about a mile from the center of New Franklin, in an area that became known as Franklin Junction. The renaming of the village post office to New Franklin in 1892 was likely spurred by that connection.²⁵

Once the line from St. Louis to New Franklin was complete, the MK&E Railway transferred their holdings to the MKT, and the company was dissolved a few years later. As one description of the project noted, “with the link completed, the beginning of the Santa Fe Trail marked the end of the MK&E.”²⁶ That connection also marked the beginning of a building boom in New Franklin. Because the junction was located in low swampy land, much of the development spurred by the new railroad took place in the higher ground of the town center.²⁷

New Franklin experienced explosive growth in the late 1890s. The population and the number of businesses in operation each tripled. By 1899, the population had jumped to 1,000 and there were more than 60 businesses in the community.²⁸ The 1898-99 Gazetteer entry shows an impressive variety of business offerings, including two banks, a saw and grist mill, three hotels and a restaurant. Retail offerings included general stores and grocers, as well as more specialized offerings by milliners and clothing stores. Residents also had access to a range of goods and services; there were two barbers, a photographer, a dressmaker, a tailor, an attorney, and two shoemakers.

²³ Missouri Avenue is the dividing line between East and West Broadway.

²⁴ “Corporate History: Missouri Kansas & Texas Railway,”

<<http://tacnet.missouri.org/history/railroads/ch_mkt.html>> accessed June 19, 2012.

²⁵ Stories, p. 87.

²⁶ Stories, p. 78.

²⁷ Stories, p. 76.

²⁸ *Missouri State Gazetteer and Business Directory, 1898-99* (St. Louis: R. L. Polk & Co, 1899), pp. 864-865.

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The new diversity of business offerings reflects the impact of the railroad and a developing system of roads in the area. Improved transportation made it easy to bring in goods manufactured elsewhere, which lessened the need to make everything from scratch. That in turn offered aspiring businesspeople new markets. The increased diversity also indicates a healthy local economy. Area residents had moved beyond subsistence farming to work in a wide range of occupations, many of which provided more leisure time as well as more disposable income. That new income was then available for items such as hats, photos and custom-made clothing.

The post-railroad building boom also spurred the establishment of several construction related businesses. There were at least two real estate brokers, two painters, two tinnerns, and two entries for carpenters. Building materials were supplied by the Heller & Son brickyard, as well as two lumber yards. It is likely that the lumberyards carried everything from sawn timbers to prefabricated building materials and architectural pattern books, all of which were readily available via the railroad. Many of the buildings in the district have prefabricated storefront components such as cast iron piers and sill plates, and a few also feature ornamental terra cotta tiles or colored bricks that would have been difficult to manufacture locally.

Most of the bricks used during that period, however, were probably made right in New Franklin. The 1898-99 Gazetteer included a listing for "Heller & Son, brick mnfrs."²⁹ The Hellers likely enjoyed a brisk business; all of the primary buildings in the district are constructed of brick, and many of those were built within a few years of that business listing. Although no New Franklin Gazetteer listings for masons were found, it is clear that area residents had access to skilled masons. Every contributing commercial building in the district has ornamental brick work along the upper façade. Ornamental brick features of note include dentiled cornices, recessed panels, and the selective use of textured and/or colored bricks for accents.

The business buildings of the district all utilize common commercial building forms. The two story buildings can all be classified architecturally as "two-part commercial blocks" and those with a single story are "one-part commercial blocks." There are 11 two-part commercial blocks in the district, with

²⁹ Ibid. An online search of census records uncovered no likely Gus or M. Heller living in or near New Franklin in this time period.

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construction dates that range from ca. 1888 to ca. 1909. One-part commercial blocks tend to be of more recent construction; only one of the seven examples in the district was built in the 19th century. Overall construction dates for the smaller buildings range from ca. 1895 to 1920.

The two-part commercial block is characterized by a horizontal division of form and function. The single story lower zones were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. Architectural historian Richard Longstreth describes the two-part commercial block as “the most common type of composition used for small and moderate sized commercial buildings throughout the country.”³⁰ Two-part commercial blocks were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, commercial districts throughout the country were lined with them.

The New Franklin Commercial Historic District contains several highly intact two-part commercial blocks, some of which are the oldest commercial buildings in the community. Both sides of Broadway contain intact rows of two-part commercial blocks. The buildings at 101 through 109 E. Broadway on the south side of the street form a particularly intact grouping, and the building at 112-119 East Broadway is the largest one of the group.

C. C. Alsop’s General Store, built ca. 1899 at 107 E. Broadway, is a typical two-part commercial block. It is two stories tall, with brick walls and a wide storefront on the ground floor that is supported by cast iron piers. A door on the side of the ground floor leads to the second floor, and a second door in the center of the façade provides access to the ground floor retail space. It was built for Charles C. Alsop, the son of pioneer merchant Elliot Alsop. C. C. Alsop was one of the three sons involved with his father in Alsop & Sons, and he continued in the business after Alsop & Sons dissolved in the late 1800s.³¹ He had a general store at 107 E. Broadway until around 1908, after which the building housed a grocery store and bakery.

³⁰ Richard Longstreth, *The Buildings of Main Street* (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

³¹ U. S. Census Records and “John Henry Alsop Family History,” both accessed June, 2012 at Ancestry.com.

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C. C. Alsop was not the only son of an area pioneer to operate a business in New Franklin. A two story brick building across the street from C. C. Alsop's store housed the drug store of John C. Boggs for more than a decade in the early 20th century. Boggs was probably the grandson of Thomas J. Boggs, an original trustee for the town of New Franklin.³²

The local popularity of two-part commercial blocks in the years of railroad induced development reflects the strong growth of that period. The healthy economy encouraged property owners to build two story buildings, so that the upper floors could be used for other activities, such as offices, lodge halls and residences. A few of the upper floor spaces in New Franklin simply served as additional storage space for the buildings below, but most had more specific functions.

The large building at 112-116 E. Broadway, for example, was known as the Carpenter Hall in the 1910s, for the large meeting space of the second floor.³³ (It was owned by W. W. Carpenter at the time.) A similar building located a few doors away at 106 E. Broadway, housed the local IOOF Lodge in 1917. At least one of the second floor spaces was used for recreational purposes. Dr. Henry Moser, who also served terms as mayor and town Marshall, recalled that "we had a fine roller rink upstairs on the north side of Broadway."³⁴ Other second floors contained professional offices and rented rooms. A newspaper account of a 1903 fire over C. C. Alsop's store (107 E. Broadway) shows that the second floor contained both office and residential spaces. The newspaper noted that the library of Dr. V. G. Bonham was damaged by smoke, as were the belongings of several lodgers.³⁵

One of the most formally designed buildings in the district is a two-part commercial block. The Citizen's Bank at 105 E. Broadway is a Romanesque Revival style brick building erected in 1894. It was built to house a new bank, and the owners clearly wanted their new building to reflect favorably upon their position in the community. The two story brick building features large arched

³² The 1860 census recorded John M. Boggs (b. ca. 1850) living in the township, with Thomas Boggs (b. ca. 1823). It is likely that the Thomas Boggs listed there was the son of town founder Thomas J. Boggs.

³³ 1916 newspaper, cited in Gene Owen (comp.), *List of Business Places, Homes in New Franklin, 1900s*. Binder of notes gleaned from issues of the *Howard County News* and the *New Franklin News*, on file at the South Howard County Historical Society, New Franklin, MO.

³⁴ Stories, p. 14.

³⁵ 1903 newspaper, cited in the Owen Binder.

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openings along the ground floor, and a row of closely spaced windows on the second floor. The second floor windows have segmental arched tops. The building has one of the most ornate facades in the district. The arches on the first and second floors are all constructed with alternating rows of dark and red bricks, and accented with smooth blocks of pale gray stone. The accent stone between the center windows of the second floor is a datestone, which reads "1894". The brick of the front wall is further accented with rows of terra cotta detailing that includes egg and dart molding along the top of the first floor, and rows of textured square tiles that are outlined with dark bricks.

The careful and unusual architectural detailing of the bank building invites speculation that it was professionally designed. It is likely that it was either designed specifically for the new bank company, or built from mail-order plans purchased from a plan company. The architectural style of the building is best described as Romanesque Revival. The Romanesque Revival style became popular for high style architecture around the middle of the 19th century and for about two decades was favored for public and religious architecture in particular. It is characterized by round-arched "Roman" openings, smooth flat wall surfaces and moderately asymmetrical facades. A Romanesque church with two towers, for example, would have towers of different heights.³⁶ Although the popularity of the style waned by the 1880s, it came back as Richardsonian Romanesque in the late 1880s.³⁷ The Richardsonian Romanesque has many of the same features, with a new emphasis on textured wall surfaces, often achieved through the use of rock faced stone blocks for walls and trim. The Citizen's Bank building represents a vernacular adaptation of Romanesque Revival that is simple, but sophisticated for its time and place.

There are also a number of one-story commercial buildings in the district, all of which can be classified as one-part commercial blocks.³⁸ As the name implies, one-part commercial blocks are just one story tall, with an open storefront which takes up most of the façade. Ornamental cornices and space for signage above the storefronts are common. All of the one-part commercial blocks in New Franklin are built of brick, and all have some type of ornamental brickwork on the upper façade.

³⁶ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge: The M.I.T. Press, 1969), p. 61.

³⁷ *Ibid.*, pp. 133-140.

³⁸ Longstreth, p. 54.

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Modest commercial building forms such as the one-part commercial block became popular nationally in the mid-1800s, in response to a growing need for specialized and relatively inexpensive commercial properties. They were useful when space was not in high demand, because they allowed landowners to create rentable retail space without investing in a large building. As one description put it “these buildings could generate income, yet they represented a comparatively small investment.”³⁹

In New Franklin, one-part commercial blocks enjoyed two periods of popularity. They were popular in the late 19th century, before the railroad boom, and then again in the 1910s and 1920s, when retail space was still needed but there was less demand for second floor space. The first bank in New Franklin occupied a one-part commercial block in 1890, and the last building constructed within the period of significance used the same building form. That early bank building has since been demolished.

The later building was actually constructed by the city of New Franklin, for commercial use. A newspaper article that mentioned the construction of the building at 132 E. Broadway in 1920 noted that the new building would occupy a “lot that has been a sore spot for the last 20 years.”⁴⁰ It may have been a sore spot because it was the only lot on that part of the block that did not have a building on it, creating a gap in the streetscape and leaving the small city jail at the back of the lot open to view. Town residents apparently felt a new commercial building would represent a better use of the property.

That new building was flanked by similar one-part commercial blocks. The one directly to its east is the only one in the district that was built before 1900. The one story brick building at 134 E. Broadway was constructed ca. 1895, to serve as the office of Doctor John B. Fleet, who had been practicing medicine in New Franklin since 1891. Fleet had the office built at the same time as his large brick house, which occupies a large lot at 136 E. Broadway. Fleet lived in the house with his family and kept his medical practice in the office next door into the 1930s.

Fleet was known for a terrible tasting concoction that he gave patients who had the flu, and for taking care of women. He ran an ad in the local paper in 1909 that claimed “diseases of women a specialty.” As was often the case for small

³⁹ Ibid.

⁴⁰1920 newspaper, cited in the Owen Binder,

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town doctors of the day, he traveled into the surrounding countryside as he was needed. One article noted that “Dr. Fleet delivered most all of the babies in south Howard County,” including the author, Dr. Maurice Leach.⁴¹

One story Fleet later told Leach illustrates the type of conditions country doctors of the day had to deal with. Called out one January night for a sick patient near Arrow Rock, he saddled his horse and followed the man over snow-drifted roads to the Missouri River, several miles to the west. He was met there by another man in a skiff who rowed him across the river, then met a third man who gave him a fresh horse and directed him to the cabin. There he found a woman near death but was able to treat her successfully. He then had to retrace his steps to New Franklin, where he arrived “nearly frozen when he crawled back into his bed.”⁴²

A description of the life of other small town doctors of the day shows that this was all too typical. Lewis Atherton noted that even though small towns tended to have more doctors per capita than today, it was often difficult to access emergency care, as both the doctors and those seeking their help often had to travel great distances. He noted that doctors of the time “were more widely dispersed partly because of the difficulties in communication and travel which prevented them from reaching a patient as rapidly as they can today.”⁴³

Dr. Fleet appears to have been fond of the latest technology, for his patients as well as his family. The large house at the end of the block was the first in town to have indoor plumbing. It worked via a large tank in the attic, into which water was pumped to allow gravity to operate the water lines in the house. He was also one of the first in town to have gas lights. A note in the local paper in March 1909 said he was nearing completion of an “acetylene gas plant...the first of its kind in New Franklin.”⁴⁴ Both of those amenities would have been valuable assets for a doctor, not to mention his wife and the five daughters who grew up in the house.

The style of the house Fleet built for his family was as up to date as the services he put into it. The large brick house offers a restrained example of the Queen Anne style. The style has its roots in England, where it was popularized

⁴¹ Stories, p. 92.

⁴² Ibid.

⁴³ Atherton, pp. 153-154.

⁴⁴ March 3, 1909 newspaper, cited in the Owen Binder.

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by English architect Richard Norman Shaw in the 19th century. Although Shaw and many other early practitioners favored half timbered buildings and heavy patterned masonry, the style in the United States became lighter and more fanciful, especially for domestic architecture. Queen Anne houses in the United States often featured open spindlework porches and frame construction, with elaborately textured wall surfaces.⁴⁵ Queen Anne was among the most popular of the Victorian styles, especially for houses. As one style book noted, it was “the dominant style of domestic building” between 1880 and 1900, and remained popular until around 1910. Typical Queen Anne features of the Fleet House include irregular massing and multiple porches, including an archetypical wrap-around front porch. The patterned shingles and woodwork of the pent gable ends are also characteristic of the style, as is the steep hipped roof with lower cross gables.⁴⁶

Dr. Fleet’s practice ended during prohibition, when he was wounded after turning away a stranger who was trying to get a prescription for liquor, (the only way to legally obtain alcohol at the time.) Dr. Leach recalled that “he told the man to get out and when he turned to sit down at his desk he was struck over the head with an iron rod. Besides the cut on his scalp, he was partially paralyzed and he lost vision in one eye. He lived a very short time after this attack.”⁴⁷ It was an unfortunate end for someone who spent decades caring for members of the community.

Although population growth in New Franklin leveled off after the turn of the century, the town and the commercial center saw continued development. Community leaders worked to meet the demands of the newly expanded population via a number of civic improvements. The first such project consisted of establishing a reliable supply of water. In 1902, after it was determined that piping water from the river would be too expensive, city officials decided to dig a water well. Apparently desiring a highly visible location, they chose to locate the well right in the intersection of Broadway and Missouri Streets. When the drill reached 100 feet, they struck a vein of natural gas, as discovered when someone struck a match and flames shot 30 feet into the air. The discovery spurred the formation of a local natural gas company, but the supply proved to be unreliable and the company disbanded two years

⁴⁵ Lee McAlester and Virginia McAlester, *Field Guide to American Houses* (New York: Alfred Knopf, 1986), p. 268.

⁴⁶ McAlester, p. 265.

⁴⁷ Stories, p. 92.

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later.⁴⁸ The well did prove to be a good source of water--once the drill went deeper--and for several years a public water well was located in the center of the busy intersection. The open well was covered with a pump house in 1912, which was also serving as the headquarters for the Fire Department in 1917. It was later replaced with a filling station, which was demolished before 1937.⁴⁹

The developing town was also in need of electricity, and efforts to gain an electrical company began just a few years after the well was completed. The local paper had a headline in 1905 that urged readers to "Vote for Electric Lights Monday."⁵⁰ A short time later the same paper noted that the promoters of the "Electric Light Plant are a little slow but will get there just the same."⁵¹ Although it is not clear just when the light company finally got underway, records do show that sometime between 1910 and 1917, the Home Electric Company purchased property on the north side of Broadway.⁵² By 1917, they had an "Electric Light Plant" at the back of the lot, and used one or two commercial buildings at what is now 126 and 128 E. Broadway for office space. (See Figure 6.) The building that contained the plant is no longer standing, but the former offices at the front of the lot have survived. Former Mayor Henry Moser remembered that the private electric plant did not operate continuously, "during my term we had an electric plant that ran until midnight—maybe. I organized a company and sold stock to build a transmission line to Fayette. Later we sold out to the Power and Light Company."⁵³

Moser also recalled working to get Broadway paved in 1924. "I remember the dirt streets with ruts so deep an empty wagon got stalled right in the middle of the street. That encouraged me when I was mayor to push through an ordinance the led to the paving of the streets. Some of the town people wanted to shoot me for this. It took 75% of the property owners to sign for this and I made a house-to-house visit to collect the signatures."⁵⁴

⁴⁸ "Lilburn Says," Oct. 18, 1976. (Clipping of a newspaper column on file with the South Howard County Historical Society.)

⁴⁹ Sanborn Map of New Franklin, 1917, and assorted historic photos on file with the South Howard County Historical Society, New Franklin.

⁵⁰ Howard County News, 1905. (Clipping of a newspaper on file with the South Howard County Historical Society.)

⁵¹ Howard County News, May 11, 1905. (Clipping of a newspaper on file with the South Howard County Historical Society.)

⁵² Real estate tax records and the 1917 Sanborn map.

⁵³ Derendinger, p. 13.

⁵⁴ *Ibid.*

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It is ironic that Broadway was not paved earlier, considering that the town hosted a “Good Roads Convention” almost twenty years earlier. In 1906, the local paper noted that the convention would be meeting in the “Opera House at New Franklin.”⁵⁵ The ‘Opera House’ may have been the hall on the 2nd floor of 106 East Broadway. A photo of that end of the block which was taken about that time shows a large group of Model Ts decorated with flags, which may have been there for the convention. (See Figure 7.)

Several of the buildings now on the north side of Broadway were constructed early in the 20th century, after older buildings on the lots were lost to fire. The two-story buildings at 110-116 E. Broadway were built ca. 1908 to replace buildings recently burned. In 1910, the one-story buildings at 118-122 E. Broadway were constructed to replace buildings that had burned in 1902. The one story buildings were called the “Carpenter and White Addition,” after the Carpenter and White Realty Company, who occupied one of the three storefronts in 1910.⁵⁶ Dr. Doke Gentle had an office in another of the storefronts, and the third was occupied by the Mason Barbershop, which featured a bath tub. An article in the paper about the upcoming completion of the building noted that with Mason’s new tub “the spoon baths at home will be done away with.”⁵⁷ (See Figure 8. Mason’s barber pole is visible on the right side of the photo.)

The barbershop’s new home was only one story tall, but still offered two stories of useable space; the building was constructed with a fully finished basement, which was said to feature a “granitoid floor.”⁵⁸ The New Franklin News moved into the new building in 1910, and was probably still there in 1917, when the building was mapped by the Sanborn company. The 1917 Sanborn map showed the basement of 120-122 being used for “printing”, and the lower level of 118 was used for “undertaking.” (See Figure 6.)

The early 20th century also brought outside recognition of the important role the town of Franklin played in the settlement of the region. In early 1913, town residents learned that the Daughters of the American Revolution (DAR) wished to place a monument in Franklin to mark the end of the Boonslick Trail and

⁵⁵ Clipping of a newspaper on file with the South Howard County Historical Society, 1906.

⁵⁶ Historic photo and newspaper clippings on file with the Southern Howard County Historical Society, New Franklin, ca. 1910.

⁵⁷ “New Franklin Still Booms,” April 4, 1910. Clipping of a newspaper on file with the South Howard County Historical Society.

⁵⁸ Ibid.

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the beginning of the Santa Fe Trail. The idea was met with great enthusiasm in the community and it was decided that the marker should be placed on Broadway, in the center of the commercial district. The DAR supplied the monument, which consisted of a 19,600 pound boulder of red granite to which was attached a large bronze plaque. Getting the boulder from the railroad yard to the business district proved to be something of a challenge. It required two "Rumley" tractors hitched together to drag the boulder up the hill from the railroad yard.

The monument was dedicated with much fanfare on May 17, 1913. Although the weather was described as "inclement," the event drew more than 1,700 people, nearly twice the population of New Franklin at the time. Sometime before 1923, a decorative light fixture was added to the top of the monument, and in the early 2000s, interpretive markers were installed on the small plaza that surrounds the monument.

The railroad junction southwest of downtown New Franklin also continued to play an important role. A roundhouse was built there soon after the junction was established, and a separate settlement soon developed in the low ground that surrounded the roundhouse. That area was called Junction City or Franklin Junction until 1912, when it was chartered by the Howard County Court as Franklin. (One can't help but wonder why such a similar name was chosen for the new village.) That town of Franklin was adjacent to New Franklin, and about two miles north of the site of historic Franklin. (See Figure 4.)

The two communities were sometimes at odds as to where railroad facilities should be located. In 1907, a depot that had been built in Franklin Junction in 1895 was picked up and moved to a site at the south edge of New Franklin. That event spurred a lawsuit, and a few months later the depot was "destroyed by a mysterious fire of questionable origin."⁵⁹ In spite of a rough start, the communities apparently learned to coexist, and to share the economic benefit brought by the railroad.

Those benefits were significant. In 1923 the MKT spent 15.5 million dollars for railroad improvements, many of which benefitted the New Franklin-Franklin area. The existing round house was expanded, and a new depot, machine shops, and railroad offices were built. The junction become an important

⁵⁹ Derendinger, p. 76.

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center for the railroad; in 1930-31 the New Franklin-Franklin area was the second largest MKT center in the state, with an annual payroll of nearly half a million dollars.⁶⁰

With the declining fortunes of the railroad industry in Missouri, the facilities in Franklin Junction slowly deteriorated and were abandoned. In 1957, passenger service was discontinued, and the roundhouse and other buildings were soon taken out of service. Employment was drastically reduced, leaving area residents that were second and third generation railroad employees out of work. Finally, in 1987, nearly all of the MKT line in Missouri was abandoned.⁶¹ Just a few years later, Franklin Junction was inundated during the great flood of 1993, again illustrating the advantages of New Franklin's hilltop site.

The period of significance for the district ends in 1931.⁶² By that time, the commercial center of New Franklin had reached its present size, and the area was established as a major center for the MKT line. All of the buildings in the district were in place and occupied. Dr. Fleet's home and office anchored the east end of the commercial center, which included all of the 100 block of East Broadway and extended less than a block past Missouri Avenue on the west. Those early commercial buildings to the west were gradually replaced or greatly remodeled, and today, almost all of the community's intact historic commercial buildings are located within the district boundaries.

Conclusion

The history of New Franklin is naturally linked to the broader history of the Boonslick Region and the State of Missouri. The town has ties to Franklin, one of the most important territorial settlements in the state, and it was a typical frontier outpost after its move up the hill. As was the case for scores of Missouri towns, the community came into its own as a result of railroad development in the late 19th century. All of the contributing buildings in the district were built after the community gained direct access to rail service in 1893.

⁶⁰ Ibid.

⁶¹ Derendinger, p. 79.

⁶² Although little information about commercial activity after 1930 was found during preparation of this document, future research into the individual businesses of the district could justify expanding the period of significance into the middle of the 20th century, based upon later patterns of use.

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That post-railroad building boom proved to be one of the most significant periods of growth New Franklin has seen to date. The population today is nearly the same as it was in 1904, and the downtown business district is roughly the same size it was at the turn of the 20th century. The 100 block of East Broadway continues to serve as the commercial heart of New Franklin, and the historic buildings found there reflect the rich history of the community.

Appendix: Individual property histories.

The historic names below are based upon the first known business occupant of the building. The date in parentheses indicates the first year they are known to have occupied the building. Property histories were compiled from the following sources:

Owen, Gene, comp. "Lists of Business Places, Homes in New Franklin, 1900s." (Binder on file at the South Howard County Historical Society, New Franklin, MO.) Cited as the "Owen Binder" below.

New Franklin Real Estate and Merchant Tax Records, 1909-1947. (On file at the New Franklin City Hall.)

U. S. Population Census Records, accessed at Ancestry.com,

Sanborn Fire Insurance Map of New Franklin, 1917.

1. 136 E. Broadway; Fleet, John B. and Logie R., House (ca. 1895), ca.

1895. This house was built just after the Second Baptist Church was moved from this lot in late 1894 or early 1895. (Church minutes show the church building was moved between November 1894 and February 1895.) It was the first house in the city to have running water; parts of the original water tank are still in the attic. It was also the first building to have an "acetylene gas plant", which Fleet installed in 1909. The original spindled front porch was redone ca. 1915. Interior changes made in the 1910s or 1920s include a fireplace and bookcases in the living room. The office and house plus two other lots to the north were still owned by Mrs. Fleet in 1917. The property was listed in her name only in all available real estate tax records.

1947—Owned by Robert L. & Joan Martin

2. 134 E. Broadway. Fleet, Dr. John B., Office (ca. 1895), ca. 1895.

1895, ca.--Dr. Fleet started work on the house next door and probably built this about the same time.

1898--Fleet is listed as a physician in the Gazetteer entry for the town.

1909--An ad in the local paper for Dr. Fleet claimed "Diseases of Women a Specialty."

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1917--The office and house plus two other lots to the north were still owned by Mrs. Fleet. The property was listed in her name only in all available real estate tax records.

1947--Owned by the City of New Franklin.

3. 132 E. Broadway. Manion, Henry, Clothing Store (1920), ca. 1920.

The lot was labeled City Hall on the 1897 Atlas map, and, according to the Sanborn map, the City Jail was located at the back of the lot in 1917.

1920--A note in the paper said the city was building a new business building on the "lot that had been a sore spot for 20 years" and noted that Henry Manion was to operate a clothing store there. (Owen Binder)

1923--Damaged by fire. (Owen Binder)

1947--Owned by the City of New Franklin.

1986--A photo of a parade indicates that this was the home of the fire department.

4. 130 E. Broadway, Schaeffer Butcher Shop (1916), ca. 1911.

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. All three were probably built at the same time, between 1910 and 1917.

1910--The building was not here, per photo 7 or tax records. It was probably built soon after, since the electric company is said to have been getting started in 1910 (Owen Binder).

1917--Listed as "Meats" on the Sanborn map. Probably the Schaeffer Butcher Shop, which was the only meat company to get a business license in 1916 and 1917.

1923--L. A. Kingsbury bought W. A. Schroer Insurance Agency, located here. (Owen Binder.)

1925--Carpenter Realty Company's name was changed to New Franklin Real Estate Co. (Owen Binder.)

1947--Owned by W. W. Carpenter, Jr.

5. 128 E. Broadway, Post Office (1922), ca. 1911.

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. The building was not here in 1910, per historic photos and tax records, but it was probably built soon after since the Electric Company was established ca. 1910.

1917--The Sanborn map showed the building as an "office" with an "electric supplies" room in back. There was also an electric light plant at the back of the lot.

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1922, Sept. 24--"The Home Electric Building was leased to Postmaster Taylor for the Post Office." (Owen Binder.)

1947--Owned by W. W. Carpenter, Jr.

2012--Still houses the Post Office.

6. 126 E. Broadway, Home Electric Company Office (1917), ca. 1911.

Sanborn considered 126-130 one building because furnace pipes went through the foundation, which they labeled as brick and tile. The building was not here in 1910, per historic photos, but it was probably built soon after, since the Electric Company was established ca. 1910.

1917--The Sanborn map listed the building as an office. It was probably part of the electric light company.

1923-- Home Electric moved out, and J. M. Mercille (sp?) opened a jewelry store in the space. (Owen Binder)

1924, Aug. 22--Missouri Light and Power Company bought Franklin Electric, and later that year leased the Carpenter Building. (Owen Binder)

1947--Owned by W. W. Carpenter, Jr.

7. 120-122 Broadway, Carpenter and White Building (1910), ca. 1910.

This building was built to replace a two story building that burned in 1902.

1910--A newspaper clipping states that the building will have "Granitoid floors." The building was occupied by the New Franklin News (basement), the Mason Barber Shop (east side), and Carpenter Realty (west side).

1917--According to the Sanborn map, the building housed a barber in the east part and dressmaking in the west part. There was an electric motor in the basement--probably for printing.

1919--A note in the local newspaper stated that Tom Gains has a "new electric hair clipping machine." (Owen Binder)

1947--Owned by V. E. Roberts and E. Summers.

8. 118 E. Broadway, Gentle, Dr. Doke, Office (1910), ca. 1910.

This building was built to replace a two story building that burned around 1902, probably at the same time as 120-122 E. Broadway.

1910--The window sign shown in a photo appears to read "Dr. D. Gentle."

1917--Sanborn says the building contains "Office/Undertaking." The undertaking business may have been in the basement.

1947--Owned by Kate C. White.

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9. 112-114-116 E. Broadway, Bethke's German Cash Store (1909), ca.

1909. This building was built after 1908, when the two story brick building that had previously been here burned.

1909--William Bethke of Centertown leased the "Carpenter Building formerly occupied by Allison Davis." (116) (Owen Binder). William Bethke's German Cash Store was located here.

1912--William Bethke's German Cash Store moved to a new building at 104 Broadway.

1916--Old Carpenter Hall was remodeled. (Owen Binder.)

1917--Sanborn map: dry goods in the east part of the building, and hardware in the west. The Harris and Rennick (sp?) Store was located at 116 E.

Broadway. (Owen Binder)

1919, Mar.--Marie Autenrieth bought buildings that were occupied by Jenner and Fair (112) and the Motor Inn (116). Jenner and Fair, who opened in 1913, took over both ground floor spaces soon after. (Owen Binder)

1923, Jan 12--G. L. Chamberlin moves into the office formerly occupied by Dr. H. S. Moser, over Jenner and Faire's Hardware Store. Also upstairs was the Community Club. (Owen Binder)

1947--Owned by Eugene M. and Mayme Darby.

10. 110 E. Broadway, Chancellor and Lee (1909), ca. 1909.

This building replaced a two story brick building that burned in 1908.

1908--The building housed "Chancellor and Lee," formerly C. F. Lee. (Owen Binder)

1909, Mar. 18--J. M. Settle located over "Chancellor and Lee" at this location. (Owen Binder)

1910--Merchant License records show Chancellor and Lee as one of most valuable stores in town. (They were not listed in 1907.)

1917--Sanborn map shows this building as a Tin Shop and Vehicles on the first floor and storage of telephone supplies on the second floor. A fire door linked it to the building on the east (112).

1947--Owned by Howard Lodge #4 A.F.&A.M.

11. 108 E. Broadway, Boggs, John M. Drug Store (1899), ca. 1898.

This building was probably built before 1900; it is shown in a photo taken between 1895 and 1900. (Figure 3.)

1908--Dr. V. Q. Bonham was located over Bogg's Store here. (Owen Binder.)

1910--"J. M. Boggs" on front window in ca. 1910 photo. John M. Boggs had a drug store in town per 1898-99 Gazetteer, possibly in this location. Merchant License records show it was a modest store.

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1917--Sanborn map shows it with a drug store on the first floor and an office on the second. A fire door linked it to the building on the west (106).

1917--"Haltsenburg buys 1/2 interest in Old Trails Pharmacy from Fred Wilkerson." (Owen Binder)

1947--Owned by Bobbie Virginia Jones.

12. 106 E. Broadway, Myer Brothers Store (1904), ca. 1898.

Historic photos indicate that this building was built between 1895 and 1900. It was probably in place before 1899, when J. M. Boggs had a drug store in the matching building next door.

1904--Myer Bros. one of largest stores to get a merchant's license.

1905--A clipping says that J. A. Boothe and Co. bought the Myer Store, with hand note that it was 1906.

1906--Moshiers moved to the rooms over the Myer Bros. Store. (Owen Binder.)

1908--The Andrews and Burton Store was here. (Owen Binder.)

1909--Dr. Doke Gentle was on the second floor per a 1909 newspaper clipping. (He was in 118 in 1910)

1916-1923--Referred to as the Odd Fellows Building in paper. (Owen Binder)

1917--Sanborn map labels it as dry goods and clothing on the first floor.

1947--Owned by the Henry Mitchell Estate.

13. 101 E. Broadway, Alsop's Corner, ca. 1895.

A different building was here in a ca. 1894 photo, but this one was in place by 1902, per a ca. 1902 photo. This was the home of Alsop & Sons General Store, owned by Elliot E. Alsop, who was married to Julia Gunn. His son Thomas S. Alsop II operated a general store at this location after Alsop & Sons dissolved. Thomas S. Alsop was married to Mary Lucy Strange in 1877, and died in 1899. The property was in her name in early tax records, and it is still in the Alsop family.

1885 Missouri Gazetteer includes a listing for "Alsop E. & Sons General Store."

1896, ca.--This building housed a General Store. "Genl Merch" was on a sign in the front window.

1908, July 18--Clark's Store at this location. (Owen Binder)

1917--Sanborn map states "Groceries" on the 1st and 2nd floors.

1929, ca.--Housed Alsop's Cash Grocer (per photo 9).

14. 103 E. Broadway, T. V. Alsop Drug Store (ca 1895-1905), ca. 1895.

1895, ca.--There was a "Drug Store" sign over the storefront.

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1905, Mar. 3--A note in the paper says that R. A. Dunlop bought the building formerly occupied by T. V. Alsop Drug Store and "will fix up an elegant pool hall." (Owen Binder)

1905, Oct. 19--Fisher Bros. bought the Pool Hall from A. H. Dunlop.

1908, July 18--Dr. White's Drug Store moved here after Davis bought 109. (Owen Binder)

1917--Sanborn map notes that there was flour storage on the 1st and 2nd floors.

1926, ca.--Housed "Carver's Pay and Take" (per historic photo).

1947--Owned by Bobbie Virginia Jones.

15. 105 E. Broadway, Citizen's Bank (1897), 1894.

This is one of two oldest intact buildings on the south side of the street. A photo taken ca. 1894 shows what appears to be this and 107 as the only two brick buildings on this side of the street. (Figure 3.)

1894--Building constructed (per date stone).

1897--Atlas shows bank here; the bank is also listed in the 1899 Gazetteer.

1908, July 18--Citizen's Bank is here. (Owen Binder)

1917--Sanborn map states that there is a bank on the 1st floor. The 2nd floor is vacant.

1923, Dec. 14--Citizen's Bank and the Bank of New Franklin (101 W.

Broadway) were consolidated, and the bank here closed. L. A. Kingsbury, who was probably in charge of Citizen's Bank, retired from the banking business. (Owen Binder)

1929, ca.--The bank sign is gone. "Dr. C. H. Reinke Osteop[?] and Physician" is on the sign out front.

16. 107 E. Broadway, C. C. Alsop's General Store (ca. 1899), ca. 1894.

This is one of two oldest intact buildings on the south side of the street. Figure 3 shows what appears to be this and 105 as the only two brick front buildings on this side of the street.

1899--Per the Gazetteer, C. C. Alsop has a general store in town.

1903--C. C. Alsop's Store burned, but was not destroyed. (Owen Binder.) Dr. V. G. Bonham was a tenant, and there were lodgers.

1905--Dr. Bonham's office was located over C. C. Alsop's Store. (Owen Binder)

1909--R. B. Whipple and Son were located "in building formerly occupied by C. C. Alsop." They added a bakery "in rear of their grocery" in August 1909.

(Owen Binder)

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1917--Sanborn map lists this building as having groceries on both the first and second floors.

17. 109 E. Broadway, Carpenter, W. W. Real Estate Office (1894), ca. 1895.

1894--According to a newspaper clipping, this was Carpenter Office; however, it was not pictured in a ca. 1894 photo, so it was probably constructed ca. 1895.

1899--Per Gazetteer, Carpenter is still in business.

1903--Noah's Ark. (Owen Binder)

1906--A. W. Whitlow Drug Store. (Owen Binder)

1908, July 18--Allison Davis bought the "building now occupied by Dr. White's Drug Store." July 23, R. B. Wayland to make the concrete blocks for a warehouse located at the back of the lot. (Owen Binder) Wayland got a business license for a garage in 1916 and 1917. The building now extends all the way back, possibly incorporating that warehouse. Allison Davis Furniture stayed until ca. 1945.

1909, ca.--Howard County News and Curtis Undertaking were also located in this building.

1917--Per the Sanborn map, there was a furniture store on both floors.

1940s--Owned by Lynn and Beatrice Collins.

18. 111 E. Broadway, McLacklan, Alex, Jr., Building (1904), ca. 1888.

May have been in place with a pressed metal facade in a pre-1895 photo of Broadway.

1900--A newspaper article notes that the "Senate Saloon has been in business 12 years." That means it opened in 1888.

1903--An August paper notes that the Senate Saloon, owned by Alex McLachlan, is at this location.

1908, July--A newspaper notes that "Local option law closed the Senate Saloon." (Owen Binder)

1917--Sanborn lists a bakery on 1st floor and an office on the 2nd. The building takes up nearly all of lot 79. There is a warehouse with 50 gallons of gasoline on the southeast corner of the lot.

1920--"The City Bakery Building being remodeled for a new bakery and restaurant." (Owen Binder)

19. 113 E. Broadway, Heath Building (1904), ca. 1893.

This is probably one of the oldest buildings in the district.

1894, ca.--Building in place. (Figure 3)

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1904--Per notes at the Southern Howard County Historical Society, this was called the Heath Building. Moshier and Mother had a restaurant in Heath Building. (Owen Binder)

1904--Bee Hive Grocery Store was located in the Heath Building. (Owen Binder)

1917--Sanborn map shows the building housed a cafe in the east half of building, a barber in the west half, and hotel rooms on the 2nd floor.

1930s, ca.--The original pressed metal facade was replaced with lap siding and the ground floor was remodeled. Those changes may have been made by the late 1930s, when an aerial photo of Broadway appears to show the new materials.

20. Center of E. Broadway, opposite 122 E. Broadway. Santa Fe Trail Marker, 1913.

The marker was installed by the Daughters of the American Revolution in 1913, to recognize Franklin as the "cradle of the Santa Fe Trail."⁶³ It was designed by architect John Van Brunt, and Elizabeth Butler Gentry, of Kansas City. A light fixture was added to the top of the boulder sometime before the area was photographed for postcards ca. 1940.

⁶³ Bronze plaque on the boulder. The plaque is dated 1909, but the dedication took place in May, 1913.

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2012
(Corporate history from the Interstate Commerce Commission's Valuation Reports.)

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Section number 10 Page 40

New Franklin Commercial Historic District
Howard County, Missouri

Verbal Boundary Description

All of lots 77-80, and 101 to 107 of the Original Town of New Franklin, with the portion of East Broadway that runs in front of Lots 104-107, as shown in Figures 1 and 2.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the buildings of the district, as well as the portion of East Broadway that runs between them. The boundaries include all of the historic commercial buildings in the 100 block of New Franklin. Two altered buildings, located at 111 and 113 E. Broadway, are included, but counted as non-contributing resources. They are the oldest buildings in the commercial center, and although the façade of each is covered with modern materials, some of those changes may be reversible. Leaving them within the boundaries will facilitate a later change of status should that possibility arise.

National Register of Historic Places
Continuation Sheet

Section number Photos Page 41

New Franklin Commercial Historic District
Howard County, Missouri

Photo Log

Name of Property:	New Franklin Commercial Historic District
City or Vicinity:	New Franklin
County:	Howard
State:	Missouri
Name of Photographer:	Debbie Sheals
Date of Photographs:	January-March, 2012
Location of Original Digital Files:	29 S. Ninth St. #204 Columbia, MO 65201
Number of Photographs:	16

List of Photographs

See photo key for description of camera angle.

1. Left to right: 132, 134, 136 E. Broadway
2. 136 E. Broadway
3. 134 E. Broadway
4. 130-132 E. Broadway
5. Looking West on the north side of Broadway
6. 126 E. Broadway
7. Left to right: 118, 120-122 E. Broadway
8. Right to left: 120-122, 118, 112-116, 110, 108, 106 E. Broadway
9. Storefronts of 112-114-116 E. Broadway
10. Left to right: 106, 108 E. Broadway
11. North side of street, from the west
12. South side of street, from the west
13. South side of street, from east, with monument
14. Left to right: 109, 107, 105, 103 E. Broadway
15. Left to right: 105, 103, 101 E. Broadway
16. Right to left: 101, 103, 105, 107 E. Broadway

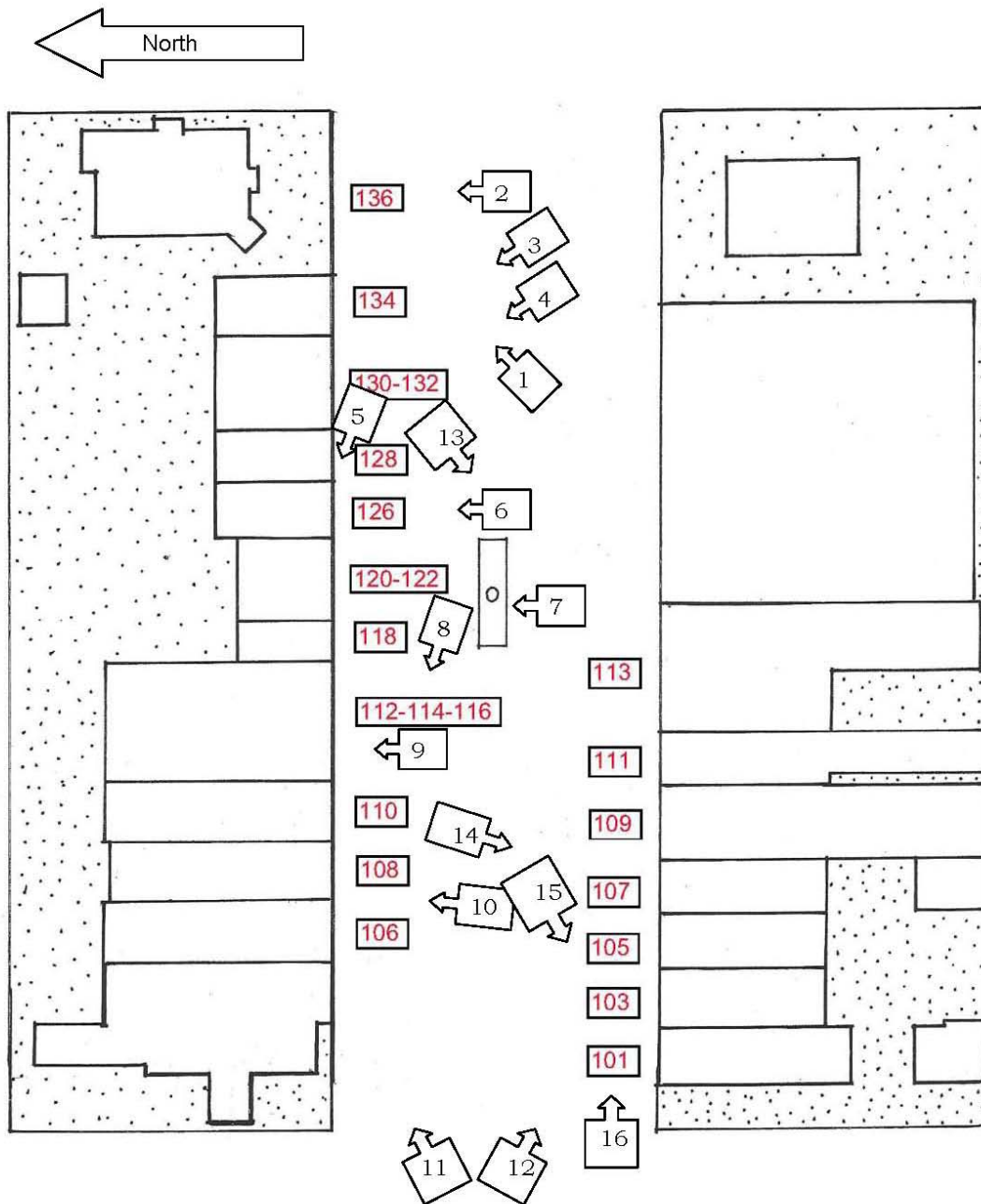
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New Franklin Commercial Historic District
Howard County, Missouri

Photo Key.

Photo key



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New Franklin Commercial Historic District
Howard County, Missouri

Figures.

1. Boundary Map.
2. Plat of New Franklin.
3. Photos of Broadway, taken in the 1890s.
4. 1897 Atlas Map of Southern Howard County.
5. Photo of Broadway, taken between 1895 and 1902.
6. 1917 Sanborn Map of the District.
7. Photo of the North Side of Broadway, ca. 1906.
8. Photo of the North Side of Broadway, ca. 1910.
9. Postcard photos from the 1940s.

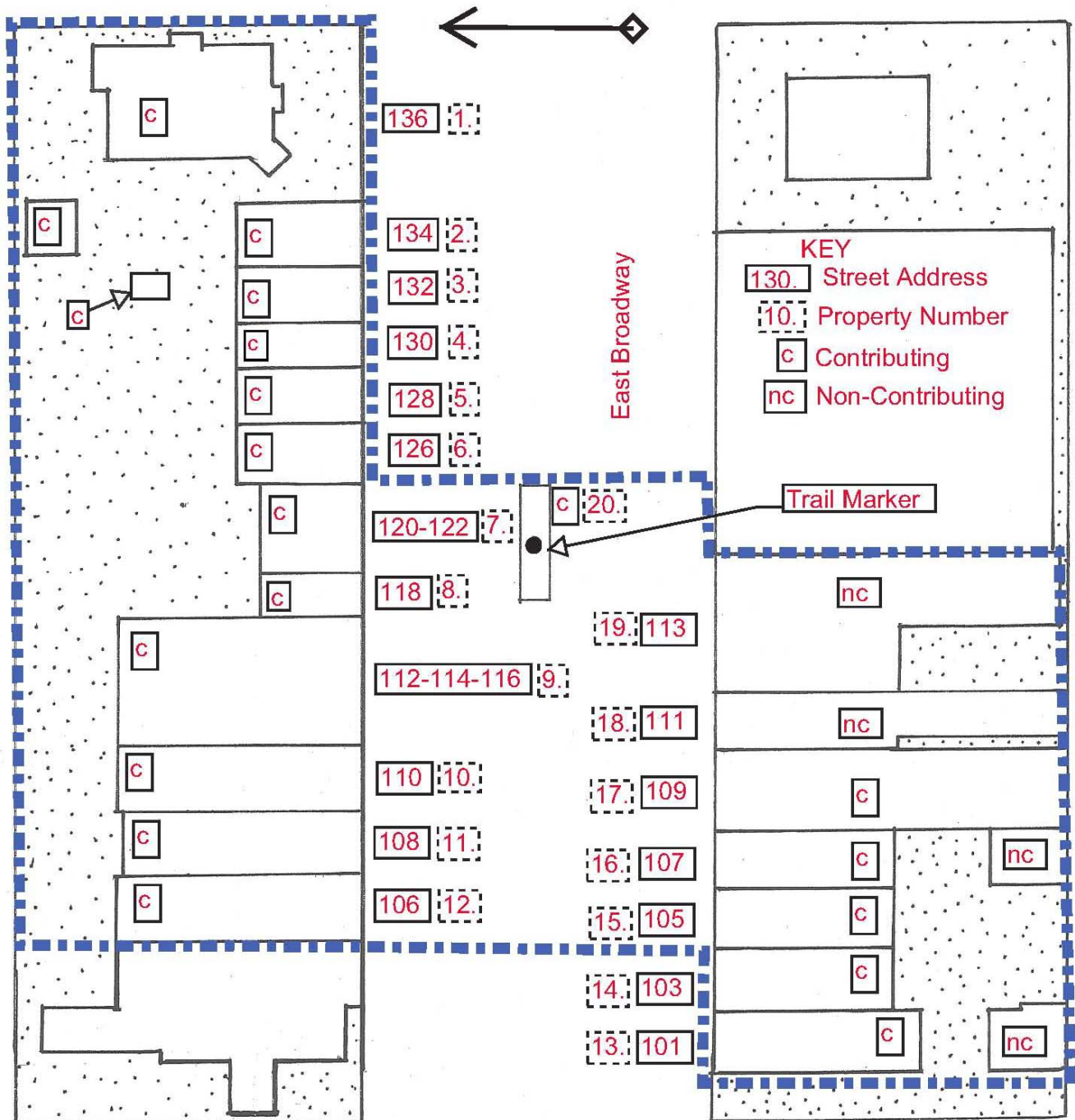
National Register of Historic Places
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Section number Figures Page 44

New Franklin Commercial Historic District
Howard County, Missouri

Figure 1. Boundary map, with addresses and contributing status.

Resource Count: 20 contributing (19 buildings, 1 object)
4 non-contributing (2 primary buildings and 2 outbuildings)

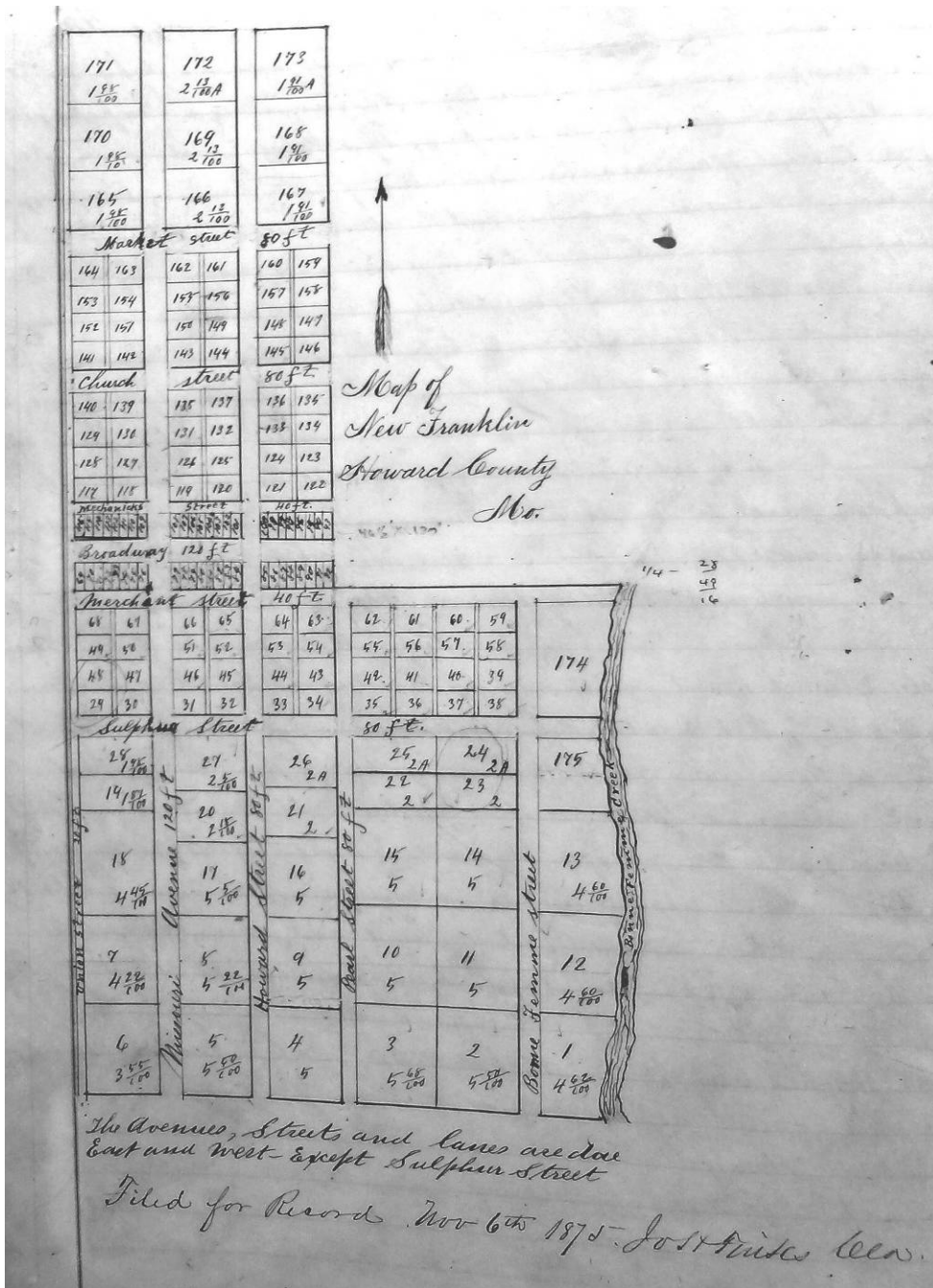


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New Franklin Commercial Historic District
 Howard County, Missouri

Figure 2. Plat of New Franklin. (Recorder's Office, Howard County Deed Records, Fayette, MO.) Note that the north arrow is wrong on this map. North is actually left.



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New Franklin Commercial Historic District
Howard County, Missouri

Figure 3. Photos of Broadway, looking east to the 100 block.
Top: ca. 1894. The white frame building on the right is Alsop's Corner.
Bottom: "Miss Jane Skinner," with East Broadway in the background, between
1895-1900. Photos courtesy of the South Howard County Historical Society, New Franklin,
MO.



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New Franklin Commercial Historic District
Howard County, Missouri

Figure 4. 1897 Atlas Map of Southern Howard County. (Standard Atlas Map of Howard County, MO. Chicago: George A. Ogle and Co., 1897.)



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New Franklin Commercial Historic District
Howard County, Missouri

Figure 5. The south Side of Broadway, probably taken between 1895 and 1902. All except the last two buildings on the left are part of the historic district. Note the open city well in the street.

Photo courtesy of the South Howard County Historical Society, New Franklin, MO.

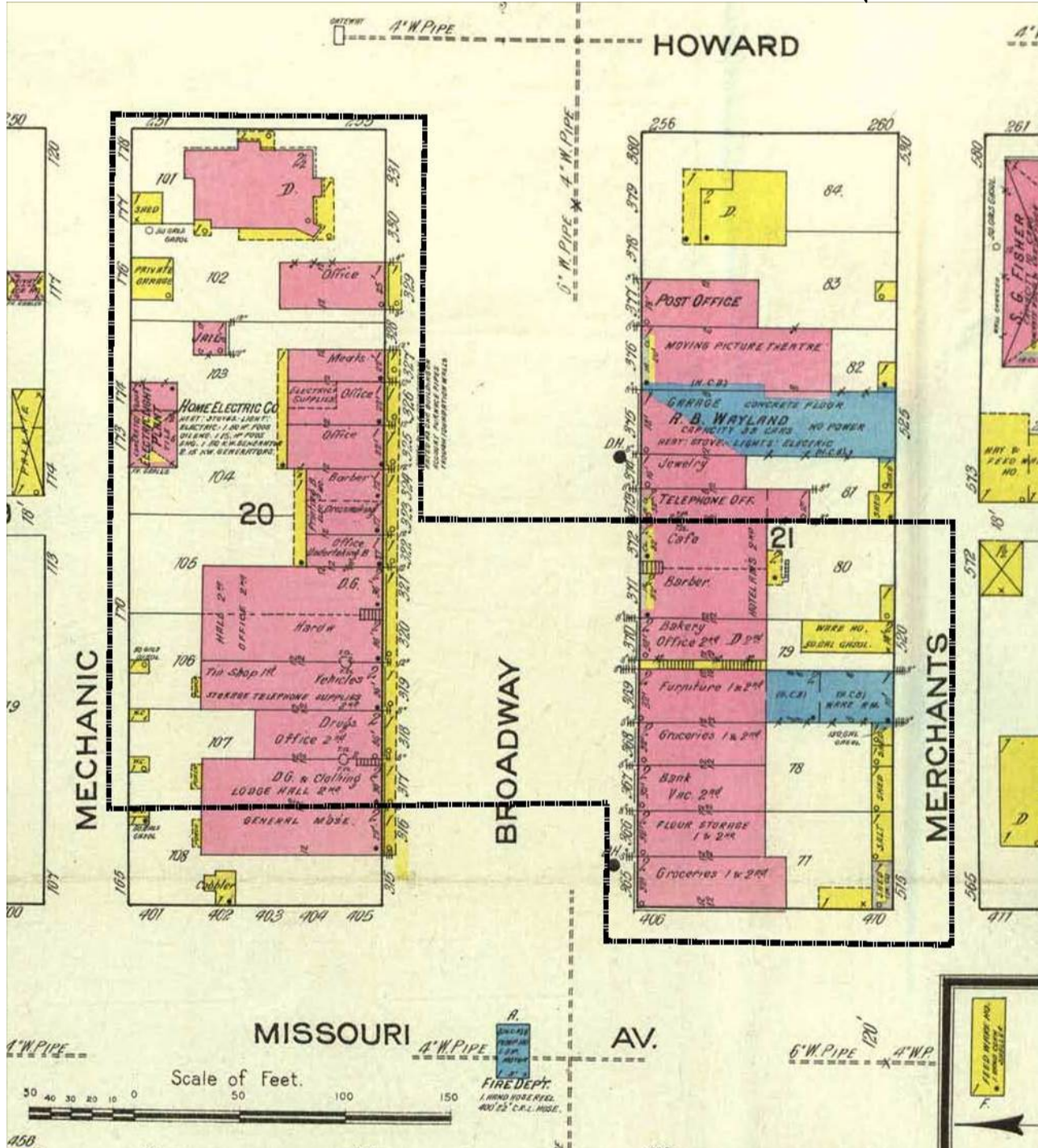
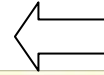


National Register of Historic Places
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New Franklin Commercial Historic District
Howard County, Missouri

Figure 6. 1917 Sanborn Map, with general district boundaries added.



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New Franklin Commercial Historic District
Howard County, Missouri

Figure 7. The north Side of Broadway, ca. 1906. Left to right, 106, 108, and 110 E. Broadway.

Photo courtesy of the South Howard County Historical Society, New Franklin, MO.



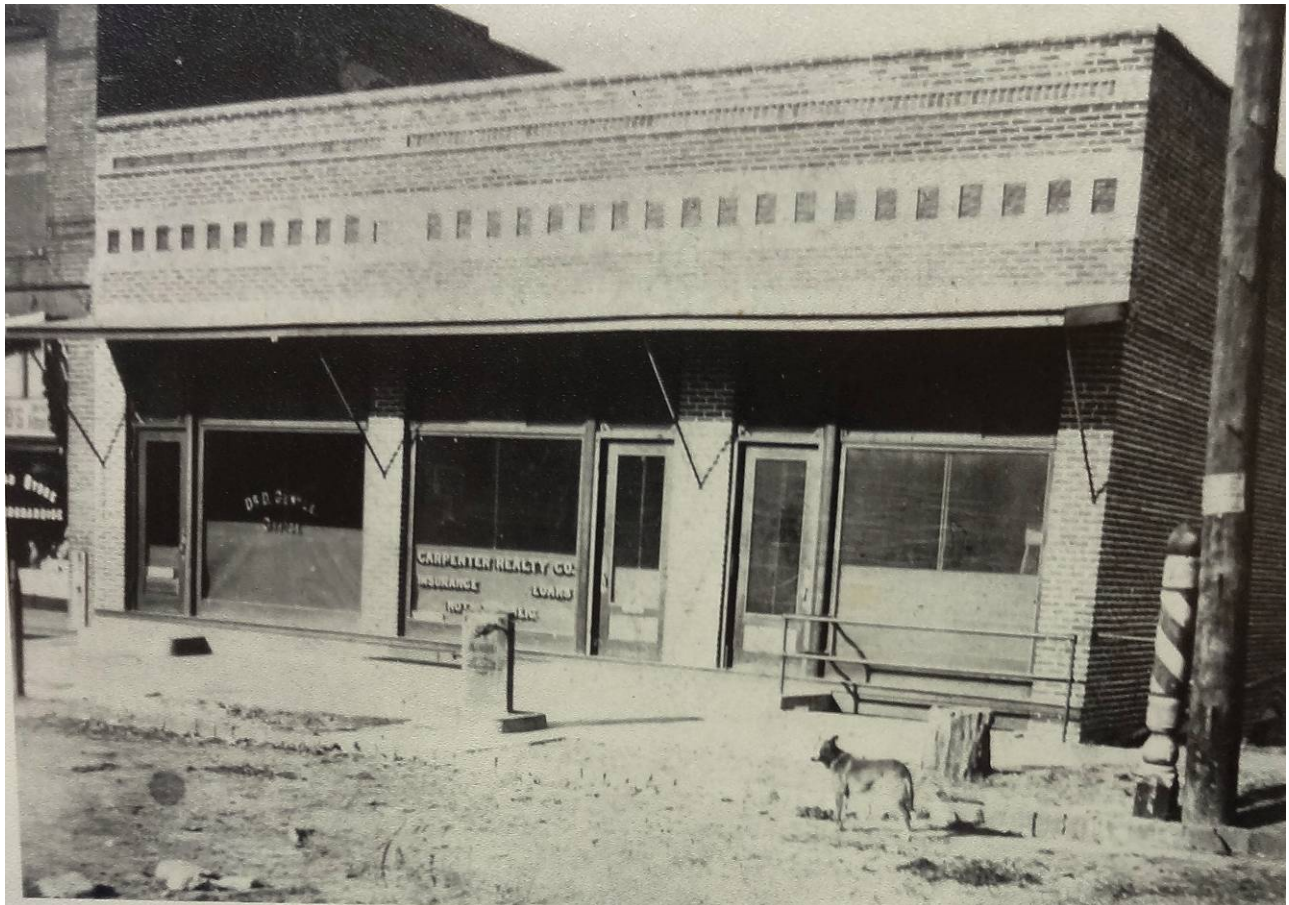
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New Franklin Commercial Historic District
Howard County, Missouri

Figure 8. The north side of Broadway ca, 1910. The photo label reads
“Carpenter and White Addition 1910.”

Photo courtesy of the South Howard County Historical Society, New Franklin, MO.



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Continuation Sheet

Section number Figures Page 52

New Franklin Commercial Historic District
Howard County, Missouri

Figure 9. Postcards printed ca. 1940.

Top: Looking East on Broadway. Bottom: Looking West on Broadway.
Images courtesy of the South Howard County Historical Society, New Franklin, MO.



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New Franklin Commercial Historic District
Howard County, Missouri

1. Left to right: 132, 134, 136 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

2. 136 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

3. 134 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

4. 130-132 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

5. Looking West on the north side of Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

6. 126 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

7. Left to right: 118, 120-122 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

8. Right to left: 120-122, 118, 112-116, 110, 108, 106 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

9. Storefronts of 112-114-116 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

10. Left to right: 106, 108 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

11. North side of street, from the west



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New Franklin Commercial Historic District
Howard County, Missouri

12. South side of street, from the west



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Continuation Sheet

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New Franklin Commercial Historic District
Howard County, Missouri

13. South side of street, from east, with monument



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New Franklin Commercial Historic District
Howard County, Missouri

14. Left to right: 109, 107, 105, 103 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

15. Left to right: 105, 103, 101 E. Broadway



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New Franklin Commercial Historic District
Howard County, Missouri

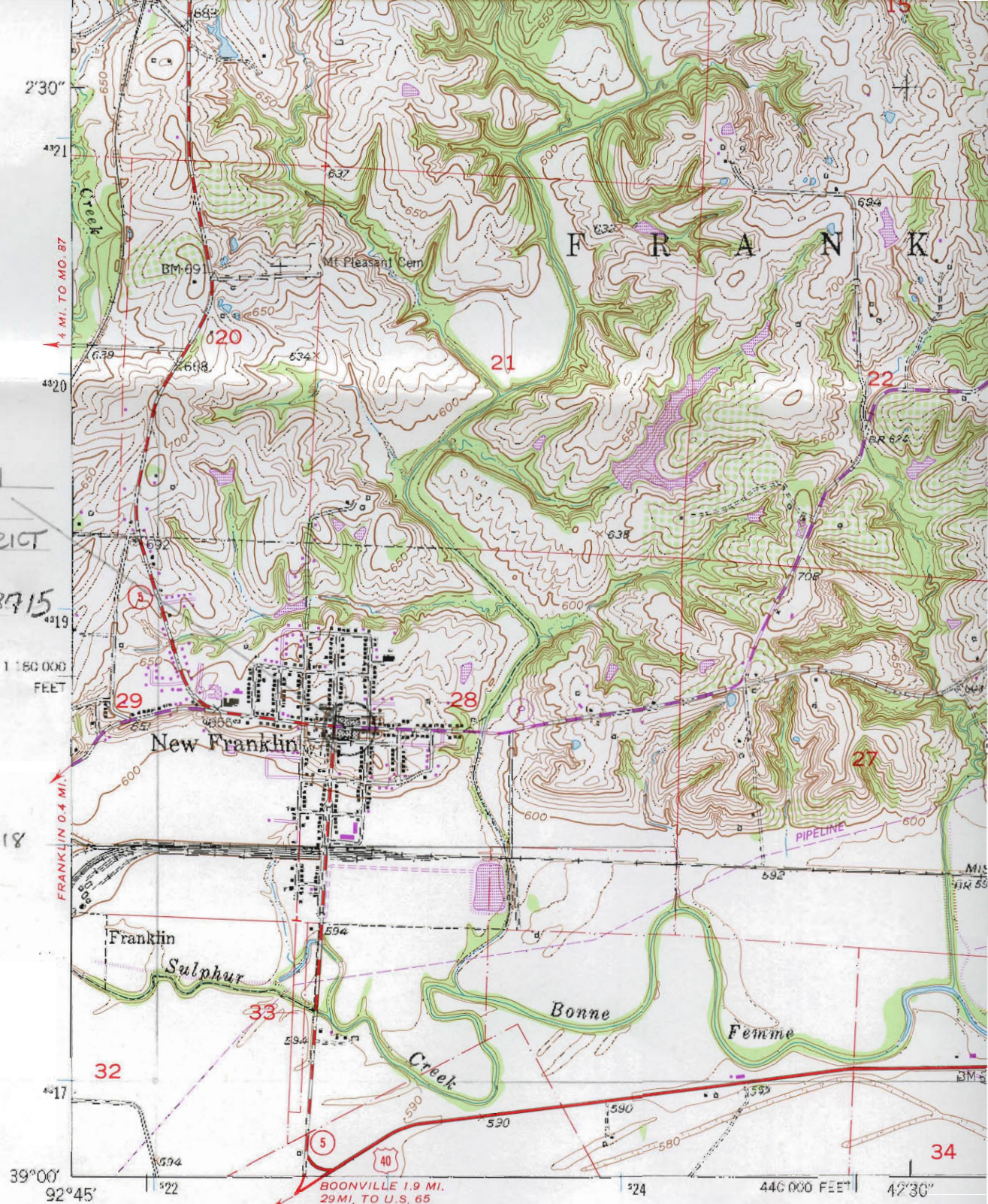
16. Right to left: 101, 103, 105, 107 E. Broadway



NEW FRANKLIN
COMMERCIAL
HISTORIC DISTRICT

UTM 15
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HOWARD
COUNTY, MO





New Franklin
POLICE



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114

116



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[Blacked out sign]

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Chipley
MICHIGAN

[Blacked out storefronts]

[Blacked out storefronts]

LAUNDROMAT
EVERYDAY
LAUNDRY

