

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 Sedalia Downtown Commercial Historic District Boundary Increase Amendment

Other names/site number N/A

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 112-116 S. Osage Ave.; 202, 201-203, 301-305 W. Main St.; 112-120 W. Second St.; 101-109 W. Pacific St.; 200 S. Kentucky Ave., 102 E. Fifth St.

N/A not for publication

City or town Sedalia

N/A Vicinity

State Missouri Code MO County Pettis Code 159 Zip code 65301

## 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

Applicable National Register Criteria:  A  B  C  D

Toni M. Prawl DEC 20 2016  
Signature of certifying official/Title Toni M. Prawl, Ph.D., 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 \_\_\_\_\_

Sedalia Downtown Commercial Historic District  
Boundary Increase Amendment  
Name of Property

Pettis County, Mo  
County and State

**5. Classification**

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

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

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

<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

Contributing	Noncontributing	
		Buildings
		Sites
2	2	structures
	3	objects
2	5	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

38 (accounts for loss of 8 contributing buildings)

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE—specialty store
- COMMERCE/TRADE—business
- COMMERCE/TRADE—restaurant
- INDUSTRY—manufacturing facility
- TRANSPORTATION—automobile related
- TRANSPORTATION—rail related
- AGRICULTURE—processing facility

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE—business
- COMMERCE/TRADE—specialty store
- COMMERCE/TRADE—professional
- COMMERCE/TRADE—warehouse
- TRANSPORTATION—parking lot
- TRANSPORTATION—rail related
- TRANSPORTATION—bicycle related

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE VICTORIAN—Italianate
- OTHER—One-part commercial block
- OTHER—Two part commercial block

**Materials**

(Enter categories from instructions.)

- foundation: Stone, Concrete
- walls: Brick
- Stucco
- roof: Asphalt
- other:

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

**Sedalia Downtown Commercial Historic District  
Boundary Increase Amendment**

**Pettis County, Mo**

Name of Property

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.

- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

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.

**STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

**Areas of Significance**

COMMERCE

TRANSPORTATION

ARCHITECTURE

**Period of Significance**

1875-1959

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

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**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 6 \_\_\_\_\_

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |   |           |            |   |           |            |
|---|-----------|------------|---|-----------|------------|
| 1 | _____     | _____      | 3 | _____     | _____      |
|   | Latitude: | Longitude: |   | Latitude: | Longitude: |
| 2 | _____     | _____      | 4 | _____     | _____      |
|   | Latitude: | Longitude: |   | Latitude: | Longitude: |

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1	15	479831	4284693	3	15	480369	4284403
	Zone	Easting	Northing		Zone	Easting	Northing
2	15	480248	4284945	4	15	480191	4284021
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Rhonda Chalfant, Ph.D.

Organization Chalfant Consulting date 31 July 2016

street & number 619 West 32<sup>nd</sup> Street telephone 660-826-5592

city or town Sedalia state MO zip code 65301

e-mail [chalfant@iland.net](mailto:chalfant@iland.net)

Sedalia Downtown Commercial Historic District  
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Pettis County, MO

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### 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**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**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.

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log:

Name of Property: Sedalia Downtown Commercial Historic District Boundary Increase Amendment

City or Vicinity: Sedalia

County: Pettis State: MO

Photographer: Rhonda Chalfant, Ph.D.

Date Photographed: February 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of #:10: 202 West Main Street, camera facing north
- 2 of # 10: 201 West Main Street, 203-205 West Main Street, camera facing southwest
- 3 of # 10: 301-305 West Main Street, camera facing southwest
- 4 of # 10: 112-116 South Osage Avenue, camera facing west
- 5 of # 10: 118-120 West Second Street, camera facing southeast
- 6 of # 10: 101 West Pacific Street, parking lot, camera facing southwest
- 7 of # 10: 109 West Pacific Street, parking lot, camera facing southwest
- 8 of # 10: 112-116 West Second Street, parking lot, camera facing north
- 9 of # 10: 101 West Pacific Street, bus shelter, camera facing north
- 10 of #10: 101 West Pacific Street, bicycle racks and repair station, camera facing south

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**Figure Log:**

Include figures on continuation pages at the end of the nomination.

Figure 1: Map of Sedalia Downtown Commercial Historic District and Sedalia Downtown Commercial Historic District Boundary Increase, from Sedalia Downtown Commercial Historic District nomination to the National Register of Historic Places, 1993; Sedalia Downtown Commercial Historic District Boundary Increase, 2009.

Figure 2: Map of portion of Sedalia Downtown Commercial Historic District Boundary Increase showing buildings that have been demolished (cross hatching), parking lots (vertical lines), bus shelter structure (dash), and objects (dots)

Figure 3: Photograph of West Main Street, c. 1976, showing 201 (#1) and 203-205 (#2), provided by Chalfant

Figure 4: Image of 112 South Osage Avenue, c. 1910, courtesy Charels Wise

Figure 5: Photograph of 114 and 116 South Osage Avenue, c. 1940s, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 97.

Figure 6: Photograph of 118 (# 1) and 120 (#2) West Second Street, c. 1940s, from Chalfant, Claycomb, and Wise, *Sedalia: Then And Now*, 35.

Figure 7: Photograph of 112 (# 1), 114 (# 2), and 116 (# 3) West Second Street, c. 1940s, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 36.

Figure 8: Photograph of 1886 Missouri Pacific Railroad Depot, 101-109 West Pacific Street, c. 1910, showing area on east side of depot for unloading passengers and baggage, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 123.

Figure 9: Photograph of 1952 Missouri Pacific Railroad Depot, 101-109 West Pacific Street, c. 1960, from Claycomb, *Pettis County, Missouri: A Pictorial History*, 168. Train service had been temporarily suspended in 1960 and the parking area to the east of the depot was enclosed with a wire fence.

Figure 10: Map with photo angles.

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Section number 7 Page 1

**Narrative Description:**

**Summary:** This document provides an update and revision to the nomination to the National Register of Historic Places of the second historic district in Sedalia, Missouri, the Sedalia Downtown Commercial Historic District Boundary Increase, listed in the National Register of Historic Places in 2009.<sup>1</sup> The Sedalia Downtown Commercial Historic District Boundary Increase expanded the south, east, west, and north the Sedalia Downtown Commercial Historic District that had been listed on the National Register of Historic Places in 1993.<sup>2</sup>

The Sedalia Downtown Commercial Historic District (N. R. 1993) was the first historic district to be designated in Sedalia. It included 98 buildings, 68 of them contributing, in a few blocks along East and West Main Street, East and West Second Street, parts of Third Street, parts of Fourth Street, and six blocks of South Ohio Avenue. This area formed the central core of Sedalia's historic downtown business district.<sup>3</sup> Two buildings within the district—the Missouri/Sedalia Trust Building (N.R. 1989) and the Bothwell Hotel (N.R. 1983)—had been previously individually listed. On 12 September 2016, an amendment was approved by the Keeper of the National Register of Historic Places changing the status of buildings that had been restored to their historic appearance by the removal of non-historic cladding, changing the status of buildings that had been lost, and adding structures and objects.<sup>4</sup>

The Sedalia Downtown Commercial Historic District Boundary Increase nomination (N.R. 2009) added four areas to the Sedalia Downtown Commercial Historic District. The areas include a portion of South Ohio Avenue to the south of the original district, one building on West Fourth Street to the west of the original district, a block of East Fifth Street to the east of the original district, and a large area north and west of the original district along West Pacific Street, West Main Street, West Second Streets, and South Osage Avenue. The buildings in the boundary increase are primarily one and two part commercial blocks built between 1875 and 1890; however, a change occurred over the years as Sedalia's central business core expanded to include the areas included in the boundary increase in the 200 and 300 block of West Main Street, the 300 and 400 block of West Second Street, and the area along West Pacific Street. The long, narrow lots gave way to wider lots and building with larger footprints that once housed light industries, automobile retail and repair shops, and poultry processing plants. These larger buildings reflect the broader patterns of development in Sedalia central business district during the first half of the twentieth century. The boundary increase included 46 contributing buildings, 7 non-contributing buildings, including one building—the building at 217 West Main Street (N.R. 1996)—previously listed on the National Register of Historic Places. No structures, sites, or objects were included in the nomination.<sup>5</sup>

<sup>1</sup> Rhonda Chalfant, National Register of Historic Places Nomination Form: *Sedalia Downtown Commercial Historic District Boundary Increase* (Washington, D.C.: U. S. Department of Interior/National Park Service, 2009). Hereafter cited as Boundary Increase.

<sup>2</sup> The Urbana Group, National Register of Historic Places Nomination Form: *Sedalia Downtown Commercial Historic District* (Washington, D.C.: U. S. Department of Interior/National Park Service, 1993).

<sup>3</sup> Ibid.

<sup>4</sup> Rhonda Chalfant, National Register of Historic Places Nomination Form: *Sedalia Downtown Commercial Historic District Amendment* (Washington, D.C.: U.S. Department of Interior/National Park Service, 2016). Hereafter cited as Historic District Amendment.

<sup>5</sup> Chalfant, Boundary Increase.

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In the years since the Sedalia Downtown Commercial Historic District Boundary Increase was listed on the Nation Register of Historic Places, several buildings have been demolished, causing a need for a change in their status. These are now considered non-contributing sites and are described in the narrative but are not included in the resource count. The area also includes parking lots and a structure related to Sedalia's city bus service that were within the National Register boundaries but not described or included in the resource count of the Boundary Increase nomination. A bicycle repair station and two bicycle racks with sculptural quality were added to the lawn of the Amtrak (formerly Missouri Pacific) Depot; these have been included and described as objects. In addition, an error in the address of the building at South Kentucky Avenue and West Second Street in the original nomination needs to be corrected, as does an error in the identification of the address of the building at 102 East Fifth Street. Specifically, this amendment to the Sedalia Downtown Commercial Historic District Boundary Increase is being made in order to change the status of eight buildings that have been lost, now considered non-contributing sites (described but not counted), to add four structures including three parking lots (two contributing, one non-contributing), and one bus shelter (non-contributing), to add three non-contributing objects related to bicycling, and to correct two errors in addresses. There are no changes to the areas of significance, the period of significance, or the boundaries of the boundary increase area.

**Elaboration:** Listed in the National Register of Historic Places in 2009, the Sedalia Downtown Commercial Historic District Boundary Increase includes four areas on the periphery of the Sedalia Downtown Commercial Historic District. The four areas included a part of the 600 and 700 block of South Ohio Avenue to the south of the original district, a block along East Fifth Street to the east of the original district, one building in the 200 block of West Fourth Street to the west of the original district, and a large area of West Main Street, West Second Street, West Pacific Street, and South Osage Avenue to the north and west of the original district (Figure 1).

The area of the Boundary Increase in the 600 and 700 block of South Ohio Avenue contained seven commercial buildings erected in the late nineteenth and early twentieth centuries as the downtown business district moved south along South Ohio Avenue and one non-contributing building. These buildings are business blocks, several of which originally had living quarters in the second stories.

The area of the Boundary Increase along the 200 block of West Fourth Street included a long, narrow, rectangular brick building dating to c. 1890 that was at the time of the nomination being restored to its historic appearance. The restoration is now complete.

The area of the Boundary Increase along East Fifth Street included three non-contributing buildings and three contributing buildings—a c. 1909 two story building that once housed several offices, a c. 1940 Art Deco style theater building, and the c. 1910 Central Presbyterian Church.

The area Boundary Increase to the north and west of the original district included contributing buildings on West Main Street and South Osage Avenue dating to the 1870s and 1880s that were used for legitimate business and commercial purposes, as well as illegal activities such as prostitution and gambling. The area along West Second Street included a mixture of contributing building used in the late nineteenth and early twentieth centuries for commercial, light industry, and agricultural processing. The areas along West

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Pacific Street included the c. 1952 Missouri Pacific Depot (now Amtrak Depot) and a c. 1895 large factory building, both contributing buildings. This area of the Boundary Increase is the subject of this Boundary Increase Amendment (Figure 2).

The areas added in the Boundary Increase included buildings in a variety of styles, including Italianate, Art Deco, Art Moderne, and Colonial Revival. Some of the buildings were remodeled during the 1940s and 1950s, within the period of significance for the Boundary Increase nomination. These areas reflect the growth of Sedalia's central business district to include a larger commercial district with many automobile and farm machinery related businesses. The area also includes two buildings devoted to the newly developed technology of moving pictures (one now demolished and replaced by a parking lot), and a c. 1911 church building that replaced a church building that had been located on the same lot. In addition, these areas reflect the growth of Sedalia as an industrial and agricultural center, with factories including a pump manufacturer, a shoe maker, and a clothing factory, and processing plants for animal hides and poultry products. The area also includes the Missouri Pacific Depot rebuilt in 1952 using some walls of the c. 1886s depot; the depot is still in use as an Amtrak Passenger Depot and parking lots on either side of the depot date to the 1952 remodeling. In addition the area contains a non-contributing parking lot constructed in the 1960s as part of a plan to increase off-street parking in the downtown business district.

Because the original Sedalia Downtown Commercial Historic District Boundary Increase provided a complete history of the area, this document provides only a brief review of the area's history. Section 7 of this document provides information about the original appearance of the buildings that have been demolished, and when available, historic photographs of those buildings. Section 7 also gives descriptions of the locations where these buildings stood. These descriptions begin with those buildings on West Main Street moving from east to west. The discussion then considers the buildings on the west side of South Osage Avenue, moving south from the alley between West Main Street and West Second Street toward Second Street. The discussion then considers the buildings on the south side of West Second Street, moving from east to west.

Section 7 next discusses structures and objects that were within the Boundary Increase but not described or included in the resource count, beginning with the parking lots on West Pacific Street and moving to those on West Second Street. Section 7 then discusses the structure related to the Sedalia Bus system on West Pacific Street and the bicycle related objects on the lawn at the Amtrak Depot.

Finally, Section 7 corrects two errors in the addresses noted in the Boundary Increase nomination of the Police Department Annex at the corner of West Second Street and South Kentucky Avenue and the Furnell Building at 102 East Fifth Street.

**Background:**

Located in Pettis County, Missouri, at the intersection of U.S. Highway 50 and U.S. Highway 65, Sedalia is the county seat. It was a railroad center, the intersection of the Missouri Pacific Railroad (MoPac) and the Missouri, Kansas, and Texas Railroad (Katy) as well as the Lexington Branch of the MoPac Railroad and the narrow gauge Sedalia, Warsaw, and Southern Railroad. Shops for both the MoPac and the Katy Railroads were located in Sedalia, and

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functioned as the city's largest employers. The railroads also contributed to Sedalia's position as an industrial center with thirty-three factories employing 554 people in 1897 and as a wholesale center doing \$1,727,000 business in 1898.<sup>6</sup>

South Ohio Avenue and the 100 block of East Main, East Second, East Third, East Fourth, and East Fifth Streets, and the 100 and 200 blocks of West Main, West Second, and West Third formed the center of the retail district in Sedalia, with long narrow lots and one and two part business blocks. In the 300 block of West Main Street and the 300 and 400 blocks of West Second Streets the lots were larger and held factories, agricultural processing plants, and warehouses.<sup>7</sup>

**Buildings That Have Been Demolished:**

Over the years, Sedalia has lost many of its downtown buildings. While many buildings in the original Sedalia Downtown Commercial Historic District were demolished in the 1960s to build parking lots and others have since been demolished because of fire, the buildings in the Boundary Increase have been demolished because they had become unsafe due to neglect and deferred maintenance.<sup>8</sup> Because many of the downtown buildings were built with shared side walls, the loss of one building often led to unsafe conditions in adjacent buildings, forcing their demolition. These buildings, with the exception of the buildings at 201 and 203-205 West Main Street, were listed in the Sedalia Downtown Commercial Historic District Boundary Increase as contributing buildings. These locations are now grassy lots; thus, they are considered non-contributing sites and are noted in the description but not included in the resource count.

West Main Street:

202 West Main Street, now a grassy lot, held a building that was being used for storage when it collapsed in 2010. This c. 1870s two-story brick building sat on the northwest corner of West Main Street and South Osage Avenue, facing West Main Street. The building was remodeled c. 1911 following a partial collapse of the building's east wall. The building had a corner entrance. The east façade of the first story had two small segmental arched windows, and the second story had six bays with round arched windows with stone sills. The building collapsed in 2010. The rubble was cleared and grass planted on the lot (Photo 1).

201 West Main Street, now a grassy lot, was home to the Pettis County Restaurant Supply at the time of its demolition. This c. 1875, Italianate style, two-story brick building with a cast iron front on the first story and round arched windows topped with metal hoods on the second story sat on the southwest corner of West Main Street and South Osage Avenue (Figure 3). The brick on the east façade was later covered with aluminum cladding. A portion

<sup>6</sup> I. Mac DeMuth, *A Feast of Cold Facts*, 2<sup>nd</sup> ed. (Sedalia, MO: Fisher Printing, 1898), 33, 37-43, 54-57.

<sup>7</sup> Plat Map of Pettis County, Missouri (Philadelphia: North West Publishing Co., 1896), 5; Sanborn Insurance Maps, Sedalia, MO, 1883, 1892, 1898, 1908, 1914.

<sup>8</sup> Historic District Amendment. This document discusses the buildings in the Sedalia Downtown Commercial Historic District that have been demolished, either for parking lots or as a result of unsafe conditions.

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of the building collapsed in 2009, and after long negotiations with the city, the remainder of the building was demolished (Photo 1).

203-205 West Main Street, now part of a grassy lot that includes 201 West Main Street, was at the time of its demolition in 2012 part of Pettis County Restaurant Supply. This c. 1875, two story Italianate brick building once had round arched windows with metal hoods on its upper story (Figure 3). The upper story was covered with aluminum cladding c. 1978. The storefront on the first story was partially filled in with concrete blocks, but the original fenestration and posts were still visible (Photo 2).

301-305 West Main Street, now a grassy lot used for the storage of machinery, held a building that had stood vacant and was in poor condition for some time before being purchased shortly before it collapsed. This c. 1930 one-story garage type brick building had display windows and wide multi-paned doors. Above the display window was a display panel outlines in rounded half bricks. The building was wide, covering three lots (Photo 3).

West Side of South Osage Avenue:

112 South Osage Avenue, now a grassy lot along with the two lots to its south, held a building that was used as storage before it was demolished in 2010. This c. 1880, two-story Italianate brick building sat on the corner of the South Osage Avenue and the alley between West Main Street and West Second Street. The first story of the building had cast iron columns with cartouches between the display windows and the central inset entry. On the second story, the building had three bays. The bay to the left contained a single one-over-one round arched window topped with a decorative window hood. The center bay contained a pair of one-over-one round arched windows with a single hood extending over the pair of windows and a round cartouche sitting below the hood and above the windows. The right bay contained a one-over-one round arched window with a decorative hood (Figure 4). The building collapsed while the nomination of the Sedalia Downtown Commercial Historic District Boundary Increase was being processed (Photo 4).

114 South Osage Avenue, now a grassy lot along with the lots on either side of it, held a building that was used as storage by a local antiques dealer before its collapse. This c. 1880, two story, Italianate brick building had fluted cast iron columns separating display windows from the inset door on the first story. The second story had three bays, each with a round arched window with a metal hood. The side windows were recessed into rectangular panels while the center window was flush with the lower façade of the building (Figure 5). This building collapsed on December 25, 2009 (Photo 4).

116 South Osage Avenue, now a grassy lot along with the buildings to its south, held a building that was used for storage before its collapse. This c. 1880, two story, Italianate brick building faced east on South Osage Avenue. The second story had three bays with rectangular windows that were later bricked in, leaving the original window openings visible (Figure 5). The storefront was covered with plywood. The building was demolished in 2010 (Photo 4).

North Side of West Second Street:

118 West Second Street, now a grassy lot along with the lot to its west, held a building that was vacant at the time of its demolition. The two story c. 1875 building originally had three round arched windows with metal hoods inset into larger round archs created by the brickwork on the façade (Figure 6).

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The building was remodeled c. 1959 by being refaced with brown brick. The storefront was remodeled with aluminum windows with a brick bulkhead under the windows, and an aluminum and glass door on the east side of the building. The second story had two bays, each containing a rectangular window. Above the windows was a course of soldier bricks. The building was purchased by the city and demolished in 2014 following the demolition of the building to the west; the buildings' shared walls rendered this building unsafe (Photo 5).

120 West Second Street, now a grassy lot along with the lot to its east, held a building that had been vacant for several years at the time of its demolition. This c. 1880 two story Italianate brick building faced West Second Street but extended to the north along Osage Avenue to the alley between West Main Street and West Second Street. The building had seventeen bays on South Osage Avenue facade. The bays on South Osage contained segmental arched windows; at the time of the building's demolition the upper parts of the windows had been filled in with wood and smaller windows inserted, but the window openings and hoods remained. The front (West Second Street) façade had three bays, each containing a round arched window with a metal hood inset into a brick rectangle (Figure 6). The upper portions of these windows had also been infilled with wood and smaller windows inserted. The building was demolished by the city in 2014 when it became unsafe.

**Parking Lots:**

101-109 West Pacific Street contains two contributing structures, parking lots that serve the former Missouri Pacific Depot building, c. 1952, which occupies the largest part of this block. In addition to housing the Amtrak waiting room, the building houses the offices of the Sedalia Downtown Development, Inc., the Sedalia Bus Company, and the OATS bus service. The area around the building is used for parking. The parking lots were created when the 1886 depot was remodeled in 1952 into a one-story Art Moderne building. The area to the east of the depot is an asphalt parking lot with eleven spaces used for parking by Amtrak passengers (Photo 6). The area to the west of the depot is asphalt paved and provides 34 parking spaces for employees of the Sedalia Bus Service and the OATS bus service and visitors to the Sedalia Downtown Development Inc. offices (Photo 7). Both of these parking lots were present within the period of significance and were within the original Boundary Increase but were not described or counted in the nomination at the time. While not included in the Boundary Increase, the area extending from the west of this parking lot to Moniteau Avenue is fenced, paved with asphalt, and used as parking spaces for the City Buses and OATS buses.

100-116 West Second Street contains a non-contributing asphalt paved parking lot was built between the building at 108 West Second Street and the building at 118 West Second Street. It contains 31 spaces (Photo 8).

**Other Structures:**

101 West Pacific Street also contains a second non-contributing structure, a bus shelter. This metal and glass bus shelter was built in 2015 to provide shelter for those riding Sedalia's City Bus from the area near the depot to other points in Sedalia. It is constructed of metal tubing that supports a roof and a seat. The walls are glass panels. The shelter faces south on West Pettis Street. This structure was erected outside the period of significance for the Sedalia Downtown Commercial Historic District Boundary Increase and so is non-contributing.

**Objects:**

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Sedalia has a large number of adult bicyclists and is located on the Katy Trail, a state park that consists of a hiking and bicycling trail along the former roadbed of the Missouri, Kansas, and Texas Railroad. Many bicyclists travel by train to Sedalia and embark on rides along the Katy Trail. Three objects near the depot are related to bicycling. The three are near one another and the flagpole of the south side of the depot.

101 West Pacific Street contains a non-contributing Bicycle Repair Station. The bicycle repair station was placed by the Pearl River Bicycle Club to provide a place for minor bicycle repairs for those using the Amtrak Depot. It contains an air pump for tires and a mechanism for wheel repair.

101 West Pacific Street contains two non-contributing Bicycle Racks, one on either side of the Bicycle Repair Station. These bicycle racks are made of metal. The west rack is in the shape of three overlapping ovals and is painted teal blue. The east rack is in the shape of two standing people with perforations to allow a bicycle lock cable to be inserted. Although bicycle racks are not usually included in nominations to the National Register, the sculptural quality of these racks suggest their inclusion (Photo 10).

All three of these resources are considered non-contributing as they were built after the period of significance.

Error Corrections:

In the original Sedalia Downtown Commercial Historic District Boundary Increase, the address of two properties were listed incorrectly. The errors need to be corrected.

102 East Fifth Street: The Furnell Landmark building was identified in Section 7 of the Sedalia Downtown Commercial Historic District Boundary Increase as 102 East Fourth Street. Its correct address is 102 East Fifth Street.

200-210 South Kentucky Avenue: The Sedalia Police Department Annex was identified in Section 8 of the Sedalia Downtown Commercial Historic District Boundary increase as being located at the corner of Second Street and Moniteau Avenue. It is actually located at the corner of West Second Street and South Kentucky Avenue.

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**Significance:**

**Summary:** This amendment to the Sedalia Downtown Commercial Historic District Boundary Increase makes no changes to the context, period, level, or areas of significance or to the boundary. The Sedalia Downtown Commercial Historic District Boundary Increase was listed in the National Register of Historic Places in 2009 at the local level under CRITERION C in the area of Architecture and under CRITERION A: in the areas of Commerce and Transportation. The period of significance is 1875-1959.

The information in this section of the amendment to the Sedalia Downtown Commercial Historic District Boundary Increase contains historic information for those resources that have been demolished or were overlooked when the original Boundary Increase was submitted.

Buildings That Have Been Demolished:

Over the years a number of buildings in the Sedalia Downtown Commercial Historic District Boundary Increase have been lost due to delayed maintenance that led to the collapse of the buildings or to the buildings' becoming so unsafe that they had to be demolished. The pattern of shared side walls used when the buildings were built during the 1880s and 1890s has contributed to the loss of buildings.

West Main Street:

202 West Main Street—This building was occupied in 1879 by Moore and Ott Wholesale Company. In 1889, the City Directory identified the building as the site of Burke and Fisher's Lunch Counter and Saloon. According to the 1900 census, prostitute Edith Bauman lived and worked upstairs. The 1913 City Directory noted this building as the Missouri Pacific Café, often simply called the Pacific Café. The Pacific Café remained in the building until the 1970s when the Salvation Army opened a thrift shop there. During the 1990s, Rod Lindemann used the building for storage for his office supply store next door.<sup>9</sup> The building was vacant in 2010 when it collapsed.

201 West Main Street—This building was a saloon for any years. It appeared in the Sedalia City Directory in 1879 as Delavan's Restaurant, but in 1889 it was A. A. Grodeon's Bar. In 1897, it was F. W. Buske's Saloon, and in 1913 it was the Two Johns' Place Saloon. During the 1890s, its upstairs rooms were used as a brothel by Annie Ingram, who named it the Future Capital Hotel in reference to Sedalia's attempt in 1896 to become the state capital. The building remained a saloon until 1935, when the Pioneer Food Market opened there. In 1946, the building housed a package liquor store. In 1952 and 1964, City Directories showed the building as Bill's Tavern. During the 1970s and 1980s, the building was a pawn shop, and in 1990, it was an antique store. In 2009, it was part of Pettis County Restaurant Supply. A part of the east wall collapsed that year, but the building was not demolished until 2012.

203-205 West Main Street—This building housed a number and variety of types of occupants before it was joined with the building at 205 West Main Street in c. 1935. In 1889, 203 West Main Street was a man's clothing and shoe store. In 1903, it was the Commercial Hotel, a legitimate hotel for travelers. In 1925, it was home to Richard Hanley's barber shop and two transfer companies. By 1935, it along with 205 West Main Street, was part of Callie's Furniture Store. 205 West Main Street also had many occupants before it joined with 203 West Main Street in 1935. It functioned as Berger's Hotel, a legitimate hotel

<sup>9</sup> Chalfant, Boundary Increase.

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for travelers, in 1879. In 1888 and 1889, it was S.B. Cohen's Used Furniture Store. It remained a furniture store, and by 1935 was part of Callie's Furniture Store. The two buildings continued to operate as Callie's Furniture until the 1970s. In 1983, the building was a ZZ's Furniture Store.<sup>10</sup> At the time of its demolition in 2012, it was part of the Pettis County Restaurant Supply Company.

301-305 West Main Street—This building was home to a number of firms that processed furs and hides. From 1889 through 1914, Laupheimer's Furs and Hides operated at this address in a two story building. It 1927, the City Directory identified it as Harry Hirsch Hides, and in 1935 it was Simon Kantor's Hides. At some point before 1940, the building was rebuilt as a one story garage type building. In 1940, the Harvey Brothers Implement Dealership, a business that sold Minneapolis Moline farm equipment was at this building.<sup>11</sup> The building was in very poor condition when the Sedalia Downtown Commercial Historic District Boundary Increase was listed on the National Register of Historic Places. The building collapsed in 2009 while the Boundary Increase was being processed.

118 West Second Street—This building was originally the location of J. R. Stewart Agricultural Implement Company. By 1883, according to the Sanborn Insurance Maps, a furniture store was there. In the late 1880s, the building was part of Beck and Vitt's General Merchandise Store which also included the building to the west at 120 West Second Street. In the late 1890s, the building was a hardware store run by Evert and Marshall. In 1925, the Fair Department Store was at this address. The company to occupy the building the longest was Burkholder's Gas and Appliances, which sold propane gas and household appliances. Burkholder's moved into the building in the 1950s and closed in 2012.<sup>12</sup> After Burkholder's closed, the building remained vacant for a short time. The building next door had become unsafe and had to be demolished. Because the two buildings shared a wall, the building at 118 was deemed unsafe. The city of Sedalia purchased 118 West Second and demolished it in 2014.

120 West Second Street—This building was the home of Beck and Messerly's Dry Goods Store in 1882. By 1890, it and the building at 118 West Second Street were Beck and Vitt's Store. In 1908 Kroenke and Corder General Store was at this location. The building housed a hardware store in the 1920s and the Golden Eagle Department Store in the 1930s. In 1950, Dr. Everett Hudson, a podiatrist, maintained offices in the building until the 1980s. In 1990, the Country Stove store was in the building.<sup>13</sup> At the time of the Boundary Increase, the building was in poor condition. It continued to deteriorate until the city was forced to demolish it in 2014.

South Osage Street:

112 South Osage Avenue— This building housed the printing offices of the *Sedalia Democrat*. It later functioned as a furniture store and a grocery store. The 1925 City Directory listed Farmer's Supply Company, and the 1935 City Directory listed Herbert Wetzel's shoe and harness repair shop there. During the 1940s, the building, along with the adjacent building at 114 South Osage Avenue was home to Howell's Seed Store. The building is best known

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<sup>10</sup> Ibid.  
<sup>11</sup> Ibid.  
<sup>12</sup> Ibid.  
<sup>13</sup> Ibid.

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locally as the Coffee Pot Café, a restaurant which operated at 112 and 114 South Osage Avenue from the 1950s into the early 1980s. After the Coffee Pot Café closed, the building was used as an antique store and as storage.<sup>14</sup> It collapsed on December 25, 2009.

114 South Osage Avenue—This building has had a variety of occupants over the years. It was Kohlbrock and Pehl's Restaurant and Saloon in 1884. In 1900, it was the Mackey Shoe Company. In 1908, it was a hardware store, and in 1913 it was Schwartz' Tin Shop. In 1935, it, along with 116 South Osage Avenue, was the Pettis County Mercantile Company. In the 1940s and 1950s, it was part of Howell's Seed Store, along with 112 and 116 South Osage Avenue. By the late 1950s, it was part of the Coffee Pot Café. After the Coffee Pot Café closed, it was part of an antique store and was used for storage. It collapsed in 2009.

116 South Osage Avenue—This building was occupied in the late 1880s by J. West Goodwin, who did job printing and published the *Sedalia Bazoo*. In 1897, according to the City Directory, it was part of Messerly's Dry Goods Store. In 1906, it was E. Blair's Hardware Store, and in the 1920s, it was Chaney's Seed Store. In 1935, it with the building next door, was part of the Pettis County Mercantile Company. In 1946 it was part Howell's Seed Store, which had moved from 113-114 South Osage Avenue into 116 South Osage Avenue. Howell's Seed Store occupied the building into the late the 1970s. The building was later used as an antique store and for storage. The building was demolished in 2010.

Structures Related to Transportation: In the 1960s, the city of Sedalia launched a major campaign to create off street parking in downtown Sedalia. It did this primarily by demolishing existing buildings to build parking lots.

112-116 West Second Street—This non-contributing parking lot was built in the late 1960s, after the period of significance for the Sedalia Downtown Commercial Historic District Boundary Increase. It replaced three Italianate buildings erected during the 1880s. During the nineteenth century, the building at 112 West Second Street was a sewing machine store and later a gun and sporting goods store. The building at 114 West Second Street was D.H. Holcomb's China Shop. The building at 116 West Second Street was Ludemann's Carpet Store. By 1900, 114 and 116 West Second Street were part of Smith, Marshall and Howe Hardware Store. In 1927, 116 West Second Street was the Star Theater, one of Sedalia's store front theaters that operated during the 1920s. In the 1940s, 112 West Second Street was Mil's Chicken Shack, notorious for the gambling hall located upstairs, and 114 West Second Street was Peter's Distributing. In the late 1950s, 112 West Second Street was the Interlude Bar (Figure 7).<sup>15</sup>

West Pacific Street:

101-109 West Pacific Street—This location contains contributing parking lots that served the Missouri Pacific Depot and now serve the Amtrak Depot. The original depot was built in c. 1886 and was remodeled in 1952 into a one story building with Art Moderne influences (Figures 8, 9). The area around the depot, which had originally been used by the wagons and carriages that brought people to the depot, had been turned into parking lots as the automobile became more popular. Although the parking lots have been refurbished over the years, the date of original construction of these lots renders them contributing structures.

<sup>14</sup> Ibid.

<sup>15</sup> Rhonda Chalfant, William Claycomb, and Charles Wise, *Sedalia: Then and Now* (Sedalia, MO: Interstate Studios, 2010), 36.

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101 West Pacific Street--This non-contributing bus shelter was erected in 2014 to serve riders of the riders of the Sedalia City Bus.

Objects related to bicycles:

Background:

For many years, Sedalia has had an active adult bicycling population. A Sedalia Bicycle Club was organized in 1890.<sup>16</sup> The club, reorganized in 1896, continued to function into the early 1900s.<sup>17</sup> Cecil's Bicycle Shop opened in 1936 and remained in business until 2012, though it had expanded its merchandise to include televisions. In 1974, Show-Me Regional Planning Commission prepared a city plan for Sedalia. The plan reported that 55 per cent of the bicycles purchased in Sedalia were for adults, indicating a sizable number of adult bicyclists in the city. The city plan recommended the creation of bicycle trails throughout the city, but these were not built.<sup>18</sup> Interest in bicycling remained high, however. The development of the former Missouri, Kansas, and Texas Railroad roadbed into the hiking and bicycling trail known as Katy Trail State Park increased local interest in bicycling and made Sedalia a destination for those taking Amtrak to Sedalia to begin a ride along the Katy Trail. Although Cecil's Bicycle Shop has closed, Sedalia still supports two bicycle shops in addition to department stores that sell bicycles and bicycling supplies.

101 West Pettis--Three non-contributing objects related to bicycles sit in front of the Amtrak Depot. The object on the west is a bicycle rack made of metal tubing in the shape of three overlapping ovals. The object in the center, placed by the Pearl River Bicycle Club in 2010, is a bicycle repair station that contains an air pump and a mechanism for repairing wheels. The object to the east is a metal bicycle rack in the shape of two standing people. The sculptural quality of the bicycle racks and the utilitarian quality of the bicycle repair stations suggest the inclusion of these objects in the listing.

<sup>16</sup> *Sedalia Democrat*, 17 June 1890.

<sup>17</sup> *Sedalia Democrat*, 8 June 1896, 27 January 1909, 26 March 1930, 1 June 1933.

<sup>18</sup> Kenneth Velharticky, *City Plan: Sedalia* (Warrensburg, MO: Show-Me Regional Planning Commission, 1976), 102.

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Name of multiple listing (if applicable)

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**Additional UTM coordinates:**

No. 5      15/480102      4284025

No. 6      15/479896      4284378

No. 7      15/4801017      4284529

**Verbal Boundary Description:**

This amendment makes no changes to the original Boundary Increase. A description from the original Boundary Increase is included below.<sup>19</sup> Please see the 2009 Boundary Increase for the USGS Map.

The Sedalia Downtown Commercial Historic District Boundary Increase amendment includes four separate areas, one to the north and west of the original district, one to the east of the original district, one to the west of the original district, and one to the south of the original district.

The area to the north and west consists of an area bordering the original district, specifically the 100 block of West Pacific Street, the north and south sides of the 200 block of West Main Street, 301-305 and 302-206 West Main Street, 118-120 West Second Street, the north side of the 200 and 300 blocks of West Second Street, the south side of the 300 block of West Second Street, 402 West Second Street, and 112-120 South Osage Avenue.

The area to the west of the original district consists of 200 West Fourth Street.

The area to the east of the original district includes the south side of the 100 block of East Fifth Street.

The area to the south of the original district includes 622 South Avenue and the east and west sides of South Ohio Avenue between Seventh Street and the alley to the south.<sup>20</sup>

Boundary Justification:

This is the boundary indicated by the Sedalia Downtown Commercial Historic District Boundary Increase (N.R. 2009).

<sup>19</sup> Boundary Increase.

<sup>20</sup> Ibid.

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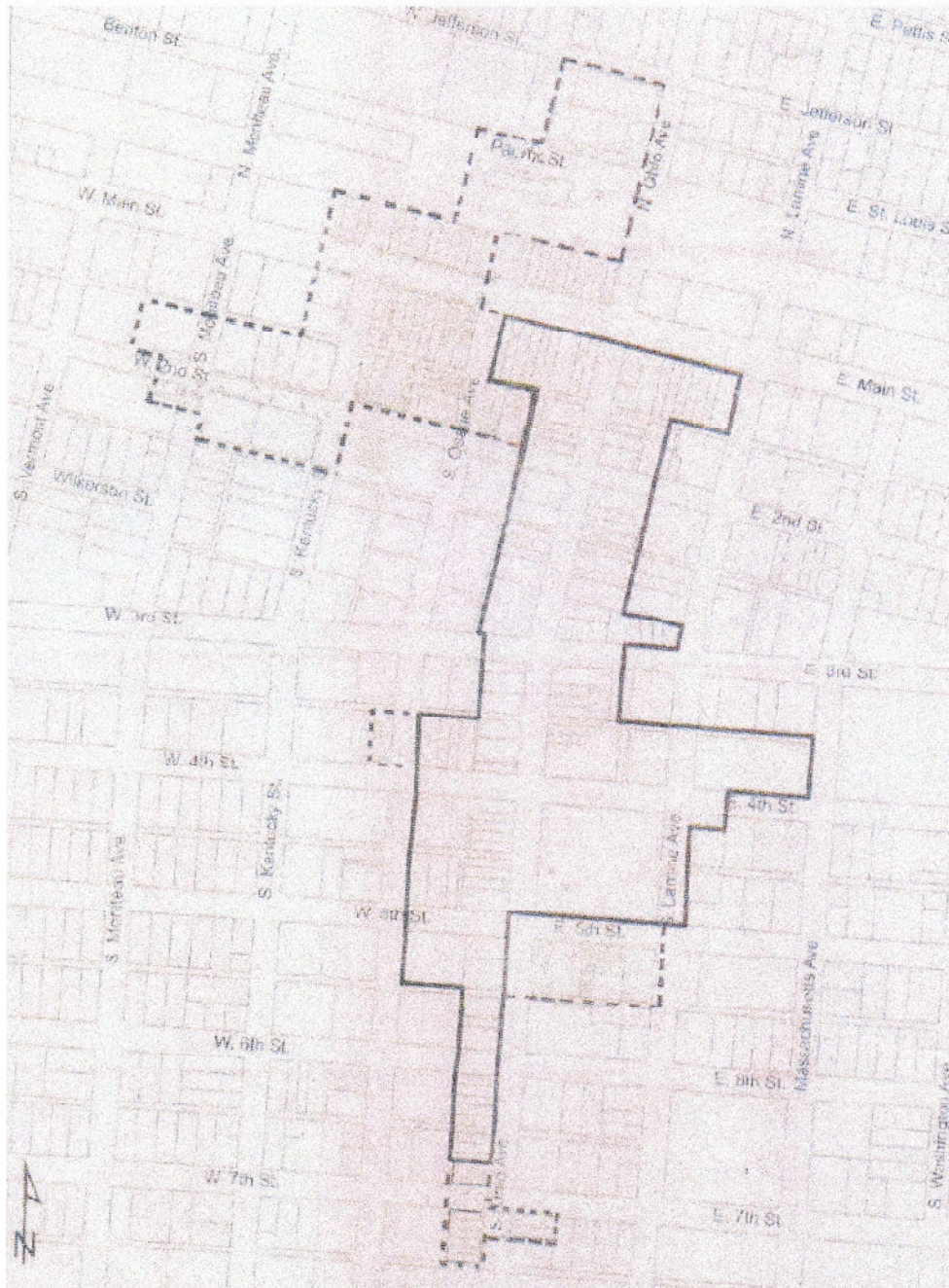
Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 1: Map of Sedalia Downtown Commercial Historic District (solid lines) and Sedalia Downtown Commercial Historic District Boundary Increase (dotted lines) provided by Sedalia Downtown Development Inc.

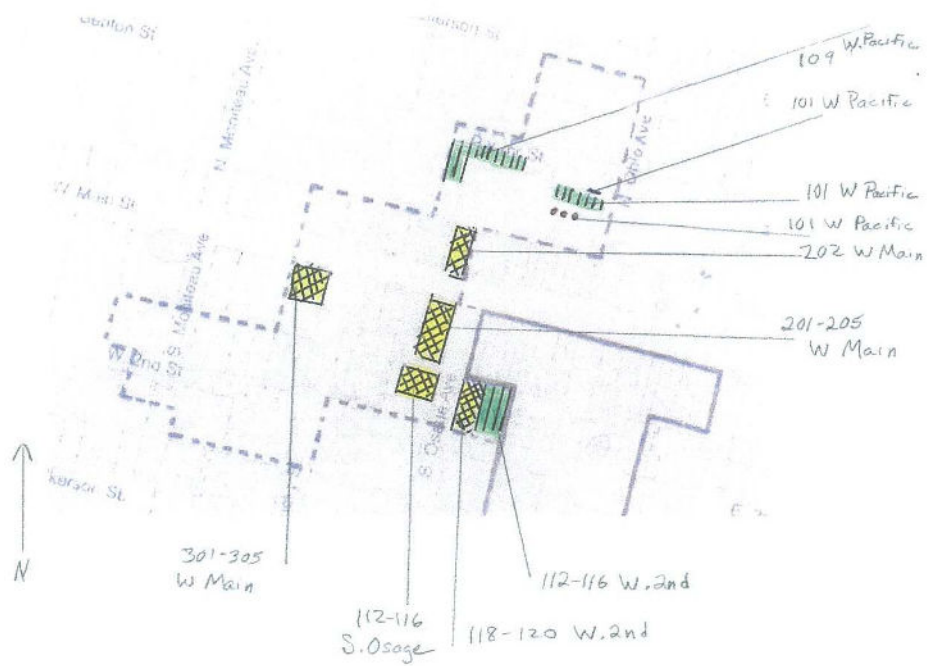


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Figure 2: Map showing portion of Sedalia Downtown Commercial Historic District Boundary Increase to the north and west of West Main Street with demolished buildings indicated by cross hatching, parking lots indicated by vertical lines, bus shelter structure as a dash, and objects as dots.



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Figure 3: Photograph of 201-205 West Main Street, c. 1976, provided by Rhonda Chalfant.



Figure 4: Image of 112 South Osage, courtesy Charles Wise

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Figure 5: Photograph of 114-116 South Osage Avenue, c.1940s, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 35

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Sedalia Downtown Commercial Historic District Boundary  
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N/A

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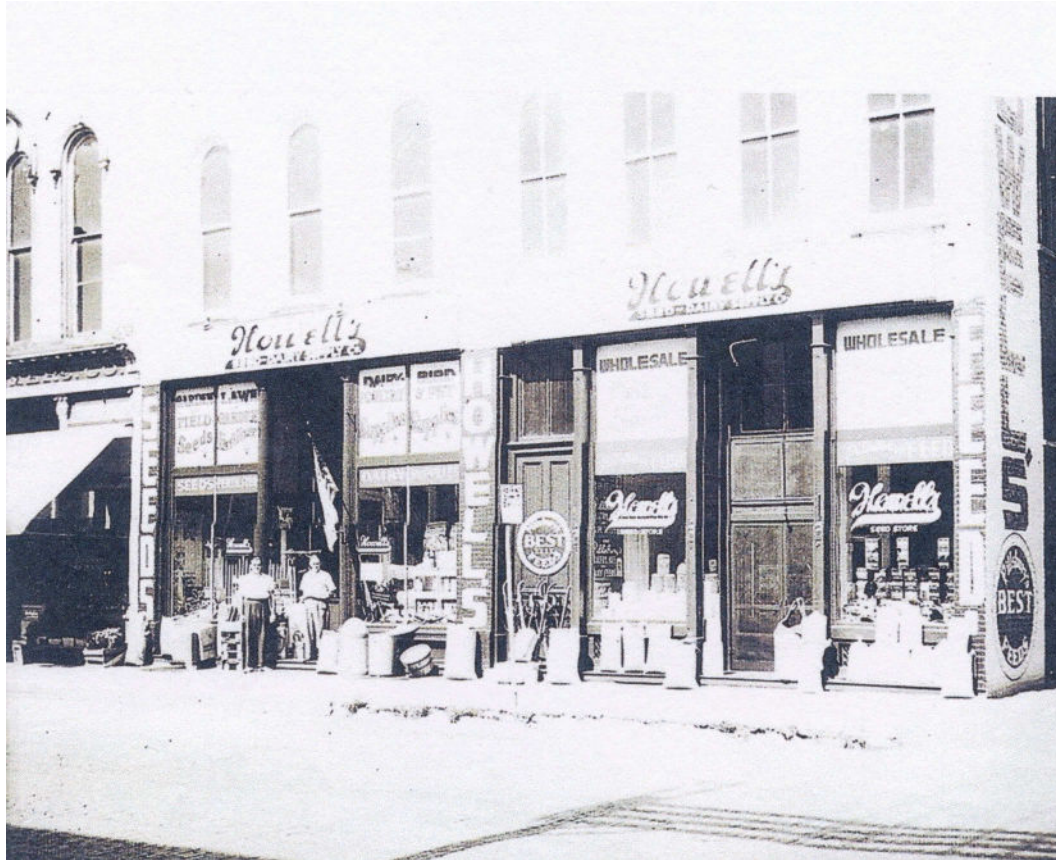


Figure 6: Photograph showing 118 (# 1) and 120 (#2) West Second Street, 1940s, from Chalfant, Claycomb, and Wise, *Sedalia, Then and Now*, 35

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Figure 7: Photograph of 112 (#1), 114 (#2), and 116 (#3) West Second Street, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 36

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Figure 8: Photograph of Missouri Pacific Depot and areas to the west of the depot for loading passengers and baggage, c. 1935, from Chalfant, Claycomb, and Wise, *Sedalia: Then and Now*, 123. This area became a parking lot when the depot was rebuilt in 1952.

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N/A

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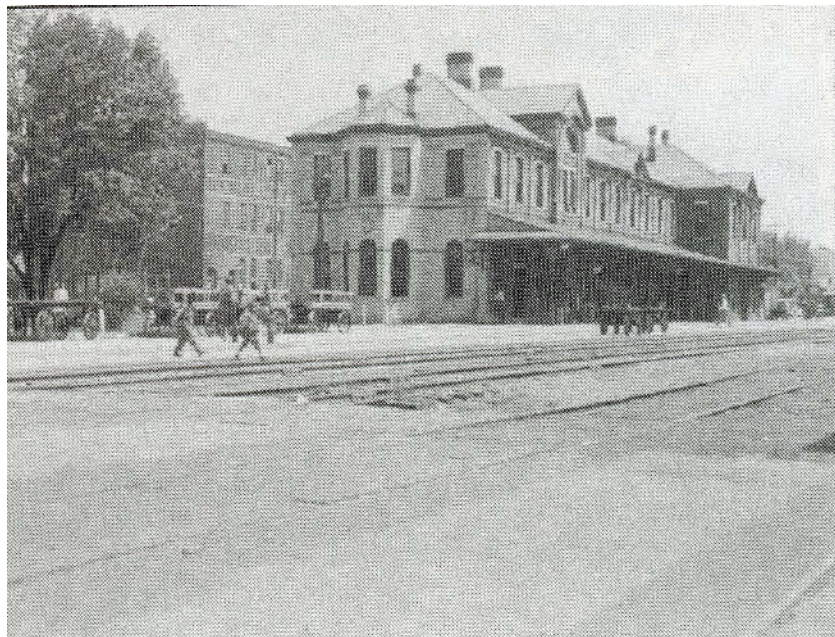


Figure 9: Photograph of 1952 Missouri Pacific Depot, c. 1960, from William Claycomb, *Pettis County, Missouri: A Pictorial History*. The railroad had temporarily suspended passenger service and the parking lot to the east of the building was surrounded by wire fencing.

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N/A

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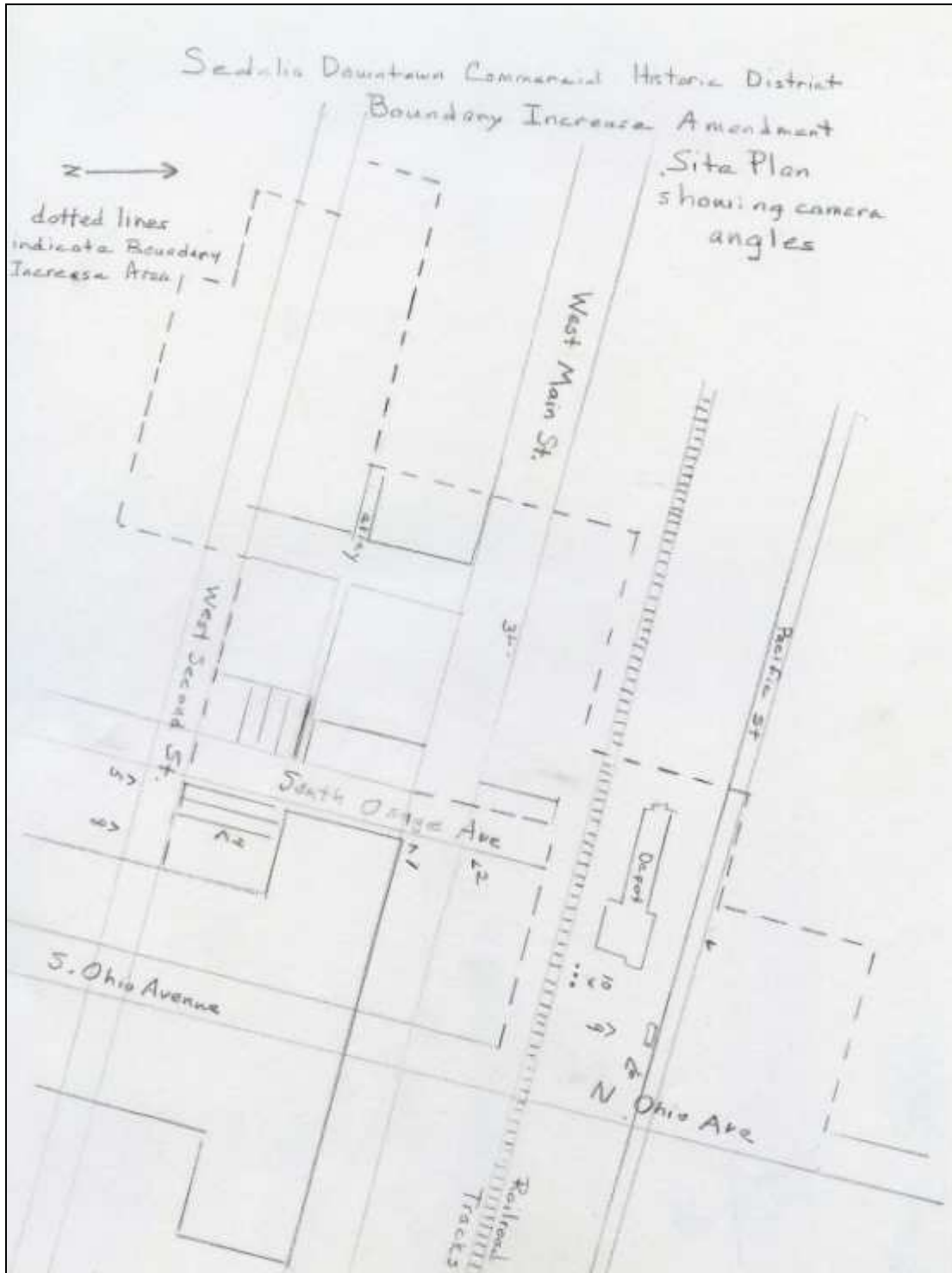


Figure 10: Photo Map

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Revolution  
Standard Management

The Gathering  
Church









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