

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

**1. Name of Property**

=====

historic name Zehe Building

other names/site number Ozark Hotel

=====

**2. Location**

=====

street & number 203 Poplar Street not for publication N/A

city or town Poplar Bluff vicinity \_\_\_\_\_

state Missouri code MO county Butler code 023 zip code 63901

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**3. State/Federal Agency Certification**

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide x locally. (\_\_\_\_ See continuation sheet for additional comments.)

*Claire F. Blackwell* *20 October 1994*  
Signature of certifying official Claire F. Blackwell Date  
Deputy SHPO

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

=====

**4. National Park Service Certification**

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I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the \_\_\_\_\_

\_\_\_\_\_ National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the \_\_\_\_\_

\_\_\_\_\_ National Register \_\_\_\_\_

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date of Action

Zehe Building  
Name of Property

Butler County, Missouri  
County and State

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### 5. Classification

=====

Ownership of Property (Check as many boxes as apply)    Category of Property (Check only one box)

<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing
<u>  1  </u>	<u>  0  </u> buildings
<u>  0  </u>	<u>  0  </u> sites
<u>  0  </u>	<u>  0  </u> structures
<u>  0  </u>	<u>  0  </u> objects
<u>  1  </u>	<u>  0  </u> Total

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

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

  Historic Resources of Poplar Bluff, Missouri  

=====

### 6. Function or Use

=====

Historic Functions (Enter categories from instructions)

<u>  DOMESTIC  </u>	<u>  Hotel  </u>
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

<u>  VACANT  </u>	<u>  Not in Use  </u>
_____	_____
_____	_____
_____	_____
_____	_____

=====

### 7. Description

=====

Architectural Classification (Enter categories from instructions)

  LATE 19TH AND EARLY 20TH CENTURY REVIVALS    
  Colonial Revival  

Materials (Enter categories from instructions)

foundation	<u>  Stone  </u>
roof	<u>  Asphalt  </u>
walls	<u>  Brick  </u>
other	<u>  Wood  </u>

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

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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.)

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

**Areas of Significance**

(Enter categories from instructions).

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1911 - 1943  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1911  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: Historic Preservation Program, Missouri Department of Natural Resources

Zehe Building  
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### 10. Geographical Data

=====

Acreage of Property Less than 1 acre

#### UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting	Northing	Zone Easting	Northing
<u>15</u>	<u>732790</u>	<u>4070720</u>	

See continuation sheet.

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

=====

### 11. Form Prepared By

=====

name/title Philip Thomason/Principal

organization Thomason and Associates date \_\_\_\_\_

street & number P.O. Box 121225 telephone 615-383-0227

city or town Nashville state TN zip code 37212

=====

### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

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### 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. 470 et seq.).

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  Zehe Building    
name of property

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**Narrative Description**

The Zehe Building, 203 Poplar Street, Poplar Bluff, Butler County, occupies a rectangular lot and is sited at the northwest corner of Poplar and South Second streets. The building occupies almost its entire lot with a small paved parking lot at the rear or north elevation. The building contained a hotel and other businesses until the 1980s and is presently vacant; it is the only hotel building included in the Commercial Buildings property type (see "Historic Resources of Poplar Bluff, Missouri" MPS). Alterations have occurred to the building's storefront and there has been some interior deterioration due to neglect and water damage. Despite these changes, the building retains much of its original design and integrity.

The Zehe Building is a three-story brick, Colonial Revival style influenced building. The building has a stone and concrete foundation, hipped roof of asphalt shingles, and exterior of stretcher bond brick. The main (south) facade has a storefront with added ca. 1970 plywood panels. In the west storefront bay is a transom bar, but the transom is also covered with plywood panels. The original wood storefront elements appear to be intact beneath the added plywood. The central bay has the main entrance set between two brick piers. The entrance has an original single-light glass and wood door and single-light transom.

The upper two stories have original rectangular one-over-one wood sash windows with stone lintels and sills. In the central bay of the south facade are concrete balconies on both upper floors. The balconies have metal support brackets and wrought iron decorative balustrades. Leading to the second floor balcony is a single-light glass and wood door and single-light transom. The third floor entrance has a door with three vertical lights and wood panels. At the roofline is a sheet metal cornice with modillion blocks. At the roofline of the south facade is a gable dormer with a Palladian window. This window has a central one-over-one sash light and flanking three-over-one vertical sash lights.

On the east facade is an entrance on the first story with a ca. 1960 glass and wood door. Windows on the first story are enclosed with plywood panels. At the rear or north facade are three entrances with multi-light glass and wood doors. Attached to this facade is a ca. 1940 concrete and metal fire staircase. Leading to the staircase are two single-light glass and wood doors on the second story and one door on the third story. At the roofline is a gable dormer with paired one-over-one sash windows. The gable fields have plaster surfaces. The west facade faces a narrow alley and there are no entrances. On the west facade at the roofline are two brick flues. There are no outbuildings associated with the property.

The interior of the building is divided into a lobby, dining room, and kitchen on the first floor and ten to twelve individual hotel rooms on the second and third stories. The first floor has been remodeled with added carpeting and linoleum on the floor and wood panels on the walls. Some of the original plaster walls remain visible. The first story retains its original pressed metal ceiling. A staircase connects the first floor with the second story which has wood risers and treads and pressed metal wainscoting. The upper two stories have wood floors, wood ceilings, and

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plaster walls. Some of the rooms retain original five-panel wood doors with rectangular transoms. A common bath area is located on each floor at the north end of the building and sinks were originally located in each hotel room. The staircase connecting the second and third floors has been vandalized and no longer retains its original balustrade and railing.

The Zehe Building retains much of its architectural integrity. Exterior alterations to the building are largely confined to the storefronts on Poplar Street. The original storefronts have been removed and wooden panels added. The upper facade of the building has not been altered and retains its original windows and concrete balconies. The interior floor plan has not been extensively altered and the original hotel rooms on the upper floors are intact. The Zehe Building retains much of its original hotel character in its exterior appearance and interior arrangement.

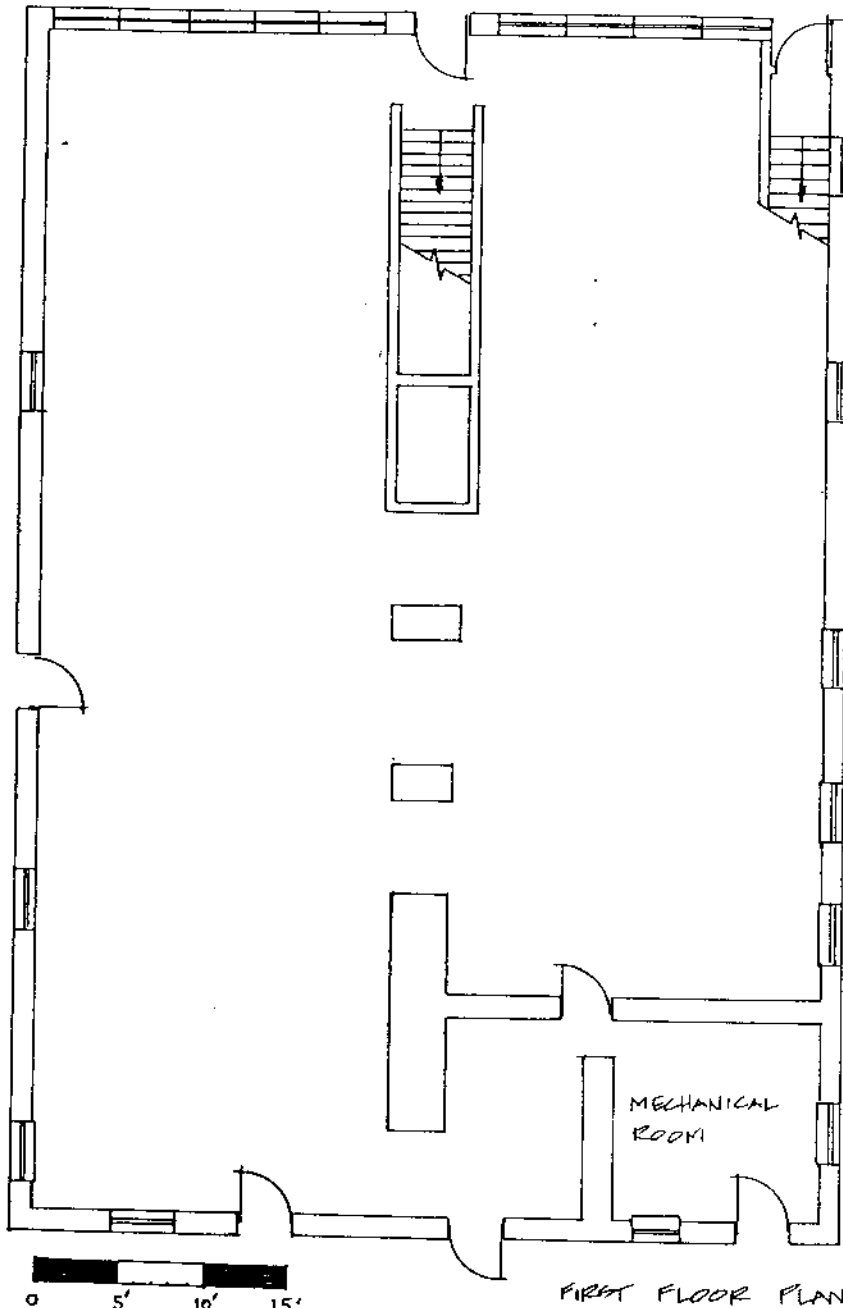
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Zehe Building  
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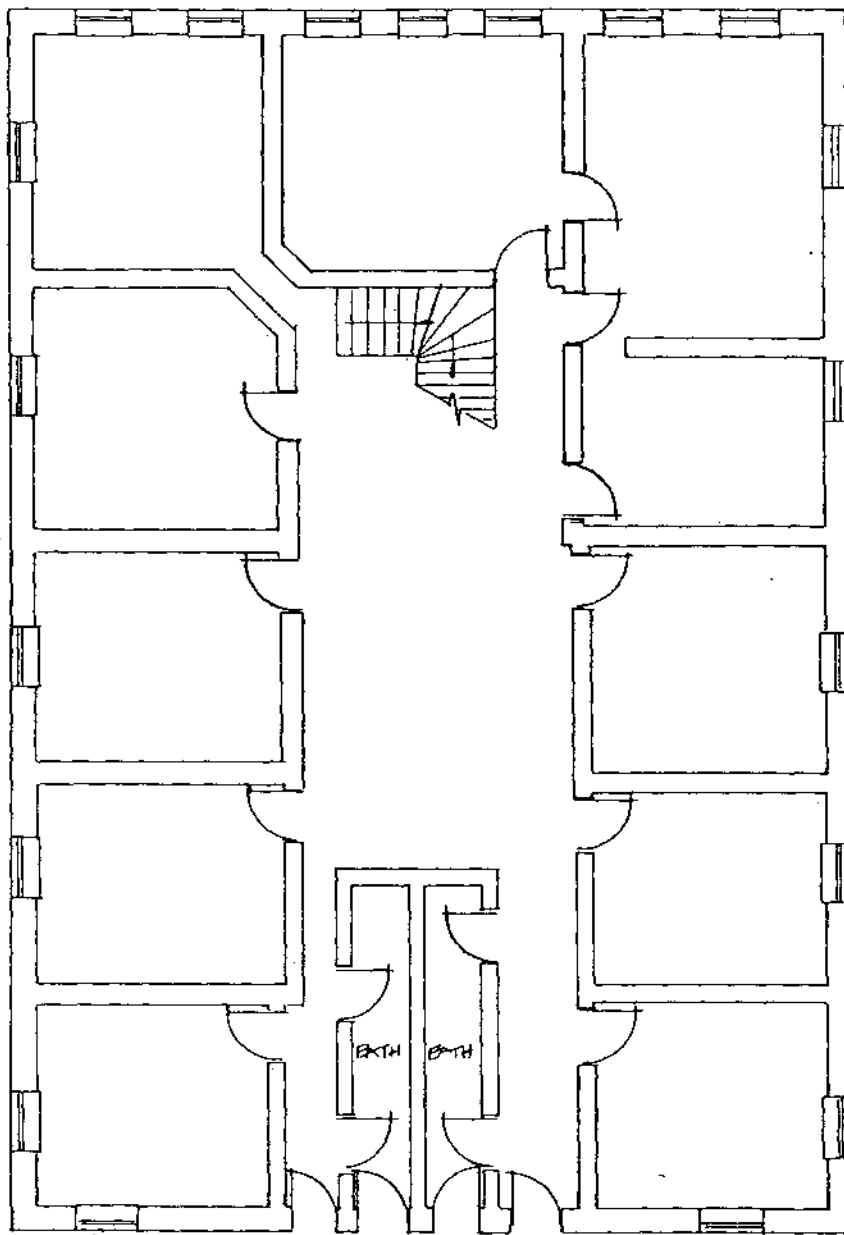
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SECOND FLOOR PLAN

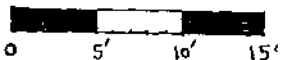
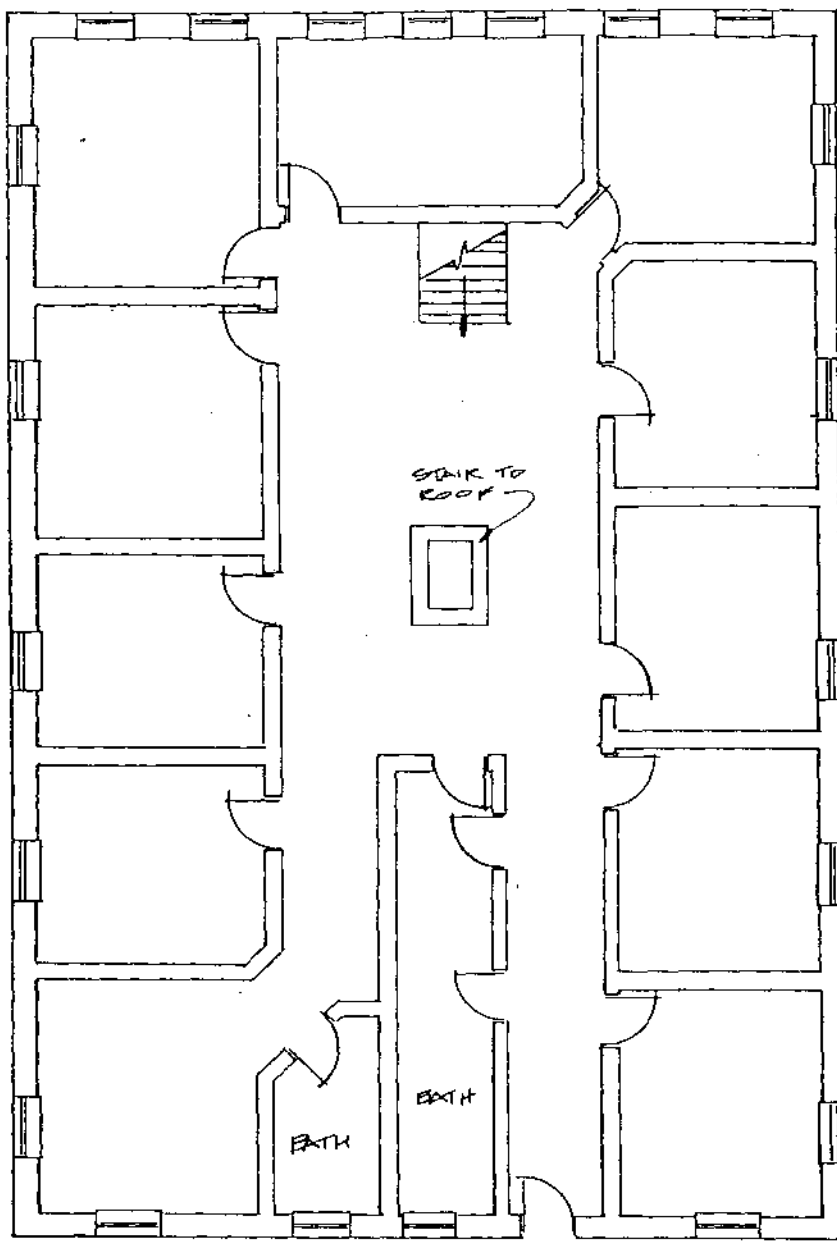
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THIRD FLOOR PLAN

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**Statement of Significance**

The Zehe Building, 203 Poplar Street, Poplar Bluff, Butler County, is significant under Criterion A for its role in the commercial development of Poplar Bluff. The building is the last remaining example of Poplar Bluff's nineteenth century hotels which were associated with early commercial development and the growth of the railroad (see "Historic Resources of Poplar Bluff, Missouri" MPS: Late 19th and Early 20th Century Commercial Buildings of Poplar Bluff, Missouri, ca. 1880-1943). The Zehe Building was constructed in 1911 at the height of Poplar Bluff's role as a transportation and commercial center. Poplar Bluff was an important rail center during this period and the building was one of almost a dozen hotels which were built to serve travelers and visitors. Most of these hotels were located near the city's passenger depots and the Zehe Building was built one block north of the St. Louis, Iron Mountain and Southern Depot. The hotel remained in operation throughout much of the twentieth century and stands as the last intact example of a railroad hotel in the city.

In 1872, the St. Louis, Iron Mountain, and Southern Railroad, and the Cairo & Fulton Railroad both extended their lines to Poplar Bluff.<sup>1</sup> Over the next several decades the city's population and commercial activities steadily increased as it became a manufacturing and rail center for southeast Missouri. Poplar Bluff was a hub for rail travelers and there was soon a large demand for overnight accommodations.<sup>2</sup> The city's commercial development also attracted numerous salesmen, "drummers," and other businessmen. During the late 19th century a number of large brick and frame hotels were constructed near the railroad depots to provide temporary lodging. Many of these were located along South Main Street and South Second Street. These included the Quinn Hotel, Wright Hotel, Central Hotel, Riverside Hotel, and VanWinkle Hotel.<sup>3</sup>

In 1901, the Southern Missouri and Arkansas Railroad, which later became the St. Louis-San Francisco (Frisco) Railroad, reached Poplar Bluff and brought even more travelers to the city.<sup>4</sup> Over the next decade several other new hotels were built, one of the last of which was the Zehe Building completed in 1911. The building was constructed for the George Zehe family and in its early years it was commonly referred to as the Zehe Building. Initially the building was operated by the Zehe family as a hotel and boarding house on the upper floors and as a

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<sup>1</sup>David Bruce Deem, History of Butler County, Missouri: A Narrative Account of its Historical Progress, its People and its Principal Interests (Poplar Bluff, MO: Poplar Bluff Printing Company, 1925), p. 29.

<sup>2</sup>Missouri Pacific Railroad, The Empire that Missouri Pacific Serves! (Vaughan Hoffman Press, 1956), p. 7-8.

<sup>3</sup>Sanborn Fire Insurance Maps for Poplar Bluff, Missouri: 1892, 1895.

<sup>4</sup>Norbury L. Wayman, St. Louis Union Station and its Railroads (St. Louis: The Evelyn E. Newman Group, 1987), p. 62.

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bakery and restaurant which operated on the first floor of the building.<sup>5</sup>

The building was sold by the Zehe family in 1927 and it was purchased by local businessmen Albert and Hugo Boeving. The Boevings were well known Poplar Bluff businessmen in the 1920s and 1930s and they operated cotton gins, a cotton manufacturing firm, a mercantile company and several retail businesses. The Boevings renamed the building the Ozark Hotel and they owned and operated the hotel for over forty years.<sup>6</sup> By the 1950s, rail passenger traffic had declined significantly and the building was converted into a rooming house. The building's first floor was used as a meeting hall for fraternal organizations during the 1970s and 1980s. The building has been vacant since the 1980s.<sup>7</sup> The building's period of significance extends from its construction in 1911 to the fifty year benchmark of 1943.

The decline of passenger rail traffic led to the closing and razing of almost all of the city's downtown hotels after World War II. The Zehe Building is the only remaining example of Poplar Bluff's 19th and early 20th century hotels which operated during the city's peak years as a rail center. The building has not been extensively altered and retains much of its original character. The building is presently owned by the Poplar Bluff Downtown Development Corporation which is working with investors for its rehabilitation into apartments.

Additional information on the historic contexts and significance of the Zehe Building is located in the accompanying Multiple Property Cover Document, "Historic and Architectural Resources of Poplar Bluff, Missouri".

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<sup>5</sup>Deed search, Butler County Courthouse, Poplar Bluff, Missouri.

<sup>6</sup>Deem, p. 128-129.

<sup>7</sup>Ed Boeving, Telephone interview August 3, 1933, conducted by Philip J.M. Thomason.

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**BIBLIOGRAPHY**

Boeving, Ed. Telephone interview August 3, 1993, conducted by Philip J. Thomason.

Deem, David Bruce. History of Butler County, Missouri: A Narrative Account of its Historical Progress, its People and its Principal Interests. Poplar Bluff, MO: Poplar Bluff Printing Company, 1925.

Missouri Pacific Railroad. The Empire that Missouri Pacific Serves! Vaughan Hoffman Press, 1956.

Sanborn Fire Insurance maps for Poplar Bluff, Missouri: 1892, 1895, 1901, 1910, 1917, 1924, 1928.

Wayman, Norbury L. St. Louis Union Station and its Railroads. St. Louis: The Evelyn E. Newman Group, 1987.

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Zehe Building  
name of property

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Verbal boundary description

All of Lot 2 of Block 20, City of Poplar Bluff, Butler County.

Verbal boundary justification

The boundary for the Zehe Building includes all property historically associated with the building. The building is freestanding and occupies almost all of its 52' by 104' lot. At the rear of the building is a small paved parking area included within the property. This parking lot is not included in the building count.

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Zehe Building, 203 Poplar Street, Poplar Bluff  
Butler County, Missouri

Photo by: Thomason and Associates

Date: August, 1993

Location of Negatives: Missouri Cultural Resource Inventory  
Missouri Department of Natural Resources  
Jefferson City, MO

Photo No. 1: South and east facades, view towards northwest.

Photo No. 2: North and west facades, view towards southeast.

Photo No. 3: Interior view of staircase leading from first to second floors.

Photo No. 4: Interior view of the second story hall and hotel rooms.

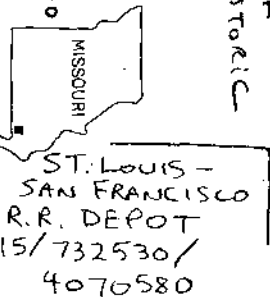
1:20 FEET  
5-FOOT CONTOURS  
AL DATUM OF 1929



MAP ACCURACY STANDARDS  
FLORADO 80225, OR RESTON, VIRGINIA 22092  
URVEY, ROLLA, MISSOURI 65401  
D SYMBOLS IS AVAILABLE ON REQUEST

- E. 15/732620/4070640
- F. 15/732570/4070650
- G. 15/732540/4070770
- H. 15/732480/4070790
- I. 15/732490/4070840
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- C. 15/732695/4070800
- B. 15/732700/4070850
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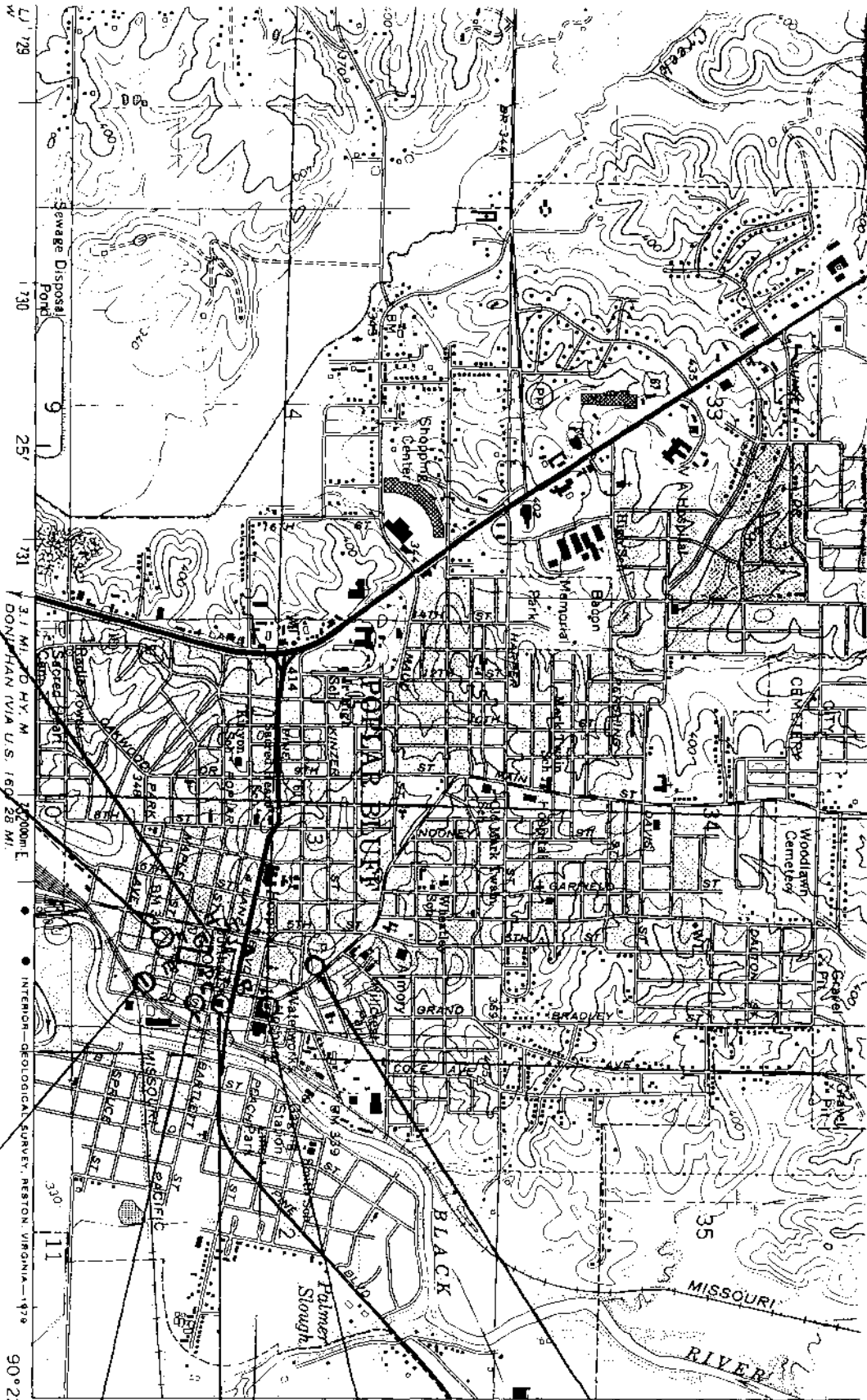
QUADRANGLE LOCATION



# HISTORIC RESOURCES OF POPLAR BLUFF (BUTLER COUNTY) MO

POPLAR BLUFF, MO.  
SW 1/4 POPLAR BLUFF 15' QUADRANGLE  
N3645—W9022.5/7.5  
1966  
PHOTOREVISED 1979  
AMS 7957 IV SW—SERIES Y879

- ROAD CLASSIFICATION**
- Primary highway, all weather, hard surface
  - Secondary highway, all weather, hard surface
  - Interstate Route
  - U. S. Route
  - State Route
  - Light-duty road, all weather, improved surface
  - Unimproved road, fair or dry weather



ST. LOUIS, IRON COUNTY AND SOUTHERN MISSOURI  
15/732710/4070510

THE BUILDING  
15/732790/4070720

BUTLER COUNTY COURTHOUSE  
15/732790/4070820

POPLAR BLUFF PUBLIC LIBRARY  
15/732800/4071000

MOORE-DALTON HOUSE  
15/732640/4071180

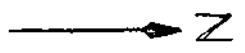




Photo #1 of 3, Ozark Hotel - 203 Poplar St., Poplar Bluff, MO - Butler Co.



Photo #2 of 3, Ozark Hotel - 203 Poplar St., Poplar Bluff, MO - Butler Co.



Photo #3 of 3, Ozark Hotel - 203 Poplar St., Poplar Bluff, MO - Butler Co



Mudso # 4, Ozark Hotel, 203 Poplar Street, Poplar Bluff, Butler Co