NPS Form 10-900

OMB No. 1024-0018

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NAT REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

427

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: Downtown Webb City Historic District

Other names/site number: N/A

Name of related Multiple Property Listing: N/A

2. Location

Street & number: 100-200 blocks N. Main and First 2 blocks of S. Main, adjacent portions of E. and W. Broadway, Daugherty, adjacent E. Church, N. Tom, N. Liberty, 100 block of N. Webb and 9 S. Webb — N/A — not for publication

City or town: Webb City — N/A — vicinity

State: Missouri Code: MO County: Jasper Code: 097 Zip code: 64870

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide _x_ local

Applicable National Register Criteria: _x_ A ___ B _X_ C ___ D

Mark A. Miles — May 27, 2014

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:)

Carol Ellson Shull — 7.18.14

Signature of the Keeper — Date of Action

5. Classification

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

x	private
x	public - Local
	public - State
	public - Federal

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

	building(s)
x	district
	site
	structure
	object

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

Contributing	Noncontributing	
43	6	buildings
0	0	sites
0	3	structures
0	0	objects
43	9	**Total**

Number of contributing resources previously listed in the National Register

One

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Commerce/Trade: specialty store, restaurant, office building, professional, financial institution, department store, warehouse
Recreation and Culture: theater, auditorium, music facility
Government: post office
Domestic: single dwelling, multiple dwelling
Funerary: funeral home
Health Care: medical office
Social: meeting hall

Current Functions
(Enter categories from instructions.)

Commerce/Trade: specialty store, restaurant, office building, professional
Government: post office
Recreation and Culture: theater
Domestic: single dwelling, multiple dwelling
Vacant: Not in use

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: one-part commercial block
Other: two-part commercial block
Late Victorian: Italianate
Late 19th and 20th Century Revivals
Modern Movement

Materials
(Enter categories from instructions.)

foundation: Stone: limestone
Concrete
walls: Brick
Concrete
Stucco
Wood: weatherboard
Metal: cast iron
Terra Cotta
roof: Asphalt
Slate
other: Glass

X **NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

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.)

[X] 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.

[X] 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

1883 - 1965

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

[X] STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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:

_x_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

Acreage of Property Approximately 12.36

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1			3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
X NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	369892	4112271	3	15	370152	4112117
2	15	370067	4112302	4	15	370146	4112050

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Terri L. Foley, Historic Preservation Consultant
organization Private Contractor date March 17, 2014
street & number 8812 Sedgley Drive telephone 573-382-8590
city or town Wilmington state NC zip code 28412
e-mail tlfoley@zoho.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**
- **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: **Downtown Webb City Historic District**

City or Vicinity: **Webb City**

County: **Jasper** State: **MO**

Photographer: **Terri L. Foley and Erin Braker**

Date Photographed: **June 10, 2013 and February 7, 2014**

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

See photo key for description of camera angle – Figure 1. p. 52
All digital images labeled as follows: MO_Jasper County_DowntownWebbCityHistoricDistrict_#.tif

Photo #	Description and Address
001	108 N. Main Street.
002	Looking north on N. Main Street, showing all of N. Main properties in the district; Right side: 214-216, 108-110,111 W. Daugherty, 114-116, 112, 110, 108 N. Main; Left Side: 209, 203-207, 201, 111 N. Main
003	Left to Right: 111, 113-115 W. Daugherty Street
004	209 N. Main Street
005	110 N. Tom Street
006	114 E. Daugherty Street – Building is surrounded by trees, photo could only be a close up of the upper façade; Photo of building on file from 1996 survey with MO-SHPO
007	101 W. Daugherty Street
008	Left to Right: 209, 203-207, and 201 N. Main; showing the southeast corner of Main and Daugherty
009	Looking east of Daugherty Street; Left side, Left to Right: 113-115,111, 101 W. Daugherty, and 201 N. Main; Right side, Left to Right: 114-116, 111 N. Main
010	114-116 N. Main Street with 112, 110 to the right
011	Looking north on 100 block of N. Main; Left side, 111, 109; Right side, Left to Right: 114-116, 112, 110, 108
012	Looking west on W. Daugherty Street, showing 114-116 N. Main Street and 111 W. Daugherty street, and 111, and 113-115 Daugherty Street in the distance
013	110, 112, and 114-116 N. Main Street
014	Left to Right: 110, 112, 114-116 N. Main with 101 W. Daugherty in the background
015	View of South Main Street from Broadway looking south; Left side, Left to Right: 1, 19, 25-27;Right Side, Left to Right: 4-6, 8
016	1 South Main (façade and north elevation) and 124 E. Broadway
017	Left to Right: 4 and 8 South Main
018	Left to Right: 10, 10 ½ , 12, 14-16 S. Main

Photo #	Description and Address
019	Left to Right: 19, 25-29 S. Main
020	Left to Right: 24, 18-20 S. Main
021	30 S. Main
022	Left to Right: 34, 30, 28, 26, 24, 18-20, 30, 12, 10 ½ , 10, 8, 4
023	Left to Right: 29, 27, 25 S. Main
024	110 W. Broadway and 100-104 N. Webb in the background
025	Left to Right: 112, 116, 118, 120, 122-124, 128
026	9 S. Webb, showing the rear elevation (west) of 18-20 S. Main in the background to the southeast
027	View of N. Webb, showing all properties in the district located on N. Webb
028	110 and 112 W. Broadway with 9 S. Webb in the background
029	111-117 E. Church with the west elevation of 124 E. Broadway
030	217 W. Daugherty looking north, showing the facade
031	221 W. Daugherty looking north, showing the facade and west elevation
032	299 N. Liberty looking north, showing the facade
033	223 W. Daugherty looking north, showing facade and east elevation with 299 N. Liberty in the background
034	220 W. Daugherty looking southwest, showing the facade and east elevation
035	128 N. Webb looking south, showing the north elevation
036	121 W. Broadway looking southeast, showing the north and west elevations

Figure Log:

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

1. Downtown Webb City Historic District Boundary Map and Photo Key – p. 52.
2. Map illustrating the construction history of the Downtown Webb City Historic District – p. 53
3. Webb City Bank "Since 1882 Webb City, Missouri" Added by MO SHPO Office. Provided to SHPO via preparer e-mail January 17, 2014 –p. 54

Summary

The Downtown Webb City Historic District is comprised of 49 commercial buildings, one residential dwelling and three parking lots along North and South Main Street, East and West Broadway, East and West Daugherty, North and South Webb, South Church, North Liberty and North Tom streets in downtown Webb City, Jasper County, Missouri. Webb City has a population of 10,996 (2010 U.S. Census), located in southwest Missouri on the Ozark Plateau. Situated in a tri-state area, Webb City is approximately 40 miles north of the Arkansas state line, eight miles northeast of the Oklahoma state line, five miles east of the Kansas state line and on the historic Route 66. The Downtown Webb City Historic District encompasses an estimated 12.36 acres. There are 43 contributing resources and 9 non-contributing resources in the district. The non-contributing resources include buildings constructed during the period of significance and do not retain their architectural integrity, were constructed after the period of significance or property lots that once were occupied by buildings and now serve as parking lots. The Downtown Webb City Historic District consists of predominantly attached commercial buildings that served as the central business district in Webb City. The overall streetscape, building forms and masses is cohesive. Sidewalks, alleyways, historical style lighting, and banners enhance the historic character of the district. Resources within the district consist of 43 contributing buildings, 1 National Register listed building, six non-contributing buildings and three non-contributing structures (parking lots). The building stock in the Downtown Webb City Historic District embodies late 19th century and early 20th to mid-20th century commercial and residential architecture. Contributing resources within the district were constructed between ca. 1883–1965, which is the period of significance. The buildings form a unified grouping of buildings that conveys the significance of the district as the commercial hub for the Webb City community from 1883 to 1965.

The buildings in the district date from ca.1883 to 1982. The district is comprised of one- to three-story buildings, the majority of brick construction with a few constructed of concrete blocks with first-level storefronts and upper level office or residential uses. The most prominent stylistic influence is Italianate, Italian Renaissance Revival, Romanesque, Art Deco and Streamlined Moderne but the most common building type is two-part commercial block, with a few one-part commercial blocks, a multi-front corner block, and two corner block commercial buildings. The building's storefronts are visually divided from the upper levels and generally hold display windows with recessed or flush entrances, some contain the original or early period cast iron detailing. Several of the buildings feature metal cornice lines or decorative detailing. There is one residential dwelling in the district designed in the Queen Anne style.

Located within the district boundaries is one building previously listed in the National Register of Historic Places, Middle West Hotel, 1 S. Main, (NRL 09/16/1982).

Setting

The Downtown Webb City Historic District spans a section of the 100 and 200 blocks of N. Main, the first two blocks of S. Main, 100 block of E. Daugherty, the 100-200 blocks of W. Daugherty, 9 S. Webb, the 100 block of N. Webb, 100 block of E. and W. Broadway, the 200 block of N. Liberty, as well as the west side of the 100 block of North Tom Street and 100 block of E. Church streets. The district is bounded on the north by Austin (historically known as John), on the south by First, on the west by Liberty, and to the east

by Tom streets. The district features concrete sidewalks and curbing. Additional distinctive characteristics include comparatively consistent zero lot lines with the exception of 114 E. Daugherty which the building is set back from the street with a small grassy lot with trees and 128 N. Webb with a large grassy lot, trees and cast iron fencing. The commercial buildings, along with the zero lot lines, historically appropriate lighting, sidewalks, curbing, paved streets and benches establish continuity throughout the district and emphasize the district's character.

Summary of Typical Alterations

The Downtown Webb City Historic District is a section of the downtown commercial district and represents a distinct, cohesive collection of commercial and residential resources that interconnect to express a history of development and economic trends with architectural preferences spanning this district's period of significance, ca. 1883 – 1965.

Historic resources contributing to the Downtown Webb City Historic District are at least 50 years old (with the exception of one building that is 49 years old but is a contributing resource to the district for its role the commercial and sustainable growth to the district) and retain character defining features of the period of significance. The contributing resources retain the original construction elements and materials or those from a later, cohesive, historic –era remodeling. Contributing resources that have exterior modifications retain appropriate architectural elements, including their historic form to demonstrate the feeling and association of the period of significance. While some of the contributing resources' storefronts have been remodeled, the contributing buildings retain a vast amount of their upper façade decoration, detailing and original fenestration configuration, as well as the majority of the aspects of integrity (location, design, setting, materials, workmanship, feeling, and association). The non-contributing resources include 6 buildings, two of which were constructed after the district's period of significance and three structural resources (parking lots) constructed after the period of significance. Additionally, the lots converted to parking lots contained commercial buildings during the period of significance.

Generally, the buildings of the Downtown Webb City Historic District retain sufficient integrity to convey their significance as the resources of a late 19th to early 20th to mid-20th century commercial district. The exterior character-defining elements of the district's buildings-forms, massing, exterior wall materials, window materials, fenestration patterns, storefronts and entry features-are maintained in fair to excellent condition. The buildings demonstrate popular residential and commercial building designs and types of the period, as well as the progression of the downtown business environment for the first half and the middle of the 20th century.

Typical alterations to commercial buildings in the district include historic-era remodeling of storefronts, altered storefronts, compatible installation of replacement windows within original window openings, replacement doors, and painting of exterior brick or concrete block wall surfaces. In some instances, extensive alterations have compromised the integrity of some of the buildings. For example, the bank at 100 N Main Street and its neighbor have been re-clad with non-historic materials (see Figure 3). Whenever feasible, buildings altered to this extent were left out of the district boundary.

Individual Property Descriptions

Historic names are based upon the first known owner, occupant, significant owner, or historic name inscribed on the building. Dates at the end of the heading represent construction dates or approximate construction dates established by Sanborn maps, real estate tax records, city directories, survey data and interviews with property owners.

Historically associated addresses are listed below the current address

[c] = contributing; [nc] = non-contributing; [NRL] = National Register Listed
Primary resource contributing status is listed on the first line of each entry

North and South Main Street

1. 108 N. Main Street, National Bank; ca. 1890 [c]
(Historically known as 108 and 322 N. Alan Street); Photo 1, 2, 11,

Located on the corner of an alleyway and North Main Street, this two-story brick, two-part commercial block building has a rectangular plan and a parapet roofline with decorative brick corbelling. The storefront features a remodeled lower level with Dryvit wall surface, double metal framed window in the center flanked by entrance doors to the north and south. The north entrance has a small half-circular canopy over an inset metal and glass door and the south entrance is inset with a metal and glass door that leads to the upper level. The second level features four inset replacement windows with transoms. Window detailing consists of an uninterrupted lintel and sill with brick corbelling surround. The north evaluation has decorative brick corbelling at the roofline and holds double-hung windows on the first and second levels; located in the center of the first level is an entrance door. The south elevation adjoins a two-story building that is not part of the district boundaries. According to Sanborn Fire Insurance maps this building originally house a bank and mining offices.

2. 109 N. Main Street, S. Morris Department Store; ca. 1907 [c]
(Historically known as 109 and 350 N. Alan); Photo 11, 14

A two-story brick, two-part commercial block building with a rectangular plan and parapet roofline located on the northeast corner of N. Main Street and an alleyway. The façade (west facing) is clad is limestone which wraps around the front section of the south elevation. The first level features display windows with vertical light transoms. A projecting limestone stringcourse divides the first and second levels. The second level features two double vertical replacement windows with double three-light transoms. Centered below a projecting limestone cornice line is the date "1907." The south elevation (front section) features a large glass display window with a transom and one-over- one double-hung windows with three- light transoms on the second level. The back section, second level, has double-hung windows with stone sills. The first level windows (south elevation) have been downsized with brick infill in the lower section of original window opening. The original or early period window stone sills were relocated to fit under the upper section of the window. Located at the southeast corner of the first level is a walkway leading to an alley between the N. Main Street buildings and N. Tom Street. The upper level of the south elevation and east (rear) elevation extends out over the alley to create an enclosed brick passageway to the building behind (110-112 N. Tom). The east elevation on the lower level has original or

early period centered double wood and glass doors flanked by one-over one double-hung windows with double-hung transoms.

3. 110 N. Main Street, Grover Law Firm; ca. 1965 [c]
(Historically known as 110 an 323 N. Alan Street); Photo 2, 5, 11

Located on the corner of an alleyway and N. Main Street, this one-story concrete block building has a rectangular plan and hipped roof clad in a brown raised metal seam roof. The façade features a recessed entry framed by decorative blocks. The entrance holds a glass and metal display window and door. The south elevation is comprised of concrete blocks with no openings and faces the alleyway, as does the west (rear) elevation. The building abuts 112 N. Main on the north elevation. This building was constructed c. 1965 to replace the previous building destroyed in a fire in 1965. Prior to the fire, the building house an office for an attorney, and the c. 1965 housed the same office.

4. 111 N. Main Street, Morris Opera House and Royal Furniture Co.; ca. 1890 [c]; Photo
(Historically known as 111-119 ad 351-353 N. Alan Street); Photo 11, 14

A two-story brick building designed in the Italianate style with a rectangular plan, flat roof, and two storefronts on the first level. The north end storefront has been remodeled to make two smaller storefront windows with a centered glass door. The south storefront retains an early period style storefront with a centered glass and metal door with a transom, and transoms over the width of the storefront. The upper level façade holds eight tall, narrow one-over-one double-hung windows with Italianate style window hoods. A cast iron decorated cornice line features evenly spaced brackets with three larger brackets located at each corner of the cornice and in the center. Between each bracket is a decorative medallion. The north elevation has an entrance at the east corner with tall, narrow two-over-two double-hung windows on the second level and a decorative brick cornice line. The east elevation faces an alleyway and courtyard. The lower and upper levels have an original or early period two-over-two double-hung windows with two light transoms and wood panel doors with two-over-two transoms. This building originally housed the Morris Opera House, and later would be remodeled to interconnect with 109 N. Main.

5. 112 N. Main Street Taylor's Mens Wear; ca. 1967 [nc]
(Historically known as 112 and 324 Alan Street); Photo 2,10, 13

A one-story concrete block building has a rectangular plan, and parapet roofline. The façade is clad in Dryvit (applied in the early 1980s) and features a glass and metal storefront. The entrance is located at the south end of the storefront, and a bulkhead runs the width of the storefront windows. A Dryvit clad projecting awning divides the storefront from the upper section of the building. The parapet roofline features a round final on brackets at each corner of the façade. The north and south elevation abut the neighboring buildings and the rear faces an alleyway. Due to the Dryvit, remodeled storefront and the construction date of ca. 1967 this building is non-contributing.

6. 114-116 N. Main Street, The Unity Building and Merchant and Miners Bank; ca. 1906 [c]
(Historically known as 114-116 and 327-328 Alan Street); Photo 2, 9, 10, 11, 12, 13

This is a three-story brick, multiple-front corner block building and was constructed to house a bank in the north section and a jewelry store in the south section of the first level. The building features a rounded corner façade, flat roof, concrete foundation and is notable for the terra cotta detailing around the entrance and the cornice line. Each upper level has well-defined zones, the second level is emphasized by a stone cornice line over the first level and there is a continuous stringcourse, which wraps from the façade (east) to the north elevation, offsetting the third level. The building is faced with light brown brick on the façade and north elevation and is offset by a red brick trim along the roofline and side edge (façade) of the building. Originally, the building had a projecting cornice, it is unknown when it was removed. The façade features a centered double wood and glass entrance with decorative dentils above the door with a transom. The pedimented entrance surround is designed in a speckled brown terra cotta. Centered directly under the projecting edge and over the transom is terra cotta relief with the words "The Unity Building." A terra cotta stringcourse separates the first level from the upper levels and wraps around to the north elevation. Located to the south of the centered entrance is a glass storefront with a transom (covered over), and a retractable green striped awning. To the north of the entrance is another double wood and glass door with a transom. The northeast corner of the building holds a corner tower that runs the full height of the building. The rounded corner and the terra cotta stringcourse help to emphasis the verticalness the building. On the first level of the corner tower is a door opening that has been infilled with glass blocks (prior to the 1940s) and is flanked by original or early period tall, narrow one-over-one double-hung windows. Brick pilasters with a terra cotta cap separate the windows and the door opening. The first level of the north elevation features six sets of original or early period one-over-one double-hung windows with an entrance at the west corner. The second and third levels of the façade mirror each other with one-over-one double-hung windows and paired one-over-one double-hung windows over the centered entrance. The west elevations feature one-over-one double-hung windows on the second and with the third opening from the north corner holding a door and fire escape. The first level has a centered door and double-hung windows.

7. 201 N. Main Street, Hatten and Raymond Block; Humphrey's Block; and Bradbury-Bishop Block; ca. 1887 [c]
(Historically known as 201 N. Alan); Photo 2, 8, 9, 14

This two-story brick Italianate Renaissance Revival designed, two-part commercial block building was constructed in 1887. The building retains its original cast iron storefront, is located on the northeast corner of N. Main and E. Daugherty, and fronts N. Main Street to west. The building was constructed to interconnect to 203 N. Main Street at least until 1925 according to Sanborn maps (unknown when closed off from 203). The south and north elevations have a parapet roofline. The cast iron storefront has a chamfered entrance with a large cast iron columns at the south corner. The entrance is flanked by display windows with cast iron pilasters. The signboard above the storefront states "Historic Bradbury Bishop Deli since 1931." A cast iron cornice delineates the upper and lower levels. The upper level has coupled tall, narrow four-over-one vertical light double-hung windows with arch transoms flanked by metal pilasters, and two double-hung windows with four-over-one vertical lights with transoms. The metal cornice line features four heavy brackets with inset panels with "1887" centered over the arched windows. The south elevation features a decorative brick corbelling at the roofline with original or early period 12 one-over-one double-hung windows with decorative brick hoods on the second level and a few small

windows on the first level with a ghost sign at the east lower corner. The east elevation faces an alleyway and has a centered entrance with original or early period door and screen door flanked by two small covered windows; upper level has two one-over-one double-hung windows with wood shutters. The interior has original or early period metal ceiling.

8. 203-207 N. Main Street, Hatten and Raymond Block; Humphrey's Block; and Bradbury-Bishop Block; ca. 1887 [c]
(Historically known as 203-207 N. Alan); Photo 2, 8, 14

This two-story brick Italianate designed commercial building is known as part of the Hatten and Raymond Block and was once interconnected to 201 N. Main when constructed to at least 1925, according to the Sanborn maps (date unknown when it was enclosed from 201). The building has a flat root, stepped roofline on the side elevations and broad façade with a Carthage Foundry & Machine Co. prefabricated metal storefront, cornice, and window hoods. The storefront holds three entrances flanked by display windows with double transoms and paneled bulkheads. Only the southern storefront entrance is inset. Each bay is divided by cast iron pilasters. A few of the transoms have been covered over with painted plywood. Some of the transoms feature upper sections that hold decorative leaded glass or four-lights; lower sections of the transoms have either a four or two-lights. A curved striped cloth canopy projects out over the northern section storefront. An open entrance at the southernmost corner leads to the upper level. The upper level has decorative cast iron pilasters that delineate each storefront, with three tall, narrow covered window openings in each section, and are topped with a triangular bracketed pedimented metal hood. A metal cornice line features widely spaced heavy brackets with paneled insets and smaller brackets. Originally, a pedimented roofline was featured over each storefront (unknown when removed). The north elevation has covered tall, narrow window openings, and a painted ghost sign in the upper west corner. The south elevations adjoin 201 N. Main.

9. 209 N. Main Street, Purkiser Ice Cream; ca. 1925; [c]
(Historically known as 209 N. Alan Street); Photo 2, 4, 8

A one-story brick and concrete block building with a rectangular plan, front gable roof and boomtown roof line or false front with concrete coping on the façade. The façade features a centered double glass and metal entrance with a cloth awning, flanked by metal and glass storefront windows. Centered over the entrance on the upper section is a white sign with red letters stating "Thai Spice." The north elevation is a mixture of brick and concrete block wall surface with no openings. The south elevation has a drive-thru window with a canopy. While some of the brick wall surface has been replaced (date unknown), the building still retains its original form, majority of materials and integrity.

10. 208–212 N. Main Street, Aylor Building, Odd Fellow Hall; ca. 1905; [c]
(Historically known as 208-212 N. Alan Street); Photo 2

This is two-story red brick, two-part commercial block building located the corner of N. Main and an alleyway. The building has a flat roof, rectangular plan, with a decorative cornice line with brick corbelling. The cornice line has a row of dog tooth brick followed by a row of sawtooth brick, then a triple row of brick followed by simple basket weave pattern, followed by another triple row of brick. The storefront has been remodeled but still retains the original cast iron storefront columns (J.F. Moberly Co.)

separating each opening and frame. Some of the storefront windows have been covered, as well as the transoms. The south end has an entrance to the upper level. The entrance to the store is located on the north end and is flanked by two downsized windows framed with cast iron pilasters. The second level holds five original or early period one-over-one double-hung windows with wooden frames. The south elevation has double-hung windows on the second level with smaller covered window openings on the first level. Originally, the building was designed with one large interior section (south) and a smaller space in the north section. According to the 1915 sanborn map, the store had been divided into three sections. The building currently houses Claw Paws, a pet store.

11. 214 - 216 N. Main Street, Stevinson Building; ca. 1914; [c]
(Historically known as 214- 216 N. Alan Street); Photo 2

A two-story red brick, two-part commercial block building with a rectangular plan, a flat roof and located on the southwest corner of N. Main and W. Austin Streets. The building features brown brick quoins that wrap to the north elevation to divide the storefront from the north elevation and at the northwest corner of the north elevation. The storefront holds a double storefront separated by a centered wood paneled door with a double vertical transom. The north storefront is original or early period with cast iron bulkhead and a centered inset entrance flanked by display windows with transoms. The south storefront has been remodeled (date unknown) and holds a centered door flanked by brick infilled walls with a like-kind metal framed replacement transom. The storefront is separated from the upper level by a cast iron cornice with a projecting decorative edge with a scroll design (painted yellow). The upper level façade has original or early period paired double one-over-one double-hung windows (painted yellow). Each window opening is framed in a decorative brown brick surround with a concrete sill, instepped brick header framed by a concrete bracket header. A brown brick stringcourse delineates the second level from the upper section. A projecting cornice with dentils (painted yellow), and a concrete coping runs the roofline. The north elevation features two small original early period one-over-one double hung windows on the first level with a double wood five-paneled door and double-hung transom. The second level has five one-over-one double hung windows with a paired one-over-one double-hung window located above the side storefront. All the windows feature the same brick surround, headers, and sills on the first and second level. The west elevation faces an alley and parking lot. Located on the north corner of the west elevation is a small one-story brick addition that runs half-width of the building with all openings infilled with concrete block. An opening located on the first level, south section has also been infilled with concrete blocks, except for a door opening. The second level holds a centered wood and glass paneled door flanked by one-over-one double-hung windows. A small shed canopy projects out over the door opening.

12. 1 S. Main Street, Middle West Hotel; Grand Opera House and Webb City Opera House; ca. 1883; (NRL 09/16/1982)
(Historically known as 102-104 E. Main and 343-344 S. Allen); Photo 15, 16

This three-story brick corner block commercial building is the only building in downtown Webb City listed in the National Register of Historic Places. Originally, the building fronted north on E. Main Street (now known as E. Broadway). The building was realigned to front S. Main Street, to accommodate the Southwest Missouri Electric Railway in 1902. The west facing façade fronts S. Main Street (historically known as S. Allen), has a flat roof, a rectangular plan, and is connected to the east to a building with a flat roof and rectangular plan. The west facing storefront is divided into three units with the center storefront

having eight vertical windows over a wood panel bulkhead. The south and north storefronts have vertical windows with an inset door and wood panel bulkheads. Extending out over the three storefronts are three cream shed awnings. A continuous cornice line serves as a divider to the upper levels as well as a signboard for the building. Located at southernmost end of the facade is a three-story historic addition that features a solid door entrance with a transom and provides access to the upstairs. The upper levels are divided into three sections by brick pilasters and hold one-over-one early period double-hung windows with the third level windows being smaller. Located in the center section are two windows with a continuous flat header and sill flanked by single windows on both levels. The north and south sections feature three windows with a continuous flat header and sill on the second level and individual headers and sills on the third level. The historic addition has a window on each level with flat headers and sills. Above the third level is a decorative instepped brick corbelling with a heavy projecting bracketed cornice with dentils, which wraps to the north elevation. The north elevation has a solid surface wall space on the first level with a painted mural. The upper levels are divided into two sections by a brick pilaster at each section and hold one-over-one double-hung windows with flat headers and sills. Adjoined at the east corner of the north elevation is a two-story brick building with the first level devoid of openings and early period two-over-two double-hung windows with brick arched hoods and concrete sills. The cornice lines holds brick inset panels with brick corbelling.

13. 4 S. Main Street, McCorkle Building, and Kress 5.10.25 cent Store; ca. 1914 [c] (Historically known as 316 S. Allen); Photo 17

A two-story brick, two-part commercial block building with a rectangular plan, a flat roof and a parapet roofline with a stone coping that transition from higher to lower to a pedimented center. The east-facing facade is clad in buff brick with a historic storefront that features an off-centered inset entrance flanked by curved display windows. A striped rounded awning projects out over the entrance with a plain white signboard above. The second level features four original or early period two-over-one double-hung windows with flat arch headers with limestone keystones, end caps and limestone sills. Above the windows are decorative inset cast block vents divided by round stone insets. The windows are framed by an inner and outer decorative brick frame with stone corner blocks. A projecting cornice with dentils delineates the second level from the parapet. The north elevation abuts a one-story building, is void of openings, and features a ghost sign with stepped down roofline.

14. 6 - 8 S. Main Street, Zinc Ore Building; Baum's Clothing; ca.1905 [c] (Historically known as 314 S. Allen); Photo 17

This is a three-story brick building with a rectangular plan, flat roof, and decorative parapet with a stone coping and caps. The east facing façade holds an inset entrance flanked by display windows with black Carrera glass square tiles flanked by rusticated limestone pilasters and wraps to the south elevation. An eight-light vertical transom runs the width of the historic storefront. To the north of the storefront is an entrance to the upstairs with a replacement door and single light transom. The second level features three one-over-one double-hung windows with a continuous stone sill and rusticated stone lintel. The third level holds an arched centered double-hung window with a rounded brick hood molding and is flanked by one-over-one double-hung windows with a brick square hood molding. Windows are original or early period and have a continuous stone sill. Brick pilasters frame the upper levels and a brick stringcourse delineates the third level from the decorative brick cornice line. Centered in the cornice line is a stone

relief with "Zinc Ore Building" flanked by brick piers capped by stone. The south elevation holds one-over-one double-hung windows and a decorative brick corbelled roofline.

15. 10 S. Main Street, Jas T. Hardy Restaurant; ca. 1940 [c]
(Historically known as 313 S. Allen); Photo 18

This is a one-story wood clad building with a boomtown façade or false front, rectangular plan and low-pitched metal gable roof. The façade holds an historic storefront with an off-centered entrance (north end) with a three-light display window. A blue and light yellow striped awning projects out over the entrance. The north elevation features a paired widow for ordering food, with an awning matching the one on the façade. The west (rear) elevation holds a single entry.

16. 10 ½ - 12 S. Main Street, Minerva Candy Co; ca. 1913 [c]
(Historically known as 311-12 S. Allen); Photo 18

Originally built to house the Minerva Candy Co., the building located at 12 S. Main Street is a two-story red brick building, two-part commercial block with a rectangular plan, a flat roof and interconnects to 10 ½ S. Main Street to the north. The original storefront is intact with cast iron pilasters and header; an inset centered entrance with glass paneled door is flanked by display windows. An entrance on the south end leads to the upstairs and has a replacement door. A transom of prismatic glass sections runs the width of the storefront. The cast iron header functions as a signboard with the words "Minerva Candy Co" centered in white letters. The second level is framed in a smooth stone surround with two paired replacement one-over-one double-hung windows with transoms, brick lintels with a centered shield medallion. The windows have a continuous sill and are offset by a decorative brick surround with stone squares at each corner. A stringcourse delineates the second level from the cornice line, which holds a wrapped candy (tubal in in shape) style relief centered in the cornice. Centered at the top of the roofline is a relief with "1913. The 10 ½ S Main Street building is one-story with a recently altered storefront. The original storefront held an inset entrance with display windows. While the storefront has been altered, it retains its original opening with replacement windows and transom. The original cast iron lintel with decorative medallions delineates the storefront from the upper section, which features a stone stringcourse with three brick inset panel and a stone coping along the roofline. The interior retains original or early period tin ceilings, and display cases.

17. 18 S. Main Street, Western Auto Store; ca. 1906; [nc]
(Historically known as 308-310 S. Allen Street); Photo 18

This one-story yellow brick building has a rectangular plan with a parapet roof, and was originally a two-story building. The storefront has been altered and has a centered entrance flanked by tall narrow display windows with a covered transom. Another entrance is located on the north end. The original or early period cornice line of the first level is intact. Due to the alterations and removal of the second level, the building is non-contributing.

18. 19 S. Main Street, Mystic Theater; ca. 1914; [c]
(Historically known as 21 S. Alan); Photo 19

This is a one-story brick commercial building with a rectangular plan and a flat roof that fronts S. Main Street to the west. The storefront has a painted yellow brick wall surface, with an inset square entrance to the north with glass and metal single doors (two), two bay windows and a wood bulkhead. A projecting shed asphalt clad awning projects out over the storefront. Located in the center of the awning is a round sign with the words "Norma's Kitchen." The upper level has a painted black stringcourse with a centered sign above "Norma's Kitchen" and a small black projecting cornice. The north elevation faces a paved parking lot (not included in the district boundaries) with a stepped roofline, and two covered arched window openings. In the upper west corner is a painted sign with "Norma's Kitchen."

19. 20 S. Main Street; Newland Hotel; ca. 1890; [c]
(Historically known 307 S. Allen); Photo 20

This two-story brick building was constructed ca.1890 and was altered due to damage by a fire sometime after 1925 and within the period of significance. Originally, the building had a Mansard roof, and was three-stories. The building was remodeled to two-stories with a flat roof. The original window openings are intact but hold down sized six-over-six double-hung replacement windows with the upper section of the opening covered with vinyl. The windows feature intact double segmental arches and a continuous stone sill. The original decorative instepped brick corbelled cornice line, which delineated the second and third levels remains intact. The façade holds a double storefront with original cast iron pilasters and cornice with decorative medallions manufactured by Christopher & Simpson, Street Louis, MO. The south storefront has an inset-centered entrance flanked by display windows with a black Carrera glass bulkhead. The north storefront has an off-centered storefront with display windows and a black Carrera glass bulkhead. The transom area over the storefronts has been covered. The north elevation has two small windows with stone sills and an entrance at the west corner with a projecting canopy with column support. The upper level window openings and windows mirror those of the façade.

20. 24 S. Main Street, Dickenson Theater; ca. 1928; [c]
(Historically known as 306 S. Allen); Photo 20

This is a two-story commercial building with Art Deco detailing and houses a theater, which was renovated to its current style around 1945 according to the tax assessor's record. A full-width triangular projecting marquee divides the first and second levels. Centered in the façade of the marquee is a neon Route 66 sign. The marquee is trimmed on the bottom with a band of Art Deco scroll design. The first level has two inset entrances each with double wood and glass panel doors painted red with windows trimmed in blue. A glass block ticket booth divides the two entrances and is flanked by curved-to-straight walls clad in Dryvit that hold movie poster windows. The upper level is clad in buff porcelain enameled panels and features a centered slightly projecting curved glass block bay capped with a three-tiered stepped down metal hood. The glass block bay is flanked by full-height, narrow vertical Art Deco style neon lights, followed by rectangle openings with a decorative neon light on a circle base above the rectangular openings and is flanked by full-height narrow vertical Art Deco style neon lights. This building is framed by the original cast iron pilasters that were once part of the Newland Hotel, which partially burned after 1925. Part of this building was constructed from the remains of the hotel, then remodeled in the 1940s to house the Art Deco theater.

21. 25 S. Main Street, Century Building; ca. 1901; [c]
(Historically known as 25 S. Allen); Photo 19

This is a two-story brick, two-part commercial block building with a stone foundation, a rectangular plan, a flat roof, and a decorative cornice designed to match 27-29 S. Main. The west-facing facade is clad in buff brick and other elevations are faced in red brick. The first level storefront has an off-centered entrance to the south flanked by display windows with transoms and an entrance to the upper level. A brick pilaster separates the south storefront from the north, which holds a double display window with transoms. The storefronts have a wood panel bulkhead. A cast iron cornice has rosette medallions and functions as a divider between the first and second levels. The second level has an original projecting bay with a metal brackets with decorative pressed metal base flanked by original or early period one-over-one double-hung windows. The windows have an instepped triple arch header with rusticated stone sills. Historic photographs show the bay window while a 1996 survey noted the bay as a historic alteration. Some windows are missing glass panes, but the wood frames are intact. A brick stringcourse delineates the second level from the cornice line, which features brick dentils and a centered decorative stone relief with the word and date, "Century 1901." The relief is framed by brick piers. The east elevation features one-over-one double-hung windows with some openings covered.

22. 26 S. Main Street, Shapiro Shoes; ca.1925; [nc]
(Historically known as 305 S. Allen) Photo 22

This is a one-story building with a rectangular plan, a flat roof, and a Dryvit clad storefront. The storefront is inset with a glass and metal entrance door flanked by display windows. The building currently houses a chiropractic office. Due to the façade being covered in Dryvit, the building is non-contributing.

23. 27-29 S. Main Street, C. Hayden Building and the Clark & Dodson Building; ca. 1900; [c]
(Historically known as 27-29 S. Allen); Photo 19

This is a two-story brick, two-part commercial block building with a stone foundation, a rectangular plan, a flat roof, a decorative cornice and designed to match 25 S. Main. The west façade is clad in buff brick and holds two remodeled storefronts but retains its historic feel. The storefront at 27 S. Main is inset at an angle with a double metal and glass door. Display windows have been covered over, as well at the transoms. A brick pilaster serves as a divider between the 25 and 29 storefronts. The storefront at 29 S. Main holds an offset double glass and metal door flanked by metal and glass display windows to the south with a remodeled Perma stone bulkhead and a chamfered entrance on the south corner. The chamfered entrance door has been replaced with a single display glass with covered transom. A cast iron cornice has rosette medallions that serve as a divider between the first and second levels of both storefronts. The second level holds eight double-hung windows (four above each storefront); windows have been covered. Windows have an instepped triple arch header with rusticated stone sills. The 27 storefront cornice line has a matching relief to the 25 storefront with the words "C. Hayden 1900" and the 29 storefront relief with the words "Clark & Dodson 1900." Each relief is framed by decorative brick piers. The south elevation is faced with red brick, and has a stepped roofline with the window openings covered. The

window openings have a double brick arch header and stone sills. The east elevation has one-over-one double-hung windows, some covered and some missing glass panes, with the entrance doors covered.

24. 28 S. Main Street, W.C. Sheet Metal & Heating; ca. 1925; [nc]
(Historically known as 305 S. Allen); Photo 22

This is a one-story building with a rectangular plan, a flat roof, and a Dryvit clad storefront. The storefront is inset with a glass and metal entrance door flanked by display windows and transoms. Part of the transoms has been covered. Above the storefront is a centered sign "Building 28 Professional Massage Clinic." Due to the façade being covered in Dryvit, the building is non-contributing.

25. 30 S. Main Street, W.C. Mattress Co.; ca. 1930; [c]
(Historically known as 304 S. Allen); Photo 22

This is a one-story commercial block building with a stone foundation, a rectangular plan, and a flat roof. The building has a double storefront separated by a full-height mid-century Perma stone dividing wall with three square openings placed vertically. Each storefront is inset and mirrors each with a glass metal entrance and display windows with the upper area enclosed. The projecting walls, which frame the storefront features three mid-century decorative squares placed vertically and a Perma stone planter located in front of the storefront. The south elevation has four small windows, a centered entrance, and three larger windows in the back section. Boarded over window openings and a centered entrance is located on the west elevation, which faces an alleyway. The north elevation adjoins the building, 28 S. Main Street, to the north. The building currently houses Outdoor Addicts Outfitters.

26. 34 S. Main Street, Dermott Building; ca. 1900; [c]
(Historically known as 303 S. Allen); Photo 22

This is a two-story red brick commercial building with Romanesque characteristics, which is seen in the rusticated stonework trim and the arched openings. The building has a rectangular plan, with a flat roof and parapet roofline. The façade fronts S. Main Street to the east and has an altered storefront. The original storefront door has been replaced with a modern multi-light paneled door; the original rusticated stone entrance surround is intact with a smooth limestone arch opening flanked by rusticated limestone pilasters. Above the entrance a centered stone relief with the date "1900." The arched entrance is flanked by altered storefronts that have been infilled with brick and now feature two small arch windows. The second level is highly intact with centered triple-paired arched one-over-one double-hung windows with rusticated arch hoods with keystones flanked by one-over-one double hung windows with a continuous rusticated limestone lintel. Brick pilasters separate the three sections of the second level with limestone caps and decorative brick corbelling offsetting it from the cornice line. The cornice line holds a limestone stringcourse brick detailing and centered is a limestone relief with a decorative "X" design framing the words "Dermott Building." The south elevation has one-over-one double-hung windows on the second level. Although the storefront has been altered, the second level expresses its architectural period well and retains its architectural elements.

<u>East and West Daugherty</u>

27. 114 E. Daugherty, Webb City Undertaking; ca. 1914; [c]
(Historically known as 204 N. Main); Photo 6

This two-story brick building with a limestone façade original housed the Webb City Undertaking. The building has a rectangular plan, a flat roof and connects to 110-112 N. Todd Street on the south elevation. The façade has an offset inset entrance with a replacement glass and paneled door, flanked by a multi-light display window with wood trim. The transoms over the door and display windows have been covered with wood panels. A cast iron cornice divides the first and second levels. The second level holds two single pane replacement windows with flat keystone arches and a stone sill course. A decorative projecting cornice with dentils runs the width of the façade.

28. 101 W. Daugherty, Wright Building, Jackson Drug Store and Bruner Pharmacy; ca. 1899; [c]
(Historically known as 204 N. Allen) Photo 7, 9, 14

A two-story brick, two-part commercial block building with a prefabricated metal upper level façade, flat roof, and rectangular plan. Located on the northwest corner of N. Main and W. Daugherty and fronting W. Daugherty, the building holds a chamfered entrance at the southeast corner of the building. The first level storefront has a centered entrance flanked by replacement storefront windows with a brick bulkhead. Separating the first and second level is a sign band with the painted words "Bruner Pharmacy." There are six single pane replacement windows on the second level with a pressed metal upper façade and cornice assembly. There is an elaborate cornice with decorative brackets. Directly below the brackets is a decorative row of shell motifs, followed below by a row of fleur-de-lis motifs centered in little squares, with an oval chain design on the row below. The second level has double columns at each corner, centered tripled-paired column, single columns divided by a decorative panel. The west elevation has a centered entrance with a stepped roofline. The east elevation (faces N. Main) has a painted mural on the south section of the first level with a door located at the north corner. The upper level has eleven single light replacement windows and a stepped roofline. The north elevation (rear) has covered window openings.

29. 105-107 W. Daugherty; parking lot; [nc]

Originally, this parcel held commercial buildings and now functions as a parking lot associated with 101 W. Daugherty. Since the parking lot was developed sometime after the period of significance, the lot is a non-contributing resource.

30. 109 W. Daugherty; parking lot; [nc]

Originally, this parcel held commercial buildings and now functions as a parking lot associated with 111 W. Daugherty. Since the parking lot was developed sometime after the period of significance, the lot is a non-contributing resource.

31. 111 W. Daugherty, Webb City Produce; ca. 1913; [c]
(Historically known as "M" W. Daugherty) Photo 3, 9, 12

This is a two-story brick, two-part commercial block building with a rectangular plan, a flat roof and a side stepped down roof line. The original storefront is framed in stone and has a centered entrance with a replacement door flanked by replacement display windows with a brick bulkhead. A glass and metal entrance door to the upstairs is located to the west of the storefront with a stone pilaster that divides the entrance and storefront. Located above the storefront and entrance is a prismatic glass transom. The upper level has one-over-one double-hung windows and storm windows with stone headers that feature a keystone. Centered above the upper windows is a stone inset with "1913" and is flanked by a brick instepped panel that features a rectangular pattern. The cornice lines features instepped brick corbelling. The east elevation has one-over-one double-hung windows and storm windows on the second level with smaller windows on the first level.

32. 113-115 W. Daugherty, Webb City Hardware; ca. 1913; [c]
(Historically known as "J, K, L" W. Daugherty); Photo 3, 9, 12

This a one-story painted brick building located on the northeast corner of W. Daugherty and N. Webb Streets. The building has a rectangular plan with a flat roof and an instepped brick cornice line. A cast iron header with a decorative flower motif medallions divide the storefront from the upper section of the building. The original storefront has been remodeled but retains its historic feel. The original pilasters remain as dividers of each opening, conveying the style and proportion of the original storefront. The west section of the façade has a garage bay that once held a display window and entrance. Flanked to the east is a covered display window with exposed original or early period transom with a wood and glass paneled (covered) entrance with a metal canopy. The east storefront holds a 15-light wood door with a double transom flanked by display windows; the west window has been covered. The west elevation has a stepped roof line with four windows and one centered entrance.

33. 217 W. Daugherty, Civic Theater; ca. 1931 [c]
Photo 30

This is a one-story brick building that exhibits Streamline Moderne, Art Deco, and Spanish Mission influence. The building was constructed in 1931 to house Civil Theater and to replace the Blake Theater that occupied this lot and burned in 1931. The facade holds three inset storefront bays. The center bay features a double entrance dived by a glass block window and a projecting concrete planter. Each entrance has a double wood and glass door with a poster display window on the side wall of the inset. Then inset bay has a tiled floor with art deco designs in various colors. The bay is flanked by an eight-sided display window that is longer at the top and bottom with shorter sides that are chamfered to meet the top and bottom section. The window bay features a surround clad in porcelain enamel panels (light pink/buff color) with narrow green and red porcelain enamel panels used a decorative band in the center. The east and west bays mirror each other and features an inset centered entrance door with a wooden screen door, flanked to the inside by a curved glass block wall to the interior of the facade and a one-over-one display window on the outside edge of the bay. The sign board area over the facade is clad in stucco and painted green with the upper level clad in rough faced brown brick. The roofline has a stone coping and a centered Mission style parapet roof flanked by smaller Mission style parapets over each storefront. Located in the center of each parapet is an oval stone medallion.

34. 220 W. Daugherty, U.S. Post Office; ca. 1916 [c]
Photo 34

This is a one-story Classical Revival style building is clad in smooth stone blocks with a rectangular plan and a flat roof. The building was constructed to house the U.S. Post Office which was once located at 100-108 N. Webb. The facade fronts W. Daugherty to the north and features a full-height portico, which is narrow in depth. The portico holds six stone Doric columns with the entablature featuring dentils with the words inscribe "United States Post Office" below the dentils. The centered entrances have a double glass and metal door flanked by coupled tall and narrow windows with transoms. To the east and west of the centered entrance are slightly off-set wings that hold coupled windows that mirror those in the centered entrance. The west elevation holds two windows that mirror those on the facade. The south elevation (rear) faces a paved parking lot. The wing sections of the south elevation hold the same windows as found on the facade. The center section of the elevation features a small projecting enclosed loading dock (attached to the main building; unknown date when constructed) with a garage bay door on the south elevation of the loading dock and a metal door on the west elevation. The center section of the main building holds three large windows that match those of the facade, but the center window is partly covered by the loading dock addition. Located on the east elevation is an ADA ramp (ca. 1990) that provides access to the interior through an entrance located at the northernmost end. The east elevation features windows that mirror the facade.

35. 221 W. Daugherty; ca. 1946 [c]
Photo 31

This is a one-story buff brick building with a flat roof, a rectangular plan that features a chamfered wall at the southwest corner. The facade fronts W. Daugherty to the south and holds an off-centered glass and metal door with a projecting red cloth awning. To the east of the entrance is a small double-light window. A two-light window is located in the chamfered wall. The west elevation features a slightly off-centered entrance with a glass and metal door with a projecting red cloth awning. A metal coping runs the roofline.

36. 223 W. Daugherty; U.S. Filing Station; ca. 1920 [c]
Photo 33

This is a one-story stucco clad building with a large projecting canopy constructed to house a gas station. The building is located on the corner of W. Daugherty and N. Liberty Streets and sits at an angle with the facade facing the corner where the two streets meet. The facade features a centered entrance with a wood and glass door with a transom and is flanked by four vertical lights-over-one windows. Projecting out from the facade is the large canopy that has three narrow red metal post located on each outside corner of the canopy. Originally, large round Doric columns supported the canopy; it is unknown when the columns were replaced. The north elevation has a coupled window that matches the windows on the facade and an entrance that is covered. Above the windows and door are the words "U.S. Filling Station." The south elevations hold three windows that mirror the facade windows. A large projecting cornice wraps the building and it has a flat roof.

North Liberty

37. 299 N. Liberty, U.S. Filling Station Garage; ca. 1945 [c]
Photo 32

This is a one-story concrete block building with an irregular plan, and a flat roof. The facade (south) fronts the building located at 223 W. Daugherty and it part of the same parcel. Located on the facade are two garage bays with wood paneled and glass doors. The west elevations hold two large multi-light windows. The north elevation has two large multi-light windows that are partly obscured by a small rectangular shaped addition (date unknown). The addition has an entrance and a small window on the west elevation with a small covered window opening on the north elevation.

North Tom Street

38. 110-112 N. Tom Street; Furniture Warehouse, Webb City Fire Department; ca. ca. 1914 [c]
(Historically known as 102-108 N. Tom); Photo 5

This two-story brick building was originally constructed to house a furniture warehouse. The building has an irregular footprint and is connected on the southwest upper level to 109 N. Main Street. The façade has a remodeled storefront but retains its original size openings. The first level façade has two storefronts separated by a brick pilaster. A garage bay with a multi-light window over a paneled bulkhead is located on the southern section; the north section has an off centered multi-light paneled door flanked by multi-light windows over a paneled bulkhead. A wide wood blank signboard trimmed in blue separates the first and second level. The upper level has original or early period six-over-six double-hung windows with concrete lintels and sills. A brick stringcourse delineates the second level and the cornice. The cornice line features a decorative brick corbeling with instepped double brackets with a small instepped brackets between. Centered in the cornice line is a star-shaped faux beam anchor flanked by decorative red cardinals. The south elevation has six-over-six double-hung windows with concrete sills and brick segmental arches. Between each window is the same star-shaped faux beam anchor as the façade and these star-shaped anchors are also located between the second level and the roofline. The north elevation also features the same star-shaped faux beam anchors and is connected to the building located at 114 E. Daugherty Street.

East Church Street

39. 111-117 E. Church, Rex Metallic Casket Co.; Morton Booth Company; Preble Shoe Manufacturing; ca. 1905 [c]
Photo 15

This large two-story brick building with a flat roof and a square plan is connected to 124 E. Broadway to the north. The façade faces E. Church Street to the south and originally had five bays separated by brick pilasters. The bays have been altered but still reflect their original openings. One bay has a garage door

opening covered in plywood (west corner), the bay to the east, holds an over-one-one double-hung window and multi-light window. The next bay to the east is narrower in size and features a multi-light window. The next bay holds a plywood covered entrance with small multi-light window in a row running east of the entrance and is even with the top of the door entrance frame. The upper section of this bay holds a large multi-light window. The final bay located on the east corner has a row of small covered windows that are in line with the small windows located in the bay to the west. The final bay has a window air conditioning unit above the row of boarded windows. The upper façade holds one-over-one double-hung windows with concrete sills and segmental arches. Located between the first and second levels is a painted sign on the brick "Morton Booth Co." The east elevation has a centered boarded up entrance flanked by small boarded up windows with concrete sills on the first level with double-hung windows that mirror the façade on the second level. A brick stringcourse delineates the second level from the roofline. The west elevation has one-over-one double-hung windows on the lower level, some are covered with plywood and there is a centered covered entrance with an exposed transom. The upper level has double-hung windows that mirror the façade. The building was originally constructed to house a carriage and auto repair shop then was remodeled ca. 1915-1925 to house the Preble Shoe Manufacturing Co. Later, it would serve as the Rex Metallic Casket Co. and most recently the Morton Booth Company. The building is currently vacant.

East and West Broadway

40. 124 E. Broadway Street, Webb City Transfer and Storage; ca. 1905; [c]
(Historically known as 106 W. Main) Photo 16, 29

This is a two-story brick commercial building with a rectangular footprint, parapet roofline, flat roof, and is connected to the building behind (south) at 111-117 W. Church Street. Originally built to house a warehouse for Webb City Transfer and Storage. The building fronts Broadway to the north, with an alleyway to the west. The façade has six bays separated by brick pilasters. One bay holds a garage bay with a small loading dock, another bay has an enclosed garage bay that has been converted to a single entrance door but still retains the original or early period garage opening. The upper section of the six bays holds hopper style windows with the two over the loading docks being smaller in size. The second level is offset from the first level with a darker red brick surround and features eight original or early period one-over-one double-hung windows with segmental arches and concrete sills. The east elevation has one entrance and no other openings. A metal shed carport was added to the rear section of the elevation.

41. 110 W. Broadway Street, Coyne Building; ca. 1900; [c]
(Historically known as 110 W. Main); Photo 24, 28

This is a three-story brick, two-part commercial block building fronting W. Broadway to the north. It has a rectangular plan, and a flat roof. The storefront has undergone alterations, but still retains the original storefront openings. The storefront has an off-centered door to the west with seven tall, narrow single display windows to the east. The transoms are covered and a black curbed fabric canopy projects over the storefront. The storefront is framed by smooth limestone blocks that wrap to the side elevations. A smooth limestone cornice delineates the first level from the upper levels and wraps to the side elevations.

The second and third level holds four double-hung two-light windows with a continuous smooth limestone header over the second level windows and a limestone header with a scroll keystone on the third level. Two brick panels divided by a vertical limestone divider divide the second and third level window. Windows are framed by limestone quoins. The cornice line features a wide, smooth limestone band offset by a narrow band of bricks. The east elevation holds double-hung windows with flat stone headers and stone sills. Some of the window openings have been covered. The front section of the east elevation has a one-over-two window on the second and third level with a flat header over the second level window and a flat header with scroll keystone on the third level. Windows are framed by stone quoins. The west elevation holds one-over-two windows and boarded up windows. The first level of the west elevation has been painted white and there are two ghost signs.

42. 111 W. Broadway Street; [nc]

Originally, this parcel held commercial buildings (gas station and a garage) and now functions as a parking lot associated with 121 W. Broadway. Since the parking lot was developed sometime after the period of significance, the lot is a non-contributing resource.

43. 112 W. Broadway Street; ca. 1950; [c]
(Historically known as 112 W. Main); Photo 28

This is a one-story building with a Streamlined Moderne influenced rounded façade, a flat roof, and an irregular footprint. The building is located at the intersection of W. Broadway and N. Webb Streets; the façade fronts W. Broadway and the west elevation faces N. Webb to the north. The façade features a glass and wood paneled door located at the center of the curve wall surface. The door is flanked by narrow display windows followed by large display windows. Located at the easternmost end of the façade is a solid entrance door that provides access to a public restroom. Centered above the main entrance is a red sign "Route 66 Center." A projecting curved roofline emphasis the curved façade. Connected to the south elevation is a square one-store section (originally housed a garage) that features a like-kind replacement of two multi-light garage doors. The building has recently been renovated to house the Route 66 Center and the Chamber of Commerce. Originally, the building housed a gas station and a garage.

44. 121 W. Broadway Street, U.S. Bank; ca. 1982; [nc]
Photo 36

This is a one-story brick, modern style building with an irregular plan and a flat roof and was constructed to house a bank. The facade fronts W. Broadway to the south and features an off-centered, slightly inset entrance with a metal and glass door with a transom flanked by one-over-one sidelight at the westernmost end. To the east of the entrance is two deeply inset window bays set at an angle that holds single one-over-one windows. The east section of the facade features a smooth brick wall surface void of openings. The west elevation features an angled entrance with a metal and glass door at the northernmost end, with five window bays that mirror those on the facade. The north elevation features a centered entrance with a glass and metal door and a display window. An ADA ramp with metal railings provides access to the entrance. Located on the east elevation is a large canopy over a drive-through window. The upper section of the building is covered in Dryvit panels that wrap around the building. Due to the age of the building, it is non-contributing.

South and North Webb Street

45. 9 S. Webb Street, AF & AM Lodge Hall; ca. 1907; [c]
Photo 26, 28

This is a three-story brick, two-part commercial block building with a rusticated limestone façade, a flat roof, and a rectangular plan. The storefront wraps to the side elevations and is framed in rusticated limestone block columns and piers with a smooth base and cornice. The first level storefront has a square shaped inset entrance with a centered glass and metal door with full height glass and metal sidelight. To the north of the entrance door is another glass and metal door. The doors are flanked by single glass windows with transoms. A decorative tile entrance floor and a decorative pressed metal ceiling complete the inset entrance. Limestone columns holding three vertical light display windows with transoms flank the centered entrance. Three paired double-hung one-over-one, original or early period window with stone headers and continuous sills comprise the second level. The third level has matching windows with wood fans above with stone arched headers and individual stone sills. A projecting stone cornice separates the lower levels from the stone parapet roofline, which is framed by stone piers with caps. Centered in the roofline are a stone relief with the date of 1907 and "AF & AM" with the Masonic symbol. The north and south elevations hold six-over-six double-hung windows with flat stone headers and sills. The south elevation abuts a one-story building.

46. 100-108 N. Webb Street, Old U.S. Post Office, and Wagner Building; ca. 1907; [c]
Photo 24

This is a brick, three-story and two-story corner block commercial building adjoined together with a rectangular plan and a flat roof with decorative parapet roofline. The south section of the building or 100-102 N. Webb is three-stories and is located on the northwest corner of N. Webb and W. Broadway. The storefront holds a stone pediment doorway with heavy scroll brackets, stone pilasters and centered panel with "100 F" carved relief on the northernmost end. The door has been covered. To the south of the entrance is a garage bay door with multi-lights over a solid panel and followed to the south by double display windows with multi-light transoms. The display windows are divided by cast iron pilasters. Heavy stone pilasters frame the end display window. A cornice line delineates the upper levels. The second level holds one-over-one double-hung original or early period windows. The windows feature rough-cut stone headers and sills. The south end has paired windows flanked by brick ionic pilasters that run to the third level. A brick stringcourse and inset brick panels dividing the second and third levels. The third level holds one-over-one double-hung windows with transoms (original or early period). Brick pilasters separate each window and features flat arched stone headers with keystones. Four of the windows have a continuous stone sill. The south end holds paired windows with transoms. A large projecting cornice with double brackets, and brick corbelling divides the commercial front from the roofline. The roofline features stone coping and three brick piers capped with stone and are mirrored on the south elevation. The south elevation has one-over-on double–hung windows (original or early period, some glass panes missing) on the upper levels. The second level windows have stone headers and sills, and the third level has flat stone headers with a keystone and a continuous sill. The two levels are separated by a brick stringcourse and inset brick panels. The first level has a centered double wood and glass entrance with a transom and stone header. Four small four-light windows are located between the entrance and façade. The western section

(south elevation) has an altered three bay area and has small square single windows. Each bay is divided by cast iron pilasters with a cornice line above. When constructed the plumbing and heating systems were awarded to Dan Hamilton at the contracted price $11,800 in 1907.[1]

The 104 -108 facade holds four storefronts that features black and green Carrera glass bulkheads and storefront surround. Each storefront bay has an inset entrance with display windows. The storefront has a mirrored cornice line of 100-102. The second level features one-over-one double-hung windows with flat stone headers and sills. The upper section of the building has inset brick panels with decorative brick corbelling and a projecting cornice. The roofline features stone coping and stone capped brick piers. The north elevation holds one-over-one double-hung windows on both levels with stone headers and sills. Brick corbelling delineates the second level of the upper section and the roofline has stone coping a brick pier stone caps.

47. 112 N. Webb Street, Civil Drive-in; ca. 1930; [nc]
Photo 25

This is a one-story commercial building with an irregular footprint, and an altered storefront and south elevation. The original storefront featured Streamline Moderne detailing with a rounded façade and glass blocks. The façade has been altered to a square shape front with enclosed tile façade and no openings. The south elevation has also been altered and holds a glass and a metal entrance door with small windows at the east section with a projecting shed canopy. The rear section of the south elevation is covered in vertical wood siding and has an inset entrance with a curved wall surface connecting the rear section to the front section. The upper section of the building as a projecting roofline clad in asphalt shingles. Due to the modern alterations, the building is non-contributing.

48. 116 N. Webb Street, Lanyon-Starr Smelting Company; ca. 1910; [c]
Photo 25

This is a two-story brick, two-part commercial block building with a rectangular plan. The building features a flat roof, with a smooth limestone cornice, designed to match 122,124 and 126 N. Webb. The east facing façade has been altered and holds a single glass and metal entrance door to the north with a tiled infilled block storefront. The second level has four one-over-one windows with a contentious limestone sill and flat headers with a keystone. Brick pilasters frame the second level and brick dentils line the upper section of the building under the cornice line. While the storefront has been altered, the upper level retains the majority of the original or early period materials and features and conveys its building type and time period.

49. 118 N. Webb Street, Twin City Mining Company; ca. 1910; [c]
Photo 25

This is a two-story brick, two-part commercial building with a rectangular plan, a flat roof, and has a decorative brick corbelling at the roofline. The east facing façade has a double storefront separated by a double entrance door with transom that provides access to the upper level. The north storefront has an

[1] "Heating and Ventilating Magazine," Vol. 4, Issue 10, Oct. 1907, New York; New York, xxiii.

offset inset entrance with a wood and glass paneled door with a transom. A display window is flanked by brick piers, with a wide bulkhead. The south storefront has a wood and glass entrance door with a transom flanked by an altered display opening that has been infilled with vertical wood siding and small double one-over-one windows with a wide bulkhead. The projecting limestone cornice delineates the two levels. The second levels hold four replacements like-kind one-over-one double-hung windows with rusticated limestone headers and sills. The building abuts buildings to the north and south. While one of the storefronts has been altered, the building still retains the majority of its architectural features and materials, effectively conveying its historic building type and time period.

50. 120 N. Webb Street; ca. 1910; [nc]
Photo 25

This is a one-story brick building with a square plan and a flat roof. The façade has been altered and is clad in vertical wood siding. The altered storefront has a centered replacement door flanked by replacement windows. This building is non-contributing due to altered façade.

51. 122-124 N. Webb Street, W. H. Ryus Building; ca. 1909; [c]
Photo 25

This is a two-story brick, two-part commercial block building with a rectangular plan, a flat roof, with a smooth limestone cornice designed to match 126 N. Webb. Centered in the cornice line is "W.A. Ryus." The first level has a double storefront with an inset entrance and a centered door that provides access to the upstairs. The centered entrance is flanked by inset single entrances (replacement doors) set at an angle. The storefront has been altered with the north section having two single windows and the south three single windows. The windows are framed by wood, and a wood paneled signboard is located above the storefront and matches the storefront surround. Brick pilasters with stone caps frame the storefront. The upper level holds a single window flanked by paired windows; all the windows are replacement. The windows have a continuous stone sill with a flat stone header with a keystone. Brick pilasters frame the second level and brick dentils line the upper section of the building under the cornice line. While the storefront has been altered, the upper level retains the majority of the original or early period materials and features and conveys its building type and time period.

52. 126 N. Webb Street, W.G. Waring Building; ca. 1909; [c]
Photo 25

This is a two-story brick, two-part commercial block building with a rectangular plan, a flat roof, with a smooth limestone cornice. The storefront has a single glass and a metal entrance door with a display window to the north and a wide bulkhead. An entrance to the south provides access to the upper level. Brick pilasters with smooth limestone caps and a limestone cornice frame the storefront. A projecting shed asphalt clad awning projects out over the storefront with a smooth stone header that features a scalloped design. The second level has two one-over-one windows with a contentious limestone sill and flat headers with a keystone inscribed with the date 1909. Brick pilasters frame the second level and brick dentils line the upper section of the building under the cornice line. Center in the cornice line is "WAG. Waring." The north elevation has cast decorative blocks in the majority of the window openings; other

window openings hold one-over-one double-hung windows. All openings have brick arched headers and stone sills.

53. 128 N. Webb, Aylor House; ca. 1890; [c]
Photo 35

This is a two and one-half story brick Queen Anne style dwelling, constructed for Joseph Aylor, a local businessman who was associating with the mining industry of Webb City and who is associated with another property (commercial) in the district 208-210 N. Main, the Aylor Building. The dwelling has a complex steeply pitched roof with a dominate, projecting front-facing square tower, slate tiles, a decorative metal roof cresting and a decorative metal roof guard located near the base of the roof. The house sits on a stone foundation and has an irregular plan. The facade fronts N. Webb to the east and features an enclosed wrap around porch supported by stone piers. A centered entrance is flanked by a band of four windows with a projecting green metal awning over the windows; the band of windows is continued to the south elevation. The projecting tower is located at north section of the facade, and is half-width of the facade. Located on the second level of the tower are two one-over-one windows with flat stone headers. The setback section of the facade features a matching window. All the windows have awnings that mirror those on the first level. The roofline of the facade holds a small eyebrow dormer with a small window (setback section) and gable dormer (tower) with two small one-over-one windows. The north elevation features two four-light vertical tall and narrow windows with flat stone headers located on the first level of the tower with two one-over-one double-hung windows on the second level. Centered in the north elevation is a stoop supported by stone columns and a centered entrance. Located to the west of the stoop are two one-over-one double-hung windows with flat stone headers and sills. The second level features three one-over-one double-hung windows with flat brick headers and sills. The roofline of the tower holds a brick chimney and the setback section holds two hipped dormers with small windows. The west elevation faces an alleyway; the first level features a centered entrance with a wooden screen door with a one-over-one double-hung window to the left. The right side features an enclosed porch that wraps to the south elevation with a stone foundation and piers. The enclosed porch has a row of several one-over-one windows, on the west and south elevation. The second level of the west elevation features a square projecting bay over the first level entrance and holds one-over-one double-hung windows. The bottom section of the bay is clad in slate shingles. The roofline holds a brick chimney and a hipped dormer with a small window. The south elevation features a centered full-height bay with one-over-one double-hung windows on the first and second level, and a continuous smooth stone sill and header. A hipped dormer with one-over-one double - hung windows is located in the roofline of the bay. A decorative brick instepped corbelling cornice wraps the dwelling.

Integrity

The Downtown Webb City Historic District is locally significant, is a historically intact cohesive corridor of commercial buildings with first level storefronts and upper level office or residential space, and is significant for their role the commercial and architectural development in downtown Webb City from 1883 to 1965. The district represents the transformation of the town from a rural mining camp to a modern city. This period of significance reflects the time period of growth, and economic success within the district and the era, which the buildings were constructed. The district has not experienced any new construction since the last building was erected ca. 1982. There are nine non-contributing resources, two

buildings constructed after the period of significance and four buildings that have been compromised by alterations and three parking lots that once held commercial buildings. Despite these non-historic resources, the overall character of the district is intact. The district is comprised of buildings common in massing, materials, scale, proportion, and common quality construction. The properties are all bonded by the paved streets, sidewalks, and landscape. The various building styles, building forms, brick embellished details in the district further define the historic value the commercial corridor by demonstrating the many architectural styles, building forms and brick embellished details designed over the period of significance, expressing the architectural culture of 19th and mid-20th centuries. Taken as a whole, the Downtown Webb City District retains a well-defined sense of its time and place. The atmosphere is established by the intact collections of resources, as well as a setting that still looks and feels much as it did during the period of significance.

Summary

The Downtown Webb City Historic District is an irregular shaped commercial area located in Webb City; Jasper County, Missouri and is locally significant under National Register Criterion A in the area of Commerce, and under National Register Criterion C in the area of Architecture. A survey of Webb City (1996) and a site and recommendations report (2009) identified the district as one of the most intact grouping of commercial buildings in the community. The district served as the primary commercial business district in the community from the mid-nineteenth century to the current date. The buildings retain most of their original design features, and comprise of a visually cohesive grouping of commercial buildings and one residential dwelling constructed from 1883 to 1965. The development of this district in the city represents a local commercial development trend, and depicts the vital interplay between the mining industry and commerce in Web City's development. The predominantly brick-clad, one- to three-story buildings tend to be two-part commercial block but design details and the few high–style buildings within the district were visibly influenced by the common styles of the mid-nineteenth to early-twentieth centuries. Stylistic influences within the Downtown Webb City Historic District include Italianate, Italianate Revival, Romanesque, Art Deco, Streamline Moderne and Queen Anne. In addition, buildings are notable for their cast iron storefront. The period of significance extends from 1883 through 1965, representing the period in which the district was developed.

The period of significance for the locally significant Downtown Webb City Historic District begins ca. 1883, the construction date of the oldest intact commercial building (a three-story corner block building at 1 S. Main). The period of significance ends in 1965, the year a building was constructed to replace a prior building destroyed by fire that same year and was constructed to house the same business located in the previous building. It is acknowledged that the period of significance extends into past fifty years, by one year. While Webb City's downtown district has sustained businesses to the present, the district boundaries only holds two buildings constructed after 1965; a building constructed ca. 1967 but has been compromised with a 1980s Dryvit clad facade, and a ca. 1982 modern influence building. These latter three buildings demonstrates the Downtown Webb City Historic District continued to be sustainable to the city's economic growth, development and commerce throughout the years.

Elaboration

Statement of Significance

The Downtown Webb City Historic District includes a significant concentration of buildings that served as the community's central business district and housed its social halls, living quarters, and Webb City's citizens. The combined mining industry and electric railway service gave Webb City a boost in its economic and population growth making the town as an important commercial and mining community of the region. Because of its important role in the commercial development, extending through the 19th and 20th centuries, the Downtown Webb City Historic District qualifies under Criterion A for Commerce.

Construction in downtown Webb City briskly developed in the 1870s – 1880s due to the success of the lead and zinc mines in Webb City and the surrounding area. The establishment of Webb City is directly

linked to the discovery of lead when lead was discovered on land owned by the town's founder. Originally, downtown Webb City was comprised of framed commercial buildings. Buildings generally served a multi-purpose with commercial space on the first level. Housed in the commercial spaces were mining trade or related mining businesses, department stores, drug stores, grocery stores, jewelry stores, banks, restaurants, undertaking and various other retail interests. The upper levels held apartments, offices, public or social halls. City directories list several mine workers lived in the rooms or apartments on the upper levels as well as other various professional business individuals or workers.

The Downtown Webb City Historic District additionally qualifies under Criterion C for its significant architectural character, uniting contiguous blocks of attractive brick commercial buildings and a Queen Anne residential dwelling that characterize the stylistic development of the late 19th century through the 20th century construction techniques and building types. Since the earliest building in the district was erected ca. 1883 and the majority constructed from 1905-1915, the district presents a well-integrated physical appearance. The harmonious of storefronts, recessed entrances, press metal cornices, cast iron storefronts, brick corbelling, various brick colors, stone facades, terra cotta detailing, Carrera glass detailing, building heights, and overall building scale, enhances the commercial blocks. In addition, the district is comprised of buildings with individual character such as the 1887 Hatten Raymond Block (201-207 N. Main) which features Italianate influence and pressed metal upper facade detailing; the 1906 Unity Building at 114-116 N. Main, a multi-front corner block building emphasizing its verticalness and terra cotta detailing. As well as the 1931 Civic Theater at 217 W. Daugherty, a building combining influence of the Art Deco, Streamlined Moderne, and Spanish Mission styles with a combination of materials and detailing. A Queen Anne style dwelling, at 128 N. Webb, exhibits the design style of a wealthy miner and businessman; its large square tower, slate roof, roof cresting and an unique decorative horizontal band that surrounds the base of the roofline. The dwelling serves as a reminder of the houses that once existed on this block only to be replaced by the expanding commercial district.

By 1883, the first brick building in the district was constructed, the Middle West Hotel (1 S. Main), and as the city expanded, a few more brick buildings were replacing the frame buildings. By 1887, Webb City saw the construction of a large broad front building (Hatten Raymond Block; 201-207 N. Main) with elaborate detailing in the pressed metal cornice line, window hoods, and the date inscribed a the cornice line. Soon other brick buildings were constructed ca. 1890, some with ornamental detailing with the dates of construction or building name/owner inscribed on the facade. The majority of the brick buildings were constructed approximately from 1905–1915. A few of the buildings were designed to stand out among their associates like the Unity Building (114-116 N. Main) with its corner tower and terra cotta detailing, and the Wright Building at 101 W. Daugherty with its highly decorative prefabricated metal upper façade. The last contributing building was constructed ca. 1965 to replace a building that was destroyed by fire. The building was constructed to house the previous occupant of the destroyed building, an attorney. Only two buildings was constructed after 1965, 112 N. Main was constructed in 1967 to replace the other building which burned in 1965, however it is a non-contributing resource due to the remodeled Dryvit clad facade (1980s). The other building built after the period of significance was constructed in 1982, to house a bank, at 121 W. Broadway and is non-contributing due to its age.

The Downtown Webb City Historic District is one large section of the downtown commercial corridor in Webb City. The district is the city's most intact, in terms of contiguous commercial corridor development, based on architectural and historic survey data compiled in 1990. In addition a "Site Visit Report and

Recommendation" prepared by Tiffany Patterson in 2009 recommended the properties in the district boundaries as the only potential commercial district at the time. While the Downtown Webb City Historic District is the most intact late 19th – mid-20th century commercial district, it is possible there other small commercial districts eligible for National Register consideration, as the survey data is more than 20 years old. The blocks north and south of the Downtown Webb City Historic District have undergone alterations and are not as intact.

Historical Background

Webb City, named for the man who founded the town and whose land the town was built upon, John C. Webb. Prior to the booming mining industry town, the land in which Webb City established was farmland. Tradition holds there are different stories on the way the mining boom came about in Webb City. There is no clear evidence to suggest which, if any, of the following are true The popular tradition of Webb City holds that Webb was working his farmland when he plowed up a piece of lead ore, which spearheaded the lead and zinc mining boom of the area. Another story states a wagon of lead was crossing over Webb's land and when the driver drove off, Webb noticed pieces of lead had fallen from the wagon, which inspired him to search for lead on his land. The final version of the story states another wagon was transporting lead across Webb's land, one of the men transporting the lead spotted ore in the wagon tracks. Whichever story is true, the fact remains that lead was discovered on Webb's land and a mining boom in the area spurred the development of Webb City.[2]

Webb platted the city in 1875. The town was surveyed on July 26, 1875 by Elijah Lloyd, and recorded on September 11, 1875 by James A Bolen. Webb began construction on his residence in August of the same year and soon other houses and a couple of commercial buildings were constructed. The first addition to Webb City was surveyed on August 12, 1876 by Kos Elliott and recorded on August 24, 1876 by Bolen with a second addition surveyed and recorded in September of the same year with several more to follow. A building boom began in 1877, and the first commissioned postmaster was established, J.E. McNair served as postmaster. Webb City was incorporated as a city of the fourth class on February 28, 1878; incorporation of the town was led by W.A. Ashcroft, O. Jacobs, James Smith, J. E. McNair d R.A. Sterling. On April 1890, the class became a city of the third class.[3]

Webb City experienced its biggest population growth from 1880–1890 when the population had an increase of 217.6 percent. Webb City was home to 1,588 residents in 1880 and the 1890 census showed 5,042 residents.[4] By 1888, the town had a few brick commercial buildings erected, three railroad depots, two of which were located within the city limits on the east side of town and one located on the west side. The mining industry served as the catalysts for business growth, and the town had three hotels and dry goods stores, ten grocery stores, one millinery, two churches, one jewelry store, four restaurants, a bank, three livery stables, a school, a blacksmith, two drug stores, various other retail shops, salons, social organizations, and a band. The land the school and church was located was provided by Webb and he

[2] Webb City Genealogical Society. *Families and Histories of Webb City, Carterville and Oronogo ,Missouri,* Volume 1, Webb City Genealogical Society, Missouri, 2007, 8.
[3] *The History of Jasper County, Missouri.* Des Moines, Iowa: Mills & Company, 1883, 610-611.
[4] United States Census Bureau. 1880-1970.

built the Webb City Hotel in 1876. Also by 1888, Webb City had a local newspaper, the *Webb City Times.*[5] Webb City continued to flourish in the early 1900s and the Webb City College, a Young Ladies Seminary was established in 1902, the only one in the southwest region. In March of 1903, Webb City had five new businesses and later in the year, Webb City Lumber would open. Then in 1915, the Carnegie Library opened, the construction cost of the building was $25,000. June of the same year, the Webb City mining district set a world record for ore cost at $110,000.[6]

It was not until 1920 that Webb City experienced a decrease in population. By 1910, the population had grown to 11,817, a 28.4 percent increase from 1900, but 1920 the population was down by 33.9%.[7] While the mines continued to do well during WWI, a new mining boom started in Oklahoma, which led to a slump in the mining industry and a decrease in population with miners following the newest mining boom.[8] By 1930, the population had dropped to 6,876 but it would increase in 1940 to 7,033 as the mines picked up business, providing lead and zinc for WWII related military items.[9] While Webb City did experience a decrease in population, unlike other small towns founded by the mining industry, Webb City benefited from the endeavors of forward-thing public officials, citizens, businesspersons, and others who worked to diversify its economic base by bringing in new industry. According to a 1947 city directory, Webb City's industry expanded from mining to agriculture, animal stock raising, with the chief manufacturing being dynamite, mill feed, men and children's clothing, mining related machinery, and caskets and gravel industry. The diverse industry in Webb City served as a catalyst for the downtown area creating a demand for retail business.[10] Unlike most downtowns during the 1950s through the 1970s, Webb City did not experience the new commercial competition in the manner of strip shopping centers, enclosed shopping malls, as a result the district did not experience a strong withdraw of downtown merchants, professional offices, and other businesses relocating outside of the historic downtown. Webb City's downtown commercial corridor has remained active as the central business corridor, as the city never experienced the development of a new commercial area or strip malls like so many downtowns have experienced which resulted in those downtowns decline as the main commercial center. While the Downtown Webb City Historic District may have faced some waning off and on throughout the years, it has never stopped serving as the commercial district of the community. Main Street located within the center of the district boundaries served and continues to serve as the chief thoroughfare for traffic in Webb City, and provides access to Highway 171 and Route 66 (W. Broadway), which has contributed to the downtown commercial district being viable to the present time.

Overview of the Mining Industry History in Webb City

The early history and success of Webb City evolved from the lead and zinc mines in Webb City and the surrounding area. Roughly, in 1838, the first commercial ore was discovered in southwest Missouri. Webb City is located in what is known as the Tri-State Mining District and the Mineral Area. This district is one of the foremost mining districts in the United States. The Tri-State Mining District encompasses an

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[5] *The History of Jasper County, Missouri.* 612; Sanborn Fire Insurance Maps. Webb City, Jasper County, MO. New York: Sanborn Fire Insurance Company, 1891, 1900 and 1915.
[6] Webb City Genealogical Society, 16-17.
[7] United States Census Bureau, 1910, 1920, 1930, and 1940.
[8] Jeanee Newby. *Ancestors, Legends, and Time: Pioneers*, 2003 5; and Gibson, A.M., *Chronicles of Oklahoma: A Social History of the Tri-State District*, Oklahoma City: Oklahoma Historical Society, 1959, 182.
[9] Newby; and Census 1920, 1930, 1940.

area of roughly 2,400 square miles that included Jasper and Newton Counties in Missouri, Cherokee County in Kansas, as well as Ottawa County in Oklahoma.[11] While commonly referred to as the Tri-State Mining District, it was also referred to as the Joplin District, Missouri-Kansas-Oklahoma District, Southwest District of Missouri, and the Tri-State Lead-Zinc District. Mining camps in the three-state area located outside of the Joplin area were considered secondary, hence the reason the district was sometimes called the Joplin District.[12]

Like most towns in the mining area, Webb City developed from a mining camp. Some of those camps never progressed into a full-blown town because of ore deposits being limited, and miners moving to other areas. Webb City had the good fortune to be established in an area rich in lead and zinc ore. At one time, the Tri-State Mining District held over 82 camps. If ore deposits were plentiful, the miners remained in the camp, which served as the catalyst for Webb City to transition from a mining camp to a town, when it branched out into new businesses to meet the supply demands of the miners and nearby camps. Once a town became more economically diverse, miners relocated to live in town and commuted to outlying camps as they did with Webb City.[13]

Nearby Joplin was considered the leading town in the Mineral Area district for retail, banking, transportation, and mining related business.[14] However, Webb City, for a small town, flourished with the mining boom, which led to at least three hotels, the Missouri Pacific Railroad Depot, and a building to house city hall by 1891. By 1900, Webb City had approximately 45 mines and related mining businesses and by 1915, there were roughly 79 mines or related mining businesses within the city limits (See Commerce section for a more detailed list of mining related business located within the Downtown Webb City Historic District). Some of the names of the mines included: Eureka Mine, Silver Moon, Silver Dick, Mocking Bird, Wheel of Fortune, White Dog, What Cheer Mine, G. Zula mine, Coyne & Dermott's Mine, Brewer & Brown Mine.[15]

According to the "*Missouri Mine Outputs in 1915*," the year, 1915 had more mine related activity than the previous years in Webb City. Mining companies were building new plants and more mining deals were conducted then those in prior years.[16] In July of 1915, The Hurry Up Mine Company of Webb City, purchased 30 acres and a mill from Portia Mining Company in Galena, Kansas at a cost of $30,000. S. Y. Ramage & Oil Company of Pennsylvania was already operating a mine in Webb City but expanded purchasing the O.F. & L. Mining Company, and constructed three plants. By August of 1915, $135 per ton was attained for zinc, which doubled since December 1914. With the increase cost in zinc, workers saw an increase in pay from $3.75 per day to $4.00 for machine workers and $3.25 per day to $3.50 for helpers. At this time, the largest zinc mill in the area was located just south of Webb City, and produced 500 tons per shift.[17] The Webb City-Carterville–Prosperity district was the chief manufacturer of blende and galena from "sheet ground" mines in southwest Missouri. The district produced 60 percent of galena concentrates sold in 1915. During 1915, the district produced an estimated 4,985,100 tons of ore, or 48

[10] City Directory 1947.
[11] Molly Starkey. Geologist, Missouri Geological Survey. Interview by email, 11 December 2013.
[12] Milton D. Rafferty. *The Ozarks: Land & Life*, Norman, OK: University of Oklahoma Press, 1980, 124.
[13] Ibid. 334-335.
[14] Ibid.
[15] Sanborn, 1891, 1900 and 1915.
[16] "Mining and Engineering," *Missouri Mine Output in 1915*, July 17, 1916, 1128.

percent of the total crude ore mined in southwest Missouri, an increase from the 2,000,000 tons produced in 1914. The second most productive in the southwest Missouri region was Joplin with 1,600 tons in galena.[18]

The mining business in Webb City and the surround area continued to prosper through WWI when the war demands required lead for the manufacturing of bullets and shelling casing required zinc.[19] The peak of mining in the Tri-State District occurred during WWII. The district produced 500,000,000 million tons of ore and it resulted in a total of 22,637,000 tons of zinc and lead 3,732,000 for a total value exceeding two billion dollars after smelting during the time period of 1848-1970.[20] Production of the lead and zinc mines experienced a decline after WW II, then in the 1960s the larger companies withdrew their employees. Mining continued in the Tri-State District until 1970 with the last noteworthy production in 1957 in the Webb City region [21] There are many by-products manufactured from zinc and lead. Galvanized iron and steel is manufactured utilizing zinc, and tires, and pharmaceuticals required zinc oxide. Lead was consumed for the manufactured goods of plumbing supplies, batteries, paint, gasoline, among other consumer products, helping to keep the mine industry active in Webb City and the surrounding area.[22]

Overview History of the Southwest Missouri Electric Railway

The growth and development of Webb City was influenced by the electric railway line, which launched a new mode of transportation in the late 19th and early 20th century in Webb City. The Southwest Missouri Electric Railway organized in 1893 and replaced the previous method of transportation established in 1889, a mule-driven Streetcar known as the Twin Cities Street Railway, and operated between Webb City and Carterville. Alfred H. Rogers established both modes of transportation. The new system ran on the prevailing right-of-way, in addition three of the mule car drivers were engaged to operate the new system.[23]

C. Manker, the mayor of Webb City, had the forethought to insist within the operating contract of the Southwest Missouri Electric Railway that all railway amenities, offices, car and repair garages are located within the city limits of Webb City as a way to draw more business to the community.[24] While Southwest Missouri Electric Railway was organized in 1893, plans to establish an electric railway was underway by 1892 as evidenced by a revised ordinance approved October 3rd and adopted on October 17th by Manker. As stated in the ordinance, the city granted the railway as a corporation under the laws of Missouri for a

[17] "Mining and Scientific Press," Volume 111, July – December 1915, San Francisco: CA, 1915, 60, 903.
[18] H. D. McCaskey. *Mineral Resources of the United States 1915*. Washington: Washington Government Printing Office, 1917, 91-92.
[19] Leslie Simpson. *Joplin: Postcard History*, Charleston, SC: Arcadia Publishing, 2011, 9.
[20] Douglas C. Brockie. Edward H. Hare, Jr., and Paul R. Dingess, 1968, "The Geology and Ore Deposits of the Tri-State District of Missouri, Kansas, and Oklahoma," in: John D. Ridge, ed., Ore Deposits of the United States, 1933-1967, The American Institute of Mining Metallurgical and Petroleum Engineers, Inc., New York, 400-430.
[21] Richard E. Meyer. "The Tar Creek Time Bomb," *Los Angeles Times,* Available online at: www.whaton.unwaterlooc/waton/s902.html (Accessed December 2, 2013.
[22] Simpson.
[23] Webb City Genealogical Society, 31.
[24] Dr. David Quick, Myers-Phinney, Linda, and Webb City Preservation Committee. "A Survey of Webb City, Phase 1 Report, Webb City, Missouri, September 1996, 10.

time of 50 years. The ordinance permitted Southwest Missouri Electric Railway to construct, operate, and maintain a street railway by electric power through essential equipment, wires, switches, turntables, and turnouts, single or double tracks, in addition to the erection of wooden poles. Streets less than 50 feet wide were to have a single track installed. The tracks were to be laid commencing at the southern city limits of Webb City, installed upon the street along the ranges of 32 and 33. Then onward, north along the road with the range line to the right-of-way of the St. Louis & San Francisco Railway Company; thereafter across private property to Daugherty street, and subsequently east on the center of Daugherty street to the center of Allen (now Main). Then it moved forward south on the center of Allen (now Main) street to the center of Main (now Broadway) street, then east on the center of Main (now Broadway) forward to the eastern terminus Main (now Broadway). The ordinance further stated all wooden poles erected must be of cedar, painted and placed where the street committee determined poles be installed with wires at least 20 feet above the ground surface. Furthermore, the all placements of turntables, switches, turnouts, or sidetracks were approved by the city and the railway had to be completed within one year after the publication of the ordinance. The fee for passengers was set at five cents for one continuous passage from any location on the railway in Webb City, including the stops located within the Downtown Webb City Historic District, and to any location within the present city or Carterville. Children under five years old if accompanied by a parent or guardian rode free. Children under 12 years of age were charged at half-fare. The speed of the cars was regulated by the ordinance as well. The speed limit within city limits was ten miles per hour, and three miles per hour when conduction turns from one street onto another. Outside of the city limits, the speed limit was 15 miles per hour. In addition, the railway company for the first five years paid to the city $100 for an annual fee, after the fifth year, the city reserved the right to adjust the fee if necessary.[25]

Tradition holds one of the reasons the mayor wanted the railway offices to be located in Webb City was to help resolve any concerns the local merchants had regarding the new railway deviating customers from their local stores to the businesses located in the surrounding towns located on the rail line. Webb City merchants were not the only ones to have these worries. According to a report completed in 1902, merchants across the country shared in the same concerns. However, when polled the merchants revealed for the most part, they experienced an increase in business with the only downturn experienced in towns of a population less than 5,000 in which a larger town was nearby on the rail line. Webb City in 1902 had a population around 9,201 (1900 census). It was discovered, that not only did the merchants retain their regular customers, but increased their customer base with visitors shopping in their town via railway and through new residents who relocated into town since the railway made it convenient to commute to jobs outside of city limits.[26] Like the national trend, Webb City experience an increase in population from 1890 to 1900, an increase of 82.5% and another increase by 1910 to 28.4% making the population of Webb City 11, 817.[27] Merchants nationwide discovered while the electric railways may profit from new passengers, their business experience a growth due to new demands for goods, which resulted in an increase in sales.[28]

[25] G. Morrison Pritchett, Attorney for the City. "The Revised Ordinances of The City of Webb City, Missouri," Webb City, Missouri, 1905, 3-16.
[26] W. M. Steuart. "Street and Electric Railways; 1902," Department of Commerce and Labor Bureau of the Census, S.N.D. North, Director, Washington: Government Printing Office, 1905 112-116.
[27] United States Census Bureau. 1880-1970.
[28] Steuart. 112-116.

The railway route ran through the center of the Downtown Webb City Historic District, allowing people to use the railway to commute to work and their homes, to shop and to visit the district.[29]

The Southwest Missouri Electric Railway, based in Webb City during 1902, when compared to other electric railway systems in smaller communities in Missouri had more miles of track and more cars compared to other electric railway companies. In comparison, the Southwest Missouri Electric Railway had a total of 40 cars, 36 passenger, one freight and mail, and two for work-related functions (one work car was non-electric). Of the 36 passenger cars, 25 were closed cars and 11 were open. The Hannibal Railway & Electric had six cars, three enclosed, and three of the open style. Located in Springfield, the Springfield Traction line had 31 cars with 17 enclosed cars and only 18 being electric. The Railway & Electric of Sedalia had 18 cars with six of those being enclosed cars, and one non-electric. The total miles of track for the Southwest Missouri Electric Railway were 36.61, Springfield 16.30, Hannibal 4.25, and Sedalia 6.06.[30]

While the electric railway helped to increase the population and growth of the economy, Webb City experienced other changes as a direct result of the railway. The Midwest Hotel located in the Downtown Webb City Historic District on the southeast corner of S. Main and E. Broadway, underwent a major renovation (1902) to align its façade with the railway line. Originally, the façade fronted north on Broadway, with the realignment, the façade changed to face west on S. Main street, fronting the railway line.[31] The Midwest Hotel was not the only business to make changes to accommodate the traffic from the railway. The drugs stores located at 111 W. Daugherty and 201 N. Main, located across from each other, functioned as stops on the line. The drug store at 201 N. Main, owned by C. S. Bradbury, changed the name of his business to Electric Drug Store in 1916 to pay homage to the electric railway. [32] While the changing of Allen street to Main street, and Main to Broadway was a direct result the railway line and its route, the names changes did not occur until the 1920s according to documentation provided by Sanborn maps and city directories.[33]

The Southwest Missouri Electric Railway originally started with 8 miles of tract and expanded over the years to include a line westward from Joplin to Galena, Kansas (1896), then in 1903, another line was added via Duenweg; in 1906, a line was constructed going north from Webb City to Alba in 1906. The railway expanded again in 1917-1918 adding more track from Galena to Baxter Springs then to Picher with a connection to the Northeast Oklahoma line. The Southwest Missouri Electric Railway was one of the pioneers in the field of interurban railways in the United States and its establishment was extensively publicized. The railway was profitable and paid dividends until 1921 when it experienced a brutal loss in traffic due to the increase automobile traffic and from a decrease in mining traffic.[34] The Southwest Missouri Electric Railway continued in operation until 1939 and serviced 94 miles with railway cars operating from 6:00 a.m. to 10:30 p.m., on a schedule of leaving towns every half hour. The Southwest Missouri Electric Railway played a significant role in the history of Webb City, it increased the economy in

[29] Webb City Genealogical Society. 31- 32.
[30] Steuart, 288 and 314.
[31] Webb City Genealogical Society, 109.
[32] Ibid.127; Quick, 11.
[33] Quick, 11.
[34] George W. Hilton and Due, John F. *The Electric Interurban Railways in America*, Stanford, California: Stanford University Press, 1960 369-369.

Webb City, allowed miners to move to town, then commuted to work as well as allowed people from outside the city to travel easily to the Downtown Webb City Historic District to shop and conduct business.[35]

Areas of Significance: Criterion A:

Commerce

The Downtown Webb City Historic District holds a substantial quantity of buildings that functioned as the community's central business district and housed many of its businesses, entertainment institutions, governmental, and social institutions for the citizens of Webb City and the employees of the lead and zinc mines located in Webb City and the surrounding area. (See Tables 1, 2, 3, illustrating the location of mining and mining related businesses located within the Webb City Historic District boundaries)

As stated in the historic context, the history and success of the Downtown Webb City Historic District is interrelated to the history of the mining industry and the electric railway of the community. Prior to the discovery of lead on the town founder's property, Webb City did not exist even as a rural outpost, it was used as farmland or not occupied. However, when Webb discovered lead on his farmland, it spurred a mining boom, which in turn gave rise to mining camps. The mining camps spurred on the economic development of the area and stemmed the founding of Webb City, and the construction of the properties located in the Downtown Webb City Historic District.

At first, the Downtown Webb City Historic District contained frame buildings, and the first large scale brick building was the Middle West Hotel (1 S. Main Street), ca. 1883. (See Map page 53, Figure 2 illustrating the construction history of the district) According to the 1891 Sanborn map, the building housed the Webb City Opera House in the western section and a grocery store in the eastern section. As stated earlier, in 1902, the building underwent a massive remodel to accommodate the electric railway system and its passengers. At this same time, the Middle West Hotel building was expanded to the southernmost section of the west elevation (Main Street). By 1906, the Middle West Hotel building housed the Orpheum Theatre in the westernmost section. Located in the rest of the building at 1 S. Main were offices, a pawnshop, two saloons, and a pool hall with residential rooms occupied by various residents and mine employees.[36] The Middle West Hotel was followed by Hatten and Raymond Block (201-207 N. Main), constructed 1887 on the northeast corner of N. Main and Daugherty. The Hatten and Raymond Block was a two-story building that occupied the full-width of the east side of the 200 block of N. Main. According to the 1891 Sanborn map, 201 N. Main housed a hardware store and a tin shop with a tailor and offices on the second floor. A hats and clothing store was located at 203, a 10¢ store with the local post office at 207. Located on the second floor of 203-207 N. Main was a printing shop and offices. By 1893, a bookstore was located at 203 N. Main while in 1901 a clothing store was located in the space and with dry goods at 201. Henry C. Humprey, who moved to the area in 1899, started the dry goods business. Humprey had approximately $4,000.00 in merchandise to start a business, by the end of the first year he grossed around $17,000. Humphrey's employed about 35-40 workers and later tradition holds he did around $300,000 in business over the years. The block became known as Humprey's Block,

[35] Phyllis Rossiter. *A Living History of the Ozarks*, Gretnai, Louisiana: Pelican Publishing Company, 1992, 94.
[36] Sanborn, 1885, 1891, 1893, 1900, 1906, 1915, 1925, 1948.

then the Bishop Deli Block. [37] This intersection of N. Main and Daugherty holds some of the most impressive buildings of the district. In 1890, 111-119 N. Main, was constructed and while not as large as 201-211 N. Main, it is one of the largest buildings in the district, and housed a variety of businesses on the first floor from 1891-1915 according to Sanborn maps. Businesses located in the building were a dry goods and clothing store, barbershop, salon, plumbing house, and a shoe store with a furniture warehouse located in part of the building in 1906. The second floor housed the Morris Opera House when it first opened, then by 1900, Sanborn map list the space as a public hall.[38] On the northwest corner of N. Main and W. Daugherty, a two-story brick building was constructed ca. 1899. This building is known as the Wright building for Charles Wright who built it and, was in the mining business. It housed a drug store on the first floor and office space on the second floor with residential living space above. The building has continually housed a drug store although it has changed ownership and names over the years. [39]

The Newland Hotel (ca. 1890), located at 18-30 S. Main was a three-story building that occupied the full-width of the west side of the second block of S. Main. According to the 1891 Sanborn map the building held a variety of business in addition to the hotel. A kitchen, dining room, and bar served as part of the hotel with a drug store, dry goods, clothing store, furniture and carpet store located in the different storefronts of the building. Over the years, the storefronts continued to house a variety of businesses and mine employees, according to the early city directories, occupied several of the rooms. [40] Then sometime after 1925, a fire damaged some the building with only the northernmost section left, but with the third story removed.[41] At around the same time as the Newland Hotel was erected, a two-story bank building constructed at 108 N. Main, ca. 1890 that also provided office space for a mining business.

The Downtown Webb City Historic District flourished and more brick buildings were constructed replacing existing frame structures or on underutilized lots. The commercial success of the Downtown Webb City Historic District was acquired not only by the existence of the many zinc and lead mines nearby but also by the mixed-use character of the downtown. The downtown was a place for people to live in the upper level apartments or rooms, as well as people conducting everyday business, shopping or going out to eat. Because commercial activities increased, between 1900 and 1915 due to the mining industry and the electric railway, the downtown district underwent a construction boom with the existing frame building replaced by the current commercial buildings in the district. Businessmen located their mining offices or mining related businesses to buildings located within the district and the electric railway allowed people to commute to the district to conduct business, shopping, to work or to live. A few buildings were constructed in the 1920s (209 N. Main, 24, 26, 28 S. Main and 223 W. Daugherty), 1930s (30 S. Main, 112 N. Webb, 217 W. Daugherty) and 1940s (10 S. Main, 221 W. Daugherty, 299 N. Liberty); two were constructed in 1960s (110, 112 N. Main) and one in 1982 (121 W. Broadway).

Another bank would follow in 1916 at 114-116 N. Main, The Unity Building that housed the Merchants and Miners bank and would become one of the main commercial anchors of the downtown district. Lewis Stevison, who was a miner operator and owned the Roger Lead and Zinc Company, established the Merchants and Miners bank. The Merchants and Miners Banks operated out of the 116 storefront on N. Main, with O.C. Zaumsel Jeweler housed at 114. This three-story building housed several physicians,

[37] Jeanne Newby. *Ancestors, Legends, and Time: "Pioneers,"* 2003, 35.
[38] Sanborn maps 1891, 1893, 1900, 1906, 1915
[39] Newby.
[40] City Directory. 1906-1907, 1916.
[41] Ibid.; Jasper County Land Tax Records, Tax Assessors Office, Jasper County, Missouri.

optometrists, insurance companies, attorney offices, real estate businesses, several mining related businesses, a dress maker (Hazel Putman), the assistance prosecuting attorney, Stonewall Pritchett and Oll P. Rogers, the constable, had offices in the building. Over the years, this building would continue to house a variety of businesses. Stevinson would erect another building (ca. 1914) one block north, the Stevinson Building, 214-216 N. Main which housed the Monarch Shoe Company and rooms for rent on the second level. Jesse Lewis, who rented one of the upstairs apartments, was a miner.[42]

Adjacent to the Stevinson building to the south at 210-212 N. Main was the Aylor Building ca. 1905, named for Joseph Aylor a mine owner. The two-story building housed a store on the first level and YMCA hall on the second floor. By 1906, the first level held two businesses, a grocery at 210 N. Main and a dry goods and Fixit Shop (shoe repair) at 212 N. Main. Sanborn maps indicate by 1915, the first floor was divided into three storefronts with a hardware store, clothing store, and office space.[43] Aylor also owned and built the only residential dwelling located in the district boundaries at 128 N. Webb.

Also located in this general area in the north section of the district were a few building constructed by 1915, at 111, 113-115 W. Daugherty which replaced existing buildings according to the 1900, 1906 and 1915 Sanborn maps. A meat shop was housed at 111, with a restaurant and a grocery store located at 113-115. Fred Wadell, a mine employee lived in a room on the second floor of 111. One block west at 217 W. Daugherty, the Civic Theater building was constructed in 1931 to replace a prior building destroyed by fire that same year. To the west of it is a little one-story building constructed in 1946. Then on the corner of W. Daugherty and Liberty streets is the U.S. Filling Station building ca. 1920, which shares a lot with a concrete block building ca. 1945 that functioned as a garage.[44]

Located on E. Daugherty at 114, Webb City Undertaking constructed a two-story building, which is connected to 110 N. Tom St. The 100 N. Tom building constructed at the latest by 1915, and maybe as early as 1907. The Tom St. building is at the west elevation (rear) upper level to 109 N. Main St., which housed a furniture store, and the Tom St. building served as its warehouse.[45]

Then further down on S. Main, a block of buildings located at 25-29 S. Main were constructed ca. 1900 – 1901. The 25 storefront housed a buggy and harness shop with storage on the second level; the 27 storefront housed a hardware store located on the first and second levels; and the 29 storefront held two businesses in the front section, a barber and office with the rear section occupied by a sash and door store. By 1915, 25 housed a mining supply store with 27 occupied by a harness and 29 had become a saloon.[46] Across the street, John Dermott who was active in the mining business constructed two buildings on S. Main, 8 and 34. The Dermott Building located at 34 S. Main, housed the Marr Grocery for several years and was constructed in 1900. Dermott constructed the Zinc Ore Building (8 S. Main) around 1905. The Zinc Ore Building housed a variety of businesses including the Baum Clothing Store, the mining offices of Dermott, H. B. Jenkins, the law offices of Thomas J. Roney and Melvin Lively. Every Tuesday night, the

[42] City Directory. 1906-1907.
[43] Sanborn maps. 1906 and 1915; City Directory 1906-1907, 1915-1916 1928.
[44] Ibid
[45] Ibid .
[46] Ibid

Knights of the Pythias Hall would meet in the building. Later it would house the local newspaper office and does presently.[47]

Located on the next block south, 10 ½ S. Main was constructed ca. 1913 and housed a stationary store.[48] Today, the building is interconnect with 12 S. Main and houses a local restaurant and homemade ice cream shop. The 12 S. Main location (ca. 1913) was originally built to house the Minerva Candy Company. The Minerva Candy Company remained as the long-standing businesses in the district, operating for over 100 years. The company was founded in 1905, but the current building does not show up on Sanborn maps until the 1915 edition, a frame building stood at this location on the 1906 Sanborn map. The Minerva Candy Company established by Bill Khlentzos and Gus Coukoulis, specialized in homemade candies. The store featured an ice cream parlor. The business continued to succeed and later would be Khlentzos half was purchased by James P. Mallos, and when Coukoulis died in 1921, his brother inherited his share of the business and would later sell it to Mallos in 1930. After WWII, the business was diversified by serving breakfast and lunch. Two other buildings on S. Main served the community as entertainment establishments, both as theaters. In addition to the theater 24 S. and 19 S. Main constructed ca. 1914 also housed a theater. Later, 19 S. Main become a restaurant as it is presently.[49]

The buildings on Webb Street for the most part had some role in the mining business at some point over the years. The Batesville Zinc Company was located at 116; the Twin City Mining Company and Bob McGee Mining Company were housed at 118, as well as, Judson Jones, an assayer. The Waring building (126) constructed by George Waring was in the mining business and assayer, also located in this building was Sam Tamblyn, an ore buyer. The Ryus Building (124) housed William Ryus' mining business. Several mine employees lived on the second level of 120 and 122. Only the building at 112 did not have a direct link with the mining business but it would play an indirect role by reporting the business and stories of the mining business since it housed a local newspaper. Another building located nearby on W. Broadway (110, the Coyne Building) built ca. 1900 by Thomas Coyne a mine owner. The building housed several mining related businesses, and insurance companies.[50]

Located next to 110 W. Broadway at 112 W. Broadway was a gas and service station built ca. 1950. Today is rehabilitated and houses the Route 66 Welcome Center. There is one other building in the district located on Broadway (124 E. Broadway). This building was built to house the warehouse for Webb City Transfer Company and later would be connected to the building behind which fronts Church Street (111-117 E. Church). These two buildings played a significant role in the manufacturing industry in Webb City. When the mining business was in a downtown, Webb City expanded their manufacturing business. A couple of the new industries were housed in these two buildings, the Morton Booth Company and the Rex Metallic Casket Company.[51]

Two buildings were constructed as United States Post Offices, one currently still functions as the post office, 220 N. Daugherty and was built in 1916 to replace the previous post office ca. 1907 at 100-108 N. Main. Over the years, the building would house many businesses and social organizations. The Knights & Ladies of Security and the Elk Lodge was located in the building. Several mine related businesses had

[47] Ibid.
[48] Ibid.
[49] Ibid.
[50] Ibid.
[51] Sanborn, 1900, 1906, 1915, 1925, 1948; City Directories, 1906-1907, 1915-1916, 1919-1920, 1928, 1947.

offices in the building, the Webb City Mining Exchange, Wilson mines, Missouri Zinc Fields Custom Mill, John Guinn Mine operations. Also located at this location were several attorneys and the U.S. Public Health Service. Across the Street at 9 S. Main, the O'Neil Building housed the Masonic Lodge on the third floor, and several mine related businesses on the first two floors including, Prosperity and & Mining, Acme Lead & Zinc Company, the Center Creek Mining Company. In addition, the building hosed Concrete Products, Independent ravel Company, American Ballast Company, the American Gravel Company and Floyd MaGee Osteopathic office. [52]

There are two buildings constructed in 1960s to replaced previous buildings, which were destroyed by a fire in 1965. The building at 110 N. Main was constructed in 1965 to house the Grover law offices, which were, displaced due to the fire, and the reconstruction of the building illustrations the ongoing commercial development and that the district was still a thriving commercial hub. The other building at 112 N. Main, was constructed in 1967 and housed the Taylor's Mens Wear for a number of years, and has recently closed due to the owner retiring. The last building to be constructed in the district is located at 121 W. Broadway, and it was built in 1982 to house a bank, which is still in operation.

The construction of two buildings in the 1960s and one in 1982, illustrate the Downtown Webb City Historic District continued to be viable throughout the period of significance 1883 – 1965. While the lack of city directories does not allow for a detailed listing of businesses housed in the downtown district from the 1930s to 1965, historic photographs in the books *Families and Histories of Webb City, Carterville and Oronogo, Missouri,* Volume 1 and *Pictorial History of Webb City, Carterville, and Oronogo, Missouri,* Volume II, clearly demonstrate the downtown business district of Webb City was viable.[53]

Many of the buildings play a contributing role in the mining industry of Webb City. The following table provides a listing of mining and mining related businesses located in the Downtown Webb City Historic District.

Table 1 - Buildings constructed by businesspersons associated with the mining industry in Webb City:

Building Ca.	Address	Building
1909	124 N. Webb	Ryus Building
1909	126 N. Webb	Waring Building
1914	4 S. Main	McCorkle Building
1905	8 S. Main	Zinc Ore Building
1900	34 S. Main	Dermott Building
1906	114-116 N. Main	Unity Building – Merchants and Miners Bank
1905	210-212 N. Main	Aylor Building
1914	214-216 N. Main	Stevinson Building
1899	101 W. Daugherty	Wright Building
1900	110 W. Broadway	Coyne Building
1890	128 N. Webb	Aylor House

Table 2 – Showing mining businesses listed in the 1906-1907 city directory of Webb City.

[52] Ibid.; city directory 1915-1916.

Building Ca.	Address	Business
1965	110 N. Main	Webb City & Joplin Ballast Company
1965	110 N. Main	Sciota Ballast Company
1890	108 N. Main	Center Creek Mining Company
1890	108 N. Main	W.W. Wainpler Mining Office
1890	108 N. Main	J. G. Womack Mining Office
1906	112 N. Main	J.D. Nail Mining Office
1906	114-116 N. Main – Unity Building	Missouri Zinc Fields – Mining Company
1906	114-116 N. Main – Unity Building	Overland Zinc Fields – Mining Company
1906	114-116 N. Main – Unity Building	Providence Mining Company
1906	114-116 N. Main – Unity Building	Reliance Mining Company
1906	114-116 N. Main – Unity Building	Zinc Fields Lease – Mining Company
1906	114-116 N. Main – Unity Building	Alliance Land & Mining Company
1914	4. S. Main – McCorkle Building	A. M. Wagner Mining Office
1905	8 S. Main – Zinc Ore Building	Spring River Mining Company
1905	8 S. Main – Zinc Ore Building	John Dermott Mining Office
1905	8 S. Main – Zinc Ore Building	H. B. Jenkins Mining Office
1890	20 S. Main – Newland Hotel Building	L. D. Templeton – Ore Buyer
1900	34 S. Main – Dermott Building	W. B. Shackelford Mining Office
Present – parking lot	108 W. Daugherty – Lot housing 121 W. Broadway	American Powder Manufacturing Company
1913	111 W. Daugherty	Union Iron Works – Mining Machinery
1900	110 W. Broadway – Coyne Building	Thomas Coyne Mining Office
Present – parking lot	111 W. Broadway	Lanyon Zinc Company
1950	114 W. Broadway – lot where 112 W. Broadway is located	Cockerill Zinc Company
	*There were also four mining business once located where the outlying vacant lots boarder the boundaries of the district.	

[53] Webb City Genealogical Society. Volume 1, 11-46, 95-143; Volume II, 3-92.

Table 3 – Showing mining businesses listed in the 1915-1916 city directory of Webb City.

Building Ca.	Address	Business
1907	9 S. Webb – O'Neill Building	Acme Lead & Zinc Company
1907	9 S. Webb – O'Neill Building	American Ballast Company
1907	9 S. Webb – O'Neill Building	American Gravel Company
1907	9 S. Webb – O'Neill Building	Center Creek Mining Company
1907	9 S. Webb – O'Neill Building	Independent Gravel Company
1907	9 S. Webb – O'Neill Building	Concrete Products Company
1907	9 S. Webb – O'Neill Building	F. C. Wallower Mining Office
1907	9 S. Webb – O'Neill Building	Matthew Van Siclen Mining Office
1907	9 S. Webb – O'Neill Building	Prosperity Land & Mining Company
1907	9 S. Webb – O'Neill Building	Thomas McCroskey Mining Office
1907	100 – 108 N. Webb	Boston-Duenweg Mining Company
1907	100 – 108 N. Webb	Missouri Zinc Fields Custom Mill
1907	100 – 108 N. Webb	Missouri Zinc Fields Mining Company
1907	100 – 108 N. Webb	J. G. Carmean Mining Office
1907	100 – 108 N. Webb	Carmean & Squires (A. F. Carmean & J. C. Squires) Mining Offices
1907	100 – 108 N. Webb	John R. Guinn Mining Offices
1907	100 – 108 N. Webb	Wilson Mines Company
1907	100 – 108 N. Webb	Webb City Mining Exchange & Real Estate Company
1907	100 – 108 N. Webb	Producers Gravel Company
1907	100 – 108 N. Webb	George Moore – Ore Buyer
1910	116 N. Webb	American Metal Company - George W. Moore – Ore Buyer
1910	116 N. Webb	American Zinc & Chemical Company – George w. Moore – Ore Buyer
1910	116 N. Webb	Bartlesville Zinc Company – George W. Moore – Ore Buyer
1910	116 N. Webb	Chanute Spelter Company – George W. Moore – Ore Buyer – George W. Moore – Ore Buyer
1910	116 N. Webb	Lanyon-Starr Smelting Company
1910	118 N. Webb	Bob McGee Mining Company
Building Ca.	**Address**	**Business**

1910	118 N. Webb	Twin City Mining Company
1910	118 N. Webb	Home Powder Company
1910	118 N. Webb	Judson W. Jones Assayer
1909	122 N. Webb	Henry Flowers – miner - residence
1909	122 N. Webb	Thomas Rider – miner - residence
1909	126 N. Webb	George W. Waring Assayer
1909	126 N. Webb	Samuel Tamblyn Ore Buyer
1906	114 – 116 N. Main – Unity Building	G. T. Chapman Mining Office
1906	114 – 116 N. Main – Unity Building	Temple Chapman Mining Office
1906	114 – 116 N. Main – Unity Building	Holmes Milling Company
1906	114 – 116 N. Main – Unity Building	Walter Holmes Mine Inspector
1906	114 – 116 N. Main – Unity Building	Charles F. Wilson – miner - residence
1906	114 – 116 N. Main – Unity Building	Wilmer A. Mote – miner - residence
1906	114 – 116 N. Main – Unity Building	Orleans Longacre Mining Office
1890	115 N. Main	Charles Hall – miner- residence
1890	115 N. Main	Thomas Gaines – miner - residence
1890	115 N. Main	Curtis Maxwell – miner - residence
1890	115 N. Main	Joe Kimmerman – miner - residence
1890	117 N. Main	Fred Wright – miner - residence
1914	214-216 N. Main – Stevinson Building	Jesse Lewis – miner - residence
1883	Middle West Hotel	William Barnes – miner - residence
1883	Middle West Hotel	Frank Hartley – miner - residence
1883	Middle West Hotel	Charles Zickgraf – miner - residence
1883	Middle West Hotel	Charles Tuttle – miner - residence
1883	Middle West Hotel	Roy Morris – miner - residence
1890	Newland Hotel	Herman Dipley – miner - residence
Building Ca.	**Address**	**Business**

1890	Newland Hotel	Charles Betts Mining office
1890	Newland Hotel	W. A. Houchins Mining Office
1890	Newland Hotel	Howard Wigger – miner - residence
1890	Newland Hotel	Millard Wigger – miner - residence
1914	4 S. Main	Missouri Lumber & Mining Company
1900	34. S. Main – Dermott Building	John Hamm - miner - residence
1900	34. S. Main – Dermott Building	Charles Givin – miner - residence
1913	111 W. Daugherty	Fred Wadell – miner - residence
1900	110 W. Broadway – Coyne Building	Gordon Battell Mining Office
1900	110 W. Broadway – Coyne Building	Cisco Mining Company
1900	110 W. Broadway – Coyne Building	R. Marshall Clark Mining Office
1900	110 W. Broadway – Coyne Building	Emma Gordon Mining Company
1900	110 W. Broadway – Coyne Building	Thomas Coyne Mining Office
1900	110 W. Broadway – Coyne Building	CC & H Mining & Milling Company
1900	110 W. Broadway – Coyne Building	Webb City & Joplin Ballast Company
1900	110 W. Broadway – Coyne Building	Rochester Land & Leasing Company
1900	110 W. Broadway – Coyne Building	Osceola Lead & Zinc Mining Company

Table 4 – Showing mining businesses listed in the 1919 – 1920 city directory of Webb City.

Building Ca.	Address	Business
1907	106 – 108 N. Webb	Boston Duenweg Mining Company
1907	106 – 108 N. Webb	Kusterer Mining Company
	106 – 108 N. Webb	Missouri Zinc Fields Mining Company
1907	106 – 108 N. Webb	Powder Company
1910	116 N. Webb	Eagle Picher Lead Company – Ore Buyer
1909	126 N. Webb	Waring & Williams Assayers
1907	9 S. Webb – O'Neill	Webb City & Joplin Ballast Company
1907	9 S. Webb – O'Neill Building	Independent Gravel Company
1907	9 S. Webb – O'Neill Building	Center Creek Mining Company
1914	214 – 216 N. Main – Stevinson Building	Concord Mining Company
1914	214 – 216 N. Main – Stevinson Building	Unity Mining Company

Overall, throughout the 20th and 21st centuries the buildings located within the Downtown Webb City Historic District has undergone a combination of reuse from one type of retail business to another, with an inflow of new industries (casket company, cigar manufacturing, explosives, clothing manufacturing, and gravel industry) businesses, residents, and the practice of the downtown to sustain the character of the district has helped to retain the district as a commercial corridor. Main Street has served as a major thoroughfare in the community helping maintain an enduring vital district. Contrasting many historic downtowns of the same era, Webb City has continued to utilize its downtown buildings for commercial and residential into the present. It is evident with the construction of 110 and 112 N. Main Street in 1965 and 1967, to replace two buildings destroyed by fire, that business owners still viewed the district as viable and wanted to rebuild within the district boundaries and to locate their businesses downtown. Further evidence of the downtown district continued growth and expanding commerce is demonstrated by the construction of a new bank building in 1982 at 121 W. Broadway. While some buildings are vacant, the downtown district is still very active and host many community events throughout the year. Within the district, Main Street has served and continues to serve as the main traffic thoroughfare in Webb City, contributing to the sustainable commerce of the Downtown Webb City Historic District.

Area of Significance: Criterion C

Architecture

The Downtown Webb City Historic District is eligible for listing in the National Register of Historic Places under Criterion C the area Architecture as an exceptional intact late 19th to mid-20th century commercial district in Webb City. This section of downtown Webb City, located from 34 S Main to Austin Street with the parallel streets, Webb, Tom and Liberty, as well as the side streets, Broadway, Church, Daugherty, Tom comprises a grouping of buildings that create a noteworthy and vital unit, reflecting popular local and national architectural styles. Within the district are several prominent buildings, as well as a few that have a more simplistic design but worthy and contribute to the district. The buildings within the Downtown Webb City Historic District illustrates late-19th to mid-20th century commercial architecture; as well as local and national trends of modernization and renovation of pre-existing buildings when new building materials merged in the building industry. While some buildings reflect the modernization and renovation which commonly occurred in historic downtowns over the years, many buildings endured and are relatively unaltered. The buildings within the district not only depict architectural elements and construction techniques common during the time, but also additionally express the significance of the commercial corridor role in the local community as a business, mixed-use neighborhood, and destination or local/regional residents and workforces.

Two-part commercial blocks (17) and one-story (16) buildings are dominant within the Downtown Webb City Historic District streetscape with, 4 two-story buildings, a multiple-front corner block, 2 corner block buildings as well as a small quantity (9) featuring stylistic overtones of Italianate or Italian Renaissance Revival, Romanesque, Classical Revival Streamline Moderne and Art Deco styles. Brick is the prevailing exterior wall cladding and a substantial number of commercial buildings utilize patterned masonry designs or detailing for architectural appeal. While several of the buildings are devoid of a visibly identifiable architectural style, elements like cornices, designed parapets, corbelled brickwork, brick or stone window headers or sills, stringcourses, and quoins intermix to produce architectural importance on the facades and elevations. Some of the buildings in the district retain their original cast iron storefronts and prefabricated metal cornices. The storefronts in the district generally have an entrance flanked by display windows and transoms. Entrances are flush with the storefront or recessed. Some of the bulkheads are wood panel while others are brick or feature Carrera glass. Several storefronts feature a cast iron header or other elements to delineate the lower levels from the upper levels. A few of the buildings feature prismatic glass transoms (111 W. Daugherty; 12 S. Main).

Early Architecture of the Downtown Webb City Historic District 1883-1899

Originally, the Downtown Webb City Historic District was comprised of framed buildings and functioned as commercial establishments and as residential housing for business owners or other residents. Like so many towns, frame structures were less expensive, faster to construct, and wood building materials more accessible, which resulted in. In addition, frame construction did not require the skill of a brick mason or a stonemason. Brick construction slowly started to replace the frame structures starting in the late 1880s.

The district's earliest extant building is the Middle West Hotel, a corner block, three-story building constructed 1883. Originally, the building fronted E. Broadway (historically E. Main) but was realigned and remodeled to front S. Main (historically S. Alan) in 1902 to accommodate the Electric Railway. The Middle West Hotel still anchors the S. Main and E. Broadway intersection. The corner block building type was designed to be an impressive building that has solid, compelling, shape, strong massing, with defined lines on the facade and the secondary street facing elevation. As with the majority of corner block buildings, the Middle West Hotel was not uniform in designed, to allow the facade to be larger, as well as exhibiting a different design.[54]

During the early development of the district the Italianate and Italian Renaissance styles were utilized in the design of four buildings, all located at the intersection of N. Main and Daugherty streets. The second oldest building in the district, 201-207 N. Main (Hatten and Raymond Block ca. 1887) originally, interconnect but at a later unknown date, the buildings were separated to create two buildings. The 1925 Sanborn maps, depict the buildings were still connected. The 201 N. Main building exhibits an upper level metal facade with Italianate Renaissance characteristics, a popular style in commercial storefronts along with the Italianate style from the 1870s–1880s, but extended into the early 1900s. [55] The second level features double arched centered windows with transoms and is flanked by windows with transoms held in the same opening to give the appearance of tall windows. The upper level also features decorative cast iron pilasters and an ornate cornice line with brackets, which runs the length of this block building highlighting the 203-207 building as well. The first level features a cast iron storefront, stamped with "Carthage & Co. with a chamfered entrance, cast iron column, and pilasters. The 203-207 building features a cast iron storefront with stained-glass transoms. The Italianate style is exhibited on the second level with the tall narrow windows with heavy pedimented full-arch hoods, bracketed cornice line on the upper façade. Across the street from 201 N. Main, on the southeast corner of N. Main and E. Daugherty is the Morris Opera House (111 N. Main) constructed 1890 and designed in the Italianate style. Features of this style can be seen on the second level with the tall, narrow windows, decorative metal arched window hoods, and cornice line with brackets. Located catty-corner from the Morris Opera House, on the northwest corner of N. Main and W. Daugherty is the Wright Building, ca. 1899. It is the other building designed in the Italianate Renaissance style and features an elaborate prefabricated metal façade on the upper level. The Italian Renaissance Revival style is seen in the detailed bracketed cornice line with dentils and decorative shell motif design, multiple ornate pilasters with Corinthian caps, embellished design detailing between pilasters, which flank the windows. A decorative band of fleur-de-lis motifs centered in little squares, divides the second level and cornice line. The Wright Building like the Hatten-Raymond Block features a chamfered entrance and both dominate the north corners of N. Main and Daugherty Streets while incorporating the prefabricated metal on the facades, a trendy architectural design element of the time. Common features of Italianate embellishments found on these four buildings are the window hoods, and the decorative cornice line with brackets.[56]

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[54] Herbert Gottfried and Jan Jennings. *American Vernacular Buildings and Interiors: 1870-1960*, New York: W.W. Norton & Company, Inc., 2009, 242.
[55] Ibid, 234.
[56] Herbert Gottfried and Jan Jennings. *American Vernacular Buildings and Interiors: 1870-1960*, New York: W.W. Norton & Company, Inc., 2009, 238-239.

During this early development period of the district, The National Bank building was constructed ca. 1890 at 108 N. Main, and is a two-part commercial block; a building type that would dominate the district with 17 located in the district boundaries. Although the building may not exhibit a high-style influence as the other four previously mentioned in this time, it does feature patterned masonry designs for architectural visual effect. The parapet has brick piers transiting to a lower level with an instepped brick corbelled cornice on the façade and north elevation. The upper level windows on the façade feature a decorative brick corbelled surround. These architectural design elements enhance this two-part commercial block building and reflect a common type of architecture during the time.[57] The first level of this building was remodeled sometime after the early 1990s and is clad in Dryvit.

The last building constructed during the early development period of the district is the only residential dwelling located within the district's boundaries. The Aylor house designed in the Queen Anne style is located at 128 N. Webb Street, and is located one block west of N. Main Street and the other four buildings constructed during this time. Joseph Aylor, a businessman in the mining industry, built this two and one-half story Queen Anne dwelling in 1890. At one time, the Aylor house stood among other residential dwellings on this block, but around 1910, those houses were replaced by commercial buildings. The Aylor house dominates the corner of N. Webb and W. Daugherty, with its large square tower, steeply pitched complicated slate roof, and roof cresting, all which are characteristics of the Queen Anne style. The house also features, an enclosed wrapped around porch on the facade and west elevation, a stone foundation with a stone water table, an eyebrow and hipped dormers with half-timbering, all features commonly associated with a Queen Anne style house.[58]

Early 20th Century Architecture of the Downtown Webb City Historic District 1900 - 1916

The Downtown Webb City Historic District holds 27 buildings constructed between ca. 1900 – 1916, between ca. 1917 – 1919, the district did not experience any known buildings constructed; however, sufficient documentation is lacking to verify exact construction dates. Some of the earlier buildings during this time have some cast iron storefront features, while other storefronts feature brick storefronts reflecting the stylistic trends in commercial architecture. The majority of the commercial buildings constructed during this time in the district are brick buildings, typically two-part commercial blocks (16) with three two-story buildings, as well as three one-story buildings. A few of the buildings have a stone facade. In addition, the district holds Romanesque and Classical Revival style buildings constructed during this time and one Multi-Front Corner Block building. Several of these buildings exhibit artistic brick dealing along the cornice line and upper facades. While some buildings express their individuality by brick or stone detailing, a few buildings feature popular 20th century building materials, such as Carrera glass or prismatic glass transoms. These buildings express the trend of the time to design a building with individual artistic enhancement which help to set the individual buildings apart from their neighboring buildings in the downtown business district of Webb City.[59]

There are four buildings constructed between 1900 – 1901, all but one are two-part commercial blocks with brick or stone detailing, the fourth is a Romanesque style building. Two of the buildings match in

[57] Ibid.
[58] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1990, 263-265.
[59] Goffried. 233, 265-266.

style and details. The C. Hayden and Clark (27 S. Main) & Dodson Building (29 S. Main), is one building with two storefronts and constructed between 1900 and 1901. These dates are inscribed with the building name in the pedimented cornice. Located at 25 S. Main is the Century Building, ca. 1901, it also has the building name and date inscribed in the pedimented cornice. These two buildings are two-part commercial blocks and feature a cast iron storefront header with rosette medallions that serves as a divider between the first and second levels, which runs the length of the 25-29 S. Main storefronts. The 25 and 27 S. Main storefronts feature a recessed entrance with the 27 S. Main storefront setback at an angle while the 29 storefront holds a flushed entrance. Only the 25 S. Main storefront holds a wooden storefront with wooden bulkheads. The other two have a Perma stone bulkhead. The upper levels of the three facades display decorative brick detailing in the arched window headers, and brick cornice line with the 25-building facade holding a bay window with pressed metal detailing. The other two-part commercial block building constructed in 1900, is the Coyne Building at 110 W. Broadway, a striking building with its stone quoins, which frame the second and third levels, as well as the stone quoins window surrounds.

The Romanesque style building at 34 S. Main (Dermott Building) was built by John Dermott, who also built the Zinc Ore building, a two-part commercial block (ca. 1905) at 8 S. Main. The Romanesque style characteristics featured in the Dermott building is the rusticated stonework trim and the arched openings. While the first level storefront underwent alterations, the original Romanesque style stone entrance surround is intact with a limestone arch opening flanked by rusticated limestone pilasters. The upper level features rusticated arch window hoods with a decorative brick corbelling and a centered limestone relief inscribed with "Dermott Building." Like the Dermott Building, the Zinc Ore building also features a stone relief in the cornice line with "Zinc Ore Building" inscribed in stone. This two-part commercial block has a highly decorative facade with rusticated stone pilasters flanking the first level storefront and early period black Carrera glass bulkhead. The upper level has brick pilasters, brick square window hood molding, with a continuous stone sill. The building retains its original or early period windows. The Zinc Ore building, designed to have its individual artistic flare, is typical of this era in architectural history with two-part commercial blocks. [60]

Also built ca. 1905, the Aylor building at 208-212 N. Main, is another two-part commercial block. While it does not feature stonework like the Zinc Ore building is does have a very decorative cornice with brick corbelling of various patterns, which include rows of dogtooth brick, sawtooth brick, and a simple basket weave pattern. The storefront retains the original cast iron columns stamped "J. F. Moberly Co. Adjacent to this building on the north elevation is the Stevinson Building (ca. 1914), also a two-part commercial block with brick quoins, decorative brick window surrounds, and a projecting cast iron cornice with a scroll design. The building uses brown brick as trim work to offset its decorative features from the red brick wall surface. One of the more highly decorative two-part commercial blocks constructed in the district is the Minerva Candy Co. (ca. 1913) building at 12 S. Main. This building, as well as 111 W. Daugherty (two-part commercial block), also built ca. 1913, feature a prismatic glass transom, a popular type of glass in the early 20th century that not only provided an eye-catching visual effect, but also allowed additional light into a store. [61] The Minerva Candy Co. building has the original cast iron storefront. The upper facade features decorative brick window surrounds, and a tubal shape stone designed replicating a wrapped piece of candy in the cornice line. Other two-part commercial blocks on Main street are located

[60] Ibid. 236-237
[61] Thomas C. Jester. *Twentieth-Century Building Materials: History and Conservation*, National Park Service, New York: McGraw-Hill Companies, 1995, 242.

at 109 N. Main (features a stone facade), and 4 S. Main. Like 109 N. Main, the two-part commercial block at 114 E. Daugherty (ca. 1914) is a brick building with a stone facade, as well as 9 S. Webb (ca. 1907).

The district holds four more two-part commercial blocks, all of which are located on N. Webb (116, 118, 122-124, 126) and constructed ca. 1909 -1910. Each of these buildings is brick, and feature decorative brickwork at the cornice line.

A building that was designed to impress with its artistic brick detailing is the ca. 1906 Unity Building (114-116 N. Main), a multiple-fronted corner block building. One of the character defining features of the building is its corner tower. As planned, this building is striking with a formidable massing, solid lines on both Street facing elevations.[62] The building also incorporates a new trend in architectural elements, terra cotta utilized as an entrance surround and cornice line detailing.[63] In addition to the terra cotta detailing, brick embellishment has been incorporated throughout the design of the building.

Located on W. Daugherty at 113-115, near the Unity Building is a one-story building constructed ca. 1913. The building utilizes a cast iron header with decorative flower motif medallions to delineate the storefront from the upper section of the building. There are three other one-story buildings constructed during this time frame, two of which are non-contributing to the district, 120 N. Webb (no longer retains integrity due to an altered facade) and 18 S. Main (originally a two-story and changed to its current form due to a fire). The one-story building located at 19 S. Main, has an inset entrance with bay display windows on the facade with a project cornice.

Another building type found in the district and constructed during this time are three two-story buildings designed to function more as a warehouse over a commercial type business. Two of these buildings, 124 E. Broadway and 111-117 E. Church are connected on their rear elevations. The third building is located 110-112 N. Tom and is connected to two other buildings, 109 N. Main by the west elevation and to 114 E. Daugherty on the north. These three brick buildings all feature storefronts with garage bay openings, and decorative brick work. These brick embellishments enhanced the building creating a visual pull to the upper level, as was the trend in the early 20th century.[64]

The last building constructed in the district during this period is a Classical Revival style constructed ca. 1916 to house the U.S. Post Office (220 W. Daugherty), and built to replace the previous post office located around the corner at 100-108 N. Webb. It is a smooth stone block, one-story building, and features a full-height portico with six stone Doric columns, and has an entablature featuring dentil with the words inscribed "United States Post Office." The classical revival style was particularly popular for public buildings during the late 19th and early 20th centuries. [65]

A one-story building located at 209 N. Main utilizes the boomtown façade or false front to give the illusion the building is bigger than it actually is in size. The use of a false front with buildings was done to make a building look larger, and this has achieved what the false front role is in this building design. This building

[62] Ibid., 242.
[63] Ibid.
[64] Gottfried, 233 and 236-237.
[65] Ward Buher, AIA. *Dictionary of Building Preservation*, New York: Preservation Press, 1196, 100.

features a centered flushed entrance, which was more typical of when the building was constructed ca. 1925.[66]

Architecture of the Downtown Webb City Historic District 1920 – 1931

There are only nine buildings in the district constructed from 1920 – 1931, according to Sanborn maps and county property records. Four of those buildings, 24, 26, 28, and 30 S Main were constructed after the Newland Hotel suffered damage from a fire and three are one-story buildings with one being a two-story Art Deco style building. There are three other one-story buildings and one building that incorporates design elements from the popular styles of the time, Art Deco, Streamlined Moderne and Spanish Mission – The Civic Theater at 217 W. Daugherty.

The four buildings constructed after the fire of the Newland Hotel, only one incorporates an original architectural feature from the hotel, 24 S. Main has incorporated the original cast iron pilasters into the storefront. This Art Deco building (ca. 1928) houses a theater was remodeled ca. 1945 to its current style, reflecting a trend expressly used in theaters. The Art Deco characteristics are found in the ornamentation, surface sheathing, and neon lights. The exterior wall surface on the upper facade holds porcelain enamel panels while the first level is Dryvit clad with a recessed entrance that holds a ticket booth in the center flanked by entrance doors. A triangular marquee projects out over the first level and has an Art Deco scroll design. The thin porcelain enamel panels act as a sheath meant to give the idea, it is a skin coating the frame of the building. These porcelain enamel panels also projected a delicate and polished surface.[67]

Of the other three buildings constructed on the location of the Newland Hotel, only one, 30 S. Main is contributing to the district, and features a double setback entrance divided by a vertical Perma stone wall with decorative square openings. The storefront is frame with a projecting wall with decorative squares and Perma stone planters offsetting the entrances. The buildings at 26 and 28 S. Main have facades clad in Dryvit and are non-contributing, as is the building at 112 N. Webb for its altered storefront and south elevation.

One other building located on Main street was designed during this period, 209 N. Main. It is also a one-story brick building with a boomtown facade. Overall, the building is very simplistic in design, but the boomtown facade helps to create a sense the building is larger than it actually is, as it lengthens the facade vertically while at the same time creating a sense the building is horizontally wider than its actual form. The boomtown front or false front was a common design element used in one-and –two story buildings. [68]

Located at 223 W. Daugherty is a one-story building designed as a gas station (ca. 1920). This small building has a large projecting canopy that provided shelter for customers, and original large Doric columns, which supported the canopy, have been replaced with red metal rounded posts. While simplistic in design, the building commands attention with a projecting simplified cornice line, large canopy in addition to the building being situated at an angle on the corner property lot.

Located on the same block as 223 W. Daugherty is the Civic Theater ca. 1931. This one-store building is very eye-catching as it exhibits elements of Art Deco, Streamlined Moderne and Spanish Mission styles.

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[66] Gottfried, 234-235.
[67] David Gebhard. *Then National Trust Guide to Art Deco in America,* New York; Preservation Press, 1996, 5-6.
[68] Gottfried. 234-235.

The Art Deco can be seen in the porcelain enamel panels; while the Streamline Moderne is present is the curved glass block wall, which frames the three storefront entrances. The upper level of the building is faced in rough brick, holds a centered Mission style parapet roofline, and is flanked by smaller Mission style parapets, each with a decorative oval stone medallion.

Architecture of The North Main-West Daugherty Downtown District 1965 - 1967

There are only two buildings in the district erected in the mid-20th century and these buildings represent the last buildings in the district to be constructed. Both buildings are concrete block constructed and were built to replace two buildings which were destroyed by a fire in 1965. The building located at 110 N. Main (ca. 1965) is a one-story with a hipped roof (metal clad) and employs decorative concrete blocks to enhance the recessed 1960s metal and glass storefront entrance. Adjoining the north elevation of this building is 112 N. Main (ca. 1967), a one-story Dryvit clad façade with a 1960s metal and glass storefront.

Mid-20th Century Architecture to Modern Movement ca.1940 - 1982

There are only seven buildings in the district erected ca. 1940 – 1982 and these buildings represent the last buildings in the district to be constructed. The building located at 10 S. Main Street, is a one-story building with a boom town façade. While it may be the smallest building it district, it is attention grabbing with the boom town or false façade which is exactly the intend of the false front design. As mentioned previously, buildings designed with a boom town façade were designed to create a sense the building was bigger than it actually was which this building does very well.[69] The remaining buildings are all one-story, and two are non-contributing to the district; 112 N. Main, a concrete block building ca. 1967 was remodeled in the 1980s with a Dryvit clad facade and 121 W. Broadway, a modern influence brick building with Dryvit clad panels that surround the upper level and is non-contributing due to its construction date of 1982. Across the street from 121 W. Broadway at 112 W. Broadway, is a one-story Streamline Moderne influence building ca. 1950. The Streamlined Moderne influence is expressed with a rounded facade, projecting curved flat roof, which emphasizes curved facade, as well as the verticalness of the building along with its smooth wall surface. Attached to the south elevation is a square one-story section originally designed to house a garage and has two garage bays. This building was recently renovated.

The district holds four more contributing buildings, all one-story. Located at 229 N. Liberty, is a one-story concrete block building that holds two garage bays on the facade and is located on the same parcel as the gas station at 223 W. Daugherty. The overall building forms exhibits its function as garage very well. One other building in the district is a concrete block building ca. 1965, 110 N. Main, and features ornamental blocks, which frame the recessed entrance and has a raised metal seam hipped roof. Located at 221 W. Daugherty is a small rectangular shaped brick building with a chamfered facade.

[69] Gottfried, 234-235.

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10. Geographical Data

UTM References, continued.

5. Zone 15, 370150 Easting, 4111983 Northing
6. Zone 15, 370023 Easting, 4111966 Northing
7. Zone 15, 369945 Easting, 4112091 Northing

Verbal Boundary Description

The boundaries of the Downtown Webb City Historic District are shown on the accompanying site plan, Figure 1. The boundary includes 50 buildings and three parking lots.

Boundary Justification

The boundaries of the Downtown Webb City Historic District are drawn to encompass the greatest concentration of historic commercial, government, and one residential dwelling in the downtown area constructed the period of significance – 1883 to 1965 – that contribute to the historic and architectural character of the district. The area immediately outside the district is characterized by later, altered or residential buildings or vacant or parking lots.

Point	Zone	Easting	Northing
1	15	369892	4112271
2	15	370067	4112302
3	15	370152	4112117
4	15	370146	4112050
5	15	370150	4111983
6	15	370023	4111966
7	15	369945	4112091

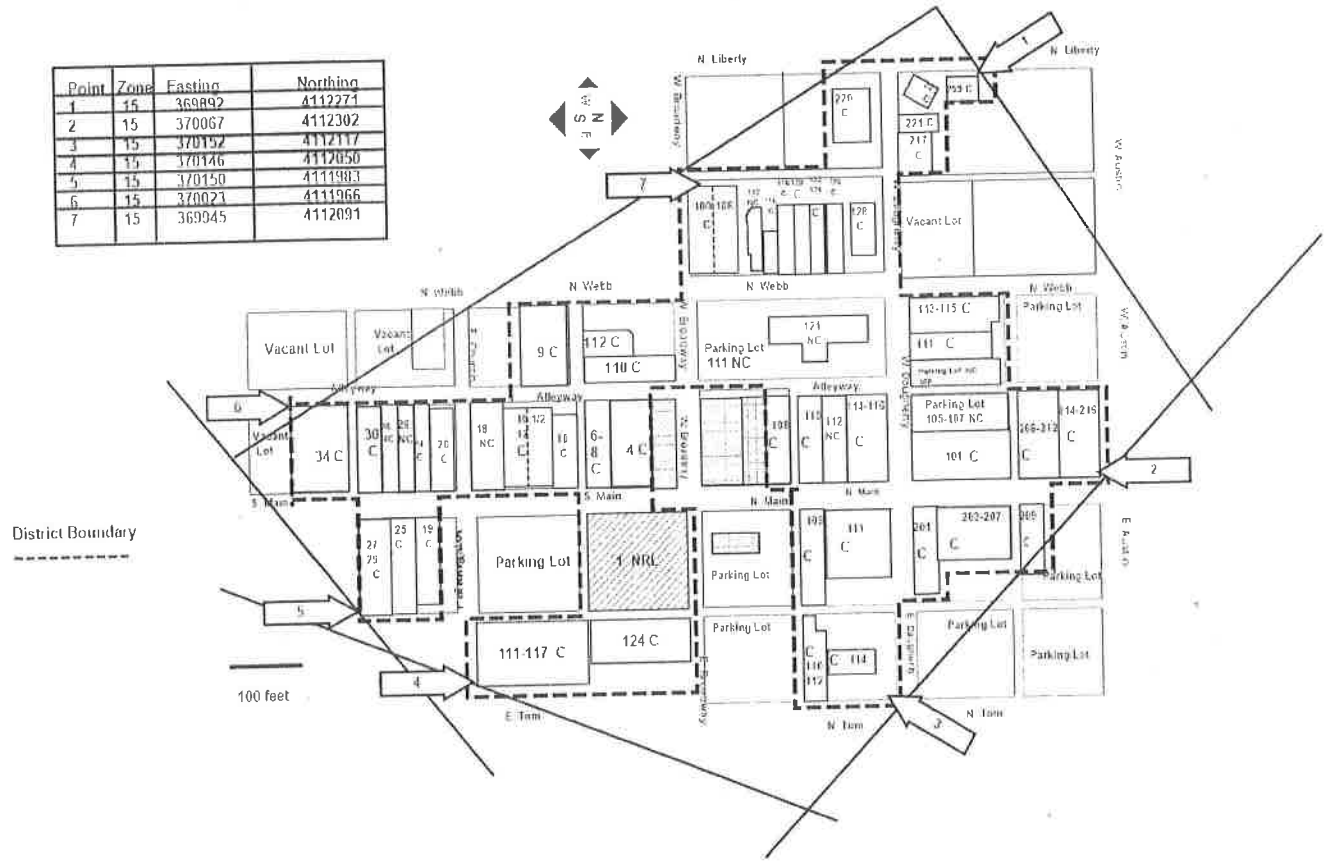


Figure 1. Downtown Webb City Historic District Boundary Map and Photo Key

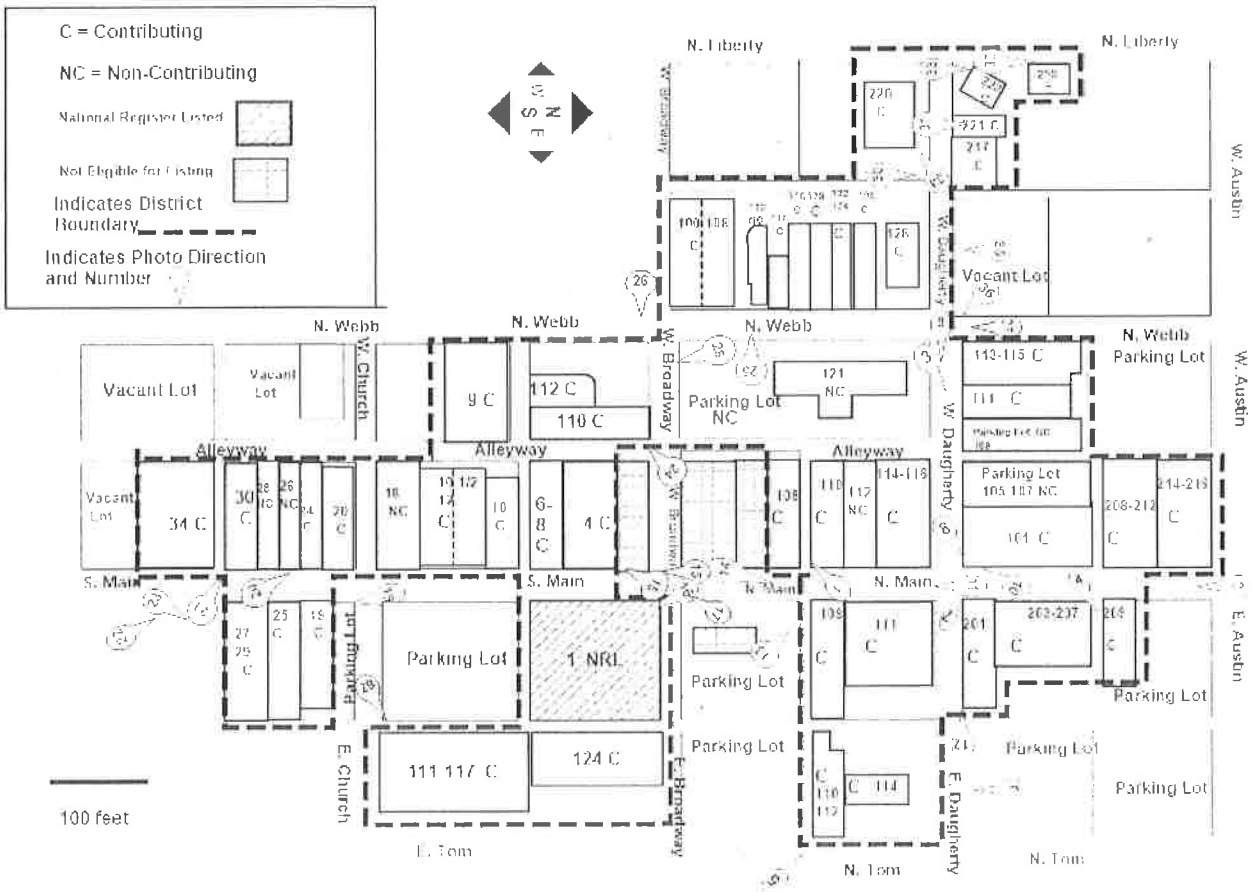


Figure 2. Map illustrating the construction history of the Downtown Webb City Historic District

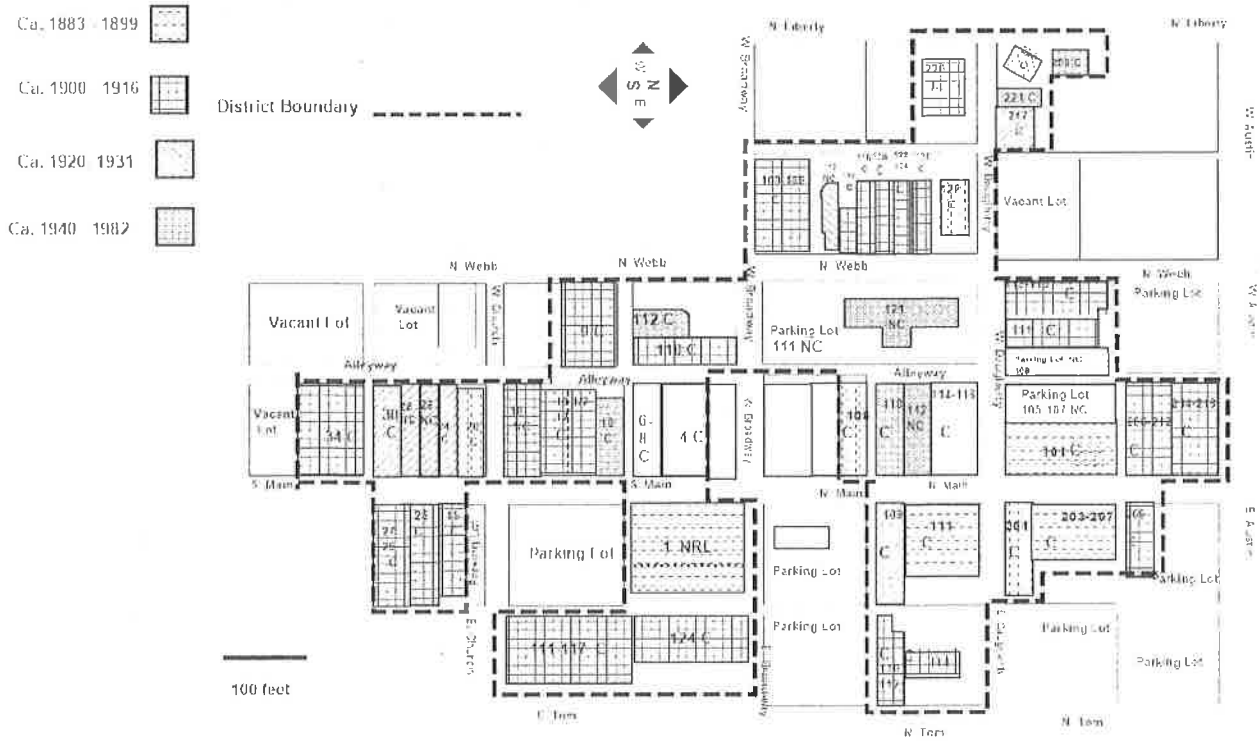
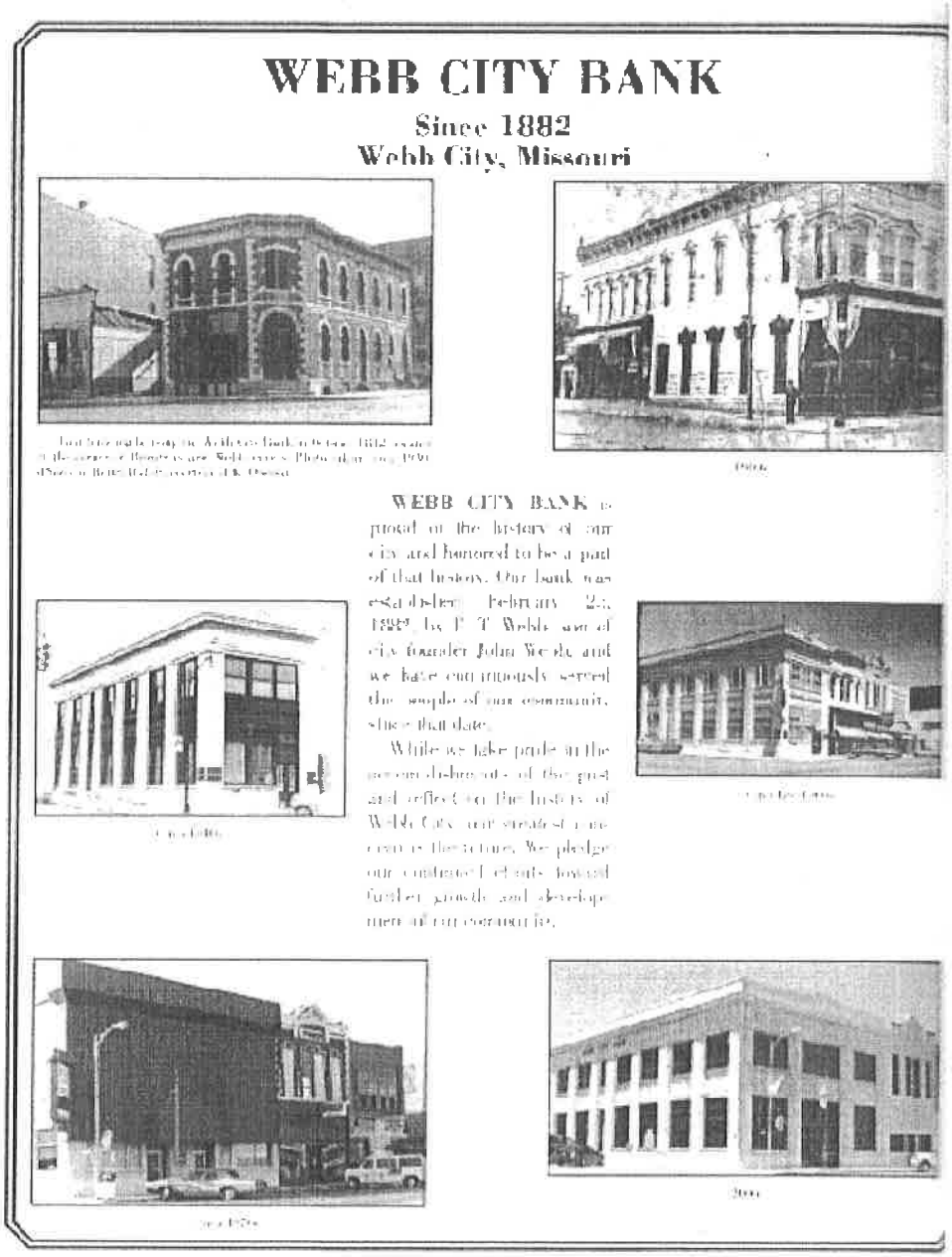


Figure 3. Webb City Bank "Since 1882 Webb City, Missouri" Added by MO SHPO Office. Provided to SHPO via preparer e-mail January 17, 2014



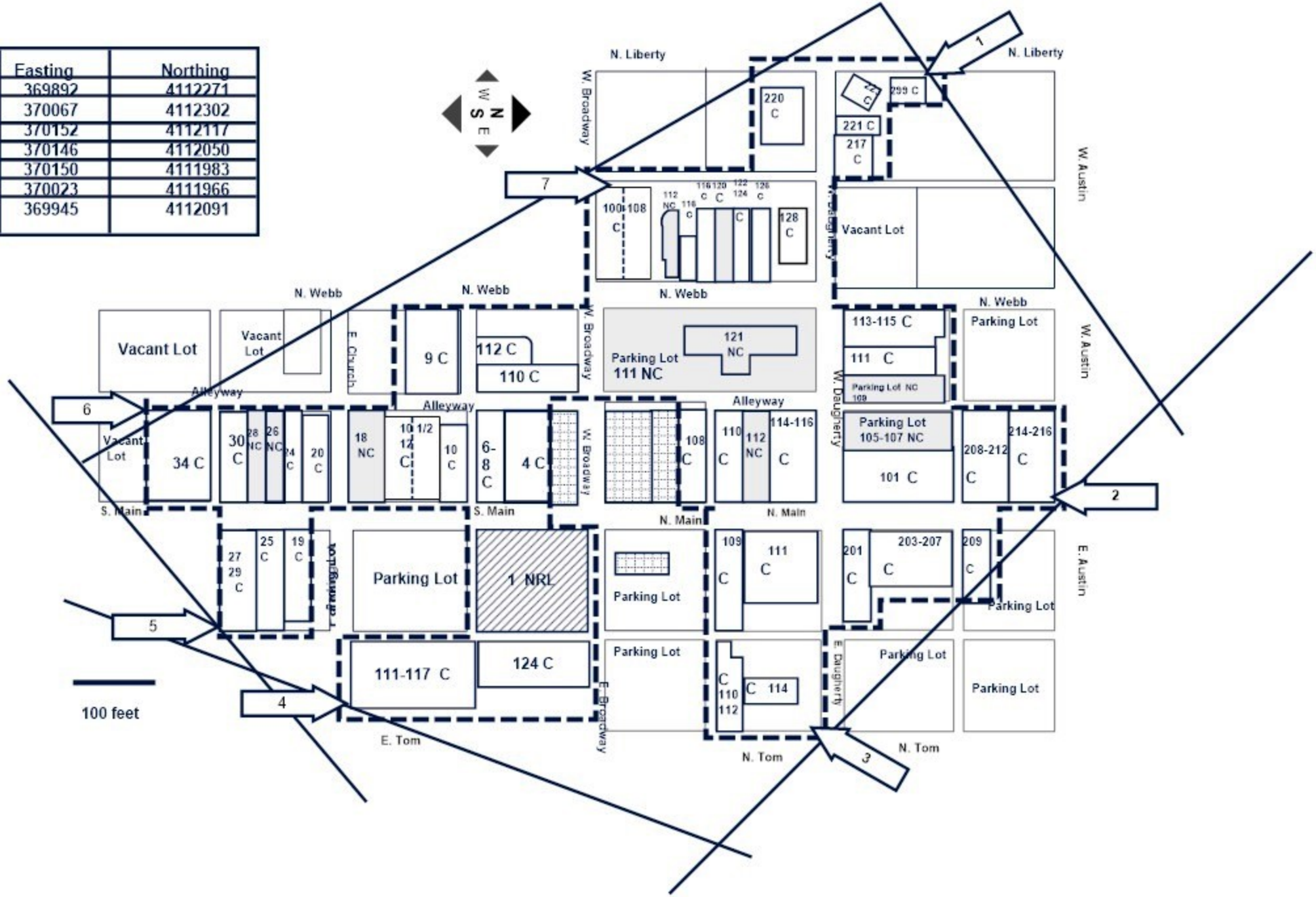
WEBB CITY BANK

Since 1882
Webb City, Missouri

WEBB CITY BANK is proud of the history of our city and honored to be a part of that history. Our bank was established February 23, 1889 by P. T. Webb, son of city founder John Webb, and we have continuously served the people of our community since that date.

While we take pride in the accomplishments of the past and reflect on the history of Webb City, our greatest concern is the future. We pledge our continued efforts toward further growth and development of our community.

Point	Zone	Easting	Northing
1	15	369892	4112271
2	15	370067	4112302
3	15	370152	4112117
4	15	370146	4112050
5	15	370150	4111983
6	15	370023	4111966
7	15	369945	4112091



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Gifts
OPEN
W. DAUGHERTY

1887
Bradbury Bishop Deli
SINCE 1951

OCCHIO
673-3146
N. MA

E. DAUGHERTY
OCCHIO
673-11-16

Pharmacy
Gifts

BUCK N STRIPE
TOURNAMENT
673-1146
PINOCH
Pharmac

STOP
15

W. BROADWAY
STOP

Middletown
Building

CANDORE
BUILDING

MINERVA CANDY CO
CANDY & COFFEE
DELI SANDWICHES SOUP
MINERVA CANDY CO
672 3087

Norma's Kitchen
Breakfast & Lunch
Norma's Kitchen

Georges'
Unique Antiques
Georges'
Unique Antiques

Outdoor's Addicts
Outfitters
30 N. Main

FITNESS
FORUM
EXERCISE for LIFE
573-7750
FITNESS
FORUM

SPEED
LIMIT
15

NOW
ASING
Chamber
Commerce
66

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STOP

ROUTE 66 CENTER
Route 66
Chamber of Commerce
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HISTORIC
ROUTE
66
SIGNAL

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COLLECTORS SERVICES
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WWII
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CIVIC PLACE
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221
Nichols
Construction, LLC
& Home Maintenance
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PJ6-C0E

SPEED
LIMIT
25

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