Reconnaissance Survey of the Depot District and Old Town Neighborhoods

Kirksville, Adair County, Missouri

Owen & Eastlake Ltd

Submitted to:

Engineering Department, City of Kirksville, Kirksville, Missouri

Missouri State Historic Preservation Office

Introduction

In March, 2020 the City of Kirksville, Missouri entered into a contract with Owen & Eastlake Ltd, a historic preservation consulting firm from Columbus, Ohio to conduct a reconnaissance-level survey of the Depot District and Old Town Neighborhood. Owen & Eastlake conducted the fieldwork from March 14–April 6, 2020.

The Covid-19 pandemic affected the survey. Libraries and archives were closed during the survey, resulting in a condensed historic context. This made identifying properties eligible for individual local or National Register nomination difficult.

The pandemic also curtailed public involvement. Stay-at-home orders and social distancing curtailed the casual gathering of information from residents during the pedestrian survey. The required kick-off public meeting was held in the Kirksville City Council chambers on March 26, 2020.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.

Table of Contents

Introduction 3
Table of Contents 4
List of Figures & Tables 7
Survey Objectives 9
Methodology 9
Inventory forms 9
Evaluation 12
Criteria for Evaluation 12
Geographical Description and Historic Context 13
Results 21
Property Styles and Types 26
Forms 26
Gable front 28
Central Passage 29
Queen Anne 30
Gabled Ell 31
Gable and wing 32
Center Gable 33
Minimal Traditional 34
Ranch 35
Foursquare 36
Pyramidal Roof 37
Styles 38
Folk/Traditional 40
Craftsman 41

Queen Anne 43
Minimal Traditional 45
Colonial Revival 46
Classical Revival 48
Late Victorian 49
Gothic/Neo Gothic 50
Prairie School 52
Tudor 53
Folk Victorian 54
Eclectic 55
Modern Movement/Mid-Century Modern 56
Italianate 58
Shingle-Style 59
Dutch Colonial Revival 60
Chicago Style 61
Sheds and Outbuildings 63
Recommendations 68
Conservation Districts 68
Making a Conservation District: Preserve Common Architectural Characteristics and Elements 68
Conservation District Tools 70
Local Historic Districts 70
Recommended Local Historic Districts 71
Zoning and Streetscapes 71
Infill and Additions: Recommended Practices 71
National Register of Historic Places Districts 72
Individual National Register of Historic Places Nominations 74
Potential National Register Districts 77
Franklin Street Automobile District 77
Additional Surveys and Research 80
Wabash Railroad Corridor 80

North of Harrison Survey Area 81
South of Jefferson Street Survey Area 82
Bibliography 83
Books 83
Newspapers & Magazines 83
Maps 83
Journals 83
National Register of Historic Places Bulletins 84
Reports 84
Survey Table 85

List of Figures & Tables

Figure 1. Old Town Neighborhood Survey Boundary. 10
Figure 2. Depot District Survey Boundary. 11
Figure 3. Attorney and real estate developer James Defrance. 14
Figure 4. 704 North Franklin at the present and in 1897. 15
Figure 5. Employees at the Shelby-Friedman Shoe Factory in 1910. (Library of Congress Prints and Photographs Division Washington, D.C.) 16
Figure 6. The immediate aftermath of the 1899 cyclone on East McPherson Street. (Courtesy of Special Collections & Museums Department, Pickler Memorial Library, Truman State University) 18
Figure 7. The same Old Town Neighborhood block in 1914 and 1925 showing the loss of outbuildings and stables as garages gain importance. Stables are marked with a cross on the roof. Garages are marked with an "A". 19
Figure 8. Sherwood House at 407 East Washington Street. Note backyard outbuildings. (Courtesy of Drake Collection, Special Collections & Museums Department, Pickler Memorial Library, Truman State University) 19
Figure 9. Construction Dates by Neighborhood. 22
Figure 10. Architectural Styles by Neighborhood. 23
Figure 11. Depot District Building Distribution by Construction Date. 24
Figure 12. Old Town Neighborhood Building Distribution by Construction Date. 24
Figure 13. Depot District Neighborhood Building Function Distribution 25
Figure 14. Old Town Neighborhood Building Function Distribution 25
Figure 15. Depot District building form distribution. 26
Figure 16. Old Town Neighborhood building form distribution. 27
Figure 17. A gable front house at 615 North Elson Street. 28
Figure 18. A center passage form house with Colonial Revival porch. 29
Figure 19. A Queen Anne form house at 501 East Washington Street. 30
Figure 20. Gabled-ell form house at 301 South Florence Street. 31
Figure 21. Gable and wing form house at 701 East Harrison Street. 32
Figure 22. Center gable form house with Craftsman porch details. 33
Figure 23. Minimal traditional form house at 904 East Washington Street. 34
Figure 24. Ranch house form at 907 East Washington Street. 35
Figure 25. An American Foursquare at 301 East Jefferson Street. 36
Figure 26. Pyramidal roof form at 714 East McPherson Street. 37
Figure 27. Depot District building distribution by style. 38
Figure 28. Old Town Neighborhood building distribution by style. 39
Figure 29. Folk/Traditional style house with a gable and wing form at 716 N. Elson Street. 40
Figure 30. Craftsman-style house at 407 East Harrison Street. 41
Figure 31. Craftsman-style bungalow at 702 East Washington Street. 42

Figure 32. This Queen Anne style at 308 Jefferson Street has a subsequently added Craftsman porch. 44
Figure 33. This high-style Queen Anne at 701 E. Harrison Street features an irregular shape and hip and gable roof. The porch features turned wood posts and spindlework. 44
Figure 34. Minimal Traditional design located at 903 E. Washington Street..... 45
Figure 35. A Colonial Revival house at 704 East Harrison Street..... 46
Figure 36. A later Colonial Revival example at 810 East McPherson Street. 47
Figure 37. A Classical Revival house at 406 E. Jefferson Street..... 48
Figure 38. A Late Victorian style house at 624 East McPherson Street..... 49
Figure 39. A Carpenter Gothic Revival style house at 516 East Harrison Street. 50
Figure 40. Gothic Revival style Trinity Episcopal Church..... 51
Figure 41. This American Foursquare design at 606 E. Washington Street is based on Prairie School precepts. 52
Figure 42. A Tudor-style house at 805 East Harrison Street. 53
Figure 43. Folk Victorian Style at 614 North Main Street. 54
Figure 44. Eclectic-style house at 802 North Franklin Street..... 55
Figure 45. Mid-century example at 601 East Jefferson Street..... 56
Figure 46. Mid-century modern church at 602 East Washington Street..... 57
Figure 47. Italianate-style house at 415 East Washington Street..... 58
Figure 48. A house with shingle-style elements at 703 East McPherson Street..... 59
Figure 49. Dutch Colonial Revival style house at 401 East Harrison Street. 60
Figure 50. Chicago-style commercial building at 514 North Franklin Street..... 61
Figure 51. Washington School, a 1925 Chicago-style building at 509 East Harrison Street. 62
Figure 52. Inventoried outbuildings in the Depot District. Orange outbuildings are historic. Red outbuildings are modern or altered. 64
Figure 53. Inventoried outbuildings in the Old Town Neighborhood. Orange outbuildings are historic. Red outbuildings are modern or altered..... 65
Figure 54. Pre-1925 vertical sided garage at 615 East Jefferson Street..... 66
Figure 55. Garage at 210 South Davis Street with exposed rafter tails. 67
Figure 56. A house-matched garage at 711 East Harrison Street. 67
Figure 57. Potential Automotive-themed Franklin Street National Register district with automobile-themed buildings, marked in yellow..... 78
Figure 58. The Burdman Building, an automobile-themed commercial building at 815 North Franklin Street..... 79
Figure 59. 1925 Sanborn Fire Insurance Map showing automobile-themed buildings (in pink) along Franklin Street. (Library of Congress 79
Figure 60. The buildings and structures along the former Wabash Railroad corridor should be surveyed for a potential National Register district. 80
Figure 61. Proposed future survey area. 81
Figure 62. South of Jefferson Street proposed survey area. 82

Survey Objectives

The reconnaissance survey will provide a baseline for future surveys. The survey will also identify areas that could be included in the National Register of Historic Places or be locally designated as historic sites or districts. The report will evaluate the historic integrity of each neighborhood. The report will also evaluate any individual historic resources for national or local historic designation. The survey will also identify character-defining characteristics and themes in each neighborhood. The survey report will also contain a brief history to put each neighborhood and their built environments into historic context.

Methodology

Owen & Eastlake conducted a pedestrian reconnaissance survey of each survey area. Owen & Eastlake used Apple Ipads and RuskinArc database software to populate the Missouri Architectural Survey form. The form will recorded the type of property, condition, historic integrity, additions or modifications and the parcel's use. The database also recorded each site's historic integrity, and whether it is contributing or non-contributing to a possible National Register historic district. The form will be stored in .pdf file format.

Photographs are a three-quarter views from the public right-of-way. A GIS layer was made that included all attributes recorded in the site form and also included building and out building footprints. General architectural nomenclature, types and styles is based on *A Field Guide to American Houses* and National Register Bulletin No. 16A, *How to Complete the National Register Registration Form.*

Inventory forms

The survey used the Missouri Department of Natural Resources State Historic Preservation Office Architectural inventory form. The forms are located at the Missouri Cultural Resource Inventory, located in the Lewis and Clark State Office Building in Jefferson City, Missouri.

The form records the building or site's address, building date or range, form, architectural style, type of window, foundation and wall material, type of roof, major alterations and outbuildings. Each building was photographed from the public right-of-way showing two elevations. The outbuildings were also photographed. Each building or site was assigned an inventory number. If the parcel was vacant Sanborn maps were consulted to indicate whether the parcel had been developed in the past.

Owen & Eastlake used an architectural survey database to record the form information, including Geographical Information Systems (GIS) locational data in both longitude and latitude and the Universal Transverse Mercator system (UTM).

An ArcGIS map was produced using the information from the survey form and included building and outbuilding footprints. Outbuildings were classified as historic and either potentially contributing or non-contributing to a potential future local historic or conservation district, or as modern buildings. Historic garages with low historic integrity were classified as non-contributing.

Inventory form building dates are based on Sanborn Fire Insurance maps, building styles, archival research, and the historic context. Historic use is based on Sanborn maps. Current use is based on whether the building was subdivided since its historic use, on additions, and on the number of gas and electric meters and mailboxes. The County Assessor site was consulted for occupancy levels, but many houses listed as single-family owner occupied were clearly subdivided.

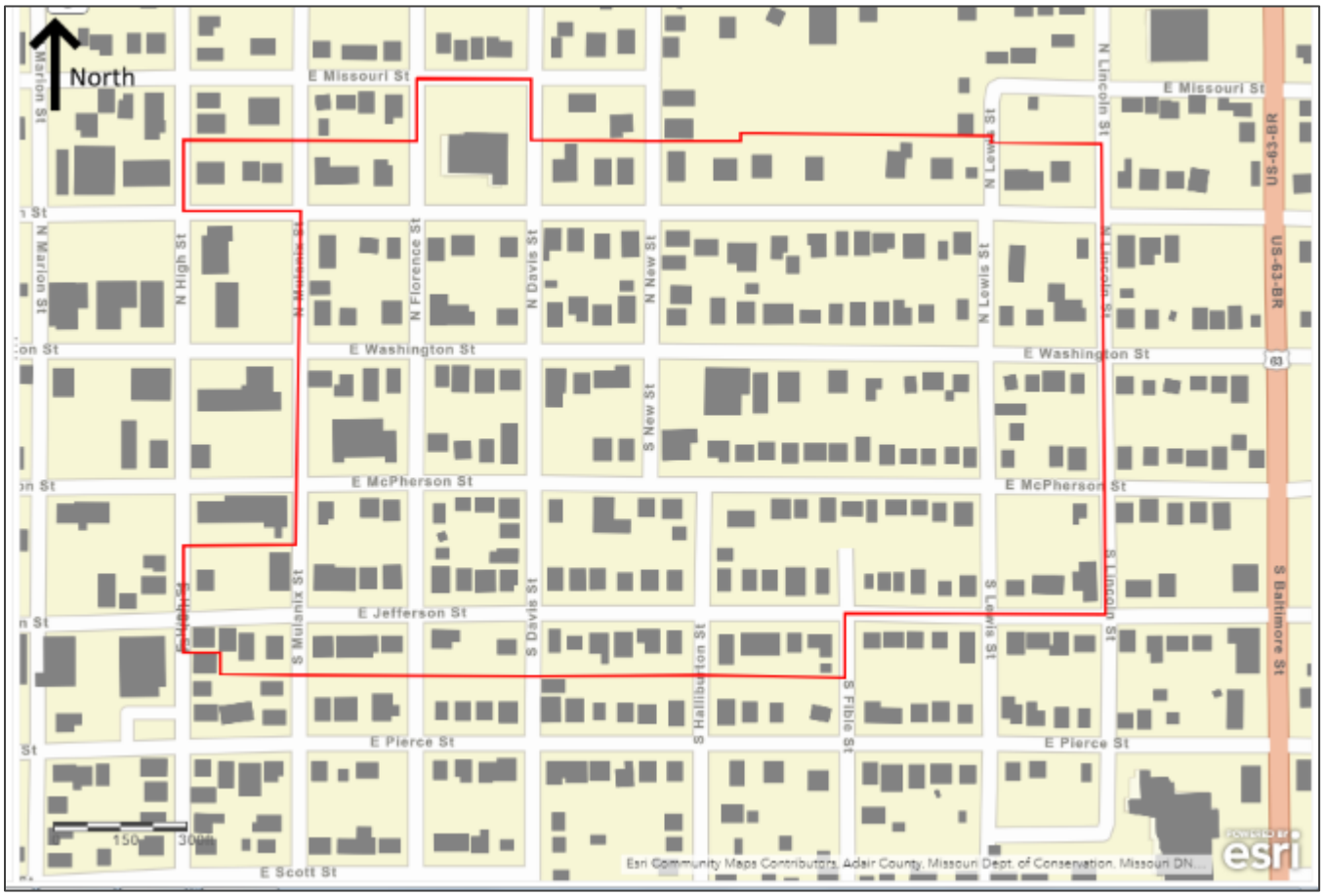

Figure 1. Old Town Neighborhood Survey Boundary.

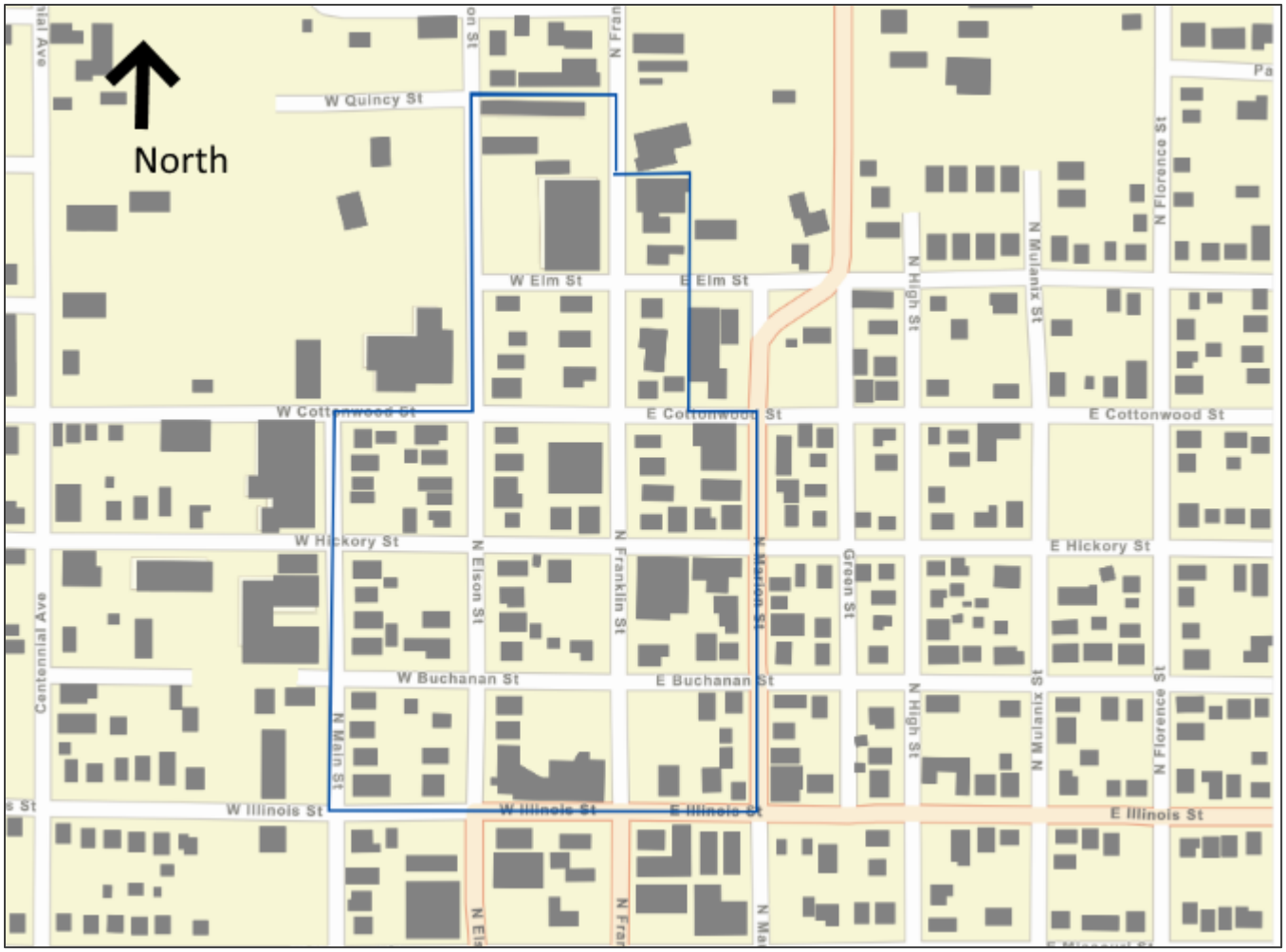

Figure 2. Depot District Survey Boundary.

Evaluation

The survey used the National Register Criteria for evaluation. Historic integrity was based on the individual resources ability to convey its significance. Historic integrity decisions were based on the presence or absence of original exterior siding, windows and doors, window trim, fenestration pattern, chimneys and additions. The presence or absence of the original porch and its form was noted.

Criteria for Evaluation[1]

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association and;

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. that have yielded or may be likely to yield, information important in prehistory or history.

[1] National Register Criteria can be found at https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm.

Geographical Description and Historic Context

The two project areas are located in Kirksville, Adair County, Missouri. Kirksville is located in the north-central portion of Missouri. It is Adair County's county seat. The earliest settlers in an area are often unrecorded and transience was the norm.[2] Surveyors usually encountered squatters who had moved previously and improved land in hopes of selling it to subsequent settlers. Initially the area was settled by Kentuckians and Virginians. Difficulties in obtaining a clear title to land in those states encouraged westward movement. The first recorded settlers lived approximately six miles west of Kirksville in an area called "The Cabins."

The town's original plat was laid out in 1842, although not filed until 1847. The town was part of Benton Township and was governed by township trustees until 1857 when the town was incorporated.

The Old Town Neighborhood started to be platted in 1852. Kentucky-born William Linder owned the property. Linder was the cashier at the Kirksville Branch of the Bank of St. Louis. By 1860, Linder had accumulated $17,500 in real estate holdings, a substantial amount.[3] Linder also exemplified Kirksville's earlier residents, few of whom were from Missouri. Linder's wife was born in Indiana. His oldest children were born in Illinois.[4] William and Louisa Falkenstien, a farming couple from Virginia, platted their addition in 1872. Pennsylvania native James Defrance, an attorney and real estate investor, platted his eponymous addition in 1873.[5] Mary Fible, born in Kentucky in 1823, platted her subdivision in 1872.

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[2] John Mack Faragher, *Life on the Illinois Prairie* (New Haven: Yale University Press, 1986), 50-51.

[3] 1860 Census, place: *Kirksville, Adair, Missouri*; page: *12*; Family History Library Film: *80360*.

[4] 1870 Census, place: *Washington, Clark, Missouri*; Roll: *M593_769*; Page: *631B*; Family History Library Film: *552268*.

[5] 1870 Census, place: *Washington, Clark, Missouri*; Roll: *M593_769*; Page: *631B*; Family History Library Film: *552268*.

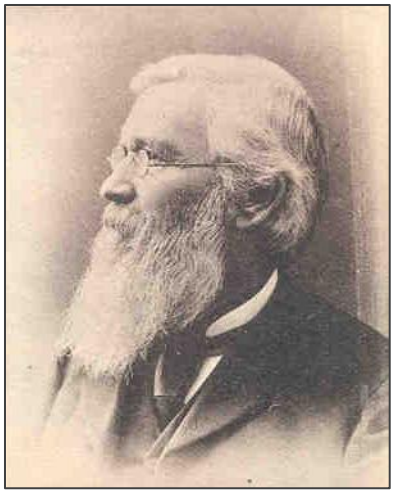

Figure 3. Attorney and real estate developer James Defrance.

The Civil War brought development in Kirksville to a halt. The preponderance of settlers from Kentucky and Virginia tilted the town's sympathies to the Confederacy, but there was still a strong Union sentiment. The Battle of Kirksville on August 6, 1863 cemented Union control of the area, with Confederate forces driven from downtown and pushed westward.

In 1867, Joseph Baldwin opened the North Missouri Normal School and Commercial College. In 1870 the Missouri General Assembly begins to support the school and it was renamed the First District Normal School. In 1918 the name was changed to Northeast Missouri State Teacher's College.

The Depot District is located in Wilson's Addition plat. It is the first plat north of the original downtown boundary at Illinois Street. The streets began to be paved in 1892 when Franklin and Elson were paved with macadam from the O.K. Depot to McPherson Street. Harrison Street was paved with macadam in 1893.[6] However, the materials were not durable and the road was quickly rutted, making the overall situation worse. While it was reported there was "serious agitation and effort" over the streets' condition, the city waited for ten years to pave Jefferson Street in the Old Town Neighborhood. Jefferson Street was paved in 1906 with bitulithic paving, a mixture of aggregate stone and bitumen. While it did not rut under heavy traffic, it did become slippery and Jefferson Street's grade proved dangerous when it was paved. The city was inundated with damage suits.[7] Subsequent streets were paved with brick, which was sturdier and less slippery. Franklin Street, from the Depot to its southern terminus, was paved with brick.

[6] "Graphics," *Kirksville Weekly Graphic*, October 6, 1893, 3.
[7] E.M. Violette, *History of Adair County* (Kirksville: Denslow History Company, 1911), 359

Figure 4. 704 North Franklin at the present and in 1897.

The Depot District housed a professional and managerial class. In 1910, for example, Rev. George Sharpe resided in the house he constructed at 615 N. Elson Street.

The *Kirksville Weekly Graphic* notes a building boom in 1884. Most of the development mentioned is south of the square but building in the Old Town Neighborhood is mentioned in Defrance's Addition.[8] The 1886 Sanborn Fire Insurance map shows a sparsely occupied Depot District. While there were some smaller houses, industrial buildings were the main occupant. Franklin Street between Hickory and Elm Streets housed the A.L. Holmes Planing Mill, with a cabinet shop and cooperage located on the east side of Franklin Street. By 1898, the neighborhood's previously non-commercial empty lots were developed. Lots are large, with each occupying a half block. Most houses had both a stable on the alley and a shed or outbuilding. 502 Elson boasted a summer kitchen in the back yard. As one moves over to Main Street closer to the rail line, houses and lots become smaller. By 1898 the neighborhood was veering towards residential use. Franklin between Hickory and Elm Streets was fully developed with houses, including one boarding house. The carpenter shop had been moved to the alley. 704 Franklin Street appears to have been a rental property around the turn of the century. Whether it was built as such is unknown.

Fires and changes in transportation altered the neighborhood. In 1911, the Holton and Lorton axe handle factory at Elm and Franklin Streets burned to the ground. While lumberyards were often located near rail spurs and stations they were not desirable neighbors. The combination of hot cinder-belching steam locomotives and dry lumber often resulted in a conflagration. However, in this case the fire was thought to be the work of careless hoboes.[9] By 1914 there were fewer stables, especially near the railroad tracks. But stables still outnumbered automobile garages and all were located on the rear alley.

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[8] "Kirksville's Building Boom," *Kirksville Weekly Graphic*, August 22, 1884, 3.
[9] Violette, *History of Adair County*, 393.

While trains remained important for moving bulk items the automobile was replacing them for personal travel. This would alter both neighborhoods. The industrial portion of Franklin Street would soon become automotive-focused. By 1925, garages had replaced the bulk of backyard stables and sheds.

The 1880s and 1890s brought rapid change to Kirksville and its built environment. The first telephone was installed in 1881. These early phones only went between houses and offices and were not capable of interparty calls. In 1890, "the greater part of the south of the square burned down."[10] However, economic activity rapidly accelerated with the discovery of coal west of town. Railroads transported coal and agricultural products. The Wabash Railroad line ran north-south. The east-west running Quincy, Omaha and Kansas City Railroad was extended to Kirksville in the 1890s. The Shelby-Friedman Shoe Company was founded in 1907, broadening the manufacturing base.

Figure 5. Employees at the Shelby-Friedman Shoe Factory in 1910. (Library of Congress Prints and Photographs Division Washington, D.C.)

[10] Violette, *History of Adair County*, 355.

Agriculture remained important in the county and in Kirksville, where agricultural products were shipped on the railroad. In 1914, the Missouri Farmers Association (MFA) was formed. The MFA was a cooperative organization aimed at using economies of scale to buy goods and services for farmers as well as selling their products. In Kirksville, the MFA operated a creamery and the Produce Producers egg and poultry operation.

Public improvements were linked to the social and political climate. Kirksville's complicated relationship with saloons and liquor played out through the late 19th century. Kirksville first passed legislation against saloons in 1873. However, this was overturned in the 1874 municipal election. In 1879, the matter was brought to the town's electorate, which overwhelmingly rejected saloon licenses. However, in 1884, the town council granted a license. In 1888, electrification came to Kirksville and a rudimentary streetlight system was installed. But without the ability to levy taxes or assessments, street lighting became tied to saloon license fees, the only source of discretionary income for the city. Thus, when saloons were licensed and liquor was legal in Kirksville the streetlights remained lit. From 1888–94 Kirksville enjoyed both street lighting and saloons. From 1894–98 saloon licenses were not granted, resulting in darkened streets. The streetlights came back on in 1898, but were switched off again in 1907.

A.T. Still founded the American School of Osteopathy in 1892. The medical school gave Kirksville a nationwide reputation and the people that visited the school enhanced the town's atmosphere. In 1897, Mrs. J.B. Foraker, the wife of Ohio's senator-elect, visited Kirksville with her three-year-old son for medical care. Mrs. Foraker, "a shrewd politician herself," founded the Sojourner's Club at her Kirksville residence.[11] The women members discussed the day's leading issues, including women's suffrage. The club constructed an Irwin Dunbar-designed house at 211 South Elson Street in 1911 that is currently listed in the National Register of Historic Places (NR #140000048).

The April 27, 1899 cyclone had a major effect on Kirksville's built environment. The tornado passed through the 800–900 blocks of the Old Town Neighborhood, severely damaging or destroying homes on Jefferson before turning north and "work[ing] back and forth between Washington and McPherson Streets."[12] All witnesses agreed the tornado stopped and spun in place several times on its route through town.[13] Rescues and excursion trains started quickly, with thousands descending on Kirksville from as far away as St. Louis to see the damage. Rebuilding also started quickly, and many people built "cyclone caves" in case another storm of that magnitude struck Kirksville.[14]

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[11] "Prominent Friends and Patrons," *Journal of Osteopathy* III, no. 4 (October, 1896): 2.
[12] Violette, *History of Adair County*, 378.
[13] Violette, *History of Adair County*, 378.
[14] Violette, *History of Adair County*, 385.

Figure 6. The immediate aftermath of the 1899 cyclone on East McPherson Street. (Courtesy of Special Collections & Museums Department, Pickler Memorial Library, Truman State University)

Kirksville's economic activity and increasing population due to the medical school and college encouraged multifamily housing in the 1920s. A large apartment building was constructed at the corner of Jefferson Street and Davis Street.

In the Old Town Neighborhood stables quickly disappeared between 1914 and 1925 as the automobile assumed primacy in transportation. This made alleys and backyards sparser but at the same time opened them for recreational activities. Washington and Harrison Streets between New Street, and North Lewis Street with its vacated alley, have rear yard garages, indicating curb cuts were installed by 1925.[15] In addition, Washington Street and Harrison Street were not fully developed and subsequent garages were built with curb-cut access to the street.

[15] Sanborn Map Company, Kirksville, Adair County, Missouri, April 1925 (New York: Sanborn Map & Publishing Co, 1925), https://www.loc.gov/item/sanborn04725_006/.

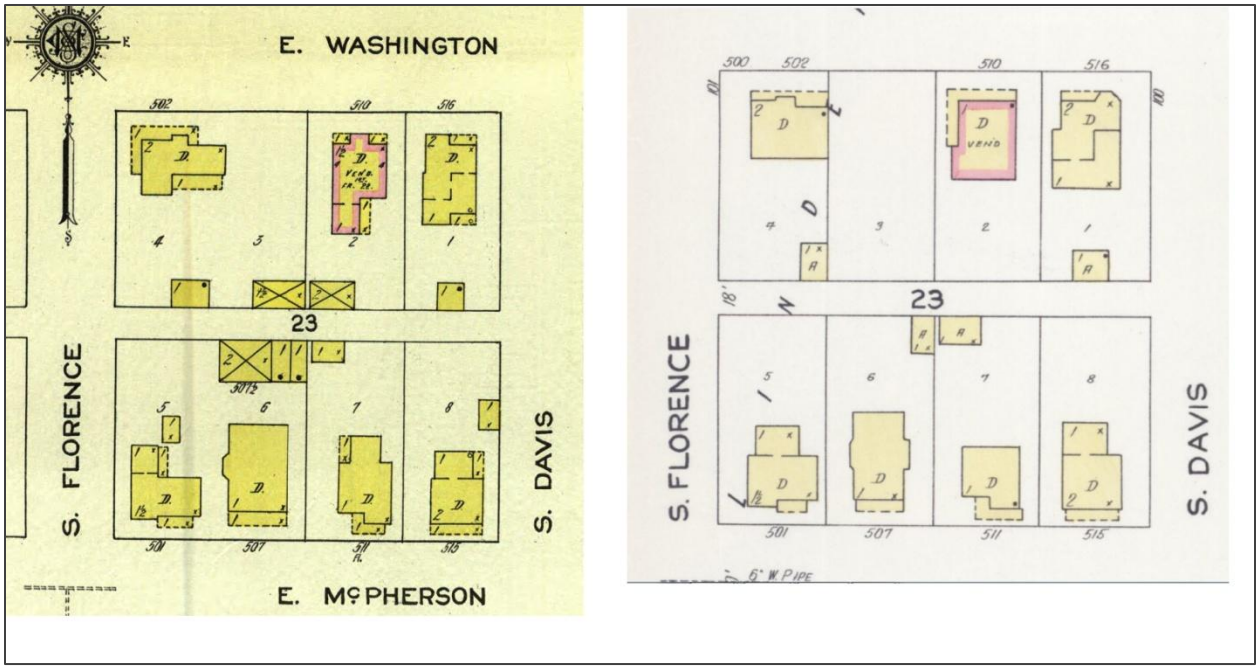

Figure 7. The same Old Town Neighborhood block in 1914 and 1925 showing the loss of outbuildings and stables as garages gain importance. Stables are marked with a cross on the roof. Garages are marked with an "A".

Figure 8. Sherwood House at 407 East Washington Street. Note backyard outbuildings. (Courtesy of Drake Collection, Special Collections & Museums Department, Pickler Memorial Library, Truman State University)

The 1920s also resulted in infill housing episodes in each neighborhood. In each neighborhood lots were subdivided. During the 1920s shotgun-style houses were built in both areas, with two houses on a formerly single lot.

In the 1950s, the Kirksville Air Force Station was constructed north of town. The base was part of the Cold War early warning system meant to discern friendly and hostile aircraft. The station was shuttered in 1968 and the Federal Aviation Administration took over the radar equipment for civilian use.

The railroad lines that initially sent Kirksville's products to the rest of the country became unprofitable. The Wabash line, then operated by Burlington Northern Santa Fe Railroad ceased operation in 1995 and the tracks were removed.

The Old Town neighborhood had a wave of development in the post-World War II period. Infill houses in the area are Minimal Traditional and Ranch designs. Recently, residents have been erecting pole barns to use for storage and garages utilizing curb cuts, although some are placed on alleys, utilizing that method of access instead.

Subdividing houses, college housing, and loss of architectural details has affected the area's historic integrity. The introduction of air conditioning reduced the front porches' importance and many were removed as the focal point for recreation moved to the backyard. Recent infill houses sometimes have front porches, but they are not deep enough to be functional.

Results

The survey inventoried 298 parcels in two neighborhoods. The Depot District, immediately north of downtown, contains 98 parcels over 20 acres. This included 57 houses, 13 garages and outbuildings, and 12 vacant lots.

The Old Town Neighborhood, immediately east of downtown, contains 200 surveyed parcels over 40 acres. This included 177 houses and 8 vacant lots, 77 garages and outbuildings, 2 churches and 2 schools.

The post-Civil War period resulted in a development pattern based on the railroad in the Depot District with a mixture of residential and commercial buildings. The Old Town Neighborhood, located farther from the railroad, did not have commercial or industrial development. Instead, it is a residential extension of downtown. It appears that portions of the Old Town Neighborhood directly east of downtown were already developed when they were platted for subdivisions. This is indicated by the varied lot sizes near downtown on Harrison and Washington, with 415 East Washington Street being a good example.

The 1899 cyclone marks a new period of development in the Old Town Neighborhood. The vast amount of destruction in the neighborhood necessitated rebuilding most of the area. This resulted in new building forms and styles, such as Craftsman houses and duplexes, and culminated in the multifamily construction of the 1920s. It also marks the beginning of automobile-oriented development, resulting in the loss of stables and garage construction. The Depot District's commercial mix also became automobile-oriented as parts stores and automobile repair garages replaced mills and lumber yards. A constant in the Depot District and the surrounding area through the 1940s is a focus on agricultural product shipments and automobile-oriented businesses.

The university and medical school presence has had both beneficial and negative effects on the Old Town Neighborhood. Construction during the 1920s added multifamily buildings to the built environment. However, recent efforts to maximize profits in the student rental market have resulted in the loss of historic fabric, especially windows and historic porches, as houses are subdivided and maintenance is deferred.

A table of construction dates, building form and building style is located at the end of the report.

Date	Depot District	Old Town Neighborhood
1870-1879	2	4
1880-1889	6	8
1890-1899	25	42
1900-1909	13	38
1910-1919	8	55
1920-1929	15	20
1930-1939	3	2
1940-1949	5	8
1950-1959	5	21
1960-1969	0	3
1980-1989	4	4
1990-1999	2	3
2000-2009	2	1
2010-2019	2	5

Figure 9. Number of Buildings by Construction Date by Neighborhood.

Style	Depot District	Old Town Neighborhood
Folk/traditional	21	60
Craftsman	9	49
Queen Anne	7	31
Minimal Traditional	3	29
Bungalow/craftsman	3	18
20th century commercial	12	13
Colonial Revival	1	7
Classical Revival	0	6
Eastlake/queen Anne	4	6
Late Victorian	3	5
Gothic/neo-Gothic	0	4
Eastlake/folk Victorian	1	3
Eclectic	2	3
Prairie School	0	3
Tudor	0	3
Italianate	0	2
Mid-Century Modern	0	2
Modern Movement	0	2
Chicago	1	2
Dutch Colonial Revival	0	1
Shingle Style	0	1

Figure 10. Architectural Styles by Neighborhood.

Figure 11. Depot District Building Distribution by Construction Date.

Figure 12. Old Town Neighborhood Building Distribution by Construction Date.

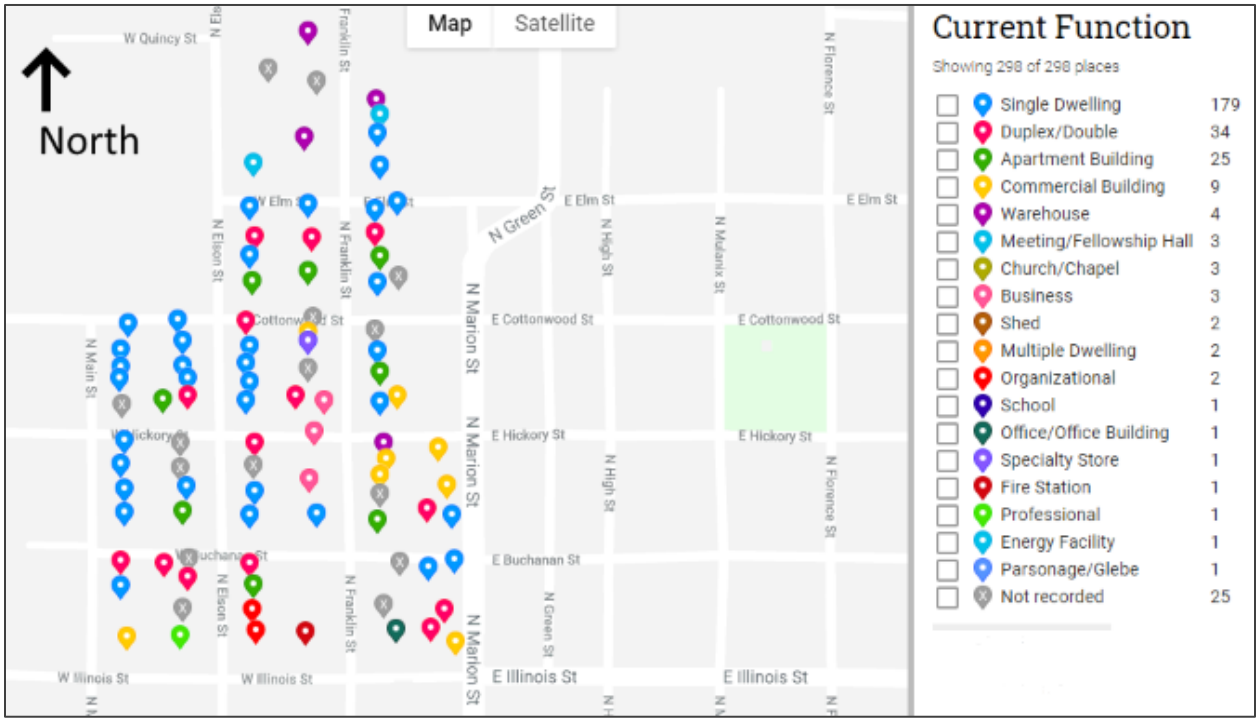

Figure 13. Depot District Neighborhood Building Function Distribution

Figure 14. Old Town Neighborhood Building Function Distribution

Property Styles and Types[16]

Forms

House forms are the basic design of the home stripped of style. Form describes the basic room layout and the shape of the house. House forms, like style, evolved over time. The survey area contains a wide variety of house forms.

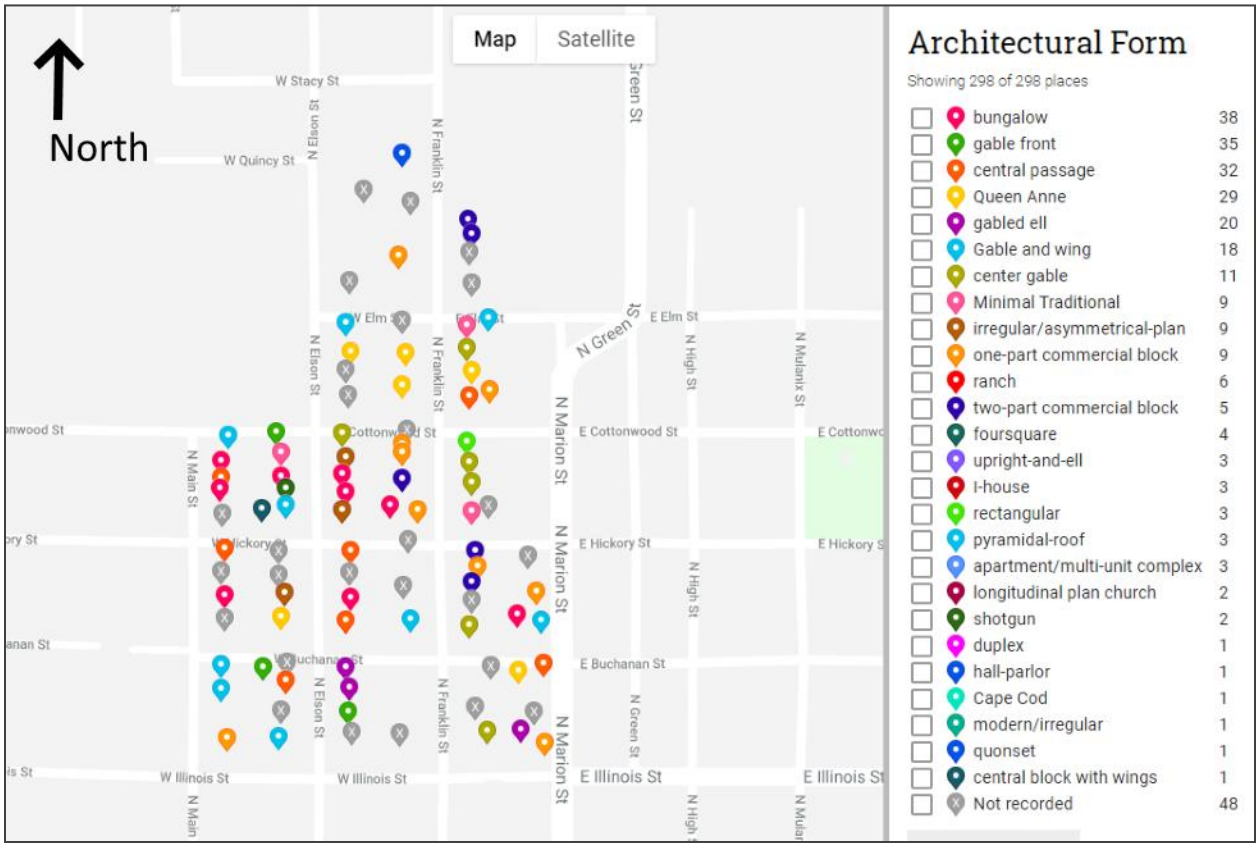

Figure 15. Depot District building form distribution.

[16] Forms and styles were based on Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2013) and Linda Flint McClelland, *How to Complete the National Register Form* (National Register Bulletin, Washington DC, U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1997.)

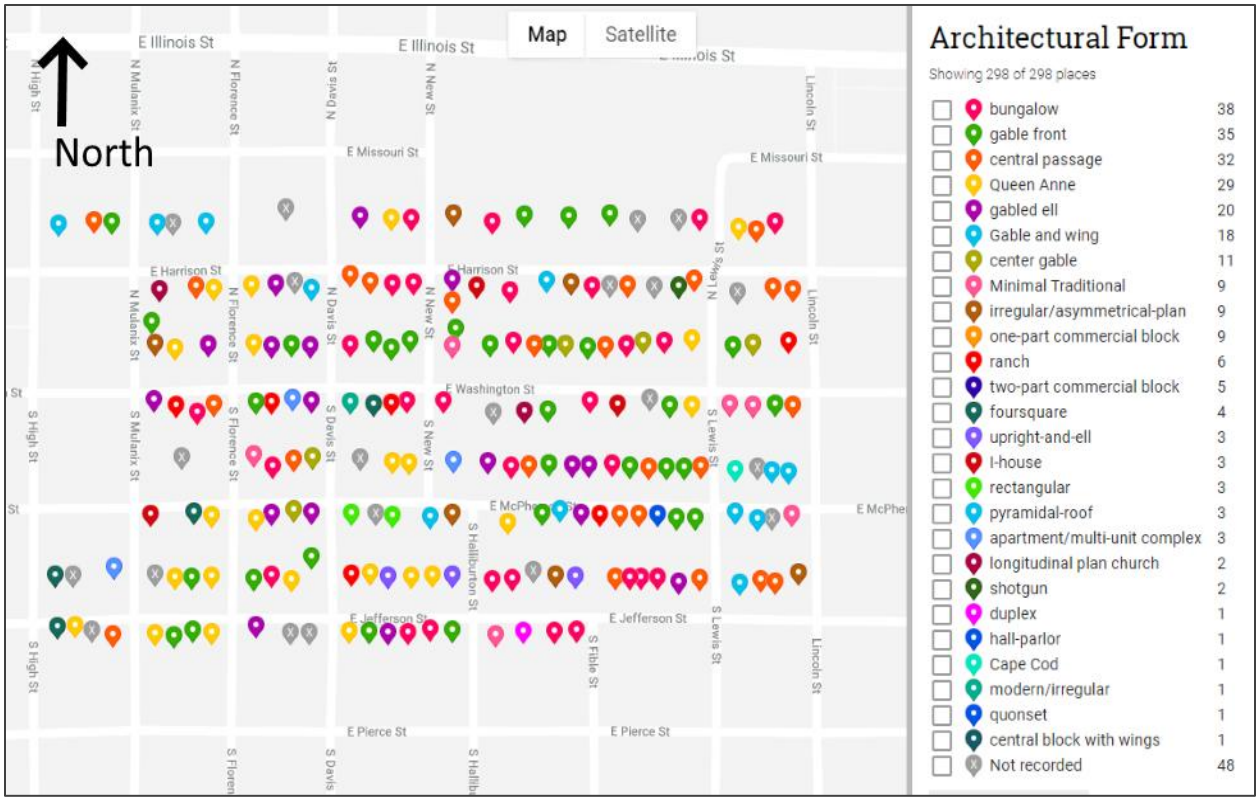

Figure 16. Old Town Neighborhood building form distribution.

Gable front

The gable front type is a simple housing form found in many regions of the United States. This type arose as a folk housing form earlier in the nineteenth century and remained popular as railroads brought mass production and standardization to the building industry. In Kirksville, earlier subtypes include simple one-story gable-front houses or two-story examples. Kirksville examples commonly have a front porch with a shed, hipped, or gabled roof. Kirksville also has examples with a recessed front porch incorporated into the main roofline. In Kirksville, before about 1905, smaller one-story examples of this house type either had little or no stylistic detail, or had modest classically-inspired or Victorian/Queen Anne detailing. Larger two-story examples were larger and more expensive homes, and were often adorned with more detail. After 1910, the one-story version of this house in Kirksville often takes on forms and detailing of the Craftsman style, including lower roof pitches, overhangs, exposed rafter tails, and knee braces. A small gable-fronted Craftsman bungalow, usually with a gabled front porch, is probably the most common pre-1930 Kirksville housing type, appearing all over the city's older residential areas.

Figure 17. A gable front house at 615 North Elson Street.

Central Passage

In a more narrow sense, this simple folk housing form is a one-story house with a side-gabled roof and an entrance in the center of the facade. The houses are two rooms in width, and the main gabled portion is one room deep, often with a shed-roof rear wing addition. The type originated as a traditional English housing form and was common in the southeastern United States during the pre-industrial era. The "central passage" term is also used in this study to denote any one or two-story house with a central front entrance that is at least two rooms wide, and that does not fit into any of the other major housing types/categories listed in this study. Kirksville has some simple examples of early vernacular examples of the more narrowly-defined central passage type, as well as many later examples of houses that fall into the wider category.

Figure 18. A center passage form house with Colonial Revival porch.

Queen Anne

Queen Anne represents both an architectural style and an approach to house planning and layout. The style and form are inspired by Medieval architecture and emphasize complexity and asymmetry. The house facades often feature elements such as three-sided bays, turrets/towers, and varied window shapes and sizes. Ornament consists of contrasting textures and shapes, including use of both wood siding and shingles, as well as shaped claddings like fishscale shingles. Other ornament includes porch ornaments like spindles, scroll-saw tracery, and turned posts. Examples can be one or two stories tall. Kirksville has a number of typical asymmetrical examples with turrets, bays, and gables projecting out from a central hipped roof. The city also has a number of distinctive examples that have symmetrical facades with multiple three-sided bay windows and diagonal angles at the corners, giving an octagon-like effect.

Figure 19. A Queen Anne form house at 501 East Washington Street.

Gabled Ell

This type of house is typically two stories in height, and has a wider section of roof, often hipped or cross-gabled, at the rear, and a narrower section of gabled roof on the front. The facade is then composed of the main gabled section and a recessed area on one side. A porch is often placed in front of the recessed area. These houses are common in densely developed cities in the Midwest. The format was used by builders at the end of the nineteenth century and in the early twentieth. Stylistically, these houses may be plain folk-style examples or reflect a range of historical styles from Italianate to Queen Anne to Colonial Revival. Kirksville examples tend to be plain in design or reflect Queen Anne, Neoclassical, or Colonial Revival stylistic influence. In Kirksville, this format becomes less common after about 1910, supplanted by newer housing formats like the American Foursquare.

Figure 20. Gabled-ell form house at 301 South Florence Street.

Gable and wing

Like the gable front housing form, the gable and wing type also had origins in pre-industrial times and appears in many locations throughout the United States. The form consists of a typical gable-front house that also has a side-gabled wing, placed to the right or left. This is one of the most common housing types for pre-1910 Kirksville, with examples seen throughout the project survey area. Kirksville examples commonly have a front porch with a gabled, hipped, or shed roof. Examples tend to have little or no stylistic detail, or have somewhat sparse elements of Victorian/Queen Anne detailing, which often takes the form of porch features such as spindles or turned posts. However, Kirksville also has several examples of this housing form with more elaborate high-style Queen Anne or Carpenter Gothic detailing. Pre-1915 Kirksville housing features both one-story and two-story examples of the form, although the one-story format seems especially common. In Kirksville after about 1915, it appears that the one-story version of this small house type was largely replaced by the gable-front Craftsman bungalow as the favored small house type.

Figure 21. Gable and wing form house at 701 East Harrison Street.

Center Gable

This type is related to the gable and wing type, and consists of a side-gabled house with a symmetrically-placed front-facing gable, and a central entrance under the gable. The gable can either be a simple roof gable or can be part of a projecting central front wing. Like the front gable and gable and wing types, it has origins in pre-industrial folk housing. This type was mostly built before 1920 in Kirksville and is not as common as the much-favored gable and wing format. There are two major Kirksville variants of this type. The first variant is a full two-story side-gabled house with a gable and entrance in the center of the facade. The second common variant is a house with a full first story and a shorter second story partially or fully accommodated under the roofline. The central roof gable provides additional space for the partial second story. Examples of both subtypes are plain or have modest Victorian/Queen Anne detail. The one-story version of this format was largely supplanted after 1915 in Kirksville by the gable-front Craftsman bungalow.

Figure 22. Center gable form house with Craftsman porch details.

Minimal Traditional

This type of house originated with the need for budget-cutting in house construction during the lean years of the 1930s and World War II. These houses are typically simplified and stripped-down versions of the Colonial Revival and Tudor Revival houses popular in the 1920s. The homes usually feature relatively low roof pitches, and the roof designs tend to lack the broad overhangs seen in earlier Craftsman and Prairie housing stock. These features give the Minimal Traditional style a somewhat clipped, boxy appearance. The houses are usually side-gabled or cross-gabled in format, although Kirksville also has a few hipped-roof versions. These houses are usually plain with very little stylistic ornament, although a few simple details such as Colonial porch columns are sometimes included. Kirksville examples of this style typically date from 1945 into the 1950s, and are similar to examples found in other areas of the United States that experienced postwar-era development. The format was a slightly more traditional alternative to the Modernist-inspired postwar Ranch house.

Figure 23. Minimal traditional form house at 904 East Washington Street.

Ranch

The ranch house is a one-story home characterized by plain design with little ornament, low rooflines of hipped, side gabled, or cross-gabled design, and a low, horizontal, sprawling format. The ranch house evolved in the 1930s from a combination of Modernist influences and western vernacular house types. Its simplicity, informal character, and ease of construction made it a favorite housing type for postwar real estate developers. A modest number of ranch houses are found in the survey area, and many were infill houses that occupied vacant lots left over in older residential subdivisions after World War II. Kirksville's ranch house examples in the survey area are fairly typical of ranch house construction in the postwar Midwest. Both brick and wood frame ranches exist in Kirksville. Although most examples are plain and fairly utilitarian in design, sometimes a few Colonial Revival or Mediterranean features were incorporated into the exteriors.

Figure 24. Ranch house form at 907 East Washington Street.

Foursquare

This housing type is common all across the United States in areas that saw development from about 1900–20. Examples of the type are two-story houses with box-like proportions, low horizontal lines, overhanging roofs with dormers, broad one-story hipped-roof front porches, and largely symmetrical facades. The foursquare form was influenced by the simplicity and horizontality of Frank Lloyd Wright's early Prairie-style architecture, and this housing format is considered distinctly American due to its Wrightian origins. Examples in Kirksville sometimes have little or no ornament, or a few subtle Craftsman details, in sympathy with Wright's emphasis on simplicity. However, Kirksville examples also exist that have more stylistic detailing, often taking the form of cornice brackets and various designs of porch supports.

Figure 25. An American Foursquare at 301 East Jefferson Street.

Pyramidal Roof

The pyramid-roof housing format usually involves a small house with nearly square proportions, allowing for the roof to take a pyramidal or near-pyramidal form. This is in contrast to the more conventional hipped roof that would cover a house with a longer rectangular shape. This house form originated in the pre-industrial era, but persisted into the twentieth century. The form is most common in the American south and is not seen as much in the northeast and upper Midwest. Its presence in Kirksville may indicate some degree of southern influence in the city's pre-1910 residential architecture. Most Kirksville examples are very small cottages of simple design with little or no stylistic detail and were built before 1920. A few examples were built ca. 1910–30, and they often reflect influence of the prevailing bungalow/Craftsman aesthetic of that era. The pyramid roof form exists in Kirksville but is much less common than the dominant gable front and gable and wing formats seen throughout the city's older residential areas.

Figure 26. Pyramidal roof form at 714 East McPherson Street.

Styles

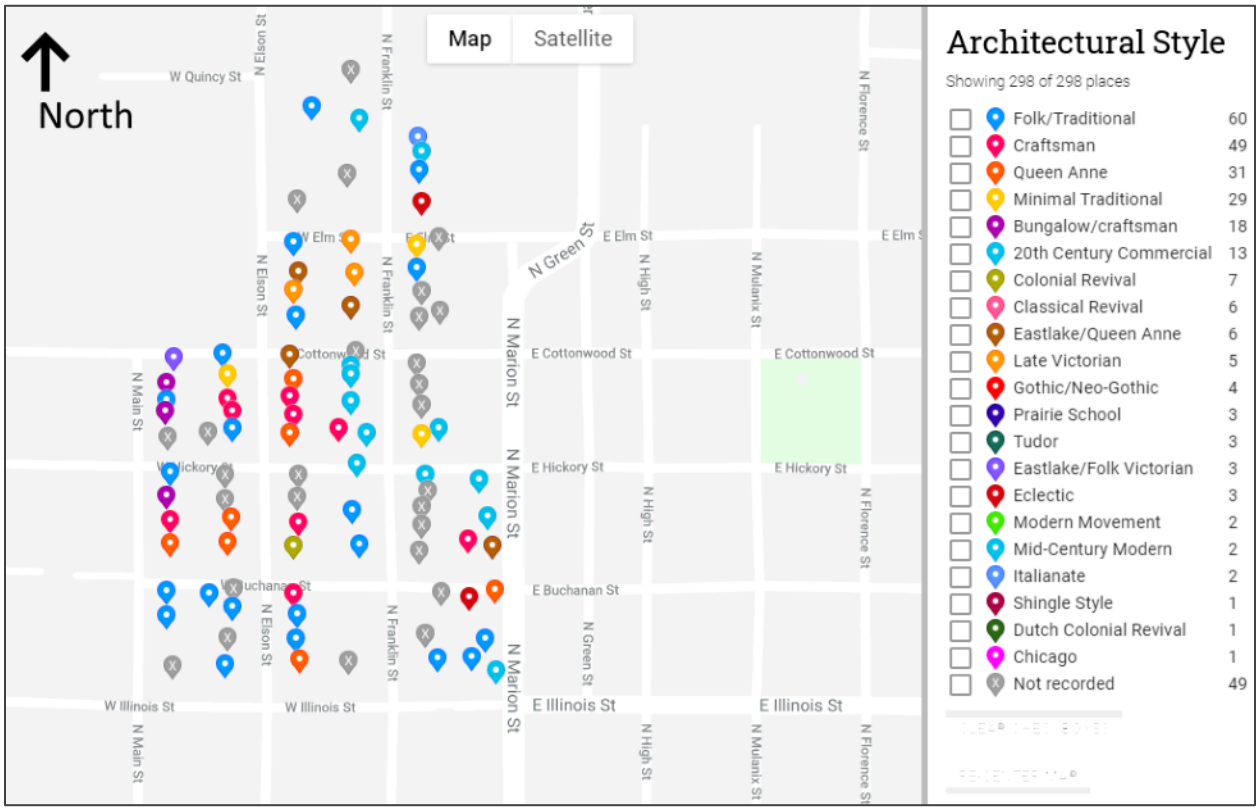

Figure 27. Depot District building distribution by style.

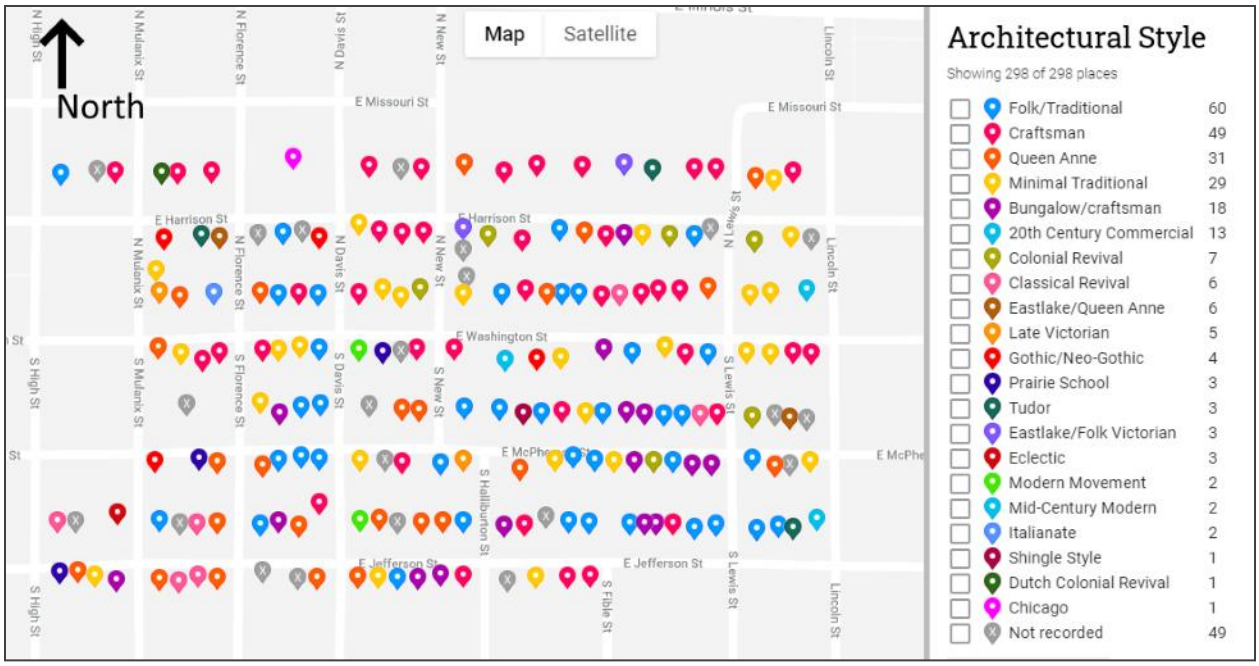

Figure 28. Old Town Neighborhood building distribution by style.

Folk/Traditional

Folk/Traditional style is meant to delineate this utilitarian form from more high-style architecture.[17] Folk/Traditional style reflects the communities' response and history to architecture. In Kirksville Folk/Traditional style can be used on many architectural forms.

Figure 29. Folk/Traditional style house with a gable and wing form at 716 N. Elson Street.

[17] See Alyson L. Greiner, "Folk Architecture," *The Encyclopedia of Oklahoma History and Culture*, https://www.okhistory.org/publications/enc/entry.php?entry=FO002.

Craftsman

Craftsman-style homes are popular in Kirksville and are the second most common style recorded in the survey. The style evolved out of the English Arts and Crafts movement and originated with the work of Greene and Greene in California in the 1890s. The Craftsman style was most popular from about 1905–30, with a large number of these houses constructed in Kirksville from ca. 1915 through the late 1920s. Houses of this style tend to be side or front gabled in form, and ornament is restrained. Other common features are relatively low horizontal proportions and low-pitched roofs with broad overhangs. Common details include battered porch posts, windows with vertical mullions, exposed rafter tails, and knee braces. Kirksville has at least one high-style two-story Craftsman house (407 E. Harrison), as well as several larger examples of the bungalow type, which is a house form that is either one-story, or has most of the living space on the first floor with additional rooms fitted underneath the roofline.

Small gable front one-story bungalows are very common in Kirksville and are given their own discussion below in the section entitled "Bungalow/Craftsman."

Figure 30. Craftsman-style house at 407 East Harrison Street.

Bungalow/Craftsman

The overall features of the Craftsman home are covered in the above "Craftsman" section, and features of larger Craftsman homes are described. However, in Kirksville, the most common Craftsman housing form is a small, gable-fronted, one-story bungalow, usually of wood frame construction, although at least one brick example exists. This type of house is so common in the study area that a separate discussion and classification is warranted. These houses usually have a low-pitched gabled front porch with brick piers or tapered or battered posts, reflecting Craftsman influence. A few of these houses also have recessed front porches that are incorporated into the main roofline. Some examples have other Craftsman details such as vertical-mullioned three-over-one to-eight-over-one windows, exposed rafter tails, and knee braces. Other houses lacking some or all of these details may have been built as plainer examples, or remodeling may have resulted in the removal of some Craftsman details.

Figure 31. Craftsman-style bungalow at 702 East Washington Street.

Queen Anne

Queen Anne-style houses were popular from 1880–1910. House pattern books popularized the style with the general public. Architects denigrated the style at the time.

In the survey area Queen Anne-style homes are the third most popular style. This reflects the era in which the plats were developed. The homes are popular in both the Depot District and the Old Town neighborhood. The size and form varies widely from common forms with Queen Anne architectural details to high-style examples that feature both the form and detailed architectural elements.

While Queen Anne houses are a form based on their hipped roofs, hipped roof with gables, and often attached towers, the form is distinguished by its irregularity in walls and windows. Smooth surfaces are avoided.

Queen Anne style is marked by architectural details. Spindlework is common, as are decorative treatments in gables. Large porches, often wrap-around, are Queen Anne features.

In Kirksville, Queen Anne style ranges from high-style examples to Queen Anne architectural details on Folk/Traditional house forms. An example at 908 E. McPherson Street has a basic gable and wing form but added a hipped roof and Queen Anne porch details (Figure 32)

Changes to this style often result in the wrap-around porch being removed. Porch supports and columns are also often switched out, although some high-style examples remain. High-style examples would have turned wood supports, although in some instances classical columns are present.

Figure 32. This Queen Anne style at 308 Jefferson Street has a subsequently added Craftsman porch.

Figure 33. This high-style Queen Anne at 701 E. Harrison Street features an irregular shape and hip and gable roof. The porch features turned wood posts and spindlework.

Minimal Traditional

Minimal Traditional house forms are based on Federal Home Administration small house designs from the 1930s. The form was popular from 1935–50. Predominant designs include the Cape Cod and gable and wing forms. The houses sometimes have Colonial-inspired elements and forms, but do not have enough Colonial detailing to be classified as examples of the Colonial Revival style. In Kirksville survey area the Minimal Traditional house was used as the major infill design during the 1940s and 1950s. In Kirksville houses of this vintage often have horizontal two-over-two windows. Porch supports are decorative metal and the porch deck is often poured concrete. The design was aimed at easing production and cost. In some examples the design is based on four-foot increments to allow for less cutting of sheet material.

Figure 34. Minimal Traditional design located at 903 E. Washington Street.

Colonial Revival

A revival of early American Colonial architectural forms emerged after the 1876 centennial celebration, and went through various waves of development through the 1950s. Early Colonial Revival often involved the application of Colonial visual features such as Tuscan Doric columns, fanlight windows, and bracketed cornices to houses reflecting the asymmetrical massing of the older Queen Anne style, or to simple folk or urban housing forms like the gable front or gabled ell. Post-1910 Colonial Revival homes often tried to more closely emulate original Colonial-style buildings, and often have more symmetrical facades and more accurate and academic use of Colonial detailing. Finally, starting in the 1920s and continuing into the 1950s, small modest Colonial Revival houses were built with simple architectural forms and sparse ornamentation. The survey area has a fairly small number of Colonial Revival houses. Most are medium-sized two-story houses and only a few examples of smaller Colonial Revival cottages were found in the survey area. While in some cities and suburbs much of the postwar infill housing was Colonial Revival in style, Kirksville builders working in the study area seem to have favored the more stripped-down Minimal Traditional style, or the modernist-influenced ranch, for postwar infill housing.

Figure 35. A Colonial Revival house at 704 East Harrison Street

Figure 36. A later Colonial Revival example at 810 East McPherson Street.

Classical Revival

This style involves the revival of various classical architectural forms. Classical Revival houses are often symmetrical in form, and the ornament focuses on elements of Classical architectural grammar such as columns, bracketed cornices, entablatures, and pediments. The symmetry of the Classical Revival is in contrast to earlier Victorian styles like Italianate and Queen Anne that emphasized asymmetry, breaking up facades into smaller elements, and dense application of details and patterned elements. More elaborate Classical Revival examples follow classical models fairly closely, while the more common examples engage in more sparse use of classical elements. The style originated with a revival of classical forms in the 1880s by architecture firms like McKim, Mead, & White, and persisted well into the twentieth century. Since both Classical Revival and Colonial Revival use common elements like bracketed cornices and classical columns, modestly detailed examples of the two styles can appear similar. Most examples of the style in the Kirksville study area were common housing forms like the two-story gable-front that had modest amounts of classical architectural features applied. The photo below shows one such house.

Figure 37. A Classical Revival house at 406 E. Jefferson Street.

Late Victorian

The houses categorized as Late Victorian in the survey are typically wood-frame homes with somewhat complex, sometimes asymmetrical exteriors, and some stylistic ornament. The form and decoration of the houses is simpler than earlier Queen Anne and other High Victorian houses. However, these Late Victorian houses also do not have enough Classical or Colonial features to be classified as examples of Classical Revival or Colonial Revival. They also do not represent examples of traditional gable front, center gable, or gable and wing folk housing formats, and thus are not really examples of Folk Victorian. Many are examples of the common urban gabled-ell housing format, with only modest Victorian detailing on the porch. Or, for example, the house illustrated below has the overall form of a side-gabled bungalow, but the tower-like construction on the right side of the house with its large arched hood, gives the house a feeling of Victorian asymmetry.

Figure 38. A Late Victorian style house at 624 East McPherson Street.

Gothic/Neo Gothic

This is a fairly rare architectural style in Kirksville, appearing mostly in the context of churches and a very small number of homes. The style originated with the revival of interest in Medieval architecture in Europe, and especially England. Gothic Revival buildings generally have vertical proportions, steep rooflines, asymmetrical compositions, and Gothic ornamental elements including tracery, pointed arched windows, and thin, vertical columns. In the project survey area, two churches were built in this style. Trinity Episcopal Church is a high-style example combining Gothic and English Arts and Crafts elements. The second example, Mary Immaculate Church, is a later stripped-down version of the style combining modest Gothic elements with a Modernistic simplicity. The main example of Gothic Revival housing in the city is 516 E. Harrison, an example of Kirksville's ubiquitous gable and wing house format, but with steep rooflines and a porch decorated with unusually elaborate Victorian Gothic wood tracery.

Figure 39. A Carpenter Gothic Revival style house at 516 East Harrison Street.

Figure 40. Gothic Revival style Trinity Episcopal Church.

Prairie School

Prairie School-style houses, usually manifested as American Foursquares, are not common in the survey area. While the design and style were wildly popular in parts of the country, the style was eclipsed by Craftsman style in the survey area. Most houses with Prairie influence are examples of the common American Foursquare type. Some of these houses are plain and convey the simple Prairie School spirit, while a few examples are decorated with stylistic elements reflecting more ornate and traditional architectural styles such as Colonial Revival.

Figure 41. This American Foursquare design at 606 E. Washington Street is based on Prairie School precepts.

Tudor

Tudor-style homes are not common in the survey area. Only two examples were recorded and both are located on Harrison Street in the Old Town neighborhood. This is likely a result of the fact that by the time the style was in vogue most of the area was already built out. The Tudor Revival style is based on English Medieval architectural elements. Characteristics are asymmetrical facades, use of a mixture of brick, stucco, and half-timbered textures, leaded glass, and steep roof pitches. This style was only sparsely used in Kirksville; the city's residential builders appear to have favored the Colonial Revival and Craftsman styles instead.

Figure 42. A Tudor-style house at 805 East Harrison Street.

Folk Victorian

The term Folk Victorian refers to houses of traditional folk form that were decorated with somewhat modest Victorian trim, including porch spindle work, turned posts, and jigsaw-cut tracery. This ornament was commonly applied to houses of common and relatively simple folk architecture formats. Most often, this decoration was manifested on the front porch, with turned posts and decorative spindlework being the most common details. Houses with heavier stylistic detail were classified as examples of the Queen Anne style.

Figure 43. Folk Victorian Style at 614 North Main Street.

Eclectic

The term "eclectic" is often applied to a variety of architectural styles from the 1880s through the 1940s that revived past architectural styles. The sub-styles within the movement are often termed "revivals"—for example, Colonial Revival. Ornament from these styles was sometimes used on the same standardized building type to give different examples a somewhat different feel. For example, a post office of standard plan might be decorated in Colonial Revival or Spanish Revival, depending on what area of the country the building was being built in or on the architectural preferences of the community. Although Colonial Revival can be grouped under "eclectic" styles of the nineteenth and twentieth centuries, it is such a major architectural movement in the United States that it is given its own section in this discussion.

Figure 44. Eclectic-style house at 802 North Franklin Street.

Modern Movement/Mid-Century Modern

These fairly broad terms cover any building with an architectural style and form mostly influenced by twentieth-century modernism. In general, modernism emphasizes exposure of structural elements, honest use of construction materials, elimination of ornament, and an embrace of mass produced and industrial materials and forms. Often cubic geometrical forms were favored over traditional gabled compositions used in earlier architecture. In the Kirksville survey's project area, influence of the modern movement is most commonly seen in the stripped-down cubic forms of commercial and industrial buildings, or in the horizontal, sprawling format of the 1950s–60s ranch houses. The project area also contains a modernist church, Meadowbrook Christian.

Figure 45. Mid-century example at 601 East Jefferson Street.

Figure 46. Mid-century modern church at 602 East Washington Street.

Italianate

The Italianate style reflected a nineteenth-century interest in the architectural forms of medieval Italian villas. Hallmarks of the style are bracketed cornices, hood molds or pediments over doors and windows, long narrow windows, pyramid-roof towers, and tall, vertical proportions. Building facades are often asymmetrical, but also often have elements of symmetry. The style hit its height of popularity from the 1850s–80s. Most of the Kirksville survey area for this project was built after 1890, so Italianate houses are not common.

Figure 47. Italianate-style house at 415 East Washington Street.

Shingle-Style

This style originated on the east coast with the houses of McKim, Mead & White. The style took inspiration from simple New England folk architecture. The buildings were restrained in use of ornament and their distinguishing feature was the use of large flat or curved surfaces covered with wood shingles. Interesting roof forms such as multiple gables or gambrel roofs were often used to give the buildings visual interest, since they were otherwise fairly plain. Although no high-style shingle style houses were found in the survey, some early twentieth century houses in the Kirksville study area show the style's influence.

Figure 48. A house with shingle-style elements at 703 East McPherson Street.

Dutch Colonial Revival

In American twentieth century housing, this term refers to houses that have normal Colonial Revival features such as Tuscan Doric columns and bracketed cornices, but that also have a gambrel roof. The gambrel roof has four pitches and is what most people think of as a "barn roof." The Dutch Colonial can have the gambrel roof in a side-gabled or front-gabled format. The form was developed as part of high-style nineteenth-century houses built on the east coast by firms like McKim, Mead & White. In terms of normal Midwestern urban and suburban housing, the style appears most commonly in the 1920s, with many 1920s suburban subdivisions having multiple examples. However, only one example was found in the survey area in Kirksville.

Figure 49. Dutch Colonial Revival style house at 401 East Harrison Street.

Chicago Style

This style reflects the development of early modernism in the Chicago School of architecture, influenced heavily by eminent Chicago architect Louis Sullivan, but also reflected in the work of other influential architects such as Albert Kahn. The main principle of the style is exposure of the structure of the building on its exterior. Ornament is used, as long as it does not hide or otherwise obscure the expression of the building's structural form. In industrial manifestations of the style, large steel windows and monitor-type skylights are used to get natural light into the buildings. Concrete framing elements with brick veneer walls are common textural materials on Chicago School commercial and industrial buildings. In Kirksville, use of the Chicago Style would be limited to some of the city's commercial and industrial buildings.

Figure 50. Chicago-style commercial building at 514 North Franklin Street.

Figure 51. Washington School, a 1925 Chicago-style building at 509 East Harrison Street.

Sheds and Outbuildings

The survey area is rich in outbuildings, sheds and garages. Examples range from utilitarian designs based on agricultural buildings to high-style architectural examples that match the associated house.

Many of the garages and sheds in the survey area are second-generation buildings. The Sanborn Fire Insurance maps show one and one-half story stables in the Depot District located on the alleys in the rear of the lots. This reflects a number of factors. Infrastructure improvements such as sewers and water eliminated the need for backyard privies and wells. The automobile's introduction made alley-access stables obsolete. Consequently, backyards assumed less utilitarian purposes and could be devoted to recreation. Automobiles need to be stored and garages were constructed in alleys. However, some residents seem to have avoided the unpaved alleys and installed curb cuts, driveways and garages that face the street.

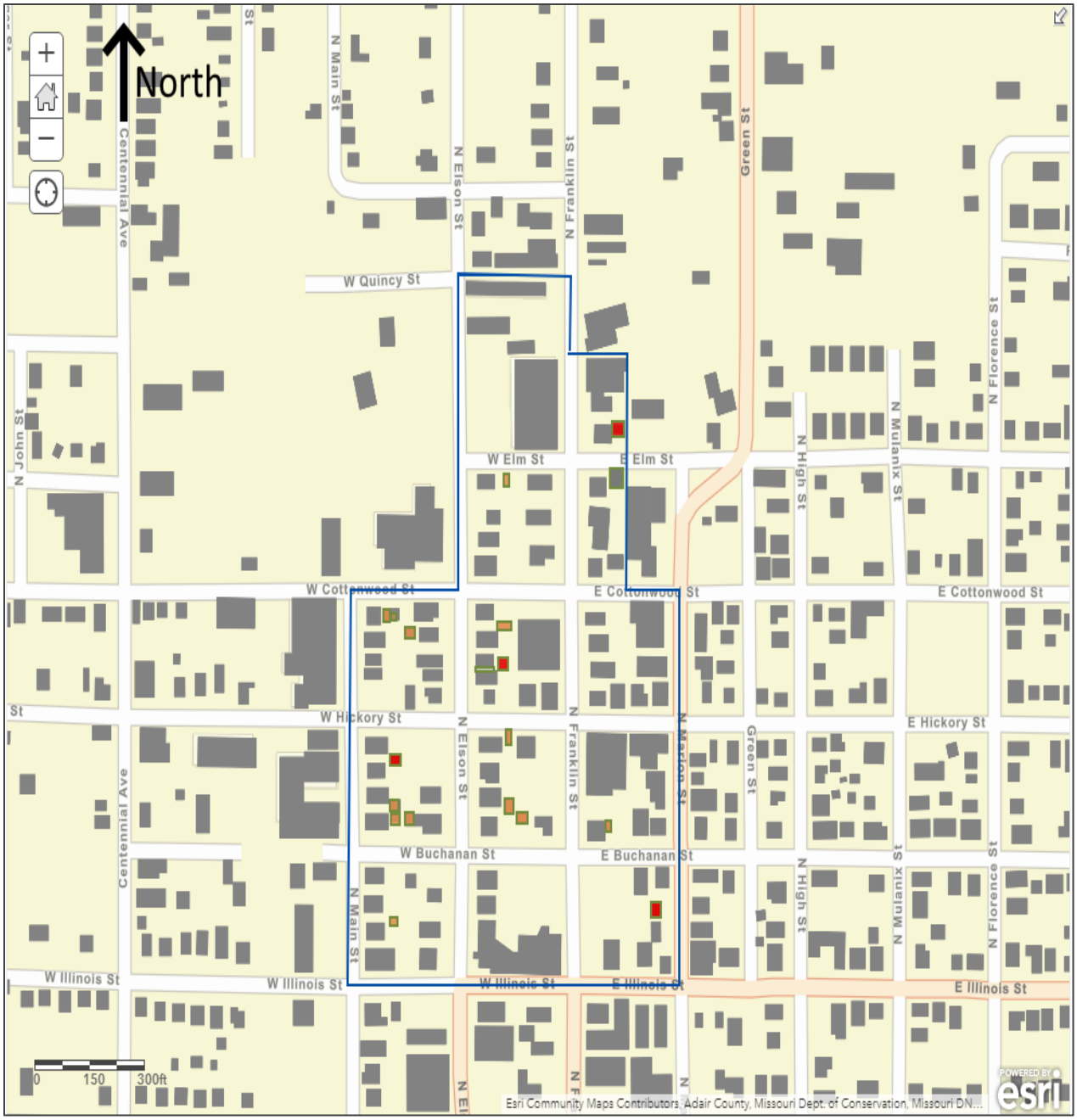

Figure 52. Inventoried outbuildings in the Depot District. Orange outbuildings are historic. Red outbuildings are modern or altered.

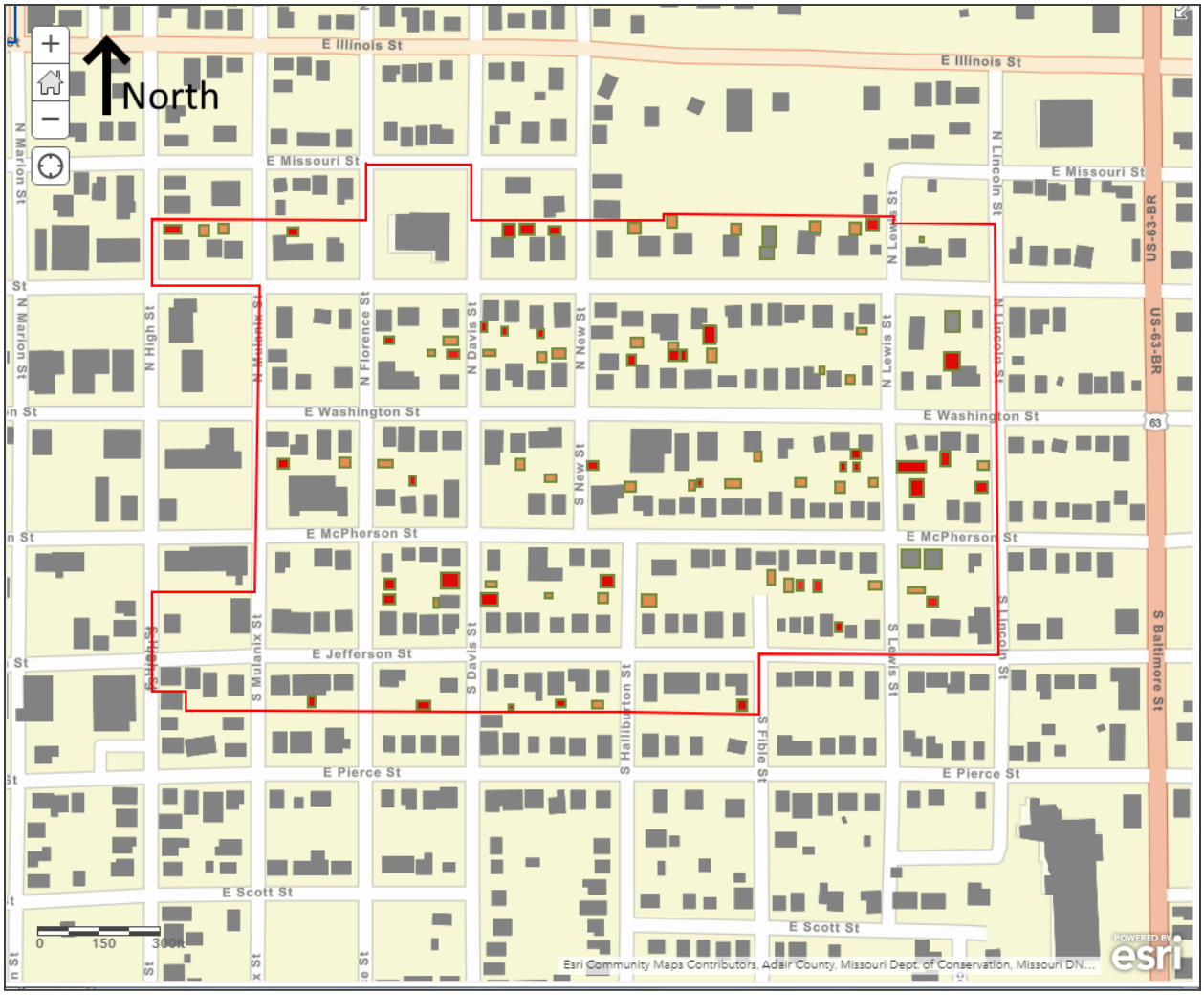

Figure 53. Inventoried outbuildings in the Old Town Neighborhood. Orange outbuildings are historic. Red outbuildings are modern or altered.

Kirksville garages fall into three broad categories. Some garages are based on agricultural buildings and feature vertical, barn-type siding, with or without windows.

Figure 54. Pre-1925 vertical sided garage at 615 East Jefferson Street.

They are often constructed for a single car. Later garages have horizontal wood siding that often matches the house. These garages will have paneled doors and often windows that match or matched the house when the garage was constructed. These are either in the alley or associated with the curb-cut driveway. The third style of garage/outbuilding is the high-style design that matches the house in style and material. However, all three types reflect a change to automobile culture.

Figure 55. Garage at 210 South Davis Street with exposed rafter tails.

Figure 56. A house-matched garage at 711 East Harrison Street.

Recommendations

Architectural surveys have a number of purposes. One is to recommend National Register individual nominations and districts. Additional purposes are recommendations for additional surveys, research and proposed planning efforts.

Architectural surveys can also identify areas for conservation districts or local historic districts. The recommendations are based on maintaining or improving the residential quality of life. The recommendations also focus on furthering economic development by stabilizing house values and identifying commercial areas where historic preservation techniques and practices can enhance and drive economic development, increase the tax base, and improve the general quality of life for Kirksville's residents through the built environment.

The recommendations section outlines step-by-step methods and plans to use historic preservation and conservation techniques to achieve economic development and quality of life goals.

The broad recommendations to institute conservation districts, explore National Register designations, and future survey efforts are outlined below.

Conservation Districts

Conservation districts are a planning tool to preserve neighborhood character, preserve affordable housing, control demolitions, and stop inappropriate development. They are particularly success in controlling outside development pressure and commercial encroachment.[18] In most instances conservation guidelines only apply to residential buildings. Commercial buildings are usually exempt.

Making a Conservation District: Preserve Common Architectural Characteristics and Elements

The Depot District and the Old Town Neighborhood share residential similarities: single-family homes on largely equally sized lots. Houses have alley access and the primary entrance is on the front façade facing the street. The front setback is approximately 20 percent of the lot size or less.

While the Depot District does have commercial buildings, these can be regulated through the zoning code.

[18] Rebecca Lubens and Julia Miller, "Protecting Older Neighborhoods through Conservation District Plans" *Preservation Law Reporter,* Jan-March 2002, 1003.

Conservation districts can preserve character-defining architectural features. These are often details that can be removed in renovations, and may seem small but in aggregate convey the buildings' character. A design review process can assist property owners in maintaining their properties' architectural style and character-defining features.

These include:

- Preserving original window and door trim
- Preserving original porch size in addition to porch columns and railings
- Limiting converting front porches into rooms or living spaces
- Preserving eaves brackets
- Preserving gable decoration such as fish-scale shingles
- Retaining door and window size and openings

Conservation districts can be used in neighborhoods that do not have sufficient historic integrity for a local historic district or a National Register historic district. They can also be used in neighborhoods where the desire to control inappropriate development is supported but the level of control offered through a local historic district is not supported. Conservation districts fall into two broad categories: a neighborhood planning model and a historic preservation model. In practice, most conservations districts have elements of both models.[19]

The neighborhood planning model is often accomplished through a zoning overlay and concentrates on those activities best regulated through consistent application of the zoning code. Building setbacks, lot coverage and floor area ratios, permitted uses, and parking are included in this model. These activities are administered by a zoning board or administrator.

The historic preservation model is usually administered by a city historic preservation commission or a special commission constituted for the district. In this model community-chosen neighborhood characteristics are preserved. These usually include the houses' mass, shape, and height. It also preserves architectural details and features the community wishes to retain, such as front porches. It is also useful for new and infill construction. Once again the mass, shape and orientation can mimic the neighborhood's original character while allowing for architectural expression and material selection. However, the historic preservation model conservation district is not as stringent as a local historic district. Building material selection is broader and modern building materials are allowed.

The historic preservation model that includes design review is often instituted through a neighborhood petition process and majority community support. Some municipalities institute local districts unilaterally through council ordinances although this is not as common. Some

[19] William Cook, Tiffany Tolbert, and James Lindberg, *Neighborhood Conservation Districts: Planning and Administrative Practices* (Washington, DC: National Trust for Historic Preservation, 2018).

planning departments make conceptual plans and design guidelines that are presented to the neighborhood. Property owners are given opportunities to object at public meetings. The city council then votes whether to institute the conservation district.[20]

The community is usually involved in the selection of architectural elements and attributes they wish to preserve. These constitute the future design guidelines used in the conservation district. This is most useful for features and attributes that cannot be regulated through consistent application of the zoning code.

Hybrid models vary in their purview. Some municipalities only regulate the parts of a house visible from the street, while the other elevations are not reviewed. Conservation commissions may be binding or advisory. It is important to note that conservation district guidelines are usually mandated only when changes are made to the house. Nothing must be changed before a renovation, addition, or infill project takes place.

Conservation District Tools

Municipalities often encourage conservation districts through tax abatements, waiving permit fees, and offering technical assistance to property owners.

It is important to note that conservation district regulations do not apply until the property owner undertakes renovations to the property that would trigger the guidelines. The property owner is never forced to undertake any changes to their property if the district is instituted until the property owner actually undertakes a project. Then the guidelines would apply but not before.

Local Historic Districts

Local historic districts focus on preserving and maintaining not only a neighborhood's character but also the historic fabric. This is a critical distinction. Consequently, local historic districts focus on the materials used as well as preserving architectural details and elements. Local historic districts often require like-for-like material and architectural detail replacement. However, the selection of modern materials that mimic historic building materials is rapidly increasing, due to historic tax credit use and these materials offer a much wider and more durable selection. In addition, many review commissions maintain a list of allowable materials for property owners to choose from, simplifying the process.

In local historic districts a historic review commission maintains historic integrity through design guidelines and a historic commission that reviews projects. Minor projects can be handled through an administrator.

Local historic districts, because of their restrictive qualities, offer the most economic benefit for property owners. Values rose an additional 4-19 percent annually over similar undesignated

[20] Rebecca Lubens and Julia Miller, "Protecting Older Neighborhoods through Conservation District Plans" *Preservation Law Reporter*, Jan-March 2002, 1004.

properties.[21] In addition, foreclosure rates fall as properties are usually purchased before the foreclosure process begins.[22]

Like conservation districts, local historic guidelines only apply when the property owner undertakes a new renovation on the property. Property owners are not forced to rectify any previous work to bring the property into compliance.

Recommended Local Historic Districts

Harrison Street possesses the architectural quality and historic integrity for a local historic district. However, additional surveys to the north would likely locate additional streets that could be added to a local district. Consequently, the Phase II Memorial Park survey should ascertain whether it can be added to Harrison Street as a local district.

Zoning and Streetscapes

Many character-defining features can be preserved through the zoning code. The Depot District and Old Town Neighborhood residential buildings are composed largely of single-family homes on lots with alley access or a curb cut. Houses are oriented with the primary/front façade facing the street. Preserving these residential property defining characteristics include:

- Restrict combining vacant lots for one building.
- Setback requirements: Use the average measured front setback per block to determine setbacks for new construction.
- Averaging cornice and heights to ensure consistent massing and height
- Floor-area ratio: Preserve the mass of infill houses through a floor-area ratio to ensure building size is compatible.
- Rear alley preservation: Limit vacating alleys if possible.
- Primary entrance location: Require that the primary entrance is on the front façade.
- Require a minimum glass percentage on front facades

Infill and Additions: Recommended Practices

Lots should not be combined for a single building. If lots are combined, the building should be articulated through materials or design to make the building appear less homogenous.

Infill housing should have a similar mass and shape. In many conservation districts floor plans and room heights are similar. This allows for a consistent streetscape that mimics the historic streetscape.

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[21] Regina Cole, "Your House is in a Local Historic District: Does that Raise or Lower its Value" https://www.forbes.com/sites/reginacole/2018/08/20/your-house-is-in-a-historic-district-does-that-raise-or-lower-its-value/#77a6431b7c8c. Accessed July 6, 2020.

[22] Rypkema, 22.

Additions: Require additions preserve character-defining features by placing new additions on side or rear of house. Additions should also share the neighborhood's mass and shape attributes.

Infill construction should have neighborhood character-defining features such as usable front porches, defined as one with a depth of at least six interior feet and front façade primary entrances.

National Register of Historic Places Districts

The National Register of Historic Places originates in the Historic Preservation Act of 1966. It a federal program administered by the Department of the Interior and the National Park Service. The National Register is an honorific designation that does not affect property rights. The only restriction is that a National Register listed property cannot be demolished with federal funding. Any other modification by the property owner is permitted.

The National Register does confer economic benefits through the federal and state historic tax credit programs. These programs provide substantial tax credits for renovation of income producing listed properties. The rehabilitation must adhere to the Secretary of the Interior's Standards for Rehabilitation.[23]

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

[23] Secretary's Standards for Rehabiliation, https://www.nps.gov/tps/standards/rehabilitation.htm. Accessed July 17, 2020.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The federal historic tax credit program has a five-year claw-back clause during which the historic features must be maintained.

Individually listed National Register properties and properties in National Register districts receive broad general economic benefits. Properties in National Register historic districts can expect an additional 10 percent appreciation. It also stabilizes property values.

Individual National Register of Historic Places Nominations

The current reconnaissance survey did not identify properties that are individually eligible for the National Register. Libraries and archives were closed during the survey hindering placing these properties in context. An intensive survey will be necessary to identify these properties. These properties would also be good candidates for local historic designation. All properties listed have sufficient integrity for a National Register individual nomination or local designation.

Survey criteria for historic integrity were conservative. Buildings with good integrity generally had original siding, windows, chimneys and doors. These buildings are listed below.

Street #		Street		Building Type/Style
109	E	Buchanan	St	House/Craftsman Bungalow
106	E	Elm	St	House/Gable and wing
508	N	Elson	St	House/Craftsman Bungalow
611	N	Elson	St	House/Minimal Traditional
706	N	Elson	St	House/Late Victorian
710	N	Elson	St	House/Queen Anne
904	N	Elson	St	House/Folk Traditional
514	N	Franklin	St	Commercial building/20th Century commercial
708	N	Franklin	St	House/Queen Anne
716	N	Franklin	St	House/Minimal Traditional
802	N	Franklin	St	House/Eclectic Style
815	N	Franklin	St	Commercial/One part commercial block
817	N	Franklin	St	Commercial/20th Century commercial block
303	N	Halliburton	St	House/Minimal Traditional
315	E	Harrison	St	House/Craftsman
401	E	Harrison	St	House/Dutch Colonial Revival
407	E	Harrison	St	House/Craftsman
411	E	Harrison	St	House/Gable and wing
509	E	Harrison	St	School/Chicago style
516	E	Harrison	St	House/Neo-Gothic
606	E	Harrison	St	House/Craftsman
610	E	Harrison	St	House/Craftsman Bungalow
616	E	Harrison	St	House/Craftsman Bungalow
704	E	Harrison	St	House/Colonial Revival
708	E	Harrison	St	House/Craftsman Bungalow

Street #		Street		Building Type/Style
711	E	Harrison	St	House/Craftsman Bungalow
715	E	Harrison	St	House/Craftsman
723	E	Harrison	St	House/Craftsman
802	E	Harrison	St	House/Craftsman Bungalow
805	E	Harrison	St	House/Tudor
813	E	Harrison	St	House/Craftsman
815	E	Harrison	St	House/Craftsman
908	E	Harrison	St	House/Minimal Traditional
910	E	Harrison	St	House/Central Passage
115	E	Illinois	St	Commercial Building/One part commercial block
301	E	Jefferson	St	House/Classical Revival
410	E	Jefferson	St	House/Classical Revival
411	E	Jefferson	St	House/Classical Revival
505	E	Jefferson	St	House/Craftsman Bungalow
509	E	Jefferson	St	House/Queen Anne
601	E	Jefferson	St	House/Ranch
620	E	Jefferson	St	House/Craftsman Bungalow
623	E	Jefferson	St	House/Craftsman
701	E	Jefferson	St	House/Craftsman Bungalow
508	N	Main	St	House/Craftsman Bungalow
405	N	Marion	St	House/Folk Traditional
513	N	Marion	St	Commercial Building/20th century commercial
410	E	McPherson	St	House/Prairie School
706	E	McPherson	St	House/Minimal Traditional
808	E	McPherson	St	House/Craftsman Bungalow
815	E	McPherson	St	House/Classical Revival
916	E	McPherson	St	House/Minimal Traditional
110	N	Mulanix	St	House/Minimal Traditional
209	S	Mulanix	St	Apartment/Eclectic
502	E	Washington	St	House/Craftsman
504	E	Washington	St	House/Minimal Traditional
602	E	Washington	St	House/Modern Movement
606	E	Washington	St	House/Prairie School
615	E	Washington	St	House/Colonial Revival
616	E	Washington	St	House/Craftsman Bungalow
701	E	Washington	St	House/Minimal Traditional

Street #		Street		Building Type/Style
702	E	Washington	St	House/Craftsman Bungalow
714	E	Washington	St	School/Mid-century modern
716	E	Washington	St	Church/Neo-Gothic
716 1/2	E	Washington	St	Commercial /Minimal Traditional
802	E	Washington	St	House/Craftsman Bungalow
805	E	Washington	St	House/Classical Revival
819	E	Washington	St	House/Craftsman Bungalow
901	E	Washington	St	House/Minimal Traditional
902	E	Washington	St	House/Minimal Traditional
903	E	Washington	St	House/Minimal Traditional
904	E	Washington	St	House/Minimal Traditional
906	E	Washington	St	House/Craftsman
907	E	Washington	St	House/Ranch

Potential National Register Districts

The reconnaissance survey did not locate any immediately eligible National Register districts. The level of integrity was such that a majority of buildings in each survey area did not meet the National Register threshold. There were a number of factors. Many houses and buildings had asbestos or vinyl siding. Replacement siding can obscure the original siding type and profile. In addition, historic integrity is compromised with replacement siding, as the window trim is often removed or obscured. Replacement siding can also be associated with changes in window size or placement. In some cases in the survey area, the fenestration pattern, i.e., the original window openings were changed; either covered, moved or changed size altering the historic character. Fenestration patterns are also changed when interior renovations leave window openings obsolete. The conversion of many homes into apartments changed interior room and circulation patterns, altering the window pattern and rough opening size, and in turn, diminishing the historic integrity.

Porch and chimney removals also played a role in diminished integrity. In some instances only the porch deck was replaced; however, in others original porch supports were replaced by 4 x 4 inch posts, detracting from the historic nature.

Franklin Street Automobile District

However, a potentially eligible district was identified, based around automobile-oriented buildings in the Depot District. This collection of automobile-themed buildings is concentrated along Franklin Street. While some have façade modifications, these buildings should be monitored for construction activity and possible removal of the intrusive alterations and original façade restoration. In almost all cases the affected buildings were brick or tile block. Given the material and masonry method of construction, the original exterior is very likely to be underneath the vinyl siding. The City of Kirksville Façade Assistance Program could also be utilized for this purpose. The area is potentially eligible for the National Register, but an intensive survey would be required to further understand the historic context of the area to the history and development of Kirksville.

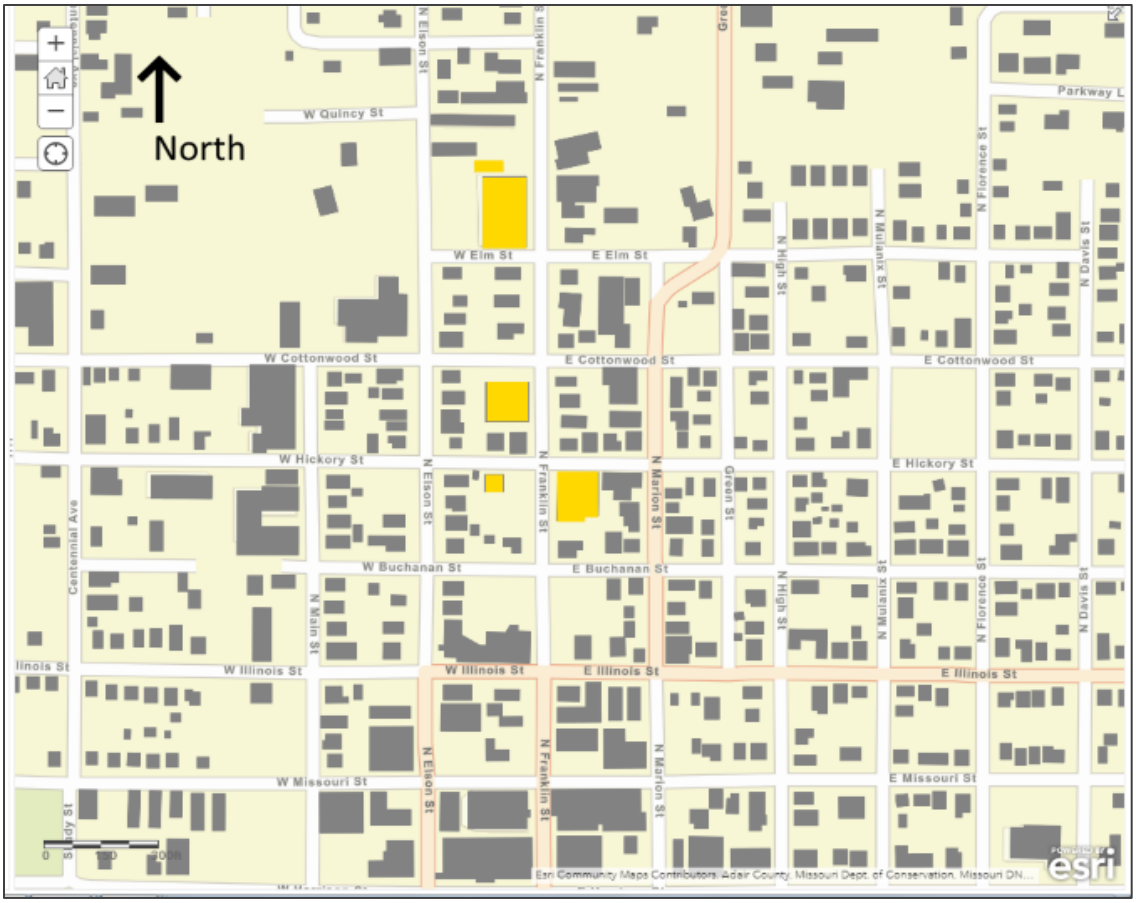

Figure 57. Potential Automotive-themed Franklin Street National Register district with automobile-themed buildings, marked in yellow.

Figure 58. The Burdman Building, an automobile-themed commercial building at 815 North Franklin Street.

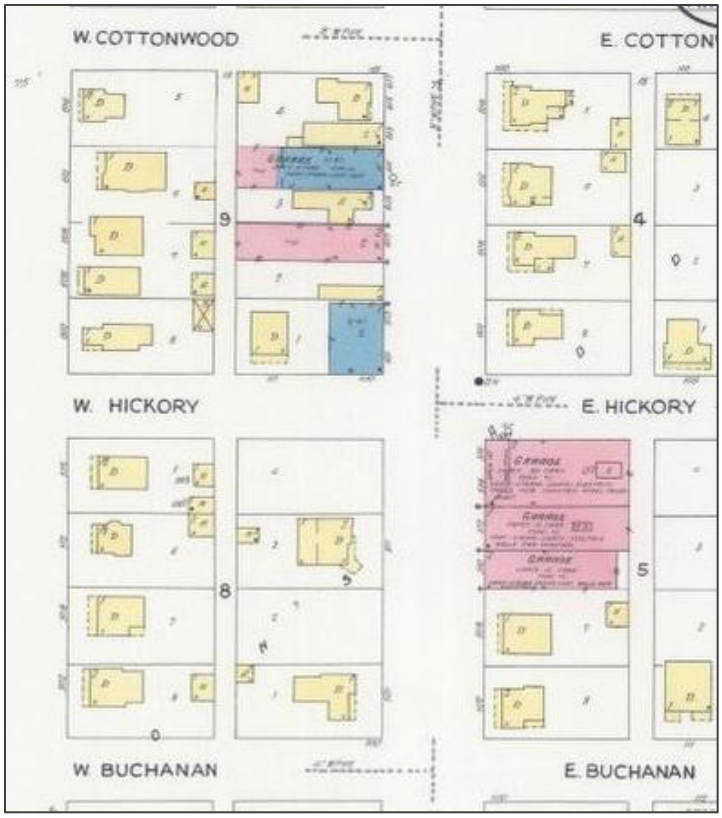

Figure 59. 1925 Sanborn Fire Insurance Map showing automobile-themed buildings (in pink) along Franklin Street. (Library of Congress

Additional Surveys and Research

Owen & Eastlake recommends these future survey and research areas utilizing these steps:

Wabash Railroad Corridor

Conduct an intensive survey of the commercial buildings in the Wabash Railroad corridor along Main Street in Kirksville to ascertain its National Register eligibility.

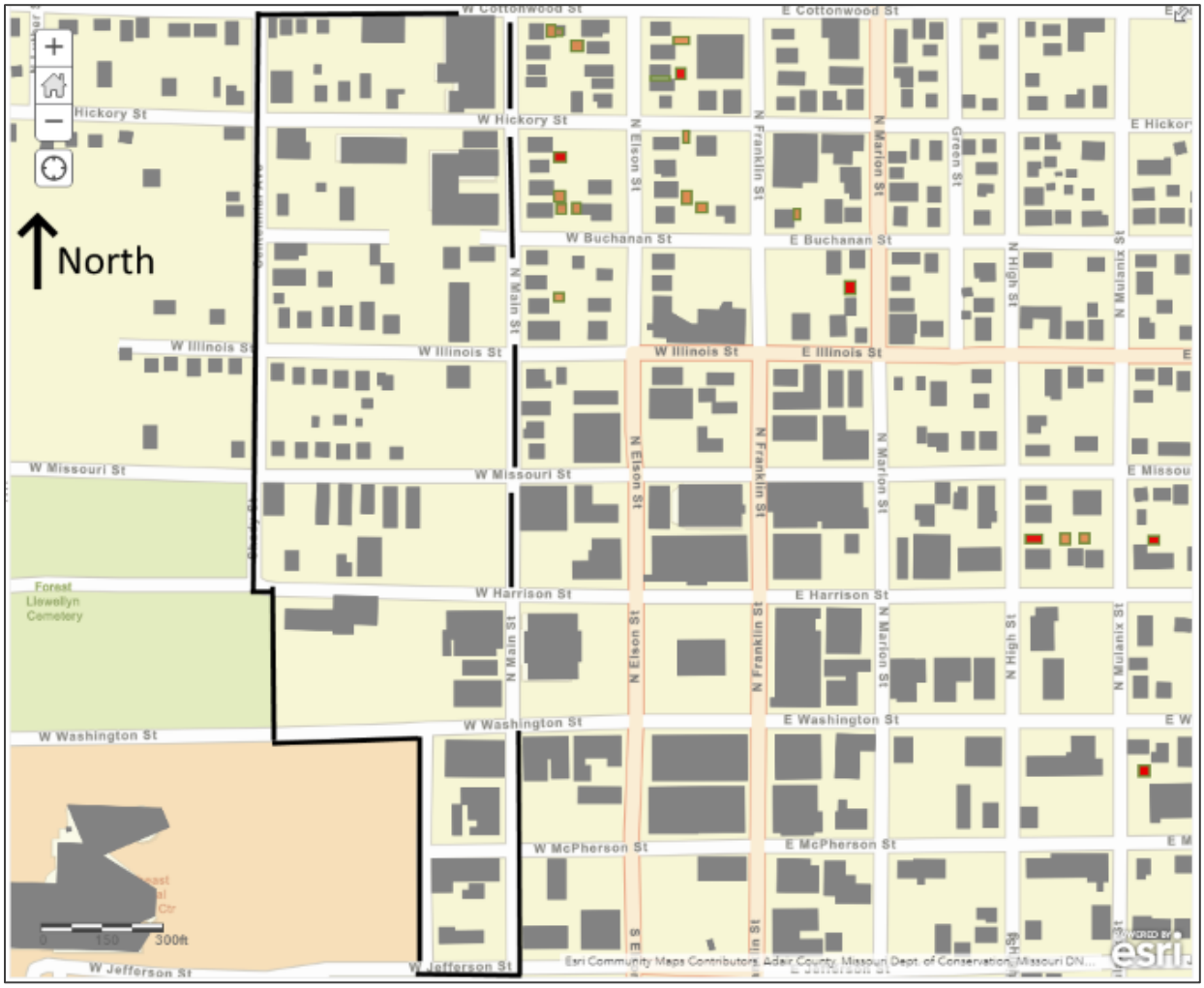

Figure 60. The buildings and structures along the former Wabash Railroad corridor should be surveyed for a potential National Register district.

Many of these buildings appear to be associated with cooperative agricultural activities in the first half of the twentieth-century. Kirksville was an integral part of the Missouri Farmers Association umbrella group of agricultural concerns. These underutilized buildings are good candidates for a potential historic district and subsequent historic tax credits and economic development.

North of Harrison Survey Area

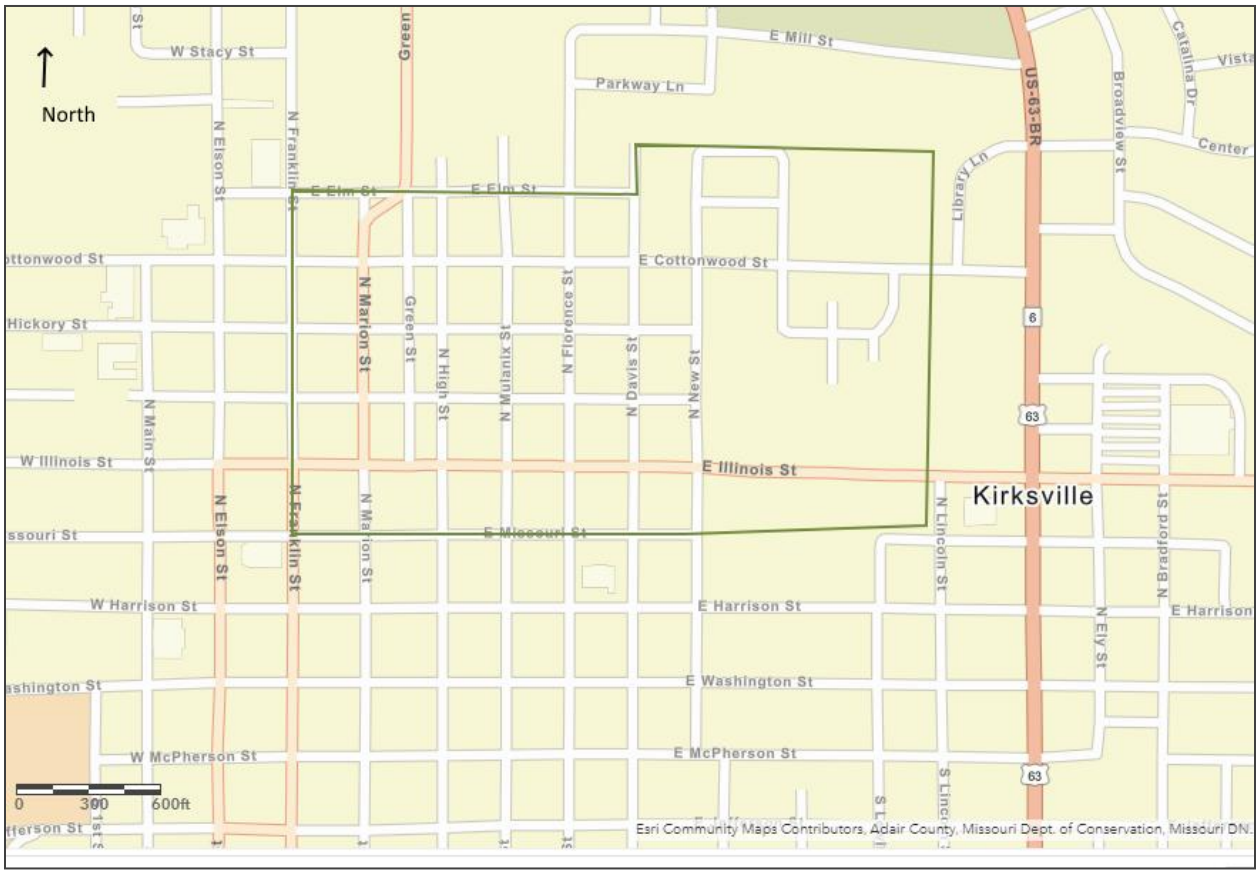

Figure 61. Proposed future survey area.

The area north of Harrison to approximately Cottonwood Street is recommended for future survey efforts. This area is associated with the previous Owen & Eastlake 2020 reconnaissance survey effort. Historic integrity appears to be better in this portion of the Old Town Neighborhood and this area appears to be best positioned to be a National Register and/or local historic district.

South of Jefferson Street Survey Area

This area is similar to the Old Town Neighborhood Phase I survey area. Its proximity to commercial development along Baltimore Street and near Truman State University makes it a good candidate for a conservation district to enhance residential quality of life and control development to the benefit of all property owners.

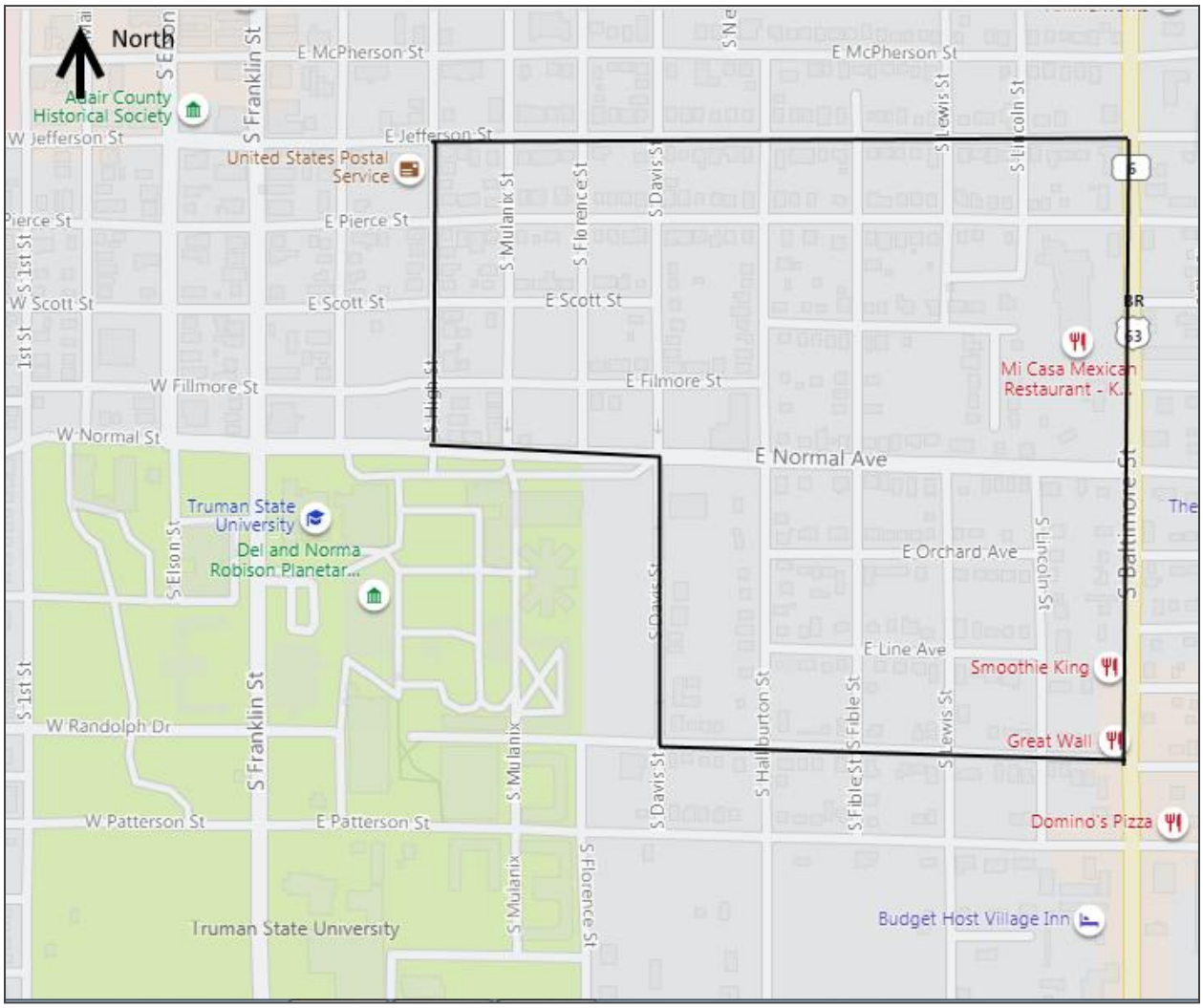

Figure 62. South of Jefferson Street proposed survey area.

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Survey Table

Address	City	Architect	Builder	Construction Date	Form/Type	Style
106 E Buchanan St	Kirksville				Vacant lot	
109 E Buchanan St	Kirksville			1920-1929	Bungalow	Craftsman
112 E Buchanan St	Kirksville			1890-1899	Queen Anne	Eclectic
115 E Buchanan St	Kirksville			1890-1899	Gable And Wing	Eastlake/Queen Anne
116 E Buchanan St	Kirksville			1890-1899	Central Passage	Queen Anne
211 W Buchanan St	Kirksville			1930-1939	Gable Front	Folk/Traditional
216 W Buchanan St	Kirksville			1880-1889		Queen Anne
109 E Cottonwood St	Kirksville			1990-1999	One-Part Commercial Block	
100 S Davis St	Kirksville				Vacant lot	
116 S Davis St	Kirksville			1990-1999	Center Gable	Folk/Traditional
210 S Davis St	Kirksville			1900-1909	Gable Front	Craftsman
211 S Davis St	Kirksville			1990-1999	Rectangular	Minimal Traditional
106 E Elm St	Kirksville			1900-1909	Gable And Wing	

Address	City	Architect	Builder	Construction Date	Form/Type	Style
401 N Elson St	Kirksville			1988	Gable And Wing	Folk/Traditional
402 N Elson St	Kirksville			1890-1899		Queen Anne
403 N Elson St	Kirksville				Vacant lot	
404 N Elson St	Kirksville			1980-1989	Gable Front	Folk/Traditional
412 N Elson St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
413 N Elson St	Kirksville			1890-1899	Central Passage	Folk/Traditional
415 N Elson St	Kirksville				Vacant lot	
416 N Elson St	Kirksville			1890-1899	Gabled Ell	Craftsman
501 N Elson St	Kirksville			1880-1889	Queen Anne	Queen Anne
502 N Elson St	Kirksville			1890-1899	Central Passage	Colonial Revival
507 N Elson St	Kirksville			1900-1909	Irregular/asymmetrical-Plan	Queen Anne
508 N Elson St	Kirksville			1910-1919	Bungalow	Craftsman
511 N Elson St	Kirksville				Vacant lot	
512 N Elson St	Kirksville				Vacant lot	
515 N Elson St	Kirksville				Vacant lot	
516 N Elson St	Kirksville			1890-1899	Central Passage	
601 N Elson St	Kirksville			1900-1909	Gable And Wing	Folk/Traditional

Address	City	Architect	Builder	Construction Date	Form/Type	Style
602 N Elson St	Kirksville			1890-1899	Irregular/asymmetrical-Plan	Queen Anne
605 N Elson St	Kirksville			1910-1919	Shotgun	Craftsman
606 N Elson St	Kirksville			1890-1899	Bungalow	Craftsman
607 N Elson St	Kirksville			1900-1909	Bungalow	Craftsman
608 N Elson St	Kirksville			1890-1899	Bungalow	Craftsman
611 N Elson St	Kirksville			1940-1949	Minimal Traditional	Minimal Traditional
612 N Elson St	Kirksville			1890-1899	Irregular/asymmetrical-Plan	Queen Anne
615 N Elson St	Kirksville			1910-1919	Gable Front	Folk/Traditional
616 N Elson St	Kirksville			1890-1899	Center Gable	Eastlake/Queen Anne
702 N Elson St	Kirksville			1890-1899		Folk/Traditional
706 N Elson St	Kirksville			1880-1889		Late Victorian
710 N Elson St	Kirksville			1870-1879	Queen Anne	Eastlake/Queen Anne
716 N Elson St	Kirksville				Gable And Wing	Folk/Traditional
800 N Elson St	Kirksville				Vacant lot/storage	
904 N Elson St	Kirksville			1919	Railroad Depot	Folk/Traditional
215 S Florence St	Kirksville			1900-1909	Gable Front	Folk/Traditional
301 S Florence St	Kirksville			1880-1889	Gabled Ell	

Address	City	Architect	Builder	Construction Date	Form/Type	Style
400 N Franklin St	Kirksville			1980-1989	Center Gable	Folk/Traditional
401 N Franklin St	Kirksville			2003	Fire station	Modern commercial
416 N Franklin St	Kirksville				Vacant lot	
501 N Franklin St	Kirksville			1890-1899	Gable And Wing	Folk/Traditional
502 N Franklin St	Kirksville			1910-1919	Center Gable	
508 N Franklin St	Kirksville				Vacant lot	
510 N Franklin St	Kirksville			1920-1929	Two-Part Commercial Block	
511 N Franklin St	Kirksville			2010-2019		Folk/Traditional
512 N Franklin St	Kirksville			1920-1929	One-Part Commercial Block	
514 N Franklin St	Kirksville			1920-1925	Two-Part Commercial Block	20th Century Commercial
599 N Franklin St	Kirksville			1930-1939		20th Century Commercial
601 N Franklin St	Kirksville			1920-1929	One-Part Commercial Block	20th Century Commercial
602 N Franklin St	Kirksville			1900-1909	Minimal Traditional	Minimal Traditional
607 N Franklin St	Kirksville			1920-1925	Two-Part Commercial Block	20th Century Commercial
608 N Franklin St	Kirksville			1890-1899	Center Gable	
609 N Franklin St	Kirksville			1920-1929	One-Part Commercial Block	20th Century Commercial
612 N Franklin St	Kirksville			1910-1919	Center Gable	

Address	City	Architect	Builder	Construction Date	Form/Type	Style
615 N Franklin St	Kirksville			1930-1939	One-Part Commercial Block	20th Century Commercial
616 N Franklin St	Kirksville			2010-2019	Rectangular	
617 N Franklin St	Kirksville				Vacant lot	
702 N Franklin St	Kirksville			1910-1919	Central Passage	
703 N Franklin St	Kirksville			1880-1889	Queen Anne	Eastlake/Queen Anne
708 N Franklin St	Kirksville			1890-1899	Queen Anne	
709 N Franklin St	Kirksville			1880-1890	Queen Anne	Late Victorian
710 N Franklin St	Kirksville			1900-1909	Center Gable	Folk/Traditional
715 N Franklin St	Kirksville			1880-1889		Late Victorian
716 N Franklin St	Kirksville			c. 1950	Minimal Traditional	Minimal Traditional
802 N Franklin St	Kirksville			c. 1875		Eclectic
810 N Franklin St	Kirksville			1950-1959		Folk/Traditional
812 N Franklin St	Kirksville			1920-1929	Two-Part Commercial Block	20th Century Commercial
815 N Franklin St	Kirksville			1920-1929	One-Part Commercial Block	
816 N Franklin St	Kirksville			1890-1899	Two-Part Commercial Block	Italianate
817 N Franklin St	Kirksville			1920-1929		20th Century Commercial
909 N Franklin St	Kirksville			c. 1950	Quonset	

Address	City	Architect	Builder	Construction Date	Form/Type	Style
201 Halliburton St	Kirksville			1900-1909	Queen Anne	Queen Anne
303 Halliburton St	Kirksville			1940-1949	Minimal Traditional	
303 E Harrison St	Kirksville			1890-1899	Gable And Wing	Folk/Traditional
311 E Harrison St	Kirksville			1910-1919	Central Passage	
315 E Harrison St	Kirksville			1910-1919	Gable Front	Craftsman
401 E Harrison St	Kirksville			c. 1902	Gable And Wing	Dutch Colonial Revival
407 E Harrison St	Kirksville			1910-1919		Craftsman
411 E Harrison St	Kirksville			c. 1904	Gable And Wing	Craftsman
412 E Harrison St	Kirksville			1910-1919	Central Passage	Tudor
416 E Harrison St	Kirksville			1890-1899	Queen Anne	Eastlake/Queen Anne
502 E Harrison St	Kirksville			1890-1899	Queen Anne	
506 E Harrison St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
509 E Harrison St	Kirksville	Thomas, McClellan, and Thomas Irwin Dunbar, associate	J. H. Hunzinger & Co. Davenport, Iowa	1925		Chicago
512 E Harrison St	Kirksville				Vacant lot	
516 E Harrison St	Kirksville			c. 1876	Gable And Wing	Gothic/Neo-Gothic

Address	City	Architect	Builder	Construction Date	Form/Type	Style
602 E Harrison St	Kirksville			1950-1959	Central Passage	Minimal Traditional
603 E Harrison St	Kirksville			1890-1899	Gabled Ell	Craftsman
606 E Harrison St	Kirksville			1900-1909	Central Passage	Craftsman
610 E Harrison St	Kirksville			1910-1919	Bungalow	Craftsman
611 E Harrison St	Kirksville			1890-1900	Queen Anne	
615 E Harrison St	Kirksville			1900-1909	Bungalow	Craftsman
616 E Harrison St	Kirksville			1910-1919	Bungalow	Craftsman
701 E Harrison St	Kirksville			1880-1890	Irregular/asymmetrical-Plan	Queen Anne
702 E Harrison St	Kirksville			1880-1889	Gabled Ell	Eastlake/Folk Victorian
704 E Harrison St	Kirksville			1920-1929	I-House	Colonial Revival
708 E Harrison St	Kirksville			1910-1919	Bungalow	Craftsman
711 E Harrison St	Kirksville			c. 1930	Bungalow	Craftsman
715 E Harrison St	Kirksville			1920-1929	Gable Front	Craftsman
716 E Harrison St	Kirksville			1890-1899	Gable And Wing	Folk/Traditional
720 E Harrison St	Kirksville			1890-1899	Irregular/asymmetrical-Plan	Queen Anne
723 E Harrison St	Kirksville			1900-1909	Gable Front	Craftsman
724 E Harrison St	Kirksville			1910-1919	Bungalow	Craftsman

Address	City	Architect	Builder	Construction Date	Form/Type	Style
801 E Harrison St	Kirksville			1920-29	Gable Front	Eastlake/Folk Victorian
802 E Harrison St	Kirksville			1910-1919		Bungalow/craftsman
804 E Harrison St	Kirksville			1940-1949	Central Passage	Minimal Traditional
805 E Harrison St	Kirksville			1920-1929		Tudor
808 E Harrison St	Kirksville			1910-1919		Colonial Revival
813 E Harrison St	Kirksville			1920-1929		Craftsman
815 E Harrison St	Kirksville			1920-1929	Bungalow	Craftsman
820 E Harrison St	Kirksville			1900-1909	Shotgun	Folk/Traditional
828 E Harrison St	Kirksville			1900-1909	Central Passage	
903 E Harrison St	Kirksville			1890-1899	Queen Anne	Queen Anne
904 E Harrison St	Kirksville			1880-1889		Colonial Revival
905 E Harrison St	Kirksville			c. 1950	Central Passage	Minimal Traditional
908 E Harrison St	Kirksville			c. 1950	Central Passage	Minimal Traditional
909 E Harrison St	Kirksville			1920-1929	Bungalow	Craftsman
910 E Harrison St	Kirksville			1940-1949	Central Passage	
107 E Hickory St	Kirksville			1940-1949		20th Century Commercial
112 W Hickory St	Kirksville			1920-1929	Bungalow	Craftsman

Address	City	Architect	Builder	Construction Date	Form/Type	Style
206 W Hickory St	Kirksville			1920-1929	Central Block With Wings	
111 E Illinois St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
115 E Illinois St	Kirksville			c. 1975	One-Part Commercial Block	20th Century Commercial
300 E Jefferson St	Kirksville			1900-1909	Foursquare	Prairie School
301 E Jefferson St	Kirksville			c. 1910	Foursquare	Classical Revival
307 E Jefferson St	Kirksville				Vacant lot	
308 E Jefferson St	Kirksville			1890-1899	Queen Anne	Queen Anne
312 E Jefferson St	Kirksville			c. 1980		Minimal Traditional
316 E Jefferson St	Kirksville			c. 1920	Central Passage	Bungalow/craftsman
401 E Jefferson St	Kirksville			1900-1909		Folk/Traditional
402 E Jefferson St	Kirksville			1890-1899	Queen Anne	Queen Anne
406 E Jefferson St	Kirksville			1900-1909	Gable Front	Classical Revival
407 E Jefferson St	Kirksville			1890-1899	Queen Anne	
410 E Jefferson St	Kirksville			1890-1899	Gable Front	Classical Revival
411 E Jefferson St	Kirksville			1890-1899	Gable Front	Classical Revival
415 E Jefferson St	Kirksville			1890-1899	Queen Anne	Queen Anne
416 E Jefferson St	Kirksville			c. 1895	Queen Anne	Queen Anne

Address	City	Architect	Builder	Construction Date	Form/Type	Style
505 E Jefferson St	Kirksville			1908	Bungalow	Bungalow/craftsman
509 E Jefferson St	Kirksville			1890-1899	Queen Anne	Queen Anne
512 E Jefferson St	Kirksville				Vacant lot	
516 E Jefferson St	Kirksville			c. 1900		Queen Anne
601 E Jefferson St	Kirksville			1955	Ranch	Modern Movement
602 E Jefferson St	Kirksville			c. 1900	Queen Anne	Queen Anne
605 E Jefferson St	Kirksville			1890-1900	Queen Anne	Queen Anne
606 E Jefferson St	Kirksville			1940-1949	Gable Front	Minimal Traditional
609 E Jefferson St	Kirksville			1900-1910	Upright-And-Ell	
610 E Jefferson St	Kirksville			1900-1910	Gabled Ell	Folk/Traditional
615 E Jefferson St	Kirksville			1900-1910	Queen Anne	Queen Anne
616 E Jefferson St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
619 E Jefferson St	Kirksville			1890-1899	Queen Anne	Queen Anne
620 E Jefferson St	Kirksville			c. 1910V	Bungalow	Bungalow/craftsman
623 E Jefferson St	Kirksville			1910-1919	Upright-And-Ell	Folk/Traditional
624 E Jefferson St	Kirksville			1910-1919	Gable Front	Craftsman
701 E Jefferson St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman

Address	City	Architect	Builder	Construction Date	Form/Type	Style
705 E Jefferson St	Kirksville			1910-1919	Bungalow	Craftsman
708 E Jefferson St	Kirksville			2000-2009	Duplex	Minimal Traditional
709 E Jefferson St	Kirksville				Vacaant lot	
713 E Jefferson St	Kirksville			1910-1919	Irregular/asymmetrical-Plan	Folk/Traditional
714 E Jefferson St	Kirksville			1910-1919	Bungalow	Craftsman
716 E Jefferson St	Kirksville			1920-1929	Bungalow	Craftsman
717 E Jefferson St	Kirksville			1910-1919	Upright-And-Ell	Folk/Traditional
803 E Jefferson St	Kirksville			1870-1879	Central Passage	Folk/Traditional
805 E Jefferson St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
807 E Jefferson St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
809 E Jefferson St	Kirksville			1910-1919	Bungalow	Craftsman
813 E Jefferson St	Kirksville			1910-1919	Gabled Ell	Folk/Traditional
815 E Jefferson St	Kirksville			1910-1919	Central Passage	Folk/Traditional
901 E Jefferson St	Kirksville			1910-1919	Gable And Wing	Folk/Traditional
907 E Jefferson St	Kirksville			1910-1919	Central Passage	Folk/Traditional
913 E Jefferson St	Kirksville			1920-1929	Central Passage	Tudor
915 E Jefferson St	Kirksville			1910-1919	Irregular/asymmetrical-Plan	20th Century Commercial

Address	City	Architect	Builder	Construction Date	Form/Type	Style
402 N Main St	Kirksville			2000-2009	One-Part Commercial Block	
410 N Main St	Kirksville			1920-1929	Pyramidal-Roof	Folk/Traditional
416 N Main St	Kirksville			1890-1899	Gable And Wing	Folk/Traditional
508 N Main St	Kirksville				Bungalow	Craftsman
512 N Main St	Kirksville			1906-1914		Bungalow/craftsman
516 N Main St	Kirksville			1900-1909	Central Passage	Folk/Traditional
602 N Main St	Kirksville				Vacant lot	
606 N Main St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
608 N Main St	Kirksville			1910-1919	Central Passage	Folk/Traditional
610 N Main St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
614 N Main St	Kirksville			1890-1899	Gable And Wing	Eastlake/Folk Victorian
405 N Marion St	Kirksville			1910-1919		Folk/Traditional
511 N Marion St	Kirksville			1940	One-Part Commercial Block	20th Century Commercial
513 N Marion St	Kirksville			1950-1959		20th Century Commercial
402 E McPherson St	Kirksville			1880-1889	I-House	Gothic/Neo-Gothic
410 E McPherson St	Kirksville			1900-1909	Foursquare	Prairie School

Address	City	Architect	Builder	Construction Date	Form/Type	Style
411 E McPherson St	Kirksville			Vacant lot		
416 E McPherson St	Kirksville			1890-1899	Queen Anne	Queen Anne
501 E McPherson St	Kirksville			2015	Minimal Traditional	Minimal Traditional

Address	City	Architect	Builder	Construction Date	Form/Type	Style
502 E McPherson St	Kirksville			1890-1899	Queen Anne	Queen Anne
507 E McPherson St	Kirksville			1906-1914	Bungalow	Bungalow/craftsman
508 E McPherson St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
511 E McPherson St	Kirksville			1900-1909	Central Passage	Folk/Traditional
512 E McPherson St	Kirksville			1890-1899	Center Gable	Folk/Traditional
516 E McPherson St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
606 E McPherson St	Kirksville			2016	Modern pole barn	
610 E McPherson St	Kirksville			1900-1909	Rectangular	Craftsman

Address	City	Architect	Builder	Construction Date	Form/Type	Style
611 E McPherson St	Kirksville			1900-1909	Queen Anne	Queen Anne
615 E McPherson St	Kirksville			1890-1899	Queen Anne	Queen Anne
620 E McPherson St	Kirksville			1890-1899	Gable And Wing	Folk/Traditional
623 E McPherson St	Kirksville			1880-1889	Apartment/multi-Unit Complex	Folk/Traditional
624 E McPherson St	Kirksville			1900-1909	Irregular/asymmetrical-Plan	Late Victorian
701 E McPherson St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
703 E McPherson St	Kirksville			1910-1919	Bungalow	Shingle Style
705 E McPherson St	Kirksville			1910-1919	Central Passage	Folk/Traditional
706 E McPherson St	Kirksville			c. 1950	Gable Front	Minimal Traditional
707 E McPherson St	Kirksville			1910-1919	Gable Front	Craftsman
714 E McPherson St	Kirksville			c. 1915	Pyramidal-Roof	Folk/Traditional
715 E McPherson St	Kirksville			1930-1939	Gabled Ell	Minimal Traditional
716 E McPherson St	Kirksville			1900-1909	Gabled Ell	Folk/Traditional
718 E McPherson	Kirksville			c. 1960	Ranch	Minimal Traditional

Address	City	Architect	Builder	Construction Date	Form/Type	Style
St						
801 E McPherson St	Kirksville			1920-1929	Gabled Ell	Folk/Traditional
805 E McPherson St	Kirksville			1910-1919	Bungalow	Bungalow/craftsman
807 E McPherson St	Kirksville			1910-1919	Gable Front	Bungalow/craftsman
808 E McPherson St	Kirksville			1910-1919	Central Passage	Bungalow/craftsman
810 E McPherson St	Kirksville			c. 1915	Central Passage	Colonial Revival
811 E McPherson St	Kirksville			1910-1919	Central Passage	Folk/Traditional
812 E McPherson St	Kirksville			1910-1919	Hall-Parlor	Folk/Traditional
813 E McPherson St	Kirksville			1910-1919	Gable Front	Folk/Traditional
815 E McPherson St	Kirksville			1910-1919	Gable Front	Classical Revival
816 E McPherson St	Kirksville			1920-1929	Gable Front	Bungalow/craftsman
817 E McPherson St	Kirksville			1910-1919	Central Passage	Craftsman
820 E McPherson St	Kirksville			1910-1919	Gable Front	Bungalow/craftsman
901 E McPherson St	Kirksville			1920-1929	Cape Cod	Colonial Revival

Address	City	Architect	Builder	Construction Date	Form/Type	Style
902 E McPherson St	Kirksville			1900-1909	Pyramidal-Roof	Folk/Traditional
903 E McPherson St	Kirksville				Vacant lot	
908 E McPherson St	Kirksville			1890-1899	Gable And Wing	Queen Anne
909 E McPherson St	Kirksville			1890-1899	Gable And Wing	Eastlake/Queen Anne
912 E McPherson St	Kirksville				Vacant lot	
915 E McPherson St	Kirksville				Gable And Wing	
916 E McPherson St	Kirksville				Minimal Traditional	Minimal Traditional
110 N Mulanix St	Kirksville			1940-1949	Gable Front	Minimal Traditional
124 N Mulanix St	Kirksville	Irwin Dunbar	Eggert and Russell		Longitudinal Plan Church	Gothic/Neo-Gothic
209 S Mulanix St	Kirksville				Apartment/multi-Unit Complex	Eclectic
104 N New St	Kirksville			1900-1909	Gable Front	
106 N New St	Kirksville			1920-1929	Central Passage	
401 E Washington St	Kirksville			1890-1899	Irregular/asymmetrical-Plan	Late Victorian
402 E Washington St	Kirksville			1890-1899	Gabled Ell	Queen Anne

Address	City	Architect	Builder	Construction Date	Form/Type	Style
407 E Washington St	Kirksville				Queen Anne	Queen Anne
408 E Washington St	Kirksville			1950-1959	Ranch	Minimal Traditional
412 E Washington St	Kirksville				Bungalow	Craftsman
415 E Washington St	Kirksville				Gabled Ell	Italianate
416 E Washington St	Kirksville			1890-1899	Central Passage	Craftsman
501 E Washington St	Kirksville			1890-1899	Queen Anne	Queen Anne
502 E Washington St	Kirksville			1900-1909	Gable Front	Craftsman
504 E Washington St	Kirksville			1962	Ranch	Minimal Traditional
507 E Washington St	Kirksville			1880-1889	Gabled Ell	Folk/Traditional
509 E Washington St	Kirksville			1910-1919	Gable Front	Craftsman
510 E Washington St	Kirksville			1989	Apartment/multi-Unit Complex	Minimal Traditional
515 E Washington St	Kirksville			1890-1900	Gabled Ell	Folk/Traditional
516 E Washington St	Kirksville			1890-1899	Gabled Ell	Folk/Traditional
601 E Washington	Kirksville			1900-1909	Bungalow	Craftsman

Address	City	Architect	Builder	Construction Date	Form/Type	Style
St						
602 E Washington St	Kirksville			1950-1959	Modern/irregular	Modern Movement
605 E Washington St	Kirksville			1994	Gable Front	Minimal Traditional
606 E Washington St	Kirksville			c. 1923	Foursquare	Prairie School
611 E Washington St	Kirksville			1950-1959	Gable Front	Minimal Traditional
612 E Washington St	Kirksville			1950-1959	Ranch	
615 E Washington St	Kirksville			c. 1950	Gable Front	Colonial Revival
616 E Washington St	Kirksville			1910-1919	Bungalow	Craftsman
701 E Washington St	Kirksville			c. 1950	Minimal Traditional	Minimal Traditional
702 E Washington St	Kirksville			1910-1919	Bungalow	Craftsman
703 E Washington St	Kirksville			1900-1909	Gable Front	Folk/Traditional
705 E Washington St	Kirksville			1900-1909	Bungalow	Craftsman
714 E Washington St	Kirksville			1950-1959	School	Mid-Century Modern
715 E Washington St	Kirksville			1890-1899	Central Passage	Queen Anne

Address	City	Architect	Builder	Construction Date	Form/Type	Style
715.5 E Washington St	Kirksville			1900-1909	Gable Front	Folk/Traditional
716 E Washington St	Kirksville	Ludwig Abt		1946	Longitudinal Plan Church	Gothic/Neo-Gothic
716 1/2 E Washington St	Kirksville			1950-1959	Gable Front	Minimal Traditional
717 E Washington St	Kirksville			2015	Center Gable	Folk/Traditional
719 E Washington St	Kirksville			1910-1919	Gable Front	Craftsman
802 E Washington St	Kirksville			1920-1929	Bungalow	Bungalow/craftsman
805 E Washington St	Kirksville			1900-1909	Central Passage	Classical Revival
807 E Washington St	Kirksville			1910-1919	Bungalow	Craftsman
808 E Washington St	Kirksville			1870-1879	I-House	Folk/Traditional
810 E Washington St	Kirksville			2009		Minimal Traditional
811 E Washington St	Kirksville			1910-1919	Center Gable	Craftsman
814 E Washington St	Kirksville			1910-1919	Gable Front	Craftsman
819 E Washington St	Kirksville			1910-1919	Bungalow	Craftsman
820 E Washington	Kirksville			1900-1909	Queen Anne	Folk/Traditional

Address	City	Architect	Builder	Construction Date	Form/Type	Style
St						
823 E Washington St	Kirksville			1890-1899	Queen Anne	Queen Anne
901 E Washington St	Kirksville			1940-1949	Gable Front	Minimal Traditional
902 E Washington St	Kirksville			1950	Minimal Traditional	Minimal Traditional
903 E Washington St	Kirksville			1940-1949	Center Gable	Minimal Traditional
904 E Washington St	Kirksville			1950	Minimal Traditional	Minimal Traditional
906 E Washington St	Kirksville			1900-1909	Gable Front	Craftsman
907 E Washington St	Kirksville			1958	Ranch	Mid-Century Modern
916 E Washington St	Kirksville			1900-1909	Central Passage	Craftsman