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United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

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This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of Clarksville, Missouri

B. Associated Historic Contexts

Commerce and Industry in Clarksville, 1845-1930
Architecture in Clarksville, 1845-1930
Social History in Clarkville, 1835-1930

C. Geographical Data

City Limits of Clarksville, Missouri

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official G. Tracy Mehan III, Director, — Date 3/15/91
Department of Natural Resources and State Historic Preservation Officer
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrus — Date 5/9/91
Signature of the Keeper of the National Register

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction and Organization

This statement of historic contexts addresses the three associated historic contexts listed in Item B of this multiple property documentation form: Commerce and Industry in Clarksville, 1845-1930; Architecture in Clarksville, 1845-1930; and Social History in Clarksville, 1835-1930. These contexts were selected on the basis of a building-by-building inventory conducted under a grant from the Missouri Department of Natural Resources in 1987. As described below, Clarksville is unique in Missouri in preserving its original relationship to the Mississippi River. Other river cities have been compelled by flooding, as well as by building obsolescence, to move their business districts farther back from the river. This gradual process has been documented, for example, in Hannibal and Louisiana, the two most important river cities of northeast Missouri. The usual solution to the problem of flooding has been the construction of flood walls and levees, which while protecting the economic value of the commercial buildings behind them, effectively cut them off from the river. This can be seen in Cape Girardeau, for example. The construction of the lock and dam in front of Clarksville spared the city this necessity. Clarksville's river setting makes the whole city significant in the context of the state, which in turn means that individual historic resources here that might not be of much consequence in isolation are endowed with value by their contribution to the whole. This principle is perhaps most familiar in urban design and has long been recognized in historic districts such as the Vieux Carre in New Orleans. But it applies to more than visual continuity. It is also important to the extent that the built environment helps us to understand the social and economic interactions of the community in all their complexity. Clarksville's survival gives us an opportunity to study a river city of the nineteenth and early twentieth centuries in the round, so to speak, and this nomination represents a commitment to preserve that opportunity for future scholars who may have a deeper knowledge or different perspective than we do now. The following analyses should be read with the understanding that they are not definitive statements but preliminary efforts to interpret the physical fabric of the city.

Clarksville as a River City, 1818-1930

Clarksville is a small city of about 600 people located in northeastern Missouri. It was laid out in 1818 to take advantage of its setting on the Mississippi River, and it still does so. The significance of Clarksville's historic resources can be analyzed in the context of several different themes, three of which have been chosen for development in this multiple property documentation form, but overarching all of them is the circumstance that Clarksville has preserved its setting on the Mississippi River to a greater extent than any other town in Missouri. Its main business street still directly faces the river. Many river towns in Missouri were once so constructed, but because of economic changes and repeated flooding, most have now retreated to more distant situations. Clarksville's remarkable survival was recognized by the architectural historian Spiro Kostoff when he featured Clarksville in his recent television series, "America by Design."

[x] See continuation sheet

Clarksville was one of hundreds of cities throughout this country whose town plans are grids inspired by that of Philadelphia (according to John Reps in Town Planning in Frontier America) and beyond that the Spanish cities laid out under the Law of the Indies. In Clarksville, the blocks are turned toward the river and at an angle to the points of the compass. Although the ground south of the town opens out into a large plain, the northern part of the town itself was built on rising ground, where the Pinnacle, the tallest eminence in the region, penetrates to within a block of the river. As a result of steepness, several streets on the city plan remain legal fictions. The plan takes no account of Town Creek, either, as it meanders in a narrow but deep channel through the center of town. The original town plat was filed in 1826, eight years after the initial settlement of the town, which presumably is when the plan was actually drawn up. It had 228 lots; the eight at the intersection of Third and Main Cross Streets were reserved by the proprietors for public purposes. Probably they intended a public square at that spot, in the manner of so many other grid town plans, but the business center of town established itself two blocks north of Main Cross on Howard Street, where the ground was a little higher, and even today the intended square is not fully developed.

Today the way in which Clarksville faces the river is somewhat different from the way the founding fathers intended. They anticipated a paved river bank or wharf so that goods from riverboats could be transferred directly into the city, and vice versa. The construction of the railroad between the river and First Street in the 1870's merely substituted one mode of transportation for another. Beginning in 1936, however, U. S. Lock and Dam No. 24 was located directly in front of the town, and as a byproduct of that project, much of the riverfront was landscaped as a park, in which the tracks of the Burlington Railroad (formerly the Chicago, Burlington & Quincy) scarcely show. It was paradoxically this change which preserved the riverfront setting of Clarksville by providing it with some protection from flooding, the factor which destroyed the front streets of Hannibal, Louisiana, and Cape Girardeau, among others. The riverfront park dressed Clarksville up when riverfronts such as St. Louis's were becoming skid rows and Hoovervilles.

Like many other cities along the river, Clarksville first flourished in the 1830's and 1840's, hence the starting dates for the three associated historic contexts. It reached its peak of prosperity after the Civil War, when railroading and river transportation gave impetus to lumbering and milling. The city also provided goods and services to inland farmers, a function which took on a special character in the early twentieth century as picturesque and fertile Pike County attracted wealthy businessmen from St. Louis.

Clarksville was laid out by two absentee proprietors, John Miller and Richard Graham. Miller served as governor of Missouri from 1826 to 1832. Graham was a St. Louis businessman (son-in-law of John Mullanphy, that city's first millionaire) who had large land holdings near Florissant. The site of Clarksville seemed likely for a town because it was high enough above the river to avoid the annual flooding that had destroyed other early settlements and because the land around it was exceptionally fertile and well-watered.

Clarksville found itself near the southeast corner of the county, when the latter was formed by the state legislature at the end of 1818 and named in honor of Zebulon Pike. The town of Louisiana, located only fifteen miles to the north, grew to be the largest city in the county, while Bowling Green, about 20 miles inland from Louisiana, was designated the county seat. Pike County soon became, and has remained, one of Missouri's more prosperous rural counties, immortalized in the Gold Rush song, "Sweet Betsy from Pike." The best part of Pike County, from an agricultural point of view, was Calumet Township, the immediate hinterland of Clarksville. The area was known especially for its apples and its pork, agricultural pursuits which have remained important. By the early twentieth century, the picturesque rolling topography and the fertility and prosperity of the farms began to attract wealthy businessmen from St. Louis. They gave Calumet Township some of the exurban character that in other parts of the country might be called hunt country.

By 1930, most of the industries that had brought Clarksville its prosperity had closed. Their individual histories are detailed below. The Great Depression further altered the city's economy. As mentioned above, the city's relationship to the river was changed by the construction of the dam and park in the 1930's. The railroad, which had gradually replaced river transport, itself grew less and less important, until finally the depot itself was torn down. The relationship of First Street (also called Front Street or Water Street) to the outside world was also changed in the 1930's when the main north-south highway, Missouri Route 79, was rebuilt to connect with Second Street. For these reasons, 1930 seems to be a reasonable termination date for the associated historic contexts detailed below.

Industry and Commerce in Clarksville, 1845-1930

Like other cities along the river, Clarksville functioned as a shipping point for the agricultural produce of Calumet Township and Pike County and a distribution point for finished goods from the outside world. Like them too, its industries were largely based on locally available raw materials, especially agricultural. Charles Clifford was a historian of Clarksville active in the 1930's, and he described Clarksville in its heyday:

> "In 'steamboat days' Clarksville was a thriving little city. The levee was piled high with all kinds of produce waiting to get to market. In addition to the goods manufactured in our factories, wagon-loads of agricultural products were brought here from the surrounding country to be loaded on the boats. Our landing was regarded as one of the best on the Upper Mississippi, and Clarksville was the shipping point for the territory thirty-five miles south and west of here."

Clarksville's commercial history goes back to its founding, but it didn't really boom until 1845 or so. The city's growth is said to have been retarded because of the high price at which the original owners held it. After Miller's death in 1846, however, three local businessmen were able to buy up the proprietary holdings. They were Samuel Pepper, Benjamin P. Clifford, and John S. Luke. Pepper dropped out in 1848, but the other two remained active in developing Clarksville. Benjamin Patton Clifford came to be thought of as Clarksville's most important citizen. Born in Logan County, Kentucky, in 1817, he began his career as a steamboat operator, but he opened a store in Clarksville in 1846. In 1857 he entered the banking profession, and the Clifford Banking Company is still in existance. The banking building constructed in 1887 at 105 North First is currently being restored by the Clarksville Historic Preservation Commission.

A list of products shipped from Clarksville in 1867 gives some idea of the materials produced by Calumet Township and Pike County, the trade of which made Clarksville prosperous even before the majority of its industrial enterprises got under way:

> 1,520 hogsheads of tobacco, 2,190 packages of merchandise, 28,500 barrels of apples, 45 casks of bacon, 18,890 sacks of wheat, 3,888 sacks of corn, 3,790 sacks of oats, 105 sacks of wool, 187,500 pounds of manufactured tobacco, 8,514 barrels of flour, 1,372 sacks of flour, 3,624 hogs, 1,938 cattle, 2,104 sheep.

Clarksville's commercial history is well represented by its remaining business district, which has buildings ranging in date from 1847 to 1910. Elwell's Classified Business Directory of circa 1899, toward the end of this period, gives a long list of the businesses which then occupied these quarters. Included were two banks, Sam Huber's bakery, three clothing and two dry goods stores, E. N. Moody's drugstore, Kissinger & Carroll Hardware, and a feed store. Also doing business in these blocks were two barbers, three blacksmiths, two merchant tailors, two shoemakers, two milliners, one dentist, four physicians, five grocers, two jewelers, three attorneys, two insurance agents, and a justice of the peace.

The industrial history of Clarksville , as distinct from its commercial trade, may be seen as an effort to increase the profit to be derived from the agricultural materials produced in the hinterland. This effort was closely dependent on the means of transportation available, and a spurt in industrial activity accompanied the introduction of the railroad in 1877. While Clarksville's factories and other industrial buildings have all but vanished, the city's industrial history is worth recounting because it accounts for many of the other surviving historic resources, notably a group of houses built by industrialists.

The earliest industries in Clarksville took their cues from local production of wheat and apples. In 1827 a flour mill called the Augur was started by William Simonds; he later acquired the horse ferry that had been founded in 1826 by Warren Swain. After the Augur Mill burned in 1841, the Bluff Mill was built on the same site. The Imperial Mill was started in 1856 by Benjamin P. Clifford with E. B. Carroll and John O. Roberts, all names that appear subsequently in Clarksville history through several generations. John A. Wirick managed the business from about 1884 until his death in the following decade. Production continued until 1920.

The manufacture of vinegar had begun in 1867, started by Fred Haywood and H. S. Carroll. Later partners included John M. Clifford (a son of Benjamin), Frank Simonds (a son of William), and John A. Wirick. After 1875 a large Alden evaporator produced dried apples, and by 1898 the Clarksville Cider and Vinegar Company, as it was then called, was one of the largest in the west. Unfortunately, the factory was destroyed by fire in 1905.

The Stave and Barrel Factory was established in 1856 by Lucius W. Haywood and T. C. Kelsey. Haywood's brothers George and Frederick L. later came into the firm, and in 1870 Dr. C. W. Pharr bought a half interest. The factory made flour and apple barrels to supply the two flour mills and the vinegar factory. In addition, staves were shipped to all parts of the country, up to 20,000 per day. Fifty-two men were employed, the largest number in any business in Clarksville. Peter Jaeger was the foreman at the cooper shop, which was separated from the sawmill on the edge of the river by the vinegar factory.

Some of the sacks of wool mentioned in the 1867 list of products shipped from Clarksville were put to use by the J. Williamson & Brother Woolen Factory when it opened in Clarksville about 1857, making blankets and clothing. There were actually four brothers: Joseph, Benjamin, George, and John. The mill was first located on the northeast corner of Third and Virginia. When it moved north of town, the old factory was converted to an apartment building called "The Barracks." George Williamson was killed in the Civil War, and John died in 1867. The rest of the family moved away in 1870.

Although timber was not a major product of Missouri, lumbering became an important industry in many of its river towns when the white pine forests of Wisconsin and Minnesota were opened to logging. Logs were floated down the Mississippi in large rafts, then fished out and cut for local use or shipment west and south. Hannibal had the advantage in this industry because it had the first railroad, the Hannibal-St. Joseph, which opened markets to the treeless prairie. Clarksville was dependent until 1877 on river transportation. Hannibal also had the technological advantage (described in Hurley and Roberta Hagood's Story of Hannibal, 1976) of Sumner McKnight's invention, a special railroad car that ran down into the water and pulled the rafts out. Nevertheless, lumbering prospered in Clarksville on a modest scale for many years. Clarksville's first lumber yard was started in 1857 by T. C. Kelsey and L. W. Haywood on South First at Main Cross. The La Crosse Lumber Company at 301 South First still occupies that site, although the present buildings date from 1923. Kelsey also had a planing mill across the street, torn down in 1892. The Turner Lumber Company, run by George and Thomas Turner, and as many as four other lumber companies were started at the close of the Civil War. These later consolidated into one company, Hughs and Campbell.

Taking advantage of the availability of wood, a paper mill was established at Clarksville in 1881 under the direction of Henry S. Carroll (son-in-law of B. P. Clifford). It was the only paper mill in Missouri at the time. Samuel A. Drake was the first president of the company, succeeded by John Wirick. The company was sold to interests from Columbia, Missouri, in 1892, and the buildings burned in 1894.

It is often forgotten that tobacco processing was a big business in nineteenth-century Missouri. Liggett & Myers was originally a St. Louis company, and the Christian Peper firm, another St. Louis enterprise, eventially became part of the American Tobacco Company. Clarksville had four tobacco factories in 1867, rolling cigars. The oldest one, founded in 1863, was called the Major and Mackey Tobacco Company after 1880. The three-story building at 120 North Second Street employed 40 men. The Boone Tobacco Factory was established in 1871 on First Street. W. P. Boone and W. J. Mackey merged their companies in 1892 and moved to the Second Street building when the other one burned. After it too burned in 1907, the company moved to Covington, Kentucky.

William A. Fletcher started a foundry in 1867 on Kentucky Street. Its work was principally repair, but it also fabricated such things as portable engines, air compressors, and even velocipedes. It survived into the 1930's under the direction of the founder's son, Ross.

Just up the street from Fletcher's, Middleton and Fern established their blacksmith shop in 1857. Blacksmith shops of course existed at virtually every rural crossroads settlement, and in some ways they could be considered a service rather than an industry. But Middleton and Fern was not the usual blacksmith shop; the building was a substantial two-story brick one, where buggies were manufactured, and the two owners, John Fern and John Middleton, became forces in the community. As chance would have it, the Middleton and Fern Blacksmith Shop is the only nineteenth-century industrial building in Clarksville to survive.

The 1860's and 1870's were Clarksville's heyday. The population grew from 300 in 1850 to 573 in 1860, to 1,152 in 1870 and 1,493 in 1880. Population began to decline after 1880, in part because of declining use of the river, unable to compete with the railroads, and with navigation increasingly compromised by the construction of railroad bridges. Clarksville failed to fully exploit this railroad alternative. The city did not have any rail connection with the outside world until 1877, when the St. Louis, Keokuk & Northwestern (later the Chicago, Burlington & Quincy) opened a line to the north. The line south to St. Louis was completed two years later. Clarksville had a depot on First Street opposite the business district, but it was never a junction, merely a stop on a through line.

The loss of momentum was gradual, however, and the basic social and economic framework established after the Civil War survived until the Depression. Notable buildings continued to be erected during this period, and in spite of a series of disasters, the business district continued to be a focus of investment. It was largely reconstructed in the aftermath of fires in 1892, 1901, and 1906. More than merely functional, the downtown attracted people from Clarksville and its surroundings as a place to see and be seen. As was the case in Hannibal, recounted by the Hagoods, the sidewalks were often amply provided with pedestrians even in the evening hours. Another indication of economic boyancy was the reconstruction of the lumberyard whena fire destroyed the entire block bounded by First, Second, Main Cross, and Virginia in 1923. The new lumberyard built to replace the destroyed one is remarkably well preserved, an unusual commercial survival from that era.

In contrast to the survival of the commercial core of Clarksville, the physical reminders of its industrial past are few. Factories and other large industries appeared all along the waterfront in the nineteenth century, but one by one, they disappeared. Today only three buildings survive that were originally built for industrial purposes, and none of them are in their original use. The Apple Shed, an apple storage building dating from the 1930's, is located at the south edge of the original town, and a more modern

factory, recently closed, is at the present south city limits. Middleton and Fern's Blacksmith Shop, at 302 Kentucky, dates from the late 1850's; the building is the unique survival of Clarksville's nineteenth-century industrial buildings.

Benjamin P. Clifford's fame gave rise to the story that most of the best houses in town were built by him for his children. Most of these houses were, in fact, built by other leading businessmen but later sold to Clifford or members of his family. The association of these houses with Clarksville's early businesses is important because the actual mills and factories no longer exist. Daniel Douglas, who was the co-owner of the Douglas and Sparrow Saw Mill located just north of town, built 101 South Second Street. He sold the house in 1862 to William Elliott, who became a partner in the mill at the same time. Benjamin Hughs made in lumbering the money that built 109 North Third Street. George Turner, who built 101 North Fourth Street, was also involved in lumbering, while Caleb Pharr, who bought that house in 1870, manufactured barrels, hoops, and staves and was the town's biggest employer. Pharr's partner Lucius Haywood built the house at 111 Main Cross. The house at 301 South Third Street appears to have been built by John Williamson, who was associated with his brothers in the woolen mill.

All these surviving houses are significant under the theme of Commerce and Industry under guidelines printed in National Register Bulletin 16, page 30. They "resulted from the general growth or prosperity influenced by the theme." The same was true of the social institutions of Clarksville; they are treated separately in this documentation form.

Social History in Clarksville, 1835 - 1930

If the physical evidence of Clarksville's industrial history has mostly disappeared, the evidence of the social life engendered by the city's prosperity is abundant. It includes buildings erected for churches and fraternal organizations as well as the public library. Aspects of social life that have disappeared include all the hotels along Front Street, where many social gatherings occurred, and the old high school, which was for years the only publicly owned building in town, as the library was the property of the library association.

The Clarksville Public Library has been called the city's most outstanding accomplishment. Its origins are traced to a collection of books owned and used by the Alpha Literary Society in the eighties. In 1890, the books were moved to Bettie Meloan's millinery shop. The idea of making the collection public is credited to Mrs. Edward C. Dameron, the wife of a wealthy St. Louis businessman who owned the estate "Falicon" in the hills outside Clarksville. In 1898, Mrs. Dameron offered a challenge of $100 if another $200 could be raised. With this money 300 books were acquired. These, in addition to the 200 donated by the Alpha Library, were housed in the old public school until 1910, when the present library building was dedicated. The grounds and the building were temporarily donated by E. C. Dameron, but over the next decade they were paid for by donations and fund-raising activities. The Clarksville Public Library was widely recognized at the time as a fine accomplishment for so small a town.

Journalism was a concommitant of the social life of Clarksville as much as its commercial life. Newspapers were also a force for community pride and civic boosterism, and they reinforced the city's role as a focus for the hinterland -- the surrounding population not only got their supplies in Clarksville, they got their news there as well. Clarksville was unusual for its size in having one long-running newspaper, The Sentinal, and several papers of more limited duration. The building at 107 South First Street was built in 1903 to house The Clarksville Piker, which was founded at that time by B. F. Wells and Tom Buckner. It operated under three successive proprietors until 1916. The Sentinal first appeared in 1867 as the renamed Monitor, a paper that had moved to Clarksville from Hannibal the previous year. Manoah S. Goodman, who wrote The History of Pike County in 1883, was the publisher in 1892, when the office at 117 North First Street burned to the ground. The paper then moved to 107 Howard Street, an older building which is still standing. Merged with the Calumet Banner in 1909, The Sentinal survived until 1950.

Architecture in Clarksville, 1819-1930

The row of one- and two-story commercial buildings along First Street has been drastically shortened by fires, floods, and urban renewal, but the blocks on either side of Howard still give some idea of the original larger district. The first block of Howard is all commercial (with the city hall occupying a former bank), and south of Howard, the east side of Second Street has commercial buildings extending a few doors. These buildings may be categorized in three groups based on date. The oldest buildings are at the northwest corner of First and Howard. The corner building and the one next

to it may date from 1847. North of this group on First is a row built after the fire of 1892, while the whole south side of Howard Street and contiguous frontages on First and Second were rebuilt after the fire of 1901. All of these buildings must be classified as vernacular, but many of them are very good of kind, including several with pressed metal fronts. North of Howard, the east side of Second Street is largely the preserve of the Duvall family, who have an automotive store, gas station, motel, and restaurant there. This commercial strip is mostly recent in date; it terminates with the tourist center completed in 1987, which has a broad view of the river and dam.

Clarksville has eight churches and one former church building, of which five are architecturally significant. The oldest is the Greek Revival Bryant Chapel, originally the Northern Methodist Episcopal Church. It is a typical example of the plain temple-form house of worship that characterized the first phase of church construction in northeast Missouri. Three of the churches are Late Gothic Revival in style, reflecting the changes that swept through church architecture as a result of the ecclesiological movement of the 1840's. They are all cruciform, at least in external appearance, but all have asymmetrically placed towers and porches intended to make them more picturesque. Grace Episcopal Church, built as late as 1940, is one of the outstanding monuments of the Period Revival in northeast Missouri, an inventive design based on the Georgian Revival, but as interpreted by the St. Louis architectural firm of Nagel and Dunn. The public library is an outstanding small example of Beaux Arts Classicism. Buildings used by fraternal organizations may be categorized as institutional or otherwise: The I.O.O.F. Hall, with its pressed metal facade, has a meeting hall above storefronts, while the Masonic Temple places the meeting hall above apartments. The medical center is new, and there are no schools within the city limits.

Most of Clarksville's buildings are residential, and they range in quality from the small but outstanding house at 203 South First street appropriately called "Landmark" to very modest frame cottages. Clarksville has eight well-built though not palatial transitional Greek-Revival-Italianate brick houses from mid-century. Clarksville also produced a few notable frame residences in later Victorian styles, and here and there appear the bungalows and foursquares of the early twentieth century. A fair number of houses have been constructed since World War II, particularly in the Glenwood Subdivision and at the north end of town, where they appear both on the original town lots and between Fourth and Fifth on Luke Street, which is really a continuation of Missouri Street. Most of the older frame houses have been more or less altered over the years, but a few substantially retain their historic appearance, while others retain enough of their original fabric to make restoration feasible.

I. Name of Property Type: Commercial Buildings

II. Description

The commercial buildings of Clarksville are concentrated on Front Street near the intersection of Howard, along Howard, and on the contiguous east side of Second Street. In this central business district, all are one- and two-story brick structures, some with pressed-metal facades. All correspond in type to the one-part and two-part commercial blocks defined by Richard Longstreth in The Buildings of Main Street (Preservation Press, 1987). They range in date from as early as 1847 to 1910, with a few more recent buildings at the north end of Second Street. In style, most of them represent the vernaculars of their periods, although a few of the more elaborate ones may be classified as Late Victorian Italianate. Elsewhere around town a few other commercial buildings are scattered, most of no significance. The La Crosse Lumber Company yard at 301 South First Street is a complex nearly untouched since its reconstruction following the fire of 1923.

III. Significance

The business district embodies the commercial history of Clarksville as a city based on trade with the river and with the agricultural hinterland. The arrangement of the buildings along First Street facing the river is particularly significant as one of the last such configurations among the Mississippi River towns of the state. In addition to the retail commercial interests represented by these buildings, the business district incorporates much of the social life of the community, including the fraternal organizations, which built and occupied two of the structures, and the newspapers, which built or occupied two others. Commercial properties in Clarksville can be significant both for their architecture and for their historical associations. For example, the Clifford Bank is an unusual and well-preserved example of Victorian architecture, and it is also significant as the only important financial institution in the town. Other commercial buildings may lack architectural distinction but be significant as reminders of Clarksville's commercial development as a focus of the rural hinterland. Still others may have had their architectural character compromised to a certain extent by alterations but may remain significant because they contribute to the overall visual massing and stylistic continuity of Clarksville's business district, which is more important as a whole in its historical associations than any of its individual buildings. In a business

district, individual buildings need not establish independent claims to significance if they are of appropriate date and physical integrity, as it can be assumed that all buildings in an active business district contribute in greater or lesser degree to its economic vitality.

IV Registration Reguirements

The following aspects of integrity should be considered in evaluating individual structures:

Setting and location: So far as is known, no commercial buildings in Clarksville have been moved from their original locations. The setting of buildings in the central business district may be a key factor in their significance, outweighing deficiencies in other respects, since the density of buildings defines the business district. Commercial buildings located elsewhere in Clarksville must possess a greater degree of physical integrity to be individually significant.

Design, workmanship, materials: Commercial buildings seldom retain their original storefronts, and that deficiency should not disqualify a commercial building in Clarksville. The building should, however, retain an overall integrity of form, including the original storefront opening, and alterations to upper parts should be of a reversable nature, such as boarded windows and fascia signing. The upper parts of the commercial building and the framing parts of the storefront may be more important than the storefront itself in establishing integrity. On the other hand, intact or nearly intact storefronts are so rare that their retention would outweigh alterations to other parts of the facade. Similarly, materials covering the storefront may be excused if they are superficial and evidence can be provided that the original storefront is still in place behind. The design of a commercial building need not be elaborately worked out to qualify, as relatively plain buildings were the norm in Clarksville and most of outstate Missouri.

Feeling and association: These aspects of integrity are present if the more fundamental integrity of design, workmanship, and materials exists. They are also found in the grouping of commercial buildings into a business district in which the feelings and associations evoked by the grouping of the buildings are more important than the individual buildings. The historical associations of an individual building with an andividual business is less important than the setting and design in judging significance, both in terms of architecture and commerce. Buildings less than fifty years old will not normally be considered.

I. Name of Property Type: Industrial Buildings

II. Description

Clarksville, in spite of its long and full industrial history, contains today only three buildings that could be classified as industrial. The Middleton and Fern Blacksmith Shop at 302 Kentucky Street dates from about 1857. It is a two-story brick structure of Italianate style. The Apple Shed is a large raised one-story building at the south edge of town, built in the 1930's and later for the storage of apples, at that time Pike County's biggest product. It has been used in recent years as a cultural center. A small brick factory of more recent date is located at the southern city limits.

III. Significance

The significance of the Middleton and Fern Blacksmith Shop is based on its unique survival from Clarksville's nineteenth-century industrial history. It is also unusually large and well-built for a blacksmith shop in the larger midwestern context. The Apple Shed is the main physical relic of Pike County's mid-twentieth-century predominance in growing apples. A good portion of the physical fabric of the Apple Shed is less than fifty years old, but the passage of time may validate the significance the building seems to have at present.

IV. Registration Requirements

Significant industrial buildings are so rare in Clarksville that broad latitude must be given in questions of physical integrity. Any industrial building maintained in use is bound to have some alterations. Fortunately, in the one relevant case described above, a reasonable level of physical integrity has been maintained. The following aspects of integrity should be considered in making this determination:

Setting and location: The Middleton and Fern Blacksmith Shop remains in its original location, which is away from the commercial center of town and the former industrial district along the river. The neighborhood remains predominantly residential, as it was during the building's period of significance.

Design, workmanship, materials: The blacksmith shop remains essentially intact, although a long low modern addition has been added to it. Some windows have been boarded up, but inside they remain six-over-six, as do those still exposed. The interior remains as it was built, a simple undivided space.

Feeling and association: The feeling of the blacksmith shop as a nineteenth-century artifact has been somewhat compromised by the modern addition built against its south side. The addition does not impinge on either of the street facades, however, and it is much lower and simpler in design than the older building, deferring to it visually. The historical association of this relatively simple building with the blacksmith business is most important in imbuing it with significance.

I. Name of Property Type: Institutional Buildings

II. Description

Clarksville's inventory of institutional buildings includes eight churches and one former church, one public library, one medical center, and two fraternal halls, both of which are also in other uses. The oldest of these is the former church, a structure dating to 1860 and significant for its Greek Revival architecture. Three of the churches are Late Gothic, one is a Period Revival structure from 1940, and the rest are of contemporary design. The public library is a small but striking example of Beaux Arts Classicism. The fraternal halls are both vernacular structures dating from the turn of the century; the I. O. O. F. Hall is actually a commercial building with two storefronts downstairs and a meeting hall upstairs, while the Masonic Temple has its meeting hall over first-floor apartments. The latter is a freestanding building with a matching brick outbuilding behind. The medical center is a modern one-story building.

III. Significance

The number of Clarksville's churches is large for a town of its size, but even more remarkable is the fact that the older ones are all well designed. The 1860 former Northern Methodist Church (also called Bryant Chapel) is a good example of vernacular Greek Revival, with a temple shape and symmetrical plan. The Presbyterian, Christian (Disciples of Christ), and Methodist Churches are all Gothic Revival of the non-ecclesiological type, with plans adapted to Protestant worship. All three designs have rather compact asymmetrical plans taking advantage of corner sites. The 1940 Episcopal Church harkens back to Georgian prototypes, with a tall symmetrical spire, but the detailing reflects the modernizing and very personal tastes of the architects Nagel and Dunn, who were among the leading designers in the state at the time. These buildings and the Public Library are significant for their architecture. The latter is a brick rectangle, richly articulated with quoins and moldings, framing a white portico of two columns in antis. The library is also significant as a reflection of the theme of Social History in Clarksville. It was seen by many as the finest civic achievement of a city which never took the trouble to build its own city hall.

IV. Registration Requirements

In order to be listed on the National Register, institutional buildings must be distinguished architecturally in the context of Clarksville's history, or if that is not the case, they must demonstrate an important role in the theme of Clarksville's social history. In particular, the following aspects of integrity should be considered:

Setting and location: All the buildings in this category are in their original locations. Further, their settings are dominant, lying mostly on corner lots. The Episcopal Church, in particular, has a dramatic setting, standing on the hill above the business district. Maintenance of these settings would be important.

Design, workmanship, materials: The Sunday School movement of the early twentieth century has led to additions to many churches around the country. Such additions should be limited to the non-primary elevations of the church, and where visible, they should be in compatible materials. Because of the prominent locations cited above, little tolerance can be given for modern surfacing materials, alterations to door and window openings, or excessively large or distracting additions. Interior alterations, however, are acceptible, as long as they do not effect the exterior factors mentioned above.

Feeling and association: Maintenance of materials is also maintenance of feeling, the vehicle for the patina of age. The historical association of these buildings with their sponsoring institutions is clear in every case, and the importance of this association in registration depends on the nature of the argument for the area of significance being advanced. Buildings less than fifty years old will not normally be considered.

I. Name of Property Type: Vernacular Cottages

II. Description

The most characteristic form of residence in Clarksville is the modestly scaled one-story frame building. Typically these buildings have entrance porches and gabled roofs. Dwellings of this type have been built from the earliest period (roughly 1845) up to the present, and the relative paucity of stylistic features displayed on them can make them difficult to date. One of the earliest surviving cottages in Clarksville is in fact not vernacular but high-style in design, "Landmark," at 203 South First Street. It is Greek Revival, with a central portico. Vernacular cottages, by contrast, may have some stylistic clues such as porches with late-Victorian gingerbread, but they do not represent high styles overall. The recognition of the "vernacular" as a distinct type in American architecture has been slow in coming, led by the work of Fred Kniffen and Hanry Glassie, among others. It is also called "folk" architecture, as for example by Virginia and Lee McAlester in their Field Guide to American Houses (1984). In their classification, most Clarksville cottages would fall into the category of hall and parlor houses of the "National" period. Houses of this type are very likely to have been altered or "improved" by the application of siding or wrought-iron porch posts. Additions are common, since these houses are usually very small to start with. Currently these houses are more likely to exhibit evidence of deterioration than the larger high-style houses in Clarksville, but many of them are well kept.

III. Significance

Clarksville's vernacular cottages are an essential component of its cityscape, the background against which the high-style buildings stand out. In terms of contexts, these cottages represent the economic line against which the economic leaders of the community wished to stand out. They reflect the economic scale at which the majority of the residents could afford to build. Vernacular cottages that might be nominated to the National Register in Clarksville would be primarily background buildings in historic districts, that is, buildings serving to form a continuous streetscape contemporaneous with more eye-catching high-style residences and other building types from the same period of significance. As such, the standards of integrity they must meet should be more generous than those for buildings of greater architectural ambition.

IV. Registration Requirements

The following aspects of integrity should be considered in evaluating individual structures:

Setting and location: So far as is known, no houses in Clarksville have been moved, other than mobile homes. The setting of vernacular cottages in the original town plan of Clarksville is an important aspect of their significance, but all such cottages meet this criterion.

Design, workmanship, materials. Because they are primarily background structures in historic districts, vernacular cottages need only meet minimal standards of integrity. Shape, massing, and rhythm of openings should follow those of the standard models of the type found in the literature cited above and in other style books. While some substitution of materials may be permitted, a cottage must retain some visible historic material in order to be eligible. In order to be listed individually, vernacular cottages would have to have greater integrity; most exterior finishes would have to be original, and additions would have to be limited to the rear.

Feeling and association. Vernacular cottages are most importantly associated with the early development of Clarksville, although they continued to be built until the advent of the ranch house. Buildings less than fifty years old will not normally be considered.

I. Name of Property Type: High-Style Residences

II. Description

The residential buildings in Clarksville that reflect the architectural styles popular in America in the nineteenth and early twentieth century begin with the small but outstanding house at 203 South First street appropriately called "Landmark." One cottage type house is given unusual distinction by Gothic Revival detailing. Other high-style houses are generally two or two-and-a-half stories high. Eight are well-built though not palatial transitional Greek-Revival-Italianate brick houses from mid-century. Clarksville also produced a few frame residences in the later Victorian styles, notably Queen Anne.

III. Significance

Of all Clarksville's high-style residences, only Landmark, one of the smallest, is immediately striking as an architectural design of significance at the state level. Yet the other residences of this type strike most visitors as significant at the local level, in part because of architectural quality, but also in part because of the imposing presence these houses have among the vernacular cottages which form the norm for housing in Clarksville. Research has shown that most of these houses are also significant as reflections Clarksville's nineteenth-century industrial prosperity. They were built by the men who were also building the factories which have all disappeared. Many high-style residences are relatively plain in comparison to the textbook examples of their styles, but they are signficant precisely because they are local expressions of those styles.

IV. Registration Requirements

Nearly every house in Clarksville has been subject to some alteration. For National Register listing, the degree of alteration must be weighed against the rarity of the structure as a representative of its particular style (in the context of architecture) and the building's importance as an element in the general historic appearance of the town (in the context of industry and commerce).

The following aspects of integrity should be considered in evaluating individual structures:

Setting and location: High-style houses should maintain their original setting as much as possible, in terms of set-backs and surrounding buildings. Most such houses are concentrated near the center of Clarksville, creating a potential district. So far as is known, no high-style houses have been moved. Moving such houses would be difficult as a practical matter but would not automatically distroy their significance if their design and workmanship were not impaired in the process.

Design, workmanship, materials: Virtually all vernacular cottages in Clarksville are frame, but high-style houses are likely to be brick, another feature which sets them apart in the cityscape. It is important that the front elevations of these houses not be significantly altered, although some change may be accepted to the rear. Porches may have been altered or replaced during the period of significance of the property (it is a challenge to historic reality to expect otherwise), but more recent alterations should be of a minor or easily reversable nature. High-style houses cannot be considered individually significant if they have been subjected to modern siding; where such houses are part of districts, however, modern siding may be acceptable if it does not obliterate stylistic details, corresponds to the scale of the original, and is subdued and consistent.

Feeling and association: The setting of high-style houses in Clarksville among smaller houses is an important feature, particularly in the three known cases in which a large house and an adjacent small one were historically part of the same property. All these houses are associated with persons significant in the commercial and industrial history of the city. None is less than fifty years old

I. Name of Property Type: Other Residential Buildings

II. Description

Vernacular cottages and High-style residences have been singled out among Clarksville's housing stock because they are large and easily identifiable building types. Yet other house types can be identified in Clarksville that may have significance in the context of one or more aspects of Clarksville's history. They can be classified in three groupings: multi-family housing, larger vernacular or semivernacular houses of the nineteenth century, and popular styles of the twentieth century. Very few multi-family buildings have been erected in Clarksville; one of the most interesting, the Masonic Temple building, has been classified as an Institutional Building because of the meeting rooms incorporated into it. A few other apartments date from after World War II. In the nineteenth century, while most of the industrialists who could afford to were building high-style houses in brick, a few others built more modest frame residences. One of these, 404 South Second Street, a two-story frame house with some Italianate features, has recently been converted successfully into a bed-and-breakfast establishment. Others of the era have slight Queen Anne overtones, but most are in the vernacular I-house tradition. Early twentieth-century styles include the Foursquare, the modified bungalow, and the Cape Cod. A fair number of ranch houses and other contemporary house types have been constructed since World War II, particularly in the Glenwood Subdivision and at the north end of town, where they appear both on the original town lots and between Fourth and Fifth Streets on Luke Street, which is really a continuation of Missouri Street.

III. Significance

Many of the houses in this property type are not significant under the definitions being used here, as they are too recent or too altered. They may be significant, however, if they were built by individuals significant in the town's development, or, in the case of the twentieth-century styles, if they are exceptionally good examples of the style in the context of Clarksville architecture. The Duvall House at 111 South First Street, for example, is a completely unaltered example of the Foursquare style, built about 1910, and it is probably the latest example of a house built by one of the founders of Clarksville industry.

IV Registration Requirements

Most of the houses in this category are ruled out by the presently defined period of significance, but they could become significant if new contexts are added to this document. From a physical point of view, the following aspects of integrity should be considered in evaluating individual structures:

Setting and location: Vernacular buildings should be on their original sites. Buildings significant for their design may have been moved if their design and workmanship are unimpared. Orientation of a building in relation to the river may be important, particularly for buildings designed with views in mind. A residential setting is important, too, for such designs.

Design, workmanship, materials: The tendency is for nineteenth-century vernacular buildings to be smothered in additions and modern surfacing materials. This may not be so important at the scale of the cottage, as long as the overall shape and the rhythm of fenestration are maintained, but such changes can seem overwhelming in a house two stories tall. In order to be registered, such buildings must have their original design unimpared on at least their front facades. These buildings cannot be considered individually significant if they have been subjected to modern siding; where such houses are part of districts, however, modern siding may be acceptable if it does not obliterate stylistic details, corresponds to the scale of the original, and is subdued and consistent. Twentieth-century houses must meet a higher standard with regard to materials, and they must be good examples of their style of design, clearly following a recognized design model.

Feeling and association: These qualities relate to the period of the house in question. Each house should reflect its period and not some later period of alteration. In districts, such houses should also complement the general character of the district in scale, setback, color, and so on, not creating a harsh juxtaposition with other property types that may be of greater significance. Buildings of this type less than fifty years old will not normally be considered.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This nomination is based on an inventory of historic resources in Clarksville conducted in 1978 by the Historic Preservation Commission of the City of Clarksville. It was conducted by a consultant with the assistance of local volunteers. The inventory studied all potentially significant buildings within the city limits and all buildings of whatever date within the original city plan. The historical investigation conducted as part of this inventory was far more detailed than any previous history of the community. It was based primarily on title searches conducted by volunteers and provided by property owners from ownership documents. About 160 properties were studied. They and the final report were forwarded to the Historic Preservation Program of the Missouri Department of Natural Resources, where they were analyzed to determine eligibility for listing in the National Register. The resources to be included in the present district nomination and three single-site nominations were selected by the Department in consultation with the consultant and the city.

☐ See continuation sheet

H. Major Bibliographical References

1. "Clarksville, Surveying the Past -- Phase I." Jefferson City, Missouri: Missouri Department of Natural Resources, 1987.

2. The History of Pike County, Missouri. Des Moines, Iowa: Mills and Company, 1883.

3. Hawley's Clarksville City Directory for 1875-1876. Jacksonville, Illinois: Hawley, Martin & Seaton, 1875.

4. Pike County, Missouri: People, Places & Pikers, compiled and edited by Karen Schwadron. Pike Co., Mo.: Pike County Historical Society, 1981.

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: Missouri Department of Natural Resources

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5. Portrait and Biographical Record of Marion, Ralls and Pike Counties. Chicago: C. O. Owen & Co., 1895 (reprinted New London, Mo.: Ralls County Book Co., 1982).

6. Tales and Talk from Down in Pike. Clarksville: Coterie, GFWC, 1976.

7. Your Guide to a Walking Tour of Clarksville. Clarksville, Mo.: n.d. [c. 1976].

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