

Bill No. 2024-13

Ord. No. 2024-13

**AN ORDINANCE OF THE CITY OF FAYETTE, MISSOURI, DESIGNATING THE  
FAYETTE COURTHOUSE SQUARE HISTORIC DISTRICT AS A FAYETTE,  
MISSOURI LOCAL HISTORIC DISTRICT AND PROVIDING FOR AN EFFECTIVE  
DATE**

WHEREAS, under the Code of General Ordinances of the City of Fayette, Chapters 405 and 415, a procedure is provided to establish historic districts and landmarks in the City of Fayette; and

WHEREAS, the City of Fayette received a recommendation and report on the 13<sup>th</sup> day of February, 2024, from the Planning and Zoning Commission that the Fayette Courthouse Square Historic District meets the criteria for designation as a local historic district under the City's Code; and

WHEREAS, the Board of Aldermen held a public hearing on the 25<sup>th</sup> day of June, 2024, prior to enactment of this ordinance concerning whether the Fayette Courthouse Square National Register District meets the criteria for nomination as a local historic district and to solicit input and comments as to said local historic district; and

WHEREAS, the Fayette Courthouse Square Historic District was placed on the National Register of Historic Places on February 5, 1998, and was and continues to be significant for Commerce, Politics/Government and for Architecture in the City of Fayette, Missouri, as follows:

A. Historically, the district was the commercial center of the town and much of the surrounding area, and the vigorous commercial activity represented by the buildings in the district was focused on the square, the seat and center of county government. Architecturally, the historic district represents a collection of well-crafted, vernacular commercial buildings, some with stylistic influences of the Italianate, Italian Renaissance, and Romanesque Revival as well as examples of the Federal, Second Empire, Neo-Classical, and Mission styles. The period of significance for the historic district, ca. 1828 to 1947, represents the span of years between the earliest extant building in the district (previously listed in the National Register) and the arbitrary fifty-year cut-off date required by the National Register. While some of the buildings of the district have experienced storefront alterations, overall, the historic district retains its integrity of design, setting, materials, workmanship and location. In addition, the Howard County Courthouse, located within the boundaries of the district, is significant under Politics/Government. Completed in 1887, the courthouse is the oldest extant building to serve as the seat and focus of Howard County government.

B. Funds to build the Fayette Public Library, ca. 1914, were donated to the community by Andrew Carnegie, a 19<sup>th</sup> century industrialist, who between 1886 and 1919, donated more than \$40 million for 1,679 new library buildings in communities large and small across America. **The connection with Andrew Carnegie makes this building one of national significance.**

C. The following buildings are attributed to various architects: City Hall, ca. 1925, Carl Etz, architect; U.S. Post Office Building, ca. 1925, James A. Wetmore, architect; The New Century Block Building, ca. 1902, A. F. Davis and Sam Brown, architect; and Howard County Courthouse, ca. 1887, W. F. Schrage, architect.

D. Many of the buildings were constructed by a well-known local builder, W. J. Magraw, and his sons: New Opera House Block, ca. 1903 at 100 S. Main Street; The New Century Block Building, ca. 1902 at 112-122 East Davis Street; and the Howard County Jail and Residence, ca. 1889-1894, at 203 East Morrison Street.

E. Many of the buildings are associated with being built or housing commercial ventures of local business leaders of days gone by. Such names include: A. F. Davis, I. H. Pearson, Rosenbaum Brothers, Collier and Kelly Tinnors, John Talbot, L. W. Brockman, Uriel S. Wright, R. C. Clark, L. S. Prosser, Tully Chenoweth, and Eubanks Brothers.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of Fayette, Missouri:

**SECTION 1:** Pursuant to the provisions of Sections 405 and 415 of the Code of General Ordinances of the City of Fayette, Missouri, the Board of Aldermen designates the Fayette Courthouse Square Historic District as a Local Historic District of the City of Fayette, Missouri.

**SECTION 2:** That due to the significance of the buildings located within the boundaries of the Courthouse Square Historic District (see attached map indicating boundaries) and as described above with respect to history, association with the lives of persons significant to Fayette's past, and distinctive characteristics of a type, period, or method of construction, all exterior aspects of the historic structure should be carefully preserved and protected and all exterior construction and alteration to contributing buildings in the district, all proposed demolition of buildings in the district, and all additions in vacant lots within the district shall be reviewed by the Fayette Historic Preservation Commission for issuance of a Certificate of Appropriateness pursuant to the provisions of Section 405.310 and Section 415.450 of the Code of General Ordinances of the City of Fayette, Missouri. In determining whether or not to issue a Certificate of Appropriateness the FHPC shall be guided by the document "Design Guidelines

for the Courthouse Square Historic District” a copy of which shall be maintained at City Hall and published on the City Website.

**SECTION 3:** The following buildings with the indicated addresses are deemed to be contributing buildings to the Courthouse Square Historic District, and therefore, are contributing buildings to the Courthouse Square Local Historic District and subject to review by the Fayette Historic Preservation Commission for a Certificate of Appropriateness for building permits for exterior changes to said building and for proposed demolition of said building.

#### Main Street

1. 201 S. Main Street, Fayette Public Library, 1914. National Significance.
2. 117 S. Main Street, City Hall, 1925; Carl Etz, Architect.
3. 107 S. Main Street, ca. 1910-1925.
4. 118 S. Main Street, ca. 1898-1910.
5. 114B-116 S. Main Street, ca. 1898-1902.
6. 112-114 A S. Main Street, ca. 1898-1902.
7. 108-110 S. Main Street, ca. 1902-1905.
8. 100 S. Main Street, New Opera House Block, 1903, W. J. Megraw, builder.
9. 103 N. Main Street, A. F. Davis Bank (Farmers and Merchants Bank), ca. 1885.
10. 105-107 N. Main Street, I. H. Pearson Dry Goods Company and Rosenbaum Bros. Dry Goods Company, ca. 1885.
11. 109 N. Main Street, Collier and Kelly Tanners, ca. 1885-1889.
12. 111-113 N. Main Street, The John Talbot and Co. Building, 1884.
13. 201 N. Main Street, Taylor Furniture, Knights of Pythias and Odd Fellow Lodge, 1902.
14. 204 N. Main Street, ca. 1925.
15. 206 N. Main Street, ca. 1910-1925.
16. 207-209 N. Main Street, L. W. Brockman Poultry and Processing Plant, ca. 1915.

#### Davis Street

17. 114-122 E. Davis Street, The New Century Block Buildings, 1902; A. F. Davis and Sam Brown, architect with W. J. Megraw, builder.
18. 100-106 E. Davis Street, Butler Block Building, ca. 1923.

#### Church Street

19. 203 N. Church Street, ca. 1910-1925.
20. 120 N. Church Street, Uriel S. Wright Building, ca. 1828.

## Morrison Street

21. 112 W. Morrison Street, ca. 1885-1889.
22. 103 W. Morrison Street, U. S. Post Office Building, 1925, James A. Wetmore, architect.
23. 108 E. Morrison Street, c. 1925.
24. 112 E. Morrison Street, L. S. Prosser Dry Goods Co. ca. 1882-1885.
25. 114 E. Morrison Street, Tolson's Hall, ca. 1882-1885.
26. 120 E. Morrison Street, Woods and Long Drug Store and L. S. Prosser Dry Goods Store, ca. 1882-1885.
27. 124 E. Morrison Street, The Chenoweth Building, 1894.
28. 202 E. Morrison Street, Fayette City Jail and City Hall, ca. 1879; 1902, 1928.
29. 203 E. Morrison Street, Howard County Jail and Residence, ca. 1889-1894; W. J. McGraw, builder.
30. Howard County Courthouse, 1887; W. F. Schrage architect, Sam B. Baker, builder.

The following vacant lots within the boundaries of the Courthouse Square Local Historic District are subject to review by the Fayette Historic Preservation Commission for a Certificate of Appropriateness for building permits for any type of new addition or construction to said vacant lots.

1. 101 N. Main Street, at the northeast corner of Main Street and West Morrison Streets.
2. 106-108 W. Morrison Street.
3. 110 W. Morrison Street
4. City Hall Parking Lot adjacent to 117 S. Main Street.

The following buildings with the indicated addresses are non-contributing buildings to the Courthouse Square Historic District, and therefore, are non-contributing buildings to the Courthouse Square Local Historic District and not subject to review by the Fayette Historic Preservation Commission for a Certificate of Appropriateness for building permits for exterior changes to said building. However, said buildings are subject to review by the Fayette Historic Preservation Commission for a Certificate of Appropriateness for proposed demolition of said buildings.

1. 122 S. Main Street, ca. 1910-1925.
2. 119 N. Main Street, The Commercial Bank, 1910.
3. 203-205 N. Main Street, L. W. Brockman Poultry Plant, ca. 1902-1920.
4. 112 E. Davis, a portion of The New Century Block Building, 1902 and 108-110 E. Davis, The Reich Building, ca. 1872-1885. **(Demolished and new construction added.)**

5. 118 North Church Street, Keller Motors, ca. 1902-1910. **(Demolished and new construction added in 2024.)**
6. 114-116 N. Church Street, R. C. Clark Building, 1887. **(Demolished and new construction added in 2024.)**
7. 110-112 N. Church Street, 1887. **(Demolished and new construction added in 2024.)**
8. 102-108 N. Church Street, Bell Block Building, 1883. **(Demolished and new construction added in 2024.)**
9. 100 S. Church, Exchange Bank, ca. 1981.
10. 106-108 W. Morrison Street. **(Demolished and made a parking lot.)**
11. 110 W. Morrison Street. **(Demolished and made a parking lot.)**
12. 100 E. Morrison Street, Merchants and Farmers Bank, now BTC Bank, ca. 1973.
13. 206 E. Morrison Street, Crystal Steam Laundry, c. 1904.

**SECTION 4:** Per Sections 415.620, 415.630, and 415.640, nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure within the Fayette Courthouse Square Local Historic District.

**SECTION 5: Effective Date.** This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

Read Twice and approved by Roll Call Vote. Dated this 25<sup>th</sup> day of July, 2024.

Mayor

Attest:

  
Judith Thompson, City Clerk