

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 22 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Missouri ~~Trust Company~~ Sedalia Trust Company

and/or common Koppen Trust Company

2. Location

street & number 322 S. Ohio Street not for publication

city, town Sedalia vicinity of Congressional District 4th

state Missouri code 29 county Pettis code 159

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Robert A. & Betty J. Koppen

street & number 501 NE 94th Street

city, town Miami Shores vicinity of state Florida 33138

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number Pettis County Courthouse

city, town Sedalia state Missouri

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Office of Historic Preservation, Dept. of Natural Resources

city, town P.O. Box 176 Jefferson City state Missouri 65201

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Missouri/Sedalia Trust Building is rectangular in shape & exhibits both Romanesque & Chateausque details in style. When originally constructed the building had 3 stories resting on a raised basement & elevated primary entrances to the E, S & at the SE corner. When the building was altered the floor levels were changed to a 4 story format & the entrances were lowered to street level. Despite these interior changes the exterior fenestration remained the same. Windows originally were 1/1 with those on the 1st & 2nd stories having a rectangular shape with a transom, 3rd story openings had arched headers with smooth surface stone voussoirs. After the alteration, the original 1st floor windows were elongated & replaced with a multilight sash. Basement windows echoed this pattern. Two arched windows at the original 1st floor were cut away so as to form rectangular headers & to complement the other windows at that level. Third story windows were left intact. The secondary entrances to the E & S retained their pedimented caps & ornately carved floral corbels. The chamfered primary entrance, below the SE tower, is the area most severely effected by the alterations. Originally (see photo 7) it was inset & flanked by decorative columns supporting a heavy arched cap & name plate. It now has double leaf doors set flush with the exterior walls with a multi-light window above.

Of particular importance to the design & style of this fine example of Victorian commercial architecture are two elements: the multigable & towered roofline & the heavily embellished wall surface. To the E & S are small pedimented gables filled with decorative moldings. The central gable on the S facade is accented by a small circular turret, the roof of which was recently altered due to fire. However it continues to echo the bellcast roofline of the 3 story tower at the SE corner. Carved finials highlight the hip roofed, S facade dormers. The wall surface with its rich variety of textures, including rock faced, checkerboard, smooth & carved stone, creates a constant play of light & dark which adds to the Victorian quality of the large Trust Building.

Interior spaces are accented by dark stained, oak staircases, moldings & window & door surrounds. The multi-pane window treatment is repeated in the hallway office door & window arrangements on the top 3 floors. The open lobby is highlighted by marble flooring, the large wall vault, & an ornate ceiling with a classical molding. Many of the early light fixtures were retained.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c 1887-1890, c 1930's **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Missouri/Sedalia Trust Building is significant to the City of Sedalia & the State of Missouri due to the fact that it meets the standards of Criterion C: it embodies the distinctive characteristics of the Romanesque/Chateausque style prior to the turn of the century in the urban setting of out-state Missouri. Despite early alterations, the building retains its architectural integrity & has strong historical associations within the community. Further explanation of these areas are included below:

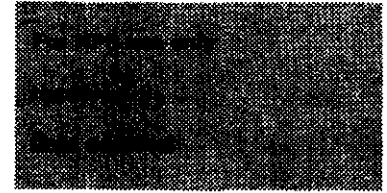
ARCHITECTURE: Built of Missouri limestone, the large rectangular structure is the prime example of Romanesque/Chateausque architecture to be found in Mid-Missouri. Specific features of importance include the multigable roofline which is accented by a tower & turret, arched window openings, elaborate corbels & finials at the secondary entrances & the variety of rich textures composing the wall surface. These motifs are articulated by the location & setting of the Trust Building as it sits on the NW corner of the Courthouse Square. This location affords a wide view of the building & undoubtedly was a strong element in the choice of architecture as well as the location of the primary entrance at the SE corner. Jointly, the location & the style of architecture express a high artistic value & establish both architectural & environmental merit.

COMMERCE/ECONOMICS: Sedalia, which was founded in 1860, was a bustling city in the 1880's, due in part to its association with the railroad lines. Based on this rapid prosperity the founding fathers realized the need for a strong financial institution within their city. In November of 1886 the Ohio Street Methodist Episcopal Church sold this pivotal lot to the newly formed Missouri Trust Company. The Company had a capital stock of \$10,000 & the Directors, who included O.A. Crandell, Frank C. Hayman, Joseph C. Higgins, Arthur P. Morcy & T.T. Cufford, immediately set about the construction of their impressive new structure. In its original state, the 1st floor was used as the bank, the 2nd floor for offices & commercial club rooms & the 3rd floor, a large open room, was used for lodge meetings, dances, etc. In 1901 the financial institution was reorganized as the Sedalia Trust Company with O.A. Crandell as President. This new organization was the strongest financial institution in Central Missouri & made a speciality of its savings department, operating under a liberal plan which would appeal to a variety of citizens. It boasted that the Sedalia Trust Company was strictly a home owned institution, with 95% of its stock being owned by its directors & local business men. Sedalia prospered & banking transactions continued in this building until February of 1932 when the Sedalia Trust Company failed due to the depression. However 6 months later, the lobby & vaults were once more in use as the Sedalia Bank & Trust Company opened its doors. They remained in this building until 1948 or 50. Following financial ventures located here included Sedalia Industrial Loan & Investment (1950-59) & AVCO Public Finance Corporation (1968-77). A variety of businesses & offices were located in the upper floors.

The Missouri/Sedalia Trust Building has housed several financial ventures and has served the citizens of Sedalia & Pettis County as the major banking institution for most of its 90 years. One of the most impressive buildings in Sedalia, this grand example of late 19th century Romanesque/Chateausque commercial architecture serves well to symbolize the economic success Sedalia enjoyed at that time.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Missouri/Sedalia Trust Company ;
Continuation sheet Koppen Trust Company

Item number 8

Page 1

Note: A survey entitled "A Study of Sedalia's Architectural & Historical Heritage" prepared by the Show Me Regional Planning Commission (July 1981) identified the Trust Building as a Priority Building, noting that in addition to its architectural & historical significance, the building is an impressive anchor on the NW corner of the Courthouse Square. There are no outbuildings associated with the Trust Building. In March of 1980, Robert Koppen purchased the structure & has done extensive rehabilitation work, following the standards set forth by the Department of the Interior. It has reopened (Summer 1982) with rental units available & the hope of enticing another banking operation to once more use the 1st floor level.

Continuation Sheet

Item number 10.

Page 1

Martin 1st Addition, Sedalia, Missouri. This is the site of the original construction of the nominated property.

9. Major Bibliographical References

Property Abstract, Koppen Trust Company
 Photo File, State Historical Society, Columbia, MO
 "A Study of Sedalia's Architecture & Historical Heritage", Show-Me RPC 1981
 Sedalia, Missouri: The 1st 100 Years, Sedalia Centennial Commission
 "Trust Building to be sold on Auction Block", Sedalia Democrat 2/23/79

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Sedalia East

Quadrangle scale 1:24,000

UTM References

A	1 1 5	4 8 1 0	1 6 1 0	4 1 2	8 1 4	1 1 8 1 0	B							
	Zone	Easting			Northing			Zone	Easting			Northing		
C							D							
E							F							
G							H							

Verbal boundary description and justification 322 S. Ohio St./parts of lots 6 & 7 (beginning at the SE corner of lot 6 & extending N along the W line of Ohio Street 26', then West on a line parallel with the N line of 4th Street 90', then S on a line parallel to Ohio St. 26' to the N line of 4th St., then east along the N line of 4th 90' to the beginning of Block 5, Smith &

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Linda Donovan Harper, Historic Preservation Specialist

organization contract for Koppen Trust Company date 10/82

street & number #4 Shady Lane telephone 816/665-0806

city or town Kirksville state Missouri 63501

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Paul A. [Signature]

title Director, Department of Natural Resources and State Historic Preservation Officer

date 1-28-83

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]
 Keeper of the National Register

Entered in the
 National Register

date 3/20/83

Attest:

date

Chief of Registration



