



To: Kirksville City Council

re: Report and Recommendation of the Kirksville Historic Preservation Commission (KHPC) and the Planning and Zoning Commission on the application for Landmark status for 113 E. Washington – Grim Building.

The members of the KHPC and the Planning and Zoning Commission have found that the application for Landmark status of the Grim Building, owned by Bob Giovannini, has significance as it relates to the criteria for designation in the following areas:

2. Its overall setting and harmony as a collection of buildings, structures, objects where the overall collection forms a unit;
3. Its potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;
5. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;
6. Its embodiment of distinguishing characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;
8. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
10. Its unique location or singular physical characteristic that make it an established or familiar visual feature of the neighborhood, community, or city;
11. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
12. Its suitability for preservation or restoration.

The structure is found to have the integrity required for a historic Landmark, since it has been in this location for over 100 years and is very close to its original finished look. It has had some restoration over the years and regular maintenance while continuing to serve as a commercial business location. The building is currently on the National Register of Historic Places.

The stone work, the three-bay window arrangement, size and height of windows, hood molding over the entrance, quoins (decorative brick), parapet profile, recessed opening on the front entry, the brick surface walls, and other stone decorative features are considered significant to the structure. Any changes to these structural items would require review and approval for the change. Any changes or demolition of the contributing carriage house would require review and approval.

Some history of the building follows:

The Grim Building is an imposing building just one block from the downtown square. Even after the restorations it is in as close to its original condition as about any building

in town. The Grim Building is currently on the National Register of Historic Places. It has been used as a business establishment since it was constructed in 1905. Ezra and Edward Grim, two prominent doctors in the city, had the building built to accommodate their offices, operating, and examination rooms. It was also designed to provide additional offices for rent. Edward Grim kept his practice there until 1936. The carriage house building is still existing on the site.



Grim Building

**113 E. Washington
Kirksville, MO**

Constructed: 1905