FINAL SURVEY REPORT
Cultural Resource Survey – Phases I & II

Warrensburg, Missouri

Prepared for

CITY OF WARRENSBURG, MISSOURI

By

SALLY SCHWENK ASSOCIATES, INC.

AUGUST 2008

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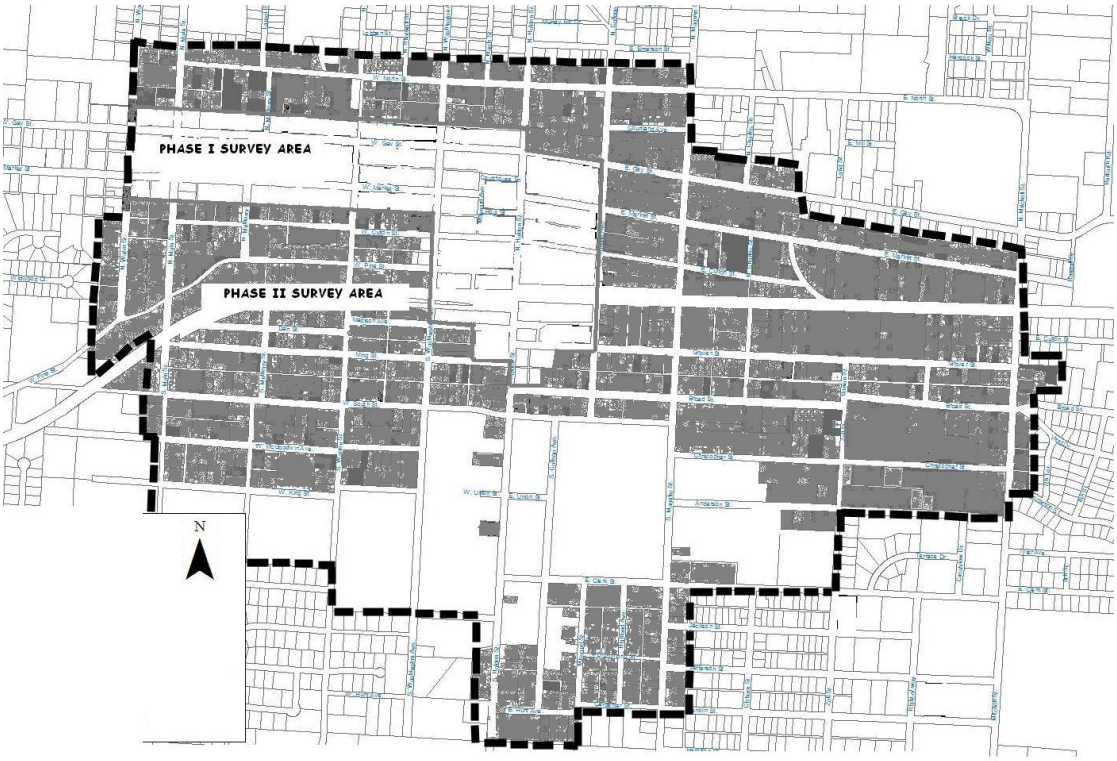
PREFACE

The City of Warrensburg, Missouri contracted with the firm Sally Schwenk Associates, Inc. Preservation Professionals (SSA), located in Kansas City, Missouri, to conduct a cultural resource survey in two phases over a twenty-four month period that will provide for the identification and evaluation of historic properties for individual significance or as contributing properties to a historic district. The Request for Proposals issued by the City identified the properties to be surveyed are located in the "Central Business District, the Original Old Town, Grover Street, and the areas surrounding the University of Central Missouri." In addition, the survey information will contribute to future City and neighborhood planning activities.

The phased effort at survey is part of a strategy to implement the development of a complete, fully documented and comprehensive inventory of historic properties located in Warrensburg, Missouri, by conducting survey in accordance with *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

WARRENSBURG, MISSOURI PHASE I AND II SURVEY AREAS



The first phase of the survey included a combination of the Central Business District and the residential neighborhoods linking it with the Old Town area. The survey area included 276 properties generally bounded by North Main Street to the west, Marshall Street to the south, North College Avenue to the east, and West Gay Street on the north. The survey included commercial, institutional, and residential resources.

The Phase I Survey revealed a high concentration of historic residential resources not only within the Phase I survey area, but also in adjacent neighborhoods. Because the phased survey boundaries were arbitrarily restricted to meet budget parameters, the Phase I Survey did not evaluate all like resources in contiguous neighborhoods that enjoyed the same levels of historical integrity. In some instances, there was no clear visual distinction separating resources adjacent to the survey area boundaries. These resources appeared to share the same time periods, patterns of development, and evolution of architectural styles, thus sharing important historic contexts. In particular, this applied to the area in the boundaries of the Phase II survey area that incorporates Grover Street, and select pre-Post World War II areas in the vicinity of the University of Central Missouri. Also, is the presence of African-American cultural and historic resources in the areas adjacent to like resources identified in the development of historic contexts in the Phase I Old Town area.

The second phase of survey covered the remaining residential resources in the Old Town and Downtown areas between North Street on the north and the railroad tracks on the south, the residential resources along Grover Street between Holden and Mitchell Streets, and the resources surrounding the University of Central Missouri between Zoll and Main Streets.

WHAT IS A CULTURAL RESOURCE SURVEY?

The National Historic Preservation Act of 1966 committed federal agencies to a program of identification and protection of historic resources. Amendments to the Act required all states to "compile and maintain a statewide survey and inventory of historic properties." The law mandates that the survey process:

- identify properties eligible for state and federal grants-in-aid programs;
- aid federal, state, and local governments in carrying out their historic preservation duties;
- identify, nominate, and process eligible properties for listing in the National Register of Historic Places;
- work with federal, state, and local agencies to ensure that historic properties are considered throughout planning and development projects; and

- assist as an information, education, training, and technical source for federal, state, and local historic preservation programs.

A cultural resource survey is a process of identifying and gathering information on a community's architectural, historical, and archaeological resources. As applied to the identification and evaluation historic and architectural resources, the assessment of the significance of properties involved:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each property;

- a literature search and archival research to gather information concerning the survey area's historical contexts and associated functional and/or architectural property types; and

- analysis of the survey data and historic contexts to determine which properties appear to have historical/architectural significance and to formulate management recommendations for future identification, evaluation, and protection strategies.

Work products generated from the survey process include an individual property survey form produced from the electronic database for each surveyed property and a survey report. The survey forms contain information specific to each property and should be viewed as part of the city's ongoing inventory of historic properties and as an appendices to the survey report. The survey report is a general document that provides an understanding of the data on the survey form, the survey methodology, the historic contexts and property types that are associated with significant resources identified in the survey process, and management recommendations for future evaluation and protection of significant resources identified in the survey area. Thus, together, the survey forms and the survey report provide property-specific data as well as broad-based contextual analysis.

The information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;

- identifies properties or areas whose study and research may provide information about the community's past and contribute to scholarship and understanding about the city's historic contexts of growth and development;

- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;

- provides the basis for using legal and financial tools to recognize and protect historic resources;

- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases awareness in the public and private sectors on the need for preservation efforts; and
- provides guidance toward developing a comprehensive preservation plan, enabling local governments and federal agencies to meet their planning and review responsibilities under existing federal legislation and procedures.

EDITORIAL METHOD

This technical report is a public document that records the results of a cultural resource survey. The survey activities and subsequent report of those activities follows the guidelines of the Department of the Interior, National Park Service. As recommended by that agency, the report follows the editorial guidelines of the most current edition of *The Chicago Manual of Style*. Some modifications in punctuation occur that are based on archaeological writing style guidelines adapted to historic preservation methodology and practices. As a technical report documenting the results of a cultural resource survey and in accordance with the guidelines published in *National Register Bulleting 24: Guidelines for Local Surveys: A Basis for Preservation Planning***,** it involves the development of historical contexts of the past, identification and evaluation of existing cultural resources; assessment of the present condition of historic functional and architectural property types, and formulation of future management recommendations. As a result, the technical nature of the report and temporal subject matter involve referencing the past, present and future and, as recommended by the National Park Service, utilization of active voice in the use of the primary verb(s). Where appropriate in the general text, capitalization and punctuation have been modernized.

INTRODUCTION

CAPITALIZING ON WARRENSBURG'S HISTORIC ASSETS

The historic development of Warrensburg is a unique and important story. It defines the culture of the community and the tangible reminders of this past create a unique "sense of place." The story of Warrensburg is intrinsically entwined with the story of the development of the United States, of the region, and of Johnson County, Missouri — an evolution of over two hundred years of ethnic and cultural amalgamation. The story of Warrensburg is likewise a story of diversity, both in the built and natural environment, as well as in cultural heritage.

The physical impact of an expanding university campus, the need for student housing, post-World War II development, and more recent commercial development already obscures significant tangible reminders of Warrensburg's beginnings and early development. Less obvious is the random loss of buildings, structures, and sites that have associations to the county seat, college town, and railroad market center that developed in the late nineteenth and early twentieth century. The loss of elements that historically defined the core of the community significantly impacts the City's identity — its unique attributes that distinguishes it from other communities in the region.

Warrensburg will continue to change, and change provides the opportunity to strengthen and enrich the City's visual character and to enhance the quality of life already appreciated by many residents and visitors. The goal of this survey effort is to initiate identification and evaluation of historic resources as part of an ongoing effort to develop strategies to protect significant resources and enhance their setting as well as to move toward change in a positive manner — as a catalyst for capitalizing on the synergy of the old and new. To achieve this goal, it is necessary first to recognize and understand the existing assets that contribute to the City's unique physical and cultural character; to then forge a consensus in the community regarding their preservation; and to develop goals, policies, and initiatives to assist the City in the future identification, interpretation, evaluation, and protection of its remaining cultural resources.

BENEFITS OF PRESERVATION

Preservation has its own intrinsic value in celebrating a community's history. As noted by the former dean of the Tulane School of Architecture, John W. Lawrence, it enables the citizens of today and tomorrow ". . .to understand the present as a product of the past and a modifier of the future." It allows a greater awareness of the relationships of the past, the present, and the future — a deeper understanding of the continuity and contrasts of life.

An additional compelling argument for protecting historic resources is simply that people like them. People seek out historic settings because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar context. Moreover, preservation has proven utilitarian value as a tool for economic development and environmental stewardship.

EXAMPLES OF THE BENEFITS OF HISTORIC PRESERVATION

- ✓ The physical appearance of its buildings and streetscapes reflects the community's overall vitality and economic health.
- ✓ Maintaining the vitality of the city's older commercial and residential areas, including rehabilitating older buildings and designing quality new buildings, can attract larger commercial ventures to the community, even if these ventures do not locate in the historic core of the city.
- ✓ Rehabilitation of individual buildings is more attainable and stabilizing to a local economy than a single large economic development project.
- ✓ Cultural resources most clearly reflect a community and region's evolution, history, diversity, and differentiation from other areas. Rehabilitating older buildings and sites distinguishes one community from another by preserving the unique character of each.
- ✓ The value of a property is determined by the buildings, public improvements, and activities around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- ✓ The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.
- ✓ Older buildings with easy access to professional and support services are ideal for many smaller and start-up businesses, which typically generate a majority of new permanent jobs.

Economic Benefits

Nationally known real estate professional Donovan D. Rypkema, in his book *The Economics of Historic Preservation*, observes that a commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent a considerable taxpayer investment in infrastructure and building stock. Conservation of buildings, neighborhoods, and sites of historic and aesthetic value is one of the best tools for recovering the worth of past investments while fueling new economic activity.

The most successful revitalization efforts in the country utilize historic rehabilitation as the core of their revitalization strategies. These efforts document that the most successful approach to create sustainable communities merges the old and the new. The creative combination of preservation, adaptive reuse, and new construction capitalizes on the aesthetics and craftsmanship of other eras,

provides opportunities for architectural innovation, and promotes problem-solving, thereby enhancing the community's character and fabric.

The State of Missouri and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. Investment tax credits for rehabilitation of historic buildings are available from both the state and federal governments. Eligible properties must be listed in the National Register of Historic Places.

The **20 percent Federal Rehabilitation Tax Credit** applies to owners and some renters of income-producing National Register listed properties. The law also permits depreciation of such improvements over 27.5 years for a rental residential property and over 31.5 years for a nonresidential property. The rehabilitated building must be subject to depreciation. Federal rehabilitation tax credits can be "sold" to an equity partner in return for investment of capital in the rehabilitation project.

All residential and commercial properties (income-producing and owner-occupied) listed in the National Register of Historic Places are eligible for a **25 percent state tax credit**. When used together, the federal and state tax credits can capture approximately 38 percent[1] of eligible rehabilitation costs in tax credits.

In exchange for the tax credits, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century. The common sense guidelines provide for new construction as well as rehabilitation.

Environmental Stewardship

Using preservation as a tool for conservation of resources provides a rational and effective economic and environmental strategy for the future. There is growing consensus in support of environmental conservation efforts. After years of exploitation of resources, people are now beginning to consider how their surroundings fit into the larger environment. This includes the recognition of the important embodied energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain energy that has already been expended, materials that have been mined or harvested, manufactured, shipped, and assembled. Material from demolished buildings accounts for up to 40 percent of landfill materials, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources.

[1] State tax credits are taxable income under IRS regulations. The net benefit of combining the tax credits is usually between 36 and 40 percent.

METHODOLOGY

Sally Schwenk Associates, Inc. completed Phase I of this survey in conformance with the procedures for reconnaissance-level survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* In addition to these guidelines, the consultants relied on criteria of the Missouri Department of Natural Resources Historic Preservation Program's "Minimal Guidelines for Professional Surveys of Historic Properties" and the "Missouri Historic Property Inventory Form Instructions."

The survey of cultural resources in the historic Downtown and Old Town areas of Warrensburg is the first cultural resource survey effort initiated in the community in the last two decades and is an effort to initiate a comprehensive and ongoing program of identification and evaluation of historic and cultural resources within the City of Warrensburg.

The Phase I and II survey area boundaries were determined in consultation with City Planning staff based on funding and timing parameters and the scope of work for these phases included the following:

- Review of all previous surveys and National Register listings within the City of Warrensburg;

- Review and update of the previous, selective survey performed by the Show-Me Regional Planning Commission in the 1980s;

- A building-by-building field investigation of the designated survey areas to photograph and document principal and ancillary buildings and their materials and levels of historic/architectural integrity as to location, setting, design, materials, feelings of period of construction, and associations with the history of the community;

- Creation of a database containing the results of the field survey in data fields and information categories that are compatible and in accordance with the Missouri State Historic Preservation Office's Minimum Guidelines for Professional Surveys of Historic Properties and that will allow data to be displayed and printed in the Missouri State Historic Preservation Office's historic property inventory form format. Database information can also be utilized to create reports and assist in data analysis and mapping;

- Creation of maps to document patterns of architectural styles, functional property types and/or vernacular designs, levels of integrity; periods of construction; and other historic/cultural characteristics to assist in the development of historic contexts, as well as to

provide mapping of survey results to assist in management recommendations for protection of historic resources through nomination to the National Register of Historic Places;

- Defining functional and architectural property types and evaluating resources for eligibility for listing in the National Register of Historic Places;

- Developing historic contexts relating to the history and development of Warrensburg to assist in the evaluation of historic properties for National Register eligibility as well as the future preparation of National Register nominations; and

- Preliminary identification of all historically and/or architecturally significant sites, objects, cultural landscapes, buildings, structures, or districts within the defined survey area.

- Preliminary identification of each resource's architectural style or vernacular property type, period of construction and significance, architect/builder, and construction materials, if known.

- Evaluation and determination of properties and districts that appear to be potentially eligible for listing in the National Register of Historic Places.

- Developing management recommendations for preservation of cultural and historic resources and for future National Register activities.

FIELD SURVEY

Kerry Davis, architectural historian completed field survey of the Phase I project area in June 2007 and the Phase II project area in January and February 2008. The field survey component included conducting a field inspection and taking photographs of each building, site, and object in the survey area to document building form and materials. The consultants relied on this information in determining the architectural style or vernacular property type and historic architectural integrity for each property.

ADDRESS/MAPPING ISSUES

The property-by-property survey revealed a high number of address/parcel issues. These stem, in large part, from address/parcel information recorded in the City/County database, where duplicate addresses are given for the same parcel number, where the same address is given to two different parcel numbers, or where directional data is not given, thereby interfering with accurate links to the GIS mapping. Kerry Davis worked with City staff, as well as with the City's mapping contractor, BWR Corporation, to reconcile as many of these irregularities as possible. However, at project completion, 122 parcel issues remain to be corrected..

Davis adjusted the digital map manually to reflect the actual resource eligibility. However, it should be noted that the final survey database reflects the parcel/addresses provided by the City and future mapping will reflect the same errors. Those parcels which need to be reconciled are listed in this survey report's appendices.

ARCHIVAL RESEARCH

In addition to the documentation of architectural styles, property types, and evolution of land use, research focused on the preparation of historical contexts for the time period in which the survey area developed, and the identification of dates of construction. Sally Schwenk Associates, Inc., staff used the archival, research, and records collections of the Johnson County, Missouri Historical Society, the Missouri State Historic Preservation Office, the Kansas City (Missouri) Public Library Sanborn Fire Insurance Company maps; the Mid-Continent Public Library (Independence, Missouri), and the City of Warrensburg.

ESTABLISHING DATES OF CONSTRUCTION

Due to the absence of extant building and/or water permits, SSA staff used plat maps, local history publications, vertical files, previous cultural resource survey information, Sanborn Fire Insurance Company maps, telephone directory indexes, and architectural style to establish a construction date range. During data analysis, SSA staff compared data from different sources and assigned an actual or an estimated date of construction. When exterior appearance did not correspond with previous survey dates or when there was no information documenting the date of construction, the SSA estimated a date based on the known date of construction of other buildings with similar architectural treatments in the survey area. As a result, many dates of construction are not exact, but are estimated to a circa (c.) date, which generally denotes the age to be five years before or after the year listed.

OWNER HISTORY AND ARCHITECT/BUILDERS

Although not required in reconnaissance survey, when research yielded information about the original owners, this was included in the "History" section of the survey form.

COMPILATION AND ANALYSIS OF DATA

Sally Schwenk Associates, Inc. used a Microsoft Access database to compile the survey information based upon the information required by the Missouri Historic Resources Survey Form. This included data fields for each building's historic and current functional use, physical features (e.g., plan, principal materials, style and/or vernacular property type, roof type, and condition); architect and/or builder, if known; estimated or documented date of construction; presence of historic outbuildings; source(s) of historic information; and notes about the history of the property. In addition to these

fields, the database includes fields for parcel identification numbers; historic architectural integrity assessments of eligibility as an individual resource or as a contributing resource to a potential district; and additional information that aid in the analysis of the property. When linked with the digital records of future surveys, this database will enhance the understanding of historic resources in Warrensburg. This information can also be linked to geographic information systems and mapping software to create visual presentations of the data.

The consultants analyzed four categories of data to identify contiguous districts, discontinuous thematic resources, and individual properties that are potentially eligible for National Register listing. The following four categories address issues important in determining the significance of a property or properties for listing in the National Register.

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Architectural Style/Vernacular Property Type

A detailed description of the four areas of analysis and results appears in the "Survey Results" section of this report.

HISTORICAL AND ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey and completing the archival research, SSA identified broad patterns of development in Warrensburg and in the neighborhoods in the survey area. At the same time, work on developing architectural contexts began with the review of photographic documentation and database information relating to the survey area. *A Field Guide to American Houses* by Lee and Virginia McAlester provided guidelines for determining residential architectural forms, styles, and sub-types as well as assuring the use of nomenclature consistent with National Register guidelines. *The Buildings of Main Street* by Richard Longstreth provided guidelines for nomenclature and determining commercial architectural forms, styles, and sub-types. Review of the survey data not only revealed the architectural styles and vernacular property types and forms, it also provided information to begin to determine development patterns and building chronology.

In order to provide management recommendations, the consultants conducted preliminary evaluations for all inventoried properties according to the criteria and standards for historic resources established by the Secretary of the Interior. This included a preliminary assessment of individual eligibility for listing in the National Register of Historic Places and as potentially contributing elements in a National Register District. The recommendations herein apply to both the Phase I & Phase II project areas and are addressed in the final mapping and analysis holistically..

In addition to retaining the integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places whether for individual significance or as contributing[2] elements to a district, must retain sufficient historic architectural integrity to convey the period of time in which they are significant.[3] The National Park Service uses the following areas to define integrity.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

[2] A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the district's area of significance. Properties contributing to a district's significance for architecture must retain a higher degree of architectural integrity than in a district significant for associations with an important individual or with historical events or patterns of history.

[3] Historic architectural integrity should not be confused with the physical condition of a building or structure. A building may be in excellent physical and structural condition, but may have lost its historical character-defining elements. Conversely, a building may retain all of its historical architectural features, but may be structurally unsound and, therefore, in poor condition.

The consultants visually inspected the exterior of each of the buildings in the survey area. Each building received an integrity rating of Excellent, Good, Poor+, TBD, or Poor based primarily on how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain. The following criteria served as the basis for rating historic architectural integrity.

Excellent

- The majority of the buildings' openings are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- The exterior cladding material had not been altered;
- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building is individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding material remain or if the historic exterior building material is covered by non-historic material (such as modern siding), the significant form, features and detailing of the building are not obscured."
- Significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;

- The historic feeling or character of the building is weakened by change or lack of maintenance; and

- The building would be a contributing element to a historic district and/or it might be individually eligible for listing in the National Register if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Poor+ (Residential Properties With Non-Original Exterior Cladding)

Because a significant number of properties in the survey area had secondary siding or wall materials that appear to be obscuring historic materials, character defining features and/or trim, an integrity classification of Poor+ denotes these properties. In cases where the significant features and detailing *are* obscured, the "Poor+" integrity rating indicates the building might be upgraded to contributing status (and therefore qualify for rehabilitation tax credits) if the non-historic material is removed and original materials, architectural features, and trim remain intact.

- The majority of the building's openings are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;

- Design elements intrinsic to the building's style or property type are intact;

- Significant decorative elements are intact;

- With the exception of wall cladding, the overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in size, scale, massing, and materials; and

- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design.

Identification and mapping of these Poor+ properties, especially within the context of the historic integrity of adjacent properties, will assist property owners, City planning staff, and state preservation staff in identifying potential National Register eligibility, developing funding, and targeting future evaluation and protection programs to include properties that have the potential to contribute to historic districts and that merit preservation.

Poor

- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;

- Exterior materials were altered;

- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;

- Later additions do not respect the materials, scale, or character of the original building design;

- The overall historic feeling and character of the building is significantly compromised; and

- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be reevaluated.

TBD (To Be Determined)

- The building appears to have sufficient integrity, but requires more in-depth research as to its historic associations in order to determine integrity thresholds.

NATIONAL REGISTER ELIGIBILITY STATUS

The physical characteristics and historic significance of the overall property provide the basis for evaluating component resources. Related information about each resource, such as date of construction, function, associations, and physical characteristics apply to the significance of the overall property.

Sally Schwenk Associates, Inc. analyzed data relating to the historic architectural integrity and historic significance of each property within the survey area to begin to identify contiguous districts, discontinuous thematic resources, and individual properties that appear to minimally meet National Register criteria. The evaluation utilized the following categories to assist in formulating the management recommendations emanating from survey.

- **Not Eligible** applies to those properties that are not individually eligible and are not within a potential district due to lack of historic/architectural integrity or because they do not clearly represent associations with established historic context(s).

- **Individually Eligible** applies to those properties that retain a high degree of historic architectural integrity and clearly represent associations with established historic context(s).

- **Contributing to a District** applies to a property that possesses historic integrity and is located adjacent to or near other similar properties that share the same historic context(s). Because of their historical/architectural integrity, these properties have the potential to add to the historic associations and historic architectural qualities for which a streetscape, neighborhood, or area is significant because it was present during the streetscape, neighborhood, or area's period of significance and relates to its documented significance. A National Register District possesses a significant concentration, linkage, and/or continuity of sites, buildings, structures, or objects that are united historically or aesthetically by plan or physical development. Contributing properties

do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole within one or more historic contexts. The majority of the components that add to a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A property that independently meets National Register Criteria can be considered as a contributing property to a district if it has associations with the district's areas of significance.

- **Non-contributing to a District** applies to properties located within a potential historic district but no longer possess historical architectural integrity due to alterations, disturbances, additions, or other changes that render them incapable of yielding important information about a period of significance; or do not independently meet the National Register criteria.

- **Less Than Fifty Years of Age** applies to properties that are less than fifty years in age. The National Register Criteria exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance.

- **TBD (To Be Determined)** applies to properties that require more in-depth research as to their historic associations and potential historic significance to accurately ascertain their potential eligibility.

HISTORIC CONTEXTS

To fully understand the findings of the Survey, it is important to interpret the survey information in context with the development of the neighborhoods within the survey area and in relationship with the forces that influenced the development of the City of Warrensburg in general, as well as the development trends that occurred regionally, within the state, and nationally. The National Park Service defines historic context as "a broad pattern of historical development in a community or its region that may be represented by historic resources." Inherent in the development of a historic context is the identification of important connections between local, regional, state, and national history and the historic resources in a defined sub-area such as Downtown and Old Town in Warrensburg. When survey findings are viewed in relationship to this information, it is possible to apply the criteria for evaluating eligibility for designation to the national, state, and local historic registers. Moreover, an understanding of how historical change affected the community is extremely useful in evaluating community resources that might be threatened and in integrating protective strategies in planning efforts.

Historic contexts developed as part of a survey should not be confused with a comprehensive history of the community. The survey report is a technical report and development of historical contexts is one component that assists in providing technical analysis of the resources identified. Generally, establishing historic contexts involves reviewing the known history of the community, the region, and the state and seeking to define important patterns in the development of the area through time that may be represented by historic properties within the community and, specifically, within the survey area. The level of documentation depends on whether the survey is conducted at a reconnaissance level or an intensive level and the size of the survey area in relation to the community as a whole.

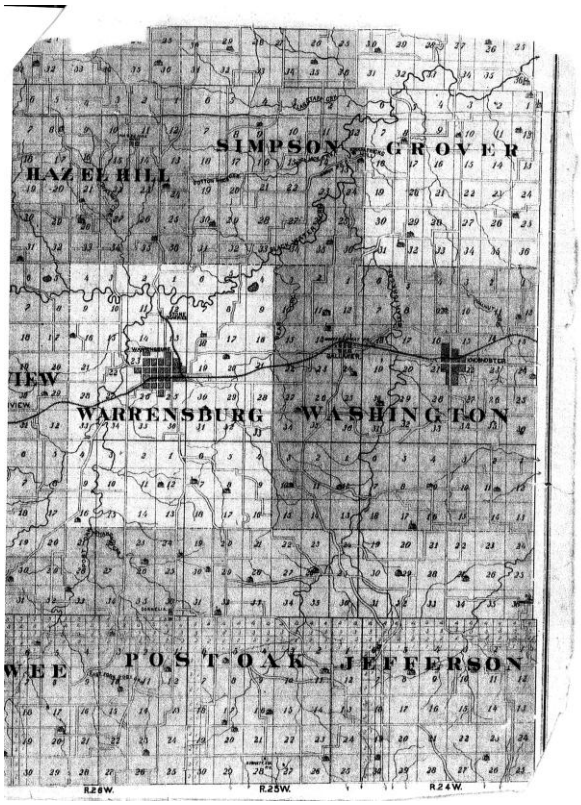
The establishment of historic contexts in a reconnaissance-level survey, as in this survey effort, is a base step in targeting the survey effort and in determining recommendations for future identification and evaluation effectively. It also directs the efficient use of personnel. For example, the presence of academically trained architects in Missouri in the late nineteenth century or the identification of individual owners of commercial businesses may not be as relevant to the patterns of development of Warrensburg's built environment as the location of the railroad depot and growth of the college. The resulting information relating to this context is far from definitive, but it establishes areas of obvious importance in relation to National Register criteria and allows specific management recommendations for future identification, evaluation, and designation of cultural resources.

The following narrative overview establishes historic contexts for defined chronological eras. Within these time periods, it identifies important development patterns, including geographic limits, historical themes, and the evolution of architectural styles and property types. Specific data from the

survey is related to the contextual information in the "Results of Survey" and "Management Recommendations" chapters of this interim Phase I Survey report. Because of the survey area's geographical boundaries and its period of development, the survey does not fully address many of the established historical contexts for Warrensburg in general, particularly the historical development patterns associated with evolution from the State Normal School, District 2 to the University of Central Missouri.[4]

LOCATION AND ENVIRONMENT

The City of Warrensburg, Missouri is located in Northwestern Missouri a little west of the geographical center of Johnson County, Missouri on a hilly site near the Blackwater fork of the La Mine River. The downtown commercial center is approximately two hundred miles due west of St. Louis and sixty-five miles southeast of Kansas City. The area contains loess hills characterized by rolling uplands, rough land near major streams, and deep loess soils. The city is located in part of the State's Osage Plains that contain an underlying Pennsylvania sedimentary rock stratum. Because of differential erosion of resistant sandstone and limestone and weaker shale, the cuestaform topography of the Osage Plains features ridges formed by gently tilted hard rock layers and steep slopes where the edges of rock layers are exposed.



1876 Map of Johnson County Missouri
Township & R ail Road Map of Missouri, 1876

Located in the alluvial valleys of the Missouri River where wells produce an abundant yield of deep spring-fed water, ground water constitutes one of the importan natural reources that affected the nineteenth century agrairian economy of an area. Groundwater sources, aside from springs and mines, are either shallow or deep wells. Springs with a year–round flow, such

[4] Established in 1871 as State Normal School, District #2, the college's name changed in 1919 to Central Missouri State Teachers College. In 1946, it became Central Missouri State College. In 1965, the institution established a graduate school and, in 1971, the name changed to Central Missouri State University. In 2006, the institution's name changed to the University of Central Missouri.

as those found near Warrensburg, were outlets for subterranean streams intesected by surface streams. This interconnection produced caves in various stages of formation.

The area was, at the time of its first occupation by Euro-Americans, Tall Grass Prairie with bottom land hardwood vegetation. As agriculture became more intensive, most of the prairie land, consisting of bluestem and other tall grasses, disappeared. These areas subsequently produced abundant yields of corn, soybeans, wheat, and grain sorghums as well as pasturage for beef and dairy cattle.

DEVELOPMENT OF WARRENSBURG, MISSOURI

EARLY SETTLEMENT PERIOD: 1830-1860

When European explorers arrived in what is now Western Missouri in the eighteenth and early nineteenth centuries, they encountered several native tribes including the Osage, the Kansa (also referred to as the Kansas and the Kanza), the Missouri, and the Oto (Otoe) nations. The Osage, who lived in Missouri from the 1500s to 1825, were the most powerful and dominant tribe in the area south of the Missouri River in Western and Central Missouri. Their traditional lands – those on which they trapped, traded, planted and ranged – also included Eastern Kansas, Northern Arkansas, and Northeastern Oklahoma. Their traditional hunting grounds included what is present-day Johnson County, Missouri.

Following the Louisiana Purchase in 1803, the Osage ceded their lands south of the Missouri River and east of a line running south from Fort Osage in Jackson County, Missouri, to the United States Government in the Osage-American treaty of 1808. In 1825, the Osage relinquished all the remaining claims in Missouri.

Beginning in the early 1800s, the Mississippi and Missouri Rivers served as natural trade arteries for Euro-Americans, as they earlier had for native peoples. These river trails were preferable to the existing overland routes and dominated movement through and around Missouri. Beginning in 1813, the Astorians extended their fur trading empire into the Rocky Mountain region, establishing the Missouri River (because of its geographical connection with Nebraska's Platte Valley) as the most natural route to the West. Although trappers, explorers, traders, and a few settlers penetrated the interior from navigable streams, they did not record the characteristics of the land.

In the early 1820s, the scarcity of specie and currency in the region reduced the local economy in Western Missouri to little more than a barter system. Consequently, William Becknell's return to Franklin, Missouri,[5] from Santa Fe, New Mexico, with ten thousand silver dollars ushered in a new

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[5] Franklin, Missouri is located in Howard County.

era as entrepreneurs assembled trade caravans to go to the Southwest. The onset of the lucrative Santa Fe trade and the introduction of the steamboat traffic on the Missouri River pushed the western terminus of the nation upstream from Franklin, Missouri, to Jackson County. At the same time, the St. Louis fur companies expanded their domain further west and north on the Missouri River. Thus, the Santa Fe and Rocky Mountain traders simultaneously began to blaze the trails of the coming westward expansion into the Southwest and the Northwest.

At this time, thousands of immigrants poured into St. Louis and many pushed westward to Franklin. A few followed the Osage trace further west to Fort Osage,[6] the military and fur trading post established in 1808. Vacated during the War of 1812, the fort had a skeleton military crew until it closed in 1821. Although Fort Osage was beyond the settlement line, Scotch-Irish settlers from the Upper South, established farms on land near the fort. Avoiding the prairie areas, they chose the heavily timbered creek beds that were similar to the terrain they had known in the Middle South.

Settlement of Johnson County and Warrensburg.

In 1833, just six years after the first permanent American settlement in the area, Martin Warren, a native of Kentucky, set up a blacksmith business at the northeast corner of present day College Avenue and East Gay Street and erected a log residence. First known as Warren's Corner, the cross-road location ultimately became known as Warren's burg. [7]

In 1834, the Missouri Legislature authorized the organization of Johnson County, naming it for Colonel Richard M. Johnson of Kentucky, who shortly thereafter became the Vice President of the United States (1837-1841). In addition to directing the establishment of a courthouse, ferries, roads and bridges, the Johnson County Court,[8] at its first regular meeting, considered a petition to establish a public school. After the school's formal organization in 1834, the residents again petitioned the court to form a school district. The court established the school and a school district, but the lack of public funds precluded public funding and, instead, the school began as a private subscription school.[9] In 1836, the community gained a post office.

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[6] Located on the Missouri River near present day Sibley, Missouri, in Jackson County.
[7] Lucille D. Gress, An *Informal History of Black Families of the Warrensburg, Missouri Area. (*Warrensburg, MO: The Mid-America Press Inc., 1997) 78-79.
[8] In Missouri, as in some other states, the county court was and is an administrative body consisting of elected officials called judges. Circuit courts with appointed judges had jurisdiction over legal matters and trying cases.
[9] Perry McCandless, *The History of Missouri Volume II 1820 to 1860*. (Columbia: University of Missouri Press, 1972), 195-196. Missouri legislation did not forbid the education of slaves until the late 1840s. However, by tradition, both slaves and free blacks were denied any regular public-supported educational opportunities in Missouri.

The area was ideal for settlement. The large number of springs furnished ample sources of pure water and the prairie provided grazing for livestock. Although the tough virgin prairie initially presented a problem for the settlers, the fertile soil provided the necessary conditions for raising grain crops.

In 1836, three county commissioners, one of whom was Daniel Morgan Boone, son of Daniel Boone, selected the site of the county courthouse and named the town for Martin Warren. The selection of Warrensburg as the county seat was significant. The most important unit in local government in Missouri at that time was the county, a political and governmental system that reflected the principle of local self-government that became strongly entrenched in the State. In rural areas such as Johnson County, Missouri, it served from the mid-nineteenth century through the mid-twentieth century as the most important governmental unit, administrating state as well as local governmental programs and later, federal programs managed at the county level. The status of county seat secured for Warrensburg an important economic, social and governmental status in the region.

The court accepted plans for a courthouse and appointed a contractor. Originally, the plans called for a 44-by-36-foot, two-story, brick building, with three doors; a later modification resulted in a 36-foot square building with a courtroom on the first floor and a second story for offices. The lack of funds prevented the construction of a cupola featured in the original design. After a prolonged construction period, the court formally accepted the building on July 28, 1842.

Missouri's communities, like those from the nation's first settlements, followed the European tradition of providing proper spaces and choosing special sites for both public and private buildings. During the early settlement period in Missouri, the town's main street usually faced the river and contained the major commercial buildings. Inland communities utilized a town platted around a central public square. After the arrival of the railroad, three distinct types of town plans emerged – those oriented to river traffic, those with a public square, and those with a central main street accessing the railroad depot.

George Tibbs, the newly appointed county engineer, began surveying the Johnson County seat in 1836 and submitted the plat for "Old Town Warrensburg" for recordation on May 23, 1837.[10] The plat featured the county courthouse[11] in a central public square that measured 302 feet on either side. The plan featured streets that were sixty-six feet in width, alleys that were fourteen feet in width, and 144-by-72 lots.[12] Hall L. Wilkerson filed the first addition to the town plat in 1837.

Among the early businesses were the general store opened in 1836 by John Evans in the valley east of the future site of the public square. W. H. Davis and Company erected a mercantile store in the 1830s

[10] Gress, 78-79.
[11] The original courthouse was the site of Senator George Graham Vest's famous "Tribute to a Dog" which he used as his closing argument in *Burden vs. Hornsby*.
[12] *The History of Johnson County, Missouri. (*Kansas City, MO.: Kansas City Historical Company, 1881), 390.

facing the public square.[13] E. W. Berry erected a hotel on the north side of the courthouse square in 1837. The first hotel established in 1837 and a subsequent one in 1841 were log buildings, as were the town's other early buildings. The city's first brick building, built in 1842 on the southeast corner of North Main and West Gay Streets, housed a general store.

The courthouse served as the initial community focus. Not only was it the physical seat of justice and the county's administrative headquarters, the grounds hosted political speeches, patriotic celebrations, public lynchings, and sale of property including slave auctions. Prior to the official development of a public school, children received instruction in the courtroom.[14]

By 1850, the town's population was 241.[15] In 1854, Benjamin F. and Agnes Houx, Mary Depp, and Daniel Rentch each filed plats for new additions to the original town plat. Subsequent additions began when N. B. Holden platted two additions which encompassed the property between North and South Streets and between Holden and Warren Streets. By virtue of its size, the Missouri Legislature incorporated Warrensburg as a town on November 23, 1855, ordering the first municipal election to be held the following spring.

From its founding, Warrensburg evolved into a central service and trade center sustained by a broad economic base. One of the earliest sources of revenue was the business generated by wagon trains that passed through the community and camped at several locations. One campground was on West Pine Street west of Warren's smithy and one was near John Evans' store. Initially, the area's economy was based on self-sustaining farms that traded their produce and purchased goods and services at a local level. However, the marketing and shipping of the agricultural produce of the region outside the area soon became a dominant part of the economy, with agricultural processing and shipping forming a second tier of services. By mid-century, the town boasted a flour mill, a carding machine, a foundry, and a woolen mill. Several hotels clustered around the square and stretching north on Main Street did a thriving business, as did numerous saloons. General merchandise stores, harness makers, and meat markets provided goods and services while lawyers and land assayers provided services typical of county seats. The town's first newspaper editor posted the handwritten *Gem* in store windows. In 1857, the *Western Missourian* joined the *Gem* in providing local, state and national news to the village. Joining the streetscape of the county seat were churches and modest one-story houses. In 1858, a branch of the Bank of St. Louis opened.

Houses of worship were an important part of the community and the number of church buildings kept pace with population growth. The Methodists in Warrensburg organized a church around 1840 and

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[13] The Davis store built at the corner of Main and Gay Streets dates to 1869 and is the last commercial building associated with the Old Courthouse Square. Originally two stories the upper floor was removed in the early 1900s.

[14] Lisa Irle, *Images of America Warrensburg Missouri* (Chicago: Arcadia Publishing, 2002) 13.

[15] 194 Caucasian and 47 African Americans.

erected a building in 1853. The group aligned with the Methodist Episcopal Church South. The First Baptist Church, organized in 1850, initially met in the Masonic Hall. The Presbyterian Church organized in 1851.

Early Settlers

In understanding the historical built environment that evolved in Warrensburg, Missouri, it is important to understand the historical and cultural background that shaped the settlers who populated Johnson County during its initial settlement period. The fact that they emigrated from the southern Border States does not fully reflect their cultural history nor the traits and institutions they brought to Western Missouri. Coming from the states of Virginia, North Carolina, Kentucky, and Tennessee, these first families comprised the "pragmatic avaricious and pugnacious" Scotch-Irish cultural group.[16] Their ancestors were "lowland Scots." Neither Scottish nor Irish, they were a group of Danes, Angles, and Saxons that occupied the northern neck of the British Island where they endured generations of ceaseless conflict between the highland Celts and the English. This conflict discouraged the development of any literature, art, science, technology, crafts, or agricultural skills, but did produce a race of formidable guerrilla fighters and a feudal governmental structure based upon loyalty and obedience to strong partisan leaders.[17] Through the Protestant Reformation, and its system of church schools established by the followers of John Knox the lowland Scots did become one of the most literate people in Northern Europe.[18]

These characteristics prompted the English government to move the lowland Scots to large farms in Northern Ireland where they were to control the growing problem presented by the Roman Catholic native Irish. The Ulster Irish, as the lowland Scots became known, displaced the native Irish in a period of guerrilla wars quite similar to that which their descendents waged on the Missouri-Kansas border almost two hundred years later. However, as the Ulster Irish grew in military and economic power in Ireland, they began to pose a threat to the English government. By the early decades of the eighteenth century, religious persecution of the Presbyterian Church by the Church of England and a series of punitive taxes reduced the Ulster Irish to a status no better than the Irish they had displaced.[19] At the same time, colonial leaders in North America viewed the Ulster Irish as an ideal disposable people and encouraged their emigration to and settlement in wilderness areas. By 1720, thousands of Scotch-Irish, as they became known in America, migrated through the Colonial ports and, after centuries of exploitation and persecution, immediately departed for the wilderness where they quelled native tribes, cleared lands, built roads, and established settlements that paved the way for larger landowners and investors to follow. Bringing few traditions from Europe and having little

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[16] Bil Gilbert, *Westering Man: The Life of Joseph Walker* (New York: Athenaeum Press, 1983), 21.
[17] Ibid.
[18] Ibid., 17-18; and Kenneth Scott Latourette, *The History of Christianity, Volume* 2 (New York: Harper & Row, 1939), 771, 985.
[19] Gilbert, 18.

exposure to the culture of the American Colonies, the Scotch-Irish "wasted little effort trying to recreate European villages, schools, gardens, farms, trades, diets, fashions or social customs."[20] Nor did their migratory experience in the United States produce a material culture. Continuously occupying the westward moving Euro-American settlement line, they adopted and adapted the skills and crafts of the cultural groups they encountered. In comparison with other emigrant groups such as the Germans who brought their architecture and cultural and religious traditions, the Scotch-Irish "left very few overt, material signs of themselves. There are no Scotch-Irish communities[21] as there are for the German, Catholic Irish, African-Americans, Welsh and English who came into the region. Nor are there styles of dress, speech, music, architecture or art that can be specifically attributed to the Scotch-Irish.[22]

The group did, however, develop authoritarian patriarchal social units that proved to be an advantage in the wilderness. During extended settlement periods, they married and produced large families, established interwoven familial ties, and developed political and military alliances by virtue of various Indian wars. By the time the Scotch-Irish settlers of Johnson County formed the first county government, they were already related by intermarriage and enjoyed military and political alliances developed during their stay in Appalachia and migration into Kentucky and Tennessee.[23] The nature of these settlers remained unaltered during the ensuing settlement period in Johnson County. The Scotch-Irish, who continued to emigrate from the southern Border States, became the largest and most politically powerful group in Western Missouri. With the establishment of the county as the primary governmental institution, the Scotch-Irish clans of Western Missouri ran their communities according to the principles of cronyism that was, by the twentieth century, something of a political art form.[24]

Approximately ten percent of Johnson County's population in the mid-nineteenth century was German-born settlers. Between 1830 and 1850, large numbers of Germans immigrated to the lower Missouri River Valley. Attracted by the frontier location; accessibility to the region via New Orleans and the Mississippi and Missouri river systems; the low cost of land; and its similarity of soil, climate, and vegetation to their homeland, the Germans came to the area and became successful farmers, tradesmen, and merchants who maintained strong ties to their churches, clubs, and European traditions.

The distribution and density of slave population in Missouri followed closely the distribution and density of the white population. The main immigration route to Western Missouri was along the Missouri River and it was in the counties bordering the river that the slave population was

[20] Ibid., 22.
[21] Ibid., 23.
[22] Ibid.
[23] Ibid., 18.
[24] Ibid., 18, 39.

concentrated, particularly in the counties of Mid-Missouri. Between 1840 and 1860, the slave population ranged from 10 to 30 percent in Western Missouri. Unlike the plantation economy of Mid-Missouri spawned by tobacco and hemp crops where slaves constituted a higher percentage of the population, slaves brought to Johnson County engaged in general agricultural labor and also worked as domestic servants, often in close proximity with their owners.

Missouri Pacific Railroad Route Through Missouri, 1856.

During the last half of the nineteenth century, the railroad revolutionized America, expanding settlement, trade, commerce, and communication networks. In Missouri, railroad construction captured the interest of public leaders as early as the 1840s. It was not, however, until the 1850s that economic growth made financing of rail lines feasible. At that time, supporters of a transcontinental railroad system influenced the Missouri General Assembly to fund a state program of railroad construction. The effort to provide continuous railroad service between St. Louis and Kansas City began in 1859 when representatives of the Missouri Pacific Railroad began negotiations with communities between St. Louis and Kansas City to issue bonds to finance construction of railroad tracks. Difficulty in selling bonds coupled with waste and corruption slowed construction, and it was not until immediately after the Civil War that construction sped up. Between 1865 and 1870, various companies added 2,000 miles of track.[25]

The first railroad construction in Missouri was in 1851 and began in St. Louis. The earliest railroad construction was by the Pacific Railroad westward from St. Louis in the Missouri Valley transportation corridor. However, because of better financing and generous land grants, the Hannibal and St. Louis Railroad, completed in 1859, was the first to traverse the state. It was not until 1865 that the Missouri Pacific Railroad reached Kansas City.

Warrensburg benefited from these efforts; the location of a depot for the Missouri Pacific line assured economic growth. However, the area around the county courthouse known as Old Town, experienced a decline triggered by the announced route of the Missouri Pacific Railroad in the mid-1850s. Because Old Town was on a hill and lacked a suitable grade for siting the depot, the town's businesses shifted to the southwest to the vicinity of the proposed rail tracks. In 1856, the town's first mill located one-half mile southwest of Old Town. Grover's Depot Addition near the proposed depot location quickly became known as New Town.[26] Grover's Depot Addition soon incorporated Holden's Additions, both of which were divided by the center of Holden Street. During this period, several residences appeared on Gay Street in these additions.

[25] McCandless, 146.
[26] The plat was filed October 16, 1859.

BORDER AND CIVIL WARS

Missouri's important role in the Civil War is often overlooked, particularly the era of the border conflict, which was an central factor in the start of the war. Moreover, in the first year of the war, conflict in the western theater was significant. In 1861, of the 157 engagements and battles listed in the *Army Register*, 66 were in Missouri, 31 in Virginia, 28 in West Virginia, 13 in Kentucky, and the other 19 occurred in seven other states.

The hostilities had their roots in a routine request in 1818 by the territorial representatives to Congress to draft a constitution prior to its admission of Missouri as a state. The issue of the introduction of slavery into the territory caused a national crisis and resulted in the "Missouri Compromise," which allowed slavery in Missouri but prohibited the practice in the Louisiana Territory north of Missouri's southern boundary; Missouri joined the Union on August 10, 1821.

Over thirty years later, ignoring the terms of the Missouri Compromise, Congress voted to allow Kansans to decide the issue of slavery. Western Missouri slaveholders who owned half of the state's slave population -- some 50,000 slaves worth an estimated $25 million -- saw in the new law an opportunity to extend slavery into the new territory. [27] Already dissatisfied with the ineffectiveness of the Fugitive Slave Law, Missouri slave owners believed that a free Kansas would provide an easily assessable haven for runaway slaves. Even as Congress debated the legislation, Missouri's border residents moved onto the land in the Kansas Territory still legally owned by Native Americans, staked their claims, organized into groups to guard their new lands, and returned to their homesteads in Missouri.

Soon immigrant aid societies from the Northeast, many sponsored by abolitionist groups, sent sufficient numbers of settlers into the newly opened territory to pose the threat of electing a free-state territorial government. Moreover, the mass migration of antislavery settlers to Kansas Territory created alarm among Missourians for the safety and security of their "property" in Kansas. Southern partisans organized into groups and promoted the establishment of proslavery settlements.

In the first territorial election, bands of Missouri residents crossed into the new Kansas Territory and cast fraudulent votes. A series of hotly contested territorial elections and legislative assemblies ensued. Antagonism soon flared into open battle. Guerrilla bands formed on both sides of the Missouri-Kansas border, engaging in intimidation and destruction and attacking proslavery and "free-soil" settlements. Beginning in 1855, and continuing until the end of the Civil War, the conflict devastated whole areas of the state, particularly along the borders of Western Missouri.

[27] McCandless, 270. Missouri at this time contained approximately one hundred thousand slaves worth about $35 million.

Predominately comprised of Protestant agrarian slaveholders, the majority of the rural population of Johnson County remained "southern" in its orientation but many remained loyal to the Union. By the mid-1850s, the question of the extension of slavery into the Kansas Territory accentuated the growing division between this established rural lifestyle and new "northern" economic influences in rapidly growing trade centers along the rivers of western Missouri and in the free-state communities of eastern Kansas.

As early as 1856, with the capture of pro-slavery forces by John Brown after the Pottawatomie massacre, home guard troops from Jackson, Johnson, Clay, Platte, Ray, Saline and Carrol Counties mustered out to join Missourian Jo Shelby. "From this point on, the bushy hills of Johnson County were a refuge from federal and civil authorities among relatives and friends of irregular troops -- guerrilla bands -- antagonistic to Kansas free state and free soil adherents."[28]

By the time of Lincoln's election in 1860, atrocities perpetuated by the Kansas "Jayhawkers" and Missouri "Bushwhackers" captured the attention of the nation. Newspapers coined the term "bleeding Kansas" and the strife along the border of Kansas and Missouri became a contributing factor to civil war. With the firing on Fort Sumter in April 1861, the federal government focused its attention not only on the warfare between partisan settlers on the western frontier but also on retaining control of Missouri.

The state's strategic location on the Missouri and Mississippi Rivers was essential to maintaining communication with the West and use of the rivers for transporting men and supplies in the western theater of the war. For the most part, the battles in Missouri centered on control of the river, the recruiting operations on the part of the Confederate army, and the response to hit-and-run tactics of the pro-southern guerrillas. Whether attached to regular southern army units or to irregular troops, the men in Johnson County engaged in skirmishes by either defending home territory or riding out into the area along the Missouri River and along the state line to join organized battles.

In 1860, the population of Warrensburg was 982[29]. The next year supporters of both the Union and the Confederacy organized militias in Warrensburg. One company drilled on the west side of town, the other on the east. Reportedly, for convenience, the members of the two would sometimes drill together. The courthouse served as a federal garrison and, at different times, troops of both sides occupied the building. In 1862, federal troops seized Bolton House and used the facility as district headquarters.[30] At this time, Union troops and Kansas volunteer units controlled most of Missouri.

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[28] Jay Monaghan, *Civil War on the Western Border, 1854-1865* (Lincoln: University of Nebraska Press, 1955), 64, 280. The Missouri guerilla group would eventually grow to include George Todd, Bill Anderson, Frank James, William Gregg and the Younger brothers, the cream of the Border Ruffians of Missouri under the leadership of William Quantril.

[29] 858 Caucasians and 124 slaves and free blacks.

[30] Irle, 11.

From that period on, the conflict in Western Missouri degenerated into a struggle between groups of southern sympathizers known as "Border Ruffians" or "Bushwhackers," and Union sympathizers, called "Redlegs" and "Jay Hawkers." Historians would later characterize the plundering, burning, and killing of this period as one of ". . . the most savage and bitter phases of the entire Civil War."[31]

Despite the presence of Union troops, including the Missouri State Militia, during the Civil War economic and civic activity in Johnson County came to a standstill. Southern partisan irregular troops, bent on intimidation of the local populace, questioned the loyalty of the civilians in the area. They robbed stage coaches and whole neighborhoods, and burned farms and towns in the region. The most vicious of the bushwhackers killed, mutilated and even scalped those who could not prove their loyalty to the southern cause. Partisan bands routinely tore down telegraph wire.

The attack of a federal patrol in Johnson County is typical of the situation in Johnson County during the war. Southern partisan fighters under the leadership of Bloody Bill Anderson and Dick Yeager encountered a federal patrol under Lt. Parman on open prairie in Johnson County, and killed all but Parman and two others. After the incident, pursuing Union troops discovered that Anderson's and Yeager's gangs previously attacked a stage coach in the vicinity, ransacked the mail, robbed passengers and murdered twelve of the male passengers.

Bird's Eye View of the City of Warrensburg, Johnson Co., Missouri 1869. Drawn by A. Ruger
***Courtesy of the Library of Congress. Ruger Map Collection, No. 142*.**

[31] Albert Castel, "Order No. 11 and the Civil War on the Border," *Missouri Historical Review*, vol. LVII, (July, 1963) 368.

The war ended with the Battle of Westport on October 23, 1864 in present-day Kansas City, Missouri where Union forces decisively defeated the Confederate army and forced their retreat out of the state.

RECOVERY 1865-1880

In an interview with William Lowe written by W. C. Kapp and printed in the *Warrensburg Star-Journal* on May 5, 1916, Lowe recounted that at the end of the war only one daily passenger train, which included six to eight cars of merchandise, went through Warrensburg. The railroad brought express and wire services as well. A daily stage line for passengers connected with Lexington, Clinton, and Kansas City. Lowe estimated a population of about 1,000 people, a third of which were African Americans. He remembered only a few businesses including a harness shop and a dry goods store.

Old Town and New Town created a divided community. No sidewalks connected the two. Where there were no developed lots, dense brush encroached upon the roadbeds. The dirt streets were not graded. The courthouse dominated the Old Town and, in addition to several businesses, the post office and offices of lawyers continued to remain near the old courthouse.

New Town

The railroad tracks on the south, Gay Street on the north, Holden Street on the east, and Old Town on the west formed the boundary for the New Town area that began at the foot of Holden Street at the wooden Missouri Pacific depot. The new commercial area near the depot featured a string of one-story wood warehouses along West Pine Street, several business houses, two little buildings on Holden Street, a number of saloons and grog houses, and several churches. In 1865, the Warrensburg Brewery began operations. Lowe noted that there wasn't a brick house in New Town or a bank until the fall of 1866. There were five or six houses east of Holden Street and no buildings south of the railroad tracks except for a small frame hotel. A country road ran up a steep hill to South Street and then ran southeast across what would become the grounds of the Normal School, to Maguire Street, which was then the main road to Clinton, Missouri. Holden Street stopped at North Street. To travel north from that point, ". . . you had to go to Old Town and take the Old Lexington Road. If you wanted to go south, you had to cross the railroad tracks at the depot." [32]

Two fires, one in 1866 and another in 1873, stimulated the construction of business buildings in stone or brick. Between 1866 and 1880, investment groups established four banks, two of which failed. Contributing to the fledgling post-war economy was a woolen mill established in 1867 that produced 500 pounds of wool a day. The same year the Eureka grain mill opened. It would ship an average

[32] Ewing Cockrell, *History of Johnson County, Missouri*. (Cleveland: Historical Publishing Company, 1918.) 206-207.

railroad car load of 125 barrels of flour daily. The Radford House, a hotel erected south of the railroad depot in 1865, was among the earliest post-war buildings, many of which were of frame construction. In 1868, G.W. Colbern established a community cemetery.[33] In 1869, the Warrensburg Grain Elevator and Mill opened.

By 1870, the city's population included 2,447 whites and 498 blacks.[34] In 1875, the County Court moved to New Town where the town citizens erected a barrack-like frame building on the present courthouse square for use until more permanent facilities could be built. In 1876, a listing of businesses included a wide array of occupations, professions and services, including a gardener, a horticulturist, and farmers; a plasterer; marble cutters and engravers; newspaper publishers and editors; butchers and meat markets, attorneys, physicians, druggists, and a dentist; dry goods and hardware merchants; a hotel keeper and a saloon owner and a brewer; millers and grain merchants; machinists; a railroad agent; a hotel clerk; a livery, feed and exchange business; county government employees; a boot and shoemaker; a bank cashier; a postmaster; and a pension agent. In 1878, public use of the original courthouse in Old Town ended and the Johnson County Court sold the building to the German Evangelical Church.

Railroad Market Center

When the Civil War began, the railroad was 30 miles from Warrensburg, construction continued intermittently and on July 4, 1864, the railroad reached Warrensburg. The town remained the railroad's western terminus for another year. Because poor roads and ferries provided difficult and limited access to market centers where farmers and livestock breeders could sell their agricultural products, the railroad assured Warrensburg's survival as

Late 19th Century Railroad Map. Johnson County, Missouri.

[33] Colbern donated the property to the city in 1880.
[34] Cockrell, 221.

an inland market center. Johnson County's well-watered soil and a climate suitable to sustain nurseries, vineyards, orchards, grain crops, and stock farms, and Warrensburg's location on the main Missouri Pacific line and its connecting spur lines, the town quickly became the major center of commerce in the region.

The rapid construction of railroads increased the value of land for agriculture use and led to rapid growth in farm population. The produce of the surrounding countryside stimulated processing operations. Among the first were milling operations that replaced the small neighborhood gristmills located near streams. With steam powered engines, large operations such as the Eureka Mills and, later the Magnolia Mills established in 1879, sold their flour throughout the region and in St. Louis. The iron foundry established in 1874 shipped 250,000 pounds of iron a year.

In 1870, Jacob Pickel and his two brothers, introduced steam-powered channel cutting of stone at a sandstone quarry two miles north of Warrensburg's commercial center. The railroad built a switch from the depot yards to transport rail cars between the main track and the quarry. The next year, William Bruce and Company leased land adjacent to the Pickels and opened quarries that they operated until 1881 when the owner sold the land to the Pickel brothers. Bruce opened a third quarry nearby in the same year. The finely grained calcareious sandstone was a light bluish gray color in the upper part of the quarry and took on a deeper blue tint as the depth increased in the mines. Within eight feet of the bottom, the color changed to white. Throughout the late nineteenth and early twentieth centuries, the mines shipped boxcars full of quarried stone throughout the United States. At one time, the Pickel quarries furnished stone for public buildings in St. Louis and Kansas City shipping 1500 rail cars annually.

College Town

In 1871, the Missouri Legislature established a state normal school for the second district of Missouri in Warrensburg[35] on high ground several blocks south of the railroad depot. Construction began in 1872 and, a decade later, the campus featured a large, stone and brick building capable of accommodating 500 students. Between its establishment in 1871 and 1881, enrollment climbed from 87 to 500 students. The institution consisted of students ranging in age from 16 to 20. Freshmen and sophomore students received an education equivalent to today's 11th and 12th grade high school students, while junior and senior college students' curriculum matched the current instructional level freshmen and sophomore college students.

[35] The State Normal School, District #2 changed to Central Missouri State Teachers College in 1919, and then to Central Missouri State College in 1946. In 1965, the institution established a graduate school. In 1971 the name changed again to Central Missouri State University. In 2006, the name changed to the University of Central Missouri.

Selmo Park, now the college president's residence and university reception center, was originally the mansion and grounds built in 1866 by Edmond A. Nickerson, an attorney. Nickerson bought a wooded 20-acre tract more than a mile south of the then business portion of town and located his Italianate style residence near the center of the property. Five years later, the state located the Second District Normal School on an adjacent 16-acre tract, promoting growth in that area of town. The Reverend James Henry Houx, the pioneer Cumberland Presbyterian minister, obtained the south five acres and resided on that property. The remaining 10 acres constituted Selmo Park,[36] which Nickerson named for the former slave to whom Nickerson owed his life.

Cultural and Social Growth

Along with the return to business of several newspapers in the post war period, the community directed its attention to education. The first school erected after the Civil War was Howard School, erected in 1866-67 by the Freedmen's Aid Society, for African American students. The next year Reese School opened to white students. In 1870, Lowe built Foster School for white students and the school district completed construction of the city's first high school.

The churches resumed their central role in the community in the post-war period. The Baptist Church, first organized in 1850, regrouped after their members dispersed during the war. In 1881, after the merger of several congregations, the Baptists of Warrensburg built a large brick church building with a sanctuary that seated up to 300 people. The Presbyterian Church, organized in 1852, met regularly during the war and, in the early 1870s, erected a large brick church on the north side of Gay Street, and later, a larger brick building at the corner of east Market and Miller Streets. The Christian Church (Disciples of Christ) organized in 1859, reorganized after the war in 1868. Members of the Methodist Episcopal Church, which organized in 1865, supported the Union cause during the Civil War. In 1871, the congregation erected a large brick house of worship that seated 400 on north side of East Market Street, between Holden and Miller Streets. The Roman Catholic Church held their first mass in 1866. The Cumberland Presbyterian Church also organized that year and met in the old courthouse; they erected a church building in 1875 at Grover and Miller Streets. The Episcopal Church, Christ Church Parish, organized in 1868, and erected a frame church building in 1872. The Evangelical Association organized in 1869. In 1872, regular services resumed for the Methodist Episcopal Church South. Of the African American Churches, the Baptist Church organized in 1864, and the Methodist Church in 1866, joining the already established African Methodist Episcopal Church.[37]

[36] Selmo Park was listed as a Missouri Historic Site in 1962.
[37] Cockrell, 208-209.

The establishment of the Normal School in 1871 stimulated the growth of music halls, theaters and dancing. The Magnolia Opera House and productions at the nearby Pertle Springs resort assured a continuous stream of traveling entertainment companies.

While the commercial center of town shifted, new development in Old Town such as Pertle Springs, the Normal School (College) and hotels to accommodate visitors to these institutions allowed families in Old Town to take advantage of job opportunities within walking distance without having to relocate. Among the residents of Old Town was a growing enclave of African Americans who worked as domestics, cooks and maids at these venues.

LATE NINETEENTH CENTURY EMERGENCE OF THE AFRICAN AMERICAN COMMUNITY

During the transitional period from slavery to freedom, many former slave owners gave tracts of land, usually 20 acres, to their former slaves. Blacks also began to purchase land for themselves and real estate transfers were a key indicator of changes in social status. Changing conditions led some black families to migrate from one area to another. Others remained on the land that they owned and commuted to work sites in nearby towns. Many moved from rural settlement areas such as Mt. Olive to the Old Town section of Warrensburg, creating a sizable population of African American families. As a whole, the backdrop of the African American in the area was rural, with Old Town in Warrensburg providing a more urban experience.

The settlement patterns of African American families in the Warrensburg area have three major focal points.[38] Mt. Olive, located 12 miles northeast of Warrensburg in Simpson Township dates to the end of the Civil War in 1865. Many of the earliest settlers of Mt. Olive were former slaves brought into the area by Sarah Simpson and her son, James, in 1832.

The congregation of the Mt. Olive Church, established in 1875, erected a house of worship at the intersection of what later became NE 221 Road and NE 950, which also served as the meeting place of the informal community of African Americans. The village eventually grew to include the Mt. Olive Cemetery, opened in 1900; Foster School and, later, East Lynn School; a series of general stores, garages and welding shops; a horse training and race track; a bandstand pavilion; and approximately 20 homes. The community was self-sustaining, practicing shared work and projects. By the 1950s, the nature of farming, and new opportunities for work for blacks opened up in nearby towns, prompted members of this community to find jobs elsewhere. As the rural population declined, the church became inactive and, with the integration of county schools in the late 1950s, the

[38] Other towns in the surrounding area with sizable African American populations were Centerview, Mayview and Knob Noster.

businesses in Mt. Olive began to close. Today, the Mt. Olive Cemetery is the only landmark of the settlement.

Montserrat, located 5 miles east of Warrensburg, in Montserrat Township; and Old Town Warrensburg, located at the western edge of Warrensburg in Warrensburg Township had sizable African American populations. Montserrat was not as clearly defined as an African American community as Mt. Olive, but had a large African American population that at one time composed 50 percent of the population. The town was originally a coal mining community platted in 1870 by John A. Gallagher. Soon, other industries such as lumbering and brick and tile manufacturing developed. These industries, as well as farming and livestock operations, created a variety of jobs that attracted workers to the area. Eventually, business houses that developed around the town square, a post office, and stockyards constituted a village that, in 1880, had a population of around 225.

Early Twentieth Century Photograph of Students Attending Howard School.

Just after the end of the Civil War, a number of the African American families lived in the Cave Hollow area west of the Old Town Square in temporary winter housing vacated by Union soldiers. Old Town itself retained a large population of African Americans at this time. These families, like those of Montserrat, lived in *de facto* segregation in unofficially designated neighborhoods and maintained their own schools and churches. Many worked at sites within walking distance from their homes. A significant number found positions with the railroad as laborers and porters. Warrensburg's hotels and resorts provided employment for African Americans as cooks and laborers. Black women worked as cooks, laundresses and housekeepers throughout the town and at the college.

Two segregated institutions, the church and school, played a vital role in the community life of the African Americans of Warrensburg. Early churches included the Holbert Chapel Christian Methodist Episcopal Church (originally the "Methodist Church (Colored)" established about 1860); the First Baptist Church located on West Culton Street, organized in 1864; the M. E. Church organized in 1866; the Warren Street Methodist Church established in 1870; the Second Baptist Church organized in 1880, which originally met at a former school house on North Main Street; an African M. E. Church organized in 1886 that held services in the First Baptist Church building; and the Shiloh Baptist Church organized in 1888.

The Howard School on West Culton Street, erected in 1866 with funds from the Freedmen's Bureau, provided the first official educational opportunities for African Americans residing in the Warrensburg area. General Otis Howard, an officer in the Union army during the Civil War served as

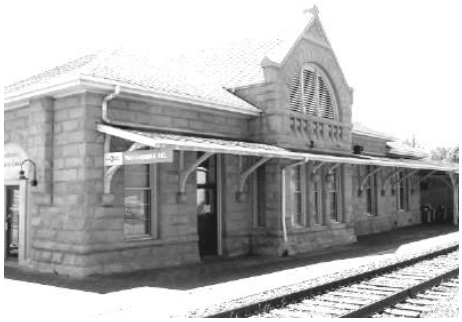
administrator of the local Freedmen's Bureau, which financed the construction of the building. The original one-room frame building initially provided only elementary level instruction. Classes also met in a building formerly used as a Baptist Church. Until 1883, the school year was seven months. By 1898, a three-year high school course drew students from the rural countryside. By 1904, the school provided a full four-year high school program.

Howard School
Howard School Preservation Association

The Howard School Building is the second oldest remaining school established under the Freedman's Bureau. The building, the second on the site, dates from the 1880s. The first principal of the school was the Reverend Henry Smith, a graduate of Oberlin College in Ohio, who held both academic and theological degrees. He later became the President of the Lincoln Institute (Lincoln University) in Jefferson City, Missouri.

Initially the school was under the ownership of the American Missionaries. In 1870, ownership transferred to the Warrensburg School District and maintained a first through twelfth grade school program until 1948 when the Howard School closed, and the District bused African American students to the Hubbard School in Sedalia, Missouri. After the Supreme Court decision that abolished racial segregation in schools, the Warrensburg school district integrated its schools in 1955 and used the Howard School building as a kindergarten facility. The school district later sold the building to a church

LATE NINETEENTH CENTURY WARRENSBURG: 1880-1900



1888 Missouri Pacific Depot Building

The 1880 census showed Warrensburg Township with a population of 5,778 and the town of Warrensburg with a population of 4,049.[39] The growing number of students attending the Normal School during this period averaged around 380. Between 1881 and 1891, the number rose to 542 and, in 1901, to 865.[40] In addition to Warrensburg's growth due to its role as county seat, a college town, a shipper of quarried stone and agricultural products, coal mining became part of the economy.

[39] History of Johnson County, 388.
[40] Ibid.

Warrensburg also acquired a reputation as a health resort. The Electric Springs recreational area north of town provided mineral springs, a bowling alley, a hotel, and a bathhouse with forty soaking tubs.[41] By 1887, streetcars pulled by mules and horses transported visitors from the railroad depot to the resort. Pertle Springs was a health resort owned by several men from Warrensburg. In the 1880s, James H. Christopher acquired 80 acres of the original property and built cottages, a large hotel with rooms for 300 guests as well as an auditorium that seated 3,000 people. Each of the nine lakes on the resort grounds had specific purposes. One was used for bathing, another supplied Warrensburg with water, and the remainder was stocked for fishing. Christopher also built two hotels in the Old Town area of Warrensburg. A small train line, or "Dummy" line, connected the hotels owned by Christopher as well as the Missouri Pacific Railroad.

1881 Display of Agricultural Equipment, Warrensburg, Commercial Street

The 1881, Warrensburg business directory included more than 200 separate listings.[42] Some of the newer businesses joining established commercial activities included restaurants, a sewing machine business, a florist, a furniture store, a veterinarian, bookstores, billiard parlors, a photographer, jewelry stores, a fish market, a wagon maker, an agricultural implement sales office, and a lumberyard. At that time, the business center of the city featured brick and stone buildings and was very compact and in close proximity to the depot, situated on the north side of the Missouri Pacific Railroad tracks. By this time, many of the businesses in Old Town were disappearing. A few of the more prominent residences remained. The jail functioned as a residence and an African American church occupied the old public school buildings. The original county courthouse was in private use.

Magnolia Opera House erected in 1889.

[41] Carol Berkland, Herb Best and Lisa Irle, *Warrensburg and Johnson* County (Chicago: Arcadia Publishing, 2004), 65.
[42] Ibid., 438-441.

The county history published at this time boasted

> ". . . the streets and walks of the city are well laid out and fringed with numerous shade trees, and the churches, schools and other public buildings are imposing and convenient. . . " The description noted "beautiful brick churches, large public school buildings, well stocked stores, elegant residences, hotels, flour mills, banks, newspapers. . ."[43]

The town had three flourmills, a woolen mill, an iron foundry, several lumberyards and a grain elevator. Near Branch Creek was A.P. Gross's Brewery. The railroad shipped around 650 cars containing crops and milled products annually. Quarried and dressed stone amounted to 766 boxcar loads. The number of cattle and hogs shipped filled 555 boxcars. Among the new agricultural products were several vineyards.

Two-story brick business houses lined the street. On the periphery of the retail business center near the rail lines were livery stables, a steam laundry, tin shops, agricultural implement showrooms, poultry houses, and hatcheries. Within the commercial center were meat markets, grocers, barbershops, confectionary stores and bakeries, hardware stores, clothing and dry goods stores, shoe stores, saddlers, and harness shops. On the second floors doctors, dentists, lawyers, realtors, and various clubs and organizations rented space. Some buildings provided sleeping rooms on the second floor.

In 1888, the wood frame railroad depot burned and the railroad replaced it with the existing stone passenger station and a freight depot further down the track. The erection on of the Magnolia Opera House in 1889 added another architectural landmark building. In 1890, the population of the city reached 4,706; the number of residents remained steady over the next several decades. The city limits encompassed 1,947 acres. Up to 1,000 students attended the Normal School during this period. The City had one semi-weekly, one daily and three weekly newspapers.

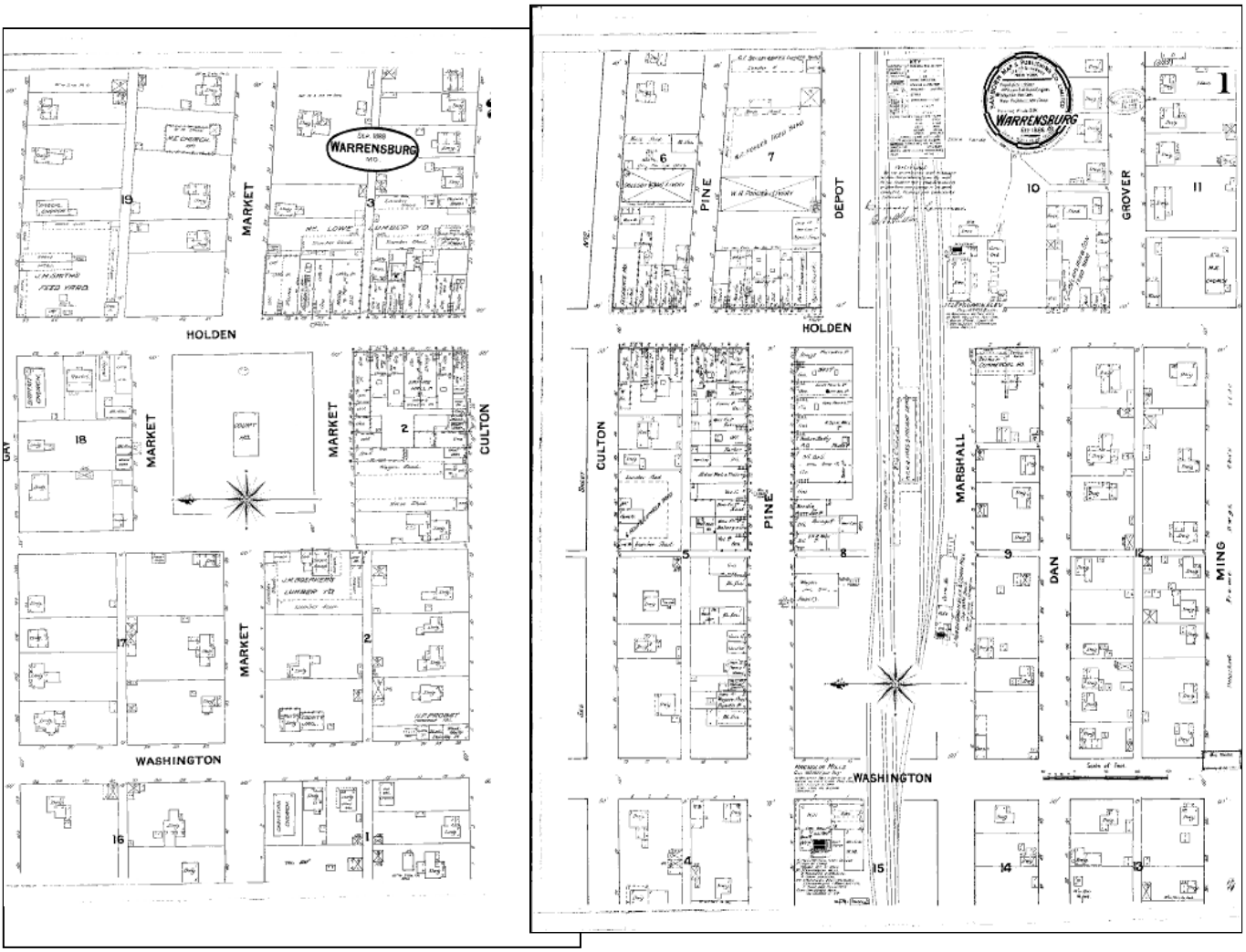
1896-1898 Johnson Romanesque Revival County Courthouse

South of the railroad passenger depot on South Holden Street was a feed yard, a commercial hotel, a feed mill, and a grain elevator. Closer to the freight depot to the east was a grain elevator, the Magnolia Mills, and a broom rake company. Further south were residential neighborhoods. Downtown Warrensburg boasted numerous retail businesses, three banks, a steam laundry, a fence

factory, a polish manufacturing company, a carriage works, a brewery, and lumberyards. At this time only two commercial businesses operated in the Old Town area.

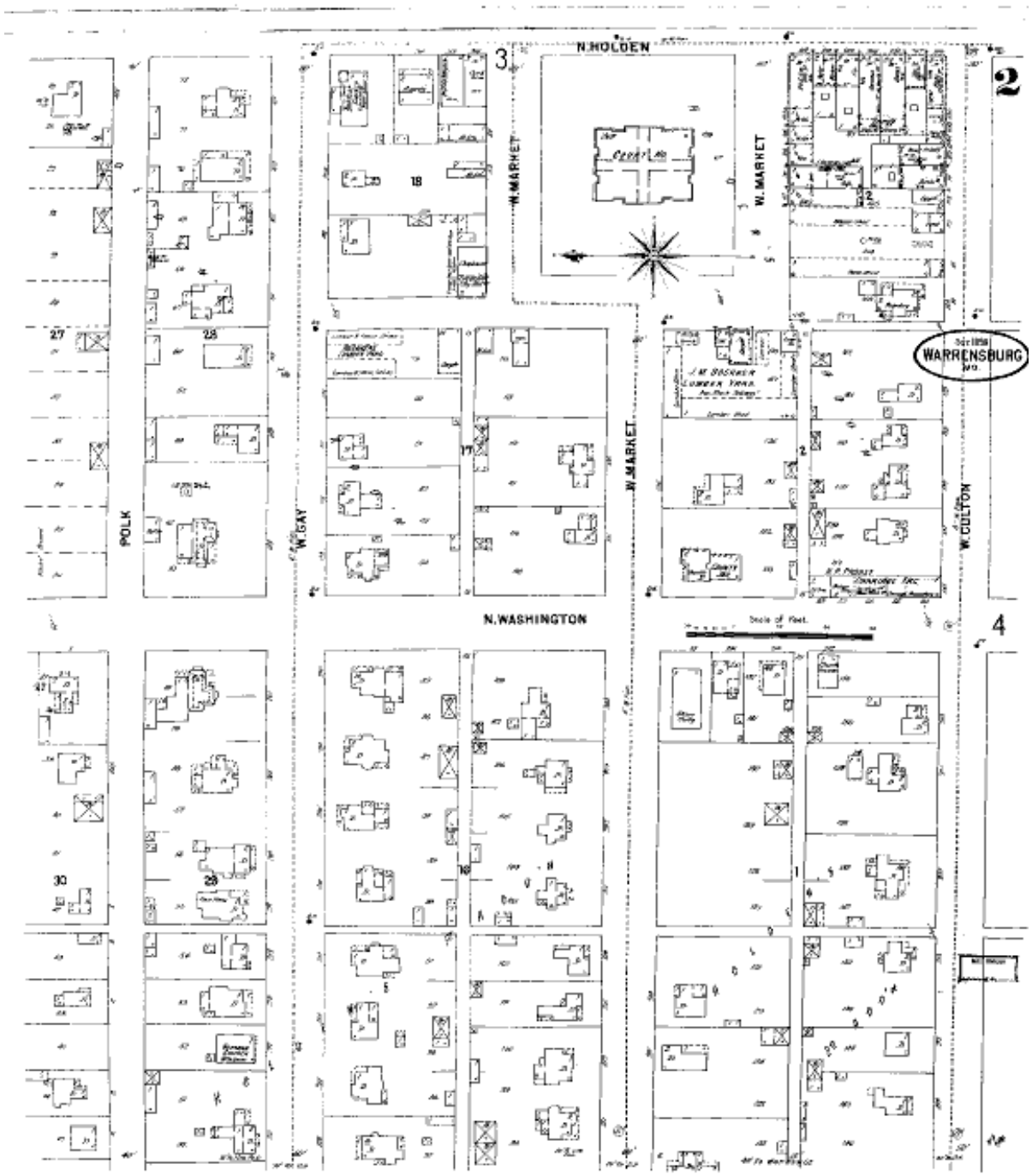
In this era of prosperity the Johnson County Court chose George E. McDonald to design a courthouse constructed of Warrensburg sandstone. J. M. Anderson, of Emporia, Kansas, received the building contract for about $50,000. Cornerstone ceremonies took place Aug. 25, 1896; it was not until January 1898, that the court formally accepted the building. The costs ran only $585 above the original appropriation.

New Town, 1888
Sanborn Fire Insurance Company Map
Kansas City Missouri Public Library



[43] Ibid.

By the end of the nineteenth century Gay Street and Market Street were residential neighborhoods linking Old Town with New Town and residential development spread west of the new courthouse.



Old Town Area, 1898
Sanborn Fire Insurance Company Map
Kansas City, Missouri Public Library

TWENTIETH CENTURY WARRENSBURG

The first three decades of the twentieth century exhibited the effects of what was to become a long-term trend created by a rural to urban migration. St. Louis and Kansas City were, by 1930, major metropolitan centers and St. Joseph, Springfield, and Joplin, were prosperous cities in heavily settled counties. Rural densities began a decline. Between 1890 and 1910 the population of Warrensburg peaked at around 4,700 with 1,209 families and 1,209 dwellings in 1910.[44]

The community's economy reflected diverse enterprises. The horse and mule barn off Railroad Street and livery stables up and down the rail frontage reflect Warrensburg's role as the "Missouri Mule Capital." The town also boasted an electric light plant. Among the twentieth century businesses were an ice company, a soda bottling company, auto repair shops, auto garages, telephone companies, a paint and wallpaper store, a fruit and candy shop, and a refrigerated meat locker. The manufacture of garments was an important industry and included the Lamy and the Vitt-Mayes overall factories, and the Warrensburg Wool Mills.

Many clubs provided education, entertainment, social interaction and philanthropy. Art and literature societies and study clubs, such as the United Woman Art, Books and Craft Club; the Daughters of 1812; and the Daughters of the American Revolution were important elements of the social life of the town's middle-class women. Men's organizations included the Masons, Knights of Phythias, Odd Fellows, Elks, Cryptic Council, and United Workman. Mid-twentieth century replacements included Rotary International, as well as the Lions, Optimists, Kiwanis and Elks clubs.

The opening of the first car dealership in 1915 was the beginning of the shift from carriage maker to automobile dealer. That same year five of the Normal School buildings burned. In the 1920s, Warrensburg got its first permanent post office building that replaced a series of rooms rented since the 1830s. New to the commercial center was the movie theater.

Normal School, 1908

Despite the impact of the Great Depression on private construction, public works projects aided the county and the city and provided much needed employment. Among the improvements were a new city hall built at 102 South Holden Street, improvements to school buildings, a new school building and gravel paving of the city streets.

[44] Cockrell, 221.

The occupations listed in the 1930 census along Gay, North Main, Market, and West Market Streets reflect the working- and middle-class nature of this area of town at that time. The list included: janitors, salesmen, printers, laborers, butchers, nurses, clerks, blacksmiths, bookkeepers, mechanics, train porters, domestic workers, barbers, laundresses, cooks, carpenters, garment makers, day workers, teachers, tinners, street workers, a florist, truck drivers, telephone operators and linesmen, merchants, druggists, waitresses, bakers, auto mechanics, farmers, gas station attendants, photographers, stone masons and ministers.

By 1940 two highways, U.S. 50 Highway and Missouri Highway 13, accessed Warrensburg. The City benefited from a city and county system of "all weather" paved roads that allowed shipping of goods by truck, a more efficient and less costly option for some types of produce and manufactured goods than rail transport. Warrensburg continued to be a regional center for agribusiness, commercial businesses and governmental agencies, and education. However, the construction in 1942, of Whiteman Air Force Base in Knob Noster as the Sedalia Army Airfield added a new economic and demographic dimension to the surrounding area.

Among the products manufactured in the city were meat products, soda pop, lawn mowers, and work clothing. Hatcheries shipped young turkeys and chickens to a national market. Roseland Farm's pork products and Unitog's uniforms were important employers. Freight hauled by truck and railroad amounted to almost 32 million pounds yearly. Use of gas for cooking and heating was an important new technology creating employment opportunities as well as the growing bulk gasoline sales. The 2.8 million gallons sold annually in Warrensburg reflected the over 1000 licensed drivers in the area as well as considerable truck traffic.

ARCHITECTURE AND COMMUNITY DEVELOPMENT

EARLY SETTLEMENT PERIOD ARCHITECTURE

The 1869 Birds Eye View Map of Warrensburg revealed folk house designs popular in Western Missouri in the early and mid-nineteenth century. A very high percentage of the dwellings were one- and two-story side gable buildings. Many were two-story I-house designs with a rear wing. Also present in significant numbers were Hall-and-Parlor houses. These simple side-gabled buildings are two rooms wide and one room deep and are a traditional British folk form that often featured a front porch and sometimes a rear perpendicular addition. This folk house form changed little after the Colonial era.

The soft brick American Colonel style Johnson County, Missouri courthouse erected in 1838-1842 with its steeply pitched hipped roof, symmetrical fenestration and accentuated central arched entrance with a fan light is a vernacular counterpart of the eighteenth century Georgian public building and reflects the cultural traditions of the settlers arriving from the Middle South into Johnson County. Its square plan, hip roof and four corner chimneys was not unique to the period; similar adaptations appeared at this time in newly formed county seats in the Missouri.

1838-1842 Johnson County Courthouse

The popularity of the American Georgian building style in Missouri in the mid-nineteenth century had its roots in the English public building traditions popularized by architectural handbooks published for builders at this time. Brick was the dominant building material of courthouses, due to its fireproof nature

Above: **1836 Benton County Courthouse**

Below: **1850 Carter County Courthouse**

A very small percentage of the houses in the 1869 map reflected the Gable-Front folk house form that dominated American house design during the period from 1830 to 1850. These vernacular houses echo the pedimented façade of the typical Greek temple. The form was particularly common in New England and the Northeast during the pre-railroad era. This shape persisted with the expansion of the eastern railroad network in the 1850s. [45]

At the end of the Civil War, thirty-five urban centers in the United States had populations exceeding 25,000. Thirty years later, there were almost four-times that number and at least twenty-four cities claimed more than 100,000 inhabitants. During this period, sharp differences emerged between the East and the West, as well as between village, town, and city. The larger commercial centers began to organize land uses and relegated administrative, retail, wholesale, industrial, recreational, and professional services to certain locations. Architects and builders designed new building types for specific functions or reinterpreted and adapted traditional designs for new uses. From this, designs emerged for the commercial block,

[45] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1885), 90.

office building, city hall, courthouse, schoolhouse, opera house, hotel, department store, manufacturing plant, and warehouse.[46]

LATE NINETEENTH AND EARLY TWENTIETH CENTURY COMMERCIAL AND INSTITUTIONAL ARCHITECTURE

Late Nineteenth and Early Twentieth Century Two-part Commercial Block Buildings.

Commercial buildings erected in the United States during the late nineteenth and early twentieth centuries followed many general forms and patterns. They fall into two distinct design categories — those that reflect popular academic "high style" designs and those that feature simple utilitarian styles. Two major property type classifications that denote a late nineteenth and early twentieth century building's overall plan and form are the "False Front Victorian Functional" and the "Urban Commercial Building Forms, 1870-1940." The latter building type includes the following sub-types: the One-part Commercial Block, the Two-part Commercial Block, Stacked Vertical Block, Two-part Vertical Block, Three-part Vertical Block, and the Temple Front designs.[47]

Most of the first commercial buildings in Warrensburg were simple temporary structures capable of housing various business functions. As soon as possible, owners replaced their first business houses with brick or, when available locally, stone**.** Most were two or three stories in height. Rooms on the upper floors served as offices, assembly rooms, or provided residential space for the merchant's family or tenants. These buildings housed local merchants, as well as the offices of lawyers, doctors, and other professionals. Every commercial center had special services buildings, such as livery stables, which had a unique plan and design to meet its function. Certain special services buildings, such as banks, hotels, and opera houses, were the town's most impressive structures and usually reflected popular high style architecture.

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[46] Carole Rifkind, *A Field Guide to American Architecture* (New York: Times Mirror New American Library, 1980), 193.

[47] The commercial vernacular property types in this study are based on *American Vernacular Design, 1870-1940* by Jan Jennings and Herbert Gottfried, and *Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth.

The evolution of Warrensburg's commercial center mirrored that of other communities in the region. After the Civil War, in the cities and towns of the Midwest, there was a physical and emotional need to make order from the chaos of the earlier settlement period. In rural and urban communities, elected officials commissioned the erection of bridges and paving of streets. By the 1880s, citizens approved bond issues to install gas, electricity, and telephone lines. New concerns for public health and safety resulted in fire and building codes as well as the creation of water and sewer systems. Through the boom years of the late nineteenth century, the shape of the downtown business center expanded as more types of businesses, banks, manufacturing plants, offices, hotels, and retail shops appeared.

Architects and builders in the early nineteenth through the mid-twentieth centuries designed most commercial buildings to be seen from the front rather than as freestanding structures. As a result, the façade provided commercial architecture with its distinctive qualities. Side walls were often party walls, shared with or secured to those of the adjacent structure. Walls at the end of blocks or facing onto alleys had simple, utilitarian design treatments. Lot dimensions determined the building's form and commercial buildings filled most, if not all, of their respective lots. Most lots shared standard dimensions, were rectangular, and were deeper than they were wide.[48]

By the late nineteenth century, in addition to the typical Midwestern city's high style train depots, banks, hotels, and county courthouse, many of the town's successful merchants erected business buildings in the latest style to advertise their prosperity. These buildings reflect styles that enjoyed wide public support and are easily defined by their form, spatial relationships, and embellishment. Those commonly built in the late nineteenth and early twentieth centuries that are found in Warrensburg include Italianate, Romanesque Revival, and Colonial Revival styles. These buildings often exhibited the elaborate ornamentation that characterized the popular architectural styles of the period. Fancy brickwork and intricate stonework; carved and cast details on windows, pillars and cornices; bay windows and turrets enlivened the façades of these buildings, while regularly spaced windows, repetition of decorative details, and the use of common building materials created a sense of unity. Common to all of these styles was a conscious reinterpretation,

Above: Italian Renaissance Revival Style Magnolia Opera House
Below: Early Twentieth Century Colonial Revival Style Post Office

[48] Longstreth, 17.

manipulation, and distortion of familiar architectural elements — flattened arches, clustered windows, reinterpreted cornices, and column details.

No matter how intricate their details, the composition of the façades of most commercial buildings can be reduced to a few simple designs that reveal the major divisions and/or elements of the structure. Those designed for human occupation, rather than storage, reflected an effort to provide the greatest possible amount of natural light and air through the use of large display windows, transom windows, light wells, and skylights. Materials, doors, windows, cornices, porticos, decorative details, and stylistic expressions were secondary characteristics that related to the basic compositional arrangement of the building.[49]

While several popular architectural styles defined many of the buildings erected in Warrensburg during the late nineteenth through the mid-twentieth centuries, the majority of the buildings erected had simple plans and designs augmented by minimal architectural ornament. Ornament on these buildings was often limited to local adaptations of popular architectural styles or vague references to a particular style. At other times, the design of the façade incorporated a mixture of stylistic idioms. More often than not, ornamental embellishment took the form of brickwork juxtaposed against limestone belt courses and sills, with the minimal use of molded and cast ornamental tiles and brick.

Whether executed in a popular style or a simple generic design, the downtown commercial buildings found in communities like Warrensburg commonly took the form of the one- or two-part commercial block building types.[50] Typically of masonry construction, these buildings are between one and four stories in height. They have a distinct hierarchy of architectural elements. All have a cornice at or above the roofline. A horizontal band or belt course separates the first story and the upper stories. This division reflects the different uses of the ground floor and the upper stories. When there is a second story, the windows have defined lintels, sashes, and sills. Below the second-story windowsills (or below the cornice in the case of the one-part commercial block) is a space reserved for a sign. Below this is the storefront cornice that spans the width of the storefront below. Located below this cornice line are transom windows. Flat or recessed entrances (to the first and second stories) and display windows fill the storefront area below the transom windows. Below the display window is a solid bulkhead supporting the window frames. Doors often have kick plates in a corresponding location. In addition to the visually and/or physically supporting elements of the first-story storefront, pilasters and columns provide vertical definition, framing the ends of the display windows as well as the transition to the entrances.

Late Victorian versions were more ornate than those erected during earlier and later periods, reflecting changing preferences in decoration. The explosion in population after the end of the Civil

[49] Ibid.
[50] Ibid., 24, 29, 31.

War, which continued until the twentieth century, resulted in rapidly changing architectural styles. The popular Late Victorian architectural styles, with their exuberant designs, appealed to the citizens of the prosperous post-Civil War period. These styles usually featured an accentuated cornice serving as an elaborate terminus to the whole building. Decorative surrounds or caps frequently embellished the windows. Ornamental framing often occurred in the form of a stringcourse or cornice between each floor of the upper zone, with differing vertical treatments on the sides.[51]

During this period, the amount of ornament and the variety of elements and materials employed increased due to advances in technology that allowed for the mass production of architectural ornaments. Builders could easily order standard products from catalogs or purchase stock items at the local lumberyard or iron works. Downtown buildings typically featured applied cornices with patterned brickwork and corbels, brackets, dentils, and moldings carved from wood or made from pressed metal. It was not unusual for wall surfaces to be covered with decorative patterns executed in wood, stone, brick, and/or cast or stamped iron.[52] At the same time, many two-part commercial block buildings were relatively simple, with only a few surface details or large ornamental elements to suggest their period of construction.[53]

The mass manufacture of building products and the creation of new materials allowed thousands of buildings to attain a distinctive appearance previously reserved for only the costliest edifices. As a result, the commercial center became a collage of competing images. At the same time, the buildings themselves possess design commonalties. By the second half of the nineteenth century, town and city commercial centers shared uniform characteristics. People in towns wanted their buildings to reflect the latest in urban commercial architecture. At the same time, they represented the extent and degree of economic resources of the individual owners and, to a general extent, that of the community.[54]

Postcard Views, 1930s-1940s: Warrensburg's Downtown Commercial Center

[51] Ibid., 31.
[52] Ibid., 35-36.
[53] Ibid.
[54] Ibid., 16.

As the nineteenth century drew to an end, larger plans for commercial buildings emerged. The open plan department store, which created spacious accommodations to display a variety of goods, is an important example of the evolution of the specialty store plan. Modest 25-to-30-foot-wide buildings began to appear, integrated into three- to six-unit blocks that created an impressive and modern effect along the downtown streetscape.

The specialized function of commercial and institutional buildings in the late nineteenth century also determined the materials and technologies used in their design. The designers of these buildings utilized both traditional and new materials in a variety of combinations to create a rich and dramatic effect. Typical of these juxtapositions in commercial buildings in the late nineteenth century was the use of smooth, hard, dark red or dark brown brick with crisp, icy-toned limestone. Other designs for the more important buildings in a community featured the use of both rough-hewn ashlar and polished stone treatments. In Warrensburg, the common use of both brick and stone for institutional and commercial buildings brought visual diversity to the City's downtown[55]

The history of public, institutional, and commercial buildings in Missouri during the mid- to late-nineteenth century, as in other states, also reflects the systematic adaptation of the latest in structural systems and the quest for fireproof buildings. Wood, iron, steel, and, finally, reinforced concrete, replaced wood beams, rafters, joists, and studs. Tile, stone, and terrazzo replaced wood floors and appeared as interior elements in important buildings.

Beginning in the 1890s and becoming well established by the first decade of the twentieth century, was a subtle shift in American architecture. The change had its origins in the growing progressive reform movement that eschewed the sentimentality and ornamental excesses of the Victorian era. Initially, there was a return to the classical architectural styles that had become well established by 1895 and continued until the late 1920s. When executed in commercial and public buildings, these styles tended to be larger, grander, and more elaborate than earlier nineteenth century revival styles.[56] From urban ensembles sited along grand boulevards, to the college campus and the county courthouse square, a wide range of public buildings utilized the revival styles. They included civic monuments, memorial buildings, and commemorative sculptures; courthouses and capital buildings; symphony halls and museums; libraries and university halls; banks and hotels; and fire and police stations.

Chicago's Columbian Exposition in 1893 played a major role in popularizing these changes, particularly in the Plains States. The Columbian Exposition introduced classical architectural forms and mass-produced building materials and products to the owners of businesses in rural and urban commercial centers. The 1904 Louisiana Purchase Exposition in St. Louis, as well as the 1915 Panama-Pacific International Exposition in San Francisco and the 1915 Panama-California

[55] Ibid.
[56] Ibid., 220.

Exposition in San Diego, influenced the popular acceptance of classical and Mediterranean revival styles, as well as the Arts and Crafts movement.[57] As a result, the important styles that influenced commercial architecture in Missouri at the beginning of the twentieth century included Colonial Revival (1870-1920); Romanesque Revival (1890-1910); Classical Revival (1890-1920); Renaissance Revival (1890-1920); and Mission/Spanish Colonial Revival (1915-1940).[58] Because of the preponderance of revival styles drawing from similar or the same European antecedents, this eclectic period of change demonstrates the difficulty of affixing one particular stylistic terminology to most buildings of the early twentieth century as very few were truly designed and executed in one style.

Designs that were more generic represent the Late Nineteenth and Early Twentieth Century American Movement Commercial Style that evolved during this period. These are the simple late Victorian and early twentieth century commercial buildings that have flat roofs, symmetrical fenestration, and traditional storefront designs. Most decorative, stylistic ornamentation occurs on the upper stories of the façade and includes a restrained parapet or a false front treatment; arched or rectangular windows with a stringcourse; and terra-cotta or glazed brick ornament separating the ground floor from the upper stories.

Part of the movement to more simple lines and orderly spaces that occurred in the first decades of the twentieth century was the result of the industrial revolution. Inexpensive mass-produced wood products, ready-made millwork and ornamentation, and steel for structural framing came into common usage during this period, stimulating new streamlined building styles. The widespread use of elevators, steel frame construction, and reinforced concrete changed the physical appearance of commercial areas. Most of these buildings have brick veneer walls and minimal stone or terra-cotta ornamentation. At the same time, public and commercial buildings became larger and taller during this period.[59]

This was part of a larger continuum that began in the second half of the nineteenth century when new materials and processes occurred with great rapidity. The industrialization of glass production led to the use of the large plate glass window in late Victorian period. After the Civil War, fabrication and use of iron and then steel as structural building components transformed construction technology. By the beginning of the twentieth century, the nation's increased capacity to supply structural steel in a range of shapes and forms led to the demise of the less satisfactory wrought iron and cast iron. At the same time, the manufacture of Portland cement, which began in 1870, gave impetus to the use of brick and stone masonry for the walls of large buildings. During the first decade of the century, reinforced concrete came into use, particularly in commercial and industrial architecture, further stimulating the construction of large buildings with more open plans. The advent of steel skeleton

[57] Holt, 10-11.
[58] Ibid., 12.
[59] Jorbe Burchard and Albert Bush-Brown, *The Architecture of America: A Social and Cultural History* (Boston: Little Brown and Company, 1961), 136-137.

buildings and the accompanying prospect of fireproof construction stimulated, in turn, developments in ceramic and clay products.[60]. In Warrensburg, as in other communities in the nation, the use of iron for structural support continued to be more common than that of steel and natural cements (as opposed to the new artificial Portland cements) and prevailed until the end of the century.[61]

During the early twentieth century, the architecture of Midwestern retail centers did not change as rapidly as it had in the late nineteenth century. Moreover, the technical innovations with steel and cast concrete that led to the skyscraper and the Chicago School of commercial design did not affect towns like Warrensburg. The classical styles continued to be used for banks, government buildings, and churches. The storefront went unchanged except for the subtle evolution of stylistic treatments that referred to styles of the eighteenth and nineteenth centuries.

The types and styles of commercial buildings and structures built after World War I and before the Great Depression reflected both national trends and the unique circumstances of Warrensburg itself. Most utilitarian office and non-retail commercial buildings had minimal architectural ornamentation that included patterned brickwork and sparse terra-cotta details. During this period, the use of pastel-colored terra-cotta and unglazed bricks with soft yellow and russet tones for masonry walls created a rich tapestry-like effect. By the 1930s, poured concrete construction and cast concrete ornament came into common usages. The use of welding, rigid-frame trusses, and the cantilever accelerated the use of steel construction during the 1920s and the Great Depression. The greater strength created by the use of steel welding and synthetic adhesives created lighter construction. Electric welding tool and cutting tools utilizing cemented tungsten carbide and tantalum carbide, as well as compressed air tools, all provided the ability to employ new building materials. These innovations led to streamlined, standardized construction processes including mass production and prefabrication.[62]

The prosperity enjoyed in the 1920s brought, by the end of the decade, a general acceptance of designs inspired by the Moderne Movement's Art Deco style. The style originated in Europe and gained popularity in America in the late 1920s, becoming the first widely popular style in nearly three decades to depart from the traditional revival styles that Americans chose for their government, commercial, and institutional buildings. The style took its name from the *Exposition Internationale des Arts Decoratifs et Industriels Modernes,* which was held in Paris in 1925 and repudiated classical and revival styles and embraced artistic expression that complemented the modern machine age. By the end of the decade, both high style and restrained versions of the Art Deco style quickly appeared in commercial buildings on the main streets of America's towns and cities, including those in

[60] James Marston Fitch, *American Building: The Historic Forces That Shaped It* (New York: Schocken Books, 1978), 168.
[61] Burchard and Bush-Brown, 136-137. The manufacture of artificial Portland cement began in the United States in Lehigh, Pennsylvania in 1875; however, a decade later, the material was still not an important ingredient in building construction. It was not until a great deal of experimentation had been conducted that increased its strength in tension that it came into general usage in the early twentieth century.

Missouri. By the early 1930s, almost every main street in the country had at least one Art Deco style building.

The initial phase of Art Deco design in the United States gained popularity during the late 1920s and the 1930s and featured geometric forms and vertical massing and ornamentation. Often piers placed at regular intervals extended the full height of the façade, creating a distinct vertical emphasis. Ornamentation included striated and abstract details that embellished wall surfaces. In contrast, a subsequent streamlined phase of Art Deco design introduced during the 1930s and 1940s utilized sleek, machine-inspired motifs. Decorative bands, ribbon windows, smooth wall surfaces, and rounded corners emphasized the façade's horizontality. By the 1940s, these designs were quite reserved, eschewing the lively character produced by the juxtaposition of streamlined massing and stylized ornamentation, but still communicating a practical, industrial approach to design [63]

As the sobering realities of the Great Depression set in, the high style Art Deco building seemed extravagantly fussy. The first designs inspired by the austere Moderne Movement that evolved out of the plain, cubist European International Style began to appear in public architecture. As interpreted in America, the style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. Buildings executed in this style often employed large expanses of glass, glass brick, chrome, and stainless steel.

Despite the decline in construction during the Great Depression years, the new public architecture reflected changing national stylistic preferences for the Art Deco Moderne style. In particular, the state and federal relief programs played an important role in introducing to the country the simplified form of design and ornament. As part of the employment and public work programs initiated during the Great Depression, the Works Progress Administration (WPA) stimulated the spread of these modern architectural forms throughout the country. During this period, architects worked almost exclusively on government-funded projects such as dams, bridges, parks, schools, stadiums, post offices, city halls, courthouses, and fire and police stations. The WPA program's use of simple and cost-efficient designs, based initially on the new Moderne style, spread the idiom throughout the country. The targeted funding for construction programs in the Midwest, the area hit hardest by economic depression and drought, assured the use of the style in small towns as well as urban centers.

Initially, commercial buildings dating from the immediate post-World War II era were simpler and more restrained in appearance than their predecessors, setting a new tone. Lacking the vibrant details associated with the Moderne Movement's streamlined Jazz Age designs, the exterior no longer formed a slick package. Instead, the extensive and sometimes complex arrangements of display

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[62] Rifkind, 218, 294.
[63] Longstreth, 47-49.

windows, the use of dominant freestanding signage, and the subservient role of the exterior wall "[creates] an open container for the salesroom beyond."[64]

During the post-World War II era, a number of factors contributed to a shift in design approach regarding the structure of communities as well. Widespread use of the automobile was a causative factor behind this significant change, as were the large amounts of relatively inexpensive land around population centers that had seen little or no development for over two decades.

At the same time, the design tenets of European modernism that emerged in the 1910s and 1920s once again entered the American architectural mainstream. Like the Art Deco Moderne style, what became know as the Modern Movement or the International Style also rejected the use of historic references. However, these stylistic movements departed from both the traditional and Moderne styles in the promulgation of new concepts of form and space (volume). This new approach no longer viewed architectural design as the arrangement of masses or blocks enclosing space; rather, abstract planes now defined space. The idea of a façade was now passé and proponents of the movement saw buildings as three-dimensional objects that lined and differentiated exterior and interior space and "spatial flow." Instead of utilizing only floor plan and elevation as the basis for design, the Modern Movement strived to create a three-dimensional balance of horizontal and vertical planes (floors, roof, and walls).[65]

The emergence of the Modern Movement and International Style, beginning in the late 1930s, resulted from the new structural principles based on the use of reinforced concrete and steel frame construction methods. Poured concrete construction and cast concrete ornament became frequent in 1930s construction. Glass and steel became commonly used materials, replacing brick and stone. Art Deco designs brought Formica, black glass, marble, bronze, and terra-cotta into common usage in commercial and institutional buildings. The Moderne style's vocabulary introduced the use of large expanses of glass, glass brick, chrome, and stainless steel.[66]

Among the tenets of the Modern Movement was the belief that the existing patterns that had been in use for over a century were outmoded. The dense assemblage of buildings oriented to the street on small blocks that formed a grid became a relic of the past. The most obvious three-dimensional change in outside spatial order was the use of a large parking lot. Off-street parking, a design approach that began as early as the 1920s, soon appeared in front of and then around a commercial or institutional building. By mid-century these parking lots, particularly for shopping facilities, became a primary design factor, with the building forming a visual backdrop rather than defining a boundary.

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[64] Ibid., 65.
[65] Ibid., 126-127.
[66] Rifkind, 218.

This process soon occurred both in large shopping centers as well as with many smaller stores and office complexes.[67]

Vernacular Houses and Residential Architecture: 1860-1955

Nineteenth Century I-House Prototype

Early Twentieth Century Gable-and-Wing Folk House Form

The choices the citizens of Warrensburg made in the design of their homes reflected the popular tastes of the era in which they were erected and/or local building traditions and materials. Houses fall into two basic categories: folk houses and styled houses. Folk houses are those designed without a conscious attempt to mimic current fashion. Styled houses incorporate popular architectural trends through the conscious choice of shape, materials, ornamentation, and other design features that reflect a currently popular architectural style.

While the designs of a large percentage of American houses reflect popular architectural styles, the folk house dwelling did not draw upon the popular architectural tastes of the day. These vernacular buildings constitute the "ordinary" architecture of America and reflect considerable diversity. [68] These dwellings provide basic shelter with little regard for changing fashion. Instead, they incorporate building traditions handed down from generation to generation and show relatively little change over time.

During the early settlement period of a region, most homebuilders utilized natural building materials (rock, clay, logs, and timber) found near the building site and prepared the building materials by themselves. The homeowner did much of the work, but often hired local craftsmen for assistance. Later, after the advent of the railroad into a region, homebuilders also incorporated into their designs inexpensive materials imported from other parts of the country and available at the local market place. As a result, these vernacular houses reflected associations of place (geography) more strongly than associations with current architectural fashion. This dependence on the local availability of building materials, as well as the building traditions imported by the earliest settlers of an area, often provided strong contrasts in the design and form of folk houses from region to region.[69]

The railroad dramatically changed the nature of American housing in the decades from 1850 to 1890. In Warrensburg, that transition occurred in the early 1880s. Homebuilders no longer had to rely on

[67] Longstreth, 126-129.
[68] According to the Vernacular Architectural Forum, a national association of scholars and professionals who study the built environment, the term "vernacular architecture" includes traditional domestic and agricultural buildings, industrial and commercial structures, twentieth-century suburban houses, settlement patterns, and cultural landscapes.

local materials or what could be transported by steamboat. Instead, railroads rapidly and cheaply moved lumber over long distances from distant sawmills in heavily forested areas. Consequently, large lumberyards quickly became standard fixtures in almost every town. Soon, modest houses of light balloon or braced framing covered by wood sheathing replaced hewn log houses and mortise-and-tendon framing. In Warrensburg, the local supply of native hardwood initially met the community's building needs.[70] However, by the early 1880s lumberyards near the City's rail lines soon appeared.

Despite the change in building technique and materials, older folk house shapes persisted as simple dwellings defined by their form and massing, but lacking identifiable stylistic attributes. Even after communities became established, these folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.[71] However, these adaptations often had ornamentation inspired by popular high style dwellings. Some of the earliest houses in Warrensburg reflected these traditions.

High Style Residential Architecture (1860-1955)

A number of styled houses gained popularity over America's long history. These changing fashions either incorporated earlier architectural styles or consciously avoided the past to create new styles with their own distinct defining images. The majority of styled houses in America trace their design origins to one of four principal architectural traditions — Ancient Classical, Renaissance Classical, Medieval, and Modern. The Ancient Classical tradition has its origins in the monuments of early Greece and Rome. Utilizing some of the same details, the closely related Renaissance Classical tradition stems from a renewed interest in classicism during the Renaissance.[72] The third tradition, the Medieval, includes architecture based on the formal Gothic style used during the Middle Ages in French and English church buildings as well the simpler domestic buildings of the same era. The final tradition, the Modern movement, began in the late nineteenth century and continues to the present. It is based primarily on the lack of historicity and applied

Above: Nineteenth Century Queen Anne Style
Below: Twentieth Century Colonial Revival Style

[69] McAlester, 63.
[70] Ibid., 89.
[71] Ibid., 94.
[72] Ibid., 5.

ornamentation, as well as evolving construction techniques that resulted in external simplicity and spatial variations. Each of these traditions produced several different styles of American houses, many of which were interpreted and reinterpreted during different eras.[73]

Other traditional architectural idioms that influenced American residential design are mostly of Spanish origin, including the simple buildings of the Spanish Colonial era in the United States and the more highly structured architecture of Spain and Latin America. Oriental and Egyptian influences provided additional sophistication. As a result, during different eras, stylistic mixtures are common.[74]

In the late eighteenth century and early nineteenth century, only one fashion usually prevailed in a region over an extended period of time. By the 1840s, a blend of Greek-Gothic-Italianate modes emerged as one of the most prevalent blends of earlier styles. The blending of traditional styles gained wide popularity as a result of architectural building pattern books. One of the most widely read, A. J. Downing's influential *Cottage Residences, Rural Architecture and Landscape Gardening,* published in 1842, presented several choices. Downing featured both the Medieval Gothic designs and the Italianate country villa styles. It was not long before some builders and architects combined features of both. What became classified as Romantic Houses originated and attained widespread popularity in the United States in the decades before the 1850s. The Greek Revival style house retained a high degree of popularity from approximately 1830 to 1860 and the Italianate style from about 1850 until 1875. Less common were the Gothic Revival houses that were more complex to construct. Both Gothic and Italianate houses remained popular into the 1880s. The simultaneous popularity of several architectural styles from this point forward persisted as a dominant theme in American housing.[75]

Victorian style houses enjoyed popularity from 1860 to 1900. Among the styles classified as Victorian are the Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian idioms. Victorian style houses seldom showed dramatically obvious mixtures of styles and most drew heavily on medieval building precedents for inspiration. Among the various Victorian house styles there is a strong commonality of architectural features such as steeply pitched roofs, textured wall surfaces, asymmetrical façades, and irregular floor plans. Known for their complex shape and elaborate detailing, these styles emerged from the technological shift from traditional heavy timber framing to the lightweight balloon frame that greatly simplified construction of corners, wall extensions, and overhangs. In addition, the mass production of housing components resulting from the expanding railroad system further contributed to low-cost decorative ornamentation.[76] Beginning in the mid-nineteenth century, these styles reflect a departure from the traditional

[73] Ibid.
[74] Ibid.
[75] Ibid., 177.
[76] Ibid., 239.

American Colonial styles that dominated popular architecture for generations. They are important as a group in that they reflect a growing preference for a number of styles during coinciding eras.

For inspiration, the Eclectic Movement (1880-1940) draws on the full spectrum of architectural tradition — Ancient Classical, Renaissance Classical, Medieval, and Modern.[77] Between 1890 and 1915, homebuilders simultaneously erected residences in such diverse styles as Colonial Revival, Neoclassical, Prairie School, Tudor Revival, Mission, and Craftsman. Houses erected during this period fell into two categories — the historical "period" styles and the "modern styles," which shunned earlier architectural precedents. Most common were the relatively pure copies of houses originally built in different European countries or their New World colonies. During the last decades of the nineteenth century, European-trained architects began to design "period" residences for wealthy clients in the Italian Renaissance, Chateauseque, Beaux Arts, Tudor, and Colonial Revival styles. In Chicago, the Columbian Exposition of 1893, which stressed correct historical interpretations of classical European styles, added to the popularity of reproducing historical models. At the same time and in contrast to the European and Colonial American-influenced designs, Modern houses appeared. Dwellings in this subcategory represent the escalating impact of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School, and European Modernism on housing for the middle-class in the early twentieth century.

After World War I, middle-class preferences in domestic architecture quickly returned to the period styles used during the previous two decades in architect-designed landmarks. However, in the mid-1940s, the onset of a new wave of modernism occurred. Although the resulting modernistic and International styles remained rare, their Modern descendents dominated American housing in the decades immediately following World War II.[78]

The Eclectic Movement continued to dominate American domestic building in the decades after 1940. The predominant residential styles of the 1950s and 1960s – the Ranch, Split-level, and Contemporary styles – grew from the earlier phases of Eclectic modernism. Although innovative, they sometimes incorporated details of the Craftsman, Prairie, and International styles.

[77] Ibid., 319.
[78] Ibid.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The Warrensburg Historic Resources Phase I Survey examined 276 properties[79] that make up the Downtown (New Town) and the original Old Town areas of Warrensburg, Missouri, as well as the original residential areas located between them. The survey area is generally bounded by North Main Street to the west, Marshall Street to the south, North College Avenue to the east, and West Gay Street on the north. The properties within the Phase I survey area contained a total of 302 resources, which include 259 primary resources and 43 secondary buildings/structures.[80] Of the 276 parcels studied, 17 did not feature resources and were surface parking lots, vacant lots, or duplicate parcels with a single building.

Phase II Survey examined 813 properties in Old Town, New Town (CBD), and neighborhoods surrounding the university to the west, south and east. The Phase II survey area is generally bounded by Water Street on the west, Mitchell Street to the east, North Street to the north, and Jefferson Street to the south. Of the 813 primary resources; approximately 25 percent of these properties also contained secondary resources such as automobile garages. Six of the properties investigated in this phase of the survey are vacant lots.

Mid-to-late-nineteenth through mid-twentieth century development characterizes the Phase I survey area. Commercial buildings and structures dominate the properties facing onto North Holden, Pine, Culton, and East Market Streets. Commercial warehouse and light-industrial structures are adjacent to the east and west of North Holden Street along East Culton Street, East Pine Street, and near the railroad tracks. The remainder of the survey area is residential, with scattered institutional buildings. Some mixed-use buildings generally occur closer to commercial concentrations. Mid-to-late-nineteenth through mid-to-late twentieth century development characterizes the Phase II survey area. The vast majority the survey area is residential, with scattered institutional and commercial buildings, often occurring close to commercial concentrations.

All lots are on a grid system platted in the nineteenth and early twentieth centuries. Lot sizes vary depending on residential, institutional, or commercial uses. The residential streets surveyed in Phase

[79] The total number of properties refers to those with City of Warrensburg parcel numbers. Some parcel numbers may contain two buildings with a shared fire wall.
[80] While the survey identified primary resources and ancillary buildings or structure, the architectural and functional analyses did not consider the design of the identified ancillary resources.

I feature deep lots with outbuildings, typically garages, located on the back lot line. Paved, tree-lined streets, concrete curbs, wide verges,[81] a combination of brick and concrete sidewalks, and rough-cut stone retaining walls characterize these streetscapes and are integral to the vernacular landscape. Interspersed among the residential properties are institutional and government buildings of various functional types, including those with religious, educational, and recreational uses. A number of late twentieth and early twenty-first century multiple unit residential buildings are at the fringe of the Downtown area.

Typical Stone Retaining Wall Found in Phase I Area

Early Twentieth Century Houses in the 400 Block of Grover Street.

The residential neighborhoods that comprise the vast majority of the Phase II survey area feature the traditional patterns in Warrensburg identified in Phase I. Of note is the variety of architectural styles and size and massing found on individual streetscapes. In addition, schools and churches frequently appear on prominent corners in residential streetscapes. Select commercial and/or light industrial resources appearing near the railroad tracks. Non-historic commercial development interrupts the neighborhoods east of the Central Business District, as Hwy 13 (Maguire) commercial development has rapidly expanded in recent years. Large Ranch House neighborhoods occur at the south, east and northwest edges of the Phase II survey area.

Above: Alley Running Parallel to West Culton Street
Below: Typical Early Twentieth Century Detached Garage

In the Phase II survey area adjacent to residential streets of the Phase I area, paved, tree-lined streets continue the vernacular landscape pattern as do concrete curbs and driveway aprons, moderate to wide verges, concrete sidewalks, and retaining walls. Interspersed among the residential properties are institutional and government buildings of various functional types, including those with religious, educational, and recreational uses. Detached garages are located at the rear of lots with driveways connecting from arterial streets. In select areas, alleys bisect many of the

[81] The grassy area between the curb and sidewalk.

residential blocks and are defined by garages and shed outbuildings as well as telephone poles along the rear of the lots.

Adding cohesiveness to both the Phase I and Phase II areas is the diverse mixture of architectural styles and folk house forms found on each streetscape. All reflect development over time beginning in the late nineteenth century and continuing throughout the early twentieth century. As noted on the fringes of the survey area are subdivisions that include post-World War II housing types such as early 1950s Ranch House styles, and a few Splint Level and Modern Movement style houses.

The original commercial area's arrangement (along North Holden Street) illustrates a traditional, perpendicular alignment to the railroad tracks. Two rows of parallel parking and steep curbs flank North Holden Street, while two rows of diagonal parking flank West Pine Street; both are paved streets. The two county courthouses and courthouse squares are on each end of Market Street. The original 1841 Federal style courthouse is at the west end in the Old Town; the 1898 Romanesque Revival style courthouse is at the east end in New Town. Each dominates their respective neighborhoods. The warehouse and light-industrial area's location adjacent to the railroad alignments at the fringe of the retail and residential areas reflects traditional siting and patterns of development for railroad market towns. The survey documented a number of scattered mid-to-late twentieth century infill construction and significantly remodeled commercial buildings throughout the Downtown area.

Examples of Variety of Residential Styles in Survey Areas

A review of historic maps revealed numerous street name changes. These changes are as follows:

- Hout Street was West Market Street prior to 1914; it changed to South Market Street prior to 1945.
- Railroad Street was East Depot Street prior to 1907; it changed to Depot Street by 1914 and, by 1945, was North Depot Street.
- North College Avenue was North Miller Street prior to 1945.
- Maynard Street was Court Place prior to 1914; it changed to Mernard [*sic*] Street by 1945.

DATES OF CONSTRUCTION

Using the information provided by historic maps, previous survey documentation, city directories, and other secondary sources, as well as architectural style, the consultants estimated dates of construction for the resources surveyed in both phases.

ESTIMATED DATE OF CONSTRUCTION		
ERA	**PHASE I**	**PHASE II**
Early to Mid-Nineteenth Century: 1830-1860	2	1
Mid-to-Late Nineteenth Century: 1860-1899	91	183
Early twentieth Century: 1900-1929	82	267
Great Depression, World War II: 1930-1945	19	46
Post-World War II: 1946-1955	14	88
Modern Era: 1956-1965	51	112
Post 1966 (non-historic)		92
N/A (vacant lots)	-	6
TBD (to be determined)	-	18
TOTAL	**259**	**813**

HISTORIC PROPERTY TYPES

A property type is based is a set of individual properties that share physical, functional or other associative characteristics. Property types link the events and patterns incorporated in historic contexts with surviving historic properties that illustrate these contexts. As a starting point for identifying and defining historic property types for the City of Warrensburg, the consultants identified resources according to original function and architectural style; thus including both shared associative (functional) as well as physical (architectural style and vernacular building form/type) characteristics.

ORIGINAL BUILDING FUNCTION PROPERTY TYPE

Drawn from the National Register subcategories for function and use, the consultants identified different categories of historic building function for surveyed properties. While the functions of some buildings changed over time, the analysis considered only the original building function. Buildings and structures in the survey area represent a wide range of functional types, including residential, commercial, recreational, social, institutional, and industrial buildings. The dates of construction include an extended period of time, adding to the diversity of resources.

ORIGINAL BUILDING FUNCTION		
FUNCTION	PHASE I	PHASE II
Domestic / Residential	111	692
Commerce / Trade	100	12
Religion	4	6
Government	4	1
Recreation and Culture	1	0
Agriculture-Related	1	1
Education	1	2
Industry	2	1
Social	1	0
Transportation	1	0
N/A — Less than Fifty Years of Age or Vacant Lot	33	98
TOTAL	**259**	**813**

RESIDENTIAL PROPERTY TYPE

The residential property type was the most prevalent functional property type identified in both the Phase I and Phase II survey areas. There is a high degree of diversity within this functional category due to the over 160-year span (1841-2004) in building construction dates.

Single-Family Residential Functional Property Type

The single-family residential buildings compose a sub-type of the larger residential property type. Their significance arises from the information they impart as to the architectural continuum of single-family dwellings in the community, reflecting the homes of working- and middle-class families, as well as residences of substantial size and stylistic references erected by the town's upper middle class. As a group, they provide an understanding of the development patterns of the historic neighborhoods of Warrensburg. The single-family property sub-type occurs in both popular "high style" architectural styles and in vernacular folk house building forms common to the era of their construction. In Warrensburg, the majority of single-family buildings are vernacular folk house building types of frame construction. All are detached dwellings located on rectangular lots with narrow frontage platted on a grid system. They are one- to two-and-a-half-story buildings constructed on masonry foundations; masonry, wood or synthetic wall cladding; and, with a few exceptions, all feature asphalt shingle roofs. Wood wall covering is the predominant material.

Multi-Family Functional Property Type

In addition to single-family residential properties, the survey identified a historic (c.1930) multi-family dwelling, a duplex, as well as a number of 1950s and early 1960s Ranch House style duplexes. A high number of mid-to-late twentieth century and early twenty-first century multiple-unit residential buildings were found scattered throughout the fringe of the Downtown area and the neighborhoods surrounding the university. In some locations, their presence reflects a significant alteration of the historic setting in what were once single-family neighborhoods.

Multi-Family Building in Single-Family Neighborhood, 200 Block Grover Street

COMMERCIAL BUILDING FUNCTIONAL PROPERTY TYPE

The commercial building functional property types found in the survey area reflects a variety of property sub-types. The majority of commercial buildings in the survey area have retail/wholesale sales or service functions typically found in small to mid-sized city business districts throughout the Midwest.

Professional / Retail / Wholesale / Service Commercial Buildings

Usually sited on one or two lots, these buildings have a rectangular plan with the narrow side facing the street. They are typically one or two stories in height. The two-story designs incorporate public sales/services spaces on the first floor and commercial/professional office space, meeting rooms, residential quarters and/or storage space on the upper floors. A characteristic feature of the property type is a well-defined ground floor "storefront" that is distinctly separate from the upper stories and reflects the difference in uses of these spaces levels. Storefronts offered retail or wholesale vending areas, lobby space, showrooms, and/or office space. Upper-floor public uses included professional services such as offices for physicians, dentists, lawyers, real estate brokers, government agencies as well as residential units.

Two-part Commercial Block Retail Building

Stylistic treatments for this commercial property type in Warrensburg reflect commercial styles popular in the era in which they were built and are typically limestone or brick masonry buildings with a flat roof. Depending on the date of construction, structural elements include the use of load-bearing limestone, brick, concrete block, or poured-in-place concrete wall construction. Similarly, storefronts incorporate combinations of wood, metal, masonry, and glass.

Commercial Wholesale Distribution Buildings and Warehouses

Buildings housing wholesale distribution businesses and commercial warehouse buildings compose a sub-type of the larger Commercial property type and are typically adjacent to or near railroad tracks at the edge of the business district. Their design and materials are function specific. In Warrensburg, these buildings occur at the edges of the Downtown retail area, along East and West Culton, and East and West Pine. They include warehouses designed for the receiving, storing, sorting, and shipping of goods. Usually sited on double or multiple lots, they are between one and two stories in height flanked by open space and driveways with street/alley access. The warehouse buildings often include multiple vehicular bays, an open floor plan, and loading docks. They often lack a defined front-office space. Roof shapes are either flat, low-rise gable end, false front, or barrel-shaped. Stylistic concerns were secondary for these buildings, often resulting in a false front treatment, restrained brick pattern work, or no decorative embellishment. Several commercial buildings served as distribution offices for various national companies and incorporated front offices, show rooms and warehouse spaces.

Top: Livestock Sales Building
Middle: Warehouse Distribution Building
Bottom: Industrial Building

Industrial Building Property Type

Like the wholesale distribution building and warehouses, historic industrial facilities that engaged in manufacturing or processing goods are typically adjacent to or near railroad tracks in the southern part of the Phase I survey area. (A single manufacturing/processing facility was identified in Phase II adjacent to the railroad

tracks on East Gay Street). While the majority are small manufacturing and processing operations, they also include buildings associated with providing utilities services. Their plan often includes administrative spaces, open floor manufacturing or assembly areas, storage space, and loading docks. The roof shapes are flat, low-rise gable end, false front, or barrel-shaped. Architectural treatments are restrained, often having no decorative features.

Grain Elevator, West Pine Street

PUBLIC AND PRIVATE INSTITUTIONAL BUILDING PROPERTY TYPES

Both phases of survey also identified religious buildings; governmental buildings (two courthouses, two post offices, a city hall, and a former jail); a transportation-related building (a train depot); and educational buildings (three schools and two libraries). All of the buildings incorporate varying degrees of high style architectural treatments of the period of their construction, although some have lost their historic architectural integrity.

Most of the religious buildings found in the survey area were churches that incorporated a sanctuary and religious education buildings. Their architectural treatment ranges from simple vernacular designs associated with Protestant denominations and high style treatments popular during the period of their destruction. Three of the church buildings, all of which date from the late nineteenth century to World War I are individually eligible for listing in the National Register for their significance in architecture and one could be a contributing property to a historic district.

Gothic Revival Style Church 206 N. College

With the exception of the Howard School building, none of the school buildings and educational facilities met National Register of Historic Places criteria either because of their historic architectural integrity or because they were not 50 years in age.

Four of the nine government buildings in the survey area meet National Register criteria. They date from 1840s through the 1950s.

Other Property Types

Several buildings in the survey area also have plans specific to their function and include a recreational building (opera house); a social function building (a Masonic meeting hall); an agriculture-related buildings (a mule sales barn and a farmstead) and a healthcare facility. Because the survey included so few examples of these function-specific properties, it is not possible to define

property type characteristics for these buildings. All have exterior architectural treatments reflecting conscious design choices specific to their function.

ARCHITECTURAL STYLES AND VERNACULAR BUILDING FORMS

Classifications based on shared physical attributes include categorization by building style and/or form. The architectural styles and vernacular forms identified in the Phase I Survey and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This hierarchy and nomenclature relies heavily on forms and styles discussed by Virginia and Lee McAlester's *A Field Guide to American Houses* for residential properties and in *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth for commercial buildings.

In addition to high style architecture, the McAlester's include common vernacular forms of architecture adapted throughout the country under the category of National Folk Houses.[82] Longstreth classifies commercial buildings by building function and form, such as the One-part Commercial Block. Such terminology is often combined with the building's style (e.g., Italianate One-part Commercial Block). However, despite the inclusion of residential and commercial building form categories by the McAlester's and Longstreth, there are still a number of vernacular forms found in Warrensburg (as in other communities) that these authorities to do not address. Consequently, the nomenclature for a style or form type used by the National Register program does not categorize some buildings in the survey area. This does not imply that the design of these buildings cannot be classified or described, but merely that authorized survey terminology does not take into consideration local vernacular building forms.

[82] The use of the term "vernacular" is used in its broadest application refers to common local and/or regional building forms and the use of materials specific to a particular period or location.

ARCHITECTURAL STYLES	
RESIDENTIAL STYLES	**TOTAL**
Gothic Revival	**4**
Italianate	**17**
Queen Anne	**70**
Stick/Eastlake	**3**
Colonial Revival	**21**
Classical Revival/Neoclassical	**3**
Tudor Revival	**14**
Arts and Crafts / Bungalow	**43**
Prairie School	**33**
Modern Movement	**4**
Minimal Traditional	**28**
Ranch	**188**
Split-Level	**13**
Mixed[83]	**5**
COMMERCIAL STYLES	
Romanesque Revival	**4**
Italianate	**4**
Second Empire	**1**
Classical Revival/Neoclassical	**1**
Modern Movement	**5**
INSTITUTIONAL & TRANSPORTATION-RELATED STYLES	
Federal	1
Gothic Revival	4
Romanesque Revival	2
Shingle Style	1
Classical Revival / Neoclassical	1
Colonial Revival	1
Mission Revival	1
Modern Movement	7
Art Deco / Moderne	1
Brutalism	1

[83] A building with a Mixed style is one that incorporates more than three different styles from contemporaneous or different periods.

HISTORIC VERNACULAR AND FOLK BUILDING FORMS[84]	
RESIDENTIAL FOLK HOUSE BUILDING FORMS BUILDING FORMS	**TOTAL**
RESIDENTIAL: GABLE-FRONT	52
RESIDENTIAL: GABLE-FRONT-AND-WING[85]	133
RESIDENTIAL: HALL-AND-PARLOR	18
SADDLE BAG	3
RESIDENTIAL: I-HOUSE	18
RESIDENTIAL: MASSED-PLAN, SIDE-GABLED[86]	38
RESIDENTIAL: PYRAMIDAL	9
RESIDENTIAL: SHOTGUN	6
RESIDENTIAL: AMERICAN FOUR-SQUARE	32
RESIDENTIAL: BUNGALOID	3
RESIDENTIAL: COMPOSITE ROOF PLAN	15
COMMERCIAL BUILDING FORMS	
Commercial: One-Part Commercial Block	50
Commercial: Two-Part Commercial Block	53
Commercial: Enframed Window Wall	2
Institutional & Governmental Buildings	5
Industrial and Agricultural Buildings & Structures	3

SINGLE-FAMILY ARCHITECTURAL STYLES

Single-family residences are the dominant functional and architectural property type in the survey area. The residential architecture found in the survey area included examples from the mid- to late-nineteenth century Romantic Era's Revival styles through to the post-World War II Modern Movement styles, as well as the gamut of late nineteenth century and twentieth century folk house forms.

MID-NINETEENTH CENTURY ROMANTIC HOUSES: 1840-1880

During the Colonial era, one or two styles tended to dominate domestic buildings in a region for an extended period of time. By the 1840s, small house or "cottage" designs in the Italianate, Gothic Revival, and Exotic Revival styles, first popularized by Andrew Jackson Downing in his widely

[84] Buildings that are 50 or more years in age.
[85] This house form category includes the Gabled Ell and Upright-and-Wing sub-types.
[86] This house form category includes the Central Passage, Single- and Double-Pile sub-types.

circulated building pattern books, offered a variety of design choices for affluent American homeowners. The simultaneous popularity of several architectural styles from this point forward persisted as a dominant theme in American domestic architecture. All of the Romantic styles originated and grew to popularity in the decades before the Civil War and appear both as highly detailed and less elaborate interpretations as late as the 1880s.[87] Numerous examples of Romantic houses remain in the survey area.

Gothic Revival Style

Although most American Gothic Revival style residences date from 1840 to 1870, the style declined gradually and late adaptations of the design continued in outlying towns and rural areas. Constructed around 1875, the residence at **307 West Gay Street** is a classic examples of late Gothic Revival style residences representing the common "Asymmetrical" subtype, characterized by an L shaped plan with small secondary gable dormers. They also both feature the characteristic steeply pitched roof and cross gables, decorative verge boards, and flattened arches between porch supports.

307 West Gay Street

Italianate Style

The Italianate style began in England as part of a reaction to formal classical ideals that dominated European architecture for two hundred years. Based on the large, informal farmhouse-villas of rural Italy, the style as executed in the United States became a distinctly indigenous style due to the modifications and embellishments of American architects and builders.[88] The Italianate dwelling at **301 West Culton Street** retains the classic form and massing of an Italianate house in the "Simple Hipped Roof" sub-type. Other character-defining features include the shallow pitch of the roof and wide eaves, paired arched windows and corner entrance porch. The house reflects numerous additions over time.

301 West Culton Street

LATE VICTORIAN HOUSES: 1860-1900

After the Civil War, increasingly accessible builder's pattern books spread the latest trends in residential designs and styles to the growing communities throughout the country. The expansion of the railroad system after the war also made mass-produced building materials (milled lumber, nails, shingles, and siding), as well as various components (doors, windows, roofing, and decorative

[87] Virginia and Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1985), 177.
[88] Ibid., 212-14.

detailing) widely accessible at a relatively low cost. At the same time, the balloon frame, formed by two-inch thick boards held together by nails, replaced heavy timber mortise and tenon framing. This simplified the construction of corners, wall extensions, and overhangs. The flexibility provided by the balloon frame allowed irregular floor plans and a departure from the traditional arrangements of square or rectangular "pens."[89]

Queen Anne Style

117 West Gay Street

The Queen Anne style has its origins in Medieval European architecture. As adapted to American residential design in the second half of the nineteenth century, its distinguishing features are an asymmetrical plan; irregularly shaped, steeply pitched roofs; partial, full, or wrap-around porches; and patterned wall surfaces.[90] As the Queen Anne style evolved, the emphasis on patterned wood walls became more pronounced. Queen Anne dwellings feature numerous devices to avoid smooth wall texture, including the use of multiple wall claddings, cut-away or projecting bay windows, and oriels. Extensive one-story porches are common and accentuate the asymmetry of the façade. The one-story, partial, full, or wrap-around porches that extended across the façades typically feature turned or jigsaw ornamental trim. They always include the front entrance area and cover part or all of the front façade. It is not uncommon for porches to extend along one or both sides of the houses. The Queen Anne style can be divided into sub-types based on shape and/or decorative detailing.[91] The survey identified seventy-three houses executed in the Queen Anne style. The early twentieth century cottage at **117 West Gay Street** is an excellent example of the shift from turned porch columns and balusters to the use of smooth Tuscan columns and a match stick balustrade.

223 West Market Street

Spindlework Sub-type

Appearing in about fifty percent of Queen Anne houses, this sub-type features delicate turned post porch supports and balusters and the namesake spindlework detailing commonly referred to as "gingerbread." The large house at **223 West Market Street** exhibits the characteristic spindlework detailing. The fish scale shingles covering each gable wall, the decorative vergeboards, lace-like porch support brackets, and turned porch posts of this house are a hallmark of Queen Anne houses in the Spindlework sub-type.

[89] Ibid., 239.
[90] Ibid.,
[91] Ibid., 263-64.

Stick Style

The Stick style represents a stylistic transition between the earlier Gothic Revival style and the Queen Anne style. All three styles – Gothic Revival, Queen Anne, and Stick – have origins in Medieval European building traditions; however the Stick style focus is on the wall surface as a decorative element in itself.[92] Character-defining features include steeply pitched, gable roofs with exposed decorative trusses, open eaves, and patterned wooden wall cladding materials often interrupted by horizontal, vertical, or diagonal boards. An excellent example of the sub-type is the residence at **211 Grover Street.**

211 Grover Street

ECLECTIC HOUSES: 1880-1940

The McAlester's divide the Eclectic Period in American residential architecture into three subcategories: 1) Anglo-American, English, and French Period Houses; 2) Mediterranean Period Houses; and 3) Modern Houses. The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. During the same time period, and in contrast to the European and Colonial American-influenced designs, Modern houses also appeared. Dwellings in this subcategory represent the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School style, and European modernism in the early twentieth century.[93] The National Register of Historic Places differentiates between the Revival styles of European and Colonial American antecedents and the "modern" distinctly American styles reflecting the Prairie School influences emanating from Chicago and the Arts and Crafts Movement. Under the National Register classification of "Late 19th and Early 20th Century Revivals," the McAlester's Anglo-American, English, and French Period Houses are synonymous with Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Italian Renaissance and French Renaissance styles. Their "Mediterranean Period Houses" include the Mission/Spanish Colonial Revival, Spanish Revival, and Mediterranean Revival styles. The National Park Service general category of "Late 19th and Early 20th Century American Movements" includes residential architecture in the Prairie School and Bungalow/Craftsman styles.

[92] McAlester, 256.
[93] Ibid., 318-19.

Colonial Revival Style

The term "Colonial Revival" refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified.[94] The symmetrical, side-gable design of early twentieth century example at **518 Grover Street** features the common use of one-story wings, the entry porch with pediment, one-over-one multi-light window sashes and decorative shutters.

518 Grover Street

Side-Gabled Cap Cod

The residence at **415 Grover Street** is an excellent example of this sub-type, featuring a main story-and-a-half block with dormers, a rectangular plan with side gables, and a center entrance.

416 Grover Street

Tudor Revival Style

Houses designed in the Tudor Revival style became increasingly popular after World War I. Innovations in building technology made the application of stone and brick veneer over frame construction increasingly affordable. In addition to large, high style examples, small Tudor Revival cottages frequently appeared in modest working-class neighborhoods. This wood frame version at **216 Grover Street** features the distinguishing features including a steep gable placed prominently on the front of the dwelling and incorporating a side screened porch, arched door hood, entrance stoop, paired windows, and a full-height central chimney. The McAlester's divide Tudor Revival style dwellings into sub-types based on building materials and house form.

216 Grover Street

[94] Ibid., 234-36.

MODERN HOUSES

The Modern Movement began in the United States with the popularity of the Craftsman and Prairie School style houses that dominated residences built during the first two decades of the twentieth century. These styles were a reaction to the historical period designs that were part of the Eclectic movement that began in the last decades of the nineteenth century, which stressed correct historical interpretations of Anglo-American, English, Mediterranean, and French period houses

Prairie School Style

The Prairie School style is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects around the turn of the twentieth century. Builder's pattern books spread the style throughout the Midwest over the next decade. Prairie School style houses have a square or rectangular plan capped by a shallow gable or hipped roof. Banded windows, contrasting trim details between stories, and wide overhanging eaves underscore the strong horizontal emphasis.[95] The full-width porch with square roof supports, wide eaves, and shallow hipped roof identify the dwelling at **221 West Gay Street** as a Prairie School design.

221 West Gay Street

Craftsman Style Houses

Craftsman Houses date from circa 1905 through the 1930s. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greenes designed both elaborate and simple bungalow houses that incorporated designs inspired from the English Arts and Crafts Movement and oriental architecture. Popularized by architectural magazines and builder pattern books, the one-story or story-and-a-half Craftsman bungalow house became popular during the early decades of the twentieth century as the most fashionable small house in the country. Identifying features are wide eave, often featuring exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or tapered columns.[96]

410 West Gay Street

[95] Ibid., 439-41.
[96] Ibid., 453-54.

Side-Gabled Roof Sub-type

Approximately one-third of Craftsman houses fall under this sub-type, which enjoyed great popularity in the midwestern and eastern states. Typically, these houses are one-and-a-half-stories tall and have a center dormer like the house at **410 West Gay Street.** This house features classic Craftsman elements that include large, square porch roof supports, a low-slung main roof containing a full-width front porch underneath, wide eaves with exposed rafter tails and decorative knee brackets, and a central shed dormer.

Mixed Style

The application of various stylistic elements was common among Eclectic Period houses. Drawing from the numerous popular styles of the early years of the twentieth century, architects and builders often combined architectural features, resulting in houses that defy any categorization other than "Mixed." While the 1910 residence at **209 West Gay Street** reflects Prairie School style influences through its very wide eaves and in its size and massing, its incorporation of heavy rough-cut stone porch posts and exposed chimney reflects Craftsman style, and the utilization of a Palladian window in the gabled dormer is a Colonial Revival stylistic treatment.

209 West Gay Street

MODERN MOVEMENT/AMERICAN HOUSES SINCE 1940

Following World War II, there was a distinct shift in American residential architecture. Modern styling and simplicity replaced period architecture popular in the pre-war era. By the 1960s and 1970s, house designs again incorporated historical references but rather than strictly replicating them, home designers adapted historic stylistic references to modern forms and plans. The Modern classification for dwellings in *A Field Guide to American Houses* includes Minimal Traditional, Ranch House, Split-Level, Modern Movement, Contemporary, and Contemporary Folk House styles. These were the most common modern styles built after 1940. Many additional modern designs appeared throughout this period. Some designs reflected regional preferences; others resulted from new technologies and/or changing lifestyles. The survey identified several examples of these house styles, some of the most common in the survey area.

Minimal Traditional Style

Minimal Traditional style dwellings represent a transition from Tudor and Craftsman styles to the Ranch house. These houses are distinguished from Tudor Revival style by the shallower pitch of the roof gables The residence at **407 North College**

407 North College Street

Street displays the character defining tight eaves, entrance stoop and typical roof pitch.

Ranch House Style

The basic Ranch House style is a one-story building with moderate to wide eaves. The design features either a low-pitched gable or hip roof. The plan often included an integrated garage. Many, such as the example at **415 Anderson Street,** feature large picture windows with fixed panes, often grouped with flanking sash windows in a tripartite arrangement. Other window openings are typically single or paired and decorative shutters are common.

415 Anderson Street

Split-Level Style House Style

As implied by the name, the Split-Level House style features living space on multiple levels, one of which is often partially below grade. Automobile garages are almost universally incorporated within the footprint of the house and often featured a bedroom or multi-purpose room. Gable roofs predominate although hip roof designs were not uncommon. As with the Ranch House style, tripartite picture windows typically illuminate the living room and decorative shutters are common. The example at **315 West Gay Street** is an early and uncommon example in that it features four interior levels.

315 West Gay Street

SINGLE-FAMILY VERNACULAR AND FOLK HOUSE FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. As settlement expanded to the west, what became the midwestern log house evolved out of a blending of the two traditions. There was, in Johnson County, Missouri, a relatively brief interval before the arrival of the railroads where new folk house forms incorporated native timber, stone, and primitive brick masonry.[97] These vernacular building practices occurred during Warrensburg's early pre-railroad settlement period. In addition to the construction of popular pattern book styles, homebuilders erected dwellings of native materials in designs reflecting the traditions of the builders. The use of native materials such as limestone and sandstone, or brick formed from the clay soils in the surrounding area persisted well into the twentieth century.

The character of American folk housing changed significantly as the nation's railroad network expanded between 1850 and 1890. Builders of modest dwellings no longer relied on local materials and the skills of craftsmen. Instead, railcars could rapidly and cheaply move mass manufactured construction materials. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted defined by their form and massing, and lacking stylistic characteristics. Even after communities became established, these folk house designs remained popular as an affordable alternative to more ornate and sophisticated architectural designs.[98]

Gable-Front Folk House

206 West Market Street

322 West Gay Street

The Survey identified numerous examples of Gable-Front houses that ranged from one story to two-and-a-half stories in height and dated from circa 1905 to the late twentieth century. The gable-front form, references the typical triangular pediment on the façade of the Greek temple, and reflects the popularity of the Greek Revival stylistic movement that dominated American houses during the period from 1830 to 1850. The design persisted due to the expansion of the eastern railroad network in the 1850s to become a dominant form until well into the twentieth century. In particular, the building form's adaptability to narrow urban lots assured their use and they dominated many late nineteenth and early twentieth century neighborhoods.[99] The residences at **206 West Market Street** and **322 West Gay Street** reflect early twentieth century treatments. Typical of their vernacular form and period of construction, these houses feature little architectural ornamentation.

[97] McAlester, 63, 75.
[98] Ibid., 89-90.
[99] Ibid., 90.

Bungaloid Sub-type

An additional wave of interest in the gable-front house grew from high style houses of the early twentieth century Craftsman movement, which typically used the gable-front form. Between 1910 and 1930, this treatment inspired many modest bungaloid folk houses that lacked the dominant stylistic Arts and Crafts references.

113 West Gay Street

Several houses in the survey area, such as the modest dwelling at **113 West Gay Street**, exhibited elements of the bungalow form without the elements of formal Craftsman styling. The one- to one-and-a-half-story vernacular bungalow typically features variations incorporating a front-, side-, and/or a cross-gabled roof penetrated by a minimal number of dormers. Stylistic references usually include a full- or partial- width porch.

Gable-Front-and-Wing Folk House

The Gable-Front-and-Wing house is very similar to its Gable-Front cousin and gained popularity in rural areas in the nineteenth century. In this form, a secondary side-gable block placed perpendicular to the main gable-front block gives this house style its distinctive L-shaped massing. In the South, builders added a gable-front wing to the traditional one-story hall-and-parlor form. Like the Gable-Front House, architectural ornament is minimal. Both the one-story and two-story forms became common in the Midwest. The one-story version at **215 West Market Street** is an excellent late nineteenth century example of this property type.

215 West Market Street

Hall-and-Parlor Folk House

A rare folk house form in Warrensburg is the Hall-and-Parlor dwelling, which has a simple side-gabled roof, a three-bay façade, and a plan that is two rooms wide and one room deep. Derived from a traditional English form and dominant in pre-railroad southeastern United States, this was a common early settlement period house form throughout the Midwest. Like the example at **207 West Market Street**, Hall-and-Parlor houses often feature rear additions and little if any architectural ornament. Although this

207 West Market Street

building has poor architectural integrity due to the application of modern aluminum siding, the original siding may be beneath, and if removed its integrity rating could improve significantly.

I-House

A two-story version of the Hall-and-Parlor house form, the I-House, features the same two-room-wide and one-room-deep plan, a side-gable roof, and a rectangular footprint. Common throughout the East, South and Midwest during the pre-railroad period, the house form experienced renewed popularity during the post-railroad era. The relatively long confining winters of the Midwest contributed to the popularity of this house form in the region. End chimneys and rear extensions were common, as were variations in porch size and location. Featuring an early twentieth century porch, the house at **318 West Market Street** clearly conveys the I-House form.

318 West Market Street

American Four-Square House

Popularized by builder's pattern books and Sears Roebuck mail order kits, the two- to two-and-a-half-story American Four-Square house was one of the most popular plans that emerged in the late nineteenth century and continued in popularity until the 1920s. Its square massing usually featured four square rooms above three square rooms and an entrance hall with stairs tucked unobtrusively to the side. The ability to stack plumbing and install a central gravity furnace equidistant from all rooms made it economical to build. This house design has direct associations with the Prairie School style and often displayed many of the same features — wide eaves, horizontal emphasis, and a front porch spanning the full width of the primary façade. The American Four-Square house has a gable-front or hipped roof, usually with one or more dormers. Commonly of wood frame construction, the design often incorporates stucco, brick, and/or stone on the exterior walls of one or more stories. The predominant decorative elements reference Colonial Revival, Prairie School, or Craftsman styles. References to architectural styles include cornice returns, dentils or modillions under the eaves, Tuscan columns, and Craftsman-influenced windows or porch elements. In *A Field Guide to American Houses*, the McAlester's feature American Four-Square dwellings as examples of the Prairie School and Colonial Revival styles. The house at **318 East Market** Street incorporates Prairie School elements, such as the wide eaves, horizontal delineation between second story and gable areas, and full-width gable-front porch.

318 East Market

Pyramidal Roof Folk House

The survey identified several examples of the Pyramidal Roof Folk House form. While side-gable roofs normally cover massed-plan folk houses of rectangular shape, those with more square plans commonly have pyramidal roofs (an equilateral hipped roof). This more complex roof framing system, required fewer long-spanning rafters, and was therefore less expensive to build. This Folk House form often appeared in small towns concurrent with the arrival of the railroad and, during the early twentieth century, became a favored replacement for the small Hall-and-Parlor House

408 West Gay Street

The small dwelling at **408 West Gay Street** is an excellent example of this property type. Like most folk house forms, the roof pitch and the size and location of the porches vary.

Shotgun Folk House

Deriving its name from the ability to make a single straight shot directly through all of the rooms of the house, the one-story, one room wide form defines the Shotgun Folk House. Ranging from two to five rooms deep, these rooms are nearly equal in size. The example at **307 North Main Street** exemplifies the form. Initially appearing as temporary housing for the working poor and/or railroad workers, this folk house form became extremely common as permanent housing for the working class throughout the South and the Midwest.

307 North Main Street

MULTI-FAMILY RESIDENTIAL PROPERTY TYPES

In a college town, such as Warrensburg, it is not unusual to find a large number of multi-family residential units. Initially, students attending the Normal School boarded in single-family houses or lived in college dormitory buildings.

317 Chestnut Street

134 East Culton Street

The advent of buildings designed and erected as multi-family dwellings are often called "purpose-built apartments," and include row houses, flats, and duplexes. The Phase I Survey identified nine purpose-built multi-family dwellings, only one of which is historic (c.1930). Of the remaining eight, all date to the late twentieth through early twenty-first centuries. This property type typically occurs as a function-specific multi-unit form; however, some exhibit the influences of styles popular during the period of their construction.

Depending on the period of construction, contemporary stylistic norms, and the number of units, the size, scale, and massing is highly variable. Many resemble popular single-family residential styles. The c.1930 duplex at **134 East Culton Street** exhibits the influence of the Colonial Revival style with its prominent, pediment entrance porches. In contrast, the late twentieth century duplex at **317 Chestnut Street** illustrates the post World War II Modern Split-Level style duplex residence.

ANCILLARY STRUCTURES

Ancillary structures provide insight into the development of Warrensburg's neighborhoods. Their functional clues augment the visual character of the setting and an understanding of the primary structure.

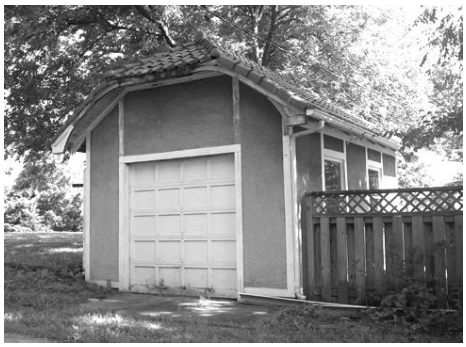
During the late nineteenth century and the first decades of the twentieth century, the rear yard served very utilitarian purposes. Common structures included an outhouse, a chicken coop, a multi-purpose shed, cistern, wells, and carriage barn. With the arrival of the automobile, shelter for the vehicle became important and the garage became an important structure associated with back yards. Septic tanks and sewer systems replaced outhouses. Traditional domestic yard design

118 West Gay Street

distinguished between the formal front and side yards visible from the street and a utilitarian back yard that reflected technological advances. During the post-World War II period, domestic recreational activities that originally took place on the front porch or in the front yard shifted to the rear yard after the disappearance of its most offensive utilitarian structures.

Most of the ancillary structures in the survey area have associations with residential buildings. The survey identified various sheds, garages, and a carriage barn, most of which are simple wood-frame buildings like the one-and-a-half-story carriage barn at **118 West Gay Street**. More than half of the thirty-two historic automobile garages in the survey area date from circa 1915 to circa 1945. They are typically one-story gable-front or hipped roof buildings with wood clapboard or shingle siding and a hinged, sliding or overhead vehicular door. The garages at **115 West Gay Street** and **205 West Gay Streets** are representative examples of this property type.

115 West Gay Street

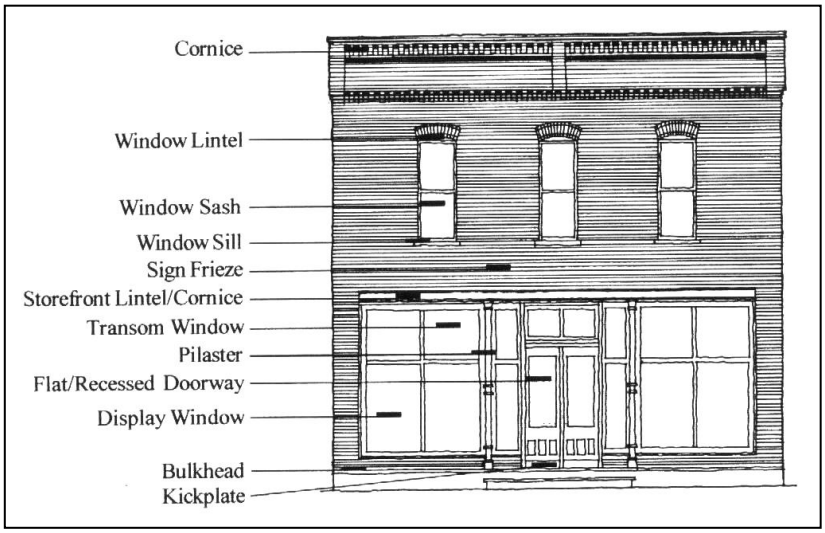


205 West Gay Street

COMMERCIAL ARCHITECTURAL STYLES AND PROPERTY TYPES

Commercial buildings and the streetscape they create in downtown Warrensburg define both the functional and visual character of the City's central business district. Their appearance and physical condition play a significant role in defining the community. Dating from circa 1842 through the early twenty-first century, most of Warrensburg's commercial buildings are simple structures of one or two stories. The common building material is native limestone, sandstone or brick. A high number reflect mid-to-late twentieth century façade alterations, including the use of cast concrete, brick, and metal wall cladding. The majority of changes reflect the modernization of the first-story display windows, transoms, and entrances. Many of these alterations left the original openings and spatial relationships of the storefront intact. Other changes are easily reversible, such as the addition of awnings and the applications of wood or metal sheathing over the original openings. The second stories often retain their original integrity and are the principal references used to identify the original appearance and style.

Commercial architecture is distinguished first by building form and second by its architectural style. Due to their functional nature, many commercial buildings exhibit restrained architectural details. The first-story storefront is the most prominent and distinctive feature of a commercial building and is an important merchandising element. The rest of the commercial building's key design elements visually relate to the storefront. Important character-defining elements of the storefront are display windows, bulkheads, doors, transoms, signs, kick plates, corner posts, and entablature.



COMMERCIAL BUILDING FORMS

Warrensburg's commercial center became specialized according to administrative, retail, wholesale, industrial, or recreational uses after the completion of the Missouri Pacific Railroad Depot. At the same time, new building types and reinterpretations of traditional building types appeared as time passed and technology changed.

In *The Buildings of Main Street A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Longstreth classifies different arrangements that appear frequently as types that can be applied to places of business serving the general public, including retail facilities, banks, office buildings, hotels, and theaters. He also distinguishes commercial buildings according to architectural style. Other free-standing building types found in commercial areas possess designs more similar to high-style public and institutional buildings or to high-style domestic architecture, such as railroad depots. Longstreth also defines separately building forms developed in the twentieth century for auto-centric or special-function buildings such as gasoline stations, motels, roadside restaurants and diners that constitute a genre that is significantly different from the mainstream of commercial buildings.

Utilizing Longstreth's basic commercial building types, the survey identified the following commercial property types: One-part Commercial Block, Two-part Commercial Block, and Enframed Window Wall. One- and Two-part Commercial Blocks are the most dominant commercial building types found in downtown Warrensburg. Of masonry construction, these buildings are between one and three stories tall. They include buildings executed in high style architectural treatments and more generic design treatments. The storefront area typically features a transom window that spans the width of the building, display windows, and one or more recessed entrances. Below the display windows is a solid bulkhead that supports the window frames. Pilasters and/or columns often provide additional vertical definition, framing the ends of the display windows as well as the transition to the entrances. The survey identified six buildings with forms that did not fit into defined categories, the majority of which were less than fifty years of age, and were therefore classified as "Other Vernacular" building forms.

One-Part Commercial Block

The One-part Commercial Block building is a simple single story building with a storefront façade. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entry with a cornice or parapet spanning the width of the façade. Other examples, such as the building at **135 West Pine Street,** include a sizable wall area between the windows and the cornice that provides space for signage and makes the façade appear larger. Even with synthetic siding filling the transom window space, this building serves as a good example of the property type.

135 West Pine Street

Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-part Commercial Block buildings are typically two to four stories in height. There is a clear visual separation of use between the first-story retail/customer service space and the upper-story office, meeting room, or residential uses. Similar to One-part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences. The buildings at **112 North Holden Street** illustrates the character-defining features of the Two-part Commercial Block building, including the decorative treatments of the upper wall face and the cornice embellishment offsetting the first-story storefront.

112 North Holden Street

Enframed Window Wall

The Enframed Window Wall commercial property type reflects an effort to give greater order to the façade composition of moderately sized commercial buildings.[100] Popular from the turn-of-the-century through the mid-twentieth century, this property type visually unifies the façade by framing the large/broad center section with a wide and often continuous border that is treated as a single compositional unit.[101] The smooth glass façade of the building at **132 East Culton Street** reflects the Moderne/Art Deco style version of the Enframed Window Wall commercial building. The survey identified two examples of the Enframed Window Wall commercial property type.

132 East Culton Street

COMMERCIAL ARCHITECTURAL STYLES

Late Victorian Styles[102]

In downtown Warrensburg, extant Late Victorian commercial buildings date from circa 1870 to circa 1897 and represent the Romanesque Revival, Second Empire, and Italianate style sub-types.

Italianate Style

Surviving examples of Italianate style commercial buildings in downtown Warrensburg include the buildings at **205 North Holden** and **107 West Pine Streets.** The projecting cornice with decorative brackets at the roofline of 205 North Holden and the round arched windows of 107 West Pine are the key character-defining features of the style. Although the ground floor storefronts reflect later updating, the character of the upper story façade clearly conveys these buildings' period of construction and historic architectural style.

205 North Holden Street

107 West Pine Street

[100] Longstreth, 68, 69.
[101] Ibid.
[102] Commercial architectural styles are arranged in this report based on the National Register classification categories.

Second Empire Style

The Second Empire style building imitated architectural fashions of France through the use of the mansard of roof form, which was named for French architect Francois Mansart. The became popular during the reign of Napoleon III. Due to exhibitions in Paris in 1855 and 1867, it became a dominant style in America beginning around 1860 and continuing through the 1880s, particularly in the Northeast and Midwest.[103] Its characteristic mansard roof distinguishes the style. Although the decorative cornice is gone, the key identifying features of this style remain on the building at **200 North Holden Street**, which is the only surviving example of the Second Empire style in the Phase I Survey.

200 North Holden Street

Romanesque Revival Style

Defining characteristics of Romanesque Revival style buildings include heavy round-arched openings and a solid masonry structure. The large round-arches of the upper story windows, the use of rough-cut stone, and the groupings of rounded piers between windows of the Cord/Lobban/Smith Buildings at **313-319 North Holden Street** represent this style.

313-319 North Holden Street

Modern Movement Style

In Warrensburg, examples of Modern Movement commercial design date from circa 1930 through the late twentieth century. During this period, architects began applying the streamlined forms popular in industrial design to buildings.[104] In the 1930s, the Moderne style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. Cast concrete, buff-colored brick, glass, and steel replaced dark red brick and stone. The Chapman's Creamery Company Building at **110 East Market Street**, constructed around 1930, exhibits classic Moderne characteristics including its curved wall surface, use of buff-colored brick, and the overall horizontal emphasis augmented by the series of projecting brick belt courses.

110 East Market Street

[103] Ibid., 242.
[104] McAlester, 468.

PUBLIC AND INSTITUTIONAL BUILDINGS

Warrensburg City Hall Building

Institutional and public buildings are often more architecturally expressive than commercial buildings, although they are generally conservative in their selection of an architectural idiom. Classical motifs and traditional styling with historical antecedents are the most common stylistic treatments. Sub-types identified in the survey include religious buildings, transportation buildings, educational buildings, and government buildings. Of the two educational buildings identified – the Johnson County Historical Society Library (1982) is not historic and the Reese School (post-1945) has poor historic integrity.

GOVERNMENT BUILDINGS

The Romanesque Revival Johnson County Courthouse at **300 North Holden Street** and the Classical Revival post office building at **108 North College Street** both exhibit the historicism that typically inspired traditional governmental building design in the late nineteenth and early twentieth centuries.

300 North Holden Street

108 North College Street

Romanesque Revival style buildings featured towers; an asymmetrical façade; complex roof forms; round-topped arches over windows and entrances; and masonry walls, usually with rough faced squared stonework. Classical Revival institutional buildings typically feature a symmetrical façade with a flat or low-pitched hipped roof, a balustrade above the cornice entablature, arched windows, a raised central entrance and a rusticated ground floor wall treatment. The raised entrance features wide stairs flanked by piers or a cheek wall.

By the 1960s and continuing into the twenty-first century, architectural styles for governmental buildings abandoned traditional historicism and adopted post-World War II war Modern treatments

based on function and the bold use of new materials (new uses of old materials such as concrete) and technology. The use of clean lines, flat surfaces and simple geometric shapes is evident in the Warrensburg City Hall Building

RELIGIOUS BUILDINGS

The survey identified church buildings dating from circa 1893 to circa 1963 that represent both "high style" architecture and vernacular building forms. Even without extensive decorative embellishment, the cross plan of the Shiloh Baptist Church at **210 North Main Street** and the window arrangement of the Church of Christ building at **214 North Washington** clearly convey their religious functional property type. These vernacular church buildings are typically located on corner lots within residential neighborhoods.

214 North Washington Street

In contrast, the "high style" church buildings identified in the survey appeared on main thoroughfares. The stone construction, pointed arch window and door openings, and steeply pitched gable roof with side steeple are all design elements that identify the First Presbyterian Church at **206 North College Street** as a Gothic Revival style church.

206 North College Street

134 East Gay Street

Constructed the 1890s, Christ Episcopal Church located at the corner of North College and East Gay Streets at **134 East Gay Street,** is a unique example of the Shingle Style church building, with its long sloping multi-gable roof with tight eaves; small, multi-light casement windows; shingle roof, gables and rear extension wall; and two story bays. The lack of emphasis on decorative detailing at the doors, windows, cornices, and porch, and reliance on the shingle and stone walls reflects the English village medieval prototypes. [105]

[105] McAlester, 289-290.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places and for local designation as landmarks or historic districts under the City's ordinances must retain sufficient architectural integrity to convey the period of time for which they are significant. As described previously in the Methodology section, each building received an integrity rating of Excellent, Good, Poor+, TBD, or Poor. Of these twenty-three percent, received an integrity rating of Poor+, indicating that they may be potentially eligible for National Register listing if the non-historic siding materials that cover their exterior walls and other character-defining exterior features are removed and the original building fabric and architectural features remain intact underneath.

INTEGRITY	PERCENT
Excellent	8%
Good	45%
Poor	11%
Poor+ (Siding Issue Only)	23 %
Non-Historic (Less Than Fifty Years of Age)	12%
TBD	1. %

PROPERTIES CURRENTLY LISTED IN THE NATIONAL REGISTER

Currently, the following properties located in Warrensburg, Missouri, are listed in the National Register of Historic Places.

- Cress, Herbert A. and Bettie E. House, 222 W. Gay Street (listed 1995)
- Howard School, 400 W. Culton Street (listed 1995)
- Johnson County Courthouse, Old Public Square, 502 North Main Street (listed 1970)
- Johnson County Courthouse, "New" Courthouse Sq., 300 North Holden Street (listed 1994)
- Magnolia Mills, 200 W. Pine Street (listed 1996; demolished c.2000)
- Masonic Temple, 301-303 North Holden Street (listed 1998)
- Warren Street Methodist Episcopal Church, 201 Warren Street (listed 1996)

RECOMMENDATIONS

GENERAL COMMENTS

The City of Warrensburg has, over the years, initiated a number of programs to preserve, rehabilitate, and enhance the appearance of its older neighborhoods. These efforts recognize that the conservation of buildings, neighborhoods, and sites of historic value is one of the best tools for recovering the worth of past investments while fueling a new economic force.

To aid the City's development and transformation in the future, Warrensburg should continue to implement public policy that promotes historic preservation in targeted areas and integrates it into the City's planning and land use processes and policies. As indicated in previous survey efforts and in the findings of this Phase I Survey effort, a variety of historic and cultural resources contribute to defined areas and have the potential to form a marketable identity for those neighborhoods and commercial centers. Development of a preservation program within the context of revitalization of the older neighborhoods and commercial centers of Warrensburg can provide a level of certainty and stability that is necessary to attract investment. Preserved neighborhoods that accommodate appropriate new construction create stability of population, an expanded tax base, job retention, and less drain on City services.

Today, as in the past, there is a heterogeneous mix of property uses in the Phase I survey area. As in many communities, new residential and commercial growth presents unique challenges for older mixed-use, residential, and commercial streetscapes. While individual buildings may have the potential to attract new businesses or residential investment, if the area as a whole is to become viable, it must compete with other local and regional development. Experience demonstrates that areas that create and/or retain a unique visual character that combines the historic and the new to enhance an existing "sense of place" are the most successful competitors.

RECOMMENDATIONS FOR FUTURE IDENTIFICATION, EVALUATION AND PROTECTION OF HISTORIC RESOURCES

The following is a summary listing of preliminary recommendations developed as a result of both phases of the Cultural Resource Survey of Downtown and Old Town Warrensburg, Missouri.

PRESERVATION PLAN

After the completion of Phase I and II survey effort and prior to embarking upon further survey, the City of Warrensburg should develop a preservation plan that further identifies and refines as many of the community's historic contexts and property types as possible and prioritizes future survey work.

The recommendation to develop a preservation plan is important if the City of Warrensburg desires to use preservation strategies as part of their planning and land use/development processes. Preservation planning is a process that organizes preservation activities (identification, evaluation, registration, and treatment of historic properties) in a systematic as well as a strategic manner. The inventory and evaluation of community resources is the first step to developing local private and public programs that not only preserve important historic properties, but that also utilize preservation as a tool for economic development and the revitalization of older neighborhoods and commercial centers.

Survey is, however, on-going. Concurrent with identification is the need to target specific resources for protection through proactive measures such as assisting in qualifying eligible properties for listing in the National Register of Historic Places and, thus qualifying significant properties for voluntary participation in federal and state rehabilitation tax credit programs. Other resources may merit protection by designation through overlay zoning as local districts or landmarks that require design review by the City prior to owners undertaking major alterations and/or demolition. Some areas may need a lesser degree of protection, through design guidelines for new construction and demolition, with the goal of stabilization and eventually qualification for rehabilitation incentives.

Thus, to be effective, future survey and protection efforts must be undertaken in a strategic manner, taking into account Warrensburg's planning needs, the support and interests of its citizens and property owners, available funding, and the nature of its historic resources.

This survey effort is a crucial first step in identifying research sources, broad historical contexts, known property types, and geographic areas that contain a high concentration of historic resources. By design, it has included all of the pre-World War II neighborhoods in the Old Town area (and has included some post-World War II enclaves on the edges of the survey area.) With this base information, the preservation plan can prioritize future survey as well as National Register and local register designation efforts. The completion of Phase I and Phase II survey also provides sufficient base data to warrant launching a public planning process that includes planning and development department staff and appointed commissions as integral components in developing the preservation plan.

PRESERVATION PLAN COMPONENT: SURVEY PLAN

As defined by the National Park Service, historic resources fall into a number of basic categories — buildings, sites, structures, objects, districts, cultural landscapes and archaeological resources. A wide range of resources found in Warrensburg fit into these categories and include the following.

- Notable examples of architectural styles and periods or methods of construction, particularly local or regional types. Sole or rare survivors of an important architectural style or type. Architectural curiosities and one-of-a-kind buildings.

- Buildings, structures, objects, districts, and landscapes designed and/or constructed by important architects, landscape architects, or master builders.

- Buildings, structures, objects, sites, districts, and landscapes showing the history and development of such diverse areas as communications, community planning, government, conservation, economics, education, literature, music, and landscape architecture.

- Institutions that provide evidence of the cultural history of the community, including churches, universities, art centers, theaters, and entertainment halls.

- Buildings, structures, objects, sites, districts, and landscapes that provide a physical record of the experience of particular ethnic or social groups.

- Complexes of buildings, structures, objects, sites, districts, and landscapes, such as factory complexes or freight house districts that comprise a functionally and historically interrelated whole.

- Buildings, structures, objects, sites, districts, and landscapes related to commerce and industry.

- Buildings, structures, objects, sites, districts, and landscapes where significant technological advances occurred, including agricultural experiment stations, laboratories, and so forth.

- Archaeological sites that may provide information answering scientific research questions or information relating to local, state, or national history.

- Sites of cultural importance to local people or social or ethnic groups, such as the location of important events in history or prehistory.

- Ruins of historically or archaeologically important buildings or structures.

- Constructed landscapes that exemplify principles, trends, or schools of thought in landscape architecture.

- Industrial, engineering, transportation, and agricultural structures and groups of structures, including dams, utility or pumping stations, railroads, bridges, tunnels, granaries, silos, and corncribs.

- Objects important to historical or art-historical research or the cultural life of a community and related to a specific location, including statuary, rock carvings, fountains, outdoor sculpture, monuments, and so forth.

- Farmlands and related farm structures that possess an identity of time and place.

The National Park Service criteria for identification of cultural resources outline the information that should be documented as the result of survey activities. When such surveys are supported by grants-in-aid funds from the Department of the Interior's Historic Preservation Fund through the Missouri State Historic Preservation Office, such information must be recorded as a condition of the grant. Such documentation is basic to professional practice in the conduct of any cultural resource survey regardless of its source of funding.

Recommended Survey Priorities

Based on information yielded in the development of historic contexts and in the field survey data, the following survey efforts should receive priority:

- Intensive level survey of resources which have associations with the African-American community in Warrensburg is warranted. This includes investigation of occupants of individual residential buildings, places of worship and assembly, businesses, sites and the larger vernacular cultural landscape in the western portion of the Phase I and II survey areas. The period for significance should not be limited to the National Park Service's arbitrary 50 year cut-off date, but should extend through the Civil Rights era of the 1960s and 1970s. Demolition, neglect and sporadic development has significantly impacted the historic resources in African-American neighborhoods created by *de facto* segregation. Moreover, the extension of new water lines into the Old Town area and the number of vacant parcels are a stimulus to new construction. Public participation sessions held as part of this survey project resulted in a high turn-out from the African American community and expressed concern about the adverse impact of potential commercial and multi-family unit construction. In addition to a desire for planned development and rehabilitation of properties, there is a concern about the loss of a vernacular landscape shaped by a historically evolving African American community. Remaining associated resources may be rare and/or endangered. There appears to be a sufficient number of resources to provide visual evidence of this significant component of the City's history. Because reconnaissance-level survey does not investigate individual property histories and the use of common folk house/vernacular designs by African-Americans for their residences, a more intensive-level survey

is necessary to identify and evaluate these properties. Future intensive-level survey should occur before any City sponsored alterations/demolition occurs to properties in the Old Town area and to the north and south.

- Reconnaissance Level Survey of 1950s, Post World War II Subdivisions. There is a sharp visual distinction between the late nineteenth and early twentieth century neighborhoods in Warrensburg and the subdivisions platted immediately after World War II in the 1940s and 1950s. An understanding of their historic development as first tier suburbs and eligibility for rehabilitation tax credits is crucial in planning and land use decision making. Strategic targeting of rehabilitation or redevelopment of these neighborhoods will have a direct impact on the land values of the older neighborhoods in the City historic core.

- Reconnaissance Level Survey of Rural Agricultural Resources is a priority due to the rapid development in the area.

PRESERVATION PLAN COMPONENT: NATIONAL REGISTER NOMINATION STRATEGIES

The City's Preservation Plan should incorporate strategies to nominate properties to the National Register of Historic Places. Cultural resource surveys provide preliminary identification and evaluation of historic resources. This process sets the stage for implementing protective efforts to preserve significant resources. Nomination to the National Register of Historic Places provides one level of protection. In addition to recognition of a property's significance, a number of incentive and protection programs are associated with listing in the National Register.

- **Tax Credits.** The State of Missouri offers a state income tax credit equal to 25 percent of rehabilitation expenses for historic properties whether they are income-producing or non-income-producing. Owners of National Register listed properties used for income-producing purposes are also eligible for a federal tax credit equal to 20 percent of qualified rehabilitation expenses. The state and federal tax credit programs are administered through the Department of Natural Resources, Historic Preservation Program and are designed to be utilized concurrently.

- **Federal Charitable Tax Deductions** are also available for contributions of easements for conservation of historically significant land areas or buildings.

- **Protection from Federal Undertakings.** Section 106 of the National Historic Preservation Act of 1966 (as amended) requires federal agencies to consider the effect of undertakings (federal licenses, permits, or funding projects) on properties listed in or eligible for listing in the National Register of Historic Places. If a project threatens to harm such properties, the State Historic Preservation Office and the federal Advisory Council on Historic Preservation must be consulted to consider ways to avoid or minimize damage.

- **Grants.** Properties listed in the National Register receive priority in federal and state incentive programs for historic resources.

National Register Listing

The National Register criteria allows for a variety of ways to nominate properties based on their level of significance, historic architectural integrity, and proximity to other historically significant resources. Properties can be nominated individually, as contributing elements to a historic district or as part of Multiple Property Submissions.

Applications to list properties in the National Register of Historic Places utilize survey information but also require additional research. Recommendations based on the Phase I and Phase II Survey projects are an initial assessment of historical architectural integrity that serves as a threshold to meeting the National Register criteria. Resources then must be evaluated for their associations with known general historic contexts developed as part of the preliminary research for the reconnaissance-level survey.

Because of the size of the survey area, these contexts may not be fully developed and additional contexts may need to be developed to address other areas of the City or existing contexts with more specificity. For example, the Survey did not address contexts associated with rural resources or with the development of the area adjacent to Central Missouri State University other than to note very general patterns of development within the community. More information about the evolution of the historic African American community is needed to evaluate the historic built and natural environment associated with this ethnic group.

All of the properties recommended in this Survey report as being potentially eligible for listing in the National Register meet the minimal historical/architectural integrity requirements and appear to be eligible under one or more National Register criteria. Additional research and assessment and consultation with the Missouri State Historic Preservation Office and/or National Register program staff will be necessary to pursue preparation of nominations for properties identified in this survey as potentially eligible for listing in the National Register as individual properties or as properties contributing to a district.

Multiple Property Submissions

It is recommended that the City utilize the Multiple Property Submission (MPS) format in nominating properties to the National Register of Historic Places.

A National Register Multiple Property Submission (MPS) is a format for nominating both contiguous and discontiguous individual properties and/or districts that share the same theme. The MPS includes a cover document called a Multiple Property Documentation Form (MPDF) that identifies functional

and architectural property types that have shared physical characteristics and historic contexts. It defines integrity requirements for these thematic resources to qualify for listing in the National Register. Subsequent individual property or district nominations to the National Register need only provide the physical description and history of the property being nominated and reference the contexts, property types, and registration requirements outlined in the MPDF cover document. This makes the nomination process significantly easier, quicker, and cost-effective. With a MPS in place, property owners or the City can initiate nominations that require significantly less time and effort to prepare. The contexts and description of property types developed and documented in the Phase I and II Survey report, will facilitate the preparation of a MPS.

The MPS format provides an economy of scale by allowing like resources to be nominated under one MPDF cover document, thus avoiding redundancy. Furthermore, because the National Register nomination process requires a certain level of owner support, the ability to nominate similar properties over a period of time under one cover document provides flexibility to the City in implementing nominations.

A MPDF establishes one or more historic contexts, describes associated property types related to these historic context(s), and establishes significance and integrity requirements for nominating properties to the National Register. For example, the a broad thematic MPDF could be "Late Nineteenth to Mid-Twentieth Century Historic Resources of Warrensburg, Missouri." Within the document would be a variety of historic contexts such as "Residential Resources and Development Patterns of Warrensburg, Missouri," "Downtown Commercial Resources of Warrensburg, Missouri," and/or a specific cultural context such as "African American Historic Resources of Warrensburg, Missouri." Using this general thematic approach, individual properties and districts can be nominated based on information yielded from the Phase I and Phase II Survey. Future nominations using the same cover document could include similar neighborhoods that have yet to be surveyed such as "Post-world War II Ranch House Subdivisions."

It is common for a City to fund preparation of the MPDF cover document and the property owners to pay the cost of preparing the abbreviated "plug-in" National Register application for their property or district. Preparation of Multiple Property Submissions and National Register nominations by Certified Local Governments is an activity funded by the State Historic Preservation Office utilizing federal Historic Preservation Fund grants.

The database fields and historic contexts developed in the Phase I and Phase II survey in Warrensburg will provide guidance in the development of thematic nominations that can be built upon as the inventory of historic resources throughout the City continues and as new contexts are developed and existing contexts augmented.

National Register - Historic District Nominations

It is recommended that the City act as the initiator, solicit support, and identify financial strategies to support the listing of the identified potentially eligible historic districts.

A more targeted and less comprehensive approach to nominating properties to the National Register of Historic Places is for the City to prioritize, based on level of endangerment or the desirability of qualifying specific properties for federal and state rehabilitation tax credits, the nomination of specific historic district(s). In this case, the City would solicit the support of a majority of property owners and provide partial or full funding to nominate specific residential and/or commercial districts such as a cluster of historic buildings in the downtown commercial area. (Targeting districts for nomination can also be done as "plug in" applications linked with a more general (MPDF.) The following residential areas have relatively high number of contiguous properties that would contribute to a district

- The area along West Gay and West Market Streets between Maynard and Mulberry Streets including portions of adjacent areas along North Street and along Culton Street.
- The residential neighborhood on the west side of North Street between North Shotwell and N. McGuire Streets.
- The east side of North Colburn Avenue between West North Street and North Maquire Street.
- Both sides of East Market Street and East Culton Street between North Colburn Avenue and North Maquire streets.
- Grover, Broad and Christopher Streets between Charles Street and North Mitchell Street.

Several small clusters of intact late nineteenth and early to mid-twentieth century commercial buildings, occur along North Holden, West Pine, and adjacent side streets. These resources, in their respective groupings, meet the National Register architectural integrity criteria and have significant associations with the patterns of commercial development of Warrensburg, as well as the evolution of commercial architecture in the City.[106] The clusters include buildings with integrity ratings ranging from fair to excellent and are very similar to a significant number of similar resources located throughout downtown Warrensburg. These areas contain both high style commercial architectural styles and vernacular designs that are uniformly applied to One-part Commercial Block and Two-part Commercial block building forms. The variety of styles and design treatments convey information

about the unique continuum of commercial architecture found in Warrensburg and the buildings' historic uses provide an understanding of the commercial development of the City. As a group, their setting, design, materials, and workmanship convey feelings and provide associations with the evolution of the city's commercial and government centers. The research and analysis of building history and façade alterations in the preparation of National Register nominations will be necessary to provide additional clarity to the evolution of the commercial. Because of their small size and significance as representatives of a larger group of similar resources, it is recommended that these residential districts be nominated as part of a Multiple Property Submission using the Multiple Property Documentation Form format to document common commercial contexts and architectural integrity thresholds.

National Register - Individual Property Nominations

The City of Warrensburg should support individual property owners in nominating individually eligible properties for listing in the National Register of Historic Places. The City can support register listing by maintaining a list of potentially individually eligible properties and notifying owners of the benefits of listing, such as rehabilitation tax credit incentives, as well as the procedures for nominating properties.

The following individual properties appear to retain sufficient architectural integrity for individual listing in the National Register of Historic Places[107] if they have strong associations with one or more of the historical contexts identified in this survey. The properties that received an excellent rating for historical/architectural integrity and that appear to be individually eligible are listed in the previous section, "Results of Survey."[108]

[106] Because this is a reconnaissance level survey, information about resources associations were limited to documentation of significant local associations with the pattern of development of the City (National Register Criterion A) and architectural significance (National Register Criterion C).
[107] The National Register criteria also serve as the basis for local designation of historic properties.
[108] This list does not include those buildings that are already listed in the National Register.

INDIVIDUALLY ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER

- Davis Store, 311 North Main, One-part Commercial Block, c.1842/c.1900
- 134 East Gay Street, Shingle Style Church, 1893-1899
- 210 East Gay Street, Early Twentieth Century Prairie School Style Residence
- 304 East Gay Street, Early Twentieth Century Queen Anne Style Residence
- 117 West Gay Street, Late Nineteenth Century Queen Anne Style Residence
- 121 West Gay Street, Late Nineteenth Century Gothic Revival Style Residence
- 205 West Gay Street, Early Twentieth Century Mixed Style Residence
- 209 West Gay Street, Early Twentieth Century Mixed Style Residence
- 210 West Gay Street, Late Nineteenth Century Queen Anne Style Residence
- 300 West Gay Street, Late Nineteenth Century Queen Anne Style Residence
- 307 West Gay Street, Late Nineteenth Century Gothic Revival Style Residence
- 323 West Gay Street, Late Nineteenth Century Queen Anne Style Residence
- 408 West Gay Street, Early Twentieth Century Pyramidal Folk House
- 215 West Market Street, Late Nineteenth Century Gable-and Wing Folk
- 223 West Market Street, Late Nineteenth Century Queen Anne Style Residence.
- 133 East Pine Street, Vernacular Purpose-built building. Hart's Hamburger Restaurant, 1928.
- 101 North College Street, Early Twentieth Century, Vernacular Jones Brothers Mule Barn,
- 206 North College Street, Gothic Revival Church, 1909-1910
- 104 Broad Street, Early Twentieth Century Prairie School Style Residence
- 106 Broad Street, Early Twentieth Century Massed Plan-Side-Gable Folk House
- 205 West Culton Street, Late Nineteenth Century Italianate Style Residence
- 137 Grover Street, Early Twentieth Century Prairie School Style Residence
- 209 Grover Street, Late Nineteenth Century Stick/Eastlake Style Residence
- 211 Grover Street, Early Twentieth Century Queen Anne Residence
- 307 South Holden Street, Early Twentieth Century Prairie School Style Residence
- 314 S. Holden Street, Late Nineteenth Century Queen Anne Style Residence
- 604 Jefferson Street, Late Nineteenth Century Gable-Front-and-Wing Folk House
- 223 Madison Street, Early Twentieth Century Shotgun Folk House
- 133 East Pine Street, Early Twentieth Century, One-part Commercial Block
- 300 North Holden Street, Late Nineteenth Century Romanesque Revival Style Church

Some of the residential properties with an "Excellent" rating for architectural/historical integrity may meet National Register registration criteria represent a property type that appears frequently in the survey area and should be nominated as part of a MPS document that establishes registration requirements specific to a particular theme such as an architectural style such as Queen Anne style houses or National folk houses. The potential to contribute to a district or a MPDF specific architectural style category is noted in the database

Some properties ranked as "Good" for their retention of historic/architectural integrity may also be individually eligible for listing in the National Register of Historic Places. For example, the c. 1861

Italianate style residence at 222 West Market Street retains sufficient architectural integrity for listing in the National Register of Historic Places for its local significance due to associations with one or more historical contexts. This building has significance by virtue of a unique functional property type or as rare surviving examples from its era of construction.

PRESERVATION PLAN COMPONENT: LOCAL PROTECTION STRATEGIES

Local Landmark or Local Historic District Designation

The National Register criteria also serve as base guidelines for local designation of individual properties and historic districts for the City of Warrensburg. The City of Warrensburg recently revised its historic preservation ordinance as part of an effort to provide for protection through the administration of a design guidelines programs for locally designated properties, and to meet the guidelines of the Certified Local Government Program. One of the advantages of utilizing the National Register criteria is that both federal and Missouri court decisions recognize the criteria as a standard for determining historical significance. Thus, properties identified as minimally meeting National Register criteria in this study are eligible for local designation as well.

Currently the City of Warrensburg has an enabling ordinance that allows properties to be listed in a local register of historic places. Individual properties or districts are listed by the passage of a special ordinance that creates a historic overlay zone. In addition to the base zoning land use requirements, a historic district overlay zone has design guidelines for alterations to historic buildings, construction of new buildings, and demolition.

Applications to list properties in the local register of historic places utilize survey information but also require additional research and determination of design guidelines that address the character defining elements of the resource(s) to be designated. Recommendations for listing include the initial assessment of historical architectural integrity in the survey, which serves as a preliminary threshold to local designation. Resources are then evaluated for their associations with known general historic contexts developed as part of the preliminary research for the reconnaissance-level survey.

Local Conservation Districts

A tool that is gaining popularity nationwide for upgrading properties to meet National Register standards or for providing protection to historic resources that do not retain sufficient integrity themselves to be listed in a local and/or the National Register is the creation of Conservation Districts. Locally designated Conservation Districts can be used to stabilize and increase property values in older neighborhoods and to create a buffer zone for National Register or locally designated historic districts. Or, through designation of Conservation Districts, a local government can establish specific design guidelines to guide improvements that will upgrade contributing historic resources to

meet National Register criteria and to eventually be listed in the National Register and qualify for incentives reserved for National Register properties. Design review of major changes, such as new construction, significant alterations, and demolition, occurs in Conservation Districts in an effort to limit adverse changes to the visual context of the district while encouraging property owners to make appropriate changes to their buildings, including rehabilitation of historic buildings that have the potential to contribute to a future National Register or local historic district.

Criteria for Designation of Conservation Districts

A group of structures, landscape elements, or any integrated combination thereof should meet one or more of the following criteria to be designated by city ordinance as a Conservation District:

1. was developed at least fifty years ago and retains distinctive architectural and historical characteristics that are worthy of conservation, but which has less historical, architectural, or cultural significance than a Historic District, which must meet National Register of Historic Places criteria;

2. has a recognized neighborhood identity and character by virtue that it possesses unifying distinctive elements of either exterior features or by environmental characteristics that create an identifiable setting, character, or association;

3. has a relationship to an identifiable neighborhood center or historic area where preservation of this relationship is determined to be critical to the protection of such center or historic area; and/or

4. owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community, or city.

Conservation District Overlay Zone

The City should investigate establishing Conservation Districts and design review as tools for upgrading properties not currently meeting National Register standards and to protect further loss of historic/cultural fabric.

The Survey identified a number of areas that appear to retain sufficient historic and architectural character to communicate the historic development of Warrensburg and that are worthy of conservation. The City should consider establishing Conservation Districts and design review as tools for upgrading properties not currently meeting National Register standards to protect further loss of cultural fabric; to promote appropriate new development and construction; and to create transitional buffer zones between National Register and/or local historic districts and non-historic areas.

The City should initiate a cooperative program with property owners in neighborhoods adjacent to potential National Register Districts to create Conservation Districts that act as transitional buffer zones between new development and historic resources.

In addition to protecting resources that have potential for National Register listing, some of these neighborhoods retain enough visual character to provide a transitional buffer zone to National Register or National Register-eligible districts and/or locally designated historic districts. Management of appropriate demolition, new development, and land use in these areas is crucial to maintaining stable property values and defining appropriate transitions between commercial areas and residential neighborhoods. Crucial design issues for new construction and renovation are compatibility of size, scale, massing, and materials.

The City should initiate a cooperative program with property owners and the African-American community to designate an African-American Community Conservation Zone.

Scattered throughout the Old Town area and in other neighborhoods are historic buildings dating from the late nineteenth century through the Civil Rights Movement of the 1960s and early 1970s that have associations with African American history in Warrensburg. The properties not only share associations related to their common history, many also includes identifiable neighborhood centers and sites that allowed the community to function in a segregated society and played a role in local desegregation efforts in the mid-twentieth century. Preservation of the cultural resources associated with these relationships is critical to the protection of this historic area. Designation as a conservation area will allow time to develop appropriate identification, evaluation, and protection strategies (including federal, state, and local designation and their associated incentive and grant programs).

The City should create Conservation Districts in areas where insensitively applied non-historic siding is the only impediment to National Register eligibility. Conservation District overlay zoning will protect the areas from further installation of inappropriate siding and other inappropriate changes until public/private partnership programs to remove the non-historic siding and to seek listing in the National Register can be developed.[109]

The presence of large numbers of buildings throughout the Phase I survey Area and the City's older neighborhoods that retain their character-defining elements but have non-original siding obscuring them, currently is an impediment to the nomination of districts to the National Register. These neighborhoods are worthy of conservation and could easily form larger contiguous National Register districts with the removal of the non-historic siding. They have the potential to be easily upgraded

[109] Such programs can include the cost of siding removal and repair of original siding as allowable state and federal rehabilitation tax credit expenditures.

and nominated, but they require protective management strategies and incentives. In particular, significant alterations, new construction, and demolition need to be monitored and to occur under guidelines specifically designed to enhance their National Register eligibility.

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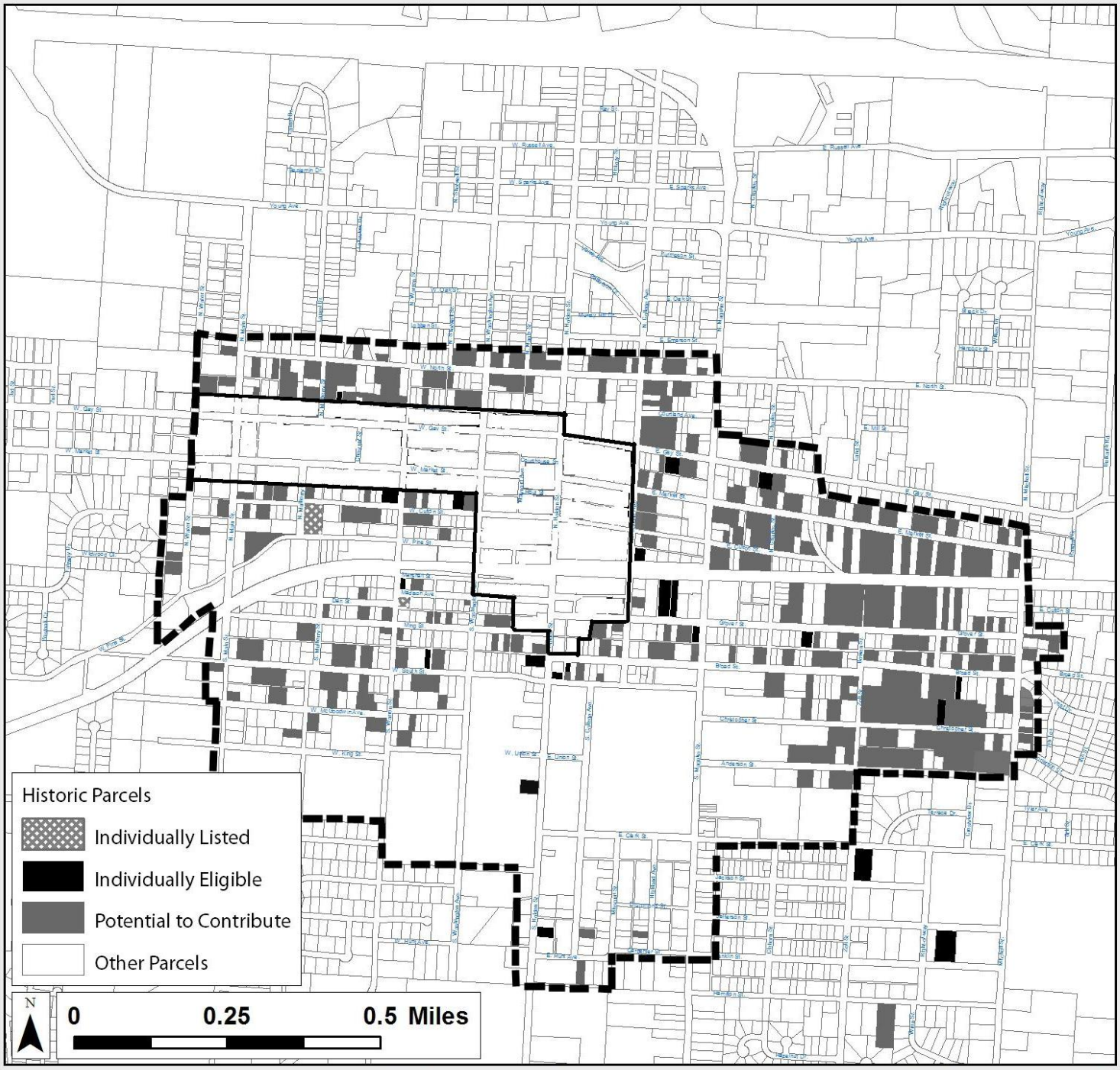
APPENDICES



Warrensburg MISSOURI

City of Warrensburg, Missouri
Historic Parcels Map

City of Warrensburg, Missouri
Historic Function Map

Address/Mapping Issues

The property-by-property survey revealed a high number of address/parcel issues. These stem, in large part, from incorrect or inconsistent address/parcel information in the City/County database, where duplicate addresses are given for the same parcel number, where the same address is given to two different parcel numbers, or where directional data is not given, thereby adversely impacting linkages for the GIS mapping step. Sally Schwenk Associates, Inc., worked with City staff, as well as with the City's mapping contractor, BWR Corporation, to reconcile as many of these problems as possible. However, at project completion, 122 parcel issues remain unresolved.

For this report, Sally Schwenk Associates adjusted maps by hand to reflect the actual resource eligibility. However, it should be noted that the Phase I and Phase II survey database reflects the parcel/addresses provided by the City and future mapping will reflect the same issues/errors encountered by SSA.

Those parcels with the problems stated above that were identified in the survey are as follows:

County Parcel ID	County Street Address
04412602404017001500	508 BROAD
04412702501001002000	621 CHRISTOPHER
04412602403017000900	107 N COLLEGE
04412602403024001100	107 S COLLEGE
04412602403016000900	205 N COLLEGE
04412602403025001200	109-111 COMMERCIAL
04412602403025001200	109-111 COMMERCIAL
04412602403012001700	201 W CULTON
04412602403016000900	201 E CULTON
04412602403017000700	204 E CULTON
04412602403020000200	204 W CULTON
04412602403012001600	205 W CULTON
04412602403016001100	205 E CULTON
04412602403017000600	206 E CULTON
04412602403020000300	206 W CULTON
04412602403017000500	208 E CULTON
04412602403020000400	208 W CULTON
04412602304013000200	302 W CULTON
04412602304013000100	302 CULTON
04412602404008000601	302 E CULTON
04412602304013000300	304 W CULTON
04412602404008000500	304 E CULTON
04412602304013000400	306 W CULTON
04412602404008000400	306 E CULTON
04412602304009002200	307 W CULTON
04412602404007001500	307 E CULTON
04412602304009002100	309 W CULTON
04412602404007001600	309 E CULTON
04412602304009002000	311 W CULTON

04412602404007001700	311 E CULTON
04412602304009001900	313 W CULTON
04412602404007001800	313 E CULTON
04412602304013000500	314 W CULTON
04412602404008000100	314 E CULTON
04412602304013000600	316 W CULTON
04412602404008000100	316 E CULTON
04412602304011000100	402 W CULTON
04412602404009000500	402 E CULTON
04412602304011000200	404 W CULTON
04412602404009000400	404 E CULTON
04412602304010001200	405 W CULTON
04412602404006000800	405 E CULTON
04412602304011000300	406 W CULTON
04412602404009000300	406 E CULTON
04412602304011000400	408 W CULTON
04412602404009000200	408 E CULTON
04412602304010001100	409 W CULTON
04412602404006001000	409 E CULTON
04412602304010001000	411 W CULTON
04412602404006001100	411 E CULTON
04412602304011000700	414 W CULTON
04412602404009000100	414 E CULTON
04412602403015001400	111 E CULTON
04412602403015001400	111 E CULTON
04412602403015001400	111 E CULTON
04412602403002000000	101 E GAY
04412602404005000600	438 E MARKET
04412602404005000401	450 E MARKET
04412702502004000400	324 MCGOODWIN
04412602403035000100	106 MING
04412602304020000101	408-410 MING
04412602304020000102	408-410 MING
04411903002006000200	303 S MITCHELL
04411903002006000300	305 S MITCHELL
04412702501001002000	402 S MITCHELL
04412702501001002000	402 S MITCHELL
04412602304002002200	404 N MULBERRY
04412702601002001600	404 MULBERRY
04412702601002001600	404 S MULBERRY
04412602304002002400	408 N MULBERRY
04412702601002001500	408 S MULBERRY
04412602403023001000	107 N HOLDEN
04412602403023001000	107 N HOLDEN
04412602403018000700	125 N HOLDEN
04412602403018000700	125 N HOLDEN
04412602403015000900	209-211 N HOLDEN

04412602403015000900	209-211 N HOLDEN
04412602304006000100	302 N MAIN
04412602304006000100	302 N MAIN
04412602403002000500	112 E NORTH
04412602403003000400	112 W NORTH
04412602402025001200	115 W NORTH
04412602402032001500	115 E NORTH
04412602403002000400	116 E NORTH
04412602403003000600	116 W NORTH
04412602402025001000	121 W NORTH
04412602402032001700	121 E NORTH
04412602402024001100	201 W NORTH
04412602402033000500	201 E NORTH
04412602403001000700	206 E NORTH
04412602403004000500	206 W NORTH
04412602402024000900	207 W NORTH
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04412602403001000600	208 E NORTH
04412602403004000600	208 W NORTH
04412602402024000800	209 W NORTH
04412602402033000800	209 E NORTH
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04412602402023001100	213 W NORTH
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04412602402023001000	215 W NORTH
04412602402033001000	215 E NORTH
04412602403001000200	216 E NORTH
04412602403004001000	216 W NORTH
04412602304002000200	406 W NORTH
04412602403022000400	106 W PINE
04412602403022000300	106 W PINE
04412602403019002500	107 W PINE
04412602403019002500	107 W PINE
04412602403022000800	118 W PINE
04412602403022000800	118 W PINE
04412602403019001600	125 W PINE
04412602403019001600	125 W PINE
04412602403022001000	126 W PINE
04412602403022001000	126 W PINE
04412602403019001100	145 W PINE
04412602403019001100	145 W PINE

HISTORIC PRESERVATION — A FEDERAL, STATE, AND LOCAL PARTNERSHIP

DEVELOPMENT OF THE PRESERVATION MOVEMENT

For at least one hundred years, individuals and organizations have recognized the importance of buildings and sites that represent important links to the past. During the late nineteenth century, increasing numbers of local historical groups formed throughout Missouri and focused on developing patriotic programs, lectures, research publications, and archival and artifact collections. These groups and the general public also shared an interest in community heritage and preservation of local landmarks.

National interest in preservation focused initially on archaeology. The federal Antiquities Act of 1906 was the nation's first legislation to protect prehistoric archaeological sites. In 1916, the federal government established the National Park Service as a component of the Department of the Interior. In addition to conservation and management of a new federal parks system, Congress mandated that the Park Service manage the historic sites acquired by the federal government.

During the 1920s, the reconstruction of Colonial Williamsburg by the Rockefeller family focused national attention on preservation of the historic built environment. The Williamsburg project approached preservation from an educational perspective, that is, the restoration and reconstruction of a historic site as well as the interpretive activities to provide insight into the daily activities of residents of a particular time period. Effects of the Williamsburg effort and other similar programs such as Sturbridge Village captured national interest and, based on the work at restored sites, affected the popularity of house styles and even paint colors. Following the Williamsburg model, restoration and reconstruction of historic landmarks for the education of the public, usually as museums, became an accepted preservation methodology

It was not until 1935 that federal legislation focused on historic properties. The Historic Sites Act of 1935 authorized the Department of the Interior to survey and acquire historic properties of national significance and to establish education programs for their interpretation.

During the 1930s, federal programs promoted historic preservation. In 1933, the National Park Service directed the work of the Civilian Conservation Corps (CCC) and used historians for preservation, restoration, and reconstruction work. That same year, the establishment of the Historic American Buildings Survey (HABS) inaugurated a national jobs program for architects to identify and document historic buildings. The work of these two programs resulted in the development of a preservation methodology and base technology that served as the foundation for developing a comprehensive preservation program for historic sites within the National Park System, and later for the administration of public preservation programs through state and local governments.

During the post-World War II period, the effort to address the problem of decaying inner cities and to build a national highway system resulted in the urban renewal land clearance approach to urban planning. Wholesale demolition became public policy. The loss of significant cultural resources served as the impetus of the national preservation movement.

During the 1960s, the preservation movement came into its own, due in large part to the ravages of land clearance programs. In 1966, the federal government passed the National Historic Preservation Act, which expanded the National Register of Historic Places to encompass sites of local significance, emphasized preservation as a responsibility of local governments, established the President's Advisory Council on Historic Preservation, and created state programs to administer grant and regulatory programs of the federal government. In 1980, the federal government amended the National Historic Preservation Act and created the Certified Local Government Program.

PRESERVATION PARTNERSHIPS — THE FEDERAL, STATE, AND CITY PRESERVATION NETWORK

Nationwide, a variety of federal and state laws and incentive programs protect many historic properties. In general, local preservation laws provide the most substantive protection for historic properties.

Federal Framework

A large number of federal laws affect historic preservation in various ways:

- by establishing preservation programs for federal, state, and local government agencies;
- by establishing procedures for different kinds of preservation activities; and
- by creating opportunities for preservation of different kinds of resources.

The National Historic Preservation Act of 1966, as amended, is the centerpiece of the national historic preservation program. The primary mandates of the act of 1966 are as follows.

- Authorizes the Department of the Interior, National Park Service to expand and maintain the National Register of Historic Places.
- Provides for the establishment of State Historic Preservation Officers to administer federal preservation programs.
- Specifies how local governments can be certified for participation in federal programs.
- Authorizes preservation grants-in-aid to states and local governments.

- Provides a process for federal agencies to consider and mitigate adverse impacts on historic properties that are within their control.

- Establishes a rehabilitation tax credit program for private property owners that is also part of the Internal Revenue Code. The tax codes also allow charitable contributions through façade and scenic easements.

National Park Service

All preservation programs are administered by the National Park Service (NPS), Department of the Interior. One component of this charge is the development of programs and standards to direct federal undertakings and guide other federal agencies, states, and local governments in developing preservation planning and protection activities on a local level.

Secretary of the Interior's Standards

The centerpiece of this effort is the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards provide all federal agencies, state historic preservation officers, and other organizations with methodologies and guidelines for the preservation of historic and archaeological resources. These standards and guidelines address issues relating to preservation planning, which includes the identification, evaluation, and protection of historic/cultural resources. They serve as the standards for all projects undertaken with federal funding, incentives, loans, or action by the federal government that impact significant historic resources. They have been upheld in federal and state court decisions. Perhaps most importantly, the standards serve as the base for design guidelines in the majority of designated districts and sites throughout the United States. In the three decades the standards have been used, they have proven to stabilize and increase property values.

National Register of Historic Places

The National register of Historic Places is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Park Service oversees the National Register program. In Missouri, the Department of Natural Resources, Historic Preservation Division administers the National Register program. Properties of local, regional, state, and national significance may be nominated to the National Register. Resources listed in the National Register include districts, sites, buildings, structures, and objects. Listing a property in the National Register has a number of advantages.

- Recognition of the property's value to the community, state, and nation;
- Eligibility for grants and loan programs that encourage preservation;
- Qualification for participation in federal and state rehabilitation tax credit programs; and
- Consideration in planning for federal or federally assisted projects.

While listing a property in the National Register provides recognition, eligibility to participate in federal and state incentive programs and limited federal protection from demolition or inappropriate change depends on state law and local landmark ordinances.

Section 106

Section 106 of the National Historic Preservation act of 1966, as amended, requires federal agencies to consider the effect of federally assisted projects on properties listed in or eligible for the National Register of Historic Places. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation may be consulted in a process designed to promote consideration of ways to avoid or minimize such harm.

Federal Law

Other laws protecting cultural resources include:

- National Environmental Policy Act of 1969
- Housing and Community Development Act of 1974
- Surplus Real Property Act of 1972
- Public Buildings Cooperative Use Act of 1976
- AMTRAC Improvement Act of 1974
- Emergency Home Purchase Assistance Act of 1974
- The Department of Transportation Act of 1966
- Archaeological and Historic preservation Act of 1974
- Archaeological Resources Protection act of 1979
- Antiquities Act of 1906
- Historic Sites Act of 1935
- Executive Order 11593, Protection and Enhancement of the Cultural Environment

Certified Local Government Program

The federal government established the Certified Local Government (CLG) program in 1980 to promote the preservation of prehistoric and historic resources and allow local communities to participate in the national historic preservation program to a greater degree. Prior to this time, preservation programs developed within a decentralized partnership between the federal and state governments, with the states carrying out the primary responsibility for identification, evaluation, and protection of historic properties. Through the CLG program, Congress extended this partnership to the local government level to allow local participation in the preservation planning process. Communities that meet Certified Local Governments qualifications have a formal role in the National Register nomination process, establishment of state historic preservation objectives, and participation in designated CLG grant fund.

Grants-in-Aid Programs

The National Park Service provides grants-in-aid to states to promote preservation activities on the state and local level. In Missouri, grants are awarded for identification, evaluation, and protection of historic and archaeological resources according to federal and state guidelines.

Federal Preservation Incentives

Tax incentives for the preservation and rehabilitation of historic properties are among the most useful tools for a local government to encourage the protection of historic resources. The most widely used federal incentives are the historic Rehabilitation Tax Credit and the charitable contribution deduction. Since the passage of the Tax Reform Act of 1986, the most widely used federal tax incentives allowed under the Internal Revenue Code are the Rehabilitation Tax Credit, the Charitable Contribution Deduction (Tax Treatment Extension Act of 1980), and the Low Income Housing Credit.

State Framework

Each state has a State Historic Preservation Officer (SHPO) appointed by the Governor to administer federal preservation programs. The Director of the Missouri Department of Natural Resources (DNR) serves as the Missouri SHPO. The Missouri Historic Preservation Program is a division of the Missouri DNR. The program's responsibilities include:

- conducting ongoing surveys to identify and evaluate cultural resources;
- preparing comprehensive statewide preservation plans;
- nominating properties to the National Register of Historic Places;
- reviewing federal projects for effects on cultural resources;
- administering the rehabilitation state and federal tax credit program;
- administering a range of assistance programs;
- providing public information, education, and training programs; and
- furnishing technical assistance to counties and local governments in developing local preservation programs.

Statutory and Case Law

Missouri has constitutional provisions and enabling legislation that provide the legal basis for state and local governments' powers to enact preservation legislation. The appellate division and the state Supreme Court of Missouri have supported these powers. In particular the Missouri Historic Preservation Act authorizes the Director of the Department of Natural Resources (DNR), as the State Historic preservation Officer (SHPO), who, in addition to mandated federal duties, administers the state's unmarked human burial sites, the historic preservation revolving loan fund, the Historic Shipwrecks, Salvage or Excavation Regulations of 1991 and, with the Missouri Department of Economic Development, the Missouri Rehabilitation Tax Credit program and the Main Street

Missouri Act. There are also a number of state ordinances that provide general development incentives on the local level, which can be used in older neighborhoods and commercial centers to promote preservation. These general development incentives can be combined with other federal, state, and local government programs to stimulate investment in historic buildings.

Local Framework

As noted in the discussion of federal programs, local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). The NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments are endeavoring to retain what is significant from their community's past for the benefit of future generations. In turn, the NPS and state governments gain the benefit of having a local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects, which is at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by the NPS and SHPOs. Currently, in Missouri only CLG programs receive federal Historic Preservation Fund grants that are distributed and administered by the Missouri SHPO.

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a model and cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level across the nation. Working closely with such national organizations as the National Association of Preservation Commissions, the CLG program seeks: (1) to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties and (2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

PRESERVATION NETWORK	PUBLIC	PRIVATE
FEDERAL / NATIONAL	NATIONAL PARK SERVICE (NPS) ADVISORY COUNCIL ON HISTORIC PRESERVATION	NATIONAL TRUST FOR HISTORIC PRESERVATION PRESERVATION ACTION NATIONAL ALLIANCE OF STATEWIDE ORGANIZATIONS AMERICAN ASSOCIATION OF STATE AND LOCAL HISTORY ASSOCIATION FOR PRESERVATION TECHNOLOGY SOCIETY FOR AMERICAN ARCHAEOLOGY
STATE	STATE HISTORIC PRESERVATION OFFICES (SHPO) REGIONAL OFFICES FOR THE NATIONAL PARK SERVICE (NPS)	MISSOURI PRESERVATION (MISSOURI ALLIANCE FOR HISTORIC PRESERVATION) REGIONAL OFFICES FOR THE NATIONAL TRUST FOR HISTORIC PRESERVATION
LOCAL GOVERNMENT	CITY OF WARRENSBURG HISTORIC PRESERVATION COMMISSION	LOCAL PRESERVATION AND HISTORY ORGANIZATIONS, SUCH AS THE JOHNSON COUNTY HISTORICAL SOCIETY