

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Grover Street Victorian Historic District

other names/site number N/A

2. Location

street & number 209, 210, 211, 212, 214, 216, 218 Grover Street N/A not for publication

city or town Warrensburg N/A vicinity

state Missouri code MO county Johnson code 101 zip code 64093

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Mark A. Miles MAY 25, 2012
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

Grover Street Victorian Historic District
Name of Property

Johnson, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
9	6	buildings
		district
		site
		structure
		object
9	6	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)
Historic and Architectural Resources of Warrensburg, Missouri

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)

Late Victorian: Stick/Eastlake

Late Victorian: Queen Anne

Materials
(Enter categories from instructions.)

foundation: stone

walls: weatherboard

asbestos

roof: asphalt

other: stone

Grover Street Victorian Historic District
Name of Property

Johnson, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

Architecture

Period of Significance

ca. 1887-ca.1944

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Barber, George/ Suddath, J. N.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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Grover Street Victorian Historic District
Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

Summary: The Grover Street Victorian Historic District contains a small highly intact group of single-family houses in the 200 block of Grover Street, in Warrensburg, Missouri. Individually, the houses of the district offer representative examples of Property Type 1. Residential Resources, Subtype Victorian Houses, as discussed in the Multiple Property Documentation Form *Historic and Architectural Resources of Warrensburg, Missouri*. The district itself is an example of Property Type 4. Residential Historic Districts. Both major periods of development discussed in the cover document are represented. Those periods are as follows: Period I, *Warren's Corner to 'Useful and Permanent Improvements': 1836-1899* (four houses) and Period II, *The 'Little City of Modern Proportions': 1900-1965* (three houses). The district also reflects patterns of architectural development described in the historic context *Architectural Development in Warrensburg: 1841-1965*. The district contains a notable collection of intact Late Victorian domestic architecture. All resources in the district are residential, and all are of frame construction. There are seven houses and eight secondary buildings. Six of the seven houses are contributing buildings. All but one of the secondary buildings is a garage or carriage house, and three of those are contributing resources. The overall resource count includes nine contributing buildings and six non-contributing buildings. As noted, most non-contributing resources are small secondary buildings. The oldest contributing house was built ca. 1887, the newest ca. 1944. The period of significance is therefore ca. 1887 to ca. 1944.

Elaboration: The district is located in a residential neighborhood just a few blocks southeast of downtown Warrensburg, and a block north of the campus of the University of Central Missouri. The district occupies most of the east half of the 200 block of Grover Street. There are seven lots in the district; two on the north side of Grover Street and five on the south. The nearest cross street is Maguire Street, which also serves as part of the eastern boundary. (See Figure One. District Boundary Map.) A narrow alley forms the southern boundary, and the right of way for the Missouri Pacific-Amtrak Railroad runs to the north. The district is bounded on the west by altered houses and a parking lot.

All of the lots in the district are relatively level, with mature trees and landscaping. The lots on the south side of the street are all approximately the same size, and the houses there are all set back from the street in an even line. The two lots north of Grover Street are larger, and the house at 211 Grover has a slightly deeper front yard than its neighbor to the west.

Late Victorian architectural styling defines the district. The largest four houses feature Stick and Queen Anne styling, which includes irregular

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Grover Street Victorian Historic District
Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

massing, elaborate porch ornamentation and textured wall treatments. (See 209, 211, 212 and 218 Grover St.) The slightly smaller house at 210 Grover provides a somewhat more restrained version of the Queen Anne Style that incorporates Classical motifs into a more compact form. The houses constitute a nicely intact grouping. Although the one non-contributing house, at 212 Grover, has seen some alterations, it retains much of its original massing and architectural detailing and does not lessen the district's overall sense of time and place.

Individual Property Descriptions

Historic names in the descriptions below represent the first known owners or occupants of the properties; the date in parentheses indicates the first year they are known to have occupied the property. Construction dates and historic names are based upon recent fieldwork, earlier survey data, census records, Sanborn maps, and city directories. Outbuildings were not specifically dated; if an outbuilding appeared to be more than fifty years old, and relatively unchanged, it was counted as a contributing building. See Figure One for addresses and locations.

[c] = Contributing building, [nc] = Non-contributing building.

1. 209 Grover Street, ca. 1887. Jack, Leonidus W. and Mary B., House [1888]

One of the oldest houses in the district, this two and-half story frame house has a stone foundation, an irregular footprint, and a prominent front tower. The Stick style house is highly intact and in excellent condition. The main part of the house has a cross-gabled roof with asphalt shingles and embellished trusses in the gable ends. The square entrance tower has a tall flared pyramidal roof topped with a large finial. The walls are sheathed with early or original narrow weatherboards, and the gable ends and cornice lines of the tower and porches are ornamented with vertical boards that form a picket fence pattern characteristic of Stick Style houses.¹ The windows have two-over-two sashes that are early or original; louvered shutters that flank the windows may be a later addition. There are three highly ornamented open porches at the ground floor: one on the façade and one on each side wall. Each porch has slim chamfered square posts, large scrollwork brackets and a wide frieze band ornamented with vertical pickets. The nearly flat roofs are edged with short mansard roofs, and the front porch also has ornamental iron

¹ Lee and Virginia McAlester, Field Guide to American Houses, (New York: Alfred Knopf, 1986) 257.

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Historic and Architectural Resources of Warrensburg, Missouri

cresting. A wide doorway in the base of the tower contains a pair of wood doors that appear to be original. Each of the smaller side porches also has an entrance with an early or original door. [c]

A small modern frame garage sits northwest of the house, at the end of a paved driveway. It has weatherboard walls and a front facing gable roof. [nc]

See photos 3, 4, 5.

2. 210 Grover Street, ca. 1902. Bradley, Nick and Mamie House. [1909]

This one and one-half story frame house has a cut stone foundation, weatherboard walls and a wide original front porch. It is an intact example of the Free Classic subtype of the Queen Anne style. The house has an irregular roofline, with a steep hipped roof and large gabled dormers. The walls are all sheathed with narrow weatherboards that are early or original. The front porch roof is mostly flat, with a small semi-circular side bay extension that is sheltered by a curved extension of the main hipped roof. The porch roof has a simple molded cornice with slim Tuscan columns and a simple balustrade, all of which are early or original. The curved side bay on the porch contains a small built-in seat that is backed by a matching balustrade. The front porch covers a large front bay that has cut-away corners. A two story side bay on the east wall has the same type of corner details, which include scrollwork brackets at the roofline. A squared projection on the west wall has a smaller bay window that is supported by cutwork brackets and topped with a small hipped roof. The roof is covered with asphalt shingles and edged with prefabricated metal cresting that is early or original. The house is little-changed, and in fair condition. [c]

A single frame garage sits near the back (southwest) corner of the house at the end of a paved driveway. It has a front facing gable roof, narrow weatherboards and an early paneled garage door. [c]

See photos 2, 8, 9.

3. 211 Grover Street, 1903. Markward, Land and Rose, House. [1903]

This two story frame Queen Anne style house is one of the largest and most elaborate houses in the district. It has a steeply pitched hip roof with large cross gables, and a large full width front porch. It sits on a cut stone foundation and the roofing is of asphalt shingles. The roof has wide overhangs with shaped rafter tails. The front porch has a shed roof, with a large front cross gable over the entrance steps. That gable is ornamented with a horseshoe shaped truss, and the gable end is filled with fishscale shingles. The porch has slim turned posts, sunburst patterned brackets and spindlework friezes, all of which appear to be early or original. The front cross gables top

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Historic and Architectural Resources of Warrensburg, Missouri

two-story bays. The largest front bay is polygonal, with cut away corners supported by cutwork brackets, and three windows on each level. Its gable end is sheathed with fishscale shingles. A small projecting section supported by curved brackets is also shingled. The smaller front bay extends out over the open porch below. It has a rectangular plan and the walls of the bay are filled with one-over-one wood windows. That area was originally an open sleeping porch; it was enclosed around 1915.² Fishscale shingles ornament the gable ends of the former sleeping porch as well and the main roof. There is also a band of fishscale shingles between the top of the first floor windows and the sills of those at the second floor. The rest of the walls are sheathed with narrow weatherboards that are early or original. [c]

A modern double garage sits behind the house at the end of a paved driveway. [nc]

See photos 3, 6, 7.

4. 212 Grover Street, ca. 1887. Lee, William and Amanda, House. [1888]

This late 19th century Stick Style house is two stories, with a cut stone foundation, vinyl siding and asphalt roofing. It has a steeply pitched hip roof with large cross gables that face front (north) and east. The front cross gable tops a large projecting bay that has cut-away corners supported by Stick style brackets. The fascia boards of the cross gable are ornamented with round cut outs and chamfered edges and the front gable end is filled with fishscale shingles and vertical pickets. All of that ornamentation appears to be original. The windows all have newer one-over-one sashes and the exterior window trim boards have been covered with vinyl. The front porch now on the house is a modern addition. It has a domed gazebo on the east and a low slope gable roof over the entranceway on the west. Although modern changes preclude this from being a contributing resource, the basic form is intact, and a good deal of original wall ornamentation has survived. It does not detract from the historic streetscape. [nc]

There is a small frame garage at the end of a paved driveway that runs into a fenced yard on the east side of the house. The garage has early or original weatherboards, a front facing gable roof and a single door. [c]

See photos 2, 10.

5. 214 Grover Street, ca. 1897. McElvain, Alex and Nannie, House. [1899]

This two story house has a simple rectangular form and a low hipped roof. A small two story bay on the west side of the house is sheltered by an

² Tom Christopher, Historic Inventory form for 212 Grover Street. (On file with the State Historic Preservation Office, Jefferson City, MO, 1983.)

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extension of the main hipped roof and a small rectangular window bay on the first floor of the elevation has a shed roof. The house is frame, with a cut stone foundation and asbestos shingle wall cladding. The windows are all early or original, and all have one-over-one wood sashes. An open porch spans the façade. The porch has a front facing gable roof with narrow wood weatherboards in the gable end. The porch is supported by tapered square columns that rest upon square piers. The Craftsman style front door is painted wood. Although the house looks at first glance like an early 20th century American Foursquare, it has a much deeper plan than the average Foursquare, and was built in the 1890s, before that house type had become popular. The house and porch may have been updated in the 1910s or 20s, and the asbestos cladding appears to date to the 1940s. Since the changes were made within the period of significance, this is a contributing building. [c]
See photos 2, 11.

6. 216 Grover Street, ca. 1944.

This Builder Style house is the newest and smallest dwelling in the district. It is a one and one-half story house with a stone foundation, an asphalt roof and wooden shingle wall cladding. The house has a steeply pitched front facing gable roof that flares slightly where it extends to the east to cover a screened-in side porch. The recessed porch is original; the screen panels are early but may not be original. A small cross gable marks the porch on the east wall of the house, and small shed roofed dormers farther back have shingled walls and double hung windows. The nine-over-one windows throughout appear to be original. The flat façade of the house is accented with a large brick chimney and a small octagonal window high in the front gable end. The off-center front door has a Colonial Revival style door surround that includes a dentiled broken pediment and Doric pilasters. A small flat deck at the front door is newer. [c]

See photos 2, 12.

A small double frame garage sits near the back wall of the house at the end of a paved driveway. It has a front facing gable roof, early or original weatherboards, and a pair of early garage doors. [c]

7. 218 Grover Street, ca. 1887. Stewart, David and Martha, House. [1888]

This Queen Anne style house is one of the largest houses in the district. It is highly intact and in excellent condition. It has a complex form with a steeply pitched hipped roof and numerous cross gables. The house occupies a prominent corner lot; the front wall faces north to Grover Street and the east side faces Maguire Street. Both of those walls show careful attention to

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architectural detail. The front wall has two large projecting bays, each of which is topped with a cross gable that has ornamented fascia boards. Cross gables on the east wall have similar fascia boards. The gable end walls are ornamented with square raised panels and bands of fishscale shingles. The upper walls are accented with rectilinear wood panels that incorporate the lines of the second floor window trim, and all of the walls are sheathed with narrow weatherboards. The tall narrow windows have early or original one-over-one wood sashes. There are two main porches, one on the front wall and one on the east. The front porch has a hipped roof with a small pent gable above the front steps. The posts consist of slim Tuscan columns set upon square piers. The formal front entryway features a curved fanlight over an early or original front door and sidelights. The open side porch also has a short hipped roof, with slim square chamfered porch posts and a frieze composed of large triangular brackets filled with vertical pickets. There is also a two story recessed back porch that may have been open when the house was new. It now has modern awning windows in the first floor openings and one-over-one sashes in the upper floor. [c]

There are three outbuildings, all of which are frame with gabled roofs and weatherboard walls. One garage is located at the southwest corner of the lot, facing Maguire St, and a second garage is on the south end of the lot, facing the back alley. That building is an early carriage house that was expanded for auto use in modern times. The third outbuilding is a small frame playhouse, located in the yard south of the house. [nc] [nc] [nc]

See photos 1, 13, 14.

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Grover Street Victorian Historic District
Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

Summary

The Grover Street Victorian Historic District, in Warrensburg, Missouri is a representative example of the Residential Historic District Property Type, as discussed in the MPDF cover document, "Historic and Architectural Resources of Warrensburg, Missouri." It is located in one of the first residential additions to the city, and was home to many of the town's leading citizens during the period of significance. The district features four large, nearly pristine examples of the Victorian Houses subtype of the Residential Resources property type, including one of the few remaining intact Stick style houses in the community. One of the largest Queen Anne style houses of the district was built using mail order plans prepared by architect George Barber. The resources of the district relate to Contexts I and II of the cover document, and reflect residential architectural development discussed in Context III. The district meets the registration requirement for a Residential Historic District laid out in the cover document. It is eligible under Criterion C, in the area Architecture, with a local level of significance. The period of significance runs from ca. 1887, when the oldest house in the district was built, to ca. 1944, the year the newest one was completed. The houses of the district have seen few changes since the period of significance, and they are in good to excellent condition. This is one of the most intact groupings of historic Victorian houses in the city of Warrensburg.

Elaboration:

The MPS cover document "Historic and Architectural Resources of Warrensburg, Missouri," divides the history of Warrensburg includes three historic contexts, all of which relate to the Grover Street Historic District.

- I. *Warren's Corner to "Useful and Permanent Improvements": 1836-1899*
- II. *"The Little City of Modern Proportions": 1900-1945.*
- III. *Architectural Development in Warrensburg: 1842-1945.*

I. Warren's Corner to "Useful and Permanent Improvements": 1836-1899

Four of the houses in the district were constructed during this period; three of those are contributing. As discussed in the cover document, Warrensburg was platted in 1836 and first incorporated in 1855. With the advent of railroad service in 1864, the commercial center of the community moved east from the original town site to Holden Street, which is located just two blocks west of the district. The area that built up around Holden Street, now known as downtown Warrensburg, quickly became the primary commercial center of the community. Residential development in Warrensburg was at first concentrated around the old town site, but it too shifted east with

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Grover Street Victorian Historic District
Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

the new commercial center. This was especially true after the State Normal School was established southeast of the new downtown area in 1871.

The Grover Street Victorian Historic district is located in Grover's Second Addition, which was platted by Letitia D. Grover (nee Sheets), on January 26, 1869. That addition, which appears to have created Grover and Broad Streets, added several blocks to the southeast corner of New Town, directly north of the grounds of the Normal School. (See Figure Three.) Mrs. Grover was the widow of Benjamin W. Grover, who was instrumental in the establishment of the new commercial center. Mr. Grover purchased part of Martin Warren's homestead when he moved to the area in the 1840s and in 1857 he initiated the development of the current downtown area via the platting of Grover's First Addition. Mr. Grover was mortally wounded in the Civil War Battle of Lexington in 1861. Mrs. Grover and her children carried on with real estate development in Warrensburg after his death.³ Mrs. Grover's plat of Grover's Second Addition played an important role in residential development southeast of downtown Warrensburg.

Grover's Second Addition included a few very large lots that backed to the railroad right of way, as well as numerous blocks that were divided into smaller lots. The district includes one of each type of block. The north side of the street has two large lots that were carved out of Block Q, which originally had no individual lots, and the south side encompasses lots 1-6 of Block P, which was laid out with more modest uniform lots facing Grover Street.

By the last quarter of the 19th century, the area had become a residential neighborhood of choice. Several large Victorian houses were built along Grover Street in the 1880s and 90s, including four of the houses in the Grover Street district.⁴ They are listed below in the order they were built.

209 Grover Street, ca. 1887. Jack, Leonidus W. and Mary B., House [1888]

Property Type: Residential Resources, Victorian Houses subtype.

The Jack house is the single best intact example of Stick Style architecture identified in preparation of the associated Multiple Property Documentation Form. Distinctive Stick Style features of the house include vertical pickets at the rooflines, and ornamental trusses in the gables.

The house was built before 1888, presumably for Leonidus and Mary Jack, who were living there when the first known city directory was published

³ F. E. North, ed., The History of Johnson County, Missouri, (Kansas City, MO: Kansas City Historical Company, 1881) 703-04, 610-612.

⁴ See the MPDF cover document *Historic and Architectural Resources of Warrensburg, MO* for a discussion of the Victorian Houses property type.

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Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

in 1888-89. Census records show that the house remained in the Jack family into the 1920s. Leonidus W. Jack was in the abstract and insurance business. His listing in the 1888-89 directory gave his business as "Agent, Abstract and Insurance," and census listings in 1900 to 1910 list him as an insurance agent. His son Alfred, who was living with him at this location in 1920, must have carried on the family business; he is listed as being in the abstract business in the 1920 census. (Alfred was 47 and L. W. Jack was 71 in 1920.)

Timeline:

1888-89 Directory lists Jack's residence as "Grover St. between Miller and Maguire."

1898: Sanborn shows address to be 211.

1900: Census, L. W. and Mary B. Jack, with 3 sons.

1907: Sanborn shows this address as 209 (but may have been 210 for a bit).

1910: Census, Leonidus W. and Mary R. Jack, William L. (son) and Flora B. (daughter in law).

1920: Census, L. W. and Alfred Jack (son).

1930: J. E. and Essie Douglass, Ruth E. (daughter).

212 Grover Street, ca. 1887. Lee, William and Amanda, House. [1888]

Property Type: Residential Resources, Victorian Houses subtype. (Non-contributing house.)

The Lee house is also a Stick style house, built in the 1880s. This may have been one of the first houses to be built in Block P of Grover's Second Addition.⁵ Although it has seen some modern alterations, it retains many characteristics of the Stick Style, including distinctive gable end detailing and angular brackets. It also retains the type of complex roofline and irregular massing that characterizes the Victorian Houses subtype of the Residential Resources property type. It was built for William H. and Amanda Lee between 1881 and 1887. Lee was listed in local directories as a "commercial traveler" (1887) and a "salesman" (1895). It was later the home of local attorney Nick Bradley, who appears to have lived there while the house at 210 Grover was being built for him.

Timeline:

1881: William H. Lee bought lots 3-7, most of south side of the block.

⁵ Cecille Foster, "This Old House," in Bulletin of the Johnson County Historical Society, Vol. XI, No. 2, Jan 1977, 4. Ms. Foster, who owned the house at the time, summarized information found in the property abstract for this article.

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Grover Street Victorian Historic District
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Historic and Architectural Resources of Warrensburg, Missouri

1888-89 Directory lists W. H. Lee living on “Grover St. west of Maguire.”
1895: Directory has W. Lee living at 212 Grover St.
1898: Sanborn shows this house completed, with an address of 212.
1899: Tax records, Amanda R. Lee owner, but Nick Bradley bought it soon after (June 12) per Foster.
1900: Census, Nick and Mamie Bradley, no children—they appear to have lived here first and then moved into 210.
1903: Article says Bradley sold 212 to Charles and Lillian Middleton.
1909: Tax Records, C. D. Middleton.
1915: Article says Middletons sold it to Walter C. McDonald, a lawyer.
1920: Walter C. and Mary McDonald, with 3 children.
1930: Walter C. and Mary McDonald, with 2 children.
1954: McDonalds sell it to Methodist church to serve as a parsonage.

218 Grover Street, ca. 1887. Stewart, David and Martha, House. [1888]

Property Type: Residential Resources, Victorian Houses subtype.

One of the largest and best preserved 19th century houses in the district, this Queen Anne style house was built between 1881 and 1887 for David and Martha Stewart. The two-story Stewart House occupies a double lot at the corner of Grover and Maguire. Its Victorian styling includes ornament typical of both Queen Anne and Stick styles. The angular patterns found on the upper walls is typical of Stick style houses, while the use of fishscale shingles and classical details such as Tuscan columns on the front porch are more often found on Queen Anne houses.

David Stewart was listed as a “capitalist” in early census records. He was a partner in the Stewart and Cheatham general store, which operated in downtown Warrensburg from the mid 1880s into the early 1890s, and was described upon his death as “one of this city’s most successful merchants.”⁶ The Grover Street location was convenient for both Mr. and Mrs. Stewart. Martha Stewart (nee Fisher), taught at the Normal School, located just a block to the south, and David Stewart’s business was located on Holden Street, just a few blocks to the northwest.

The Stewart family apparently liked the neighborhood. Another prominent early merchant, hardware dealer Joseph A. Stewart, owned a house directly across the street from this one from at least 1889 to 1909, per property tax records. Joseph Stewart was reportedly David Stewart’s brother. His large house was demolished in the 1920s to make way for a large Tudor Revival

⁶ “David Lane Stewart,” Obituary in Warrensburg Journal Democrat, Nov. 27, 1903. Stewart and Cheatham are listed in the 1885 and 1893 Gazetteer listings for Warrensburg.

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Johnson County, Missouri
Historic and Architectural Resources of Warrensburg, Missouri

house that was also demolished, following a major fire. (Modern apartment buildings now occupy that lot, which is out of district boundaries.)

The Stewarts sold the house to Daniel and Martha Bullard in 1902. Daniel Bullard was the president of the Magnolia Milling and Investment Company, which bought the Magnolia Mills from Isaac Markward a year later. (Isaac Markward's son Land Markward lived in the house at 209 Grover for decades.) The Bullard family owned the house until the 1960s when it was purchased by the present owners.

Timeline:

1881: Property abstract shows David Stewart buys Lots 1 and 2, Block P.
1888-89 Directory: Stewart listed as living at the corner of Maguire and Grover. He was a grocer, with a store at 42 Holden Street.
1889: Tax Records, Stewart as owner, shown as improved property.
1899: Tax Records, Stewart.
1900: Census, David and Martha Stewart.
1902: Stewarts sell to Daniel Bullard.
1909: Tax records, Daniel Bullard, Lots 1 and 2.
1910-1930: Census, Daniel and Martha Bullard, daughter Mary.
1940: Mr. Bullard dies. Martha and Mary keep the house.
1964: Bullard heirs sell the house to current owners, William J. and Annette Scroggs.

214 Grover Street, ca. 1897. McElvain, Alex and Nannie, House. [1899]

Property Type: Residential Resources.

This large frame house was built just before the turn of the century. Unlike the other houses in the district that were built in this time period, it has a simple rectangular plan and plain low-pitch hip roof that are more typical of early Italianate houses in the city than Late Victorian dwellings constructed there after the mid 1880s. Built much later than other Italianate houses in the community, it can be seen as a vernacular adaptation of an older tradition in housing.

The house today has simple Craftsman styling. It appears to have been remodeled to its current appearance sometime in the second quarter of the 20th century, possibly in two stages. The Craftsman style porch posts and front door probably date to the 1920s or early 1930s, while the asbestos cement wall shingles were likely added in the late 1930s or early 1940s. Early wood weatherboards are still exposed in the gable end of the front porch. The front porch change likely was done in response to the widespread popularity of Craftsman style bungalows seen nationwide in the 1920s. The new wall

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shingles may have been added to cut down on maintenance; the house was being used as rental property by 1930.

The house was built for stock buyer Alex McElvain and his wife Nannie, between 1889 and 1898. It was definitely in place by the time of the 1898 Sanborn map, and census and records show that the McElvains were living there with their four children in 1900. Their daughter Laura owned the property in 1910, but it was being used as a rental property by 1930.

Timeline:

1889: Property tax records show this was part of a larger parcel owned by Amanda R. Lee, wife of William Lee. The Lees were the first owners of the house at 212 Grover.

1898: Sanborn shows the house here, with an address of 214 Grover.

1899: Tax Records, Alex McElvain as owner.

1900: Census, Alex and Nannie McElvain, and 4 children living here.

1901: City directory lists Alex and Nannie McIlvaine (sic) living at 214 Grover.

1909: Tax records, Laura McElvain.

1910: Was not found in the census list for the street, which has 209, 212, 218, 304 in order.

1920: Census, Pleasant and Lilli Bill, 2 children.

1930: Census, Jessie and Pauline Jones, 2 children plus mother of Jesse. (Renting the house.)

II. "The Little City of Modern Proportions":1900-1945.

By the turn of the century, "New Town" was firmly established. The streets of the commercial center were lined with business houses, and the community boasted of amenities such as an opera house and a large new county courthouse. The city had power and water systems, and the public school system was well established. Residential neighborhoods had spread in all directions from the city center at Holden and Pine Streets. The area around the Grover Street district included educational facilities as well as residences. Two public schools occupied a large lot on the east side of Maguire, just northeast of 218 Grover Street. (The grandfather of the current owner of that house remembered seeing it being built while he attended high school there in the 1880s.⁷) The state Normal School, just a block to the south, was thriving. (See Figure Three.) A description of the town written in 1895 claimed that as "a distinctive feature of the city the Normal School cannot be overestimated. It is

⁷ Bill Scroggs, interview with Debbie Sheals, December 5, 2011.

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upon a sound footing, and will always remain one of the leading attractions of the town to those who are seeking good homes.”⁸

Three houses in the district were constructed in Period II. All are contributing resources. As was the case elsewhere in the city, Victorian styling remained popular on Grover Street for the first few years of the new century, after which styles with more restrained ornament and cleaner lines came into favor. Two of the three previously unimproved lots in the Grover Street district were developed in the first years of the century. The houses built on those lots continued the Victorian theme that had dominated residential construction in the late 1900s. After a break in construction that lasted more than a quarter of a century, a smaller new house was built on the last undeveloped lot within the district boundaries.

211 Grover Street, 1903. Markward, Land and Rose, House. [1903]

Property Type: Residential Resources, Victorian Houses subtype.

Although built in the 20th century, this house was inspired by late 19th century styles, and even used architectural drawings that were created in the 1890s. It appears to have been built from mail-order plans published by architect George M. Barber, an early leader in what one description of his career called “the mail-order method of architectural practice.”⁹ (See Figure Four.) The house matches his “Design No. 36,” which was included in the first of many plan books published by Barber in the late 1800s and early 1900s. The lasting popularity of Victorian styling for domestic architecture is attested to by the fact that those plans were first published a decade before the Markward House was built. The highly intact house offers an impressive example of Queen Anne styling that includes complex rooflines, elaborately ornamented wall surfaces, and a typical collection of gingerbread trim.

The house was built in 1903 for Land Markward, who was the son of prominent local businessman Isaac Markward. Markward family tradition held that the elder man had it built for his son.¹⁰ Isaac Markward was one of the leading businessmen in the community; he was a partner in one of the largest

⁸ City Directory of Warrensburg, Missouri 1895, (Warrensburg, MO: Irving and Kunkel Publ., 1895) 7.

⁹ Michael Tomlin, introductory remarks for a reprint of George Barber’s Cottage Souvenir No. 2. (Victorian Cottage Architecture: An American Catalogue of Designs, 1891, Mineola, New York: Dover Publications 1982) v.

¹⁰ Tom Christopher, “Inventory form for 211 Grover Street”, 1983. Mr. Christopher interviewed Mr. and Mrs. Leland Markward as part of a survey of residential architecture in Warrensburg. They were the owners of the house at that time.

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early flour mills in town, the Magnolia Mills, and he and his partner W. H. Hartman later opened the Magnolia Opera House and the Magnolia Light, Heat and Power Company. Land Markward, who was in the grocery business by the 1920s, raised his family in the house on Grover Street, and his son, Leland, was still living there in 1983.

Timeline:

1903: Article in local paper notes that work was proceeding on “the new residence of Land Markward on Grover Street.”¹¹

1907: Sanborn shows the house, with an address of 213 Grover.

1909: Tax records show Land Markward as owner.

1914: Sanborn shows the address was still 213.

1920: Census records Land and Rose Markward, with children Leland and Ellen, and Mrs. Markward’s mother.

1930: Census records Markwards and same two children, as well as two boarders. Land Markward was the proprietor of a confectionary.

1945: Sanborn shows address as 211.

210 Grover Street, ca. 1902. Bradley, Nick and Mamie, House. [1909]

Property Type: Residential Resources, Victorian Houses subtype.

This is the only one-story Victorian style house in the district. Built ca. 1902, it offers a more restrained version of the Queen Anne style that incorporated some Classical design elements, often referred to as the “Free Classic” subtype.¹² It has a slightly more compact form than the other Victorian houses in the district, and simpler wall treatments. The walls are sheathed with narrow early weatherboards, and applied ornamentation is limited to scrolled brackets and the cut-way corners of various bays. The wide front porch has slim Tuscan columns and low simple wooden balustrades typical of later Queen Anne style houses.

The house appears to have been built for prominent local judge Nick M. Bradley and his wife Mamie. The Bradleys purchased a large parcel of land on the south side of the street in 1899 that included the house now at 212 Grover, and may have lived in that house while this one was being built. They were definitely living here by 1909 when recorded in a local city directory at this address, but moved soon after. The Bradleys are best known in Warrensburg as the owners of “The Orchard,” a small farm on the edge of town where they lived and raised horses and mules for decades. A biographical sketch included

¹¹ “Shirley Ellis, “Backward Glances,” photocopy of newspaper clipping included with the abovementioned inventory form.

¹² McAlester, 264.

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in a file at the Johnson County Historical Society noted that they moved to Oklahoma for a short time so that Nick Bradley could open a law firm with another attorney, but apparently decided soon after to return to Warrensburg. It is likely that they were living in this house before the move to Oklahoma. Later residents included theater manager Robert Skelton and his family, who were renting the house in 1930.

Timeline:

1899: Tax records, Nick Bradley owned this lot and the property at 212. A description of the history of ownership for 212 Grover notes that Bradley sold some property in 1903. It appears, therefore, that the Bradleys bought the house and land at 212 and built this house next to it soon after, probably before they sold the house at 212 in 1903.

1900: no 210a or 210-1/2 found in census records.

1907: Sanborn, house is 210a.

1909: Directory, Nick and Mamie Bradley at 210 and ½. Property tax records show they only owned the lot for 210.

1910: Census, Nikolus M. and Mary (sic) Bradley, no children. Although they were listed at 212 in the census, it appears that they were living in 210 at this time.

1910: March 10. Nick and Mary Bradley move into "the Orchard" in another part of town, where they lived for decades.

1914: Sanborn shows this number here as 210a.

1920: Census, 210-1/2 R. H. and Agnes J. Wood, no children. (Owner, retired farmer.)

1930: Census, at 210-1/2 Robert and Flora Skelton, no children. (Renting the house.)

1945: Sanborn shows address as 210.

216 Grover Street, ca. 1944.

Property Type: Residential Resources, Early 20th Century Houses subtype.

The modest house at 216 Grover is a "Builder Style" house that was constructed decades after its neighbors in the district. It was probably built during the Post WWII building boom. It utilizes a mix of architectural features common to pattern book houses of the era. Little information about early owners has been located. The house does not appear to have been built when census workers came through in 1930, and the first Sanborn map to show it was published in 1945, hence the ca. 1944 construction date assigned to it.

Timeline:

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1910: This parcel (E 34 ft of Lot 3) was owned by Alex McIlvain, and shown as unimproved. Laura McIlvain owned the property due west, which included the house at 214 Grover.

1930: Not in the list of houses on this street that were recorded by the census; probably not built.

1945: First appearance on Sanborn maps of the block, address is 216.

The Grover Street Historic District has been a popular residential area since the first houses were constructed there in the 1880s. Many of the houses have benefitted from long term ownership and continually high standards of care. The house at 218, for example, has housed only three families in 125 years, and the house at 211 was in the same family for more than 80 years. The houses all continue to serve in their original residential function, and together they offer a remarkably intact collection of 19th and 20th century housing in Warrensburg.

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Verbal Boundary Description

All of lots 1-6 in Block P and the West 160 feet of Lot Q, all in Grover's Second Addition to Warrensburg. (See Figures One and Two.)

Boundary Justification

The boundaries encompass all of the land currently and historically associated with the houses of the district. The boundaries have been drawn to exclude modern buildings and open parking lots, as well as older houses that have seen modern alterations. Surrounding properties that were excluded on the north side of the street include a modern apartment complex at the northwest corner of Maguire and Grover Streets, and an open parking lot to the west. On the south side of the street, Maguire Street separates the district from a neighborhood that has seen modern alterations to older houses. The houses west of the district and south of Grover Street have also seen modern alterations.

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Grover Street Victorian Historic District
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Historic and Architectural Resources of Warrensburg, Missouri

Photo Log

Name of Property:	Grover Street Victorian Historic District
City or Vicinity:	Warrensburg
County:	Johnson
State:	Missouri
Name of Photographer:	Debbie Sheals
Date of Photographs:	August and November, 2011
Location of Original Digital Files:	29 S. Ninth St. #204 Columbia, MO 65201
Number of Photographs:	14

List of Photographs

See photo key for description of camera angle.

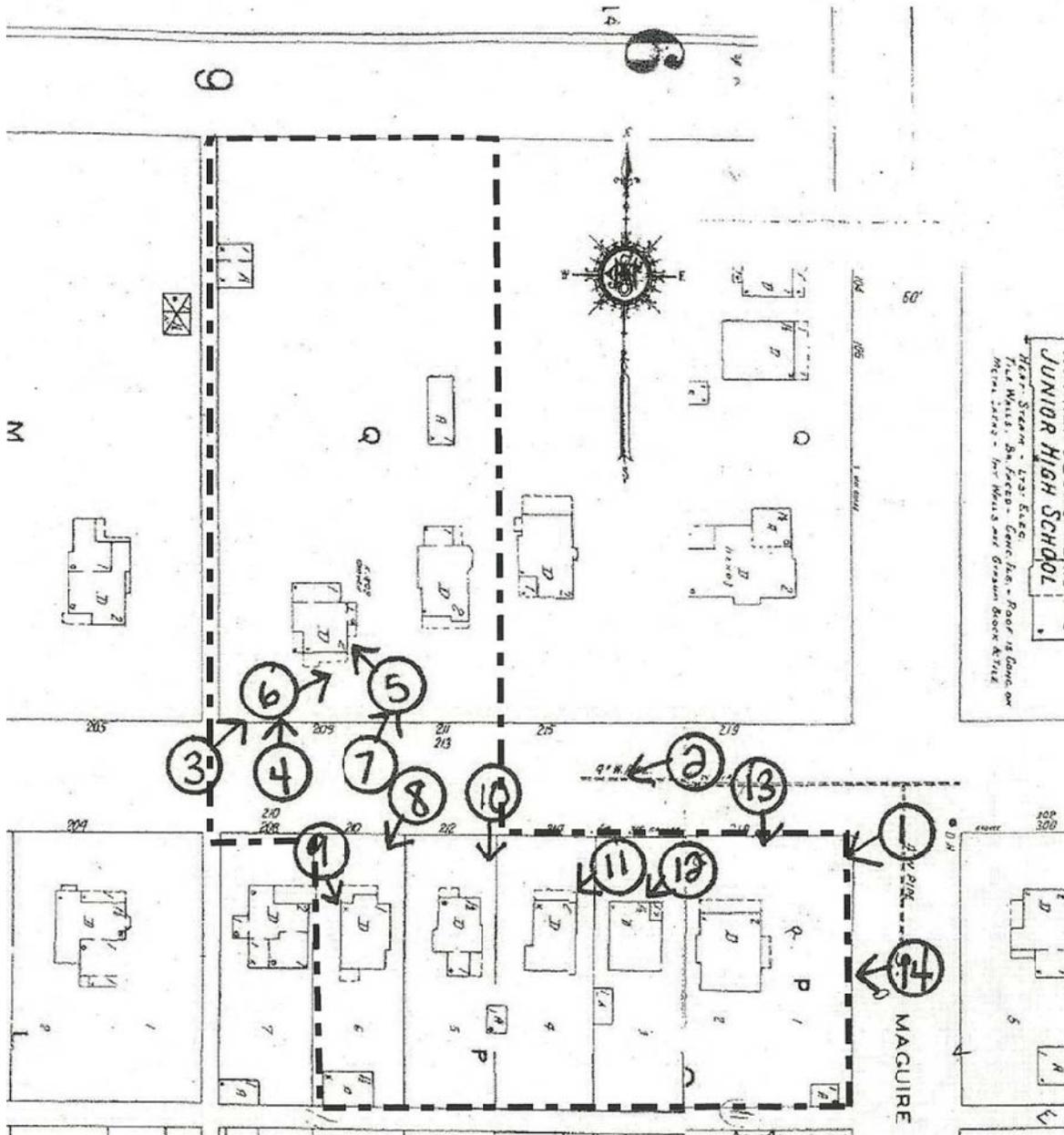
1. Corner of Maguire and Grover, looking southeast, with 218 Grover St.
2. South side of the street, looking east.
3. North side of street, looking east. Left to right, 209 and 211 Grover.
4. 209 Grover.
5. 209 Grover.
6. Detail of 209 and 211 Grover.
7. 211 Grover.
8. 210 Grover.
9. 210 Grover, detail.
10. 212 Grover.
11. 214 Grover.
12. 216 Grover.
13. 218 Grover.
14. Detail of 218 Grover.

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Photo Key. Base map is a 1945 Sanborn Map.



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Section number Figures Page 22

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Figures.

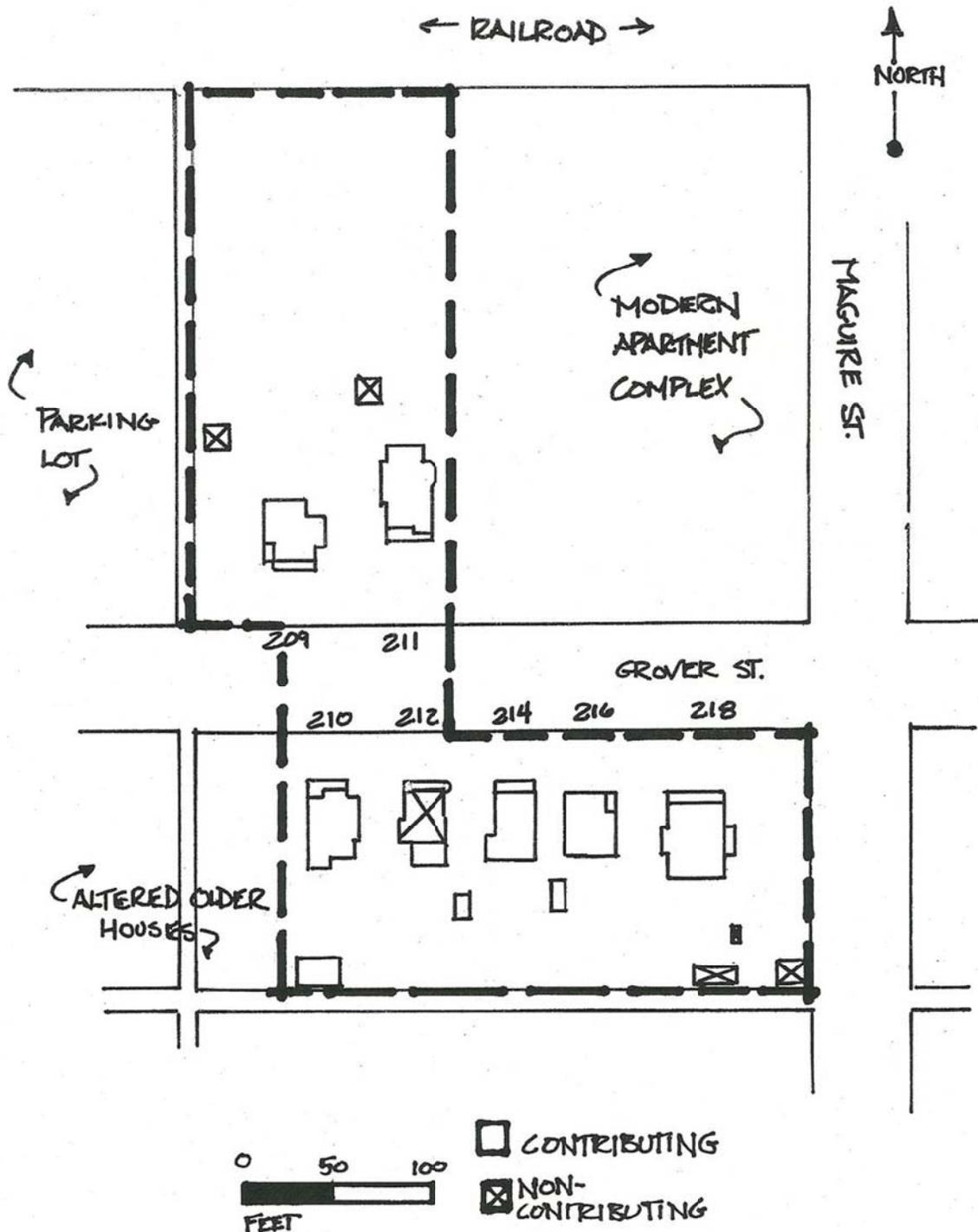
1. Boundary Map
2. 1945 Sanborn Map, with district boundaries added.
3. 1914 Atlas map of Warrensburg, with Grover's Second Addition.
4. "Design No. 36" from Barber, George F. Victorian Cottage Architecture: An American Catalogue of Designs, 1891. Mineola, New York: Dover Publications 1982. (Reprint of Barber's original Cottage Souvenir No 2, with added comment by Michael A. Tomlin.)

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Figure 1. Boundary Map. Drawn by Deb Sheals.



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Figure Three. Detail of the 1914 Atlas map of Warrensburg, Showing Grover's First and Second Additions. The district is located on Blocks P and Q, surrounded by a heavy dashed line in this image. The north edge of the Normal School grounds began at South Street, visible at the bottom edge of this image.



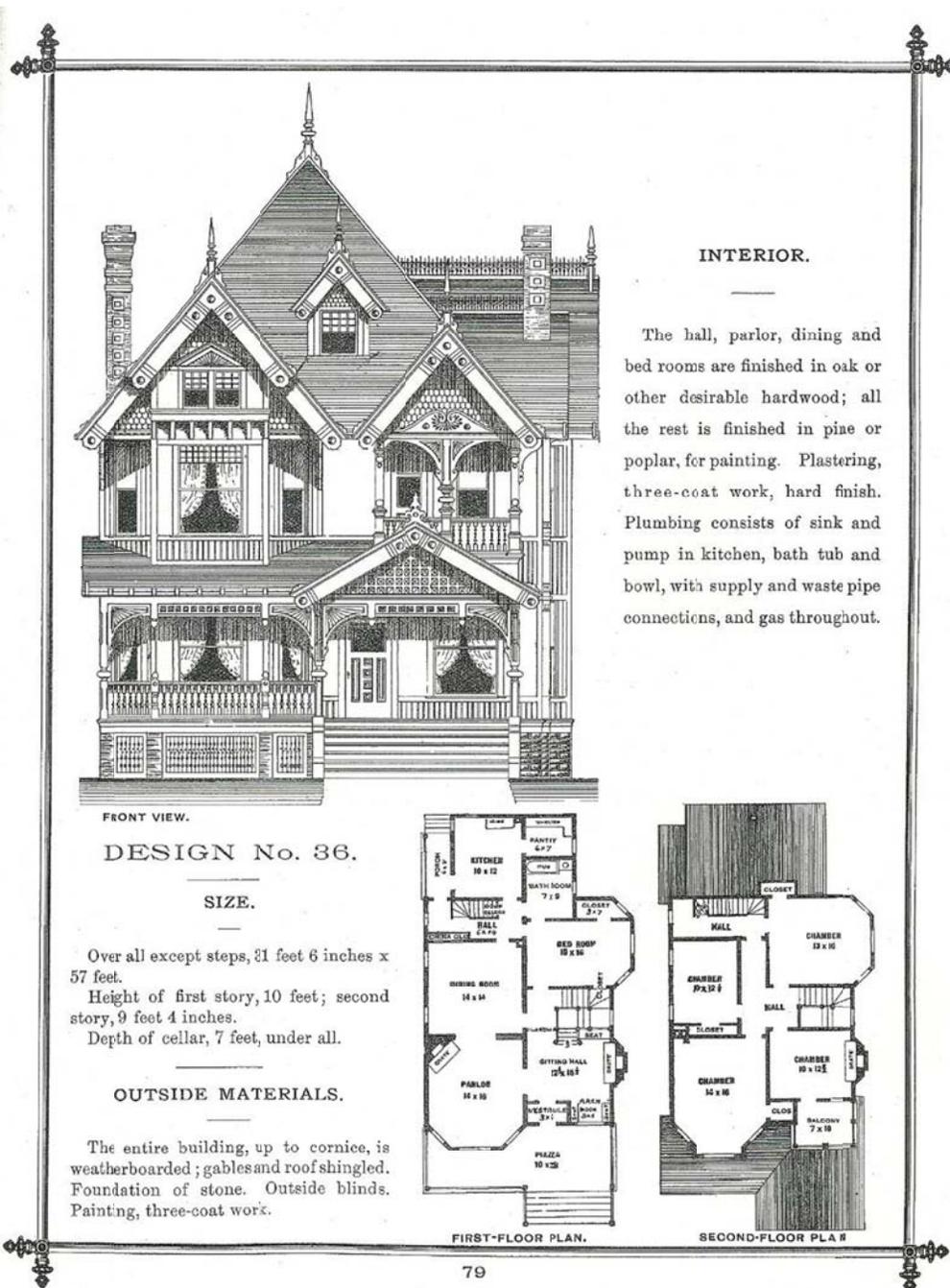
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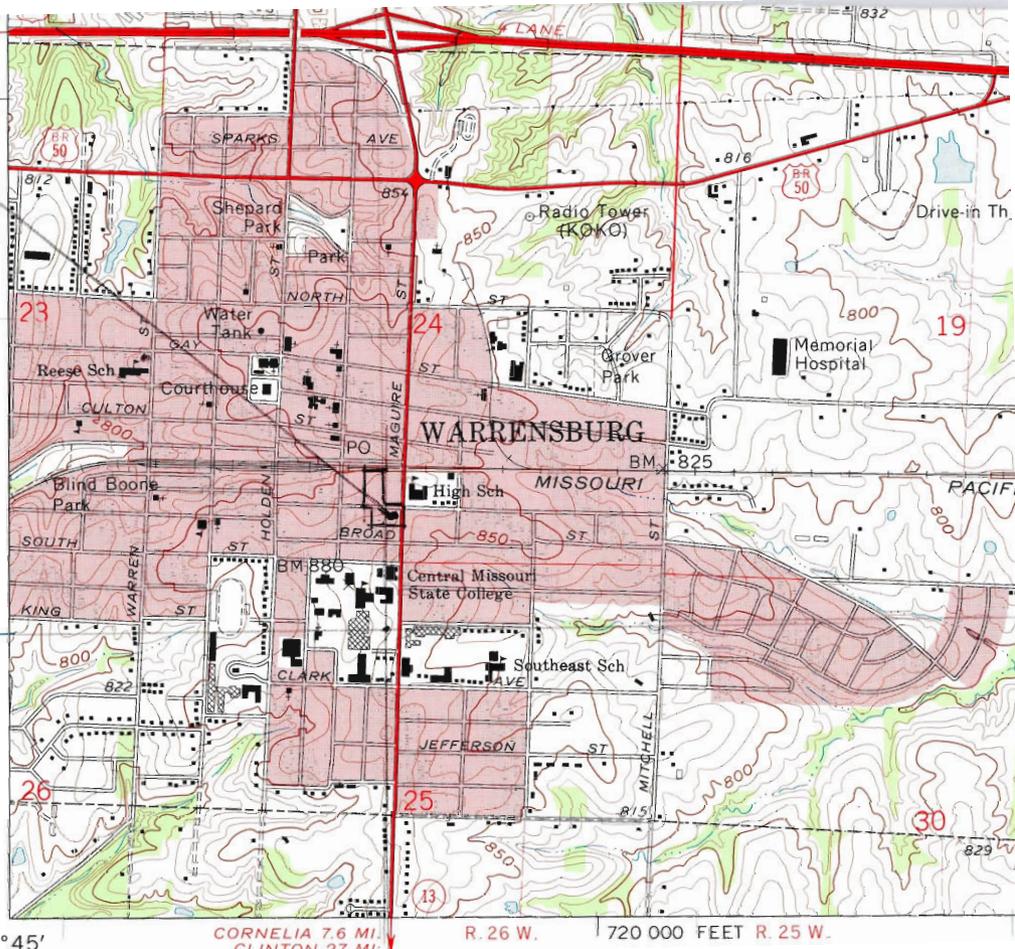
Figure Four. Prototype Design for 211 Grover.

From Barber, George F. Victorian Cottage Architecture: An American Catalogue of Designs, 1891. Mineola, New York: Dover Publications 1982. (Reprint of Barber's original Cottage Souvenir No 2, with added comment by Michael A.



GROVER STREET
VICTORIAN
HISTORIC DISTRICT
WARRENSBURG
JOHNSON COUNTY, MO

UTM:
15/436040/4290360



38° 45'
93° 45'

(CENTERVIEW)

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1958. Field checked 1962

Polyconic projection. 1927 North American datum
10,000-foot grid based on Missouri coordinate system, west zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



APPROXIMATE
DECLINATION, 1



























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