

HARRISONVILLE, MISSOURI
AN ARCHITECTURAL/HISTORIC SURVEY

Architectural and Art Historical Research
Kansas City, Missouri

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Credit must be given to the respective authors/photographers, as well as the City of Harrisonville, Missouri and the Missouri Department of Natural Resources, in the event that any material is used from this document and/or accompanying forms.

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I. INTRODUCTION

The City of Harrisonville, Harrisonville, Missouri contracted in January, 1995 with Architectural and Art Historical Research to conduct an architectural/historic survey of approximately 197 properties and 23 non-contributing resources located within the city limits of Harrisonville, Missouri. The survey project, the subject of this report, commenced in January, 1995 and was completed in June, 1995. This project was funded by the State of Missouri, Department of Natural Resources (DNR), Division of State Parks, Historic Preservation Program by a grant under the provisions of the Historic Preservation Act of 1966, as amended, from the National Park Service, United States Department of the Interior. Matching funds were provided by the City of Harrisonville, Harrisonville, Missouri. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior, Missouri Department of Natural Resources or the City of Harrisonville.

II. SCOPE OF PROJECT

Survey Boundaries

The survey boundaries, within the corporate limits of Harrisonville, Missouri, include the following three well defined areas:

West Wall Street/West Mechanic Street area: West Wall and West Mechanic Streets running east and west from South Main Street on the east to Oakland on the west.

East Pearl Street/Quality Hill area: East Pearl Street from Wirt Lane on the west to North Price on the east; Quality Hill bound by Elm Street on the north, East Pearl Street on the south, North Price on the west and North Bradley on the east.

Washington Street/South Independence Street area: West Washington Street from South Independence Street on the west to Oakland Street on the west; South Independence Street from West Mechanic Street on the north to West South Street on the south.

There are 196 historic properties and 23 non-contributing properties that were identified and inventoried within the survey boundaries. The boundaries for this project were selected by the City of Harrisonville.

Survey Objectives

This survey is designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project area. Second, it will identify eligible and potentially eligible properties for listing in the National Register of Historic Places both individually or as a district. Third, the survey will analyze property types/sub-types. Fourth, the survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, the survey will also provide an outline of the cultural heritage and architectural patterns associated with the history of the City of Harrisonville.

III. METHODOLOGY

Both archival research and field survey were used to obtain information regarding the surveyed properties. Information and data were gathered from, but not limited to, the following repositories:

Archival Research

1. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City Missouri Public Library is the repository for city directories, maps, atlases, trade journals, newspaper clippings and city histories.
2. Cass County Historical Society, 400 E. Mechanic Street, Harrisonville, Missouri. This repository contains historic photographs, atlases, maps, genealogy records, histories, newspaper clippings and historic files.
3. Cass Country Genealogy Library, 400 E. Mechanic Street, Harrisonville, Missouri. Located in the public library, this repository contains an extensive microfilm collection of local newspapers, histories, genealogy records and data.
4. Cass Country Archives, 400 E./ Mechanic Street, Harrisonville, Missouri. This repository maintains public records, historic scrapbooks, and city directories, among other archival materials.
5. Cass Country Courthouse, 102 E. Wall Street, Harrisonville, Missouri. Office of the Recorder of Deeds. This office provided plat maps.
6. Questionnaire sent to residents of Harrisonville. Only eight persons responded to this query regarding historic residences.

It is important to note that pertinent information pertaining to original owner and date of construction gleaned from available resources was negligible. City directories, atlases, periodicals, historic photographs, Sanborn Maps, issues of *Western Contractor* and histories were examined, yet these sources did not provide relevant data. For example, early Sanborn Maps did not cover most of the survey area and available City Directories and newspaper articles did not state addresses. Also, Mechanic Street, within the survey boundaries, appears almost fully developed in the 1895 Atlas of Harrisonville, while the 1912 version illustrates Mechanic Street from the 200 through 500 block without improvements.

Field Survey

1. *Photography:* At least one 5" X 7" black and white glossy photograph of each structure was taken by Architectural and Art Historical Research using a 35 mm. camera. Negatives were keyed by roll and exposure number and then identified as such on the individual inventory forms and map.

2. *Site Visits:* At least one on-site analysis of each surveyed property was conducted in order to fully assess present condition and integrity of the property (i.e. identification of obvious alterations and/or additions).
3. *Maps:* Maps of the survey area illustrating all inventoried properties (keyed by address) were prepared by David Hurley, Gastinger Walker Architects, Inc., Kansas City, Missouri. Those properties eligible for National Register of Historic Places, both individually and as a district, are indicated on the maps.

Completion and Assemblage of Inventory Forms

A *Missouri Historic Property Inventory Form*, using the *Missouri Historic Property Inventory Form Instructions*, was prepared for each property that was surveyed. The information, which is coded, includes the street address; a description of prominent architectural features with emphasis on the primary facade; a documented or estimated date of original construction; identification of obvious alterations/additions; a designation of style or vernacular types, when applicable; identification of architect and/or builder, if known; and an on-site verification and consideration of all applicable information on the form.

Analysis of Information

A summary history and analysis of the survey area is included in this report. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of the survey area. The analysis also provides a discussion tracing the origins and evolution of identified significant property types. Furthermore, this report makes recommendations for those properties warranting consideration for the National Register of Historic Places designation, based on National Register criteria. These recommendations take into consideration eight properties that were previously surveyed (see Appendix III).

IV. SURVEY FINDINGS

A Brief History of Harrisonville with An Overview of the Development of the Survey Area.

Located in Cass County (known as Van Buren county until 1849), Harrisonville is one of the oldest cities in western Missouri. It was established in 1836 and has served as the county seat since its establishment. Harrisonville is located 40 miles southeast of Kansas City and currently has a population of approximately 8,000.

Van Buren County was created out of Jackson County on May 3, 1835. That year, state commissioners, David Waldo, Lafayette County, and Samuel Hink and William Brown, Jackson County, were appointed by the state legislature to locate the county seat near the center of the county. It is uncertain as to the action that was taken by these men. Subsequently, it appears that three other commissioners were selected on December 29, 1836, to make the selection. Land pre-empted by James Lackey was selected by the appointed commissioners for the town site to be known as Harrisonville. The selected land included lots 3, 4, 5, and 6, northeast and northwest quarters of section 4, township 44, range 31. One hundred-sixty acres of this land was donated by an act of Congress for county seat purposes.

In 1837, the town was surveyed and platted into lots and blocks by Martin Rice, county surveyor. The town of Harrisonville was originally platted with only four streets surrounding the square: Lexington and Independence Streets running north and south and Wall and Pearl Streets running east and west. The streets were forty feet wide and the blocks, with few exceptions, were separated by a fifteen-foot alley. On April 8, 1837, Fleming Harris was appointed Harrisonville's town commissioner. By motion of the county court, Harris was ordered on June 12 to begin selling lots in and around the town square.

By the end of the 1840s the town square, patterned after the central county-seat plan of Shelbyville, Tennessee, was filled with wood frame buildings. What was presumed to be the second county courthouse (c. 1844) was placed in the middle of the public square. Gradually, during the late 1840s and 1850s, more businesses were established and with the advent of new commercial concerns, brick buildings were slowly replacing the older log and frame structures.

An early attempt to incorporate the town of Harrisonville in 1845 failed. Five years later, in 1849, a second attempt was successful and the town of Harrisonville was subsequently incorporated on July 1, 1851. This incorporation did not give the "metes and bounds" of the town and consequently, another incorporation became necessary. On March 11, 1856, the town was, once again, incorporated. A final incorporation took place in 1857 which instituted the mayor-and-council form of government.

By 1860, at the outbreak of the Civil War, Harrisonville had a population of 675 and ranked as the 37th largest town in the state. However, war-time strife took a harsh toll on both Harrisonville and Cass County. Because Harrisonville was situated in the path of guerrillas who terrorized both Missouri and Kansas, both Union and Confederate troops sought sanctuary in

the city. As a result of the infamous Order No. 11, most of Cass County was evacuated and Harrisonville became a Union fort. Some of Harrisonville's architecture, both commercial and residential, was burned or destroyed during the activity.

Post-war recovery in Harrisonville was slow. Municipal rule was not restored in Harrisonville until 1867 when it entered into its first period of rebirth. This marked change in the character of Harrisonville, which lasted until the mid-1870s, was evidenced by the construction of five churches and twenty businesses. In 1868, Jack's Addition, bounded by Finney Street (Washington) on the north, South Street on the south, West Street on the west and Independence Street on the East, was platted. By 1875, the population of Harrisonville climbed to over 1,000.

A second period of rebirth occurred in Harrisonville during the 1880s and ended by the late 1890s. This new era of improvement further strengthened the economy of Harrisonville. Both Christopher's Addition and Chilton's Addition (within the survey boundaries) had been platted and residential construction skyrocketed.

The Kansas City and Southern Railway arrived in the town of Harrisonville in 1885. That same year a vein of brick clay was discovered in close proximity to Harrisonville and because of this a brick and tile factory was established. This discovery led to the replacement of many of Harrisonville's wooden commercial buildings with more prestigious brick structures. Improvement of the city continued with the installation of both gasoline street lamps in 1887 and the installation of the telephone in 1888. The population of the City of Harrisonville climbed to 2,587 in 1887. By 1889 Harrisonville was served by six railroads, thus providing the city with access to commercial centers such as Kansas City and St. Louis. Furthermore, the railroads provided the merchants and manufacturers of Harrisonville with a means of distributing their goods.

Commerce, in general, prospered in Harrisonville in the decade of the 1880s and prominent residences in the developed neighborhoods, as well as new commercial buildings on the square, were constructed. Harrisonville's prosperity continued during the 1890s through World War I, when residential construction in the survey area maintained a steady pace until the Great Depression.

There are only eight residences located in the survey area that has been identified from the early period of the city's development. All vernacular in design, they are sited in Original Town and Jack's Addition. The I-House located at 501 E. Pearl Street, was constructed c. 1860-1870 and remains the earliest extant home in the survey area.

Harrisonville experienced a boom in residential construction in the survey area during the following three decades, from 1880-1909. Over the course of this thirty year period, over fifty-three percent of the housing stock was constructed. The majority of the homes were designed in the vernacular, with approximately thirty percent in the Gabled Ell type. Other vernacular types from this period of construction include Crossplan, Open Gable, Pyramidal, Composite, and American Four Square. High style designs, less common than the vernacular, include Italianate, Eastlake, Late Victorian and

Shingle. Eleven homes were styled in the Queen Anne. These vernacular and high style homes were constructed throughout the survey area.

Construction of vernacular type residences in the survey area steadily increased from 1910-1929. Several prominent American Four Square homes, as well as Open Gable and bungalow/bungaloid cottages, were built - reflecting the respective economic status of the occupants. There were also several well-built Craftsman bungalow/bungaloid homes erected along South Pearl, South Independence and Walnut Streets. Another popular high-style design from this era was the Colonial Revival.

Like the rest of the nation, Harrisonville felt the economic hardships of the Great Depression. Construction in the survey area, from 1930-1939, decreased considerably. Curiously, the erection of high-style residences, including Colonial Revival, Tudor and Minimal Traditional, out numbered the vernacular types during this period.

The last period of construction that was examined in the survey area focused on those properties that were built during World War II. A total of seven properties were identified from this period, with the majority designed in the vernacular Open Gable type.

Overview of Building Stock

The building stock inventoried in this survey included both those properties constructed through 1945 (historic, within the National Register of Historic Places age requirement) and those properties built after 1945 (considered non-contributing unless achieved significance within the last fifty years). One hundred ninety-six historic properties were surveyed within the city of Harrisonville. A complete list of these surveyed properties is found in Appendix I.

The majority of the properties surveyed were single-family residences. However, five multi-family dwellings, two churches, one commercial building, one school, one manufacturing facility and one barn complex were also inventoried. The construction dates for these properties span the years c. 1860-1945.

Architectural Styles/Types

The surveyed properties represent a variety of both architectural styles (high style) and vernacular types. The surveyed structures, built in a variety of materials, were identified as specific architectural styles and/or vernacular types using the "Architectural Style Code" list provided in *The Missouri Historic Property Inventory Form Instructions* as required by the DNR.

The architectural idioms identified in the survey are: Eastlake, Queen Anne, Italianate, Late Victorian, Shingle, Classical Revival, Colonial Revival, Tudor Revival, Bungalow/Craftsman and Modern Movement. In addition, the following vernacular types are represented in this survey: I-house, Central Passage-Double Pile, Open Gable, Gabled-Ell, Composite, Crossplan, Pyramid Square and American Four Square. Multiple dwellings, commercial, industrial and agricultural buildings executed in the vernacular, were identified in the

survey. Furthermore, both undetermined vernacular properties and properties constructed after 1945 were also identified.

The following chart identifies the architectural styles and/or vernacular types and the number of buildings represented in each group. Style and types, as outlined below, are discussed separately in this report.

Architectural Styles	No. of Buildings
Late Victorian	1
Italianate	1
Eastlake	4
Queen Anne	10
Shingle	3
Colonial Revival	12
Tudor Revival	5
Bungalow/Craftsman	20
Modern Movement	2
Vernacular Types	
American Four Square	6
Central Passage-Double Pile	4
Gabled Ell	36
I-House	5
Pyramid Square	7
Open Gable	18
Crossplan	8
Composite	12
Bungalow/Bungaloid	5
Undetermined Vernacular	26
Multiple Dwellings	4
Commercial/Industrial/ Agricultural	3

Religious Properties	3
Schools	1
Other	23

RESIDENTIAL ARCHITECTURAL STYLES

LATE VICTORIAN/FOLK VICTORIAN

The home located at 1201 E. Walnut Street is the sole Late Victorian/Folk Victorian property located in the survey area. Its complex silhouette, combined with jigsaw trim and long, narrow fenestration are hallmarks of this style. The construction date is c. 1880-1885.

ITALIANATE

Only one Italianate style home was identified in the survey area. Located at 1200 E. Walnut Street, this two-story residence was constructed in 1888 for Martha and Robert T. Railey. The wrap-around porch, wide eaves, carved brackets and wooden dentils are all notable features.

EASTLAKE

Four nearly identical properties, 704 S. Independence Street, 507 and 806 W. Mechanic Street and 302 W. Wall Street, identified in the survey, are executed in the Eastlake style. Two properties have retained their original clapboard exterior, while two have been covered with asbestos. It appears that these properties were constructed c. 1888 to 1895, more than likely by the same builder. The wrap-around porches of these properties retain most of their original porch design, including turned porch posts, fretwork, spindlework and frieze. All of these examples of the Eastlake style retain a high degree of integrity.

QUEEN ANNE

There are ten examples of the Queen Anne style residences identified in this survey. They range from one-story to two-story in height. Seven properties retain their original clapboard and/or shingle exterior, while three of the properties have been covered with non-original material including asbestos and aluminum. These properties were constructed c. 1888 to c. 1900. One property, 501 W. Wall was originally a Gabled Ell type residence. However in 1987, the present owners altered the property to a Queen Anne style residence. This alteration is not considered historic and therefore the property would not be considered eligible for listing on the National Register of Historic Places (under Criterion C).

Representative Examples:

2104 Jefferson Parkway. Architect unknown. Constructed c. 1890-1895, this home features a canted entrance, wrap-around porch with spindlework supports and pedimented second-story porch with incised gable returns.

500 W. Mechanic Street. Architect unknown. The original occupant of this well preserved residence was Judge Allen Glenn. It appears that this residence was constructed c. 1888-1894. In good condition, this building retains a high degree of integrity.

503 E. Pearl Street. Architect unknown. Constructed c. 1890-1900, this Queen Anne cottage retains a high degree of integrity. The gabled, canted bay

with decorative brackets, and spindlework frieze are all characteristics of the Queen Anne style. The tripartite window in the gable end is an unusual feature.

801 E. Pearl Street. Architect unknown. This unadorned Queen Anne residence was built for DeWitt Clinton Barnett, a prominent attorney in Cass County. Constructed c. 1890, this residence retains a high degree of integrity.

806 E. Pearl Street. Architect unknown. This Queen Anne cottage was constructed c. 1895. An early occupant was the Porter family. In 1984, the Bennet family began renovation of the residence including restoring the wrap-around porch to its original design.

SHINGLE STYLE

The Shingle Style, popular from 1880-1900, reached "its highest expression in seaside resorts in the northeastern states." "It never gained the wide popularity of its contemporary, the Queen Anne style, and thus Shingle houses are relatively uncommon except in coastal New England."

Three examples of the Shingle style are represented in the survey. The home located at **301 N. Price**, constructed c. 1895-1900, features a varied roofline and a massive expanse of painted shingles. **1204 W. Pine Street**, constructed c. 1895-1899, features a two-story rectangular tower with pyramidal roof, while **706 W. Wall Street**, constructed c. 1890-1894, features a rounded tower with conical roof. All three properties retain a high degree of integrity.

COLONIAL REVIVAL

Twelve homes in the survey area were executed in the Colonial Revival style. With one exception, their construction dates span the years c. 1920 to c. 1945. **703 S. Independence** constructed c. 1889-1894, was altered to a Colonial Revival style c. 1920-1925. The majority of the properties classified in this style are two-stories in height. The exterior materials of these properties include weatherboard, clapboard, shingle, brick, and a combination of brick/shingles or brick/stucco. Only two properties are covered with non-original vinyl siding. Seven homes have gable roofs, while the remainder feature gambrel.

Representative Examples:

600 E. Pearl Street. Architect unknown. Constructed c. 1918-1920 for Judge Noah Given, this residence retains a high degree of integrity. The pair of two-story wings were added at a later date. Notable features include gambrel roof, shed dormers, Ionic columns supporting entry pediment, multipaned sidelights and 6/1 light, double-hung, sash windows.

803 E. Pearl Street. Architect unknown. This Colonial Revival style residence, with Dutch Colonial influence, was constructed c. 1920-1925. It features a steep pitch roof with wide shed dormer. The building retains its integrity.

908 E. Pearl Street. Architect unknown. Constructed c. 1929-1930, more than likely for M. E. Halcomb, this residence retains a high degree of integrity. Notable features included shingle cladding, flat roof curved portico with balustrade, and denticulated cornice.

800 W. Wall Street. Architect unknown; George Eavey, builder. Constructed in 1927 for Joseph Gwathmey, this residence is clad in "yellow" brick. Unfortunately, the prominent one-story addition to the west added after 1954, reduces the integrity of design of this building.

201 W. Washington Street. Architect unknown. Constructed c. 1925, this Colonial detailed home is bungalowoid in form. Notable features of this residence include a full width porch with continuous gambrel roof, large shed dormer and clapboard cladding. This residence remains in good condition and retains a high degree of integrity.

TUDOR REVIVAL

Five properties identified in the survey area were designed in the Tudor Revival style. All but two of the properties are constructed of brick with either stone, or stucco trim. Their construction dates span the years c. 1925 to 1940. Of the Tudor Revival style residences identified, all but two are one-story in height.

400 Oakland Street. Architect unknown; builder Floyd Atkinson. Constructed c. 1933-1940 for Floyd Atkinson, this residence retains a high degree of integrity. The false half-timbering in gable end, stone quoining at entry, and windows and prominent brick chimney with decorative stonework are all characteristics of the Tudor Revival style.

900 W. Washington Street. Architect unknown; builder Floyd Atkinson. The stone quoining, front facing gable ends with false half-timbering and prominent brick and stone full exterior chimney are all hallmarks of the Tudor Revival style. Constructed c. 1933-1940, this residence retains a high degree of integrity.

BUNGALOW/CRAFTSMAN

Twenty Bungalow/Craftsman residences were identified, representing the largest architectural style in the survey area. Forty percent of the residences identified in this group are bungalowoid (one and one-half stories in height). Only three properties have been covered with non-original material, (vinyl or aluminum). The remainder of this properties are clad in their original material of either brick, clapboard, shingle, stucco. Construction dates span the years c. 1910 to 1929; the majority were constructed between c. 1910 to 1920.

Representative Examples:

1406 Jefferson Parkway. Architect unknown. Constructed c. 1920-1925, this 1 1/2 story home features a stone porte-cochere, multiple chimneys and twelve/one and eight/one fenestration. Located on a rural setting, this home is one of the best examples of the Craftsman/Bungalow style in Harrisonville. It retains a high degree of its historic integrity.

1006 S. Independence Street. Architect unknown. This side gabled roof home was constructed c. 1910-1919. Prominent wooden brackets, wide eaves, battered porch supports supporting a wide porch contained under the main roof, and shed dormer all are characteristic of the Bungalow/Craftsman style. This home is in good condition and retains its historic integrity.

500-506 Oakland. Architect unknown. These nearly identical one-story, front-gabled roof homes appear to have been built c. 1920-1925 on speculation by A. L. Burney, a local attorney. Historically, these four residences were known as the "Burney Houses".

804 E. Pearl Street. Architect unknown. Constructed c. 1910-1920, this shingle clad home is another excellent example of the Bungalow/Craftsman styled home.

903 E. Pearl Street. Architect unknown. This airplane bungalow home, constructed c. 1910-1919, features an prominent open gable with decorative bracing and nine/one light fenestration. It remains in good condition and retains a high degree of its historic integrity.

1000 and 1002 E. Pearl Street. These cross-gabled roof Craftsman styled homes were possibly built c. 1915-1920 by Mr. Burney, a local carpenter, on speculation. The roof of the partial-width, front-gabled porch forms the cross gable and contains the false half-timbering. Both homes have retained a high degree of historic integrity.

1102 and 1104 Walnut Street. Architect unknown. These 1 1/2 story residences, constructed c. 1910-1919, are similar in design and were more than likely built by the same contractor. Unfortunately, both homes have been modified with aluminum cladding.

204 W. Washington Street. Architect unknown. Built c. 1920-1925, this home features the typical wide porch contained under the main roof and shed dormer with ribboned fenestration.

302 W. Washington Street. Architect unknown. Another good example of the Craftsman/Bungalow style, this home features a complex roof pattern and Prairie-glazed fenestration. Constructed c. 1920-1925, this home retains its historic integrity.

MODERN MOVEMENT

There are two homes identified in the survey area that fit into the general category of "Modern Movement". These two single story properties, constructed c. 1935 to 1940, are both styled in the Minimal Traditional and have maintained their original exterior materials. The home located at **503 W. Washington Street** is constructed in brick, while the residence at **801 W. Mechanic Street** features a shingled exterior.

RESIDENTIAL VERNACULAR TYPES

AMERICAN FOUR SQUARE

There are six American Four Square type residences identified in the survey. These properties are executed in a variety of exterior materials including brick, stucco, stone, shingle, clapboard and vinyl. All have hipped roofs and are two and one-half stories in height. This particular vernacular type identified in the survey area retains the highest degree of integrity. The period of construction ranges from c. 1900 to 1916.

Representative Examples:

502 S. Independence. Architect unknown. This is the only brick example of the American Four Square represented in the survey. Constructed c. 1910-1916, possibly for George Bird, this residence retains a high degree of integrity. Notable features include stone lintels and lugsills, full-width open porch with closed balustrade, and gable dormers with paired sash windows.

902 W. Mechanic Street. Architect unknown. An unusual feature of this particular American Four Square home is the wrap-around porch. Built c. 1900-1905 for V. J. Willet, this residence retains its historic integrity.

205 N. Price. Architect unknown. Constructed c. 1910-1916, this residence retains a high degree of integrity. The square plan, hipped roof, one-story porch across the facade, and hipped roof centrally placed dormer on each elevation are all characteristics of the American Four Square type. The addition is set back from the main facade and therefore does not impact the overall integrity of the residence.

402 W. Wall Street. Architect unknown; Earl B. Ferrel and Gus Handley, builders, Belton, Missouri. At the time of its construction in 1916, this residence was considered the "handsomest in Cass county". In 1960 the property was purchased by St. Peter's Episcopal Church and named "The Robert Nelson Spencer Hall." This home was originally constructed for Mr. and Mrs. Charles W. Hight, at a cost of \$15,000. Very similar in design to 1304 Walnut Street, built c. 1900-1916.

CENTRAL PASSAGE-DOUBLE PILE

Of the four examples of the Central Passage-Double Pile type, only one retains its original exterior material. The others have been covered with either asbestos and/or aluminum. Three of these vernacular type homes were constructed c. 1870-1885, while the fourth was built c. 1910-1920.

Representative Examples:

602 Chestnut Street. Architect unknown. Constructed c. 1875-1885, this residence features a full width porch and second story gable projection. Additional features, including a centered hall entrance, parallel orientation, side gable, balanced fenestration pattern, and second floorplan identical to ground floor plan, are all characteristic of the Central Passage-Double Pile vernacular type.

1000 S. Independence Street. Architect unknown. Although covered in asbestos siding, this home may be the earliest example of this particular vernacular type identified in the survey. Constructed c. 1870-1875, this residence features gable end, central hall entrance, parallel orientation and mirrored ground and second story fenestration.

GABLED ELL

Thirty-six Gabled Ell vernacular type residences were identified, representing the largest vernacular property type in the survey area. Unfortunately, this vernacular type has suffered the greatest modifications; porches and original exterior material have been altered. Sixty-eight percent of these properties have been covered with non-original exterior material including asbestos, vinyl, stucco and aluminum. Twenty-nine of the properties are one-story in height, two are one and one-half stories, while the remaining seven are two stories in height. The construction period of these properties ranges from c. 1888 to c. 1935.

The majority of these residences contain features that are characteristic of the Gabled Ell vernacular type including: intersecting gable roof, L-shape floorplan (ridgeline of both roofs must be the same height), facade with gable end, a perpendicular side wing of varying dimension, and a wing sheltered by a porch.

Representative Examples:

802 W. Mechanic Street. Architect unknown. Although clad in asbestos, this home is a good example of the one-story Gabled Ell type. The intersecting gable, porch over wing, turned porch posts, 2/2 vertical lights with entablature surround, and incised gable end ornamentation are all features characteristic of this vernacular type. Date of construction is c. 1890-1894.

603 E. Pearl Street. Architect unknown. Constructed in 1899 as the Methodist parsonage, this residence is the premier example of the Gabled Ell type identified in the survey. This building retains a high degree of integrity.

1001 E. Pearl Street. Architect unknown. A variation (or perhaps an historic addition) of this Gable Ell type home is the pyramidal roof. Notable features include square butt-end shingles in gable end, gable returns and Doric column porch supports. Constructed c. 1900-1905, this home retains its integrity.

805 W. Wall Street. Architect unknown. Constructed c. 1900-1905, this Gabled Ell type home has been adapted to its terrain, as a portion of the basement level is exposed. In addition, a two-story screen porch is on the rear. It retains a high degree of its original integrity

I-HOUSE

Five I-House type residences, dating from c. 1860-1880, are represented in the survey. Two have retained their original exterior material, while two have been covered with aluminum and/or asbestos. One property that features a stucco exterior originally may have been clapboard. The best representative example found in the survey was 501 E. Pearl Street. The remaining examples

have had porch or rear modifications and the addition of non-original cladding.

Generally speaking, the I-house is usually two or two and one-half stories, one room deep and two rooms in length. Often the central hallway separates the two rooms. Fenestration is balanced and often the house is enlarged with a rear extension.

Representative Examples:

1100 S. Independence Street. Architect unknown. Originally, this home was designed as an I-House, with its main facade facing north. With the addition of a gabled rear unit and a half-width porch, this home was modified into a Gabled Ell (as seen from Independence Street). Constructed c. 1870-1875, this home retains much of its historic integrity, despite the alterations. Because of the age of these modifications, they are considered historic.

501 E. Pearl Street. Architect unknown. Features including balanced fenestration, central hallway, two rooms in length and gable end are all characteristics of this vernacular I-house type. Constructed c. 1860-1870, this home retains a high degree of integrity and is the best example of the I-house identified in the survey.

PYRAMID SQUARE

Seven homes in the survey area were identified as Pyramid Square vernacular type. Houses built with equilateral (or nearly equilateral) hipped roofs, such as these, are one or two-story homes with square or nearly square floor plans with varying interior spaces. It was common to apply either high-style embellishments to the exterior of these vernacular homes, but many designs remained simple folk forms which lacked fashionable exterior decor.

Constructed c. 1885-1915, these Pyramid Square homes are modest examples of this type. Four have been covered with non-original material including vinyl and asbestos. Two unusual examples of this vernacular type are 1200 E. Elm Street and 1304 N. Pine Street.

Representative Examples:

1200 E. Elm Street. Architect unknown. This unusual example of the Pyramid Square type features cross gable dormers and one-story side wings. Constructed c. 1900-1905 and modest in design, this home retains a high degree of integrity.

1304 N. Pine Street. Architect unknown. Constructed c. 1885-1889, the design of this Pyramid Square type displays an elliptical shape dormer, and a modified wrap-around porch with Ionic columns. The porch alteration appears to be historic and therefore the integrity of this home has been maintained. A former occupant of the residence was F. E. Runnenburger. The Runnenburger family was involved in the wholesale and retail furniture trade and the undertaking and embalming businesses.

405 W. Washington Street. Architect unknown. Although modest in design, this residence is a well-preserved example of the National folk type.

Constructed c. 1909-1910, it features a full-width porch covered by a continuous hip roof.

OPEN GABLE

Open Gable/Gambrel Front houses are typically two rooms wide and two or more rooms deep with a gable or gambrel roof that is oriented towards the street. The entrance to this vernacular type is usually found in the gable or gambrel end, while side elevations dormers often enlarge space in half-story examples. In the survey area, there are eighteen Open Gable/Gambrel Front homes that were identified. The majority retain their original exterior material (i.e., clapboard, shingle, stucco, board and batten, and weatherboard, while six have been covered with non-original siding (vinyl, aluminum and asbestos). Measuring one to three stories in height, these residences were constructed between c. 1880 and 1940, with the majority built between 1900 and 1920.

Representative Examples

604 S. Independence Street. Architect unknown. Unlike the porch configuration of a bungalow, the full-width porch does not rest under the main roof. Here, the porch sits under a subordinate gable supported by battered columns. In good condition, this home retains a high degree of its original integrity.

103 N. King Street. Architect unknown. The twin, front-facing gables of this home are embellished with imbricated shingles. The porch may be an historic addition. Constructed c. 1880-1890, this home retains much of its historic integrity.

706 E. Pearl Street. Architect unknown. Constructed c. 1900-1905, this Open Gable home is the best example of that vernacular style in the survey area. The wrap-around porch with paired, Doric styled columns is a feature of note. In excellent condition, this home retains a high degree of its historic integrity.

505 W. Washington Street. Architect unknown. Another example of the twin gabled Open Gable type. Constructed c. 1900-1905, this residence also features a prominent, wrap-around porch.

CROSSPLAN

There are eight Crossplan vernacular type properties identified in the survey. All but three properties are two-stories in height. Only one has been covered with non-original exterior material. The construction period for this vernacular type is from c. 1885 to 1905.

Representative Examples:

709 S. Independence Street. Architect unknown. Built c. 1895-1900, this Crossplan house features a prominent gabled unit flanked by separate entrances with shed roof and spindlework supports. Although the exterior has been covered with vinyl siding, the overall integrity of this home has been maintained.

805 S. Independence Street. Architect unknown. Constructed c. 1890-1900, this residence features identical intersecting gables with canted first story bays. Although the porch balustrade has been modified, most of the integrity of this home has been retained.

207 W. Mechanic Street. Architect unknown. Notable features of this residence include battered columns supporting a semi-hip porch roof, wrap-around porch, diamond and square butt-end shingles in gable. Constructed c. 1900-1905, much of the integrity of this home has been retained.

301 W. Mechanic Street. Architect unknown. Although an addition has been added to the rear, the original portion of the house retains its integrity. The canted bays, turned porch post, spindle fretwork and shingled gables are all notable features of this home, constructed c. 1890-1895.

905 W. Washington Street. Architect unknown. Despite the poor condition of this home, its design is unusual. Crossplan in form, the building features a prominent wrap-around porch with heavy columns, spindlework frieze, decorative shingles in gable end, and modillions in vergeboard. This residence was constructed c. 1888-1890.

COMPOSITE

There are twelve examples of the Composite vernacular type represented in the survey. Constructed between 1880-1905, these properties are executed in a variety of materials: four are covered with non-original exterior material, one is clad in shingles, one in brick and the remainder are constructed of clapboard.

Representative Examples:

1107 and 1109 S. Independence Street. Architect unknown. These two houses were originally similar in design and were probably constructed by the same builder. Built c. 1895-1899, they feature a combination intersecting gable and hip roof. Although both porches have been modified, much of the overall integrity of the buildings have been retained.

1301 S. Independence Street. Architect unknown. Constructed c. 1890-1894, this home features a combination of gable and pyramidal roofs. Although the home has been covered in vinyl siding, the overall design has been retained.

405 W. Mechanic Street. Architect unknown. This residence was built c. 1895-1900 by Mr. Brilles. The original design featured a turret and full-width porch. The complex roof features multiple hip and gable roofs. Although alterations have occurred, they appear to be historic and therefore, the historic integrity of the home has been retained.

405 W. Wall Street. Architect unknown. Constructed c. 1900-1905, this home is the only example of Composite vernacular type constructed of brick. Cut stone lug sills, expansive wrap-around porch, canted bay and complex roof are all notable features of this home. Although there have been modifications to the porch balustrade, the overall integrity of the home has been retained.

BUNGALOW/BUNGALOID

In the survey area, there are five properties that have been identified as bungalow/bungalowoid vernacular type. Characteristics of this type include a gable roof with wide eaves, exposed brackets, and a large front porch. Silhouette is low slung and height is from one to one and one-half stories. Three of the properties feature a front facing gable, while the remaining two are side gabled with shed roof dormers at the main elevation. Exterior materials include original brick and clapboard; non-original vinyl and stucco. Dates of construction range from 1910-1920.

Representative Examples

701 S. Independence Street. Architect unknown. This is the only bungalow constructed of brick in the survey area. The wide eaves, battered piers, deep-set porch, and stone trim are notable features. Date of construction is c. 1910-1919. The historic integrity of this home has been retained.

205 W. Washington Street. Architect unknown. A good example of the one and one-half story bungalowoid. Shed roof dormer with ribboned fenestration, battered piers and deep set porch and exposed rafters are all hallmarks of the bungalowoid type. Built c. 1915-1919, this home retains much of its historic integrity despite its overall condition.

UNDETERMINED VERNACULAR

Twenty-six properties identified in the survey area could not be categorized as having a particular style or vernacular type associated with their design. Constructed from 1870 to 1940, these residences ranged from one to two stories in height. The majority of the original exterior materials including clapboard, weatherboard, brick, stone, stucco, shingle, have been retained, while several have been covered with non-original materials such as aluminum, stucco, vinyl, and asbestos.

Representative Examples

104 N. King Avenue. Architect unknown. This unusual brick residence may have actually been a guest house associated with a late 19th century home. Although the curved bay with casement fenestration is more than likely an addition, the home still retains much of its historic integrity. Built c. 1880-1885.

302 W. Mechanic Street. Architect unknown. Built c. 1900-1910, this home was constructed on speculation by W. L. P. Burney, a local banker. Its historic integrity has been retained.

604 E. Pearl Street. Architect unknown. Originally, this home may have been designed in the Shingle style and was more than likely covered in shingles. Its overall form and massing is reminiscent of 301 N. Price Avenue. Built c. 1890-1895, this home retains much of its historic integrity, despite the addition of aluminum siding.

101 N. Price Avenue. Architect unknown. This Tudor influenced home, constructed c. 1920, is constructed of polychromatic limestone and remains the

only one of its kind in the survey area. It retains a high degree of historic integrity.

MULTIPLE DWELLINGS

Four properties originally constructed as Multiple Dwellings were identified in the survey. Only one of these properties has retained its original exterior materials, while the others have been covered in non-original siding including asbestos and vinyl. All identified multiple dwellings are two stories in height; dates of construction range from 1870-1930.

Representative Examples

304 W. Mechanic Street. Architect unknown. This duplex, constructed c. 1900-1910, features Eastlake trim at the porch frieze. W. L. P. Burney, a local banker, built this home on speculation. Much of the historic integrity of this home has been retained despite the addition of vinyl siding.

703 E. Pearl Street. Architect unknown. One of the more unusual homes in the survey area, this home appears to have been constructed as a double-house. The original portion of the home is the front-facing gable unit that houses the double entrances. The construction date of this property is c. 1870-1875.

COMMERCIAL, INDUSTRIAL and AGRICULTURAL

There was one example of each of these property types identified in the survey. The commercial property, **1103 N. Independence Street** is an example of the False Front vernacular type and was constructed c. 1900-1905. An early occupant and business was George Anderson, who used the building as a grocery store. Modifications to the building have reduced its overall integrity.

The complex at **1203 N. Independence Street** was originally the Gwathmey Manufacturing Company, a foundry and machine shop. The original brick building of the complex was constructed c. 1895-1905. Over the years, modifications to the building have occurred, reducing its integrity.

Grogger's Cow and Dairy Barn located at **1704 Oakland Street** includes a gable entry tile main barn, circular tile block silo with hemisphere roof, tile hay barn and clapboard dairy barn. The tile barn and silo, constructed in the 1920s, have retained much of their historic integrity and are both a rare property type due to their use of exterior tile. Tile building blocks were occasionally employed, but generally they were too costly for widespread adoption. Also, according to Allen F. Noble, author of *The North American Settlement Landscape Volume 2: Barns and Farm Structures*, "The blocks were somewhat brittle and an accidental sudden impact would often cause the block to crack." The main barn, silo and hay barn have retained their integrity. Unfortunately, the clapboard dairy barn, constructed during the 1940s is in poor condition.

RELIGIOUS PROPERTIES

There are three churches that were identified in the survey area. The two story brick and stone building located at **400 S. Independence Avenue** was constructed in 1916-1917 as the First Christian Church. Designed by Ernest O. Brostrom, Kansas City, Missouri, this church is similar in design to the Metropolitan Baptist Temple located in Kansas City, Kansas. Both churches are designed in the Classical Revival style. **500 E. Pearl Street**, constructed in 1929-1930 as the Harrisonville United Methodist Church, is cruciform in plan and features twin parapets flanking a projecting gable. In 1956, an educational unit was added to the original Tudor Revival styled unit. Presently, the building is used as the Grace Baptist Church. **400 W. Mechanic Street**, constructed c. 1890-1899, originally was the location of the M.E. Church. The building has been renovated and is now used as apartments.

EDUCATIONAL PROPERTIES

Only one school, located at **902 E. Elm Street**, was identified in the survey area. Known historically as the "African School" and later, "Prince Whipple School", this property has been substantially altered. The building in its original state appears to have been a modest brick structure with minimal fenestration. Before integration, teachers from Kansas City commuted to teach at this school. Because of drastic alterations, the over seventy percent of the historic integrity of this school has not been retained; therefore, it is not potentially eligible for listing in the National Register of Historic Places.

OTHER

There are twenty-three properties identified in the survey area that were constructed after 1945. Because of their age, they are not eligible for National Register status and therefore are considered non-contributing.

V. COMMENTS CONCERNING NATIONAL REGISTER EVALUATION

As stated in National Register Bulletin 15 *How to Apply the National Register Criteria for Evaluation* "To be listed in the National Register of Historic Places a property must not only be shown to be significant under the National Register criteria but it must also have integrity." The Bulletin further states that "integrity is the ability of the property to convey its significance." This maybe conveyed through the following aspects of integrity: "location, design, setting, materials, workmanship, feeling and association."

Upon completion of the survey it has been observed that some of the identified properties have been altered to a greater or lesser degree, thus compromising their integrity. The most obvious of these alterations is the addition of synthetic siding. In some instances this exterior change may have obscured historic detailing, which in turn, affects the integrity of design. Other alterations observed that may have an affect on the overall integrity include removal or modern alterations to historic porches.

VI. SURVEY RECOMMENDATIONS

The following properties are considered potentially eligible for listing in the National Register of Historic Places. Bulletin 15 *How to Apply the National Register Criteria for Evaluation* was used to identify specific criteria considerations.

Potentially Eligible Under Criterion C

[Those properties] that embody the distinctive characteristic of a type, period, or method of construction or that present the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Individual Properties:

1. 602 Chestnut. Constructed c. 1875-1885, this home is a good example of the Central Passage-Double Pile.
2. 400 S. Independence Street. This church is the work of the prominent Kansas City architect Ernest O. Brostrom who specialized in church design early in his career. Featured in his book, *Churches*, this building is identical in design to Metropolitan Baptist Temple, Kansas City, Kansas.
3. 1406 Jefferson Parkway. This well maintained example of the Bungalow/Craftsman style residence retains a high degree of integrity.
4. 500 W. Mechanic Street. This residence is an outstanding example of the Queen Anne style identified in the survey. It retains a high degree of integrity.
5. 1704 S. Oakland Street. The historic integrity of the barn and silo have been retained and are a rare property type due to the use of exterior tile.

6. 501 E. Pearl Street. This I-House residence built c. 1860-1870 retains a high degree of integrity and is the best example of this vernacular type identified in the survey.
7. 503 E. Pearl Street. This home, built c. 1890-1900, is a well-preserved example of a Queen Anne style cottage.
8. 603 E. Pearl Street. Constructed in 1899 as the Methodist parsonage, this residence retains a high degree of integrity and is the premier example of the Gabled Ell represented in the survey.
9. 706 E. Pearl Street. Constructed c. 1900-1905, this Open Gable vernacular type residence features a Classically-inspired wrap-around porch and retains a high degree of its historic integrity.
10. 801 E. Pearl Street. A more modestly executed Queen Anne style residence built for DeWitt Clinton Barnett, a prominent lawyer of Cass Co, this residence retains a high degree of integrity.
11. 1101 E. Pearl Street (previously surveyed).
12. 1204 E. Pine Street. This residence is a good example of the Shingle style and retains its historic integrity.
13. 101 N. Price Street. The overall form and materials of this Tudor-influenced home, built c. 1920, contribute to this unique vernacular property.
14. 105 N. Price Avenue (previously surveyed).
15. 300 W. Wall Street (previously surveyed).
16. 405 W. Wall Street. Constructed c. 1900-1905, this residence is an outstanding example of a brick Composite vernacular type residence. It retains a high degree of integrity.
17. 608 W. Wall Street (previously surveyed).
18. 702 W. Wall Street (previously surveyed).
19. 706 W. Wall Street. This residence retains a high degree of integrity and is an outstanding example of the Shingle style.
20. 1200 E. Walnut Street. Built for Martha and Robert T. Railey by Martha's father, Dr. Thomas Beattie, in 1888, this home is the only Italianate style residence identified in the survey. Although modifications have occurred the overall integrity has been retained.
21. 405 W. Washington Street. This residence is a well-preserved example of Pyramidal Square, a National Folk type. The building retains a high degree of integrity.
22. 905 W. Washington Street. Constructed c. 1888-1890, this residence is an unusual example of the Crossplan vernacular type. Although in poor condition, its overall integrity has been retained.

Districts: (See Appendix IV for delineation of boundaries)

1. South Independence Street Historic District. Bounded roughly by Washington Street on the north and Harvey Street on the south, this proposed residential district of late 19th and early 20th century homes primarily executed in vernacular types retains a high degree of integrity. This streetscape's sense of time and place has been retained.
2. West Wall Street Historic District. Two small proposed historic districts are located along West Wall Street. One, containing three properties (608, 702 and 706) of unique design, together create a sense of time and place. The second proposed district is comprised of eight properties executed in various vernacular types. Together these residences create a sense of time and place. This proposed district retains a distinctive character of the 19th century.
3. East Pearl Historic District. Bounded roughly by Wirt Lane on the west and N. King Avenue on the east, the architectural vocabulary of this proposed district is varied in style and type. Although eclectic in design, the streetscape is intact and a sense of time and place is retained.
4. Quality Hill Historic District. The area bounded by N. King Avenue, N. Price Avenue, E. Walnut and E. Pine Streets constitutes the proposed district. The late 19th and early 20th century homes in this district are set back from the street and are located on large lots. The residences retain a high degree of integrity. The streetscapes in this district are perhaps the most intact with with no non-conforming properties.
5. Oakland Street Historic District. Small residential district comprised of 500, 502, 504, and 506. Historically known as the "Burney Houses", these nearly identical Bungalow residences retain a high degree of integrity and grouped together, create a sense of time and place

Thematic (pending a complete survey of historic resources of Harrisonville):

1. American Four Square residences including: 502 S. Independence Street; 902 W. Mechanic Street; 205 N. Price Street; 402 W. Wall Street and 1304 W. Walnut.
2. Eastlake residences including: 704 S. Independence Street; 304, 507 and 806 W. Mechanic; 302 W. Wall Street and 300 W. Washington Street.
3. Bungalow/Bungaloid residences including: 1406 Jefferson Parkway; 1006 S. Independence Street; 708, 804, 903, 1000 and 1002 E. Pearl Street; 201, 204, 205, and 302 W. Washington Street; 1102 and 1104 W. Walnut Street.
4. Shingle Style residences including: 301 N. Price, 104 W. Pine Street and 706 W. Wall Street.

Furthermore, there are several notable buildings whose eligibility cannot be determined until the artificial siding and or additions have been removed. There properties include:

2104 Jefferson Parkway
704 S. Independence Street

1000 S. Independence Street
1100 S. Independence Street
304 W. Mechanic Street
306 E. Pearl Street
604 E. Pearl Street

Additional Recommendations:

1. 703 and 806 E. Pearl Street. Before determination can be made on these two residences, further research regarding the historic condition and design must be conducted. In their present state, certain elements, i. e. porch addition (703), and exterior detailing (806) appear to give a false sense of history.

1. Future survey projects along S. Main Street, Butler Street, E. Mechanic and E. Wall Street. This area is outside the scope of the present survey. Future survey work should be conducted systematically, on a block by block basis. Examples of historic properties identified outside the present survey areas include: 505 and 605 E. Wall Street, 500, 502, 504 Butler Street. Once a complete survey of Harrisonville has been conducted, the historic resources can be analyzed as a whole.

2. As mentioned earlier in this report, very little information has been found regarding original owners, builders, architects and/or exact date of construction. Therefore, it is strongly recommended to develop an oral history program, perhaps by the Cass County Historical Society. Because of the architectural and historical importance of many of the properties of Harrisonville, every effort should be made to record the history of these historic resources.

APPENDIX I: SURVEYED PROPERTIES

The following is a list of the historic surveyed properties.

ARNOLD AVENUE

300
303
305

CHESTNUT STREET

602

E. ELM STREET

902
907
1001
1006
1200

N. INDEPENDENCE STREET

1103
1203

S. INDEPENDENCE STREET

400
502
503
504
505
600
602
603
604
605
701
703
704
709
803
805
807
808
900
903
905
906
1000
1003
1004
1005

S. INDEPENDENCE STREET

1006
1007
1009
1100
1101
1102
1107
1108
1109
1301

JEFFERSON PARKWAY

1406
2104

N. KING

103
104
300
303
304

W. MECHANIC STREET

203
204
205
206
207
300
301
302
304
305
400
401
403
405
410
500
501
502
503
504
507
603
604
605
607
609
701
703
705
706
800
801
802
803
804
806
901
902
903

OAKLAND STREET

400
500
502
504
506
900
1704

E. PEARL STREET

306
400
403
405
500
501
503
505
600
601
603
604
701
702
703
704
705
706
707
708
709
801
803
804
805
806
807
809
900
903
905
908
909
1000
1001
1002
1003
1004
1006
1106

PINE STREET

1100
1106
1200
1204
1300
1304

N. PRICE AVENUE

101
205
301

W. WALL STREET

302
304
402
405
407
501
505
601
701
703
705
706
800
805

WALNUT STREET

1004
1100
1102
1104
1200
1201
1204
1205
1301
1304

W. WASHINGTON STREET

201
204
205

W. WASHINGTON STREET

300
301
302
304
305
400
403
405
407
500
501
503
505
701
801
802
803
805
900
905

APPENDIX II: NON-CONFORMING PROPERTIES

The following is a list of the non-conforming properties identified in the survey:

S. INDEPENDENCE

501
800
801
802
901
902
1103
1200
1201
1203

W. MECHANIC

303
805

E. PEARL

406
504
800
904
1005
1100

W. WALL

305
504
609
801

WALNUT STREET

1000

APPENDIX III: PREVIOUSLY SURVEYED PROPERTIES

The following is a list of the previously inventoried residential properties which are located within survey area and are included in the Recommendation section of this report:

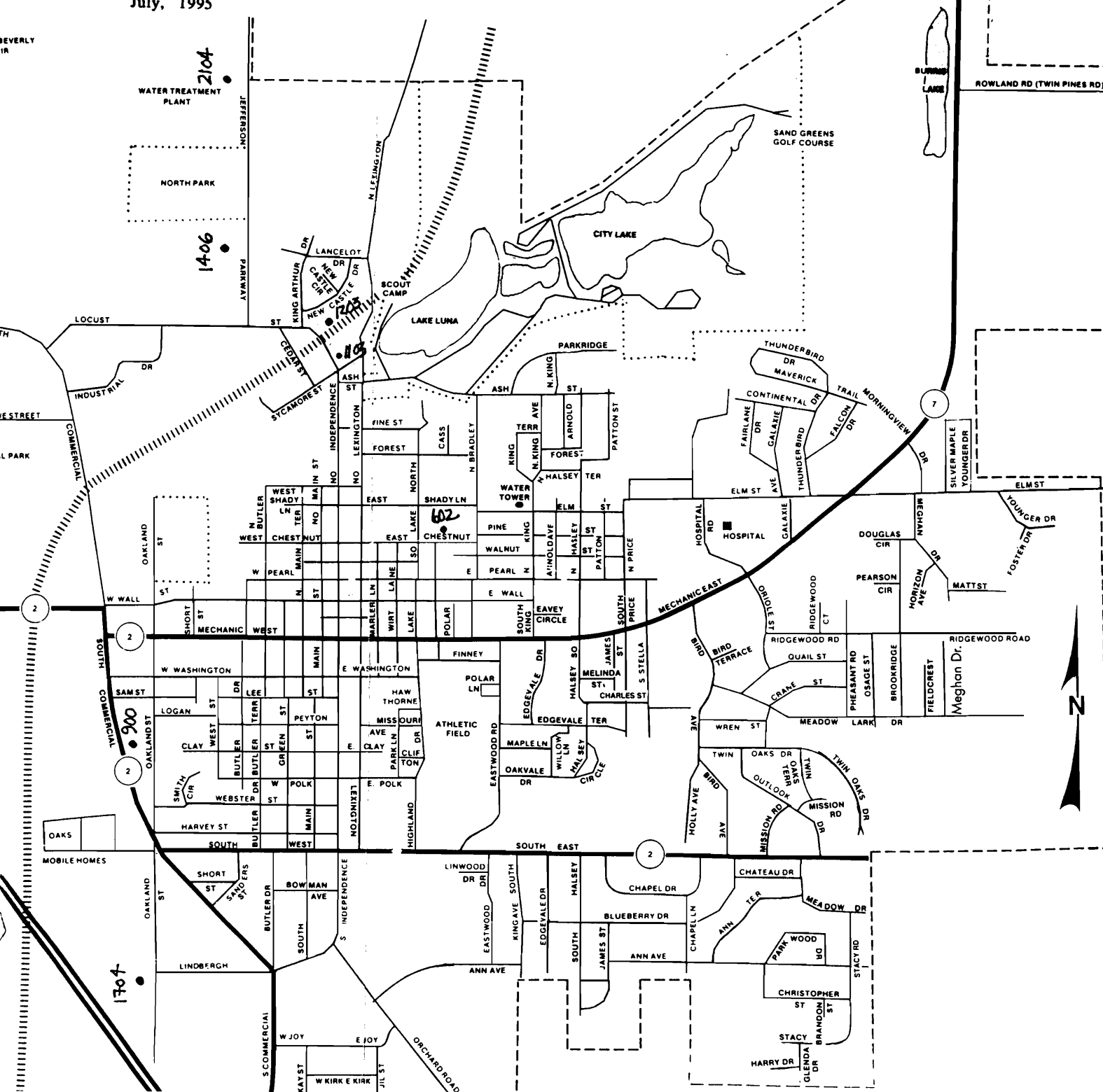
105 N. Price
1101 E. Pearl
204 W. Wall
205 W. Wall
300 W. Wall
608 W. Wall
702 W. Wall

APPENDIX IV: MAPS

The following are maps illustrating all inventoried properties (keyed by address). Those properties eligible for inclusion in the National Register, both individually and as a district, are indicated on the maps. Isolated surveyed properties are located on a separate pinpoint map.

(7)

BEVERLY
1A



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