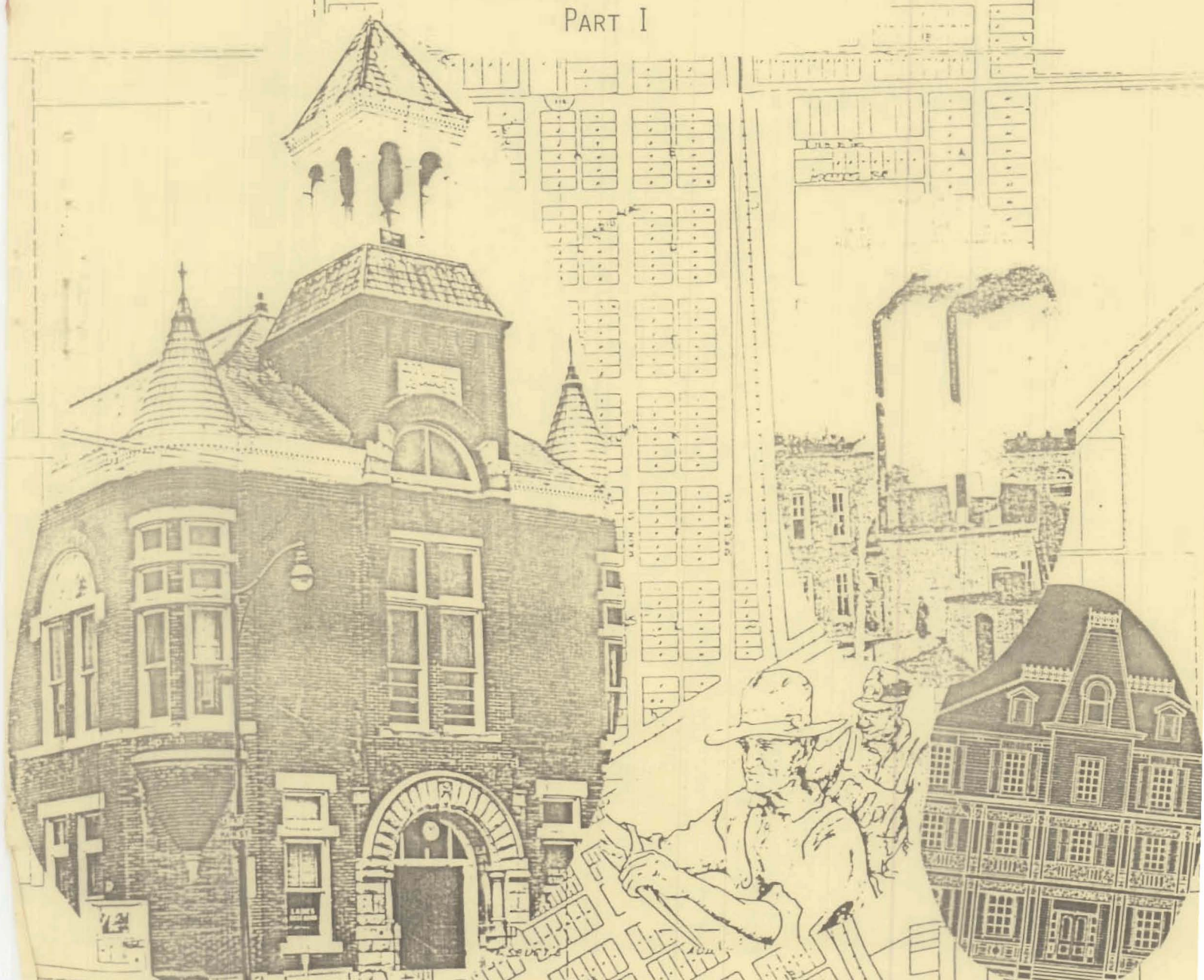
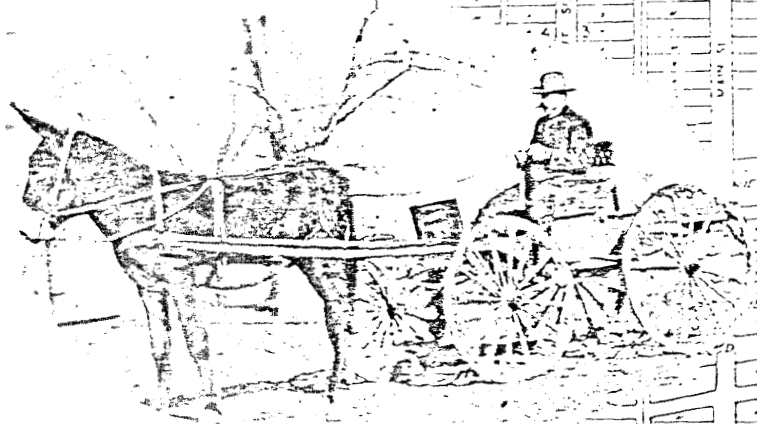


HISTORIC AND ARCHITECTURAL SURVEY
OF HIGGINSVILLE, MISSOURI
PART I





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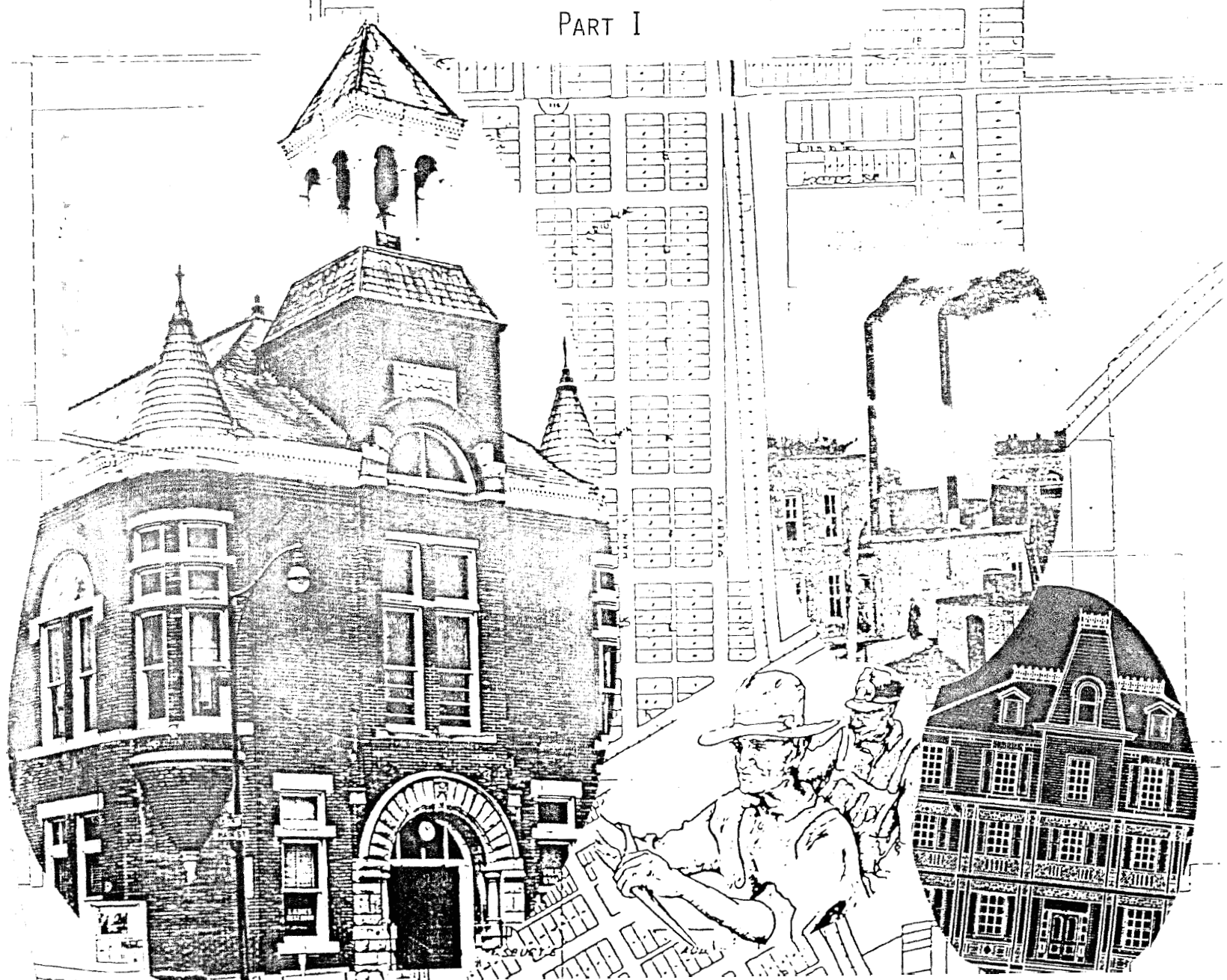


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BIBLIOGRAPHIC DATA SHEET

Title: Historic and Architectural Survey of Higginsville, Missouri

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Abstract: This study consists of two parts: Part I, Historic and Architectural Survey of Higginsville, Missouri (text) describes the findings of a building inventory conducted in September 1982. Part II contains the actual inventory sheets and background data for each building surveyed. Each building in the downtown area, and selected other buildings and residences were surveyed for historical or architectural significance. There is a calculated preservation possibility given to some buildings and districts due to their association with prominent citizens of Higginsville.

Bibliographic: Appendix 3 properly credits those individuals and organizations who assisted with knowledge, written or printed papers and pictures. Without the help of these individuals, organizations and property owners who willingly granted access to abstracts, books, histories, etc., this document could not have accurately portrayed building usage through the years.

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the original Part I document, and serve as local contact and repository for the photographic negatives and copies of Part II of the study.

Initial distribution will be as follows:

	<u>Part I</u> <u>Document</u>	<u>Part II</u> <u>Inventory</u>
City of Higginsville	12	3
Higginsville Public Library	1	1
Missouri Office of Historic Preservation	1	Original
Show-Me Regional Planning Commission	Original & Copies	Copies

INTRODUCTION

Platted in 1869, Higginsville is a relatively young community in the southeastern section of Lafayette County. For approximately its first 40 years, growth was steady. Today and for the past several decades, Higginsville has been a relatively stable small city. This document is not intended as a history of events that brought Higginsville to its present stature. Rather, it is a study of those remaining physical assets that demonstrate the historical and architectural heritage developed through the years. The bibliography in Appendix 3 was used to establish the historical significance of the buildings remaining. The individual buildings list, with its (hopefully) unbiased assessment of originality and significance, will help influence the community's actions to preserve selected sites or districts. The ultimate goal of this study is to present factual information concerning building origins, significance and usage and thus create some awareness of the remaining preservation possibilities in Higginsville.

This study could not have been completed without the help of city officials and staff, Lexington and Higginsville librarians, many documents and photographs plus such people as Marie Rehkop, J. Russell Santmyer, Sophie Cayne, Frank Schwarzer, Roy Stoll, Sam Duncan and the many others who are named in the Bibliography. It is with the assimilation of all the material gathered that this study could be completed.

HIGGINSVILLE

HISTORY OF DEVELOPMENT

The development of Higginsville perhaps cannot be better explained than it is in "Higginsville's First 100 Years," from which a passage is quoted in Appendix 1, Page 1. Evidently several speculators proceeded to Lexington (the county seat), platted the city and named it Higginsville without knowledge of the owner of the land (Mr. Higgins), although Mr. Higgins is said to have discussed the idea with them.

Neither "booms" nor "busts" figured prominently in the development of Higginsville. Development was very slow for the first few years, until "mushrooming" occurred, with Higginsville overtaking many of its neighboring cities and competitors. The city experienced a more or less steady increase of population and business, commencing approximately when the two railroads linking the city with other population centers were completed. An explanation for this growth pattern can be found by examining another page of early history: that concerning the area's resources. As each resource in turn was developed, exploited and eventually abandoned, this became the pattern and development of the city was essentially stable. It seems clear that early residents---at least those who wrote down their ideas--were convinced that Higginsville could "stand on its laurels" of resources and railroads for a long time, if not forever. (See Appendix 1, p.2)

Today, Higginsville has a retail trade which is moderately level, a large agribusiness base consisting of several machine dealerships, fertilizer and elevator businesses, and four manufacturing plants. There also is a large daily migration of workers to and from high-paying assembly plant jobs and other employment in the Kansas City area. There is a relatively

large population of retired individuals with relatively high incomes, as evidenced by the fact that one automobile dealership prospers while selling only the more-expensive medium and large-size cars--no compacts or economy models. Many of the more-affluent retirees live in John Knox Village East.

During the first period of construction, 1869-1874, the carpenters and artisans virtually all were local people. In this study, only one house positively could be attributed to an "outside" designer and builder. (More will be said about early construction later in this document.) One building actually was moved from the town of Dover to what then was the center of Higginsville, a site on 16th Street--a distance of roughly 10 miles. It was here that the town's first two shops and the Missouri-Pacific Railroad depot were located. Later, this building was moved to the south end of town where what is now the Illinois Central-Gulf Railroad depot was built.

Storefronts often were ordered out of catalogs from specialty houses in Kansas City, St. Louis and beyond. One masonry house, complete with blocks, windows, doors, etc., is said to have come from Sears Roebuck & Co. This structure still stands and is well-preserved at 2007 Walnut Street. Unfortunately, most of the buildings with such features as cut stone or ornamental towers either have deteriorated gravely or the entire building was demolished and replaced by a modern structure. Most ornamental stonework (American Bank building; Dr. Wilson's office) has deteriorated to the point where it must be covered or removed in order to preserve what remains. In addition to the wrecking ball, which was used to raze the old city hall and many other buildings, several fine hotels were destroyed by fire.

While interviewing for this study, it became apparent that a fine line exists between a belief in restoration and a preference for building something new "that will last." Most people who recalled classic old banks or hotels, for example, seldom expressed any sense of real loss over their destruction or replacement.

When owners of historic property ask what to do about preservation and the differences between restoration, preservation, reconstruction and rehabilitation are explained, the question of worthiness often surfaces. It seems that in Higginsville, where there are so few unique, significant buildings, the question of practical worth should not be the decisive factor. Some citizens have realized this and there is reason to believe that eventually, a few noteworthy buildings will be allowed to survive, thereby salvaging at least a touch of the past. But because economic factors so often are the main consideration, preservation rarely will be easy,

SURVEY OF HISTORICAL AND LOCALLY SIGNIFICANT BUILDINGS

Higginsville is a community of few formidable, architecturally-significant buildings. With few exceptions, the central business district consists of common utilitarian-type buildings, many with the old cast iron, mail order storefronts of their original construction. There also are numerous intrusions of modern, single-story buildings within the business district. Many of the original or mail-ordered storefronts have been modified in recent years on the first floor or ground level by installation of modern windows (thermal, in many cases), doors and brickwork encasing the original metal pillars in modern brick facades or columns. Because the original facades are restorable--and some could be restored quite easily--all buildings in the central business district are included in the survey in order to illustrate any historical facts or significance which might otherwise be overlooked. Most second floors of the business district are empty and, in the opinion of some residents, distastefully boarded-up.

Criteria for selection of outlying buildings

Outside the central business district, a survey was conducted to locate significant dwellings and/or businesses. In addition, numerous interviews were conducted to determine where people lived and who built the houses. Many other interviews were conducted with persons affiliated with the Higginsville Historical Society, the Lexington Historical Society, the Lafayette County Historical Society, and numerous local residents who possessed invaluable information about significant buildings.

Those interviewed included many elderly residents whose assistance was especially helpful in our efforts to reach into the past. Records of the historical societies also were perused. The selected list of buildings formulated after the initial survey was modified repeatedly, often by the addition of buildings, in order to identify those which residents of Higginsville remember as significant, either by style or by ownership.

Methodology

Once criteria for the survey were decided upon and a list of potential buildings selected, the method of obtaining the "best" facts possible for each building was determined. This was done, in written form, as a deliberate procedure. First, the buildings were listed by a current business name, a historical name or prominent name and put in numerical order. Street numbers were valuable only in the residential areas; many downtown merchants, owners and renters did not know their own address. After this initial list was completed, personal interviews with prominent elderly residents, historical society leaders, librarians, businessmen, and building owners or lease-holders followed. In this second phase, the interviews necessitated many changes in the original list as significance was added to (or subtracted from) various structures.

Block photos were taken to facilitate discussion of buildings away from the sites. These are included in the block analysis. During the second stage, the historical data, photographs and printed material were gathered and assembled. The third stage involved photographing each individual building. For the business district (Main and Walnut streets), a fourth step was to trace each structure on the Sanborn & Perris maps which were available for the years 1886, 1892, 1900, 1909 and 1929.

These maps were invaluable in that they described building shapes, uses, and construction material in each map year. Some buildings retained the same shape over the years while others changed significantly even though the name of the building did not change. Unfortunately, some very impressive centers of culture and activity from the 1900-1940 era no longer exist, having been razed to make room for modern structures.

Included in this survey as an addition to the business district section, marked "Santmyer Studio," is the research done by Mr. J. Russell Santmyer for the Centennial Celebration of 1969. . Also included as a part of the survey forms are the block photos put together by Santmyer Studios in 1969 and reassembled for this study. The information as to historical data "block 43" of the survey sheets was obtained from references or interviews, not from the Santmyer pages, and thus may differ as to building occupancy and even building number.

Findings and analysis

Analysis of the data presented some interesting facets. One, Higginsville is unlike many other communities in that preservation activities are not concentrated in the business district. Another observation was the relatively frequent reference to the "worth" of preservation, which perhaps suggests why most of the existing structures are practical and utilitarian, rather than more architecturally-notable buildings. Third, an interest in preservation was displayed; and by using the themes of some past historical events, preservation districts could be outlined--including a portion of the business district, if desired.

As outlined in the general description, present buildings and groups of buildings are associated with a high percentage of intrusions and many

of the front facades have been modified. Some could be restored relatively easily while others would require mostly costly renovation. With the exception of the City Hall, the intrusion of one-story buildings in the main business district generally has been the result of a fire or other disaster or condemnation. Razing of the City Hall was carried out even though many people apparently believed the building was still useful and was not dangerous.

The districts outlined separately in this survey are subject to little intrusion of modern buildings and relatively little modification of the outside structures has occurred. Consequently, these areas not only depict some theme of the city which is worth preserving, but are viable as well. If a determined preservation effort were to be launched in Higginsville, the problems of preservation would seem smaller than at present.

At the time the survey was completed, few of the buildings were standing idle: the old laundry at 1808 Walnut and the Arcade Hotel were unused,, as was the Illinois Central depot. This is quite remarkable. Of the residences, access was denied only in four or five cases when the owner/occupant was not available for various reasons--such as being out of town or being a resident in a health care facility.

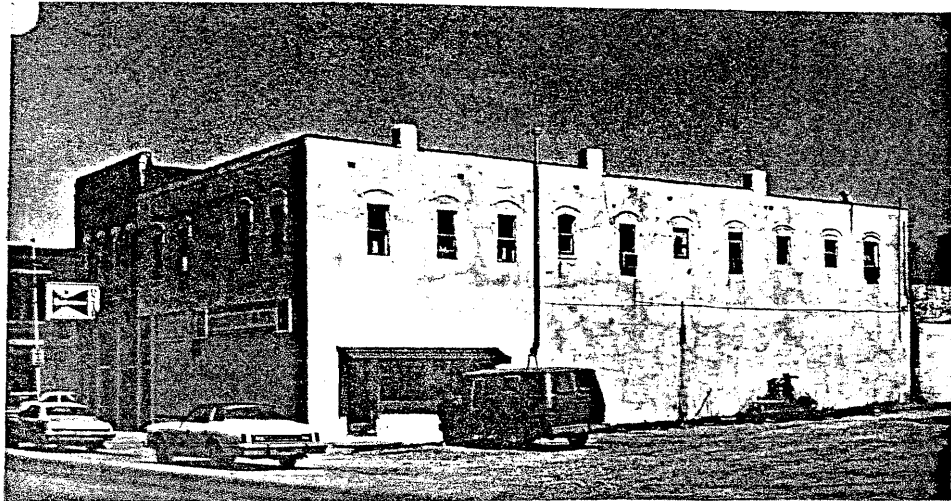
Although the central business district would not stand by itself as a preservation district, it does contain several notable buildings. A portion of the central business district is included as part of the "Founding Fathers" district outlined in the next chapter.

The Alton depot is a cherished building rapidly falling into disrepair. It was not the first railroad depot in town (Missouri Pacific was), nor is it the original structure (the original burned). But it is a relatively significant building which would become a distinct participant.

Business District

Main Street

Only two buildings remain in the 2100 block on the east side, the bowling alley and Red Mann Saloon (closed). These are older original buildings which could be included in a "founding fathers" district as described in the next chapter, Preservation Potential.



The east side of the 2000 block includes the American Bank building with its facade of Warrensburg sandstone. The adjacent building to the north is of the same vintage and blends well with the bank. Proceeding north, lower-story modifications would make restoration relatively expensive. At the end of the block is the post office, built in 1930.



The 1900 block commences with the Zeikle Building, followed by an intrusion of a one-story building housing Gaslight Real Estate and the Green & Green law office. Next is Lefman's Appliance, modified in 1946, followed by Kramer Mens and Boys Clothing, another intrusion. The north end of the block contains the modern American Bank of Higginsville.



A bank parking lot, site of the old Merchants Hotel, occupies the beginning of the 1800 block. The first building is a realty office constructed in the 1930s, followed by Smith's Book Store and the Wilson Building of hand-cut sandstone. Most of the sandstone is covered with wood to slow its deterioration. The remainder of the block consists of approximately 50-year-old, one-story buildings.



The 1700 block contains the old mule livery stable/Dr. Blackmon building which has modified windows; a vacant lot; a garage; and the very significant Wiegerts Funeral Home which is barely visible in the accompanying photograph.

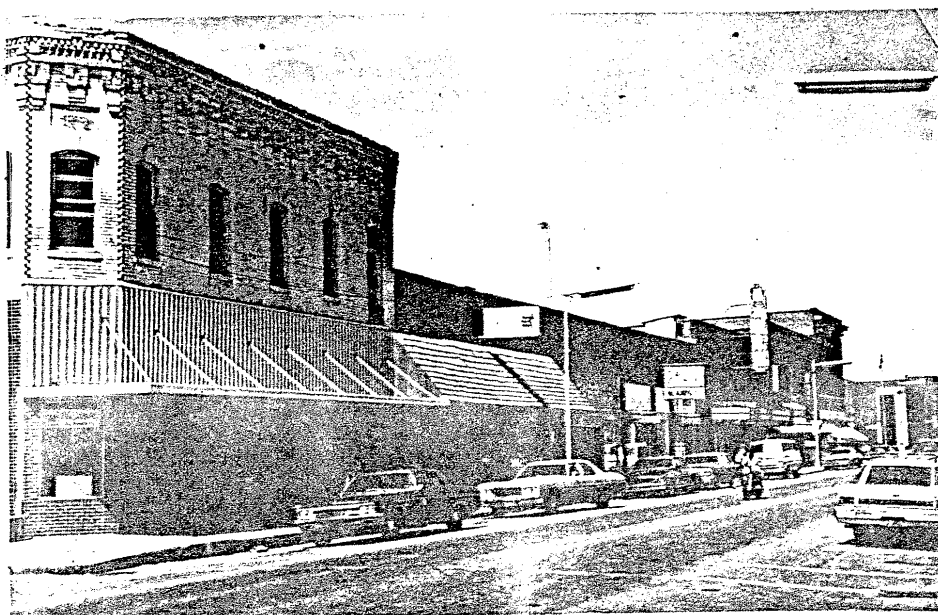


Main Street as it appeared before 1900 is included here for comparison. The Arcade Hotel is at lower left. (See Appendix 1, page 25)

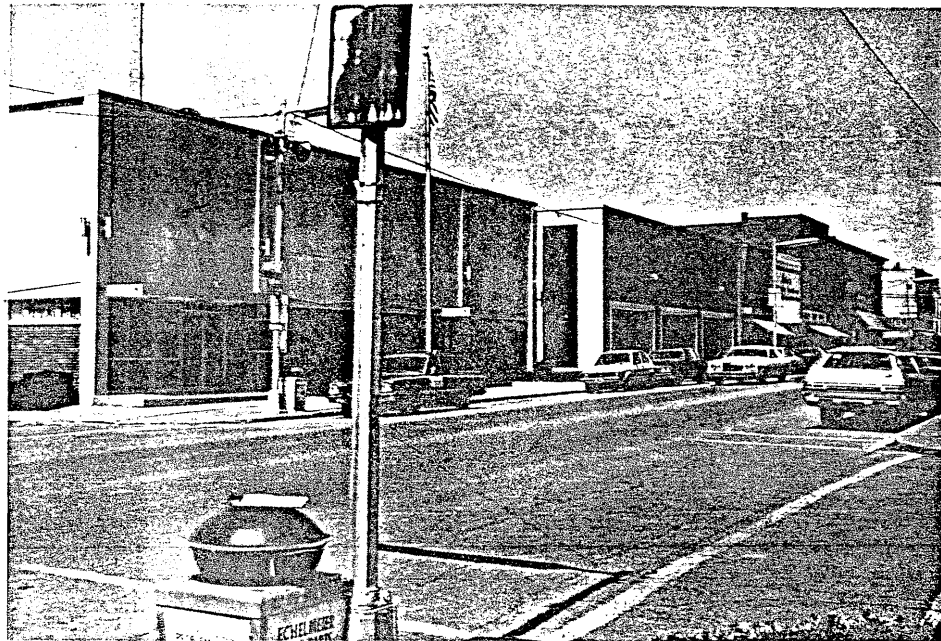
The Arcade Hotel with its modified facade begins the west side of the 2100 block. The next three buildings, all with modified first floor facades, are occupied by the E Z Manufacturing Co., a doughnut shop/print shop, and Kracker's Bar. Next is an intrusion of a one-story building occupied by Montgomery Ward and Office Suppliers.



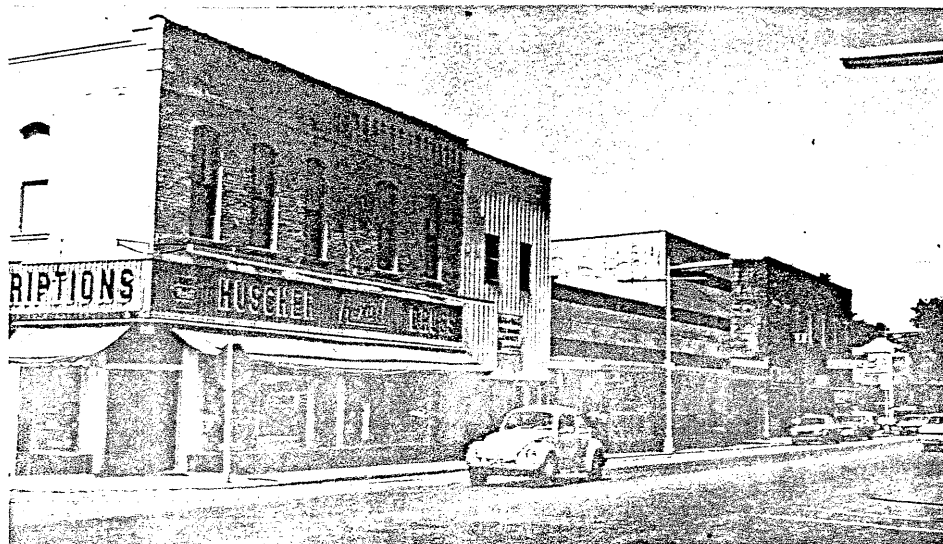
The 2000 block starts with the very significant Thaller Electric and Crafts Shop, which is followed by several one-story modified buildings. At the end of the block is the Western Store and the Dollar Store, which occupies the old T. M. Lake Building.



The 1900 block contains the new City Hall, the recently modified facade of Hoefer Furniture, and modified first floor shops extending to the end of the block.



Of buildings in the 1800 block, the Huscher Drug Store has a modified first floor but has an original second floor and is a significant landmark. Other buildings in the 1800 block have modernized facades with the exception of those at 1800 and 1802 Main (the old Hader's Furniture and McCord's Grocery stores), now Hoefer Furniture.



Architects, Builders, and Masons

Only scant information could be obtained about early architects in Higginsville, despite scores of interviews and perusal of numerous documents and museum collections. Several specific houses are mentioned, including one designed by a Mr. Santmyer, who functioned as an architect with offices in the old city hall. But the usual procedure was for a building to be conceived by its future owner, with the idea presented in some form to a local builder (mechanic) for the actual construction. Known builders include Mr. John Rinne, who lived on Lipper Street, Mr. John Huxtel and Mr. Gus Stoll (father of Roy Stoll, 84, who was interviewed). Mr. John Collier, believed to have built the Prairie Church School (located on the old rock road to Lexington), reportedly precut all the studding to 8½ feet, built the skeletal work and, when state inspectors required it, spliced each stud to the prescribed 10-foot height. Mr. Roy Stoll worked for his father for many years and also worked as a meat hauler for a Mr. Meinton-Hoffman-Buck, originator of Buck's Grocery near the Arcade Hotel. Also remembered as a builder was a Mr. Duval. The Wehmyer house reportedly was built either by Mr. Joe Laine or by a Kansas City contractor.

Masons also were few. Perhaps the most widely known was Mr. Bill Pevestorff. Mr. Pevestorff built many churches, courthouses, post offices office buildings and houses. He built and lived in the house at 1307 Lipper, noted elsewhere in these pages. Two other masons were Mr. Ray Tatum and his brother, Mr. Al Tatum. Ray Tatum also was a well-known steeplejack.

Mention should be made here of Mr. Asbury of City Mill fame. Mr. Asbury is said to have "built" the American Bank and the house at 1910

Walnut, both noted elsewhere. It is probably more correct, however, to say that he was instrumental in having them built, functioning more as an organizer and financier than as an architect or builder.

The office of Dr. Wilson at 1815 Main is made of carved stone which, according to Mr. Stoll, was chipped, carved and laid by a Mr. Bergan. Each stone was fitted into place as it was finished. The Arlene Long home at 1704 Main is said to have been built by a Mr. Wells. The Genevieve Long home at 1111 Main is said to have been built by a Mr. Cornel.

While a longer list may be possible, the names Rinnie, Huxtel, Stoll, Santmyer, Collier, Duval, Pevestorff and Tatum stand out as local builders, masons and architects during the period when most construction occurred.

PRESERVATION POTENTIAL

As stated in the History of Development section, a desire to preserve some elements of the past are intermingled with utilitarian questions of worthiness and durability among residents interviewed. The potential exists in Higginsville for the preservation not only of individual, notable buildings but for entire districts as described below. The preservation process can be accomplished by various routes. For example, the same goals can be reached whether by community action to preserve districts or individual buildings, by individual action to preserve a single structure, or by means of community/economic development action for districts or individual buildings.

Potential for Districts

Whichever course the community follows--preserving historic structures or replacing them with modern buildings--the possibility exists for creation of districts. These districts can be based on various eras or themes, generally without fear of intrusion by unrelated buildings. One theme could be based on manufacturing, using the original Leahy Manufacturing Co. building as the focal point. Other possible themes include the city's black heritage, which is centered around the A.M.E. Church; the Walnut Street area depicting some fine old houses, including the Rehkop home; and the area which includes some of the city's oldest significant houses, the original Higgins and Asbury homes.

The need to begin planning, however, is immediate as some of the key buildings are decaying rapidly. The map on page 18 depicts some

historic districts which could be preserved in various parts of the city. They are:

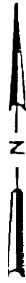
1. The area around the Leahy manufacturing complex, along with Mueller Machine Works and several homes in the vicinity, would preserve the city's oldest manufacturing building (intact even to containing some early hand tools and machinery) plus typical housing of that era and a machine works. While itself containing nothing architecturally significant, the area nonetheless was highly significant in the development and growth of Higginsville.

2. The black community has a tremendous heritage in the town and the area of the A.M.E. Church, Douglass School, and the church parsonage would depict quite well the hardships, victories, and long-time spiritual center. There is a metal building which is intrusive and should be removed. Again, preservation must start now.

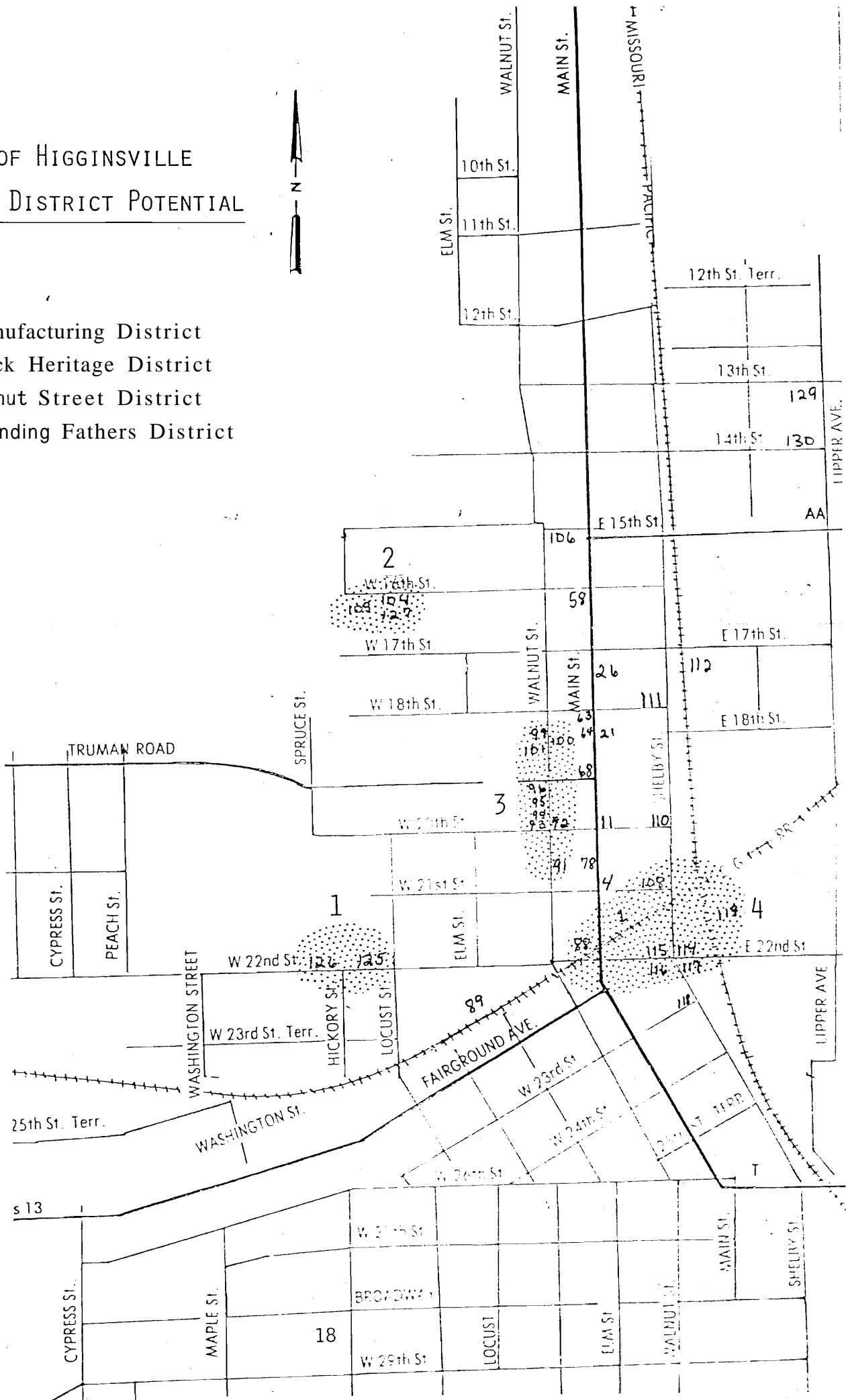
3. The Walnut Street district has many intrusions and some argue that it is not significant enough, but it was and is a fine example of small, hometown business endeavor. This area from the 2000 block of Walnut Street to the 18th Street intersection houses some highly original history. For example, 2007 Walnut is the address of a building believed to be an old Sears Roebuck mail order house; 1910, 1908, and 1906 Walnut are typical, turn-of-the-century homes of the region, and 1900 Walnut is the Rehkop home, built in 1882 and listed on the National Register. The next block north includes an ice house, built in approximately 1890; a laundry dating from 1900, and two business structures--one currently housing a fire station--built in 1930 or earlier by owners who appeared to have dreamed of vigorous, wholesome, modest livelihoods in a small town.

CITY OF HIGGINSVILLE

HISTORIC DISTRICT POTENTIAL



4. Manufacturing District
2. Black Heritage District
3. Walnut Street District
4. Founding Fathers District



4. Probably the area with the most obvious ties to the founding fathers of Higginsville is that bounded by the original Higgins and Asbury homes, the remaining original portions of the utility complex, the Illinois Central-Gulf Railroad depot and including the city mill, the altered Arcade Hotel, the two homes along 22nd Street and the Drain home. These are all typical examples of 1880-1900 architecture. The district would be bisected by a railroad, but possibly this would not be a distraction as an early slogan depicted Higginsville as a "town of railroads."

Notable Buildings

There is a need to discuss those buildings deemed unique, significant and generally unaltered--or at least altered only to the extent that they can be restored to their original stature. As mentioned, many have been greatly altered and therefore this list is short. In addition, buildings that would be included within a proposed district are not mentioned in this discussion of individual buildings.

#4 - The old American Bank, 2023 Main, is a fine stone building of Warrensburg sandstone. It is reminiscent of the Richard Romanesque style but without the broad expanses generally associated with it. The need to start preservation activity is immediate, as the nature of this stone is to gall and flake away rapidly.

#11 - The Zeikle Building, 1923 Main, originally the Farmers Bank building, is in a fine state of repair as a result of careful preservation for many years. While almost of neo-classical design, the building is not, however, of neo-classical dimensions.

#110 - The Golladay residence, 1910 Shelby, is a very old house of which little history is known. While virtually all of the older residents interviewed mentioned the Golladay residence, none could identify the builder. The unique windows, including an elaborate round window in the second floor, make it intriguing.

t21 - Dr. Wilson's office, 1815 Main, is a notable building fashioned from Warrensburg sandstone. The builder was a Mr. Bergan, a stonecutter who fashioned the stones at the site, fitting each into place as it was completed. The sandstone is badly scaling and has been covered with plywood to prevent portions from falling onto the sidewalk.

#111 - Dr. Adkins' house, 1710 Shelby, is owned but not occupied by Dr. Adkins, a Higginsville dentist. Only a block from the old town center, this unique Shelby Street home has angled window lintels with long lights. A curved, pillared porch extends along the entire south side. A formidable fence remains from the many years the structure was used as a home for retarded children. Earlier historical data are generally missing.

#26 - The Dr. Blackmon building, 1717 Main, is the original Johnson's Mule Barn--a Higginsville landmark. Later used as a garage, the doors and windows only recently were modified. Restoration to its original condition would be difficult because of the recent alterations.

#112 - Eagle Mill, 105 E. 17th Street, was twice nearly destroyed by fire. Only a portion of the original main building survives: a very significant entity.

#58 - Hoefer Funeral Home, 1600 Main, is a modified, typical home with a complete history. While not unique, it is a significant landmark.

#106 - The residence of Albert and Pat Troester at 1501 Walnut is a well-preserved, typical, two-story home. Little historical information could be obtained during the survey, but this large home is said to have been built by a Dr. Ott and occupied by Mr. Myer of Myer Care Center.

#118 - The Wuthnow residence, 2208 Shelby, is basically a rather common building distinguished by a unique porch roof. This house could be incorporated into District #4.

#63 - Hoefer Furniture, 1802 Main, is the site of the old Hader Furniture Co. This building could be restored easily.

#64 - Hoefer Furniture, 1804 Main, formerly was McCord's Groceries, a renowned market. It could be restored.

#68 - Huscher Drugs, 1822 Main, is a significant landmark. Restoration could include removing the "Rexall" front or leaving it in place.

#78 - Davis Theatre, 2008 Main, formerly housed the Eclipse Livery Stable (mule barn). The building still resembles old photographs taken when it was a garage and stable.

#89 - The MFA Exchange, 105 W. 22nd Street, still carries the lettering of the old city mill. It is a significant landmark.

\$129 - The Schneider residence, 1307 Lipper, was built by William Pevestorff, the well-known brick mason, who also lived in the house.

#130 - The Runge residence, 1313 Lipper, is an impressive house which has been modified by the addition of narrow vinyl clapboard siding.

Preservation Activity

Preservation activity is not new to Higginsville. It was approximately 20 years ago that Marie Rehkop began her efforts to save and restore the chapel that once was part of a home for Confederate soldiers. (An article published last year in the Kansas City Star described Mrs. Rehkop's work and is reproduced in Appendix 1, Page 4.) Today that interest in preserving significant elements of the past is seen in the efforts of a volunteer group which is trying to save the present Illinois Central depot. Sound decisions can be made only after careful study of options, costs, and desires of the residents.

The preservation work of James Russell Santmyer also should not be overlooked. His depiction of the downtown area for the city's centennial celebration, using block photographs, will be invaluable to others who wish to study the city. Mr. Santmyer also is involved in other preservation projects.

Perhaps the most conspicuous public example of preservation activity in Higginsville over the years has been maintenance of two large signs which direct highway travelers to the city. The signs, located on I-70 and M-13 highways, have been renovated several times since their installation in 1925. Truckers say they never have seen anything quite like the cuff-linked hands which point the way. A photograph of one of the signs, which appeared in the Higginsville Advance, is reproduced in Appendix 1, Page 4.

The previous pages, then, constitute a study which can assist the City of Higginsville with future preservation efforts. It is intended to identify any historically, architecturally, or otherwise significant buildings including districts which may have potential for local, state, or national designation.

The Founding of Higginsville or - "A Town of the Railroads"

On the fertile rolling prairie that once was roamed by the Kickapoo, Kaw, Osage and Missouri Indians; explored by the French under De Soto; bought by the United States under Jefferson; admitted to the U.S. as a part of the state of Missouri, and the county of Lillard, later to be called Lafayette, a new town was born.

Higginsville, the agricultural center of Lafayette County, was never really a railroad town but certainly was a town of the railroads. Like her sister towns, Aullville, Concordia and Page City, Higginsville's background had its beginning with the great railroad convention held in St. Louis in October 1849. The national convention's purpose was to consider a railroad westward to the Pacific.

About ten years later railroad fever arrived in Lafayette County. Public meetings were held to discuss the matter and by Fall, Lafayette County voted bonds totaling \$2½ million for railroads. In '61 the Missouri Pacific built westward to the new town of Sedalia. Then the Civil War came but by '68 railroad fever ran high again until about \$1½ million was pledged for railroads. At one time Lafayette County was interested in 6 different railroads but the Lexington and St. Louis Railroad obtained the upper hand. In May work began at Lexington on this road. George H. Ambrose was elected President of the railroad and other directors from Lafayette County were Gen. Joseph Shelby, Harvey J. Higgins, Charles Ben Russell, Fletcher Patrick, Amos Green and James J. Beatty.

The records show that on the 24th day of June 1869 Harvey J. Higgins was deeded 200.45 acres of land along the right of way of the Lexington and St. Louis Railroad. He paid 535 an acre, the top price, for land that was not considered too good for farming. There's little doubt that Mr. Higgins bought this land as an investment because it was in two tracts, neither one adjoining his home which was three miles south.

Harvey J. Higgins, a native of Kentucky was 57 years of age, had been in Lafayette County 30 years and was a farmer with outside interests in banking and railroading. He was an elder in the Tabo Presbyterian Church and a man who outlived three of his four wives.

Several records indicate that Mr. Higgins had help with the planning of a town on his property. Be that as it may the names Harvey J. Higgins and Carrie F. Higgins are the only ones appearing on the recorded plat in the Lafayette County Court-House. This Carrie F. Higgins was Mr. Higgins' third wife whose maiden name was Caroline Frances Young and had been married to Mr. Higgins about a year and a half when said plat was recorded.

Higginsville had its official beginning on a Saturday, the 14th of August 1869.

Appendix 1

Under the coal in the Excelsior mines is a strata of limestone rock live' feet in thickness and under this rock this argillaceous shale is found in great abundance. The thickness of the vein has not yet been determined. The work of mining it in large quantities has but lately progressed to any extent and so far ten feet of it have been penetrated. It may reach many feet more before the underlying strata is found.

The further development of this clay will undoubtedly bring a valuable industry into our midst. The bricks stand 2,000 pounds more pressure than the best made in the United States. A company was lately organized with an authorized capital of \$200,000 under the name of Higginsville Metalized Brick & Tile Co. and extensive works will be established. The plant will cover ten acres of ground adjoining the Excelsior mines.

OTHER RESOURCES.

Iron is found close to the city. Fine samples of hematite ore have been shown, but no effort has been made to either learn the extent of the deposits or develop them.

At a number of places near this city there are clear surface indications of petroleum. A well was at one time sunk over 800 feet, but oil was not found in paying quantities. Other localities may produce better results.

Limestone is found in great abundance and will burn a first class article of lime. Experiments in this direction have been highly satisfactory and the field is open for the establishment of a profitable industry.

For the development of these and other resources, as well as the establishment and success of other manufacturing enterprises, Higginsville presents many advantages worth consideration. Among these may be mentioned the abundance of cheap fuel. Coal, we have already seen, we have in abundance, worth at the mine from \$1.00 to \$2.00 per ton. Wood for fuel is equally abundant, worth from \$1.50 to \$2.50 per cord, delivered.

Water is obtained at a very small expense. Surface water can be dammed or wells bored. A bored well will cost from \$60 upward and furnish water for a 100-horse-power engine.

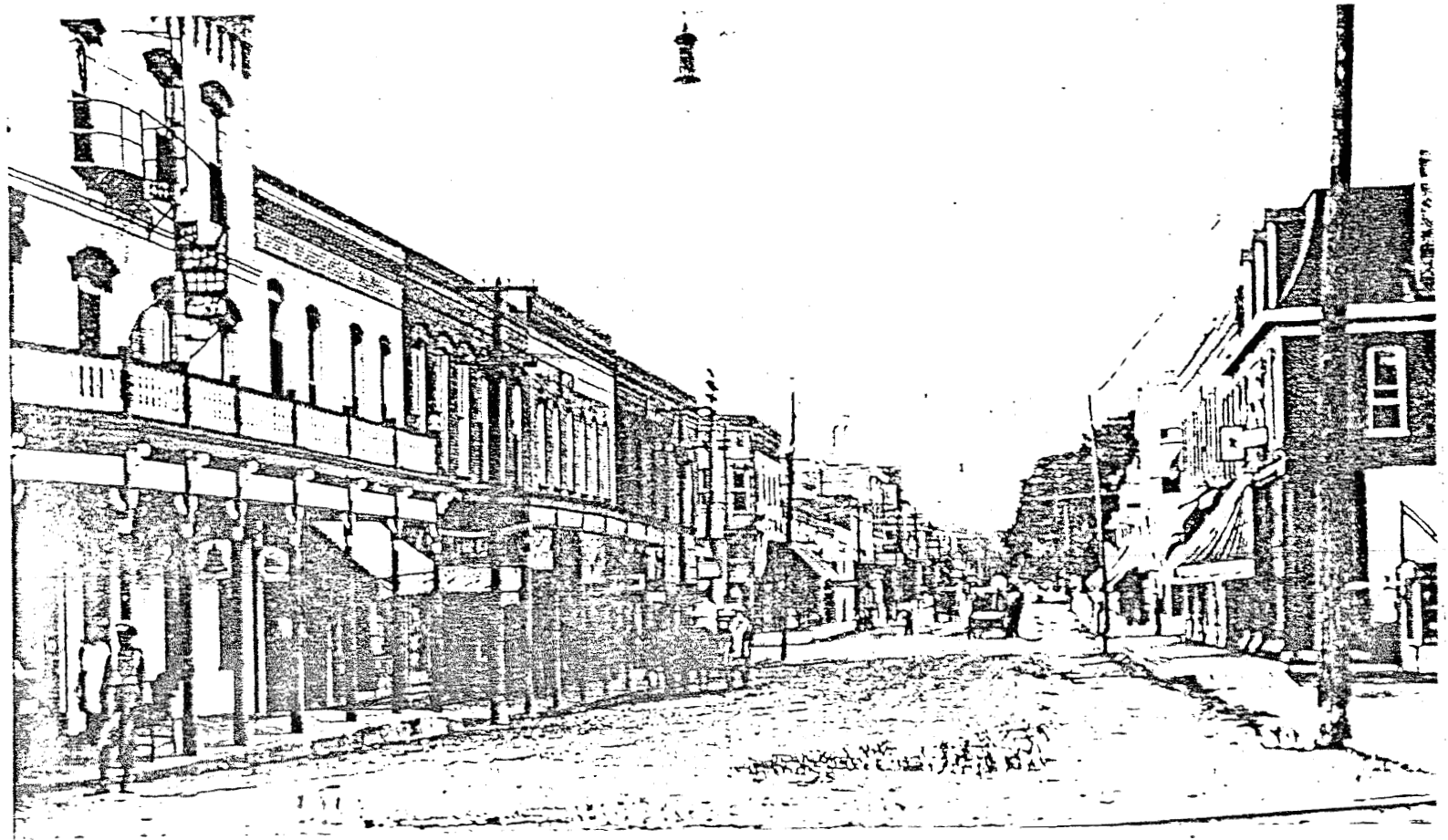
Building material is obtained at our doors at low prices. Bricks are made here and various kinds of building timber are sawed within ten miles of Higginsville.

Our shipping facilities are among the best. Two lines of railroad bring us into direct connection with the rest of the world. These have already been noticed and it is not necessary to repeat here.

A fertile and prosperous country surrounds Higginsville, opening to manufacturers a home market for a large part of their products.

It is not necessary to enlarge on these and other facilities. We invite capital and labor to investigate them, to look over the ground and sift the country, the climate, the people, the resources and facilities for developing them and creating profitable industries, and to such investigation and sifting, developing and creating, Higginsville will be ever ready to lend a helping hand.

Appendix 1



LOOKING NORTH ON MAIN STREET, HIGGINSVILLE, MISSOURI, BEFORE 1900
(Picture from Lloyd White)

A reverence of things past

Appendix 1

It was 20 years ago that Marie Rehkop took an interest in a chapel that had been part of the home for Confederate soldiers in Higginsville, Mo., one of two such chapels in the country.

"I started preaching 'save the chapel' in the early '60s," she says. "I bored [the historical society] to death with it."

But it wasn't until the Laureate Phi-Chapter of the Beta Sigma Phi sorority chose the chapel as a Bicentennial project that the community started listening to Mrs. Rehkop. The chapel is being restored, finally, complete with the basement museum she always said it should have.

Mrs. Rehkop now is concentrating on two other projects. One is a collection of thousands of glass plates—the negatives of pictures taken in Higginsville from 1907 to 1927 by a photographer named Algirt Peterson. She acquired them when her husband bought out Mr. Peterson's studio in 1927.

The other is the 100-year-old house in which she lives. The home once belonged to Dan Hoefler, one of the most prominent men in Higginsville, and Mrs. Rehkop has kept it as it was



when she and her husband bought it in 1940. They even papered the walls in the same pattern the Hoeflers used.

Mrs. Rehkop hopes the house will be preserved, possibly as a museum, although the community hasn't shown much interest in the idea.

"But I was vindicated with the chapel," she says. "I'll be vindicated with my house."

(Kansas City Star)

Since 1925, large signs like this installation have directed travelers to Higginsville. Signs are located on 1-70 and M-13 highways.

(Higginsville Advance)



Appendix 2

The following pages contain guidelines as to what should be considered and what to avoid in the rehabilitation, restoration and preservation of old buildings. Also listed are offices and organizations that can be contacted if further information is desired. These pages were taken from a booklet called Guidelines for Rehabilitating Old Buildings, U. S. Department of Housing and Urban Development and U. S. Department of the Interior, Washington, D.C., January, 1977.

The Show-Me Regional Planning Commission also has a fine bibliography concerning renovation of old buildings in accordance with the latest energy-efficient materials and methods, yet preserving the appearance and historical aspects of the building.

INTRODUCTION

Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future.

Although specifically developed to assist property owners eligible to receive Historic Preservation grants and for local officials responsible for the community development block grant program of the Housing and Community Development Act of 1974, these Guidelines will help any property owner or local official in formulating plans for the rehabilitation, preservation, and continued use of old buildings, neighborhoods, and commercial areas.* They consist of eight principles that should be kept in mind when planning new construction or rehabilitation projects. The checklist suggests specific actions to be considered or avoided to insure that the distinguishing qualities of buildings or neighborhood environments will not be damaged by new work. In addition, whenever possible, advice should be sought from qualified professionals, including architects, architectural historians and planners, who are skilled in the preservation, restoration, and rehabilitation of old buildings and neighborhoods.

*All residential structures listed, or determined eligible for inclusion, in the National Register of Historic Places, either individually or as part of a district, are eligible for Historic Preservation Loans. Informational leaflets concerning Historic Preservation Loans are available from FHA-approved lending institutions, HUD offices, or State Historic Preservation Officers. Information concerning the National Register of Historic Places is available from the appropriate State Historic Preservation Officer (see Appendix I).

The primary objective of the community development block grant program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. This goal is to be achieved through elimination of slums and blight and detrimental living conditions, conservation and expansion of housing, increased public services, improved use of land, increased neighborhood diversity, and preservation of property with special values. Information about the community development block grant program can be obtained from HUD offices (see Appendix I).

When the buildings or areas being considered for rehabilitation are listed or eligible for listing in the National Register of Historic Places, properly owners and local officials responsible for the work should, as a first step, contact the appropriate State Historic Preservation Officer, in addition to consulting with experienced professionals. Where comprehensive surveys (to identify properties eligible for National Register listing) have not yet been completed in a project area, the undertaking of such surveys should be discussed with appropriate local officials and with the State Historic Preservation Officer.

Lists of HUD offices' State Historic Preservation Officers and other helpful offices and organizations, a bibliography of useful publications, and definitions of terms are attached as appendices to these Guidelines.

I. GUIDELINES

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.

2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.

3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials, should be treated with sensitivity.

5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.

7. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material,

and character of the neighborhood, building, or its environment,

8. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

II. CHECKLIST FOR THE APPLICATION OF THE GUIDELINES

CONSIDER

The Environment

In new construction, retaining distinctive features of the neighborhood's existing architecture, such as the distinguishing size, scale, mass, color, materials, and details, including roofs, porches and stairways, that give a neighborhood its special character.

Using new plant materials, fencing, walkways, and street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material, and color.

Retaining existing landscape features such as gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs that have traditionally linked buildings to their environment.

Existing Buildings: Lot

Inspecting the lot carefully to locate and identify plants, trees, fencing, walkways, outbuildings and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, and street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Existing Buildings: Exterior Features

Masonry Buildings

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

AVOID

Introducing new construction into neighborhoods that is incompatible with the character of the district's architecture because of obvious differences in size, scale, color and detailing.

Introducing signs, street lighting, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing poorly designed and inappropriately located new streets and parking lots or introducing new construction incompatible with the character of the neighborhood.

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, and street lights, signs, and benches before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

CONSIDER

Duplicating old mortar in composition, color, and textures.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Frame Buildings

Retaining original material, whenever possible.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

AVOID

Repointing with mortar of high Portland cement content which can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture, or color.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.

Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments. These are usually an essential part of a building's character and appearance.

Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may also subject the building to harmful damage.

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

CONSIDER

Roofs

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Windows and Doors

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Respecting the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the older window sash or door.

Porches and Steps

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.

AVOID

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Applying new roofing material that is inappropriate to the style 2nd period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra-cotta, tile, and brick.

CONSIDER

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Existing Buildings: Exterior Finishes

Discovering and retaining original paint colors, or repainting with colors based on the original to illustrate the distinctive character of the property.

Existing Buildings: Interior Features

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, handrails, balusters, mantelpieces, cornices, chair rails, baseboards, paneling, doors and doorways, wallpaper, lighting fixtures, locks, and door knobs.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Existing Buildings: Plan and Function

Using a building for its intended purposes.

Finding an adaptive use, when necessary, which is compatible with the plan, structure, and appearance of the building.

Retaining the basic plan of a building, whenever possible.

New Construction

Making new additions and new buildings compatible in scale, building materials, and texture.

AVOID

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial cast stone, brick veneer, asbestos or asphalt shingles, or plastic or aluminum siding.

Enclosing porches and steps in a manner that destroys their intended appearance.

Repainting with colors that are not appropriate to the building and neighborhood.

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as kitchens and bathrooms.

Destroying original plaster except where necessary for safety and efficiency.

Altering a building to accommodate an incompatible use requiring extensive alterations to the plan, materials, and appearance of the building.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

Making incompatible new additions or new construction.

CONSIDER

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Mechanical Services in Existing Buildings: Heating, Electrical, and Plumbing

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Safety and Code Requirements

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties under local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

AVOID

Designing new work that is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new construction that has a completely contemporary function such as a drive-in bank or garage.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

Installing "dropped" acoustical ceilings to hide inappropriate mechanical systems. This destroys the proportions and character of the rooms.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

Other offices and organizations with experience and expertise in the preservation, restoration, and rehabilitation of historically and architecturally significant buildings, structures, and neighborhoods:

Technical Preservation Services Division
Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240 (202-523-5891)

National Register of Historic Places
Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240 (202-523-5483)

National Trust for Historic Preservation
Office of Preservation Services
740-748 Jackson Place, NW
Washington, D.C. 20006

American Institute of Architects
Committee on Historic Resources
1735 New York Avenue, NW
Washington, D.C. 20006

Appendix 3

ACKNOWLEDGEMENTS AND BIBLIOGRAPHY

The Show-Me Regional Planning Commission could not publish this document without acknowledging the help of the employees and officials of the City of Higginsville, the citizens for participating in seemingly endless interviews and for cooperating in the taking of photographs, and various individuals for providing the many documents, pamphlets and books which were consulted. We also wish to thank the public librarians of Higginsville and Lexington for their efforts in locating material. The source of information for each building generally is listed on each survey form. We apologize for the omission of anyone's name who contributed information and can only attribute it to human error. Names of those who supplied information about more than one building are listed below:

Individual Interviews

Marie Rehkop
James Russell Santmyer
Genevieve Long
D. A. Meinershagen
Roy Stoll
Larry Smith
Sophie Layne
Sam Duncan
Dora Chinn
Gertrude Rolf

Isabelle Greenwood
Joyce Haynes
Jennifer Long
Curtis Lohmann
Russell Ellis
Howard Fisher
Willis Kappelman
Edna Vahrenberg
Mrs. Fred Lefman
Adolf Link

Herbert Held
Frank Schwarzer
E. J. Jungerman
Pete Schaeperkoetter
Mrs. Lawrence Sanders
Mary Gray
Arlene Long
Florence Weed
Nina Jones

Organizations and Newspapers

Lafayette County Historical
Society

Higginsville Advance

Historic Lexington
Foundation

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