

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name Holden and Pine Streets Commercial Historic District

Other names/site number N/A

Name of related Multiple Property Listing N/A

## 2. Location

Street & number Roughly bounded by Maynard Street and North Washington Avenue (west), North College Street (east), East Gay and West Market Streets (north), and Marshall and Railroad Streets (south)

N/A	not for publication
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City or town Warrensburg

N/A	vicinity
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State Missouri Code MO County Johnson Code 101 Zip code 64093

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Toni M. Prawl FEB 14 2017  
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date

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

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

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

\_\_\_\_\_  
Signature of the Keeper Date of Action

Holden and Pine Streets Commercial Historic District  
Name of Property

Johnson County, Missouri  
County and State

**5. Classification**

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

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

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

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
57	24	buildings
		sites
1	4	structures
		objects
58	28	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/ TRADE: Business
- COMMERCE/ TRADE: Specialty store
- COMMERCE/ TRADE: Financial Institution
- COMMERCE/ TRADE: Department store
- COMMERCE/ TRADE: Restaurant
- COMMERCE/ TRADE: Warehouse
- SOCIAL: Meeting hall
- GOVERNMENT: Courthouse
- DOMESTIC: Hotel
- RECREATION AND CULTURE: Music Facility
- TRANSPORTATION: Rail-Related

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/ TRADE: Business
- COMMERCE/ TRADE: Specialty store
- COMMERCE/ TRADE: Financial Institution
- COMMERCE/ TRADE: Restaurant
- COMMERCE/ TRADE: Professional
- SOCIAL: Meeting hall
- GOVERNMENT: Courthouse
- DOMESTIC: Multiple Dwelling
- VACANT/NOT IN USE
- TRANSPORTATION: Rail-Related

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE VICTORIAN: Romanesque
- LATE VICTORIAN: Second Empire
- LATE VICTORIAN: Italianate
- MODERN MOVEMENT: Moderne

**Materials**

(Enter categories from instructions.)

- foundation: Brick, Stone
- walls: Brick, Stone, Concrete
- roof: Asphalt
- other: Stucco, Metal

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Holden and Pine Streets Commercial Historic District

Johnson County, Missouri

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

COMMERCE

Period of Significance

1870-1967

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

McDonald, George E.

Anderson, J.M

Matthews, William S.

Sanders, Lewis L

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Johnson County Historical Society

Historic Resources Survey Number (if assigned): N/A

Holden and Pine Streets Commercial Historic District

Johnson County, Missouri

Name of Property

County and State

**10. Geographical Data**

**Acreeage of Property** 11.9 acres

**Latitude/Longitude Coordinates** (On continuation sheet)

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 \_\_\_\_\_ 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)  
\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Rachel Nugent, National Register Coordinator; Alison Dunleavy, Historic Preservation Specialist

organization Rosin Preservation, LLC date February 2017

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city or town Kansas City state MO zip code 64108

e-mail alison@rosinpreservation.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Holden and Pine Streets Commercial Historic  
District

Johnson County, Missouri

Name of Property

County and State

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: Holden and Pine Streets Commercial Historic District

City or Vicinity: Warrensburg

County: Johnson State: Missouri

Photographer: Brad Finch, F-Stop Photography

Date

Photographed: July 29, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 21: East side of the 300 block of North Holden Street, view southeast.
- 2 of 21: Northwest corner of the courthouse square at West Market and Maynard Streets, view southeast.
- 3 of 21: South side of Hout Street from the corner of Hout and Maynard Streets, view southeast.
- 4 of 21: 217-219 and 213 North Holden Street, view southeast.
- 5 of 21: 100 block of East Market Street, view west.
- 6 of 21: West side of the 200 block of North Holden Street, view southwest.
- 7 of 21: East side of the 200 block of North Holden Street, view southeast.
- 8 of 21: West side of the 200 block of North Holden Street, view northwest.
- 9 of 21: 124-128 North Holden Street, view southwest.
- 10 of 21: North side of the 100 block of West Culton Street, view northwest.
- 11 of 21: North side of the 100 block of East Culton Street, view northwest.
- 12 of 21: West side of the 100 block of North Holden Street, view southwest.
- 13 of 21: North Holden Street north from East Pine Street, view north.
- 14 of 21: North side of the 100 block of East Pine Street, view northwest.
- 15 of 21: North side of the 100 block of East Pine Street, view northeast.
- 16 of 21: South side of the 100 block of West Pine Street, view southwest.
- 17 of 21: East side of the 100 block of North Holden Street, view northeast.
- 18 of 21: 100 South Holden Street, view northwest.
- 19 of 21: North side of the 100 block of West Pine Street, view northeast.
- 20 of 21: North side of the 100 block of West Pine Street, view northwest.
- 21 of 21: South side of the 100 block of West Pine Street, view southeast.

Holden and Pine Streets Commercial Historic  
District

Johnson County, Missouri

Name of Property

County and State

### Figure Log:

Include figures on continuation pages at the end of the nomination.

**Figure 1.** Context Map. *Source: Google Maps, 2016.*

**Figure 2.** District Boundaries and Contributing/Non-contributing Resources.

**Figure 3.** District Boundaries and Coordinates. *Source: Google Earth, 2016.*

**Figure 4.** Photo Map. *Source: Google Earth, 2016.*

**Figure 5.** Early Additions to Original Town Plat from 1877 Johnson County Atlas Map. *Source: Sheals, Debbie, and Carol Grove. "Historic and Architectural Resources of Warrensburg, Missouri." National Register of Historic Places Multiple Properties Documentation Form, 2012.*

**Figure 6.** 1883 Sanborn Map showing 125 and 213 North Holden Street. *Source: Sanborn Fire Insurance Company. Warrensburg, Johnson County, Missouri. New York: Sanborn Map Company, 1883.*

**Figure 7.** Holden Street circa 1895. *Source: Johnson County Historical Society.*

**Figure 8.** 1893 Sanborn Map, District highlighted. *Source: Sanborn Fire Insurance Company. Warrensburg, Johnson County, Missouri. New York: Sanborn Map Company, 1893.*

**Figure 9.** Fire Station at 142-144 West Pine Street circa 1910. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

**Figure 10.** West Pine Street looking east, 1908. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

**Figure 11.** Missouri Route Map, 1922. *Source: <http://www.cosmos-monitor.com/mo/hist/maps/etc/map1922-backlin.html>.*

**Figure 12.** Theo Shock Ford Dealership circa 1925. *Source: Johnson County Historical Society.*

**Figure 13.** North Holden Street looking south, 1930s. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

**Figure 14.** North Holden Street looking south, 1940s. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

**Figure 15.** North Holden Street looking south, 1925. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

**Figure 16.** North Holden Street looking north, circa 1945. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*

National Register of Historic Places  
Continuation Sheet

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

### SUMMARY

The Holden and Pine Streets Commercial Historic District (District) is in the heart of the City of Warrensburg, Johnson County, Missouri. The approximately twelve-acre District contains fifty-eight contributing resources and twenty-eight non-contributing resources that form the historic commercial center of the city and an excellent example of a commercial historic district. The District boundaries are roughly Maynard Street and North Washington Avenue (west), North College Street (east), East Gay and West Market streets (north), and Marshall and Railroad streets (south). Two resources previously listed in the National Register, the Johnson County Courthouse at 300 N. Holden Street (NR listed 4/7/1994) and the Masonic Temple at 301-303 N. Holden Street (NR listed 12/24/1998) are within the District boundaries, bringing the total number of resources to eighty-eight. Residential neighborhoods surround the commercial district. The existing buildings date from circa 1870 to the early twenty-first century. Two-lane asphalt streets with concrete curbs and sidewalks form the grid that organizes the town center. Commercial buildings in the center of the District form unified streetwalls that abut the sidewalks. Most of the buildings in the Holden and Pine Streets Commercial Historic District are vernacular one- and two-part commercial blocks with flat roofs and brick cladding. Ornamental materials such as terra cotta, aluminum, cast iron, and wood provide detailing at cornices and storefronts. The one- and two-part commercial block forms have well-defined ground floor storefronts. The non-contributing resources include properties that do not retain sufficient integrity due to alterations or those that have not reached the fifty-year threshold for historic significance. Together the resources form the cohesive commercial core of Warrensburg. Overall, the District retains integrity and communicates the commercial development of Warrensburg, Missouri, throughout the period of significance (1870-1967).

### ELABORATION

#### LOCATION AND SETTING

The Holden and Pine Streets Commercial Historic District covers approximately twelve acres in downtown Warrensburg. With a population around 19,000, Warrensburg lies sixty miles west of the larger metropolitan area of Kansas City, Missouri. U.S. Highway 50 borders the north edge of the city and Missouri Highway 13 borders the city on the west (*Figure 1*). Agricultural landscapes surround the area outside of the city limits. The District lies near the city center where concrete sidewalks and curbs line the two-lane streets that organize the blocks. Some roads are wide enough to accommodate diagonal parking spaces on either side of the driving lanes while others have parallel parking on either side of the driving lanes. The blocks within the District slope upward to the north and east. The east-west path of the Missouri Pacific Railroad tracks bisects the town at the south end of the District. The rail line remains active and the Warrensburg Station, a contributing resource, continues to function as a passenger rail stop. Commercial resources outside the District boundary reflect late twentieth and early twenty-first century dates of construction. Outside the commercial center, building types transition to residential uses. The University of Central Missouri campus occupies a large tract of land roughly three blocks south of the District. A Cultural Resource Survey performed in 2007 identified historic properties within Warrensburg's Central Business District (an area defined by the City of Warrensburg as the central business district, roughly corresponding to the National Register District boundaries) and evaluated their significance.<sup>1</sup> The

<sup>1</sup> Sally Schwenk and Kerry Davis, *Final Survey Report: Cultural Resources Survey – Phases I and II* (Report prepared for the City of Warrensburg, Missouri, September 2008), 2-3.

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Holden and Pine Streets Commercial Historic District

Name of Property  
Johnson County, Missouri

County and State  
N/A

Name of multiple listing (if applicable)

District's boundaries are based on recommendations made by the 2007 survey and the 2010 *Residential and Commercial District Boundary Recommendations* compiled by the State Historic Preservation Office.<sup>2</sup>

The Holden and Pine Streets Commercial Historic District includes forty properties along North and South Holden Streets between East Gay Street and Marshall Street; one property on East Gay Street between North Holden Street and North College Street; two properties along East Market Street between North Holden Street and North College Street; four properties along East Culton Street between North Holden Street and North College Street; five properties along East Pine Street between North Holden Street and North College Street; six properties along Hout Street between North Holden Street and Maynard Street; four properties along West Culton Street between North Holden Street and North Washington Avenue; and twenty-four properties along West Pine Street between North Holden Street and North Washington Avenue (*Figure 2*).

The majority of buildings in the District present a dense cohesive streetwall of brick commercial buildings between one and three stories tall with shared party walls. The buildings directly abut concrete sidewalks, presenting a cohesive streetscape of late nineteenth and early twentieth century commercial architecture. Freestanding buildings at the north and south edges of the District (100 E. Gay Street, 101 N. Holden Street) are less than fifty years old and do not exhibit exceptional significance. The buildings are set back from the street and surrounded on two sides by paved parking lots. The Johnson County Courthouse at 300 North Holden Street occupies the center of a city square. A landscaped lawn surrounds three sides of the courthouse and a paved parking lot lines the fourth side.

## RESOURCES

Dating from circa 1870 to the early twenty-first century, most of the resources in the Holden and Pine Streets Commercial Historic District are simple one- to three-story buildings. The traditional building material is brick. Of the eighty-eight resources in the District, fifty-eight are contributing, twenty-eight are non-contributing, and two are previously listed in the National Register. Several different property types with shared physical or associative characteristics exist within the historic district.

The buildings are predominantly commercial. The resources exhibit three building forms: one-part commercial blocks, two-part commercial blocks, and freestanding buildings. The variety of businesses housed in these buildings reflects the needs of a thriving town. The buildings represent historical functional subcategories such as businesses, specialty stores, financial institutions, restaurants, warehouses, and department stores. Out of the eighty-seven resources, only four were built for non-commercial functions. One was constructed as a courthouse, one was built as a social hall, one as an

<sup>2</sup> Tiffany Patterson, *Residential and Commercial District Boundary Recommendations* (Report Prepared for the State Historic Preservation Office, Jefferson City, MO, April 2010), 4-5, 10-12. The 2007 survey noted that a large enough group of commercial buildings meeting National Register architectural integrity criteria existed in Downtown Warrensburg, but made no recommendations about National Register District boundaries other than specifying the buildings' locations on North Holden, West Pine, and surrounding side streets. The survey stated that additional information on individual building histories and façade alterations would be needed in order to complete a National Register nomination. The 2010 SHPO boundary recommendations utilized the information from the 2007 survey and also recommended additional research before completing a National Register nomination. The two individual districts recommended by SHPO have been combined into a single district because the period of significance was extended to 1967, which allows the inclusion of buildings listed as non-contributing resources by the 2007 survey and 2010 SHPO recommendations due to façade alterations after 1960, the fifty-year cutoff for significance in 2010. These renovations took place within the period of significance and illustrate the evolution of Warrensburg's commercial core. Furthermore, additional research of building histories confirms that the businesses within these buildings contributed to the continued use of the District as the commercial center of Warrensburg.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

opera house, and one as a railroad depot, all of which are commonly associated with historic commercial centers. One of the resources, the façade of a demolished historic building, is a non-contributing structure. Many of these historic functions align with current building use. Current functions of the commercial buildings include businesses, specialty stores, restaurants, law offices, and financial institutions. Some buildings are vacant. The majority of the non-commercial buildings retain their historic function; the opera house is now an apartment building. Four parking lots exist within the district; one is a contributing structure and three are non-contributing structures.

The majority of commercial building forms represented in the historic district are one-part commercial blocks (28) and two-part commercial blocks (52).<sup>3</sup> Most of the buildings have a utilitarian architectural style with subtle stylistic influences. The civic and railroad-related buildings within the District exhibit more formal architectural styles such as Romanesque Revival. The resources were constructed over a period from circa 1870 through the 2000s, with the majority of the buildings constructed between 1880 and 1925.

**INTEGRITY**

The Holden and Pine Streets Commercial Historic District retains sufficient architectural integrity to communicate the evolution of Warrensburg's commercial core during the period of significance. The buildings within the District and the streetscapes they create define the setting and visual character of the historic district. The commercial and civic buildings were constructed from circa 1870 through the 2000s and retain the majority of their historic materials. The dense streetwalls throughout the District illustrate the growth of Warrensburg's commercial core and convey a sense of their time and place, representing a downtown streetscape typical of early commercial centers. The resources in the commercial core form a cohesive downtown business district that retains its original location and setting.

Alterations to buildings within the historic district reflect the modernization of first-story display windows, entrances, and façades. Many of these alterations have left the historic openings and spatial relationships of the storefront and upper stories intact. The majority of these changes occurred during the period of significance and have become historic in their own right, illustrating the continued evolution of Warrensburg's commercial core in response to changing architectural trends, which contributes to the historic character of the district. The District's period of significance begins in 1870, the estimated date of construction for the earliest extant building, and extends to 1967 because it communicates feelings about and associations with the continued commercial development in downtown Warrensburg from the late nineteenth century to the present day. The period of significance includes a mid-century revitalization based on the modernization of storefronts during post World War II economic growth.

<sup>3</sup> This is not a total building count, just a summary of the most common building forms. This count does not include the Courthouse, freestanding commercial blocks, structures, or railroad depot.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

**DISTRICT PROPERTIES<sup>4</sup>**

107 E. Culton St. Contributing Building  
Photo 11 c. 1893, alt. c.1940

The two-story two-part commercial block has red brick cladding and a flat roof. Terra cotta tile coping caps the building. Two bays organize the primary (south) elevation. On the first story, a glazed wood door fills the recessed entrance in the east bay; large storefront windows fill the west bay. Multi-light steel windows with concrete sills fill the second story bays. Businesses housed in the building included a tin shop (1895), Hunter Real Estate and Loan (1931), and a bookkeeping and tax service office (1985-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

109 E. Culton St. (Matrix Hair Shop) Contributing Building  
Photo 11 c.1940

The one-story one-part commercial block has red brick cladding and a flat roof. A flat brick parapet with terra cotta tile coping caps the building. Three irregularly spaced bays organize the primary (south) elevation. On the first story, a non-historic glazed vinyl door fills the recessed entrance in the east bay; fixed-light windows flank the door. A storefront window fills the center bay adjacent to the entrance. The west bay has a paneled wood garage door with three non-historic vinyl transom windows. A buff-brick inlay with centered on the primary elevation on the second story ornaments the façade. The 1945 Sanborn Map shows an office at this address. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

111 E. Culton St. (D&M Shoe Repair) Contributing Building, Contributing Structure  
Photo 11 c.1900

The two-story two-part commercial block has brick cladding and a flat roof. Terra cotta tile coping caps the building. Two bays organize the primary (south) elevation. On the first story, a glazed wood door fills the recessed entrance in the center of the storefront; fixed-light windows flank the door. Multi-light wood windows fill the outer bays and the transom above the storefront. One-over-one double-hung vinyl windows with simulated muntin grid fill the second-story bays. Businesses housed in the building included the Lowe Lumber Yard offices (1913), and the J. W. Hull and Son Lumber Company office (1955-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District. A paved lot abuts the rear elevation of the building; an alley to the north of East Culton Street access the lot. The lot is a remnant of the J. W. Hull and Son Lumber Yard and is a contributing structure because it retains its historic configuration as an open lot.

<sup>4</sup> Information on historic businesses in the District is limited. Listings were gleaned from historic photographs, a small number of Warrensburg city directories, Sanborn Maps, and a handwritten list of businesses taken from telephone directories at the Johnson County Historical Society. Current building names, if available, are in parentheses next to the property address. See the bibliography for a complete list of sources.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

107 W. Culton St. (Checker Tavern)  
Photo 10

Non-contributing Building  
c.1920; alt. c.2000

The one-story one-part commercial block has brick and wood cladding and a flat roof. A parapet ornamented with slightly projecting header, stretcher, rowlock, and soldier brick-bands caps the building. Wood siding infill covers the original fenestration on the primary (south) elevation, which retains its historic stone sills. Two bays organize the primary elevation. Non-historic vinyl windows pierce the east bay. A glazed metal door with brick surround fills the center of the west bay; an arched fabric awning projects from the door. Non-historic vinyl windows flank the door. Other alterations include the infill of the entrance in the east bay, which housed stores listed at 105 W. Culton. Businesses housed in this building included The Duck Inn Café (1932) and The Beehive Tavern (1958-1967) at 105 W. Culton and Warren's Tavern at 107 W. Culton (1958-1972). Alterations to the primary façade of the building such as the wood siding infill of the storefront window openings compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing. If the infill was removed and the storefront openings restored to their original configuration, the building may be reevaluated as a contributing resource.

109 W. Culton St.  
Photo 10

Contributing Building  
c. 1920, alt. c. 1963

The two-story two-part commercial block has brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The primary (south) elevation has five bays. A wood door with glazed transom in the west side bay accesses the second story. A glazed vinyl door with awning-sash transom and wood-paneled sidelight fills the recessed entrance in the center bay. Narrow display windows flank the door; an infilled display window fills the east bay. Non-historic tripartite vinyl windows with fixed center lights and outer double-hung sashes fill the two second-story bays. Metal framing for a cloth awning hangs above the second story windows and first story storefront. Businesses housed in the building included the Estes Tire Company (1932) and Jack's Shoe Shop (1958-1963). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

111 W. Culton St.  
Photo 10

Contributing Building  
c. 1914, alt. c. 1963

The two-story two-part commercial block has brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The primary (south) elevation has three bays. A glazed vinyl door with vinyl siding infill fills the slightly recessed entrance in the center bay. Large display windows flank the door, filling the outer bays. Multi-light steel windows fill the two second-story bays. Metal framing for a cloth awning hangs above the second story windows and first story storefront. Businesses housed in the building included Isaac Brothers Plumbing, Heating, and Tinning (1932), an auto painting shop (1945), physician's office (1967), and insurance agency (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

115 W. Culton St.  
Photo 10

Non-contributing Building  
c.1920, alt. c.1980

The one-story one-part commercial block has brick cladding and a flat roof. A stepped parapet with recessed sign panels and terra cotta tile coping caps the building. The primary (south) elevation has seven symmetrical bays. Non-historic pedestrian doors fill Bays 2 and 6. Non-historic stucco infill covers the historic storefront openings in Bays 1, 3, 5, and 7; grouped, double-hung wood windows pierce the storefront openings in Bays 5 and 7. An asphalt shingle pent roof and non-historic wood shingle infill clad the recessed main entrance in Bay 4; a non-historic vinyl door and display window fill the entrance. Businesses housed in the building included the Theo Shock Ford Dealership (1920s) and Jerry Tally Motors (1958-1967), and Pizza House and J&K Liquor (1972). The 1945 Sanborn Map shows an office and salesroom at this address; it is possible that the building housed a dealership at that time. Alterations to the primary façade such as the stucco infill of the storefront windows in Bays 1, 3, 5, and 7 and the vehicular door opening in the center bay along with the addition of the pent roof compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

100 E. Gay St. (Cardinal Loans)  
Photo 1

Non-contributing Building  
c.1990

The one-story one-part commercial block has brick cladding and a flat roof. The L-shaped building occupies a corner lot and is set back from the street; a paved parking lot surrounds the primary (north) and west elevations but is too small to be counted as an individual resource. A parapet with recessed sign panels caps the building. Engaged brick pilasters topped with concrete finials extend above the parapet. The primary elevation has four bays. The east bay projects from the primary elevation; a brick knee wall extends west from the east bay. Arched aluminum windows fill Bays 1, 3, and 4; a glazed vinyl door fills Bay 2. A raised concrete sidewalk wraps the primary and east elevations. This building was constructed outside the period of significance and does not embody the characteristics necessary to support exceptional significance, rendering it non-contributing to the District.

101 N. Holden St. (UMB Bank)

Non-contributing Building  
c. 1975

The two-story freestanding commercial building has brick cladding and a flat roof. The building's primary elevation faces west and has two bays. Bay 1 is devoid of fenestration; aluminum ribbon windows fill Bay 2 on the first and second stories. A small flight of concrete stairs leads to the first-story entrance on the north side of Bay 2; paired glazed aluminum doors with glazed sidelights and transoms fill the entrance. A metal carport extends north of the building and shades the drive-through banking facility. Although this building was constructed outside the period of significance for the District, the UMB Bank Building shares the commercial context of the surrounding District. This resource is rendered non-contributing due to its age of less than fifty years.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

109 N. Holden St. (Fit 4 Life)  
Photo 17

Contributing Building  
c. 1890

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. The primary (west) elevation has three bays. A non-historic door with infilled transom in the north bay accesses the second story. A recessed, angled storefront comprises the center and south bay. Large display windows fill the center bay; a non-historic glazed vinyl door with infilled transom fills the south bay. Three one-over-one double-hung vinyl windows with stone sills fill the second story bays. A fabric awning shades the storefront. Businesses housed in this building included Thraikill Clothing (1901-1931, together with 111 N. Holden), a doctor's office (1931), and Shively's Menswear (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

111 N. Holden St. (Warrensburg Main Street Inc.)  
Photo 17

Contributing Building  
c. 1930

The narrow two-story two-part commercial block has brick cladding and a flat roof. A flat parapet with cast stone coping caps the building. The primary (west) elevation has two bays. A large display window fills the north bay; a wood glazed door fills the recessed entrance in the south bay. Two one-over-one double-hung vinyl windows with stone sills and lintels fill the second story bays. Businesses housed in this building included Thraikill Clothing (1901-1931, together with 109 N. Holden) and a barbershop (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

112 N. Holden St. (Java Junction)  
Photo 12

Contributing Building  
c. 1885

The two-story two-part commercial block has red brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. Corbelled brick courses above the storefront and the second story windows ornament the building. The primary (east) elevation has three bays. On the first story, display windows fill the outer bays; paired glazed aluminum doors fill the recessed entrance in the center bay. A leaded glass transom spans the length of the storefront. A recessed entrance on the north side of the storefront leads to stairs that access the second story. Engaged brick pilasters delineate the second story bays. Brick window hoods and stone sills frame the window opening in each bay; double-hung vinyl windows with simulated muntin grids fill the openings. Businesses housed in this building included Wilcoxon Brothers Clothing (1932) Cut Price Store (1940), and Bill Baker Insurance Agency (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

113 N. Holden St. (Rock n' Sports Entertainment)  
Photo 17

Non-contributing Building  
c. 1890, alt. c. 1960, c.1980, c. 2014

The two-story two-part commercial block has red brick cladding and a flat roof. A corbelled brick parapet with terra cotta tile coping caps the building; a wood-shingle pent roof shades the building below the parapet. The primary (west) elevation has three bays. An angled, recessed storefront fills the first story. Large display windows in the outer bays flank a glazed wood door with infilled transom in the center bay. A

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

slim metal canopy ornaments the storefront. One-over-one double-hung vinyl windows with stone sills fill the second story bays. Businesses housed in this building included Kahn Clothing (1895), Piggly Wiggly (1931), and Gamble's (1958-1972). Alterations to the building such as the addition of brick veneer cladding and a wood shingle pent roof to the second story, along with the replacement of the multi-light steel windows in the second story compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

114 N. Holden St. (Williams Watch Repair)  
Photo 12

Non-contributing Building  
c. 1900, storefront altered after 1940, c.1975

The two-story two-part commercial block has red brick cladding and a flat roof. A corbelled brick parapet with terra cotta tile coping caps the building. The primary (east) elevation has three bays. On the first story, a glazed aluminum door with glazed sidelights fills the recessed entrance in the center bay. Small, non-historic windows pierce the outer bays. Non-historic oriel windows fill the two second-story bays. A fabric awning shades the first story. Businesses housed in this building included the J. E. Shoe Company (1931) and Stewart's Shoes (1940-1972). Alterations to the primary façade of the building such as the infill of the storefront with brick veneer and the addition of oriel windows on the second story compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

115 N. Holden St. (Muddy Creek BBQ)  
Photo 17

Contributing Building  
c. 1880, storefront altered c. 1930

The two-story two-part commercial block has red brick cladding, wood siding, and a flat roof. A corbelled brick parapet with stone coping caps the building. The primary (west) elevation has four bays. Non-historic wood siding covers the first-story storefront. Non-historic paired sliding windows fill Bays 1-3; paired, glazed wood doors fill Bay 4. A horizontal transom window pierces each bay. One-over-one double-hung wood windows fill the second-story bays. Cut stone string courses above and below the second-story windows ornament the façade. A metal-roofed carport in the rear of the property acts as an outdoor patio for the restaurant inside the building. Businesses housed in this building included The Racket (1913), O'Bannon's (1940s), Litwin's Clothing Store (1958), COPAT Department Store (1963), and Highland's Gift and Jewelry/Williams Watch Repair (1967-1972). Despite alterations to the storefronts, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

117 N. Holden St. (Courtesy Loans)  
Photos 13, 17

Contributing Building  
c. 1945

The two-story two-part commercial block has red brick cladding and a flat roof. A dentillated brick parapet with terra cotta tile coping caps the building. The primary (west) elevation has two bays. A large display window fills the north first-story bay; a glazed aluminum door with glazed sidelights and transom fills the entrance in the canted corner bay to the south. Multi-light steel casement windows with header brick sills and cast stone lintels with keystones fill the second story bays. A fabric awning shades the first-story display window. Businesses housed in this building included the Johnson County Mutual Insurance Company (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Citizens Bank  
118 N. Holden St. (U.S. Bank)  
Photo 12

Non-contributing Building  
c. 1895, alt. 1954

The two-story two-part commercial block has marble cladding and a flat roof. The building's primary elevation faces east. Marble panels cover most of the façade. A glazed aluminum door with fixed transom fills the recessed entrance on the north side of the primary elevation. A panel of vertical metal siding clads the primary elevation above the entrance; stucco clads the north corner of the first story. The building's appearance dates to a 1954 remodel and a later renovation that expanded the marble paneling to the south, covering the façade of 116 N. Holden. A small section of the primary elevation has vertical metal siding on the second story and a glazed aluminum door with fixed transom and a metal door with infilled transom on the first story. This section was part of 116 N. Holden but was covered during the second renovation campaign. The building housed Citizens Bank from 1895-1972. While the date of the major renovations is during the period of significance, changes to the façade made during the later campaign such as the vertical metal siding, narrowing the main entrance, and extending the marble cladding compromise its integrity and its ability to communicate the era in which it was constructed, rendering it non-contributing.

119 N. Holden St. (Salon Vogue)  
Photos 13, 17

Contributing Building  
c. 1885

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. The primary (west) elevation has three bays; the second story fenestration defines the bays. A glazed aluminum door fills the recessed entrance in the first story storefront; display windows flank the entrance. A vinyl door with infilled transom south of the storefront accesses the second story. An infilled transom spans the length of the façade. One-over-one double-hung wood windows with cast stone sills and arched brick lintels fill the three second story bays. Businesses housed in this building included a harness shop (1895-1907), a shoe store (1914), and Hunt Jewelry Store (1958-1967). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

120-122 N. Holden St. (Paved Parking Lot)  
Photos 9, 13

Non-contributing Structure  
c. 1980

The L-shaped paved parking lot at 120-122 N. Holden Street wraps around 124 N. Holden St. Driveways from W. Culton St. and the alley between W. Culton St. and W. Pine St. access the lot, which has diagonal parking spaces on the west side and straight spaces perpendicular to 124 N. Holden on the east side. The lot housed retail stores and the Elks lodge building prior to demolition in c. 1980. The parking lot was constructed outside the period of significance, rendering it non-contributing to the District.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

121 N. Holden St. (Café Blackadder)  
Photos 13, 17

Contributing Building  
c. 1883, alt. c. 1940

The two-story two-part commercial block has buff brick cladding and a flat roof. A parapet with a projecting brick stringcourse and terra cotta tile coping caps the building. The primary (west) elevation has two bays; the second story fenestration defines the bays. A glazed aluminum door fills the recessed entrance in the first story storefront; display windows flank the entrance. A fabric awning shades the storefront. One-over-one double-hung wood windows with cast stone lintels and arched brick sills fill the two second story bays. Businesses housed in this building included a jeweler (1895-1932), an appliance store (1958-1967), and Teehaus (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

123 N. Holden St. (Salvation Army Johnson County Family Center)  
Photos 13, 17

Non-contributing Building  
c. 1883, alt. c. 1970

The two-story two-part commercial block has brick cladding and a flat roof. A parapet with a projecting brick stringcourse and terra cotta tile coping caps the building. The primary (west) elevation has two bays; the second story fenestration defines the bays. A glazed aluminum door with fixed transom flanked by aluminum display windows fills the first story storefront. One-over-one double-hung vinyl windows with brick sills and lintels fill the two second story bays. Businesses housed in this building included a drugstore (1895-1945), Mode O'Day shop (1958-1967), and Geans Unlimited (1972). The primary façade of the building was reclad with brick veneer and the storefront reconfigured in c. 1970. These changes, made outside of the period of significance, compromise the building's integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

124 N. Holden St. (Missouri Valley Community Action Agency)  
Photos 9, 13

Non-contributing Building  
c. 1883, 2<sup>nd</sup> floor removed, façade altered in 1963; 2014

The one-story one-part commercial block has vinyl siding above the storefront, brick cladding on the storefront, and a flat roof. The primary (east) elevation has three bays. A glazed aluminum door with sidelights and a fixed transom fills the south bay; horizontal display windows fill the center and north bays. Businesses housed in this building included a saloon (1895), a candy store (1913), Palmer's Store (1940-1958), and College Store (1967-1972). Alterations to the primary façade of the building such as the reconfiguration of the storefront and non-historic brick veneer and vinyl siding compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

125 N. Holden St. (Salvation Army Family Store)  
Photos 13, 17

Contributing Building  
c. 1883, alt. c. 1940

The two-story two-part commercial block has brick cladding and a flat roof. A stepped parapet ornamented with recessed brick panels and terra cotta tile coping caps the building. The primary (west) elevation has two bays; the second story fenestration defines the bays. A display window flanked by a glazed aluminum door to the south and a glazed wood door to the north fill the recessed entrance in the first story; display windows flank the entrance. A fabric awning shades the first story. Window openings on

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Holden and Pine Streets Commercial Historic District
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County and State N/A
Name of multiple listing (if applicable)

the second story have wood infill on their upper half and double-hung sashes in their lower half. Fabric awning shade the lower half of the windows; wrought iron balconettes supported by cast stone sills ornament with windows. Businesses housed in this building included a hotel (1883-1898), Cohn Wonder Store (1913), and Woolworth's (1932-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

126 N. Holden St. (Dublin Social Club Tattoo)  
Photos 9, 13

Contributing Building  
c. 1883, 2<sup>nd</sup> floor removed, façade altered in c.1963

The one-story one-part commercial block has wood panel cladding and a flat roof. A wood-clad pier frames the north side of the primary (east) elevation. The primary elevation has three bays. A glazed aluminum door with fixed transom and two-part display window fill the angled, recessed entrance in the center and north bays; a display window fills the south bay. Businesses housed in this building included a drugstore (1895), nickel and dime store (1913), Palace Confectionary (1931), and Duncan's Ready to Wear (1958-1972). While the second story of this building was removed, the alterations took place within the period of significance and reflect the business owner's desire to renovate the storefront in order to attract more customers. Therefore, this building retains integrity and clearly communicates its historic commercial function, rendering it contributing to the District.

128 N. Holden St. (Tranquility Shop)  
Photos 9, 13

Non-contributing Building  
c. 1883, 2<sup>nd</sup> floor removed, façade altered in 1963; 2014

The one-story one-part commercial block has stucco cladding and a flat roof with terra cotta tile coping on the parapet. The primary (east) elevation has two bays. A two-part display window fills the south bay; a glazed aluminum door with sidelights and fixed transom fills the entrance in the canted northeast corner. A fabric awning wraps around the primary elevation and shades the storefront. Businesses housed in this building included a bakery (1895), barber shop (1958-1967), and Lee's Sewing Center Sales and Service (1972). Although the building retains its historic function and continues to communicate that function, the façade has been significantly altered and it no longer communicates the era in which it was constructed. Major alterations to the façade of this building such as the non-historic stucco cladding, compromise its integrity and its ability to communicate the era in which it was constructed, rendering it non-contributing.

200 N. Holden St.  
Photo 8

Contributing Building  
c. 1870

The three-story two-part commercial block has brick cladding and an asphalt shingled mansard roof with gabled dormers. The primary (east) elevation has three bays; the second story fenestration defines the bays. Synthetic materials clad the first story storefront. A glazed aluminum door with sidelights and fixed transom pierces the south end of the storefront; a two-part display window fills the north end. A flat canopy shades the storefront and wraps around the building to the south elevation. Four-over-one wood windows with arched brick lintels fill the second story bays. Businesses housed in this building included a bookstore and toy store (1895), Thrift and Shop Ready to Wear (1930), and Walker's Café (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

201 N. Holden St. (Shaw Accounting Group)  
Photo 7

Contributing Building  
c. 1885, alt. c. 1960

The two-story two-part commercial block has brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The primary (west) elevation has two bays; the storefront configuration defines the bays. A glazed aluminum door with sidelights and fixed transom fills the recessed entrance in the first story; display windows flank the entrance. A non-historic glazed wood door north of the storefront accesses the second story. A fabric awning shades the first story. The second story is devoid of fenestration. This building housed a hardware store from 1895 to 1972. Despite alterations to the primary façade, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

202 N. Holden St. (Tan 24)  
Photo 8

Contributing Building  
c. 1890

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. The primary (east) elevation has three bays; the second story fenestration defines the bays. Paired, glazed aluminum doors flanked by multi-light aluminum display windows fills the first story storefront. A vinyl door with stained glass transom pierces the north side of the primary elevation, accessing the second story. Vinyl siding fills the transom above the storefront. The historic window openings on the second story have corrugated metal infill in the upper half of the opening and double-hung wood windows in the lower half. The openings have arched brick sills and cast stone lintels. Businesses housed in this building included a grocery store (1895), "M" System Store (1931), American Sales Co. (1958), Mark Richard Dress Shop (1963-1967), and Mode O'Day Dress Shop (1972). The second story façade of this building is intact and, despite alterations to the first story, this building continues to communicate its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

203 N. Holden St. (Carey and Wiseman LLC)  
Photo 7

Non-contributing Building  
c. 1940, alt. c. 1980

The one-story one-part commercial block has brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. The primary (west) elevation has two bays; the storefront configuration defines the bays. A vinyl door fills the recessed entrance in the south bay; a two-part display window fills the north bay. A fabric awning shades the first story. Businesses housed in this building included Gamble's (1939-1955), Williams Drug Co. (1958-1963), and Key Discount (1972). Alterations to the primary façade of the building such as the brick veneer infill and storefront reconfiguration compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

204-206 N. Holden St. (Harris, Harris, and Gilbert Attorneys at Law)

Non-contributing Building

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Name of multiple listing (if applicable)

Photos 6, 8

c. 1870, alt. c.1980

The three-story two-part commercial block has brick cladding and a flat roof. A projecting brick stringcourse and terra cotta tile coping ornament the cornice. The primary (east) elevation has seven bays; the upper-story fenestration defines the bays. The first story storefronts on the north and south halves of the first story have non-historic brick infill; a non-historic wood door pierces the center of the first story. Paired, glazed wood doors flanked by display windows fills the north storefront; a non-historic wood pierces the south end of the south storefront. Fabric awnings shade the storefronts and door. Two-over-two double-hung round-arch windows with stone sills fill the second story bays; fixed, multi-light round-arch windows with stone sills fill the third story bays. Businesses housed in this building included a drugstore (1895), Clark's Ice Cream Factory (1913), Rundle Drugstore (1931-1958) and a shoe store (1963-1972) at 204 N. Holden, and Russell Brother's Clothing (1931-1972) at 206 N. Holden. Alterations to the primary façade of the building such as the brick veneer infill and storefront reconfiguration compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

205 N. Holden St. (Treasured Blessings)  
Photo 7

Contributing Building  
c. 1895

The two-story two-part commercial block has brick cladding and a flat roof. A bracketed, pressed-metal cornice with corbelled brick course caps the building. The primary (west) elevation has three bays; the second story fenestration defines the bays. A recessed storefront spans the first story; a pressed metal cornice ornaments the storefront. Non-historic pedestrian doors with fixed transoms fill the storefront's outer bays; aluminum display windows with fixed transoms fill the center bay. A fabric awning shades the first story. Engaged brick pilasters divide the second story into three bays; a one-over-one double-hung wood window fills each bay. A projecting wood sill ornaments the second story; fabric awning shades the windows. Businesses housed in this building included Faulkner's Mercantile Co. (1932), a gift shop (1958), Millivolt Appliance and Gift Center (1963-1972) and Bishop Watch Repair (1967-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

207 N. Holden St. (Game Shop)  
Photo 7

Contributing Building  
c. 1883, alt. c. 1920

The one-story one-part commercial block has brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building; an engaged brick pilaster on the south side of the building rises above the parapet. The primary (west) elevation has two bays; the storefront configuration defines the bays. A glazed aluminum door fills the recessed entrance in the north bay; a two-part display window fills the south bay. A fabric awning shades the first story. Businesses housed in this building included a butcher and meat market (1883-1895), jeweler (1898), AR Grocers (1931), and Davis Paint Store (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

208 N. Holden St.

Contributing Building

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Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Photos 6, 8

c. 1875, alt. c. 1945

The two-story two-part commercial block has stone cladding and a flat roof. A brick parapet with metal coping caps the building. The primary (east) elevation has three bays; the second story fenestration defines the bays. A glazed aluminum door fills the recessed entrance in the first story storefront; aluminum display windows flank the door. White and green tile lines the floor of the recessed entrance; the word "Heberling" is spelled out in green tile. A historic glazed wood door pierces the first story north of the storefront, accessing the second story. A five-part glazed transom spans the first story. Two-over-two wood sash windows fill the segmental arched window openings on the second story. Large, vermiculated keystones ornament the window openings. Businesses housed in this building included a drugstore (1883), grocery store (1895), Heberling Shoes (1913-1931), and Brown's Shoes (1955-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

209 N. Holden St. (The Downtown Studio)  
Photo 7

Contributing Building  
c. 1900

209 N. Holden and 211 N. Holden are identical. The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with recessed brick panels and cast stone coping caps the building. The primary (west) elevation has three bays; the second story fenestration defines the bays. A glazed aluminum door with fixed transom and flanking display windows fills the first story storefront; a five-part transom spans the storefront. A vinyl door with fixed transom fills the recessed entrance south of the storefront, accessing the second story. One-over-one double-hung vinyl windows with cast stone sills fill the second story bays; individual fabric awnings shade the windows. Businesses housed in this building included Central Grocery (1913), Krohn Brother's Grocery (1932), and Montgomery-Ward Catalog Store (1958-1972). Despite alterations to the storefronts, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

210 N. Holden St. (Warrensburg Counseling Services)  
Photos 6, 8

Contributing Building  
c. 1885

The two-story two-part commercial block has stone cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. The primary (east) elevation has three bays; the second story fenestration defines the bays. On the first story, a glazed wood door fills the recessed entrance in the wood-paneled storefront; tall, narrow display windows flank the entrance. A wood door north of the storefront accesses the second story. A five-part glazed transom spans the first story. Two-over-two wood sash windows fill the segmental arched window openings on the second story. The window openings have brick lintels with stone keystones and stone sills. Businesses housed in this building included a harness shop (1895), milliner (1913), Hout Gift Shop (1931), and DeBacker and Son Flower Shop (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

211 N. Holden St. (Old Drum Coffeehouse and Bakery)

Contributing Building

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Photo 7

c. 1900

209 N. Holden and 211 N. Holden are identical. The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with recessed brick panels and cast stone coping caps the building. The primary (west) elevation has three bays; the second story fenestration defines the bays. A glazed aluminum door with fixed transom and flanking display windows fills the first story storefront; a five-part transom spans the storefront. A vinyl door with fixed transom fills the recessed entrance south of the storefront, accessing the second story. One-over-one double-hung vinyl windows with cast stone sills fill the second story bays; individual fabric awnings shade the windows. Businesses housed in this building included Fowler's Bakery (1913), Johnson's Millinery (1931), and Quarry City Savings and Loan (1958-1972). Despite alterations to the storefronts, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

212 N. Holden St. (Awesome Blossoms)  
Photos 6, 8

Contributing Building  
c. 1885

The two-story two-part commercial block has stone cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. Stone quoins frame the building. The primary (east) elevation has three bays; the second story fenestration defines the bays. On the first story, a glazed aluminum door flanked by aluminum display windows fills the storefront openings; a vinyl door south of the storefront accesses the second story. A fabric awning shades the first story. Fixed, single-light windows fill the segmental arched window openings on the second story. The window openings have brick lintels with stone keystones and stone sills. Businesses housed in this building included a grocery store (1888), Lobban General Store (1895), and Connor-Wagoner Store (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

213 N. Holden St. (Brown's Shoe Fit Co.)  
Photo 4

Contributing Building  
c. 1883, alt. c. 1950

The two-story two-part commercial block has enameled steel cladding and a flat roof. The primary (west) elevation has six bays. On the first story, glazed aluminum doors fill the recessed entrances in bays 1, 3, and 5; aluminum display windows fill bays 2, 4, and 6. Vertical vinyl siding clads the first story around the storefront. A fabric awning shades the first story. One-over-one double-hung wood windows with decorative vinyl shutters fill the second story bays. Businesses housed in this building included a dry goods store (1883-1895), E. N. Warnick Hardware Store (1911-1958), and Carps Department Store (1963-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

217-219 N. Holden St. (Warrior Jujitsu)

Non-contributing Building

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Photo 4

c. 1883, alt. c. 1973

The two-story two-part commercial block has brick cladding and a flat roof. A stepped parapet with recessed brick panels, stucco finials, and cast stone coping caps the building. The primary (west) elevation has eight bays; the second story fenestration defines the bays. The south half of the building comprises 217 N. Holden Street; the north half comprises 219 N. Holden Street. A porthole window, paired glazed aluminum doors, and a display window fill the south half of the first story; a two-part horizontal display window and a glazed vinyl door in a recessed entrance fill the north half. A corbelled brick course divided the first and second stories. Narrow recessed panels inset in engaged brick pilasters divide the second story into eight bays. One-over-one light sashes with cast stone sills fill the bays. Decorative stucco panels above and below the second story windows ornament the façade. Businesses housed in this building included a grocery store (1895), Highland's Gift and Jewlery Store (1958-1963), Swan's Sporting Goods (1967), and Martin Ike Music Company (1972) at 217 N. Holden; and Courthouse Drugstore (1913), Midwest Auto Store (1946), and Johnson County Title Company (1958-1967) at 219 N. Holden. Alterations to the primary façade of the building such as the brick infill of the storefronts compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

221-223 N. Holden St. (Paved Parking Lot)

Non-contributing Structure  
Date Unknown

The rectangular paved parking lot at 221-223 N. Holden St. abuts the north elevation of 217-219 N. Holden St. and the west elevation of 106-108 E. Market St. A metal chain-link fence surrounds the west and north sides of the lot. A driveway on E. Market St. access the lot, which has straight parking spaces perpendicular to both buildings. The lot housed the Mainstreet Theater prior to its demolition sometime after 1945. The parking lot was constructed outside the period of significance, rendering it non-contributing to the District.

Johnson County Courthouse<sup>5</sup>

300 N. Holden St.

Photo 2

Architect/Builder: George McDonald/J.M. Anderson

NR Listed 4/7/1994

1896-98

Romanesque Revival

The three and one-half story courthouse has a stone foundation and cladding and an asphalt shingled complex roof. The building is set back from the street and its primary (east) elevation has nine symmetrical bays. Multi-sloped turrets cap the slightly projecting towers in the outer bays; a domed bell tower rises from the center of the roof. Non-historic sashes fill the rectangular and round-arched window openings. Large, round-arched openings fill the three center bays. Paired glazed aluminum doors with sidelights and tall, fixed transom fill the recessed opening in the center bay of the first story. A small flight of stairs leads to the entrance. A stone belt course separates the second and third stories; stepped stone parapets ornament the north and south cross gables.

<sup>5</sup> Description summarized from Roger Maserang, "Johnson County Courthouse," *National Register Nomination* (1994), 5-7.

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Johnson County Courthouse (Paved Parking Lot)

Non-Contributing Structure  
Date Unknown

A paved parking lot to the west of the Courthouse is bounded by concrete sidewalks on its north, south, and west sides and the Courthouse on its east side. The lot contains diagonal parking spaces on its east and west side. Driveways on W. Market Street and Hout Street access the parking lot. While the Courthouse is listed in the National Register, the parking lot was constructed outside the period of significance, rendering it non-contributing to the district.

Masonic Temple<sup>6</sup>

301-303 N. Holden St.

NR Listed 12/24/1998

Photo 1

1893

Architect/Builder: William S. Matthews/Lewis S. Sanders

Italianate

The three-story two-part commercial block has brick and stone cladding and a flat roof. A modillioned, dentillated cornice with overhanging eaves caps the building. Engaged stone and brick pilasters divide the primary (west) elevation into two bays. On the first story, a storefront with a recessed entrance and flanking display windows fills each bay; a glazed transom spans each storefront. A dentillated cornice separates the first and second stories. Three one-over-one double-hung windows with fixed transoms fill each second and third story bay. The second story window openings have flat stone sills, lintels, and drip molds; engaged brick piers with stone bases and capitals separate the windows in each bay. The arched windows openings on the third story have stone sills and window hoods; a brick corbel table ornaments the façade above the third story windows. Businesses housed in this building included a bank (1913), Shepard's Dry Goods (1932-1972) at 303-305 N. Holden, and Sears-Roebuck (1958).

305-307 N. Holden St. (Legal Aid of Western Missouri; Troy Losh-North  
and Mary Ann Young, Attorneys)

Contributing Building

Photo 1

c. 1895

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled brick parapet with stone coping caps the building; stone piers frame the primary (east) elevation. 305 N. Holden Street comprises the south half of the building; 307 N. Holden Street comprises the north half of the building. The building's primary elevation has six bays.

The south half of the building (305 N. Holden) has three bays; the second-story fenestration defines the bays. Fluted wood columns frame the first story of the primary elevation. Three display windows and a glazed vinyl door fill the wood-paneled storefront; a glazed vinyl door in a recessed opening south of the storefront accesses the second story. A fabric awning shades the first story. One-over-one double-hung vinyl windows with stone lintels and sills fill the second story bays. Businesses housed in this building included a dry goods store (1895), Shepard's Dry Goods (1932-1972) at 303-305 N. Holden, and Warrensburg Auto Supply (1958).

The south half of the building (307 N. Holden) has three bays. Brick corbels ornament the first story. A vinyl door with glazed sidelight fills the south bay; one-over-one double-hung vinyl windows with simulated

<sup>6</sup> Description summarized from Roger Maserang, "Masonic Temple," *National Register Nomination* (1998), 5-9.

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muntin grids and stone lintels and sills fill the center and north bay. One-over-one double-hung wood windows with stone lintels and sills fill the second story bays. Businesses housed in this building included the Shryack and Co General Store (1895), McMeekin Furniture (1958-1967), and Farmers Insurance (1972).

Despite the first-story brick infill and storefront reconfiguration on the south half of the building, the historic upper story fenestration pattern is intact and the building retains enough integrity to clearly communicate its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

311 N. Holden St. (Lance A. Riddle Law Office)  
Photo 1

Non-contributing Building  
2009

The one-story one-part commercial block has brick and stone cladding and a flat roof. A stepped parapet with stone and metal coping caps the building. The primary (east) elevation has three bays. Stone clads the center bay; brick clads the outer bays; stone quoins and a stone water table ornament the façade. A glazed aluminum door with sidelights and arched transom fills the recessed opening in the center bay; three-part display windows with arched transoms fill the window openings with stone surrounds in the outer bay. This building was constructed outside the period of significance and does not embody the characteristics necessary to support exceptional significance, rendering it non-contributing to the District.

Cord/Lobban/Smith Building Block

313-315 N. Holden St. (Johnson County Title Co.; Warrensburg Business Machines) Contributing Building  
Photo 1 1897

313-15 N. Holden St. comprises the south half of the Cord/Lobban/Smith Building Block at 313-319 N. Holden Street. The two-story two-part commercial block has brick and stone cladding and a flat roof. A bracketed, pressed-metal cornice with a raised center pediment caps each half of the building. The center of the raised pediment has letters in relief that read "1897" on the north half and "1897/C.W. CORD" on the south half. Stone piers with bracket capitals on the first story frame each half of the primary (east) elevation and continue to the top of the building. The primary elevation has six bays.

The south half of the primary elevation (313 N. Holden) has three bays; the second story fenestration defines the bays. Non-historic brick infill clads the first story. A glazed aluminum door flanked by aluminum display windows fills the storefront. A dentillated cornice divides the first and second stories. Alternating courses of dressed and cut stone clad the second story. One-over-one round-arch wood windows fill the second story window openings; windows in the outer bays have simulated muntin grids and the top light in the center window has plywood infill. A bas-relief scroll design ornaments the window sills; the lintels are cut stone. Businesses housed in this building included a drugstore (1914-1945), Fowler Paint and Paper Store (1958-1963), Slattery Appliances (1967), and Johnson County Title Company (1972-present).

The north half of the primary elevation (315 N. Holden) has three bays; the second story fenestration defines the bays. On the first story, a glazed aluminum door with fixed transom flanked by two-part aluminum display windows fills the storefront. A glazed aluminum door with fixed transom north of the

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storefront accesses the second story. A metal transom spans the length of the façade; a frosted glass window etched with the words "Eureka Lodge 88/I.O.O.F." pierces the transom. A dentillated cornice divides the first and second stories. Alternating courses of dressed and cut stone clad the second story. One-over-one round-arch wood windows fill the second story window openings; the top light in the center window has plywood infill and a louvered vent. A bas-relief scroll design ornaments the window sills; the lintels are cut stone. Businesses housed in this building included a restaurant (1913), Maxwell Plumbing and Heating (1958), and Warrensburg Typewriter Company (1963-1972).

Despite alterations to the storefront such as the brick veneer infill on the south half of the first story, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

317 N. Holden St. (Strong Tower)  
Photo 1

Contributing Building  
1897

317 N. Holden St. comprises the center north quarter of the Cord/Lobban/Smith Building Block at 313-319 N. Holden Street. The two-story two-part commercial block has stone cladding and a flat roof. A bracketed, pressed-metal cornice with a raised center panel caps the building. Stone piers with bracket capitals on the first story frame the primary (east) elevation and continue to the top of the building. The primary elevation has three bays; the second story fenestration defines the bays. Stucco clads the first story of the primary elevation; decorative details on the first story reference the decorative stonework on the second story. Wood doors in recessed entrances fill the outer bays; paired one-over-one double hung vinyl windows with simulated muntin grids fill the center bay. A dentillated cornice with center balcony platform divides the first and second stories. Alternating courses of dressed and cut stone clad the second story; a stone relief colonnade flanks the window openings. One-over-one double-hung vinyl windows fill the second story window openings; the paired center windows have fixed upper sashes and a historic frosted glass arched transom with etched decoration. A bas-relief scroll design ornaments the window sills; the lintels are cut stone arches. Businesses housed in this building included Bi-Rite (1931), an annex for the Baptist Church (1958), and Sears-Roebuck (1963-1972). Despite alterations to the storefront such as the stucco infill of the first story, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

319 N. Holden St. (Euphoria Salon and Day Spa)  
Photo 1

Contributing Building  
1897

319 N. Holden St. comprises the north quarter of the Cord/Lobban/Smith Building Block at 313-319 N. Holden Street. The two-story two-part commercial block has stone cladding and a flat roof. A bracketed, pressed-metal cornice with a raised center panel caps the building. Stone piers with bracket capitals on the first story frame the primary (east) elevation and continue to the top of the building. The primary elevation has three bays; the second story fenestration defines the bays. On the first story, a glazed wood door with sidelight and fixed transom fills the recessed entrance in the center of the wood paneled storefront. Narrow display windows flank the entrance. A vinyl door north of the storefront accesses the second story. A fabric awning shades the first story. A dentillated cornice with center balcony platform and wrought iron balcony railing divides the first and second stories. Alternating courses of dressed and cut stone clad the second story; a stone relief colonnade flanks the window openings. One-over-one double-

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hung vinyl windows fill the second story window openings; the paired center windows have fixed upper sashes and an infilled arched transom. A bas-relief scroll design ornaments the window sills; the lintels are cut stone arches. Businesses housed in this building included Connor Brothers (1913), Teen Town (1958), and Krazy Korner Raceway (1967). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

Missouri Pacific Railroad Depot

100 S. Holden St. (Warrensburg Station; Warrensburg Chamber of Commerce)      Contributing Building  
Photo 18      1890; alt. c. 1940, c. 1985

The one-story railroad depot has been in continuous use since its construction in 1890. The building has a stone foundation and cladding and a hipped asphalt shingled roof with a cross gable. The building features Richardsonian Romanesque stylistic elements such as the gable parapets and arched window openings. A stone water table wraps the building. The primary (north) elevation faces the railroad tracks and has both pedestrian and freight entrances. Tall, narrow window openings with rough-cut stone lintels filled by recessed wood windows pierce the primary and south elevations. A wood-frame shed roof awning spans the primary elevation; arched wood braces spring from projecting stone blocks and support the awning. The arched opening on the east elevation has stucco infill with a glazed aluminum door and flanking windows. A one-story modern addition attaches to the building's west elevation. The addition has stone veneer cladding and a gabled asphalt shingle roof. A wood-framed gabled awning extends from the historic depot's awning on the north elevation and spans the length of the addition. The addition's north elevation is slightly set back from the main building; a door and a two-over-two double-hung wood window pierce the north elevation. A two-over-two double-hung wood window fills the window opening in the center of the west elevation. The addition's south elevation has four bays and is set back from the main building. A two-over-two double-hung wood window fills the west bay; a glazed metal door with infilled transom fills the west center bay; a multi-light wood window fills the east center bay; and a glazed metal door with multi-light wood transom and sidelight fills the east bay. This building retains integrity and clearly communicates its historic function and the era in which it was constructed, rendering it contributing to the District. A large paved parking lot running parallel to the railroad tracks abuts the depot on its south and west sides. Driveways on South Holden Street, Marshall Street, and Washington Avenue access the lot. The parking lot is outside the district boundaries and is not included in the resource count.

102 Hout St. (Thomas Hendrix, Jr., Attorney and Terry Famer, Insurance)  
Photos 3, 6

Contributing Building  
c. 1920

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet ornamented with rowlock and soldier brick bands and terra cotta tile coping caps the building. Engaged brick pilasters frame the primary (north) elevation and extend above the parapet. The primary elevation has two asymmetrical bays. A glazed aluminum door with fixed transom fills the recessed entrance in the east bay; a three-part display window fills the west bay. A wood sign fills the transom area above the storefront. The building is identical to 104 Hout Street. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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104 Hout St.  
Photos 3, 6

Contributing Building  
c. 1920

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet ornamented with rowlock and soldier brick bands and terra cotta tile coping caps the building. Engaged brick pilasters frame the primary (north) elevation and extend above the parapet. The primary elevation has two asymmetrical bays. A glazed aluminum door with fixed transom fills the recessed entrance in the east bay; a three-part display window fills the west bay. A wood sign fills the transom area above the storefront. The building is identical to 102 Hout Street. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

108 Hout St. (H&R Block)  
Photos 3, 6

Contributing Building  
c. 1920

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet ornamented with rowlock and soldier brick bands and terra cotta tile coping caps the building. Engaged brick pilasters frame the primary (north) elevation and extend above the parapet. The primary elevation has four asymmetrical bays. A glazed aluminum door with fixed transom fills the recessed entrance in the east bay; a four-part display window fills the east center bay and a three-part display window fills the west center bay. An infilled vehicular opening in the west bay has a vinyl pedestrian door. Vinyl siding covers the transom above the storefront. Businesses housed in this building included R. N. Warnick Motors (1958), Western Auto Store (1963-1967), and Lohkamp's Paint and Wallpaper (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

112 Hout St. (Old Barney's Bar and Grill)  
Photos 3, 6

Non-contributing Building  
c. 1895, alt. c.2012

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet with metal coping caps the building. Engaged brick pilasters frame the primary (north) elevation and extend above the parapet. A wood shingle pent roof shades the primary elevation. Stone veneer infill covers the storefront. Three bays organize the primary elevation. A non-historic wood door pierces the center bay; non-historic multi-light wood windows pierce the outer bays. Glass-block windows with wood surrounds fill the transom. Businesses housed in this building included a shoe store (1898), Brown's Snack Bar (1958), The Last Draw (1963-1967), and Barney's Tavern (1972). Although the building retains its historic function and continues to communicate that function, the façade has been significantly altered and it no longer communicates the era in which it was constructed. Major alterations to the façade of this building such as the stone veneer and glass block infill, storefront reconfiguration, and partial removal of the parapet compromise its integrity and its ability to communicate the era in which it was constructed, rendering it non-contributing.

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116-120 Hout St. (Western Missouri Title Company; Edmiston Law Office; Blue Bird Real Estate; Angle Law Office) Non-contributing Building  
Photo 3 c. 1920, alt. c. 1983

The one-story one-part commercial block has brick cladding and a flat roof. The primary (north) elevation has seven symmetrical bays. Paired, glazed aluminum doors with sidelights and transom fill the center bay. The east and west bays have the same configuration; paired display windows flank a glazed aluminum door with a fixed transom. The building's current appearance dates to remodeling that occurred after 1983. Although the building retains its historic function and continues to communicate that function, the façade has been significantly altered and it no longer communicates the era in which it was constructed. Major alterations to the façade of this building such as brick veneer infill and storefront reconfiguration compromise its integrity and its ability to communicate the era in which it was constructed, rendering it non-contributing.

122 Hout St. Non-contributing Building  
Photo 3 c. 1930, alt. c.1995

The two-story two-part commercial block has EIFS panel cladding and a flat roof. A stepped parapet with metal coping caps the building. The primary (north) elevation has four bays. Three glazed aluminum doors pierce the first story of the primary elevation; the east door is recessed from the façade. Paired one-over-one double-hung vinyl windows fill the second-story bays. Businesses housed in this building included Sylvania Electronics Systems (1963) and the Tri-County School of Cosmetology (1967-1972). Although the building retains its historic function and continues to communicate that function, the façade has been significantly altered and it no longer communicates the era in which it was constructed. Major alterations to the façade of this building such as the EIFS cladding compromise its integrity and its ability to communicate the era in which it was constructed, rendering it non-contributing. If the EIFS panels are removed from the primary elevation and the historic materials and features are found to be intact underneath, this building could be reevaluated for National Register eligibility.

106-108 E. Market St. (Ye Olde Flower Shoppe; B&B Motor Supply) Contributing Building  
Photo 5 c. 1925

The one-story one-part commercial block has brick cladding and a flat roof. Engaged brick pilasters divide the two storefronts on the primary (north) elevation. The west storefront (106 E. Market) has two bays. A three-part display window fills the east bay; a glazed aluminum door with fixed transom fills the recessed entrance in the west bay. A wood sign fills the transom above the storefront. The east storefront (108 E. Market) has two bays. A four-part display window fills the west bay, a glazed wood door with fixed transom fills the recessed entrance in the west bay. Wood paneling fills the transom above the storefront. Businesses housed in this building included the Trails Regional Library at 106 E. Market (1958-1972); and Meyer's Motor Equipment Co. (1958) and B&B Motor Supply (1963-present) at 108 E. Market. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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110-112 E. Market St. (Central Band and Piano)  
Photo 5  
Moderne

Contributing Building  
c. 1935

The one-story one-part commercial block has buff brick cladding and a flat roof. The building's primary (north) elevation has four bays. Projecting stretcher brick bands ornament the façade above the storefront. Engaged brick pilasters divide the east and west storefronts. The west storefront has two bays. A three-part display window fills the west bay; a display window and recessed glazed aluminum entry door with fixed transom fill the east bay. The east storefront has two bays. A large display window fills the west bay; a glazed aluminum door with sidelights and fixed transom fills the canted bay in the building's curved northeast corner. Businesses housed in this building included the Missouri Public Service Company (1958-1972) at 110 E. Market and Marr's Apothecary (1958-1972) at 112 E. Market. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

105 E. Pine St. (Salon Vogue)  
Photo 14

Contributing Building  
c. 1900

The one-story one-part commercial block has red brick cladding and a flat roof. A flat parapet with soldier-course brick bands and terra cotta tile coping caps the building. The primary (south) elevation has two bays. A two-part aluminum display window fills the west bay; a glazed aluminum door fills the east bay. Businesses housed in this building included Johnson County Building and loan (1913), Wray Loan and Investment Company (1930), Postal Telegraph and Cable Company (1932), and Baston Insurance (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

109 E. Pine St. (Edward Jones Investments)  
Photo 14

Non-contributing Building  
c. 1900, alt. c.1975

The one-story one-part commercial block has red brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The primary (south) elevation has six bays. The storefronts in the center and east bays have vertical vinyl siding and corrugated metal awnings. Horizontal aluminum windows fill Bays 1, 4, and 6; glazed aluminum doors fill Bays 2, 3, and 5. Businesses housed in this building included a hair salon (1958-1972). Alterations to the primary façade of the building such as the vinyl siding and metal awnings compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

113 E. Pine St.  
Photo 14

Contributing Building  
c. 1900

The two-story two-part commercial block has red brick cladding on the second story and stucco cladding on the first story. A flat roof with a corbelled parapet caps the building. Recessed brick panels and terra cotta tile coping ornament the parapet. The building's primary (south) elevation has four bays. On the first story, aluminum display windows fill the center bays; glazed aluminum doors fill the east bay and the

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recessed entrance in the west bay. Non-historic one-over-one double-hung windows with stone sills and lintels pierce the second-story bays. A fabric awning shades the first-story storefront. Businesses housed in this building included an auto trim and furniture repair shop (1930) and a lumber warehouse (1972). Despite alterations to the storefront, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

115 E. Pine St. (110 E. Culton)

Non-contributing Building  
c. 1914, alt. c.1975

The one-story one-part commercial block has red brick cladding and a flat roof. A corbelled brick parapet with cotta tile coping caps the building. The primary (north) elevation has two bays. A glazed aluminum display window fills the east bay; a glazed aluminum door with fixed transom fills the west bay. While the building has red brick cladding, differences in the color and texture of the brick within the storefront reflect the reconfiguration of the storefront from large display windows to the present-day smaller windows and surrounding brick infill. Alterations to the primary façade of the building such as the brick storefront infill compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing. The legal address of this building is 115 E. Pine St, however, the building fronts E. Culton Street between the rear elevation of 125 N. Holden St. and the west elevation of 117 E. Pine St. While the primary elevation of the building faces East Culton Street, it can also be accessed through the rear of 113 E. Pine St.

117 E. Pine St. (Anytime Fitness)  
Photo 15

Non-contributing Building  
c. 1915, alt. c.1975

The one-story one-part commercial block has a stone foundation, red brick cladding, and a flat roof. A stepped parapet with cast stone coping caps the building. Corbelled brick and a cast stone string course above the corbelled brick ornaments the parapet. Engaged brick pilasters divide the primary (north) elevation into two bays. The original storefront openings are infilled with vinyl siding. A glazed aluminum door flanked by aluminum display windows fill each bay. Businesses housed in this building included the Premier Hatchery (1958-1967), and Warrensburg Cable (1972). Alterations to the primary façade of the building such as the vinyl siding infill and small display windows compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

121 E. Pine St. (Luigi's Italian Restaurant and Bar)  
Photo 15

Contributing Building  
c. 1920

The one-story one-part commercial block has a concrete foundation, red brick cladding, and a flat roof. A stepped parapet with caps the building. Courses of projecting stretcher bricks and flat soldier bricks ornament the parapet. Storefront configuration divides the primary (north) elevation into five bays. Two-part display windows fill Bay 1, 3, and 5; glazed aluminum doors fill the recessed entrances in Bays 2 and 4. Glass block windows line the recessed entrances. Fabric awnings shade each bay. Businesses housed in this building included Callaway Truck and Tractor Company (1958), the Gas Service Company Warehouse (1963), and Jerry's BBQ (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

100-102 W. Pine St. (Kerley Business Center, Sports Central)  
Photos 16, 21

Contributing Building  
c.1915, alt. c. 1955

The two-story two-part commercial block has red brick cladding and a flat roof. A flat parapet ornamented with projecting rowlock and soldier brick courses and cast stone coping caps the building. 102 W. Pine Street comprises the west half of the building; 100 N Holden Street comprises the east half of the building. The building's primary (north) elevation has four bays.

The west half of the building (102 W. Pine St.) has two bays. On the west half, structural glass clads the first story of the primary elevation. A glazed wood door fills the recessed entrance in the east bay that leads to the second story; a storefront fills the west bay. A glazed aluminum door with sidelights and fixed transom fills the recessed entrance in the center of the storefront. Large projecting display windows flank the door. An aluminum canopy shades the first story. Paired one-over-one double-hung wood windows with cast stone sills fill the second-story bays.

The east half of the building (100 W. Pine) has two bays. On the east half, stone veneer clads the first story of the primary elevation. Paired, glazed aluminum doors fill the canted corner entrance in the east bay, a three-part display window fills the west bay. A stone veneer column in front of the entrance supports the building. A fabric awning shades the storefront. Paired one-over-one double-hung vinyl windows with cast stone sills fill the second-story bays. Businesses housed in this building included Buente Brother's Drugstore (1945-1967) at 100 W. Pine and Foster's Clothing Store at 102 W. Pine (1932-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

105 W. Pine St. (Heroes)  
Photo 19

Contributing Building  
c. 1900

The two-story two-part commercial block has brick cladding and a flat roof. A metal cornice caps the building. Cast iron columns divide the primary (south) elevation into two bays. On the first story, aluminum display windows fill the east bay; a glazed aluminum door flank by aluminum display windows fills the west bay. A fabric awning shades the first story. Double-hung windows with a fixed transom and stone sills and lintels fill the four second-story bays. Businesses housed in this building included Wells and Fargo Express (1913) and a restaurant (1932-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

106 W. Pine St.  
Photos 16, 21

Contributing Building  
c. 1963

The two-story two-part commercial block has buff brick and structural glass cladding and a flat roof. The primary (north) elevation has three irregularly spaced bays; an engaged brick pilaster divides the west bay from the center and east bays. A glazed aluminum door and aluminum display window fills the east bay. Paired glazed aluminum doors with a fixed transom flanked by aluminum display windows fill the recessed entrance in the center bay; a six-part aluminum display window fills the west bay. Structural glass with

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

aluminum framing clads the second story. Businesses housed in this building included Mattingly's Store (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

107 W. Pine St. (Heroes)  
Photo 19

Contributing Building  
c. 1875, storefront altered by 1940

The two-story two-part commercial block has brick cladding and a flat roof. A dentillated parapet caps the building. The storefront configuration divides the primary (south) elevation into two bays. A vinyl door with glazed transom fills the east bay, accessing the second story. A glazed aluminum door with a sidelight fills the recessed entrance in the west bay; display windows flank the door. A transom with plywood infill spans the length of the storefront. Double-hung windows with fixed arched upper sashes and cast stone window hoods and sills fill the four second-story bays. Metal framing for a cloth awning hangs above the first story storefront. Businesses housed in this building included a grocer (1883), book and stationary store (1895), and a recreation store (1958-1967), and Tom's Auto Parts (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

108 W. Pine St. (Inks and Images)  
Photos 16, 21

Non-contributing Building  
c. 1963, alt. 1972

The two-story two-part commercial block has brick cladding, added in 1972, and a flat roof. The primary (north) elevation has three bays. On the first story, paired glazed aluminum doors with sidelights and fixed transom fill the recessed entrance in the center bay; aluminum display windows fill the outer bays. The arched window openings in the second story have stone veneer infill. Signage fills the transoms between the first and second stories. Businesses housed in this building included Vernaz Drugstore (1963-1972). Alterations to the primary façade of the building such as the brick cladding and stone veneer window infill compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

109 W. Pine St. (Heroes)  
Photo 19

Non-contributing Building  
c. 1875, alt. c.1970

The two-story two-part commercial block has stucco cladding on the second story, T-111 siding on the first story, and a flat roof. A flat parapet with terra cotta tile coping caps the building. The primary (south) elevation has four bays. A metal door fills the recessed entrance in the west bay, accessing the second story. Horizontal fixed windows fill Bays 2 and 4; a non-historic vinyl door fills Bay 3. Double-hung windows with fixed arched upper sashes and cast stone sills fill the three second-story bays. Metal framing for a cloth awning hangs above the first story storefront. Businesses housed in this building included a harness shop (1883-1895), City Meat Market (1913), and a recreation store (1963-1972). Alterations to the primary façade of the building such as the T-111 siding infill compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

111 W. Pine St. (Heroes)  
Photo 19

Non-contributing Building  
c. 1880, alt. c.1970

The two-story two-part commercial block has T-111 siding and brick cladding on the first story, a perforated metal slipcover on the second story, and a flat roof. The primary (south) elevation has four bays. A metal door fills the entrance in the west bay, accessing the second story. T-111 siding and horizontal fixed windows fill the historic display window openings in Bays 2 and 4; a glazed aluminum door with sidelight door fills the recessed main entrance in Bay 3. A cloth awning shades the main entrance. Businesses housed in this building included a barber shop (1883-1895), Save With Sam (1958), and Love's Studio (1963-1972). Alterations to the primary façade of the building such as the T-111 siding and the metal slipcover compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

Star Theatre  
112 W. Pine St. (The Warehouse)  
Photos 16, 21

Contributing Building  
c. 1885, alt. 1920, 1949

The three-story two-part commercial block has textured metal cladding and a flat roof. The primary (north) elevation has three bays. On the first story, two sets of paired glazed aluminum doors with fixed transoms fill the recessed entrance in the center bay. Curved walls flank the entrance; a window in the west wall accesses a ticket booth. A glazed aluminum door with sidelights fills the slightly recessed entrances in the center of the outer bays. Display cases for posters flank the entrances. The angled marquis above the first story retains its historic shape but has non-historic textured metal cladding. The textured slipcover on the second and third stories and the first-story configuration date to a 1949 façade renovation; however, the sign on the slipcover and the textured metal cladding on the first story are non-historic. The building was originally a two story dry goods store from its construction in 1885 until the 1920s when Thomas and Charles Goodnight converted it into the Star Theater. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

111 ½-113 W. Pine St. (College Rooftop Bar)  
Photo 19

Contributing Building  
c. 1915

The one-story one-part commercial block has brick and synthetic cladding and a flat roof. A metal fence wraps the rooftop, which serves as an outdoor patio space. The building's primary (south) elevation has three bays. A glazed aluminum door with sidelights and fixed transom fill the recessed entrance in the center bay. A two-part display window with fixed transom fills the west bay; a glazed aluminum door and display window with fixed transom fill the east bay. Businesses housed in this building included Royal Bakery (1931), a barbershop (1958-1972) at 111 ½ W. Pine and Dep's Tavern (1958-1972) at 113 W. Pine. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

115 W. Pine St. (The Garage)  
Photo 19

Contributing Building  
c. 1920

The one-story one-part commercial block has brick cladding and a flat roof. A small corbelled cornice caps the building. The building's primary (south) elevation has one storefront with a recessed main entrance. A glazed aluminum door fills the entrance; display windows flank the door. A five-part transom spans the length of the storefront. Businesses housed in this building included Werling Cash Grocery (1932) and William's Furniture and Appliances (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

116 W. Pine St.  
Photos 16, 21

Contributing Building  
c. 1890, alt. c. 1930

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The building's primary (north) elevation has one storefront with a recessed, angled main entrance. A glazed aluminum door with fixed transom fills the entrance; display windows flank the door. A structural glass transom spans the length of the storefront. Businesses housed in this building included a grocery store (1895), Evan's Apple Orchard (1931), Dixie Cleaners (1955-1967), and Family Discount (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

118 W. Pine St. (Timeless Reflections Photography)  
Photos 16, 21

Contributing Building  
c. 1900

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with recessed brick panels and terra cotta tile coping caps the building. The building's primary (north) elevation has three bays. A glazed aluminum door with fixed transom fills the recessed entrance in the center first-story bay. Non-historic aluminum display windows fill the outer bays. A fabric awning shades the storefront. Double-hung vinyl windows with cast stone lintels and sills fill the second story bays. Businesses housed in this building included a music shop (1907) and furniture store (1914-1972). From 1932 to 1972, 118-120 W. Pine housed the Hursh Furniture Company. Despite alterations to the storefront, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

119 W. Pine St. (Pockets)  
Photo 19

Contributing Building  
c. 1915

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled cornice with terra cotta tile coping caps the building. The primary (south) elevation has three bays. Garage doors fill the storefront openings in the outer bays; a glazed wood door and T-111 siding door fill the recessed entrances in the center bay. A transom made of textured and clear glass panels spans the center bay in front of the recessed entrance. Three one-over-one double-hung wood windows pierce The west half of the second story; three six-over-six double-hung wood windows pierce the east half. Businesses housed

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Holden and Pine Streets Commercial Historic District
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County and State N/A
Name of multiple listing (if applicable)

in this building included Home Cash Market (1932), Gene's Shoe Store (1958), The Melody Shop (1963), and Warrensburg Wholesale Outlet (1967). Despite alterations to the storefront, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

120 W. Pine St. (Ivory and Lace)  
Photos 16, 21

Contributing Building  
c. 1895

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled parapet with metal coping caps the building. The building's primary (north) elevation has three bays. Wood board and batten siding clads the first story. Vinyl doors fill the recessed entrances in the outer bays. Non-historic aluminum display windows fill the center bay. A fabric awning shades the storefront. Double-hung vinyl windows with cast stone sills and arched brick lintels fill the second story bays. Businesses housed in this building included a dry goods and grocery store (1895-1914). From 1932 to 1972, 118-120 W. Pine housed the Hursh Furniture Company. Despite alterations to the storefront, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

121 W. Pine St. (Shot Bar)  
Photo 19

Contributing Building  
c. 1880

The two-story two-part commercial block has brick cladding and a flat roof. A small corbelled cornice caps the building. The primary (south) elevation has four bays. A very tall cast-iron storefront fills the west three bays on the first story. A glazed aluminum door fills the recessed entrance in the storefront's center bay; display windows flank the entrance. Multi-light transoms pierce the storefront above the display windows and entrance. A vinyl door with multi-light transom fills the east first story bay. Double-hung vinyl windows with arched brick lintels fill the three second story bays. Businesses housed in this building included a saloon (1883), bakery (1895-1913), and Boles Plumbing and Heating (1958-1963). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

122 W. Pine St. (Rudy's Frame Shop and Gallery)  
Photos 16, 21

Contributing Building  
c. 1895, storefront alt. before 1953

The two-story two-part commercial block has stone cladding and a flat roof. A projecting stone cornice with stone corbels capped with simple capitals ornaments the building. The primary (north) elevation has three bays; the second story fenestration defines the bays. A glazed aluminum door with fixed transom on the east side of the first story accesses the second story. A glazed aluminum door with fixed transom and a four-part display window resting on a brick bulkhead fills the first story storefront. A fabric awning shades the first story. On the second story, paired double-hung vinyl windows with simulated muntin grids and fixed transoms fill the center bay; single double-hung vinyl windows with simulated muntin grids and fixed transoms fill the outer bays. Businesses housed in this building included Commercial Bank (1898-1907), Johnson County Mutual Fire and Lightning Insurance (1913), Midwest Auto Store (1953-1967), and Carter Appliance Store (1972). Despite alterations to the storefront, this building retains integrity and clearly

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Holden and Pine Streets Commercial Historic District

Name of Property  
Johnson County, Missouri

County and State  
N/A

Name of multiple listing (if applicable)

communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

123 W. Pine St.  
Photos 19, 20

Contributing Building  
c. 1880

The two-story two-part commercial block has brick cladding and a flat roof. A small corbelled cornice caps the building. The primary (south) elevation has four bays. A storefront fills the west three bays on the first story. A glazed aluminum door fills the recessed entrance in the storefront's center bay; display windows flank the entrance. A multi-light transom spans the length of the storefront. A vinyl door with multi-light transom fills the east first story bay. Double-hung vinyl windows with arched cast stone lintels fill the three second story bays. Businesses housed in this building included a dry goods store (1883), tin shop (1898), and the Smoke House (1958-1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

125 W. Pine St. (CigaWatt)  
Photo 20

Contributing Building  
c. 1915

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet with terra cotta tile coping caps the building. The building's primary (south) elevation has one storefront. A glazed aluminum door fills the recessed entrance on the west side of the elevation; display windows fill the rest of the elevation. A fabric awning shades the storefront. Businesses housed in this building included Kinyon Grocery (1930), Callison Radio and TV Service (1958-1967) at 125-127 W. Pine, and Midwest Auto Store (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

127 W. Pine St.  
Photo 20

Contributing Building  
c. 1915

The one-story one-part commercial block has brick cladding and a flat roof. A flat parapet with a projecting stretcher brick course and terra cotta tile coping caps the building. An engaged sandstone pier ornaments the west side of the primary (south) elevation. The building's primary elevation has two bays. Paneled wood garage doors fill the vehicular openings in both bays. A plywood infilled transom spans the length of the storefront. Businesses housed in this building included Maxwell's Cash Grocery (1930) and Callison Radio and TV Service (1958-1967) at 125-127 W. Pine. This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

129 W. Pine St.  
Photo 20

Non-contributing Structure  
c. 1910, demolition 2008

The one-story brick façade of a previous building stands at 129 W. Pine Street. The façade has a corbelled cornice with terra cotta tile coping. The historic fenestration pattern is extant and defines the three bays. The west bay has an opening for a display window; the center bay, a pedestrian door; and the east bay, a vehicular door. Demolition of the building compromises its integrity and its ability to

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Holden and Pine Streets Commercial Historic District
Name of Property Johnson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

communicate its historic function and the era in which it was constructed, rendering it a non-contributing structure.

131 W. Pine St. (Fitter's)  
Photo 20

Non-contributing Building  
c. 1893, alt. c.2000

The two-story two-part commercial block has brick cladding and a flat roof. A corrugated metal parapet with metal coping caps the building. The building's primary (south) elevation has three bays. On the first story, paired glazed aluminum doors flanked by aluminum display windows fill the center bay; multi-light aluminum display windows fill the outer bays. Aluminum ribbon windows fill the second story bays. Businesses housed in this building included a blacksmith (1895), secondhand shop (1913), tin shop (1932), and Brookfield Manufacturing (1958-1963). Alterations to the primary façade of the building such as the reconfiguration of the second-story fenestration compromise its integrity and its ability to communicate its historic function and the era in which it was constructed, rendering it non-contributing.

135 W. Pine St. (Warrensburg Wholesale Carpet)  
Photo 20

Contributing Building  
c. 1925

The one-story one-part commercial block has buff brick cladding and a flat roof. A corbelled parapet with terra cotta tile coping caps the building. Engaged brick pilasters divide the primary (south) elevation into three bays. A three-part display window and glazed aluminum door fill the east bay; a two-part display window and a garage door fill the center bay; and a four-part display window fills the west bay. A transom infilled with vertical metal siding spans the length of the façade. Businesses housed in this building included Dunlop Tire and Rubber Company (1930), an auto sales and service shop (1945), Carder Body Shop (1958-1963), and Warrensburg Wholesale Outlet (1972). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

139 W. Pine St.  
Photo 20

Contributing Building  
c. 1940

The two-story two-part commercial block has brick cladding and a flat roof. A corbelled cornice caps the building. Engaged brick pilasters divide the primary (south) elevation into three bays. On the first story, a paneled, glazed garage door fills the vehicular opening in the east bay; a glazed metal door fills the center bay; a vinyl door and aluminum display window fill the west bay. Paired one-over-one double-hung vinyl windows with brick sills fill the two second-story bays. Businesses housed in this building included Builder's Wood Products Company (1972). Despite alterations to the storefront, this building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

Magnolia Opera House  
145 W. Pine St.  
Photo 20

Contributing Building  
1889, c.1890

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Two buildings comprise 145 W. Pine St. The east third of the building, constructed circa 1890, is a three-story two-part commercial block with brick cladding and a flat roof. A corbelled parapet with projecting brick piers caps the building. The primary (south) elevation has two bays. Non-historic stucco infill clads the first story; limestone piers frame the first-story façade. Three one-over-one double-hung vinyl windows fill the west bay; a non-historic vinyl door fills the east bay. A fabric awning shades the door. Paired one-over-one double-hung vinyl windows with cast stone sills fill the second and third story bays. Projecting brick panels ornament the façade between the second and third stories.

The west two-thirds of the building, constructed in 1889, was historically the Magnolia Opera House. The three-story two-part commercial block has a stone foundation, brick cladding, and a flat roof. A corbelled, projecting cornice with painted, recessed brick panels and a stone stringcourse caps the building's primary (south) and west elevations; the words "Magnolia Opera 1889" are painted in the brick panels. A projecting cornice divides the first and second stories. On the first story; engaged stone pilasters divide the façade into two storefronts; non-historic stucco infill and brick bulkheads clad the storefronts. Paired, glazed aluminum doors and two one-over-one double-hung vinyl windows fill the east storefront; a non-historic vinyl door flanked by paired one-over-one double-hung vinyl windows fills the west storefront. A fabric awning shades the west storefront door. Projecting stucco panels above the windows ornament the storefronts. Paired one-over-one double-hung vinyl windows fill the four second and third story bays. Stucco spandrels with projecting panels divide the second and third stories. Businesses housed in this building included Vitt-Mayes-Garrison Manufacturing Company (1932-1945) which became the Brookfield-Garrison Manufacturing Company (1945-1963), and Unitog Company Office and Plant (1967). This building retains integrity and clearly communicates its historic commercial function and the era in which it was constructed, rendering it contributing to the District.

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Holden and Pine Streets Commercial Historic District
Name of Property
Johnson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

### SUMMARY

The Holden and Pine Streets Commercial Historic District in the heart of Warrensburg, Johnson County, Missouri, is eligible for listing in the National Register of Historic Places for local significance under Criterion A in the area of COMMERCE. The historic district, roughly bounded by Maynard Street and North Washington Avenue (west), North College Street (east), East Gay and West Market Streets (north), and Marshall and Railroad Streets (south) encompasses fifty-seven contributing resources and twenty-five non-contributing resources. Two resources previously listed in the National Register, the Johnson County Courthouse at 300 N. Holden Street (NR listed 4/7/1994) and the Masonic Temple at 301-303 N. Holden Street (NR listed 12/24/1998) are within the District boundaries. All were built between circa 1870 and the early twenty-first century. A 2007 survey of historic resources in the northwest half of Warrensburg identified a group of commercial buildings in downtown that could potentially contribute to a National Register historic district with additional research, but made no boundary recommendations. The District boundaries are based on information provided by the 2007 survey as well as the combination of two potential commercial historic districts identified in a 2010 report by the State Historic Preservation Office (SHPO).<sup>7</sup> The nominated buildings and the streetscapes they compose form the historic commercial core of Warrensburg. The historic district functioned as the central business area of Warrensburg since the opening of the Missouri Pacific Railroad depot at South Holden and Marshall Streets in 1864.<sup>8</sup> The commercial buildings within the District illustrate the evolution of downtown Warrensburg from a railroad stop to a thriving agricultural community and county seat. Businesses in the District supported the agricultural community surrounding Warrensburg. The buildings housed a variety of commercial functions essential to the development of a growing city, such as groceries, hotels, agricultural implement stores, financial institutions, harness shops, offices, and a county courthouse. Upper floors housed fraternal lodge halls and professional offices. Religious buildings, industrial properties, such as mills and lumber yards, and later a hospital formed a buffer between downtown and the surrounding residential neighborhoods. The advent of the automobile era and the establishment of designated U.S. highways in the 1920s brought changes to the built environment as buildings housed new automobile-related functions, such as car dealerships and garages. Most of the commercial buildings in the Holden and Pine Streets Commercial Historic District are masonry one- and two- part commercial blocks. These one- to three-story buildings form unified streetwalls and illustrate the architectural trends common to the commercial centers of small cities during the period of significance. The District is an excellent example of a compact and cohesive commercial core established in association with the railroad and sustained through the advent of the automobile. The resources in the District represent the evolving commercial needs of the citizens of Warrensburg. The period of significance begins circa 1870, with the estimated date of construction of the earliest extant resource in the District, and ends in 1967, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be determined. The District's period of significance extends to 1967 because it encompasses the period in which commerce was most active in downtown Warrensburg, including revitalization and modernization related to post World War II growth. The District became less active after 1970, when the ubiquity of the automobile and continued suburban development, including the rise of "big-box" stores drove consumers away from small town commercial centers in search of convenience and lower prices.

<sup>7</sup> Schwenk and Davis, *Final Survey Report*, 2-3; Patterson, *Residential and Commercial District Boundary Recommendations*, 4-5, 10-12.

<sup>8</sup> The first railroad depot is no longer extant. The current building replaced the earlier depot in 1890.

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Holden and Pine Streets Commercial Historic District
Name of Property
Johnson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

## ELABORATION

### COMMERCIAL DEVELOPMENT OF WARRENSBURG

Warrensburg was founded in 1833 when Martin Warren constructed a residence and opened a blacksmith shop at the corner of present-day College Avenue and East Gay Street. The location, one block east of the District, was first named "Warren's Corner" and became known as "Warren's Burg." In 1834, the Missouri Legislature organized Johnson County, establishing roads, ferries, and a school. Johnson County received a post office in 1836. That same year, county commissioners selected Warrensburg as the county seat, naming the town after Martin Warren. The selection as county seat made Warrensburg an important regional economic, social, and governmental center in Missouri.<sup>9</sup>

George Tibbs platted "Old Town Warrensburg" in 1837, organizing approximately twenty-five blocks into long, narrow lots along an orthogonal grid with a central public square (*Figure 5*).<sup>10</sup> Construction of the Johnson County courthouse on the public square began in 1838, spurring the growth of businesses along the square. The two-story, red-brick Federal-style building faced Main Street, the major north-south thoroughfare of the original town, between present-day West Gay and Market Streets. Most early businesses in Warrensburg were log buildings; W. H. Davis and Company opened a mercantile store facing the public square in the 1830s; E. W. Berry constructed a hotel on the north side of the courthouse square in 1837. The city's first masonry commercial building, constructed in 1842 on the northeast corner of the courthouse square at Main Street and West Gay Street, housed a general store.<sup>11</sup> A log building on the courthouse square housed the County Clerk's office; a brick building north of the courthouse housed a jail.<sup>12</sup>

By 1850, Warrensburg's population was 241. Three additions to the original town plat in 1854 expanded Warrensburg's footprint, and the Missouri Legislature incorporated Warrensburg as a town in 1855. From 1857 to 1869, Col. B. W. Grover and Major N. B. Holden filed plats for various large additions covering the land east of present-day Warren Street. Smaller additions platted from 1854 to 1867 connected Holden and Grover's additions to the original town (*Figure 5*). Streets running east-west to the east of Holden Street in Grover and Holden's additions were angled, differing from the orthogonal grid of the original town plat. The original town became known as "Old Town," and the angled grid of streets in the new additions approximately one-half mile to the east was called "New Town."<sup>13</sup>

Warrensburg grew to a population of 982 by 1860. Crops such as corn, wheat, and timber were the town's main exports. A hardware store, blacksmiths, and wagon shops supported the agricultural community. While the area's economy was based on the buying and selling of local agricultural products, the shipping of produce to markets outside of Warrensburg soon became an important secondary trade. The town developed into a regional commercial center with four churches, two newspapers, eleven dry goods stores, two hotels, and several grocery and drug stores, many of which were located in New Town. By

<sup>9</sup> Schwenk, 22-23.

<sup>10</sup> The Holden and Pine Streets Commercial Historic District is approximately one-half mile east of the original town.

<sup>11</sup> 311 N. Main St.; The building is extant.

<sup>12</sup> Schwenk, 23-24; Debbie Sheals and Carol Grove, "Historic and Architectural Resources of Warrensburg, Missouri." *National Register of Historic Places Multiple Properties Documentation Form*, 2012, E-3.

<sup>13</sup> Sheals, E-4.

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Johnson County, Missouri
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N/A
Name of multiple listing (if applicable)

1860, two brick yards and several brick masons, builders, and carpenters opened in Warrensburg to facilitate the construction of buildings in New Town before the start of the Civil War.<sup>14</sup>

In 1851, construction began on the Missouri Pacific Railroad route from St. Louis to Kansas City. The route, completed in 1865, passed through Warrensburg along the south edges of Grover's First and Holden's Second additions. The beginning of the Civil War brought economic development in Warrensburg to a standstill, but the arrival of the first train in July of 1864 prompted the rapid growth of New Town. Wood-frame buildings housed businesses lining Holden and West Pine Streets, taking advantage of locations immediately north of the depot. The buildings housed saloons, churches, general stores, and warehouses. The courthouse, post office, and lawyer's offices remained in Old Town, but by 1881, most businesses had moved to the commercial district in New Town.<sup>15</sup>

Economic opportunities provided by the railroad drove the expansion of New Town's commercial district in the 1870s. By that time, Warrensburg's population was 2,945. Fires in 1866 and 1873 razed many of the wood-framed buildings in New Town. The commercial district was rebuilt with brick and "blue" sandstone obtained from quarries north of Warrensburg that opened in the early 1870s. While none of the wood-frame commercial buildings survive, some of the District's early masonry commercial buildings are extant, including the brick buildings at 200 North Holden Street and 107 West Pine Street and the stone building at 208 North Holden Street. The county courthouse moved to a wood-frame structure in New Town's public square north of the depot on Holden Street in 1875, however, a permanent courthouse was not constructed until 1896. The Johnson County Court sold the old courthouse on Main Street to the German Evangelical Church in 1878, marking the final transition of Warrensburg's civic and economic center from Old Town to New Town.<sup>16</sup>

By the early 1880s, businesses in Warrensburg's commercial district offered a variety of goods and services. Holden and West Pine Streets housed commercial buildings such as grocers, drugstores, furniture stores, harness shops, tailors, banks, and saloons. The Eads Hotel, a three-story brick building at 39 Holden Street (125 N. Holden), provided lodging for travelers. A two-story brick building at 46 Holden Street (213 N. Holden) housed the Shepard and Co. dry goods store on the first story and offices on the second story (*Figure 6*).<sup>17</sup> Businesses on side streets such as West Culton Street and East Market Street served more industrial functions and had larger footprints. The Boshauer & Houp and Fullam & Son Lumber Yards on West Culton Street spanned six and three city lots, respectively. Smaller lumber yards adjacent to carpenter's shops on East Market Street provided convenient access to materials.<sup>18</sup>

Sustained population and economic growth through the 1880s and 1890s supported a boom in the construction of commercial buildings. Between 1870 and 1880, Warrensburg's population grew from 2,945 to 4,049, a 37.5% increase.<sup>19</sup> By 1893, with the local population reaching 4,706, the Warrensburg business district boasted many "useful and permanent improvements."<sup>20</sup> While some small wood structures remained, the majority of buildings constructed during this time were multi-story brick or stone structures with metal or composition roofs that had a larger footprint than the older wood-framed buildings.

<sup>14</sup> Sheals, E-4.

<sup>15</sup> Ibid, E-5, E-6.

<sup>16</sup> Ibid, E-7; Schwenk, 32.

<sup>17</sup> The buildings are extant.

<sup>18</sup> Sanborn Fire Insurance Company, *Warrensburg, Johnson County, Missouri* (New York: Sanborn Map Company, 1883), 1. These buildings are no longer extant.

<sup>19</sup> "Show-Me Through the Years," Warrensburg: Show-Me Regional Planning Commission (1977), 83.

<sup>20</sup> Sheals, E-6; *City Directory of Warrensburg, Missouri, 1895* (Warrensburg, MO: Irving and Kunkel Publ., 1895), 9.

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Holden and Pine Streets Commercial Historic District
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Businesses filled the blocks of West Pine Street between Holden Street and Washington Avenue, and Holden Street between East Depot and West Market Streets, creating a dense streetwall of commercial buildings (*Figure 7*).<sup>21</sup> They housed a variety of stores and entertainment venues such as agricultural implement stores, groceries, banks, bakeries and restaurants, jewelers, dentist's offices, printers, barbers, drugstores, milliners, hardware stores, social halls, and clothing stores (*Figure 8*). These buildings had long, narrow storefronts on the first story. If the building contained more than one storefront, walls would often divide only the first story spaces; upper floors were large open halls where social gatherings were held.

Continued population and economic growth through the late nineteenth and early twentieth century supported the construction of new civic and commercial buildings in downtown Warrensburg. The Missouri Pacific Railroad passenger depot at 100 South Holden Street, constructed in 1890 of "blue" sandstone from a local quarry, had a ticket office, waiting rooms, and a baggage room. The structure replaced a wood-frame depot that burned the previous year. The Johnson County Courthouse at 300 North Holden Street (NR listed 4/7/1994) was constructed of local stone, from 1896 to 1898. The two-and-one-half story Romanesque Revival building anchored the public square. City Hall occupied a two-story brick building across from the courthouse on the northeast corner of West Market and present-day Maynard Street. Constructed c. 1907, the building expanded over time, and by 1914 contained City Hall, a jail, and the Warrensburg Fire Department. The complex, located immediately outside the District at 107-111 North Market Street (West Market St.), was demolished sometime after 1945. Prior to 1914, the fire department occupied another location at 142-144 West Pine Street (*Figure 9*). The building, originally the Daisy Livery, was converted to the fire department by 1907. After the fire department vacated the building it became the Warrensburg Wholesale Grocery.<sup>22</sup> Some of the commercial buildings constructed during late nineteenth and early twentieth century are still extant, such as the buildings at 109, 113, 205, and 305 North Holden Street; 105, 120 and 122 West Pine Street; and 107 and 111 East Culton Street (*Figure 10*). Businesses housed in these buildings included drugstore, dry goods and general stores, clothing stores, shoe stores, tin shops, upholsterers, restaurants, groceries, and banks.<sup>23</sup>

While businesses that supported the needs of a small town such as agricultural implement stores, drugstores, and general stores were established during this time, buildings associated with the social life of Warrensburg's citizens opened as well. The Magnolia Opera House, constructed in 1889 at 145 West Pine Street, was a three-story brick building. Storefronts on the first story housed a horse buggy and agricultural implements shop; the second and third stories housed a theater. The Empire Hall at 204 North Holden had a similar configuration; a harness shop and drugstore filled the first story and the stage and viewing area filled the second story. Both buildings are extant. Many social clubs had charters in Warrensburg; some social clubs rented spaces for meetings and others built their own buildings. The Masonic Temple, built in 1893 at 301-303 North Holden (NR listed 12/24/1998), was a three-story brick and stone building that housed stores on the first story, offices on the second story, and a Masonic Hall on the third story. Members of the Corinthian Lodge No. 265 funded the construction of the building in order to have an adequately-sized meeting hall.<sup>24</sup> Other social organizations such as the Grand Army of the Republic (G.A.R.) and the Elks also had meeting halls in Warrensburg. The G.A.R. met on the second

<sup>21</sup> Sanborn Fire Insurance Company, *Warrensburg, Johnson County, Missouri* (New York: Sanborn Map Company, 1893), 1-2.

<sup>22</sup> While the building is extant, it has undergone numerous renovations and is a non-contributing resource.

<sup>23</sup> Sanborn Fire Insurance Company, *Warrensburg, Johnson County, Missouri* (New York: Sanborn Map Company, 1907), 2, 4; Sanborn Fire Insurance Company, *Warrensburg, Johnson County, Missouri* (New York: Sanborn Map Company, 1914), 2, 4.

<sup>24</sup> Maserang, "Masonic Temple," 18.

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story of 133 West Pine Street; the Elks met on the second story of 110 West Culton Street.<sup>25</sup> By 1914, Warrensburg had two movie theaters, one at 110 West Pine Street and the other at 115 West Culton Street. The theater at 115 West Culton appears to be a temporary structure; the 1914 Sanborn Fire Insurance Company map notes that the building has canvas sides, and earth floor, and a composition roof.<sup>26</sup> The 1945 Sanborn map shows movie theaters at 221 North Holden Street (Mainstreet Theater) and 112 West Pine Street (Star Theatre). The building at 221 North Holden Street is no longer extant; the building at 112 West Pine Street is extant and a contributing resource.<sup>27</sup>

Early roads in Missouri were built and maintained by individual counties and were not connected to roads in neighboring counties, which made travelling across the state by automobile difficult. In the early 1920s, the Missouri State Highway Department, created in 1921, began an improvement campaign to pave all roads through the state and connect all county seats via a state highway system. By 1922, two highways ran through Warrensburg: Missouri Highways 12 (east-west) and 13 (north-south) (*Figure 11*). In 1926, the Federal Department of Agriculture announced a new system of numbered highways that would unify route markers. Missouri Highway 12's route through Missouri became part of U.S. 50, which stretched from Maryland to Nevada, passing through St. Louis, Kansas City, and smaller towns in between such as Warrensburg.<sup>28</sup>

As road conditions improved and the popularity and availability of the automobile grew, so did the presence of automobile-related businesses in the District. The Theo Shock Ford dealership opened at 113 (115) West Culton Street in the mid-1920s (*Figure 12*). The 1945 Sanborn map shows eight automobile-related resources in the District: an auto sales and service shop at 108 Hout Street, a garage at 120 Hout Street, an auto painting shop at 111 West Culton Street, a filling station at 102 East Gay Street, two tire service shops at 125 and 131 West Pine Street, an auto sales and service shop at 135 West Pine Street, and an auto repair shop at 141 (139) West Pine Street.<sup>29</sup> The filling station at 102 East Gay was demolished; all other buildings are extant.

By the 1930s, downtown Warrensburg had a fully developed commercial district. Businesses such as real estate and loan offices, restaurants and bakeries, shoe and clothing stores, grocers, drugstores, jewelers, hardware stores, doctor's offices, milliners, gift shops, and general stores provided goods and services to the citizens of Warrensburg. The city's stable economy allowed stores to remain in business for long periods of time. City directory listings show that Woolworth's (125 N. Holden), Shepard's Dry Goods (303-305 N. Holden), Foster's Clothing (102 W. Pine), and Hursh Furniture Company (118-120 W. Pine) were open continuously from 1932 to 1972.<sup>30</sup>

In August 1942, the Whiteman Air Force Base was activated as Sedalia Glider Base. Located ten miles east of Warrensburg off of U.S. 50, the base was a training site for paratroopers. The base closed in 1945 at the end of World War II, but reopened in 1951. Renovations to the existing base as well as new construction occurred from 1951 to 1954 in order to ready the base for the arrival of larger aircrafts. Construction on the base continued throughout the 1950s as the Air Force built military family housing

<sup>25</sup> Sanborn Fire Insurance Company, *Warrensburg* (1914), 4; both buildings are no longer extant.

<sup>26</sup> Sanborn Fire Insurance Company, *Warrensburg* (1914), 4.

<sup>27</sup> Sanborn Fire Insurance Company, *Warrensburg, Johnson County, Missouri* (New York: Sanborn Map Company, 1945), 2-3.

<sup>28</sup> "Missouri's Interstate System: Yesterday, Today and Tomorrow," <http://www.modot.org/interstate/MissourisInterstateHistory.htm>.

<sup>29</sup> Sanborn Fire Insurance Company, *Warrensburg* (1945), 2-3.

<sup>30</sup> Warrensburg City Directories, various dates, Johnson County Historical Society.

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units, a pool, and a gymnasium. The base was renamed after 2<sup>nd</sup> Lieutenant George Whiteman on December 3, 1955.<sup>31</sup> While the base was closer to the town of Knob Noster, military personnel probably visited downtown Warrensburg for any products and services unavailable at Whiteman. Knob Noster's population in 1950 was 585 and the town did not have the same commercial resources as the larger city of Warrensburg.<sup>32</sup>

As Warrensburg progressed into the 1940s, 1950s, and 1960s the façades of historic buildings were remodeled to keep up with current architectural styles.<sup>33</sup> Streamlined façades featuring simple window surrounds and slim, flat parapets replaced the hooded windows and corbelled brick parapets on buildings such as 121 North Holden Street (*Figures 13 and 14*). The elaborate pressed metal cornice at 204-206 North Holden Street was removed (*Figures 15 and 16*). Warrensburg's population grew from 5,868 in 1940 to 6,857 in 1950.<sup>34</sup> By the early 1950s, Balls Café (200 North Holden Street), the Star Theatre (112 West Pine Street), Stewart's Shoes (114 North Holden Street), Buente Bros. Drug Store and Foster's Ready-to-Wear (102 West Pine Street), Midwest Auto Store (122 West Pine Street), Brown's Shoes (208 North Holden), and Citizens Bank (118 North Holden) had renovated storefronts and/or façades.<sup>35</sup> Enameled paneling and structural glass were popular cladding materials. By 1963, the buildings at 124-128 North Holden Street were shortened from two stories to one story and their storefronts renovated. While the storefronts at 124 and 128 North Holden Street have been altered, the angled, recessed, all-glass storefront at 126 North Holden Street is an excellent example of a 1960s renovation. These renovations helped draw more customers into Warrensburg's central business district.

Post World War II economic growth continued into the 1960s and 1970s. A 41.3% population increase from 1950 to 1960 and 35.5% increase from 1960 to 1970, the largest since 1880, supported the continued use of Warrensburg's commercial district.<sup>36</sup> In 1961, the Department of Defense chose Whiteman Air Force Base as the location of the fourth Minuteman intercontinental ballistic missile (ICBM) wing. Construction from 1961 to 1964 of underground launch facilities and control centers as well as an underground cable network was the largest project on the base until the late 1980s.<sup>37</sup> Construction of Interstate 70 began in 1962, and by 1965, it ran through all of Johnson County. The east-west highway, located approximately sixteen miles north of Warrensburg, spanned the length of Missouri by 1970.<sup>38</sup> Unlike smaller highways such as U.S. 50 and Missouri Highway 13, the interstate bypassed smaller cities like Warrensburg, reducing the number of automotive tourists in the area. Enrollment at Central Missouri State College, located a half-mile south of the District, grew to 7,000 students by 1965. That same year, the college added a graduate program, attracting more students and raising enrollment to 10,000 by 1971 when the school became Central Missouri State University.<sup>39</sup> While campus services expanded slightly to the south, west, and east over time, the academic core of campus remained in its original two square blocks, bounded by East South Street, South Maguire Street, East Clark Street, and South Holden Street.

<sup>31</sup> <http://www.whiteman.af.mil/About-Us/Fact-Sheets/Display/Article/323964/whiteman-air-force-base>.

<sup>32</sup> "Show-Me Through the Years," 83.

<sup>33</sup> Sheals, E-29.

<sup>34</sup> "Show-Me Through the Years," 83.

<sup>35</sup> "Warrensburg Centennial Special Edition," *The Daily Star Journal*, July 1, 1955, Sections 1-5.

<sup>36</sup> "Show-Me Through the Years," 83.

<sup>37</sup> <http://www.whiteman.af.mil/About-Us/Fact-Sheets/Display/Article/323964/whiteman-air-force-base>.

<sup>38</sup> "Missouri's Interstate System: Yesterday, Today and Tomorrow"; "Eisenhower Highway/Interstate 70," <https://www.kshs.org/kansapedia/eisenhower-highway-interstate-70/16894>.

<sup>39</sup> Sheals, E-18.

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Businesses within the District during the 1940s, 1950s, and 1960s were similar to those of earlier periods. Department stores, bars and restaurants, beauty parlors and barbershops, insurance agencies, accounting firms, shoe and clothing stores, doctor's offices, car dealerships, drugstores, hardware and paint stores, florists, furniture stores, dry cleaners, and banks served the citizens of Warrensburg. Movie Theaters such as the Star Theater (112 W. Pine) entertained the community. Many of the businesses listed in the 1958 city directory are listed at the same address in the 1972 city directory, reinforcing the fact that the District remained the commercial center of Warrensburg throughout the period of significance.

The District continued to serve as the city's commercial core through the early 1970s, when suburban development and the rise of "big-box" stores reduced the demand for small town commercial centers. The ever-growing popularity and availability of the automobile allowed consumers to travel farther from home in order to conveniently purchase all they needed at one store.<sup>40</sup> While new businesses developed one mile northeast of the District, specifically along Missouri Highway 13 and at the junction with U.S. 50, the more recent commercial concerns are spread out over a large area and do not present a compact, cohesive business district typical of early town centers. Upgrades to storefronts within the District reflect current architectural trends and the District's continued use as the commercial core of Warrensburg throughout the period of significance. The buildings currently house businesses that support the local community such as law offices, salons and spas, restaurants and bars, florists, fitness centers, banks, antique stores, coffee shops, and various small retail and professional businesses.

#### CONCLUSION

The Holden and Pine Streets Commercial Historic District illustrates the commercial development of Warrensburg from a small town in the mid-nineteenth century into a thriving rural city in the late twentieth century. The district contains the largest extant group of Warrensburg's historic commercial and civic buildings, which communicate the city's pattern of development as a whole. The buildings express the commercial history of the city and provide connections to the past, creating a unique sense of place. The diversity of functions, architectural styles, and property types enhances the visual character of the District. The District's continued development, reflected in the evolution of building styles and continuous occupation of buildings by retailers (some for forty or more years), expresses the commercial improvements or updates and highlights its importance to the social and economic strength of the city during the period of significance.

<sup>40</sup> "The Past and Future of America's Biggest Retailers," <http://www.npr.org/2012/11/19/165295840/the-past-and-future-of-americas-biggest-retailers>.

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<b>Holden and Pine Streets Commercial Historic District</b>
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**Latitude/Longitude Coordinates**

Datum if other than WGS84: N/A  
(enter coordinates to 6 decimal places)

1	<u>38.766013°</u> Latitude:	<u>-93.740261°</u> Longitude:	7	<u>38.763020°</u> Latitude:	<u>-93.741665°</u> Longitude:
2	<u>38.765990°</u> Latitude:	<u>-93.739801°</u> Longitude:	8	<u>38.763835°</u> Latitude:	<u>-93.742723°</u> Longitude:
3	<u>38.764937°</u> Latitude:	<u>-93.739502°</u> Longitude:	9	<u>38.764104°</u> Latitude:	<u>-93.740861°</u> Longitude:
4	<u>38.763588°</u> Latitude:	<u>-93.739325°</u> Longitude:	10	<u>38.764733°</u> Latitude:	<u>-93.741528°</u> Longitude:
5	<u>38.763374°</u> Latitude:	<u>-93.739765°</u> Longitude:	11	<u>38.765485°</u> Latitude:	<u>-93.741393°</u> Longitude:
6	<u>38.762719°</u> Latitude:	<u>-93.740434°</u> Longitude:			

**Verbal Boundary Description**

The district boundaries are roughly Maynard Street and North Washington Avenue (west), North College Street (east), East Gay and West Market Streets (north), and Marshall and Railroad Streets (south).

**Boundary Justification**

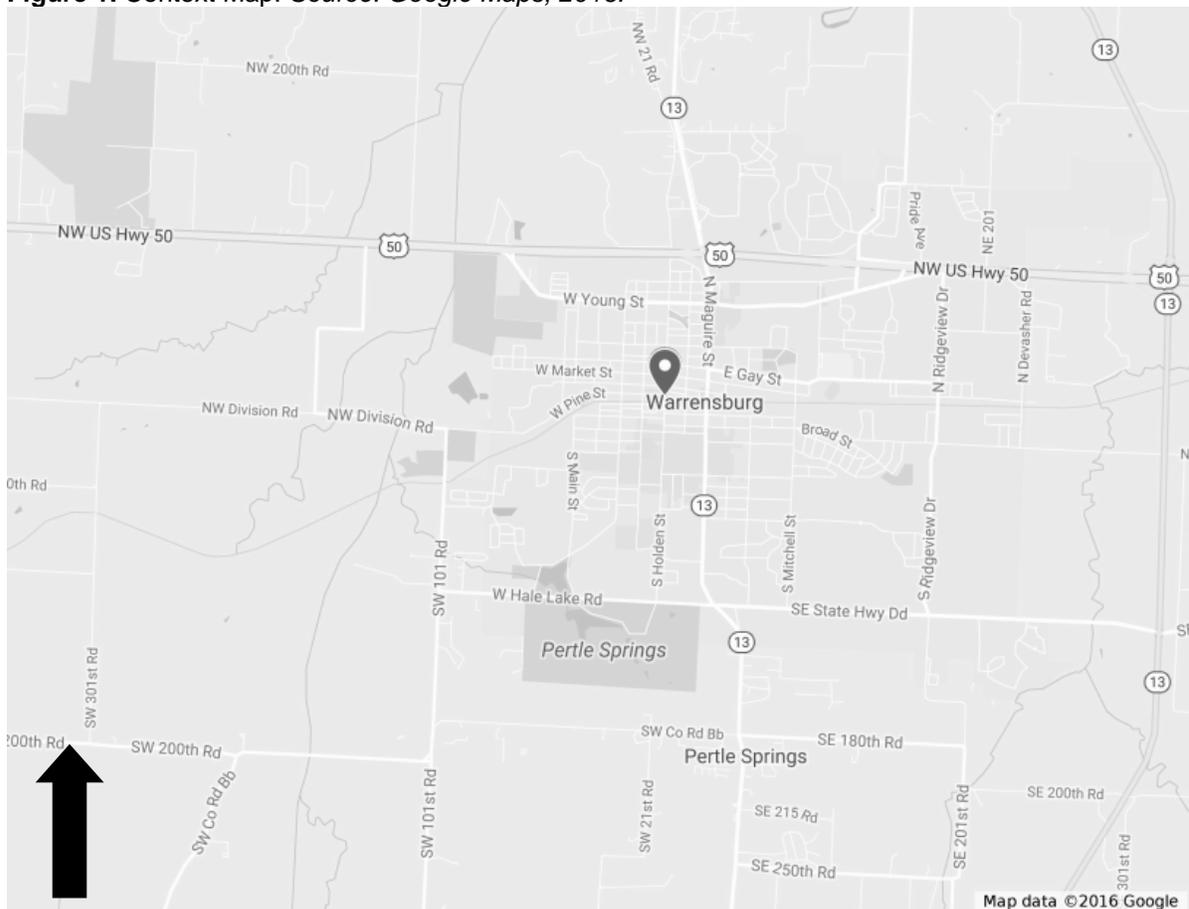
The boundary encompasses the historic commercial core of Warrensburg and contains the largest concentration of intact historic resources.

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**Figure 1.** Context Map. *Source: Google Maps, 2016.*



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Figure 2. District Boundaries and Contributing/Non-contributing Resources.



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**Figure 3.** District Boundaries and Coordinates. *Source: Google Earth, 2016.*



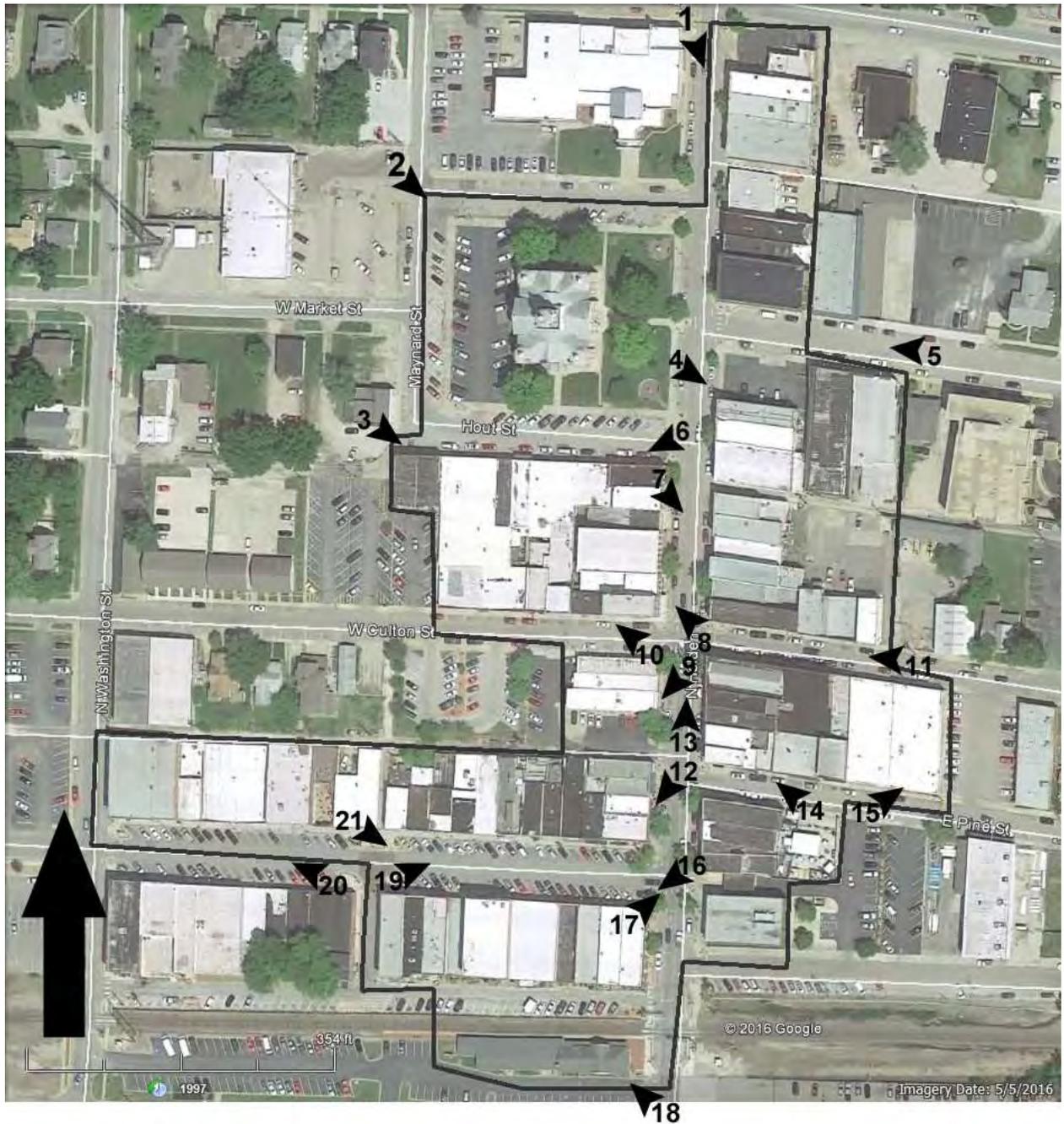
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2	<u>38.765990°</u> Latitude:	<u>-93.739801°</u> Longitude:	8	<u>38.763835°</u> Latitude:	<u>-93.742723°</u> Longitude:
3	<u>38.764937°</u> Latitude:	<u>-93.739502°</u> Longitude:	9	<u>38.764104°</u> Latitude:	<u>-93.740861°</u> Longitude:
4	<u>38.763588°</u> Latitude:	<u>-93.739325°</u> Longitude:	10	<u>38.764733°</u> Latitude:	<u>-93.741528°</u> Longitude:
5	<u>38.763374°</u> Latitude:	<u>-93.739765°</u> Longitude:	11	<u>38.765485°</u> Latitude:	<u>-93.741393°</u> Longitude:
6	<u>38.762719°</u> Latitude:	<u>-93.740434°</u> Longitude:			

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Figure 4. Photo Map. Source: Google Earth, 2016.

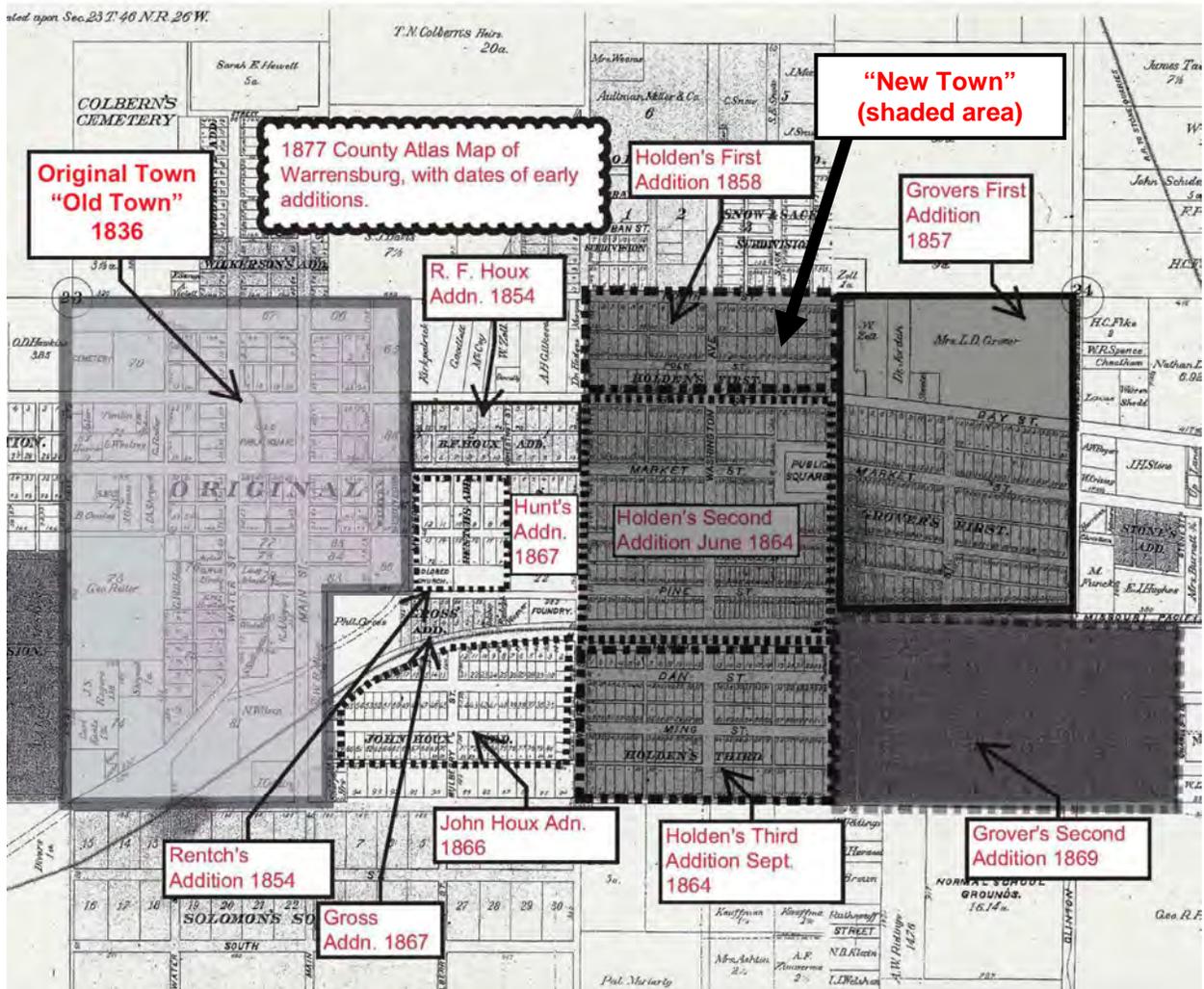


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**Figure 5.** Early Additions to Original Town Plat from 1877 Johnson County Atlas Map. Source: Sheals, Debbie, and Carol Grove. "Historic and Architectural Resources of Warrensburg, Missouri." National Register of Historic Places Multiple Properties Documentation Form, 2012.





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**Figure 7.** Holden Street circa 1895. Source: Berkland, Carol, Herb Best, and Lisa Irle. *Warrensburg and Johnson County*. Charleston, SC: Arcadia Publishing, 2004.

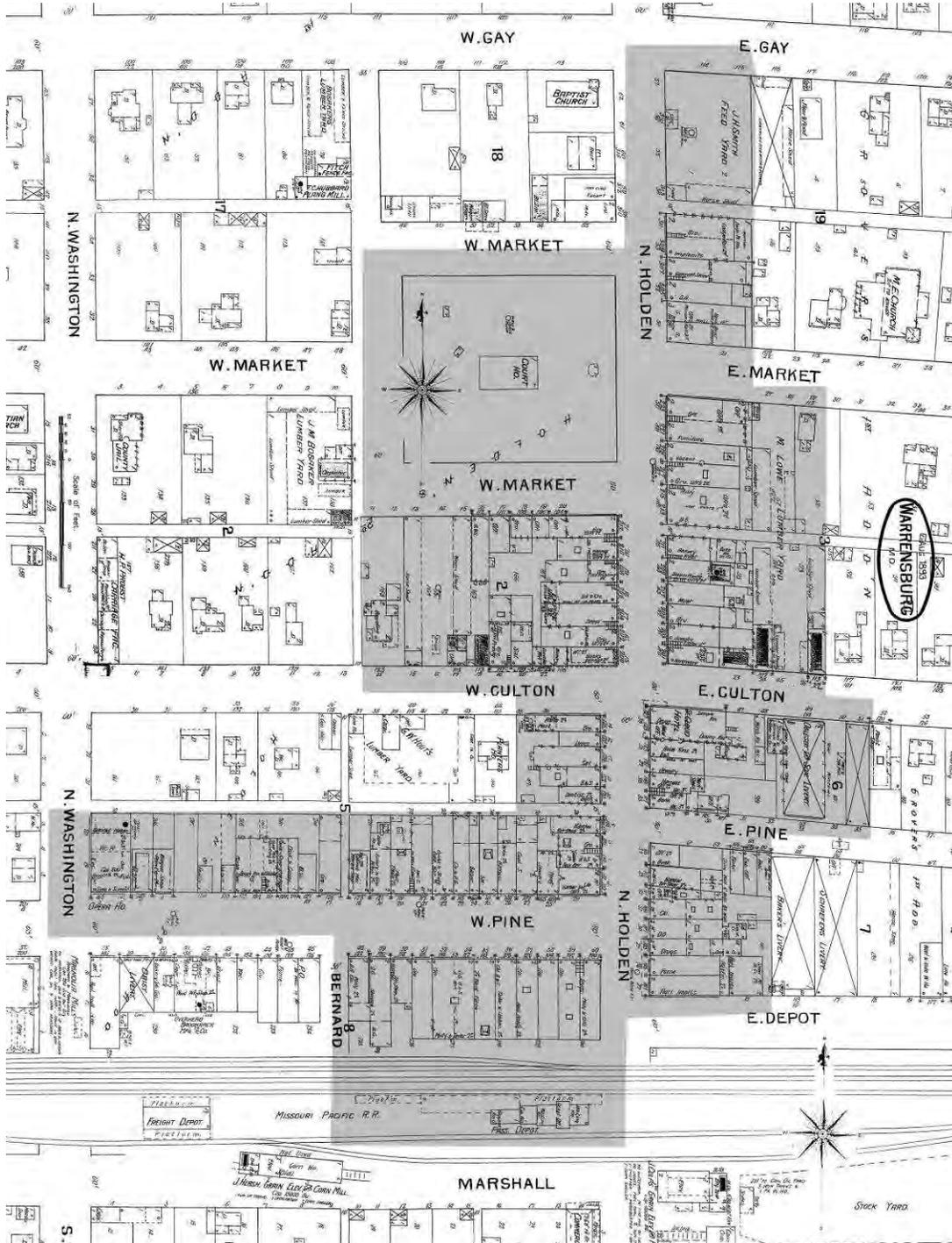


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**Figure 8.** 1893 Sanborn Map, District highlighted. Source: Sanborn Fire Insurance Company. Warrensburg, Johnson County, Missouri. New York: Sanborn Map Company, 1893.



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**Figure 9.** Fire Station at 142-144 West Pine Street circa 1910. *Source: Berkland, Carol, Herb Best, and Lisa Irl. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*



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**Figure 10.** West Pine Street looking east, 1908. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*



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Holden and Pine Streets Commercial Historic District

Name of Property

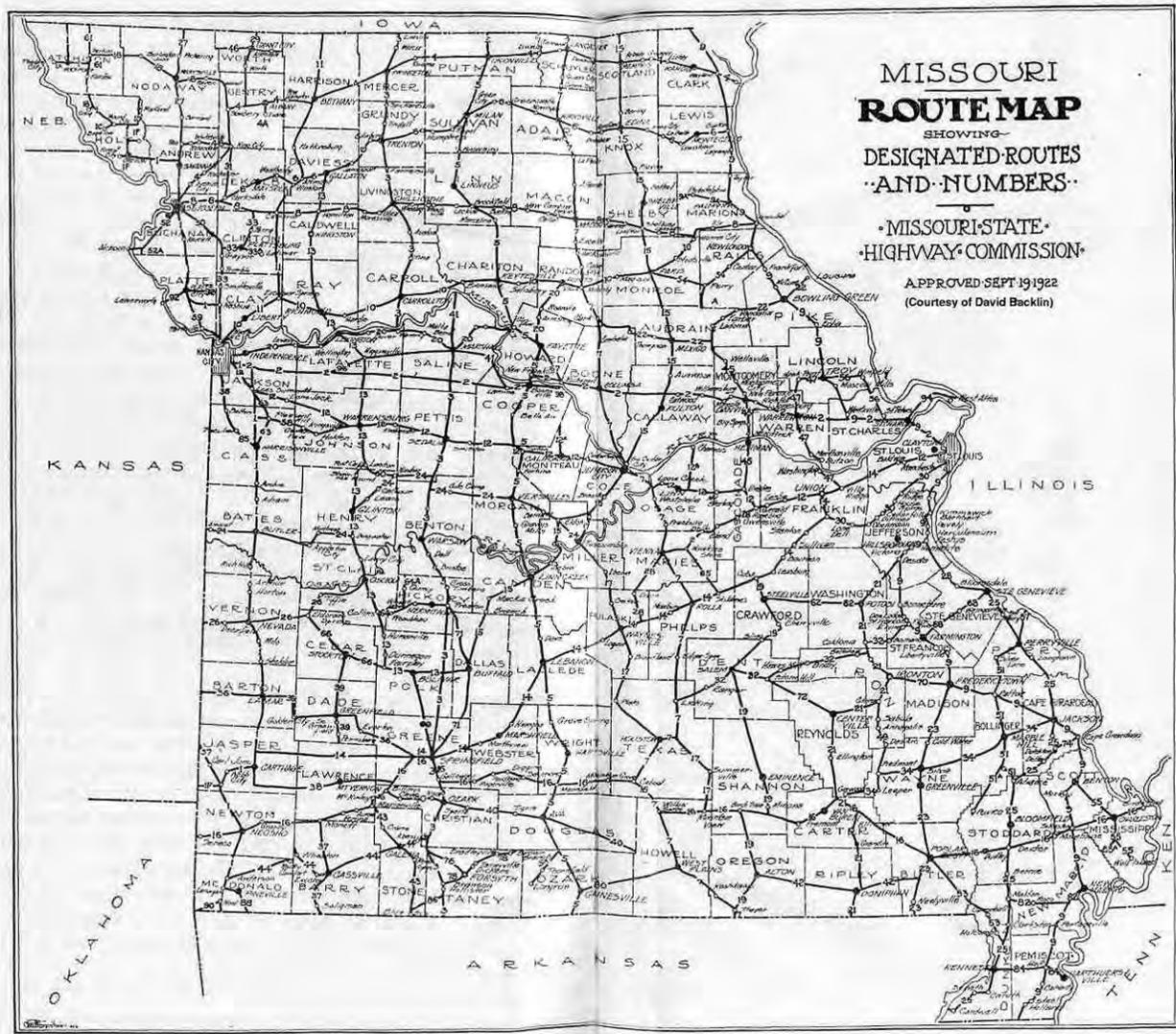
Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

**Figure 11.** Missouri Route Map, 1922. Source: <http://www.cosmos-monitor.com/mo/hist/maps/etc/map1922-backlin.html>



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 54

Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

**Figure 12.** Theo Shock Ford Dealership circa 1925. *Source: Johnson County Historical Society.*



National Register of Historic Places  
Continuation Sheet

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

**Figure 13.** North Holden Street looking south, 1930s. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 56

Holden and Pine Streets Commercial Historic District
Name of Property
Johnson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

**Figure 14.** North Holden Street looking south, 1940s. Source: *Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*



National Register of Historic Places  
Continuation Sheet

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

**Figure 15.** North Holden Street looking south, 1925. *Source: Berkland, Carol, Herb Best, and Lisa Irle. Warrensburg and Johnson County. Charleston, SC: Arcadia Publishing, 2004.*



National Register of Historic Places  
Continuation Sheet

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Holden and Pine Streets Commercial Historic District

Name of Property

Johnson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

**Figure 16.** North Holden Street looking north, circa 1945. Source: Berkland, Carol, Herb Best, and Lisa Irle. *Warrensburg and Johnson County*. Charleston, SC: Arcadia Publishing, 2004.



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BIG

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DO NOT  
ENTER

E. WALDEN ST

W. 10TH ST



OLD DRUM COFFEEHOUSE AND BAKERY

211

GAME SHOP







A single-story commercial building with a tan facade and a red awning over the entrance. The awning has a scalloped edge. A large tree with green leaves stands in front of the building. A silver SUV is parked in front of the building, followed by a red car and a red truck. A blue sign for 'Bank' is visible in the background.

TATTOO  
WE DO VEGANS, MUSLIMS, INK, AND MORE!  
WE DO VEGANS, MUSLIMS, INK, AND MORE!  
WE DO VEGANS, MUSLIMS, INK, AND MORE!

• Jewelry  
• Body  
• Tattoos  
• Piercing  
• Permanent Makeup

Handwritten text on a chalkboard sign.

Bank



lite  
BEAR UP  
THE CHA

CHECKER  
TAVERN

NO  
PARKING  
WELCOME  
RACE FANS

Budweiser  
THIS BUD'S FOR YOU.  
Welcome to  
Checker Tavern



D & M  
SHOE  
REPAIR

MONEY SHOP





**us bank**  
First. Best. Always. Guaranteed.

**us bank**

**us bank**

A person wearing a white cap and dark clothing is walking on the sidewalk near the ATM.

A silver sedan is parked on the street in front of the building.

A black metal bench is located on the sidewalk.

A white pickup truck with a utility bed is parked on the street.

A white van is parked on the street.

A silver pickup truck is parked on the street.

A white car is parked on the street.

A dark car is partially visible on the street.



**COURTESY  
LOANS**  
FAST FRIENDLY SERVICE

E. PINE ST

**COURTESY  
LOANS**  
FAST  
FRIENDLY  
SERVICE

HOURS  
MON-FRI 9AM-5PM  
SAT 9AM-12PM  
SUN 10AM-12PM  
COURTESY  
LOANS

REDUX

Redux

CUSTOMER



Edward Jones INVESTMENTS

FOR SALE  
OPEN HOUSE  
CALL ME

113



ANYTIME  
FITNESS

ONE WAY

117

Lugo's  
RESTAURANT & BAR





HOLDEN

FURNITURE

WALSH

THE  
MILLICAN  
THEATRE

WALSH



OPEN

COURTESY LOANEY

BBQ

BBQ

Rocked Street

OPEN

ROCKED STREET

NO PARKING



HUNTER  
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Warrensburg, MO 64093  
660-747-46

Warrensburg, MO



PIZZA

The Original SHOT BAR

POCKY'S

FORD



Cappella  
660-429-ECIG

PIZZA

One Way  
Westbound



WAREHOUSE

FURNITURE

FRANK'S BODY

TRANS