

HISTORIC RESOURCE SURVEY: PHASE III

1986 Liberty West Survey



Prepared by
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for
Liberty Community Development Department

PHASE III RESIDENTIAL SURVEY PROJECT

The 1986 Liberty West Survey was begun November, 1986 and completed in June, 1987. The survey was funded in part by the City of Liberty with a matching grant through the Missouri Department of Natural Resources, Historic Preservation Department, which receives allocations from the Historic Preservation Fund of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments.

The survey was conducted by Deon K. Wolfenbarger, who was hired as the consultant to Liberty's Community Development Department. Ms. Wolfenbarger has her Masters in Landscape Architecture with an emphasis in preservation planning, and formerly worked for the Preservation Services Division of a National Park Service site and the Georgia State Historic Preservation Office. The survey project coordinator for the City of Liberty was Jared Cooper. Mr. Cooper is the Community Development Coordinator, and oversees historic preservation activities in Liberty. He has a Masters in Historic Preservation.

This survey provides a comprehensive inventory of historically and architecturally significant buildings within the survey boundaries. The resulting data, along with the information gathered in Phases I & II, can be used by city planners and the Historic District Review Commission members to establish priorities in Liberty's preservation efforts. Individual historic properties or districts may be designated, and educational programs can be generated from the data gathered.

Survey Overview

Boundaries

The survey boundaries for the 1986 Liberty West Survey were selected by representatives from the City of Liberty's Community Development Department and the Missouri State Historic Preservation Office. Initially, the boundaries selected were W. Franklin from Prairie to Fairview, Fairview from W. Franklin to W. Liberty Drive, W. Liberty Drive/Harrison from Fairview to W. Kansas, and W. Kansas from Harrison to Prairie (see enclosed map). 158 structures were surveyed in this area. It was later decided to add another district along two streets - S. Leonard from Mill to Hurt, and Arthur from S. Leonard to Jewell. 52 structures were surveyed in this area. As this is meant to serve as the last major survey phase for Liberty, a few significant outlying structures were added by the recommendation of the Landmarks Committee of Liberty's Historic District Review Commission. A total of 218 structures were surveyed.

Methodology

Research Sources: The following institutions were consulted.

- A. City Hall; Liberty, MO
- B. Clay County Courthouse; Liberty, MO
- C. Clay County Archives; Frank Hughes Memorial Reading Room; Midcontinent Public Library; 210 E. Franklin; Liberty, MO
- D. Clay County Historical Museum; 14 N. Main; Liberty, MO
- E. Missouri Valley Room; Kansas City Public Library; 311 E. 12th St; Kansas City, MO
- F. William Jewell College Library; Liberty, MO

On-site Analysis: A field survey was conducted to note the present condition and assess the integrity of every structure in the two districts.

Mapping: The Liberty Survey Project Coordinator provided a 1:200 scale map of the two districts. The structures are keyed according to the preliminary historic contexts developed in this report. The final phase of the survey project will include a 1:100 scale map of the entire town, showing potential National Register and/or local districts. It will be keyed to the overall historic contexts developed for Liberty.

Photography: A black and white 35mm photograph was taken of each building facade. Additional elevations, details, or outbuildings were taken if necessary for further illustration. The individual data sheets are keyed by contact sheet letter and negative number. Negatives are filed with Liberty's Community Development Coordinator.

Completion of Inventory Forms: The Missouri State Historic Preservation Office's "Architectural/Historic Inventory Survey Form" was used. The known history of a building is summarized, an architectural description is written, structural condition is assessed, information sources cited, and a site plan for the immediate area is provided. The Liberty property tax files were consulted for names of property owners. This file does not record rental property owners. In some cases, an entire survey form was not completed for obvious intrusions (non-historic). In these instances, a photograph was attached to the sheet with its address.

Research Problems

The lack of information sources on the history of Liberty's buildings proved to be the critical factor in the research difficulty. Data was not available for many crucial years. For example, city building permits are not available until 1924, and then are arranged by date, not by address. Property abstracts are generally unavailable. A private company, Clay County Title, recently donated all of their historic abstracts to the Clay County Archives, where they are sitting in a back room waiting to be indexed. The few properties that are indexed are not referenced by address, but by property owner (and generally not the current owner). There

are very few City Directories. The earliest is 1911; the next available year is 1929. Liberty's size was another factor. For many years, Liberty was not large enough to warrant address designations, and many of early houses were not within the city limits. In addition, address designations have changed for some buildings.



Smokehouse
101 N. Nashua

History of Surveyed Area

1822 - 1864: Community formation and settlement

The earliest groups of settlers arrived in the area around 1817, when the Federal government established the first base lines from which local surveys could be made. This enabled property ownership to be recorded for the first time. Clay County was formed when part of Ray County was partitioned off, shortly after Missouri became a state in 1821. The early settlers were largely from Virginia, Kentucky, Tennessee, and other southern states, and named the new county in honor of the Kentucky statesman, Henry Clay. The location of the county seat was selected shortly after the first session of the Clay County Court in February, 1822. A fifty-acre square tract of land that is generally around the current courthouse square was selected. The town of Liberty was platted in the summer of 1822, with the first courthouse to be erected on the same site as the present building. The first sale of lots was held on July 4, 1822. At this time, the existing homes were log cabins, and their number was estimated at no more than a dozen. None are known to remain.

From its inception, Liberty has had a strong concern for the quality of education. A log school was built in Liberty in 1822, and in 1826 Liberty and the surrounding area were incorporated as the first school township in Clay County. In spite of the tradition of public education, the early settlers desired further opportunities for higher education. Many private schools were founded and quickly disappeared. Some of the more prominent and their founding dates are: Liberty Male & Female Seminary, 1841; William Jewell College, 1849; Liberty Female Institute, 1852; and Clay Seminary, 1855. The buildings associated with these institutions are not within the boundaries of Phase III.

The town first flourished as a trading post and outfitting point for westward migration. Nearby Liberty Landing was the main port for northeast Missouri from 1829-1841. Trade traffic increased in Liberty after Fort Leavenworth was established in Kansas. Liberty was incorporated as a town in 1829, and was granted its first charter in 1851. The town encompassed one square mile, with the courthouse as the center. During this time, road districts were established, as well as a post office. The Wymore-Wornall House on 400 Spring Street played a role in this early settlement period. The log portion of the house, now enclosed within a Greek Revival structure, was built in 1835 by James Hughes. Hughes was an early merchant who also had a mail contract. It is believed that mail was delivered to this house, situated on a road leading into town. William H. Wymore bought the house in 1850, and the Greek Revival portion was probably constructed during his ownership. A few houses exist from the latter portion of this period. Most are masonry, such as the Garth House at 218 W. Kansas. It is an early Georgian I-house, constructed from bricks fired on the site in 1857. A Victorian porch was later added, part of which is extant.

The Civil War was a period of great unrest in Liberty and Clay County. The Liberty Arsenal was raided in 1855 by pro-slavery men. A later raid in April, 1861 constituted the first civilian act of hostility against the Federal government in Missouri. Indeed, it was only the second such act in the nation, with the firing on Fort Sumpter occurring only nine days earlier. There were many acts of guerrilla warfare in the area during the war. Today, the Arsenal no longer stands, and no buildings of significance associated with the war are within the survey boundaries of Phase III.

1865 - 1885: Community Identity

The period immediately following the Civil War remained turbulent in and around Liberty. Three quarters of the voting men were disenfranchised by the Drake Consitution. Guerrilla violence continued, with the most infamous act being the nation's first daylight bank robbery occurring at the Clay County Savings Bank, 104 E. Franklin, on February 13, 1866. However, life soon returned to normal, and Liberty began a period of quiet growth.

As with most smaller communities, local residents realized the importance of railroads to their town's future. The many committees which formed to promote the area for railroads were rewarded in 1867 when the Hannibal & St. Joseph (later the Chicago, Burlington, & Quincy) made Liberty a stop on the line from Kansas City to Cameron, Missouri. In 1868, the Wabash, St. Louis, and Pacific Railroad passed through south Liberty. At the same time however, nearby Westport Landing began to grow in importance, and with the coming of a railroad bridge across the Missouri River, the future Kansas City emerged as the dominant city. This, coupled with the ending of the steamboat era in nearby Liberty Landing, led Liberty to look into other ventures.

With transportation playing an important, but no longer dominant theme, Liberty began to cultivate an atmosphere of gentility, emphasizing service over trade and manufacturing. Education, religion, quality journalism, culture, and temperance (for a while) became important themes. While these contexts are reflected in Liberty's built environment, this phase of the survey does not deal directly with those resources. However, these interests affected the housing choices of the residents, and Liberty was soon to become known as a area of fine homes. Encouraged by the cultivated atmosphere, businessmen and educators at William Jewell began to construct homes which reflected their growing prosperity and position in society. St. Clair Dimmitt's small house at 242 W. Franklin was enlarged to a two-story Italianate structure when Capt. Lewis B. Dougherty bought it around 1867. Dougherty was a pioneer banker who helped found the Liberty Savings Association. Another banker and mill owner, Darius Gittings, built his Italianate home at 143 S. Leonard in 1868. Both impressive homes are obvious reflections of their fortunes.

1886 - 1900: Residential Growth

Liberty had experienced steady growth since the 1850's, when the population was around 800. In 1860, it was 1,300; in 1870, 1,700; and in 1870, it dropped slightly to 1,500. The late 1880's brought the "Great Boom" in Clay County real estate, and with it came unprecedented growth. The population in 1890 jumped to 2,600 residents. The first year of the boom is variously placed in 1887 or 1889; what is important to note is that in one year the value of real property transfers in Clay County was reported at \$6,074,176, a staggering sum in those days. A property often changed hands several times, each time at an inflated price.

One man in particular was heavily involved in Clay County real estate, W.E. Winner. In 1887, his investment company purchased 18,000 acres of Clay County land. In 1891, he bought the Reed Springs Hotel and changed the name to the Winner Hotel. As his fortunes began to decline, he sold the hotel to the Grand Lodge of the Missouri Independent Order of Odd Fellows. In 1896, 9000 acres of land were sold to satisfy bonds issued to Mr. Winner, and the "Great Boom" was over, leaving many in financial distress. The Odd Fellows, however, profited from Mr. Winner's and others' losses by getting the hotel and 240 surrounding acres for a very reasonable price.

Prior to the boom, only a few new subdivisions had been platted. Michael Arthur's 2nd Addition of 1870 laid out Arthur Street from S. Leonard east to Jewell. Most new houses were built on lots of the "Original Town" plat, or on parcels of land purchased from the large estate owners. During the boom, there was a flurry of activity in subdivision platting. In the W. Kansas and Franklin neighborhood, Corbin & Hughes (1890), Dougherty Place (1890), and Prospect Heights (1889) were laid out. Along S. Leonard, Ford Place (1891), Lincoln Place (1889), and Groom's Addition (1889) divided the land west of the road. The trend in Liberty appears to have been towards small developers. All the subdivisions are quite small, usually only a block or two. It is possible that the frequency and cost of land transactions prevented any one person from acquiring large tracts of land. Thus the owners of the larger in-town estates were in the best position to profit from Liberty's growth, and many small lots were laid out among the large, earlier homes.

The construction industry followed the developer's lead with enthusiasm. In 1887, approximately seventy new residences were constructed at an average cost of \$1,000 each. A similar number were constructed the following year at an average cost of \$1,500. In 1889 the average cost had risen to \$2,000, and approximately eighty new homes were built in Liberty.

One builder in particular has surfaced in research during this period. Elderly residents speak of John Will Hall as being the "best around", using only quality materials inside and out. It is believed he was responsible for the designs of his buildings as well. Mr. Hall built all manner of residences, from the fanciful Queen Anne at 442 W. Franklin to the vernacular house at 507 W. Liberty Drive. 442 W. Franklin was built for a grocery owner, Mr. Fischer, and features a highly varied roof line and elaborate interior wood and beadwork. 507 W. Liberty Drive was built for John W. Harlin, who worked in a Liberty hardware store. It is a simple version of the National gable-front-and-wing form, yet features a highly decorative Queen Anne porch frieze and gable vergeboard. Mr. Hall was well known in Liberty for reasons other than his quality construction. A Confederate veteran, he was responsible for raising the Confederate flag over the Clay County courthouse in 1861. When the American flag was raised over the courthouse in 1912 (for the first time since 1861), John Will Hall was asked serve the honor.

Most houses built were in the Queen Anne style (over twenty within the Phase III survey boundaries). Some were vernacular applications of the style, such as 334 W. Kansas, typical of many small cottages built in Liberty. High style Queen Anne residences, like the Raymond House at 232 W. Kansas, feature the elaborate porch spindlework, varied surface textures, such as clapboard and shingles, and many devices to avoid a regular or flat appearance, such as hip roofs with lower cross gables and bay windows. A different style of Queen Anne developed towards the end of the century, the free-classic subtype. As shown in 436 Arthur, these began featuring classical features, such as Palladian windows, dentil motifs, and round, classical porch columns. These features were used in conjunction with the irregular form of the Queen Anne style. This subtype is actually transitional to the Colonial Revival style which was to follow. At this same time, some very simple forms of National Folk styles, such as the gable-front-and-wing form of 14 N. Prairie were constructed for those of more modest means. Very often, the only places of elaboration on these homes were the window surrounds and the porch.

The beginnings of the technological revolution were in this period, and would later drastically change housing types. The Electric Light Company was formed in May, 1887. Dr. F.H. Matthews established the first telephone company in 1896. There were fifty residential subscribers at \$1.00 a month each. This brought about changes which were felt more in the next period of Liberty's growth.

1901 - 1919: New Technologies

The technological changes which had begun a decade earlier were coming to Liberty in rapid succession during this period. At the turn of the century however, electric customers were still allowed only one light bulb and the few street lights in town were turned on only when the moon was not shining. Other utilities were more advanced. Liberty began operation of its own waterworks system in April, 1906. The sewer system was completed in 1909. A local hydraulic engineer, Wynkoop Kiersted, designed Liberty's water systems, as well as those of fifty other cities across the country. He also wrote two books on the subject. Kiersted's modernization did not stop with the city; he added water, sewer, and heating systems at Riverview, his antebellum home at 101 N. Nashua Road, long before anyone living that far from the center of town had such services. His neighbors benefited from his industriousness, and were able to hook their own systems up to his. In 1917, the duplicated telephone systems were eliminated when they were bought by the Liberty Telephone Company.

Transportation became a dominant theme in the beginning years of the twentieth century. Liberty's growth and traffic required hard surfaced roads. The streets around the square were the first to be hard-surfaced. In 1910, a contract with Ed Main and Stan T. Field for paving West Franklin was signed for \$1.88 a square foot. The total cost of the road was \$7000. S. Leonard was paved in 1911.

In 1911, another event of more profound influence on transportation occurred. The Amour-Swift-Burlington (A.S.B.) Bridge opened for traffic December 28, 1911, and spanned the Missouri River. That allowed the Kansas City, Clay County, and St. Joseph Electric Railroad to form. Operation of the electric interurban trains began on January 21, 1913. Over eighty cars per day were operated, capable of speeds of 75 mph. Two branches ran from Kansas City; one to St. Joseph, and one to Excelsior Springs. This latter branch included two stops in Liberty - one at William Jewell College, and the other at the Interurban Station on the southeast corner of East Mill and South Leonard. It was built in 1912, and soon became a familiar landmark.

Roads were continuing to be constructed, and the electric trains had a brief heyday. The company went bankrupt in 1930, but their demise began with the paving of Highway 10 from Kansas City to Liberty. A bond issue of over \$1,000,000 was passed in 1916 for hard-surfaced roads in Clay County. Before the increase in transportation opportunities came about, Liberty experienced another building boom in 1908 when at least forty new residences were completed. These represented quite a departure, not only in style but in form from their Victorian counterparts.

A number of houses were for the first time designed by architects. These were primarily the large, impressive Prairie style homes, such as the Schuball Allen home on 222 W. Franklin, built in 1913 and designed by Horace LaPierre, and the Mosby House on 343 Harrison. Some architects used a combination of styles as in the Hunt Home at 155 S. Leonard. An early Tudor influence is shown in the half-timbered gables, but it still reflects some principles of the Prairie style.

Nearly seventy houses were constructed in this period within the boundaries of this survey alone, and most were erected by the owner-builder, built on speculation by a local contractor. Some were undoubtedly ordered from pattern books, or even from Sears. They reflect a variety of architectural styles that were fashionable nationally at the time. A few simpler Queen Anne cottages were constructed, as were some Colonial Revival, Tudor, and Dutch Colonial Revival. The majority were Craftsman, especially the bungalow form, and vernacular forms of the Prairie style, especially the foursquare. An excellent representative of the Craftsman bungalow is 500 W. Franklin, which has unenclosed roof eaves, triangular brackets, and short, square tapering porch columns on brick piers. Many Prairie foursquares were built in the survey area. These two-story square houses typically had a low-pitched hip roof with hip roof dormers, wide overhanging eaves, and a one-story front porch with square wood columns. 325 Arthur is but one representative of the many extant examples.

As mentioned earlier, these twentieth century residences differed from the earlier Queen Anne houses in many ways, such as their simpler detailing, more geometric massing, and the space given over to the new technology. Overall, the houses got smaller, as square footage decreased to compensate for the technological improvements in kitchen, bath, and heating and ventilating systems which soon comprised twenty-five percent of the total cost of the house. In contrast to Victorian single-purpose rooms and accumulated clutter, these houses had multiple-function spaces, simpler interior woodwork, and furnishing for more efficient, sanitary living. Their smaller size also reflects the decrease in the average size of the American family, from five children in 1870 to three-and-one-half in 1900.

Two other national trends had some effect on Liberty's built environment. By the beginning of the twentieth century, middle-class women were finding themselves freed from many household drudgeries, again thanks to the new technology. With time on their hands, they soon organized into many civic groups, some of which were dedicated to beautifying their communities. This interest was fueled by the "White City" of the World's Columbian Exposition of Chicago in 1893. The more far-reaching idea that comprehensive planning could produce a more livable environment was largely

overlooked. Rather, the cosmetic aspects of the fair - the classical architecture, the broad thoroughfares, and the generous landscaping - were what ended up becoming popular themes. In Liberty, the enthusiasm for the "City Beautiful" movement was even more short-lived. The Civic League was organized in 1908 and ceased to function in 1912. The banner year was 1910 when funds were raised for building a fence with iron panels and large ornamental posts of native stone on the north and west sides of Fairview Cemetery. This organization also inaugurated the first official "clean-up" day. Efforts given to beautifying and improving the town included planting shrubs at Fairview Cemetery.

1920 - 1941: Transportation and Suburbia

By 1922, there were six-and-one-half miles of paved road, mostly concrete, in Liberty. Three railroads passed through town, and the Interurban operated until 1933. In 1923, a hard surface road for automobiles was completed to Kansas City. A bus line started hourly service from the Liberty square to 7th and Grand in Kansas City - 75 cents round trip or 40 cents each way. Transportation was really "moving"; the biggest disadvantage was that the bridge over the Missouri River remained a toll bridge.

Nationwide, there was a clear change in city growth patterns, as streetcars, trains, and automobiles permitted and encouraged housing to move away from the dense city center to the ever more distant suburbs. From 1900 - 1930, America completed its transformation from a largely rural to a predominantly urban population. The twenties saw a building boom in the suburbs throughout much of the nation, and Liberty was no exception. Land values in and around Liberty were once again on the rise after 1919. Many properties changed hands on a daily basis.

With its long history of quality education and its continued emphasis in that area, Liberty became an ever more popular escape from the crowded Kansas City neighborhoods. The trend towards becoming a suburban community - not specifically a "suburb" in the modern sense, but sub-urban, less than fully urban - was set in motion in these decades. Residences continued to be developed near the town square. A few subdivisions were platted in the twenties within the survey boundaries. These again were fairly small parcels of land left over from larger estates. Within the survey area at least, it was impossible to accumulate enough land to develop an Olmstedian romantic neighborhood, complete with gently curved roads separated with park spaces. Liberty's size, although grown to 3,500 in 1930, also did not warrant such large-scale ventures.

In overall layout, scale, and size of individual dwellings, Liberty's residences were conservative, comfortable versions of national movements in planning and building. The simplicity and modest scale of this period is no cause to underrate these structures. The popular Craftsman house continued to be built, now often on a more mass-produced scale for the working class, such as 116 Dorsey. Nostalgia was probably a large reason for the increasing popularity of the Colonial Revival and the Tudor styles, the two most prevalent in this period. 100 Moss Avenue is a particularly nice Tudor cottage, with multi-colored slate in the steeply pitched gable ends. It was built in 1926 for \$7000 by Hank Simpson, a noted local contractor.

The depression brought a virtual halt to construction in Liberty, which wasn't truly revived until after World War II. No houses were built in the survey area during this period. The majority of new construction activity was garages. The first built were detached - the farther these structures housing the dangerous and smelly automobile, the better. Only the more recent residences, or the more advanced, had attached garages.

Summary and Recommendations

The majority of the buildings within the two areas surveyed in Phase III of Liberty's Historic Resource Survey are historic, and retain a fairly high degree of integrity of design, materials, scale, association, and setting. The single most significant and noticable alteration is the fairly common occurrence of asbestos and aluminum siding. Continued education in this area might result in an higher degree of integrity in materials in many residences.

In the W. Franklin & Kansas area, eighteen buildings, or eleven percent, were either non-historic or substanstially altered so as to be non-contributing. The majority of these were in the Prospect Heights subdivision area (S. Fairview Avenue, Moss Avenue, and S. Terrace Avenue), particularly on S. Fairview. S. Fairview also had a higher concentration of buildings with a lower degree of architectural significance, construction quality, and maintenance standards. W. Franklin and W. Kansas had the highest concentration of historic buildings, as well as a higher degree of architectural significane, construction quality, and maintenance standards.

S. Leonard and Arthur Streets had a slightly higher percentage of intrusions at twenty percent. The maintenance standards, construction quality, and architectural significance vary widely on S. Leonard from block to block. Arthur is more consistent, with a similar appearance in spite of the varying styles, scales, and age of the residences.

The areas surveyed had a pattern of division, subdivision, and even resubdivision in some cases of the large, early estates. This is common in many smaller cities, where the growth pressure is never great enough to warrant large-scale development of blocks at a time. Although it presents a typical picture of small town growth, no cohesive areas were found to have National Register district potential. The Odd Fellows' complex is currently being reviewed by the Missouri State Historic Preservation Office as a National Register district significant in the areas of architecture and social/humanitarian.

The potential for individual National Register listing exists for several buildings - 101 N. Nashua, 242 W. Franklin, 143 S. Leonard, 404 S. Leonard, and possibly a few others, such as 218 W. Kansas. A small, thematic nomination could be considered for the several, similar architect-designed homes which were executed in the Prairie style from 1908-1912, including 210, 222, and 518 W. Franklin, 343 Harrison, 35 Moss, and 414 S. Leonard. A more appropriate course of action would be to first ascertain whether any additional structures or areas require survey. Although Liberty

has been extensively surveyed, it is probable that some working class neighborhoods previously overlooked deserve closer scrutiny. With data available on all historic resources, the relationship of the structures to broader contexts of Liberty's history could be incorporated into a Multiple Resource nomination to the National Register of Historic Places.

Locally, several possibilities for designation exist. First, individual landmarks could be designated to ensure that the more significant structures to Liberty's history are protected. The Historic District Review Commission of Liberty has begun a review process of individual landmarks, deciding to study them thematically. The group of individual structures currently under consideration are pre-Civil War. This manner of review and nomination should prove to be convenient for handling the large number of individual landmarks, and it is recommended that the process continue.

The fact that no districts emerged with enough cohesiveness for National Register designation is not a reflection on their importance. On the contrary, the districts surveyed are excellent examples of the pattern of residential growth in Liberty from the 1860's to the 1930's. Two areas have emerged as having local district potential - the area along W. Franklin, W. Kansas, including Moss Avenue and S. Terrace Avenue. In addition, the area which includes the east side of S. Leonard from Mill to Arthur, and Arthur from S. Leonard to Jewell bears consideration. The west side of S. Leonard (from 232 to 414) is another grouping of structures with potential, but they must be reviewed in terms of the surrounding area.

Annotated Bibliography

Newspapers

Liberty Sun - A feature article on Liberty and Clay County history is published weekly. Written by City Historian, Vera Eldridge, these articles provide many historical facts and give further research sources.

Liberty Tribune - Published continually since 1846, the Tribune is the oldest such newspaper west of the Mississippi. However, an index does not exist, which makes research very time-consuming.

Maps and Atlases

Illustrated Historical Atlas of Clay County, Missouri, 1877.

Standard Atlas of Clay County, Missouri. Chicago: George Ogle & Co., 1898.

Standard Atlas of Clay County, Missouri. Chicago: George Ogle & Co., 1914.

Unlike many atlases, these do not indicate buildings or provide schematic diagrams, making them of limited use.

Sandborn Map for Liberty, Clay County, Missouri, July 1906. New York: Sandborn Map Company.

This map includes only a very small portion of the area within Phase III of Liberty's survey, and was of limited use.

Liberty Telephone Directories

The only readily available historical year is 1929, but because of Liberty's relatively small size, it is not unmanagable to scan the directory for necessary information.

City and County Histories

History of Clay and Platte Counties, Missouri. St. Louis: National Historical Company, 1885. The most useful information for this survey was the detailed biographies about the early settlers and businessmen of Liberty.

Woodson, W.W. History of Clay County, Missouri. Topeka: Historical Publishing Company, 1920. Again, useful primarily for the biographical information.

Clay County Missouri Centennial Souvenir, 1822-1911. Liberty: Liberty Tribune, 1922. The most beneficial feature is the large number of photographs of Liberty, particularly of the individual residences. Summary histories of various organizations are also included.

Jackson, Don M. & Wymore, Jack B. The Heritage of Liberty. Liberty: R.C. Printing Service, 1976. This Bicentennial project provides an extensive history of Liberty and an outstanding collection of photographs of the town and its buildings from 1860-1976.

Miscellaneous Sources

"Get to Know Old Clay". Historical Tour, Clay County Historical Society. June 2, 1973. A tour of over thirty Clay County historical homes which contained some information on houses included within the survey area.

Personal interviews: John J. Harlin, 4/3/87. Medora Chrane, 4/22/87. Nadine Thompson, 6/9/87. Interviews with two residents in their nineties, both with excellent memories, proved to be very useful, as did talks with Medora Chrane, a long-time Liberty resident and member of the Clay County Archives.

Reference Guides

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Whiffen, Marcus. American Architecture Since 1780. Cambridge, MS: The M.I.T. Press, 1985.

What Style Is It? Washington, D.C.: The Preservation Press, 1983.

Blumenson, John J.-G. Identifying American Architecture. Nashville: A.A.S.L.H., 1981.

Architectural guide books, which define and categorize American architectural styles.

Gowans, Alan. The Comfortable House. Cambridge, MS: The MIT Press, 1986. A discussion of American suburban architecture from 1890-1930, particularly the vernacular styles popularized by pattern books.

Bishir, Catherine and Earley, Lawrence. Early Twentieth-Century Suburbs in North Carolina. Lillington, NC: Edwards Brothers, Inc., 1985. Essays on history, architecture, and planning of North Carolina suburbs.

Research Design

Survey Area

The areas surveyed had a pattern of division, subdivision, and even resubdivision, in some cases, of the large estates of the early settlers. The few remaining estate homes are primarily Greek Revival and Italianate structures. The greatest proportion of structures were built between 1900 and 1919.

Context

From 1822 - 1865, Liberty was first in its settlement, then its community formation period. Few houses remain from this period. From 1866-1885, Liberty cultivated an atmosphere of education, gentility, and culture. A few large homes are expressive of the good fortunes of some of the citizens. From 1886-1900, Liberty was in the midst of a real estate boom. Several structures were built, primarily of the Queen Anne style. From 1901-1919, new technologies encouraged people to move from rural areas to town, and from cities to the suburbs. It also changed the type of houses built, as typified by the popular Craftsman and Prairie style homes which were so popular at this time. 1920-1941 saw residential patterns swing even more towards suburban living with increased transportation opportunities. The Colonial Revival and Tudor styles were prevalent.

Methodology

A reconnaissance level survey was conducted for the areas whose boundaries were decided by representatives from Liberty's Community Development Department and the Missouri State Historic Preservation Department. An inventory sheet and black & white photograph was provided for each structure, archival research conducted, and a color-keyed map of the two districts provided.