



WARRENSBURG'S ARCHITECTURAL AND HISTORICAL HERITAGE

COMPILED BY THE SHOW-ME REGIONAL PLANNING COMMISSION STAFF

N. WASHINGTON

S. WASHINGTON

W. CULTON

E. CULTON

W. PINE

E. DEPOT

N. HOLDEN

S. HOLDEN

BERNARD

MARSHALL

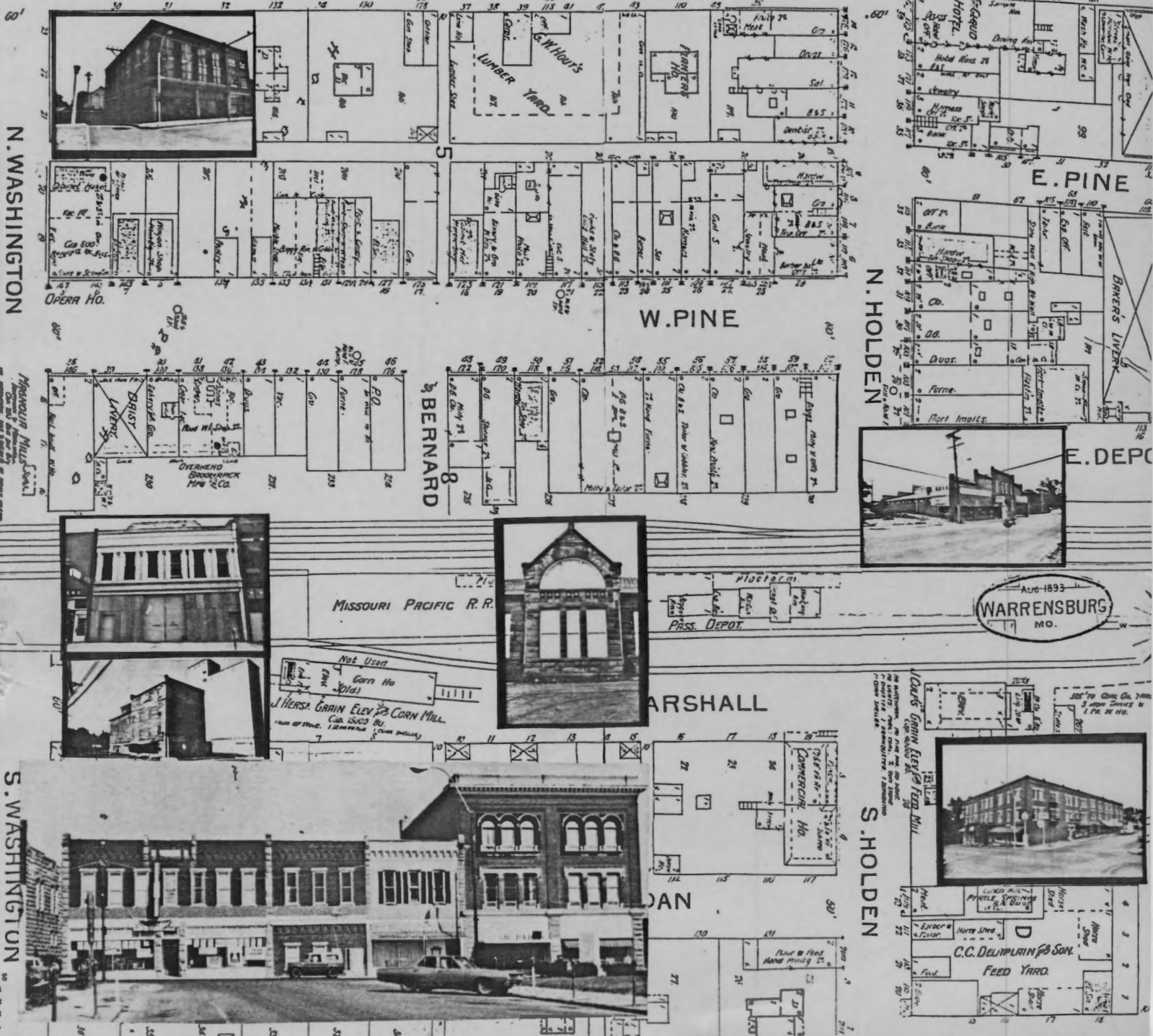
MISSOURI PACIFIC R.R.

1893
WARRENSBURG
MO.

J. HERSA GRAM ELEV. 23 CORN MILL
Cap. 15000 Bu.
1 hour of time, 12 months of work

J. HERSA GRAM ELEV. 23 CORN MILL
Cap. 15000 Bu.
1 hour of time, 12 months of work

C.C. DELAPLAIN & SON
FEED YARD





CITY HALL.



HOOK AND LADDER TEAM.
CITY FIRE DEPARTMENT.



HOSE CART TEAM. CITY FIRE DEPARTMENT.



CITY FIRE DEPARTMENT.

Warrensburg about 1906



PEOPLE'S NATIONAL BANK



MASONIC
TEMPLE
AND
AMERICAN
BANK.



COMMERCIAL BANK.



CITIZENS BANK.

BIBLIOGRAPHIC DATA SHEET

Title: Warrensburg's Architectural and Historical Heritage

Author: W. T. Christopher

Performing Organization: Show-Me Regional Planning Commission
College and Culton Streets
P. O. Box 348
Warrensburg, MO 64093

Sponsoring Organizations: Missouri Office of Historic Preservation
Show-Me Regional Planning Commission

Abstract: This survey of Warrensburg's buildings gives some insight as to the preservation possibilities that exist in the downtown region. Also presented is a helpful guideline that tells how preservation or restoration should be initiated and carried out. A view section of early Warrensburg is included for the historic record.

Key Words and Phrases: Guidelines
Early Views
Previous Histories
Use of Early Maps
Differences between Preservation, Restoration, Reconstruction and Rehabilitation
Previous Policies
Historic District Potential
Priority Buildings

Contract No.: 50366

Cost: \$4.00

TABLE OF CONTENTS

INTRODUCTION	1
PROCEDURE	2
PURPOSE	3
PRIORITY BUILDINGS	6
SUMMARY	9
APPENDIX A - Guidelines	10
APPENDIX B - Early Views of Warrensburg	18
REFERENCES CITED	23

INTRODUCTION

Histories have been written about Warrensburg from several different angles and covering a broad spectrum of content. Two county histories have been written, one in 1881 and one in 1918. Both contained separate sections on Warrensburg. A Portrait and Biographical Record of Johnson and Pettis County, done in 1895, discusses some of the prominent people of the towns and counties. This type of history can be very helpful in researching town information. Crissey's Warrensburg, Missouri, A History with Folklore, completed in 1924, was written in a different way but fills in some gaps not covered by the others. Show-Me Through the Years, written by the Show-Me Regional Planning Commission staff in 1975, was a study of the region's historical development and covered the history of Warrensburg by time periods. The Johnson County Historical Society's The Golden Years, 1920-1970 was done on a personal recollection and individual study basis. Many newspaper columns covered more specific events; some of the best of these were done by J. L. Ferguson. A city directory for 1895 has a town history which adds more pieces to the puzzle. Hopefully this study will also add a few more of the pieces of Warrensburg's history that may have been lost or forgotten.

Many of the histories that have been written use a composite of earlier histories with some updated materials and facts; such is the case with this one. This study approaches Warrensburg's history from both the architectural and historical standpoint. The intent of this report is to show the downtown area's history and its preservation possibilities.

PROCEDURE

Early histories, photos, postcards, and city directories must all be utilized in order to write a thorough study. Personal interviews also contribute to the overall picture. Photos are a valuable tool in historic inventories, and they are often helpful in selecting a priority building. The priority building listing gives the reasons for the building's importance, lists possible uses for the building, and notes the existing parking possibilities.

The Sanborn Insurance Company Maps give a good deal of information as to Warrensburg's layout and are a good resource. The earliest copies for this region were done during the 1880's, with new maps being done every five to ten years. These maps give information such as building shape, current occupant at that time (saloon, blacksmith, etc.), number of stories, entrance location, location of outbuildings, individual room location (hotel dining room, warehouse, etc.), stairway location, and many other details. By comparing one year with another it is possible to tell approximately when a building was built or altered. By combining map information with information from a city directory and then with a photo or postcard, a thorough history of the building or district can be achieved.

A complete report is often difficult because an old photograph may show a previously unknown building or someone's attic may contain a city directory which could give previously unknown information. Hopefully this type of information will find its way into the proper hands and can be utilized, rather than remaining buried or being destroyed. However, information often is not passed on, is assumed to be known, or is lost because of indifference. In medical jargon the problem would roughly translate to: Indifference is the symptom, individual retention is the disease, and stagnation is the final result. Cooperation is the cure; how it is administered does not really matter. Cooperation should include all levels of state agencies, city groups, historical societies, county groups, museums, libraries and individuals.

PURPOSE

Creating a study such as this has many advantages, as the initial goal is a development of public awareness that is sensitive to local needs. This awareness can take many avenues; and many good things, especially the preservation of many old buildings, can happen.

Size, community idiosyncrasies, absentee owners, initial construction, lack of communication, finances and many other things enter into the preservation picture. Vacant rundown buildings do not draw admirers, and solutions to preservation problems are not simple. With community interest and cooperation, the possibility exists for a community to do an analysis of its architectural and historical potential and then develop from there. Positive thinking and cooperation are the keys to developing good historic districts.

Every old building should not be saved, however. The removal of an insignificant old building could provide a parking area for priority buildings or historical districts. Cost is a definite consideration, and the cost of reworking many old buildings is prohibitive. Many old buildings have been altered so many times that it is not economically feasible to make them presentable. The aluminum front on a particular building may be best left on as the cost of removing it would not be practical.

Aluminum fronts are not particularly attractive, and Warrensburg certainly has its share. They do serve the unintended purpose, however, of making another architectural building stand out. Also, the aluminum front may possibly cover an interesting building facade.

Many older structures are not unique in any manner and are not, and possibly never were, structurally sound. Some buildings were simply built better than others, not only from a structural sense, but also from a material standpoint. Foundation materials were badly chosen at times, and a past "corner-cutting" may show up as a bad investment from a stability standpoint. Time and neglect are factors which should also be faced realistically. Some types of stone and brick deteriorate faster than others, and some buildings were built using hardwoods while others contain softwoods. Termite damage may also be a problem.

The differences between preservation, restoration, reconstruction and rehabilitation are shown in the definitions below.

Preservation is the process of sustaining the form and extent of a structure as it now exists.

Restoration is the process of accurately recovering the form and details of a property as it appeared at a particular period of time by removing later work and by replacing missing original work.

Reconstruction is the process of reproducing by new construction the exact form and detail of a vanished structure.

Rehabilitation is the process of returning a property to a state of utility through repair or alterations. In rehabilitation, those portions of the property important in illustrating historic, architectural and cultural values are preserved or restored.

Many factors enter into the picture when restoration or preservation are considered. Almost anything from the basic building shape and the type of roof to the topography or building location has to be considered. A building analysis is not a simple matter, and professional advice is necessary.

Return to the City, by Richard Ernie Reed, is an excellent book available through the local library. It discusses various community approaches to preservation and proper procedures to make them work. Not only does Reed talk about larger cities in this book, but he also deals with smaller towns.

In the mid to late 1930's many articles were published, both state-wide and nationally, that emphasized "lifting the face of Main Street." This push was intended for the modernization of all old structures and advocated extensive tearing off or out of anything old. Those advocating this idea felt that, ideally, the entire block would look alike. Prizes were offered for the best architectural designs for modernizing four types of stores common to every town: the grocery store, drug store, clothing store, and automobile sales and service stations. In an article in the June, 1935, issue of Missouri Magazine,

¹Guidelines for Rehabilitating Old Buildings, U. S. Department of Housing and Urban Development and U. S. Department of the Interior, Washington, D. C., 1977.

F. T. Brown stated: "Their old-time windows and cornices are a reminder of the glorious past when prosperity expressed itself in fantastic designs. Many of the buildings bear dates of the late eighties or the gay nineties. They are strangely out of place with the simple structures that mark the modern store buildings. The Courthouse may be, and often is, a relic of bygone days; the railroad station, the lodge halls, telephone exchange, and churches may be closely linked to antiquity."

In other words, the emphasis was to tear down, repair, cover up, and do whatever it took to achieve a modern look in every building. The prevalence of aluminum fronts on the buildings in many towns is probably due to the influence of this push for modernization. Some cornices were removed for safety reasons, but some were torn off due to publicity of this sort. Fortunately these "programs" were not entirely successful. Had they been, Warrensburg would have no buildings such as the Courthouse and railroad station and perhaps would not have any historic district possibilities.

The Department of the Interior defines a district as "a geographical definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements which are separated geographically but are linked by associations or history."²

Warrensburg does have reminders of its heritage; hopefully this study will start some recognition of this. This systematic report identifies priority buildings that should be retained because of their style, history or uniqueness. If enough buildings in an area have potential, then district possibilities exist. Historic district potential exists on the east side of the 300 block of North Holden Street. The buildings located on the north end of the block are especially good (Sears, Warrensburg Business Machines, and Johnson County Title Company). These were built in 1897 and still have some of their original appearance.

²Federal Register, Vol. 42, No. 183, p. 47666.

PRIORITY BUILDINGS

Warrensburg, as we know it today, did not develop around a town square; instead it was built along West Pine Street and Holden Street. Also, Warrensburg suffered from numerous fires in its early days; but rebuilding almost always occurred. After the town moved from "old town hill," a fire on December 24, 1866, destroyed most of the buildings on West Pine Street. After this fire Edward DeGarmo, one of Warrensburg's early businessmen, built the building located at 120 West Pine and established a woolen mill there which was in operation for almost 20 years. Another disastrous fire occurred in 1873, destroying the Ming Hotel and two other buildings located where the present United Missouri Bank is now. That fire was fatal to four people. A fire at 104 West Pine did a lot of building damage between 1910 and 1920. Dates of fires such as these often help in establishing a building's age.

Although there were many fires, Warrensburg still has several significant buildings. One of the better buildings in the downtown area is centrally located on the corner of North Holden Street and West Culton Street (formerly Walker's Cafe). This building has the only mansard roof and Second Empire styling that remains in Warrensburg. Although this building has undergone minor alterations, it has good preservation possibilities. The use of the downstairs as a restaurant is good, and the upstairs could conceivably be used for office space. Parking is reasonably close. The building dates back to the 1870's and represents a history of varied businesses. Among these were a book and stationery store, a drugstore, and a cafe. The upstairs has contained a variety of offices; for example, lawyers, real estate, insurance and doctors. The third story was once a place where local dances were held. The third story has impressive possibilities, but currently it is not being utilized.

The Missouri Pacific Railroad Station is beginning to show signs of deterioration due to not being used. The Station is a good example

of Warrensburg Sandstone in the Richardsonian style. Built in 1890, it has been changed some but can still be considered a priority building.

The old City Hall building should certainly be considered a priority building due to its style and history. The only example of Georgian Revival style left in Warrensburg, this was the City Hall from its completion in 1893 until its abandonment in the 1970's. The old City Hall also served as Warrensburg's fire station, but the fire station was moved to the new Municipal Building at the same time the City Hall was moved. This building also housed the local calaboose for many years.

In 1865 S. K. Hall, George Cress, and Alexander Wilson built a small foundry on the southwest corner of North Warren Street and West Pine Street. By 1874 this foundry was being run by David and W. Y. Urie who were soon making 250,000 pounds of iron per year; and J. G. Tesch and his son had taken over ownership by 1883. Ten years later the present Missouri Public Service Repair Shop was being built at that location. This soon developed into Warrensburg's electrical power source, first being known as The Magnolia Light, Heat & Power Plant.

Another interesting Warrensburg building is the current Courthouse, which is actually Warrensburg's third courthouse. The first one was built in 1842 and is located at the site of the old town. The second one was a frame building located on the current square. After the frame courthouse burned, the current one was started in July, 1896, and was officially finished in January, 1898, with the first court being held here in February, 1898. The Courthouse is a fine example of a Richardsonian Romanesque building. George E. McDonald was the architect, and J. M. Anderson was the builder.

The Hotel Estes was one of Warrensburg's finest hotels and was the Warrensburg terminal for the Pertle Springs Railroad. Comparison of the building to early photos shows that much of the originality of the building remains, and restoration and preservation are quite possible.

The old Post Office building represents Warrensburg's first permanent office for the postal service, serving in this capacity for more than 50 years. Before this, the Post Office moved from building to building until this permanent one was built at North College and East Culton Streets in 1911. This building has a unique style and is a one-of-a-kind building for Warrensburg.

Warrensburg's only example of a pressed metal front building is the Office Suppliers' warehouse on West Pine Street. Even though the lower part has been changed, the upper portion has been repaired and looks impressive. Early pictures show the Warrensburg fire department was located here near the turn of the century.

The Magnolia Opera House building, located on the northeast corner of Washington and West Pine Streets, should be considered a priority building. Built in 1889 by Isaac Markward and W. H. Hartman, it was one of Warrensburg's early entertainment centers. In later years, from about 1920 through the 1960's, this building was used to house a factory; and this, too, was an important part of Warrensburg's development.

The old Masonic building is currently undergoing changes. Built in 1893 on the northeast corner of North Holden Street and East Market Street, it housed Shepard's Dry Goods for almost 80 years. This building also was the office of one of Warrensburg's oldest telephone companies, the Missouri and Kansas Telephone Company. Near the turn of the century the American Bank was located here. This building should also be considered a priority building.

Two other buildings which merit mention are Cassinghams and Innes Mills. Cassinghams was the Jones Brothers Sale Barn for several years. During World War I, Jones Brothers was one of the biggest mule dealers in the United States. Innes Mills deserves recognition as the mill was built in 1879 by Hartman and Markward. It was known as Magnolia Mills for many years, and its Crystal Flour won several awards.

SUMMARY

One of the reasons for a historic inventory such as this is to gather information on the historic structures of an area so that the area can be considered for some sort of historic designation. For almost any type of zoning, legislative or tax control in historic preservation, the property must have certification as a Local Historic Structure or District, a State Historic designation, or a National Register of Historic Places designation.

People are becoming more conscious of the economic practicality of the re-use of older buildings. The ripple effect that sometimes takes place when just one building is restored can be very exciting. Over five million structures in American cities are estimated to be in need of rehabilitation.

Warrensburg has the potential to restore, preserve and rehabilitate several of its older buildings. If an awareness of this potential can be created, the next step is to cultivate this interest and help it grow to the harvest stage. In the process, ideas may develop that center around a certain older building or district. For example, perhaps the Empire Hall building at 204-206 North Holden could be developed into a point of interest. Many different ideas could evolve, and old building tours are certainly a possibility. Outside interest could be drawn in by, for example, a railroad day in which special rates could be offered by the railroad and "railroad" bargains could be offered by the merchants. This could allow people to come by train from Kansas City, spend the day in Warrensburg looking at its historic buildings, and return the same day. A train ride, shopping and a historic tour all rolled into one would benefit the town and the railroad.

Warrensburg's history is reflected partly in its buildings. For that reason alone, a close look should be taken at the preservation possibilities.



APPENDIX A

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

INTRODUCTION

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

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

*All residential structures listed, or determined eligible for inclusion, in the National Register of Historic Places, either individually or as part of a district, are eligible for Historic Preservation Loans. Informational leaflets concerning Historic Preservation Loans are available from FHA-approved lending institutions, HUD offices, or State Historic Preservation Officers. Information concerning the National Register of Historic Places is available from the appropriate State Historic Preservation Officer (see Appendix 1).

The primary objective of the community development block grant program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. This goal is to be achieved through elimination of slums and blight and detrimental living conditions, conservation and expansion of housing, increased public services, improved use of land, increased neighborhood diversity, and preservation of property with special values. Information about the community development block grant program can be obtained from HUD offices (see Appendix 1).

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

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

I. GUIDELINES

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

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

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

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

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

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

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

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

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

II. CHECKLIST FOR THE APPLICATION OF THE GUIDELINES

CONSIDER

The Environment

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

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

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

Existing Buildings: Lot

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

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

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

Existing Buildings: Exterior Features

Masonry Buildings

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

AVOID

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

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

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

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

Giving the site an appearance it never had.

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

CONSIDER

Duplicating old mortar in composition, color, and textures.

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

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

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

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

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

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

Frame Buildings

Retaining original material, whenever possible.

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

AVOID

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

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

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

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

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

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

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

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

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

CONSIDER

Roofs

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

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

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

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

Windows and Doors

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

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

Porches and Steps

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

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

AVOID

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

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

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

Stripping the roof of architectural features important to its character.

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

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

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

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

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

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

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

CONSIDER

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

Existing Buildings: Exterior Finishes

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

Existing Buildings: Interior Features

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

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

Retaining original plaster, whenever possible.

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

Existing Buildings: Plan and Function

Using a building for its intended purposes.

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

Retaining the basic plan of a building, whenever possible.

New Construction

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

AVOID

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

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

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

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

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

Destroying original plaster except where necessary for safety and efficiency.

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

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

Making incompatible new additions or new construction.

CONSIDER

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

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

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

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

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

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Safety and Code Requirements

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

Investigating variances for historic properties under local codes.

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

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

AVOID

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

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

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

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

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

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

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

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

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

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

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

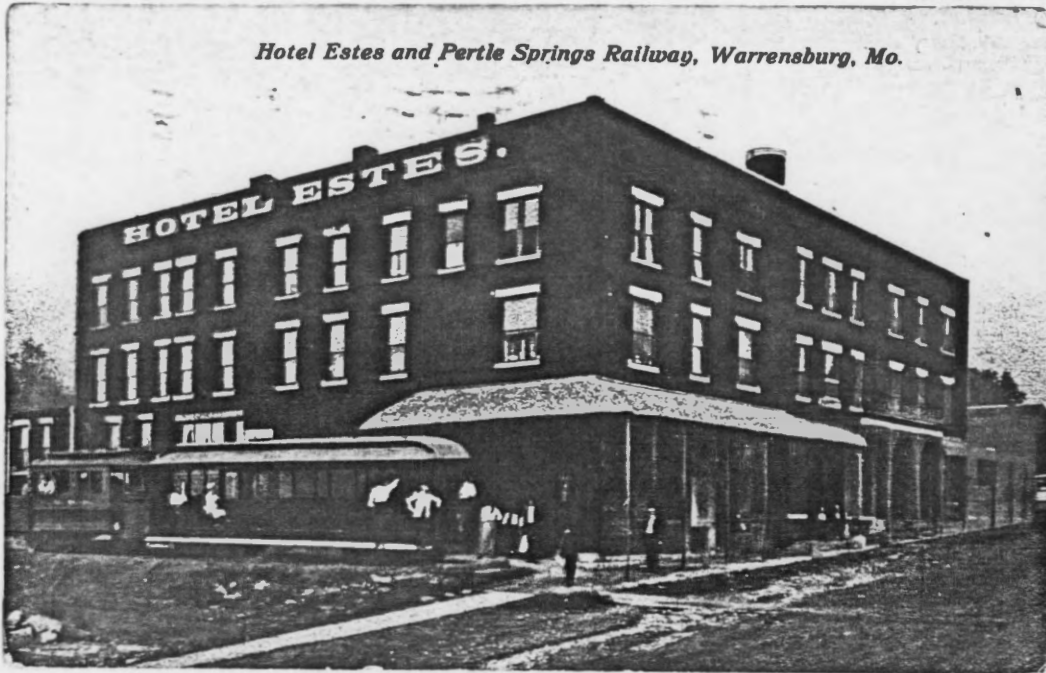
American Institute of Architects
Committee on Historic Resources
1735 New York Avenue, NW.
Washington, D.C. 20006

APPENDIX B

The following pages show a postcard look at old downtown Warrensburg and some of the priority buildings that should be preserved.

APPROX 1912

Hotel Estes and Pertle Springs Railway, Warrensburg, Mo.



Time Table Pertle Springs Railway

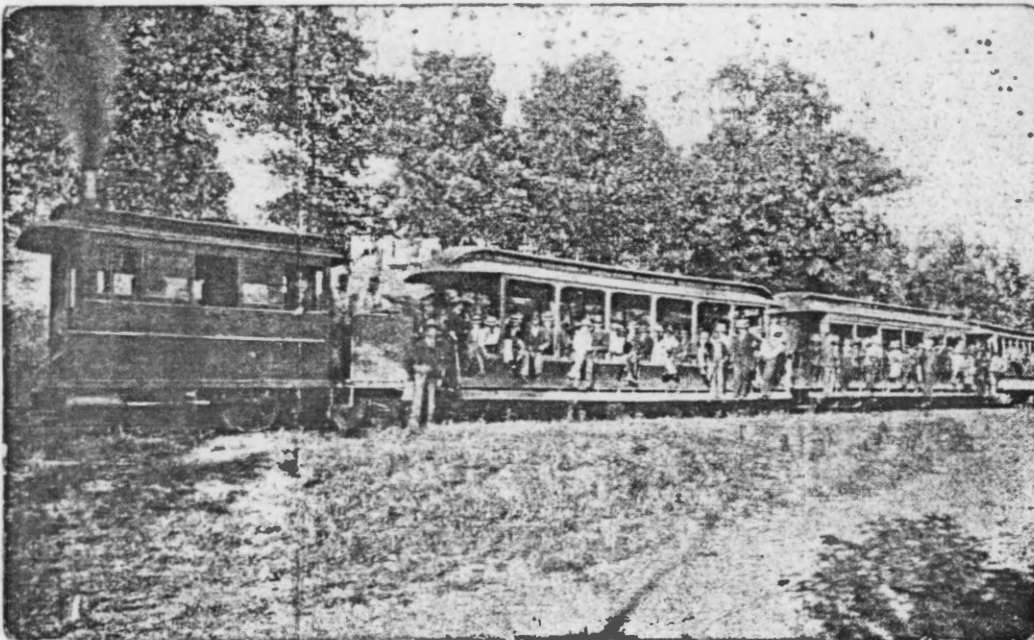
August 7-16, 1906.

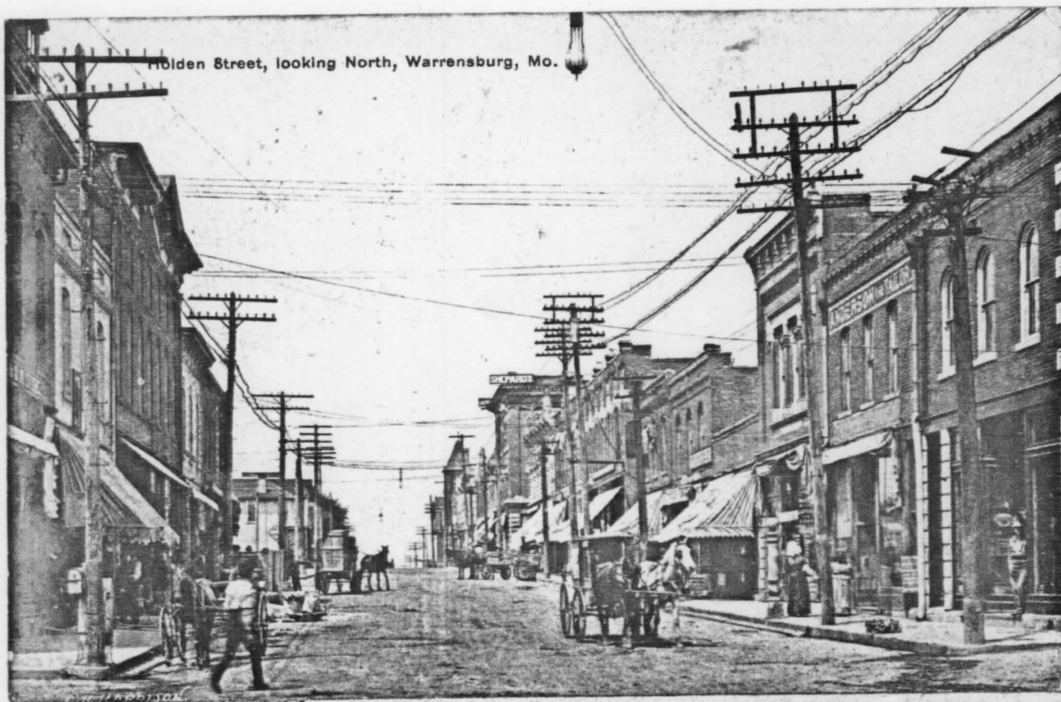
Leave Warrensburg		Leave Pertle Springs
7.45	A. M.	8.00 A. M.
9.30	"	9.00 "
10.25	"	10.00 "
12.05	P. M.	11.45 "
2.00	"	1.30 P. M.
3.20	"	2.45 "
4.30	"	3.45 "
5.00	"	5.45 "
7.00	"	6.45 "
7.30	"	7.15 "
8.15	"	7.45 "

When In Town Stop At
SHEPARD'S
BUSY STORE.

OVER

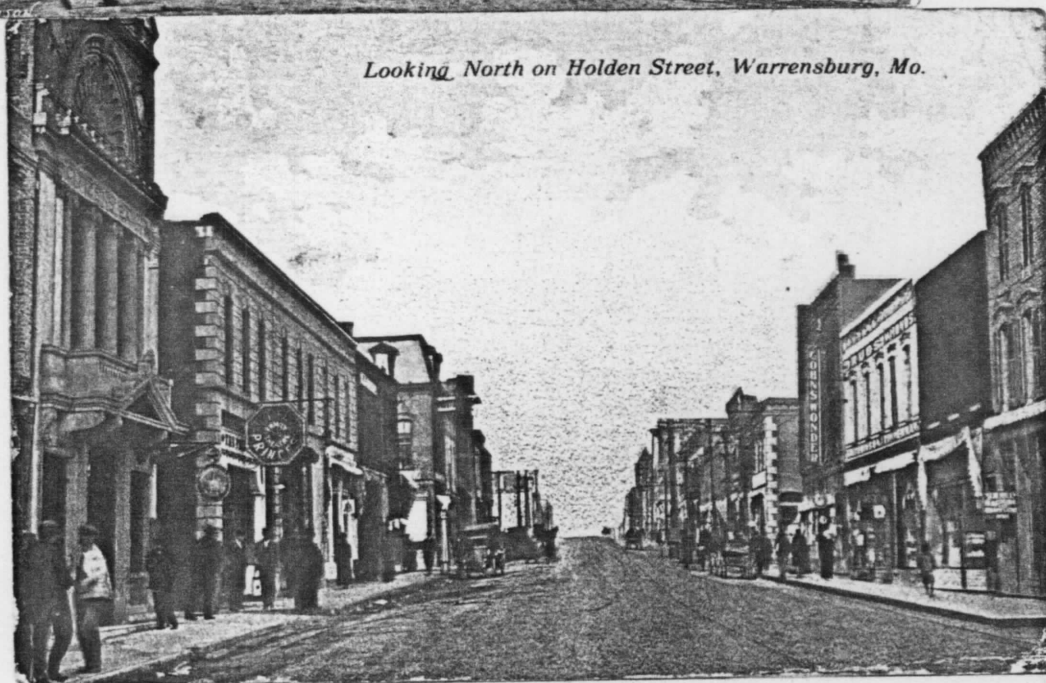
APPROX 1908





Holden Street, looking North, Warrensburg, Mo.

APPROX
1907



Looking North on Holden Street, Warrensburg, Mo.

APPROX
1912



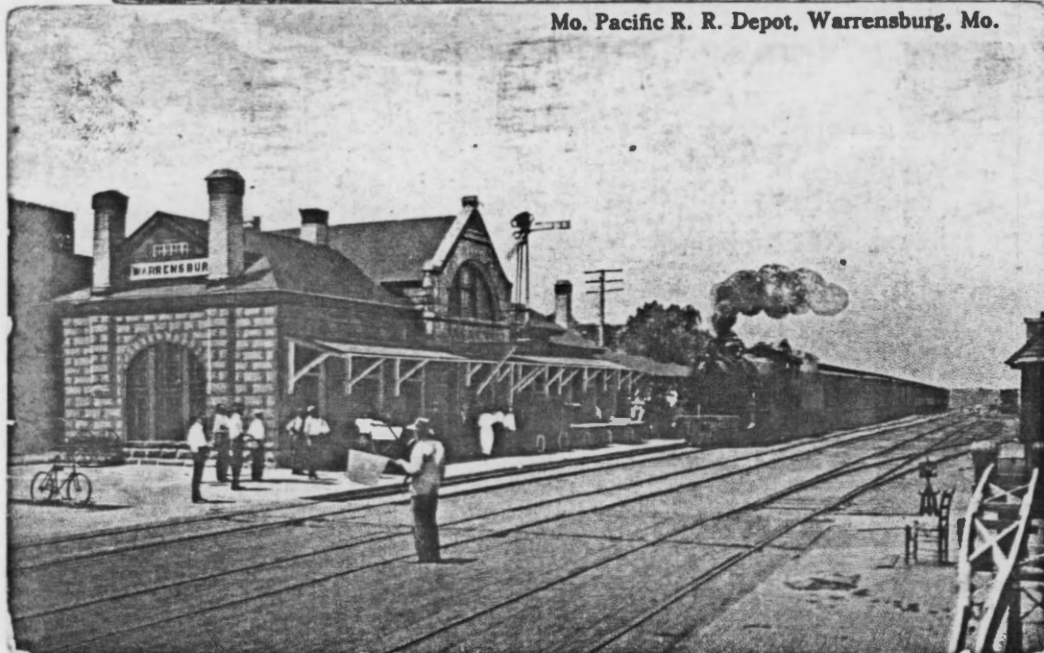
Holden Street
Warrensburg, Mo

APPROX.
1910



APPROX.
1907

PINE STREET, WARRENSBURG, MO.



Mo. Pacific R. R. Depot, Warrensburg, Mo.

APPROX.
1915



Holden Street, looking South, Warrensburg, Mo.

APPROX.
1910



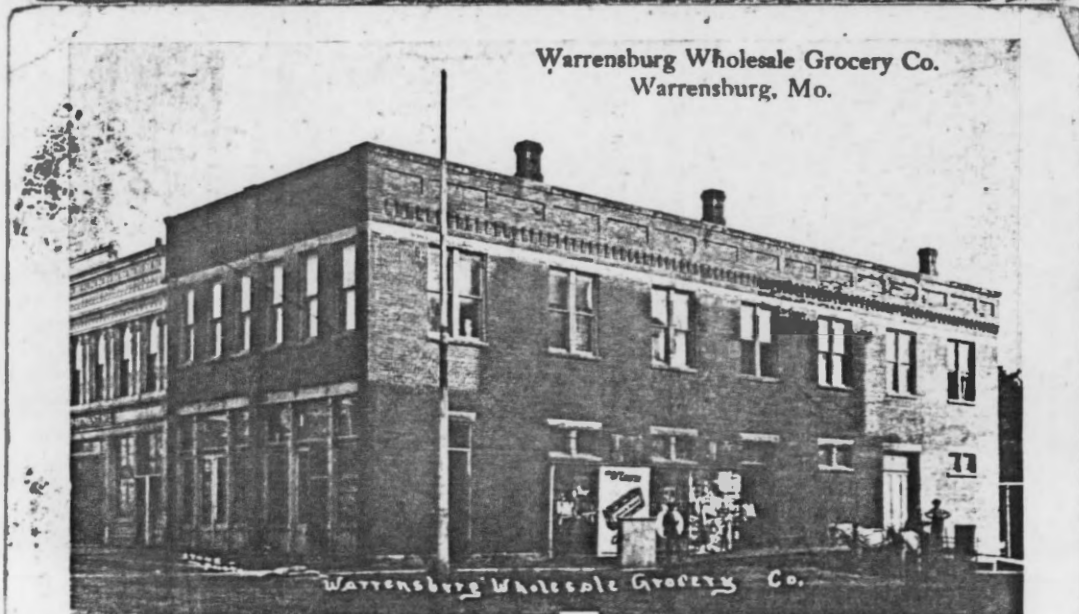
Johnson County Court House, Warrensburg, Mo.

APPROX.
1910



APPROX.
1913

New \$75,000.00 Post Office, Warrensburg, Mo.



Warrensburg Wholesale Grocery Co.
Warrensburg, Mo.

APPROX
1910

Warrensburg Wholesale Grocery Co.

REFERENCES CITED

Books and Research Papers

- Cockrell, Ewing. History of Johnson County, Missouri, Topeka: Historical Publishing Company, 1918.
- Crissey, William E. Warrensburg, Missouri: A History With Folklore, Warrensburg: Star Journal Publishing Company, 1924.
- North, F. A., Managing Editor. The History of Johnson County, Missouri, Kansas City: Kansas City Historical Company, 1881.
- The Portrait and Biographical Record of Johnson and Pettis County, Chapman Publishing Company, 1895.
- Show-Me Regional Planning Commission staff. Show-Me Through the Years, Warrensburg: Star Journal Publishing Company, July, 1975.
- Strate, Ed. A History of Vernaz, research paper, August, 1966.
- Johnson County Historical Society. The Golden Years, Clinton: The Printery, 1970.

Directories

- Combination Business Directory, 1906-1907, for Sedalia, Marshall, Boonville, Fayette, New Franklin, Harrisonville, Warrensburg, Clinton, Windsor, Holden, California, and Jefferson City.
- Warrensburg City Directories, 1895-96, 1900-01, 1907-08, and 1912-13.

Maps

- Sanborn Map and Publishing Company Ltd., New York, Maps for Warrensburg, 1883, 1888, 1893, 1898, 1907, 1914, and 1924.

Newspapers

- Johnson County Star, Booster Edition, June 23, 1911.
- Warrensburg Star Journal, articles by Joseph L. Ferguson, 1929 through the 1940's.

Personal Interviews

Mr. A. G. Taubert on July 15, 1980.

Mr. and Mrs. E. E. Hamilton on July 17, 1980.

Mr. Loy Richards on July 18, 1980.

Mr. Leland Culp on July 27, 1980.

Mrs. John L. Christopher on July 28, 1980.

Mr. Leland Markward on August 15, 1980.

Mr. Ralph Luvin on August 19, 1980.

Mrs. Mabel Lobban on August 20, 1980.

Mrs. Earl Uhler on August 21, 1980.

Mrs. H. H. Russell on August 21, 1980.

Mr. Lonna DesCombes on August 22, 1980.

Mr. Charles Fitzgerald on August 28, 1980.

Mr. Hugh Reynolds on September 5, 1980.

HISTORICAL INVENTORY
CITY OF WARRENSBURG

INDEX

<u>Inventory Sheet Number</u>	<u>Business or Building Name</u>	<u>Address</u>
1	Missouri Pacific Railroad Depot	South Holden Street
2	Missouri Public Service Shop	North Warren & West Pine Streets
3	MFA Warehouse	West Marshall Street
4	Cassingham's True Value Hardware	101 North College Street
5	McClouds Refinishing Shop	107 North College
6	Reorganized Church of Jesus Christ of Latter Day Saints Regional Office; Show-Me Regional Planning Commission; Johnson County Heritage Library	106 North College Street
7	Innes Mills	200 West Pine Street
8	Johnson County Courthouse	
9	Music Corner	100 West Pine Street
10	Foster's Clothing; Sample Bag	102 West Pine Street
11	Williamson Furniture Company	104-106 West Pine Street
12	Vernaz Drug	108-110 West Pine Street
13	Star Theater (Vacant)	112-114 West Pine Street
14	Vacant (Key Discount); Furniture Storage	116 West Pine Street
15	Walker's Cafe	118 West Pine Street
16	Walker's Cafe	120 West Pine Street
17	Carter's TV & Appliance	122 West Pine Street
18	Bodie's Tavern/Left ½ (East)	126 West Pine Street
19	Bodie's Tavern/Right ½ (West)	128 West Pine Street
20	Vacant Building	130 West Pine Street
21	Standard Herald Printing	132 West Pine Street
22	Barney's Inn-Between Tavern	134 West Pine Street
23	Office Suppliers	136-138-140 West Pine Street
24	Warehouse & Loft (Office Suppliers)	142-144 West Pine Street
25	The Granary Restaurant	146 West Pine Street
26	Vacant Building	145-147 West Pine Street
27	Denning Storage Building	143 West Pine Street

28	Tom Carter's Storage	141 West Pine Street
29	Warrensburg Wholesale Outlet	135-137-139 West Pine Street
30	Furniture Storage	131-133 West Pine Street
31	Palmer Body Shop	129 West Pine Street
32	Williams Furniture Storage	127 West Pine Street
33	Willaims Furniture Storage	125 West Pine Street
34	Garrison's Restaurant	123 West Pine Street
35	Garrison's Restaurant	121 West Pine Street
36	Williams Furniture	119 West Pine Street
37	Williams Furniture Store	115-117 West Pine Street
38	Somethyme Health Foods	113 West Pine Street
39	Klassic Barber Shop	111½ West Pine Street
40	Love's Portrait Studio	111 West Pine Street
41	Ed's Sporting Goods	109 West Pine Street
42	Hero's Delicatessan	107 West Pine Street
43	West Pine Cafe; Terry's Barber Shop	105 West Pine Street
44	Bill Baker Insurance; Vacant	103 West Pine Street, 112 North Holden Street
45	Ritchie's	114 North Holden Street
46	Citizens Bank	116-118 North Holden Street
47	Citizen's Bank Parking Lot	120-122 North Holden Street
48	Penn Jewelry	124 North Holden Street
49	Traci's Craft Shop	126 North Holden Street
50	Corner Beauty Shop; DoNut Shop	128 North Holden Street, 106 West Culton Street
51	Vacant Lot	108-110 West Culton Street
52	Hout Lumber Company (empty)	116 West Culton Street
53	Senior Citizens Workshop	115 West Culton Street
54	Vacant	111 West Culton Street
55	Russell Clothing (Storage)	109 West Culton Street
56	Checker Tavern	105-107 West Culton Street
57	Sharon's Cafe	200 North Holden Street
58	D-M Western Shop & Shoe Repair	202 North Holden Street
59	Williams Shoes	204 North Holden Street

60	Russell Brothers (Men's Wear)	206 North Holden Street
61	Brown Shoe Company	208 North Holden Street
62	DeBacker's Flower Shop	210 North Holden Street
63	Appraisal service; H & R Block; AVCO Finance	212 North Holden Street
64	Game Arcade	108-110 Hout Street
65	Old Barney's Tavern	112 Hout Street
66	Warehouse Storage	114-116-118-120 Hout Street
67	Law Offices (Rahm & Hensley)	122 Hout Street
68	Bailey & Welling Law Office	220-222 Maynard Street
69	Sinclair Service Station	224 Maynard Street
70	Missouri State Highway Project Office	134 West Market Street
71	County Jail & Law Enforcement Offices	139 West Market Street
72	Sutherland Paint Store	310 Maynard Street
73	(Vacant) Feed Store	312 Maynard Street
74	1st Baptist Church	113 West Market Street
75	Farm Bureau Mutual Insurance	109 West Market Street
76	Pierson and Angle Law Office	107 West Market Street
77	Pierson and Angle Law Office; Meda Pine Tax Service	105 West Market Street
78	Owned by 1st Baptist Church	103 West Market Street
79	Vacant Lot	310-312 North Holden Street
80	Owned by 1st Baptist Church	314-316 North Holden Street
81	Frontier Realty Company	100 East Gay Street
82	Sears Catalog Office	319 North Holden Street
83	Sears Catalog Office	317 North Holden Street
84	Warrensburg Business Machines	315 North Holden Street
85	Johnson County Title Company	313 North Holden Street
86	Jackson's Warrensburg Appliance & TV	309-311 North Holden Street
87	Tom Williams Law Office; Western Missouri Title Company	307 North Holden Street
88	Barry Finkle Law Office; Missouri Extension Center	305 North Holden Street
89	Masonic Temple Building	301-303 North Holden Street, 103 East Market Street

90	Sweeney-Phillips Funeral Service	109 East Market Street
91	Missouri Public Service; Warner's Cable TV	110-112 East Market Street
92	B & B Motors; Ye Olde Flower Shoppe	106-108 East Market Street
93	Vacant Lot	221-223 North Holden Street
94	Fitzgerald's Law Office	219 North Holden Street
95	Ike Martin Music Store	217 North Holden Street
96	Connor-Wagoner's Clothing	213-215 North Holden Street
97	Lavonne's Beauty Shop	211 North Holden Street
98	Quarry City Savings & Loan	209 North Holden Street
99	Coleman Davis Paints	207 North Holden Street
100	Andrew Gelbach, Lawyer; Bishop Watch Repair	205 North Holden Street
101	Edgar Carroll Law Office (Breon and Leffler)	203 North Holden Street
102	Larson Hardware	201 North Holden Street
103	Hull Lumber Company	107-109-111 East Culton Street
104	Hull Lumber Company Lot	113 East Culton Street
105	Shuker's Electric	110 East Culton Street
106	Trails Regional Library	125-127 North Holden Street
107	South portion of Trails Regional Library	123 North Holden Street
109	Tee Haus	121 North Holden Street
110	Red Carpet Travel Agency	117 North Holden Street
111	Baston Insurance	105 East Pine Street
112	Exercise Center	113 East Pine Street
113	Hull Lumber Company Storage	115 East Pine, 112 East Culton
114	Book Nook	115½ East Pine, 114 East Culton
115	Gilbert's Spotlight Cleaners; Carpet Company	117-119 East Pine, 116-118 East Culton
116	City Parking Lot	123-125-127 East Pine Street
117	Gas Service Company and Warehouse	129 East Pine Street, 132 East Culton Street

118	Miyoko's	133 East Pine Street
119	Vacant	146 East Pine Street
120	J. C. Suttons Electric Shop	144 East Pine Street
121	Gas Service Company (Repair and Equipment)	140-142 East Pine Street
122	Home Lumber Company (Storage Lot)	136 East Pine Street
123	Home Lumber Company	128-130-132-134 East Pine Street
124	Home Lumber Company	126 Depot & East Pine Streets
125	Parking Lot	112-114 East Pine Street
126	James Houx Real Estate	110 East Pine Street
127	Sue's Tax Service	108½ East Pine Street
128	Youth Center	108 East Pine Street
129	Highland's Jewelry	115 North Holden Street
130	Warrensburg Area Vocational School of Cosmetology	113 North Holden Street
131	Vacant	111 North Holden Street
132	Vacant	109 North Holden Street
133	Drive-In Bank; Vacant Lot	107 North Holden Street
134	United Missouri Bank of Warrensburg	105 North Holden Street
135	United Missouri Bank of Warrensburg	103 North Holden Street
136	United Missouri Bank of Warrensburg	101 North Holden Street
137	Inland Chemical Company	101-103 South Holden Street
138	Inland Chemical Company	105 South Holden Street
139	Hotel Estes	107-115 South Holden, 103-105 Grover Streets
140	Credit Office	201-203 South Holden Street
141	Jay's Bike Rack	205 South Holden Street
142	Jay's Sport Shop & Bike Rack	207 South Holden Street
143	Georgia's Beauty Shop	206 South Holden Street
144	Vacant	204 South Holden Street
145	Municipal Building	102 South Holden Street
146	Johnson County Gymnastics and Dance Centre	143 (147) West Culton Street