



Grover & Broad Streets Architectural/ Historical Survey

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CITY PLANNER, CITY OF WARRENSBURG
MAY 2021

Warrensburg
MISSOURI
City of Warrensburg
Historic Preservation Commission



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Acknowledgements

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INTRODUCTION

Historic Preservation in Warrensburg

Early historic preservation efforts in Warrensburg began on a regional level during the 1960s. The State Historical Society of Missouri conducted a state-wide survey of historic sites, and within Johnson County, eleven sites were selected. Surveyed sites in Warrensburg and its vicinity included Selmo Park on the University of Central Missouri campus, Pertle Springs, Senator Francis Marion Cockrell House, and the sandstone quarries outside city limits.¹ In 1965, the Johnson County Historical Society purchased and restored the 1842 Old Johnson County Courthouse located at 302 Main Street; and shortly thereafter, it was listed on the National Register of Historic Places in 1970 (NRIS 70000338).

The momentum for identifying and recording historic resources did not appear until the 1980s when the Show-Me Regional Planning Commission conducted various surveys. Some were based within Warrensburg city limits with the survey of Warrensburg's commercial resources in 1980 and its residential resources in 1983. Others were thematically based within the three-county region,² and only identified a couple properties within Warrensburg and its vicinity. The *Final Report of Antebellum Resources of the Show-Me Region Phase II* (1993) identified the Robertson House at 124 N. Water St, and the *Final Survey Report of Churches of the Show-Me Region Phase I* (1994) identified three churches including the Christ Episcopal Church at 136 E. Gay St., the Sacred Heart Church³ at 120 Ming St., and the Warren Street A.M.E. Church, 201 S. Warren St.

Warrensburg has a few resources identified in regional thematic reports and other survey projects. *The Missouri National Guard Armory Survey* (1997) identified one resource at 343 E. Gay St. Survey information from "Historic Theatres, Halls and Opera Houses" (1998) identified the Magnolia Opera House at 145-147 W. Pine St. and the Star Theatre at 112-114 W. Pine St. The report regarding *African American Schools in Rural and Small Town Missouri: Phase II* (2000) identified the Howard School at 400 W. Culton St. and the East Lynn School in the Warrensburg vicinity.

Throughout the 1990s and 2000s, six individual properties were listed on the National Register of Historic Places. The 1898 Johnson County Courthouse at 300 N. Holden, the Herbert A. & Bettie E. Cress House at 222 W. Gay St., Magnolia Mills at 200 W. Pine St., the Warren Street Methodist Episcopal Church at 201 S. Warren St., the Masonic Temple at 101-103 E. Market St., and the Howard School at 400 W. Culton St. were listed. During the same period, two

¹ "Data Gathered On 11 Historic Sites In Johnson County," *Daily Star-Journal*, January 21, 1960, microfilm Trails Regional Library; Selmo Park Residence and the Senator Francis Marion Cockrell House are non-extant.

² The three counties included Johnson, Lafayette, and Pettis Counties.

³ Non-extant.

properties were listed in the Warrensburg vicinity, the John A. Adams Farmstead Historic District at 431 SE Y Highway and the Garden of Eden Station on Old 13 Highway.

The next major event for local historic preservation efforts included the City of Warrensburg's participation in the Certified Local Government (CLG) program. The application was approved on July 9, 2008, and the City of Warrensburg hired Sally Schwenk Associates to inventory the majority of the town's historic resources. The Cultural Resource Survey final report was completed in 2008. Within the report, several recommendations were made to survey African-American resources, a reconnaissance-level survey of 1950s and Post-World War II subdivisions, a preservation plan, and a Multiple Property Documentation Form (MPDF). Four areas were identified as having several contiguous properties that could contribute to a potential historic district. These included three residential areas and portions of downtown.

In 2010, the Historic Preservation Commission (HPC) worked toward determining local and national historic district boundaries. Tiffany Patterson from the Missouri State Historic Preservation Office prepared recommendations for four potential historic districts. Next, the HPC applied for the Historic Preservation Fund Grant and hired Deb Sheals to prepare a MPDF, and a National Register nomination for the Grover Street Victorian Historic District.

In 2011, the Jones Brothers Mule Barn located at 101 N. College Street was listed on the National Register followed by Ms. Sheals completion of the MPDF. In 2012, the Lewis and Sophie Griebel House and the Grover Street Victorian Historic District were listed on the National Register of Historic Places under the MPDF. Lastly the Holden and Pines Streets Commercial Historic District prepared by Rosin Preservation was listed in 2017.

The Grover and Broad Streets survey area was formulated from the final report of the 2008 Cultural Resource Survey. The survey area was one of five potential areas as having a "relatively high number of contiguous properties that would contribute to a district". Incidentally, the survey area could be considered one of the priorities to survey 1950s Post World War II Subdivisions from the same report. Although, the Grover and Broad Streets survey area was not intended for post-World War II development, it was a prime location for residential construction during the 1950s.

OBJECTIVES

Since the passage of the 2008 Cultural Resource Survey, the Grover and Broad Streets Survey Area requires further review due to the alteration and demolition of properties within the boundary. The new survey assesses if any properties are individually eligible or eligible as part of a historic district to the National Register of Historic Places.

The primary purpose of the reconnaissance-level survey is to:

- Identify and record each property on the general architectural survey form;
- Assess each resource's potential eligibility for individual listing in the National Register of Historic Places;
- Assess each resource's potential eligibility for individual listing in the National Register of Historic Places with the existing Multiple Property Documentation Form, *Historic and Architectural Resources of Warrensburg, Missouri*;
- Assess if a group of properties are eligible as a historic district in the National Register of Historic Places;
- Assess if a group of properties are eligible as a historic district in the National Register of Historic Places with the existing Multiple Property Documentation Form, *Historic and Architectural Resources of Warrensburg, Missouri*;
- Determine the approximate boundaries for any eligible historic districts; and
- Provide a localized historic context for the area.

METHODOLOGY

The reconnaissance-level survey encompassed archival research and fieldwork under Kristin Dyer, City Planner for the City of Warrensburg. Mrs. Dyer meets the “Secretary of the Interior’s Professional Qualification Standards” as an architectural historian by holding a Master of Historic Preservation degree from the University of Kentucky and worked as a Planner I in the City of Tulsa’s Historic Preservation Program. While with the City of Tulsa, Mrs. Dyer had conducted reconnaissance-level surveys and individual building assessments for determination of historic properties for Section 106 and worked with applicants for mitigation of the adverse effects under Section 106. In addition, Mrs. Dyer provided technical advice for the issuance of Historic Preservation Permits and provided recommendations to the Oklahoma State Historic Preservation Office for eligibility of properties within the City of Tulsa. As a consultant, Mrs. Dyer assisted with the fieldwork for the previously proposed nomination updates for Wilson’s Creek National Battlefield (MO) and Pea Ridge National Military Park (AR) as well as written National Register nominations for other properties.

The Historic Preservation Commission scheduled a public outreach meeting for April 8, 2020 with a publication in the local newspaper, Chamber of Commerce newsletter and a post card to property owners within the survey area. On March 17, 2020, the City of Warrensburg entered a State of Emergency with the outbreak of COVID-19; subsequently, all public meetings were canceled. The rescheduled public outreach meeting was hosted on October 28, 2020 using the ZOOM platform, and the public meeting was advertised with a publication in the local newspaper and a post card to property owners within the survey area.

Historic Preservation Commission member, Karen Hicklin, conducted fieldwork on Grover Street between November 6-8, 2020. Brian and Kristin Dyer conducted fieldwork on the remaining properties on November 17, 2020.

Architectural styles were selected based on “National Register Data Categories for Architectural Classification” in *National Register Bulletin 16A: How to Complete the National Register Form*. Architectural and vernacular classifications were derived from *A Field Guide to American Houses* by Virginia McAlester, *Vernacular Architecture in Rural and Small Town Missouri: An Introduction* by Howard Wight Marshall and an *Invitation to Vernacular Architecture: A Guide to the Study of Ordinary Buildings and Landscapes* by Thomas Carter and Elizabeth C. Cromley.

Archival research was conducted as part of the survey including primary and secondary sources at the City of Warrensburg such as plats, aerial maps, architectural resource forms and building permits. The Johnson County Historical Society held a repository of sources including city directories, newspapers, and books as well as other primary and secondary resources. Trails Regional Library was a repository for local newspapers on microfilm as well as local information. Online resources such as Missouri State Historical Society and Ancestry.com had additional information including early plat books and census records.

GEOGRAPHICAL DESCRIPTION

The Grover and Broad Streets survey area is located in Warrensburg, Johnson County, Missouri, and is bounded by the Union Pacific Railroad to the north, South Mitchell Street to the east, 400-600 block of Broad Street to the south, and South Charles Street to the west. It is relatively rectangular in shape and covers an area of approximately 48 acres in size. It is located approximately 0.57 miles southeast from the core of downtown Warrensburg and adjacent to the University of Central Missouri campus. The survey area includes five streets that were laid in the traditional grid system with the east-west streets following the established grid system found throughout downtown Warrensburg along the Union Pacific Railroad. Grover Street and Broad Street run east-west. Between the 400 block and 500 block of Broad Street, the street is offset or more commonly known as a “street jog”; in addition, the 500-600 block of Broad Street features a slightly curved street. South Charles Street, Bowen Street, and South Mitchell Street run north-south. The survey area features hard-surfaced streets with curbs and concrete sidewalks on both sides of Grover Street, Broad Street, and the west side of Bowen Street.

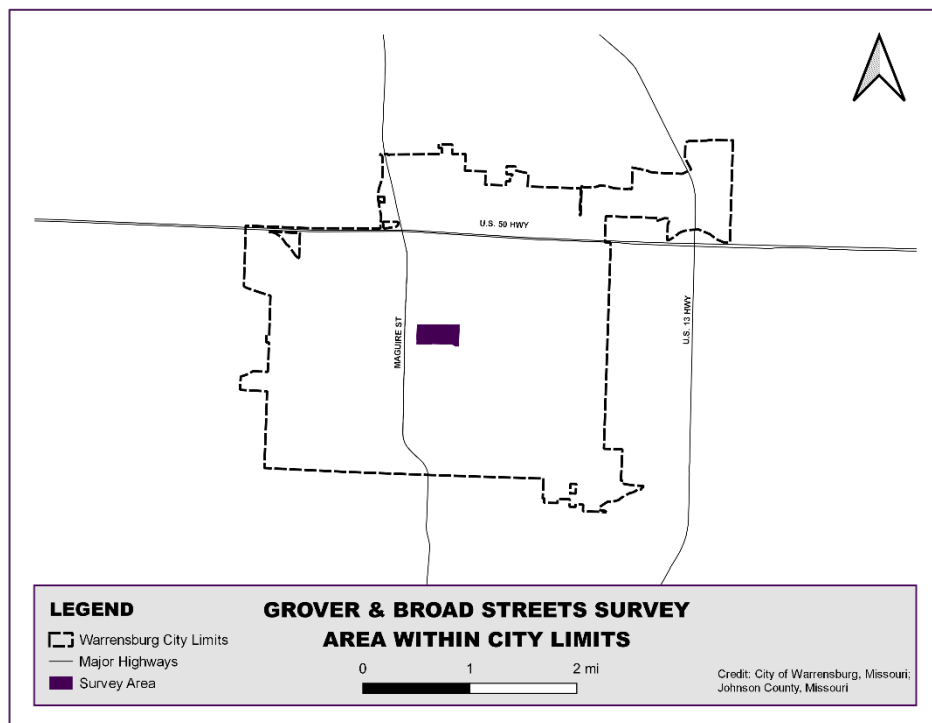
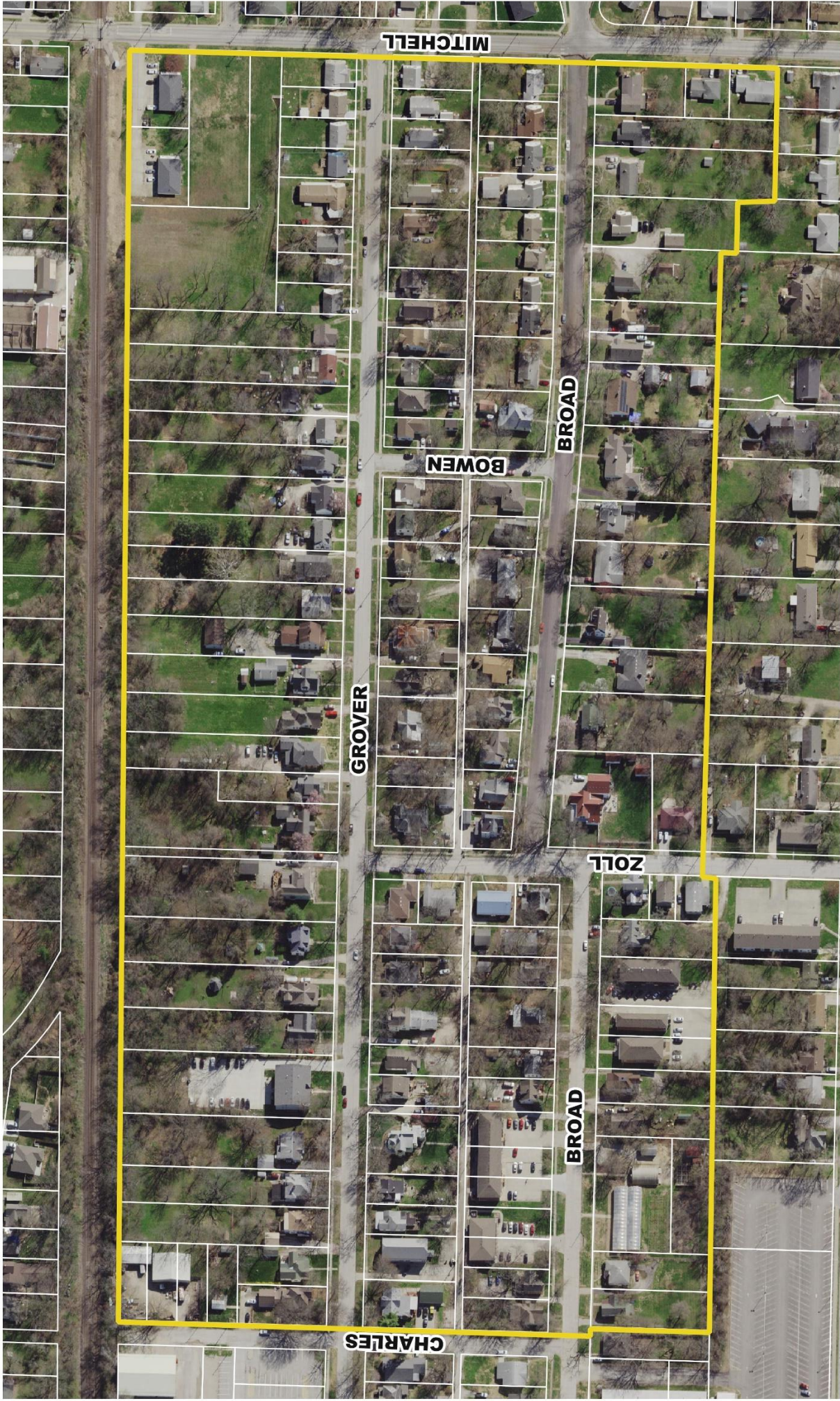


Figure 1: Map; Survey Area Within City Limits

The reconnaissance-level survey covers the period between 1881-1975. The survey area is adjacent to the University of Central Missouri campus, formerly known as Normal School No. 2, and it was originally built in the “heart of the best residence district of Warrensburg”.⁴ With the nearby Normal School No. 2 and with as many as six ward schools and a high school building by 1910, many teachers and college professors resided within the survey area. Due to the university’s increasing expansion since it was founded, the Grover and Broad Streets survey area retains a fragment of the original residential area that surrounded Normal School No. 2.

⁴ “Johnson County is Leader in Education and Agriculture,” *St. Louis Star and Times*, October 2, 1910.

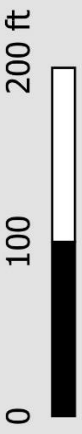


GROVER & BROAD STREETS SURVEY

SURVEY BOUNDARY

LEGEND

- Survey Area
- Parcels



Credit: City of Warrensburg, Missouri;
Johnson County, Missouri

Figure 2: Map, Survey Boundary

HISTORIC CONTEXT

EARLY RESIDENTIAL DEVELOPMENT OF WARRENSBURG

The present-day Johnson and Lafayette Counties were part of the original county of “Lillard” organized on November 16, 1820. Shortly thereafter, the county name was changed to “Lafayette” in 1825 after Marquis de La Fayette’s visit to St. Louis with Lexington chosen as the county seat.⁵ In 1834, the Missouri Legislature separated the southern portion of the county and established Johnson County, in which it was named for Richard Johnson, a United States Senator and future Vice-President.⁶ With the establishment of the new county, roads, ferries, and schools soon followed, and at that time Johnson County boasted 200 households with the economic focus on small farms involved in corn or hog production.⁷

Prior to the formation of Johnson County, the future site of Warrensburg was settled by Revolutionary War veteran, Martin Warren, in 1833. Martin Warren was a pioneer from Kentucky, and he constructed a log house and blacksmith shop on the corner of the current North College Street and East Gay Street.⁸ This is roughly 1,632 feet from the northwest corner of the survey area. The cabin was located near a Native American trail between Lexington and Warsaw.⁹

Originally called “Warren’s Corner,” Johnson County judges selected the site as the county seat in 1836. It was centrally located within the county and named “Warren’s Burg” after Martin Warren.¹⁰ With Warrensburg’s incorporation as the county seat, County Commissioners hired George Tibbs to lay-out and plat the core of Warrensburg. Recorded on May 22, 1837, the plat created a public square and twenty-five rectangular blocks on a grid system.¹¹ The core of the town centered on the public square, and the construction of the courthouse commenced between 1838-1841, which faced Main Street. Early log construction businesses lined Main Street, and additional plats were filed in 1854 for residential development by Benjamin F. and Agnes Houx, Mary Depp, and Daniel Rench to expand the growing community to the east and west.

Prior to 1885, the land east of Holden Street at the time of Warrensburg’s founding was woodlands and farm pasture, and the boundary of the Grover and Broad Streets survey area

⁵ “Name Origination,” Lafayette County Missouri, accessed February 11, 2020, <http://www.lafayettecountymo.com/P-100/History.aspx>.

⁶ Richard Johnson became Vice-President in 1837 after Johnson County was formed.

⁷ Dr. Joy Stevenson, Roger Maserang and Warren Tom Christopher, “One Hundred Years of Architectural Resources in Johnson County, Missouri,” (Architectural survey, Missouri State Historic Preservation Office, 1987), 22-23. PDF.

⁸ This building is non-extant, and the current United State Post Office was built on this site in 1964.

⁹ William E. Crissey, *Warrensburg, Mo. A History With Folk Lore*, (Warrensburg, 1924).

¹⁰ Ibid.

¹¹ Kansas City Historical Society, *The History of Johnson County, Missouri*, (Kansas City, MO: Kansas City Historical Society, 1881), 390.

was part of a large farm owned by Martin Warren. Another Warrensburg founding father, Benjamin Grover, moved to Warrensburg in 1844. Grover was a mercantile merchant, and he purchased Martin Warren's farm in the 1840s and moved his wife, Letitia, and children into the log house on the corner of East Gay Street and North College Street.¹² The undefined boundary of the farm presumably extended to present-day North Street to the north, Holden Street to the west, Mitchell Street to the east, and South Street to the south. Within this area includes the survey area of this report.

Benjamin Grover is considered one of the founding fathers of Warrensburg for his fiery determination to bring the Union Pacific Railroad through Warrensburg. Elected as State Senator in 1851, he argued for the railroad to move inland through small villages and sparsely populated counties like Johnson County, since wealthy towns already had access through the river. The route of the railroad was based on the financial subscriptions provided by towns and counties the railroad would pass through between Jefferson City and Kansas City. Johnson County managed to raise \$50,000 in bonds with an additional \$100,000 the following year. Along with the contributions of other counties, the Union Pacific Railroad was bound to travel inland.¹³

Although the construction of the railroad began in 1851, it would not reach Warrensburg until 1864 due to delays in the construction process, the length of the railroad, and the Civil War. Once the railroad reached Warrensburg, it was only in proximity of the town instead of passing through the existing town. The railroad was constructed along the natural topography of the landscape which created a separation between existing towns like Warrensburg and the new railroad. In anticipation of the railroad, property owners platted new subdivisions to attract businesses and residents to move closer to it.¹⁴

Promoters for the inland route like Former State Senator Benjamin Grover and State Representative Nathaniel Holden had the most to gain based on the location of Warrensburg's depot stop, and they platted additions in 1857. Grover donated 40 acres of land to the location of the depot and platted Grover's Depot Addition. Whether due to a confusion in the location or some other external force, the depot was constructed on Holden's property.¹⁵ Grover never saw the fruit of his effort to bring the railroad to Warrensburg. During the Civil War, Grover was commissioned as a Colonel for the Union forces and became mortally wounded during the Battle of Lexington in 1861.¹⁶

After Colonel Grover's death, his wife, Mrs. Letitia D. Grover, received the "whole care of the family and property devolved on her", and she became the matriarch.¹⁷ Letitia Grover was considered one of the most prominent and respected citizens within the community in which she

¹² Non-extant.

¹³ Show-Me Regional Planning Commission, "Show-Me Through the Years," (Historical report, Show-Me Regional Planning Commission, 1975), 30-31.

¹⁴ Ibid, 30-31.

¹⁵ "Benjamin W. Grover," City of Warrensburg, accessed February 11, 2020, <https://www.warrensburg-mo.com/262/Benjamin-W-Grover>.

¹⁶ Kansas City Historical Society, 245.

¹⁷ Ibid, 704

was an avid supporter of the Grand Army of the Republic, chartered under her husband's name and a founding member of the Warrensburg Woman's Christian Temperance Union in 1878.¹⁸

With the location of the Union Pacific Railroad Depot on Holden Street in 1864, the town of Warrensburg migrated its commercial center from Main Street or "Old Town" to the base of Holden Street and the railroad, commonly known as "New Town". Holden Street was the line dividing Holden and Grover's land with Nathaniel Holden owning the land to the west of Holden Street, and Letitia Grover owning the land to the east of Holden Street. The downtown was primarily constructed of wood-frame buildings, and it was decimated by fires in 1865 and 1873. Afterwards businesses were constructed of brick or blue sandstone from the local quarries.¹⁹

Warrensburg, with its proximity to the Missouri Pacific Railroad and centrally located in the county, was a town rising into a vibrant culture of business and trade. In a boisterous article in the *St. Louis Post-Dispatch*, Johnson County was hailed as one of the largest and most populous counties in Missouri with 828 square miles and a population of more than 30,000 people in the county and 5,000 in Warrensburg. Warrensburg as its county seat was favorably mentioned as a "town of considerable commercial importance being the trading point of more than one-third of the people of the county". Specific businesses mentioned included the nursery owned by William Zoll and Edward Kelley, Warrensburg Woolen Mills owned by DeGarmo & Company as well as three banks, eleven churches, three lumber yards, one grain elevator, several stores, hotels, lawyers, physicians, etc.²⁰

In addition to Warrensburg as a center of business trade, it was a center for education. Seven hundred students were registered in one of the 12 public schools available. The Missouri Legislature established State Normal School No. 2, a teacher's college, in 1871. By 1874, 450 students were enrolled.²¹

Prior to the railroad depot's construction, there were only a few residences constructed on East Gay Street between 1856-1860.²² Based on the *1869 Bird's Eye View of Warrensburg*, residential development grew slowly to the east as the town center shifted. There were five or six houses east of Holden Street and few residential buildings south of the railroad tracks. Dwellings were developing east and north of the Union Pacific Railroad Depot along Gay Street, Market Street, and Culton Street to the east, and Dan Street, Ming Street, and Holden Street to the north. By 1877, Warrensburg hailed a "few elegant but many very substantial and comfortable dwellings".²³

Most properties were constructed on the residential streets between Old Town and New Town, and residential development did not expand to the east until Grover's 2nd Addition was platted in 1869. Grover's 2nd Addition created Grover Street and Broad Street from South Holden Street to

¹⁸ Ibid, 412; "Mrs. Letitia D. Grover Dead," *St. Louis Republic*, July 4, 1901.

¹⁹ Rachel Nugent and Alison Dunleavy, "Holden and Pine Streets Commercial Historic District," (National Register Nomination, Missouri State Historic Preservation Office, 2017), 35.

²⁰ "Johnson County," *St. Louis Post-Dispatch*, May 4, 1874.

²¹ Ibid.

²² Kansas City Historical Society, 393

²³ St. Louis Atlas Publishing Company, "Atlas Map of Johnson County, Missouri," (St. Louis, MO: St. Louis Publishing Company, 1877).

Charles Street.²⁴ Elizabeth Grover, the daughter of Colonel Benjamin and Letitia Grover opened an insurance and real estate office downtown in 1897 with her brother, Robert. Elizabeth was a well-known real estate dealer with seven insurance offices and managed the selling and renting of lots of the Grover family farm as the town expanded eastward.²⁵

THE GROVER AND BROAD STREETS SURVEY AREA

The Grover and Broad Streets survey area displays early residential development of Warrensburg from 1881 to 1975. It is located roughly one mile southwest from the public square platted in the “Original Plat of Warrensburg” from 1867. In the 1869 *Bird’s Eye View of Warrensburg*, residential development had not progressed into the survey area and was still cultivated for agricultural purposes. By 1877, Letitia D. Grover still owned a large portion of the survey area including the 300-600 block of Grover Street, and the northern portion of the 500-600 block of Broad Street which is a cumulative total of 45 acres. William Zoll and J. Shumate owned sizeable tracts of land including the southern 500-600 block of Broad Street. Smaller metes and bounds lots were dotted along the 300-400 block of Broad Street.

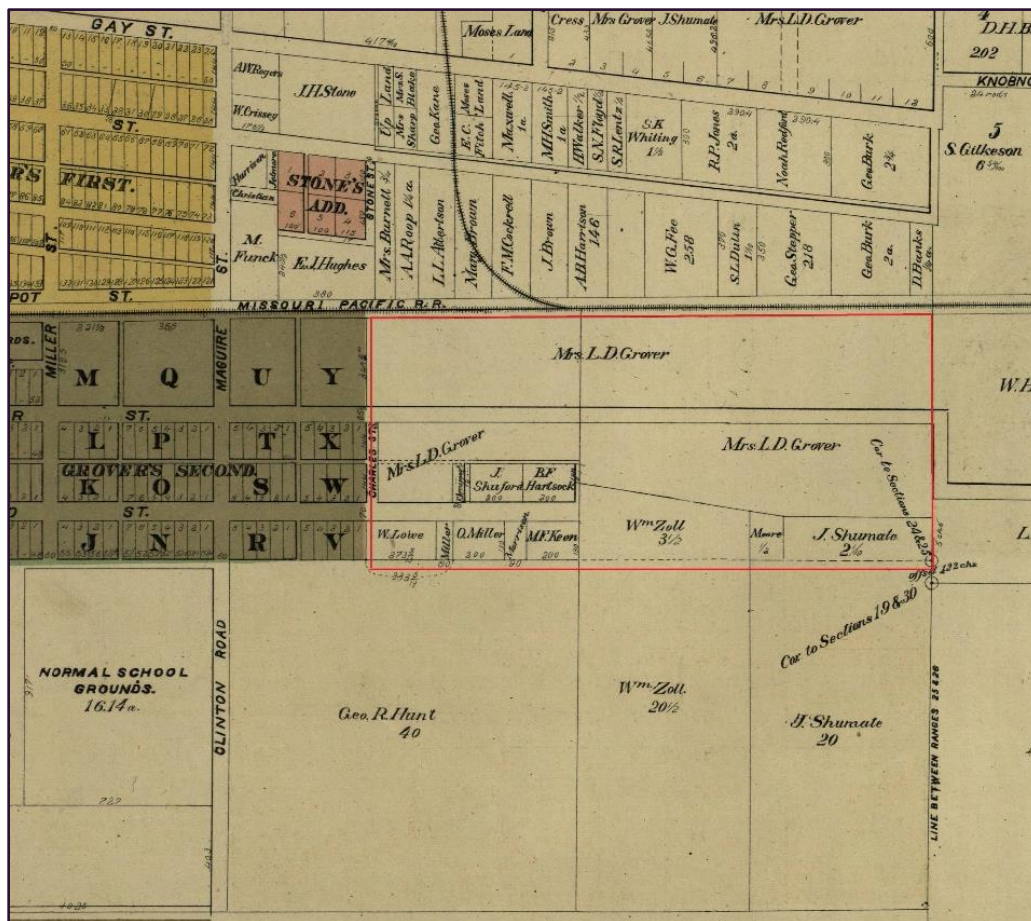


Figure 3: 1877 Plat Map with approximate survey boundary in red

²⁴ Charles Street does not appear in Grover’s 2nd Addition plat. This is used for geographical reference.

²⁵ Show-Me the History, “Grover and Grover Real Estate – Robert and Elizabeth,” Show-Me the History: Johnson County and West Central, Missouri, accessed October 6, 2020. <http://1973whsreunion.blogspot.com/search?q=elizabeth+grover>.

There are few recorded plats in the survey area. Most of the tracts of land were carved out of the Grover farm and sold with metes and bounds descriptions. Plats created in the survey area included the 1877 Barnum Addition, which consists of the east side of Charles Street from the Union Pacific Railroad to Grover Street, and it created seven lots. Grover's 3rd Addition was filed in 1889 by B.F. Pettis, Franklin Pettis, Letitia D. Grover, Sarah M. Zoll and William Zoll. It created Sheridan Street (now Zoll Street) and extended Grover Street and Broad Street to the east to Mitchell Street. Today it is the south 500-600 block of Grover and the north 500-600 block of Broad Street. The Miller Addition platted in 1961 replatted a portion of Grover's 3rd Addition along the south side of Grover Street from Zoll Street to Bowen Street. The East Park Addition was platted in 1989 for two multi-family apartment complexes at 100 South Mitchell Street.

The evolution of the survey area emerged from rich agricultural land to sparse development as the City of Warrensburg continued to grow into a thriving political and economic center with the emergence of the Union Pacific Railroad. When the first houses were constructed during the 1880s, they were the homes populated by residents employed in a variety of businesses within Warrensburg including laborers, public school faculty, college faculty, attorneys, physicians and business owners. The survey area retained this trend until the 1940s. During the 1940s, there was a demographic change with the onset of World War II. Many of the households featured a female head of household with female lodgers. After World War II and throughout the 1950s and 1960s, the neighborhood became denser as Warrensburg's population surmounted with the activation of Sedalia Glider Base in 1942 (currently Whiteman Air Force Base) and the increasing enrollment at the Central Missouri State College (currently University of Central Missouri). Residents during that time included retirees, public school faculty, college faculty, servicemen, businessmen, and their families.

1880-1920

At the beginning of the 1880s, only a portion of the survey area was located within Warrensburg city limits. The city limits extended two-thirds into the 400 block of Grover Street and Broad Street to the east.²⁶ It is unknown how many residences were constructed around 1880 with few exceptions. William Zoll constructed an elegant residence called "The Pines" at 500 Broad Street around 1881, and James W. Suddath constructed the first phase of his house at 410 Grover Street around 1885.²⁷ With the movement of businesses and service industries to "New Town", residences were being constructed east of downtown for businessmen, workers and retirees. From 1860 with a population of 982, Warrensburg grew tremendously over the next 20 years, and by 1880, the population increased to 4,049.

Early residents constructed new and elegant homes in proximity to their places of business or near other family members. By 1895, there were approximately 41 households in the survey area, and many residents were citizens invested in Warrensburg's growth as business owners

²⁶ St. Louis Atlas Publishing Company: / Geo. A. Ole & Co., "Standard Atlas of Johnson County Missouri," (Chicago: Publishers & Engravers, 1898).

²⁷ Kansas City Historical Society, 23,393; Ewing Cockrell, *History of Johnson County, Missouri Volume II*, (Topeka: Historical Publishing Company, 1918), 868-869.

or professionals.²⁸ William Zoll and Edward Kelley started Johnson County's second nursery on the Zoll property at 500 Broad Street, and Edward L. DeGarmo (408 Grover Street) was considered a leading dry goods merchant and opened Warrensburg's first woolen mill at 120 West Pine Street. Several attorneys lived in the survey area including James W. Suddath (410 Grover Street), George W. Rayhill (425 Grover Street²⁹), Nicholas Bradley (403 Grover Street) and James Bridges, (417 Broad³⁰) Justice of the Peace. Other residents catered to the medical care and religious services of Warrensburg including Joseph M. Powers (411 Grover), a physician; Daniel McPhail (503 Grover), a physician; Reverend Joseph M. Ross (412 Broad), First Presbyterian Church pastor; and Reverend Jesse Osborne (422 Grover), Baptist Church minister.³¹

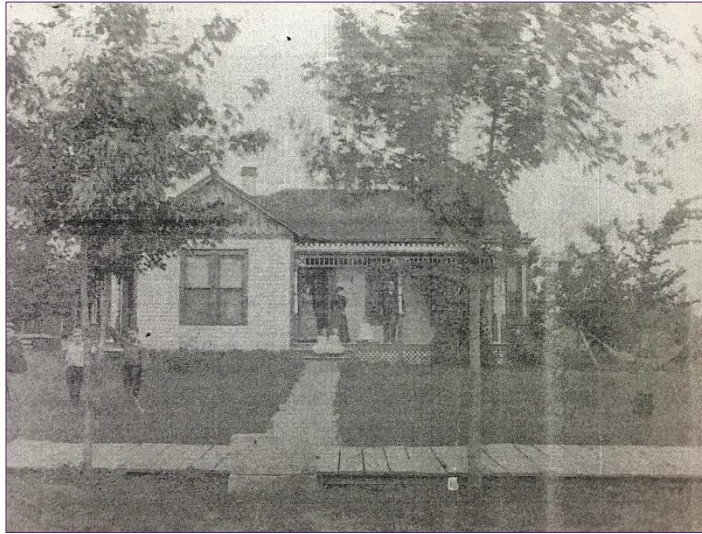


Figure 4: James W. Suddath House - 410 Grover St. - C. 1880s
Source: Johnson County Historical Society

There were a variety of trade laborers living in the survey area by 1895. In the 1895 City Directory, it delineated if a resident was a particular trade or simply classified him as a "laborer". There were five general laborers, one plasterer, four miners, one teamster, one railroader, one carpenter, one drayman, and one builder. Other early residents chose to live in the survey area for their retirement and lived near or with a relative. By 1895, 15% of the residents were widows.

Another notable group that would continue to grow as the residences were constructed were the homes for school faculty. Although Warrensburg school history can be traced as early as 1845 when the first classes were taught. The first story of an old brick building in Old Town was used during the week for classes, but not until 1866 did Warrensburg become a separate school district allowing for an organized system of classes, teaching staff, and permanent structures. Warrensburg School District's first school, the Howard School, was provided by combined efforts of the American Missionary Society and the Freedman's Bureau Society for African Americans in 1867, and after its opening became under the charge of the Warrensburg School District. The Howard School was followed by the Reese School a few months later with a partial

²⁸ *Irving and Kunkel Publishing*, "City Directory of Warrensburg, Missouri," 1895. Johnson County Historical Society.

²⁹ Non-extant.

³⁰ Non-extant.

³¹ *Irving and Kunkel Publishing*, "City Directory of Warrensburg, Missouri," 1895. Johnson County Historical Society; Ancestry.com, *1910 United States Federal Census* [database on-line], Lehi, UT, USA: Ancestry.com Operations Inc, 2006.

front reconstruction in 1879.³² The Foster School followed in construction in 1870, and it was located where Martin Warren Elementary stands today³³ Lastly, the State Normal School No. 2 opened in 1871 as a teacher's college south of downtown.

It was inevitable both the State Normal School No. 2, the public school faculty, and staff would live in the survey area. The Foster School and the State Normal School No. 2 grounds were within blocks. The attendance of Warrensburg public schools grew steadily until the schools could no longer accommodate their pupils and rooms were rented within the city for classroom space. In 1895, the demand for a high school persisted until Warrensburg High School was constructed on the Foster School grounds. At that time, only two teachers resided in the survey area and both worked for the State Normal School No. 2 including Robert Zoll (500 Broad Street) and F.M. Walters (509 Broad Street); however by 1900, eight public school teachers lived in the survey area. Harry Morrison (422 Broad Street), principal of the Kemper School;³⁴ Ida Miller (410 Broad³⁵), high school teacher; Josie Stone (101 Charles³⁶), Foster School teacher; and Virginia Powers (411 Grover), high school teacher.³⁷

For the majority of collegiate and public school faculty, the income accrued was supplemental to a primary household income between 1895 and 1920 with a few exceptions. Harry Morrison, Kemper School Principal and Edward Beatty, Warrensburg Schools Superintendent were listed as head of household with no additional employed household members. For female households where a widow or single female was listed as the head of household, typically other female residents worked within the public or collegiate school system. Anna Powers (407 Grover) lived with her widowed mother and worked as the State Normal School No. 2 librarian in 1900. Julia Ferguson (409 Broad³⁸) was listed with her own income as well as having her daughters, Sallie and Lorena, employed as public school teachers. Letitia Franklin (427 Broad) was listed with no additional income while her daughters, Anna and Marian, were employed as public school teachers in 1910.³⁹

The overall growth of the survey remained steady through the 1910s with roughly 55 households. The concentration of houses focused on the east end along the 300-400

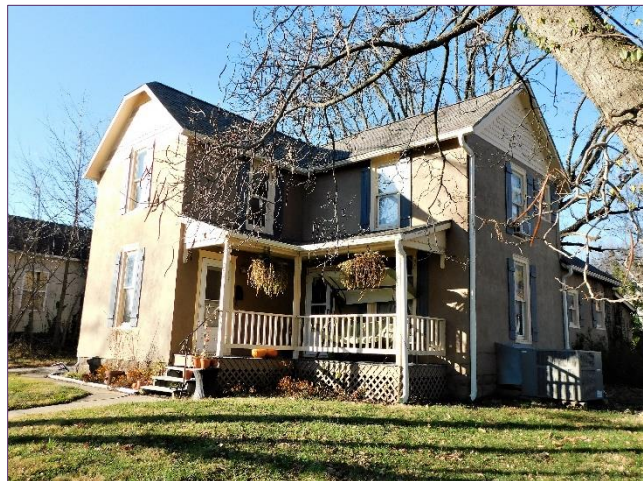


Figure 5: 403 Broad St., Front-Gable-and-Wing

³² Sally Schwenk Associates, Inc., "Final Survey Report: Cultural Resource Survey – Phases I & II," (Report, Missouri State Historic Preservation Office, 2008), 34.

³³ Crissey.

³⁴ Both 422 Broad Street residence and the Kemper School are non-extant.

³⁵ Non-extant.

³⁶ Non-extant.

³⁷ *Wallin, Shaffer, and Company*, "City Directory of Warrensburg, Missouri," 1900-1901. Johnson County Historical Society; Ancestry.com. *1910 United States Federal Census*.

³⁸ Non-extant.

³⁹ Ancestry.com, *1910 United States Federal Census*.

block of Grover and Broad Streets with a slight dispersion in the remaining area. Houses constructed during the late 19th century through 1920 featured common vernacular types such as the front-gable-and-wing, gable-front, I-house, and American foursquare. There were few examples of Queen Anne style, but the most popular architectural type was the front-gable-and-wing with 18 existing examples.

1920-1950

The construction of houses during the 1920s and 1930s remained steady, and they featured selections of popular architecture styles like Colonial Revival, Tudor Revival and Bungalow Craftsman. With the popularity of the automobile and smaller affordable housing, the Minimal Traditional house became the popular choice during the mid-1930s and 1940s. For the first time in the survey area, the 1945 Sanborn Fire Insurance Map shows the emergence of automotive garages.

The introduction of the automobile influenced the development of the survey area. The first car dealership opened in 1915 starting the social change from horse and carriage to an automobile.⁴⁰ In the early 1920s, the Missouri State Highway Department started an improvement campaign by paving all roads through the state and connect county seats with state highway system. Two highways ran through Warrensburg, Missouri Highway 12 running east-west (currently Highway 50) and Missouri Highway 13 running north-south.⁴¹ Warrensburg already had brick paved streets on some residential areas closer to downtown like Gay Street and Market Street.⁴² By 1940, Warrensburg residents had access to the major highways and benefited from all-weather paved roads.⁴³



Figure 6: 606 Broad St., c. 1940
Source: Johnson County Historical Society



Figure 7: 622 Broad St., c. 1940
Source: Johnson County Historical Society



Figure 8: 620 Broad St., c. 1940
Source: Johnson County Historical Society

⁴⁰ Sally Schwenk Associates, Inc., 42.

⁴¹ Rachel Nugent and Alison Dunleavy, "Holden and Pine Streets Commercial Historic District," (National Register Nomination, Missouri State Historic Preservation Office, 2017), 37.

⁴² Crissey.

⁴³ Sally Schwenk Associates, Inc., 42

The availability of automobiles caused the conversion of carriage house into garages and the construction of garages. Due to the hilly topography, many houses featured an attached garage below the house. Detached garages featured similar architectural characteristics as the house, and typically were one-story with one bay. In addition, there was an emergence of residents employed in automotive industries. Brothers, Lonna and Russell Descombe, (409 Broad⁴⁴) worked as a garage manager and machinist. Leland Estes (503 Broad) worked as an automobile repairman, and W.E. Stratton (522 Grover) worked as an engineer mechanic.⁴⁵

In 1934, Congress created the Federal Housing Administration (FHA) which became part of the Department of Housing and Urban Development's (HUD) Office of Housing. Between 1934 and 1970, at least one-quarter of new housing involved an FHA mortgage.⁴⁶ During the 1940s and especially after World War II, the FHA mortgages assisted with financing for veterans and their families. Smaller, affordable houses were being constructed, and portions of larger lots were being sold. This effect created a denser neighborhood. As the survey area and surrounding area was infilled with new housing, construction spread east of South Mitchell Street to the Broadview Subdivision in the 1950s. Around 1940, there were approximately 73 dwellings in the survey area, and by the 1960s the number surpassed 120 dwellings.⁴⁷

During the 1940s, large numbers of men entered the armed forces while others were employed in war production industries, and women joined the workforce. Within the survey area, men worked in a large variety of trade and professional skills with the dominant careers as university faculty or staff, laborers, grocery or bakery owners, farmers, or government employees. A vast number owned or were employed at a contracting company. Marion Christopher (415 Grover⁴⁸) was President of the Water Company, and C.E. Boles (614 Broad) was a plumbing company owner.⁴⁹

During the 1940s, female dominant households made up more than a quarter of the households, and employment industries started to vary for female residents. Women who were not employed in either the public and collegiate school systems did not entirely abandon their pre-war occupations as seamstresses or housekeepers. However, new occupations emerged in the 1930s such as Susan Stout (407 Broad), a nurse; and Margaret Burns (429 Grover), a milliner partner. In the 1940s, the types of occupations varied including lodge house owners, sales ladies, waitresses, beauty shop owners, and garment factory workers.

Both married couples and female dominant households supplemented their income by opening their houses as lodging houses or renting rooms to lodgers. Approximately 23% of the households either rented a secondary dwelling or had at least one lodger residing with them.

⁴⁴ Non-extant.

⁴⁵ Ancestry.com, *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

⁴⁶ Warrensburg Chamber of Commerce, "City of Warrensburg, Missouri," (Warrensburg, MO: Warrensburg Chamber of Commerce, 1974).

⁴⁷ Ancestry.com, *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; *Mullin-Kille of Missouri, Inc.*, "Warrensburg Directory," 1969, Johnson County Historical Society.

⁴⁸ Non-extant.

⁴⁹ Ancestry.com, *1940 United States Federal Census*.

Most households allowed between one and three lodgers at a time such as Martha Lee Osborn (421 Grover), a widow, had one female lodger who worked as a university history teacher. Clara Feeback (416 Grover), a single woman, had two female lodgers while Sallie A. Footer (401 Grover) operated as a lodging house owner with seven female lodgers.⁵⁰

1950-1975

Warrensburg experienced its greatest population surge since the 1880s during the post-war era. The overall United States experienced a growth of 14.5% in population while Warrensburg grew 41.3% between 1950 and 1960 and another growth of 35.5% from 1960 to 1970. In 1959, the City of Warrensburg permits valued at \$671,030 in construction with the majority for new house construction valued at \$10,000-\$17,500 per house.⁵¹ Several events were the consequences of the population growth: federal aid to veterans increased college enrollment after World War II; the Department of Defense chose Whiteman Air Force Base for the location of the 4th Minuteman Intercontinental Ballistic Missile (ICBM) Wing in 1961; and construction of Interstate 70 began in 1962.

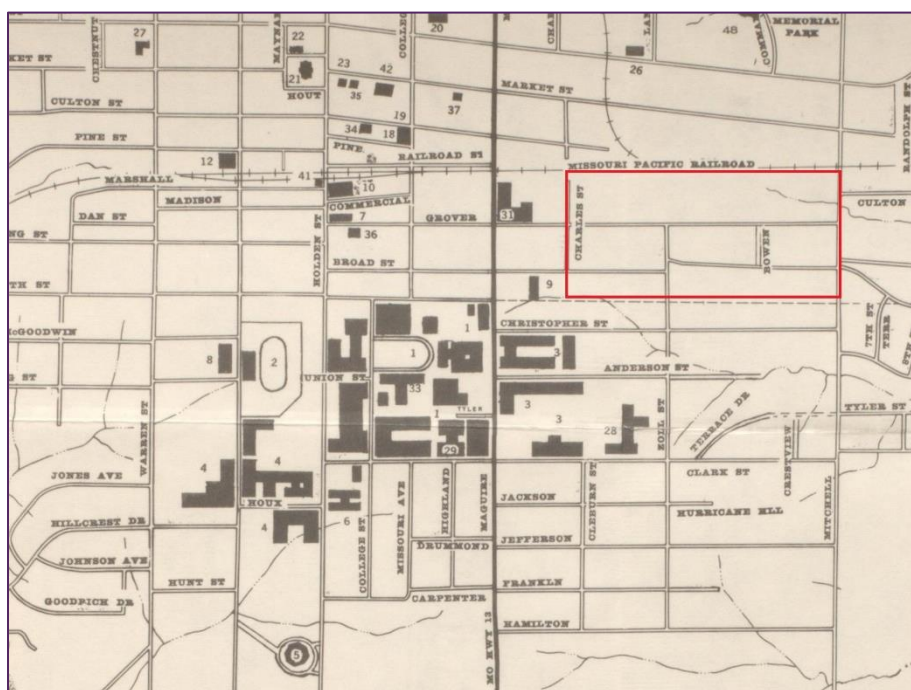


Figure 9: 1974 Warrensburg Chamber of Commerce Map approximate survey boundary in red. The cluster of building in the center is the Central Missouri State University (now University of Central Missouri) campus.
Source: Johnson County Historical Society

After World War II, federal aid was provided to veterans through the Servicemen's Readjustment Act of 1944, also known as the GI Bill, which stimulated enrollment on college campuses. Central Missouri Teacher's College already provided four-year degrees in education

⁵⁰ Ibid; Note: In the census, the occupations for lodgers were typically not listed or only listed as "lodger".

⁵¹ "Building Permits for 1959 Total \$671,030," *Standard-Journal*, January 5, 1960, microfilm Trails Regional Library.

and expanded its degree programs; therefore, the school's name was respectively changed to Central Missouri State College and received the influx of veterans using their GI Bill benefits. Central Missouri State College experienced rapid growth between 1953 through 1968 with enrollment of more than 1,500 students in 1950 and 3,600 students in 1960.⁵² Due to rapidly increasing enrollment and the need to attract prospective students, the campus expanded to the east and west with a new Student Union, female dormitory, male dormitory, married students dormitory and two Greek life complexes. Older buildings were rehabilitated into classrooms or had additions constructed.⁵³ Between 1968-1975, the enrollment remained constant with a peak of 10,500 students in 1970. The university that began with 16 acres of land in 1871 grew to 820 acres.⁵⁴

By 1970, education was Warrensburg's leading base industry with over 2,000 employees employed at the university, public schools or private institutions.⁵⁵ As the University of Central Missouri expanded its campus, it continued to encroach along the southern boundary of the survey area including one resource, the UCM Greenhouse, within the boundary. Due to the survey area's proximity to campus, resources have been lost to develop multi-family apartment buildings or the conversion of single-family dwellings to multifamily dwellings.

⁵² Show-Me Regional Planning Commission, Warrensburg City Plan 1975, December 1975, 103.

⁵³ Ibid, 101-103; "Central Missouri State College Students Will Find Several New Buildings Upon Return," *Daily Star Journal*, August 24, 1962.

⁵⁴ Show-Me Regional Planning Commission, Warrensburg City Plan 1975, December 1975, 101-103.

⁵⁵ Ibid, 2-3.

NOTABLE RESIDENTS

The following brief histories of notable residents is not an exhaustive list. Additional research would be required to find and create a narrative of individuals who are significant to Warrensburg's history within the survey area.

William Zoll

William Zoll was born on December 17, 1815 in Virginia and married Sarah Martha Alderson in 1848.⁵⁶ Zoll was a pioneer nurseryman when he moved his family westward to Missouri in 1857 where they resided in Lexington for six months before heading southeast to Warrensburg. The Zoll Family resided on Gay Street near the Grover House located on the corner of East Gay Street and North College Street before purchasing 23 acres of land from the Grover farm. The land purchased by the Zoll Family was located at the corner of the current Zoll Street and Broad Street extended to present-day Clark Street. He created his homestead which was considered a "lovely woodland home" called "The Pines" for the pine trees surrounding the property. By 1881, Zoll constructed a new "elegant" residence in the same place, and it was designed by Reverend Charles Fueller.⁵⁷ Currently, the house is located at 500 Broad Street.

About 1870, William Zoll and partner, Edward Kelly, opened Johnson County's second nursery. The nursery was located on the same plot of land William Zoll purchased for his homestead.⁵⁸ After 20 years, Zoll bought Kelley's portion of the business and renamed the nursery, Zoll & Son. By 1895, Zoll appear in the city directory as a retired nurseryman.⁵⁹ Zoll participated in community organizations as a member of the Presbyterian Church, member of the Masonic Lodge, and public administrator from 1864-1865.⁶⁰

William Zoll died on September 19, 1909 with his wife proceeding him on April 12, 1900.⁶¹ They are buried in Sunset Hill Cemetery in Warrensburg, Missouri. After his death, his daughter, Margaret Zoll Russell and her husband, Harvey Russell remained at The Pines. Based on the 1914 Plat Map, the house was enlarged to its present form. In 1926, the south 19.5 acres were sold to William Rudy while Harvey and Margaret Russell resided on the remaining property until their deaths in 1918 and 1930, and they are buried in Sunset Hill Cemetery.⁶²

⁵⁶ Findagrave.com, "William Zoll" <https://www.findagrave.com/memorial/140158675/william-zoll> accessed October 6, 2020. "Sarah Martha Alderson Zoll" <https://www.findagrave.com/memorial/121271490/sarah-martha-zoll>, accessed October 6, 2020.

⁵⁷ Kansas City Historical Society, 431; *Warrensburg Standard*, "Announcements," July 14, 1881.

⁵⁸ The History of Johnson County Missouri Vol. I states the nursery opened in 1867 while Volume II provides a date of 1872.

⁵⁹ *Irving and Kunkel Publishing*, "City Directory of Warrensburg, Missouri," 1895. Johnson County Historical Society.

⁶⁰ Kansas City Historical Society, 28.

⁶¹ Findagrave.com, "William Zoll"; Findagrave.com, "Sarah Martha Alderson Zoll"

⁶² Show-Me the History, "Blind Boone's Mother, housekeeper for Colonel Zoll," <http://1973whsreunion.blogspot.com/search?q=william+zoll> accessed October 6, 2020.

Edward L. DeGarmo

Edward Livingston DeGarmo was born on September 4, 1831 in Philadelphia, Pennsylvania to Jacob and Susan DeGarmo. Edward resided in multiple locations with his family before settling in Warrensburg, Missouri. He lived in New York City, Tennessee, Kentucky, and Indiana. He received an education while living in Tennessee in which he attended school in a dirt floor log house using a log as a bench and sand for a blackboard. Edward attended college in Kentucky and thereafter served an apprenticeship in Indiana to a cabinetmaker. The apprenticeship was for a three-year term, and after two years of devotion to duty, the master craftsman promoted Edward to a journeyman. While in Indiana, he married his wife, Mary Schmidlap in Jun 14, 1854 and together had four children, Lewis, Cornelia, Frank and Hettie.⁶³

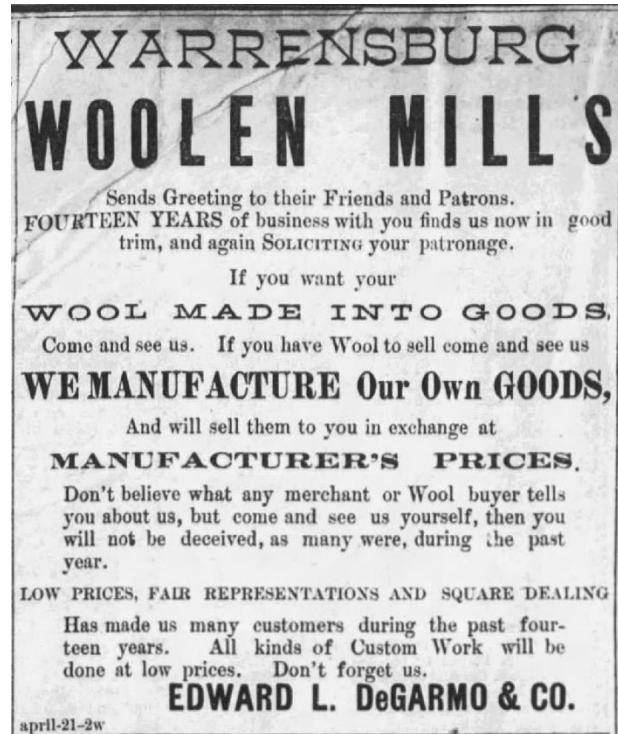


Figure 10: Warrensburg Woolen Mills Advertisement in *Henry County Democrat* - April 1881

In 1861 during the brink of the Civil War, Edward DeGarmo served in Indiana's secret service at the bequest of Governor Oliver P. Morton. Governor Morton commissioned DeGarmo as Captain of a newly created company. DeGarmo rendered valuable services while serving and experienced hardships as well including arson of his store and stable, being shot, and receiving a sabre cut to head. DeGarmo served in this capacity until 1864, and while he served in the secret service, no one knew including his wife, Mary.⁶⁴

In 1865, Edward DeGarmo and his partner moved to Warrensburg and constructed the third business on the south side of Pine Street at 120 West Pine Street. On Christmas Eve the same year, a disastrous fire destroyed the majority of wood-framed buildings on West Pine Street. The destruction of the business was a devastating financial loss. In 1867, Edward constructed a three story, red brick woolen mill and established Edward L. DeGarmo & Co. The woolen mill produced an average of 200 yards daily, and the wool was sold extensively to St. Louis, Kansas City and all over Missouri, Kansas and Illinois with specialty items sold as far as California. In the same year, Edward assisted with the construction of Eureka Mills. After Eureka Mills became operational, he sold his interest. After another disastrous fire consumed downtown Warrensburg in 1873, it is possible the store and woolen mill were destroyed.

⁶³ *Portrait and Biographical Record of Johnson and Pettis Counties, Missouri*, Google Books, (Chicago: Chapman Publishing Co., 1895), 294-296.

⁶⁴ *Portrait and Biographical Record of Johnson and Pettis Counties, Missouri*; and *The Weekly Standard-Herald*, "Death of E. L. DeGarmo," June 17, 1910, Johnson County Historical Society Vertical Files.

Edward was one of the leading dry goods merchants in Warrensburg and according to the biographical sketch of him, he was “one of the leading dry good merchants in Warrensburg. He was a self-made man and architect to his own fortune”. Edward constructed another dry goods store at 120 West Pine Street around 1883.⁶⁵ The store had an iron-clad woolen mill located in the rear that faced the railroad.⁶⁶ Sons, Lewis and Frank, were employed at the woolen mill changing the name to DeGarmo & Sons. Lewis worked there until he moved to Chicago, and Frank worked there until the woolen mill business closed in 1886, but Edward continued operating the dry goods store until about 1900.⁶⁷

Edward DeGarmo served the local community and was an active part of its growth. Edward served as City Councilman from 1871-1872 and served on the school board for two terms. He is accredited with being “instrumental in building the new Presbyterian Church” at 206 North College Street and playing a role in bringing Normal School No. 2 (now the University of Central Missouri) to Warrensburg.⁶⁸ Around 1890, Edward and Mary DeGarmo constructed their house at 408 Grover Street next to his daughter Cornelia and her husband, James W. Suddath at 410 Grover Street.⁶⁹ His wife, Mary, passed away on September 8, 1909, and Edward died the following year on June 11, 1910. They are both buried at Sunset Hill Cemetery in Warrensburg, Missouri.⁷⁰

⁶⁵ In the Holden and Pine Streets Commercial Historic District National Register Nomination, it lists the constructed date at c. 1895. After review of the Sanborn Fire Insurance Maps, the building appears in 1883 with an iron-clad addition.

⁶⁶ *Portrait and Biographical Record of Johnson and Pettis Counties, Missouri*.

⁶⁷ *Ibid.* / Ancestry.com, *1900 United States Federal Census* [database on-line], Lehi, UT, USA: Ancestry.com Operations Inc, 2004.

⁶⁸ *Portrait and Biographical Record of Johnson and Pettis Counties, Missouri*, 296.

⁶⁹ *Irving and Kunkel Publishing*, “City Directory of Warrensburg, Missouri,” 1895. Johnson County Historical Society.

⁷⁰ *Weekly Standard-Herald*, “Death of E. L. DeGarmo,” clipping from the Johnson County Historical Society Vertical Files; *Journal-Democrat*, “Mrs. E. L. DeGarmo”, September 10, 1909, Johnson County Historical Society Vertical Files.

Edward Beatty

Edward Beatty was born on July 30, 1878 in Knob Noster, Missouri to Archibald and Mary Beatty. Educated in Pettis County schools, Beatty later attended State Normal School No. 2 in Warrensburg and received his teaching degree. He also earned his masters at the University of Missouri and doctorate at the University of Chicago.

Edward Beatty taught in Pettis County for two years then principal of Reese Elementary School for three years before becoming the principal of Warrensburg High

School for four years.⁷¹ In 1908, Beatty married high school teacher, Virginia Powers; shortly thereafter, they purchased the property at 419 Grover Street down the street from her childhood home at 411 Grover Street.

In 1909, Edward Beatty was elected as Superintendent of the Warrensburg Public Schools. This role he remained in until 1940 when he retired.⁷² Superintendent Beatty was one of the most popular superintendents of Warrensburg Public School even during his first years. In 1911, a newspaper article commented, "There is doubtless no single teacher in Johnson county who is so closely conversant with the needs of the public as Superintendent Beatty...he is in most active and thorough sympathy with the needs and hopes of both teachers and pupils... Mr. Beatty's sound executive management and progressive ideas have achieved large ends in the public school work with which he has been so closely identified."⁷³

During the 1920s, he increased teachers' salaries from \$2,400 to \$2,700 (approximately \$35,700 to \$40,100 in 2020) annually.⁷⁴ On another occasion in 1925, Beatty resigned as superintendent whereby a petition was signed by all but four of the junior and senior high school students to reelect him. The petition succeeded at the vote. While harsh times fell during the Great Depression, Beatty managed to retain his regular public school staff by maintaining monthly salaries at a somewhat reduced rate. Even the \$200,000 in bonds for the school



Figure 11: Beatty Family outside 419 Grover Street; Circa 1916
Source: Ancestry.com

⁷¹ "Warrensburg Notes," *Sedalia Democrat*, April 26, 1925; *Johnson County Star*, June 23, 1911.

⁷² Jack "Miles" Ventimiglia, "School board hears highlights from district's 150-year history," *Daily Star Journal*, December 26, 2016, accessed February 11, 2020
http://www.dailystarjournal.com/news/local/school-board-hears-highlights-from-district-s-150-year-history/article_625d5db6-c2d1-561a-8da7-34b024cbe664.html.

⁷³ "Edward Beatty," clipping from the Johnson County Historical Society Vertical Files.

⁷⁴ "Warrensburg Notes," *Sedalia Democrat*, April 26, 1925.

district's building program were maintained during the Great Depression due to his management.⁷⁵

During his tenure, the new Warrensburg Junior-Senior High School (currently Martin Warren Elementary) was constructed on the northeast corner of Maguire Street and Grover Street. He was considered steady and level-headed, and he "brought regular and consistent improvement to Warrensburg public schools."⁷⁶ Edward Beatty served as Superintendent of Warrensburg Public Schools for 31 years while most superintendents have served less than 10 years on average.⁷⁷

Edward Beatty died on May 4, 1951 and was buried in Sunset Hill Cemetery in Warrensburg, Missouri. His wife, Virginia, was buried with him after she passed on January 21, 1971.⁷⁸

⁷⁵ "EDWARD BEATTY Superintendent of School High School Building," clipping from the Johnson County Historical Society Vertical Files.

⁷⁶ Ibid.

⁷⁷ Jack "Miles" Ventimiglia.

⁷⁸ "Mrs. Virginia Beatty," clipping from the Johnson County Historical Society Vertical Files.

RESULTS & RECOMMENDATIONS

Historic Property Designations

All properties within the Grover & Broad Streets Survey Area were considered for designation in the National Register of Historic Places. This includes listing as an individual property, potential historic district, or combination thereof as well as meeting the criteria under the *Historic and Architectural Resources of Warrensburg, MO Multiple Property Documentation Form (MPDF)*.

The National Register of Historic Places serves as the nation’s official list of historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, this program identifies, evaluates, and protects the nation’s historic and archaeological resources.

The four primary criterion for evaluation are as follows:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Construction Dates

The approximate date of construction within the survey area begins in 1881 with the William Zoll House at 500 Broad Street. The last construction was completed in 2012 with an apartment complex at 405-407 Broad Street. Most of the development occurred between two periods of development: 1881-1905 with approximately 30.5% of the initial development, and in 1951-1965 with approximately 27.5% during Warrensburg’s increase in population.

CONSTRUCTION DATE RANGES

YEAR RANGE	PROPERTIES	TOTAL %
VACANT LOT	3	2.3%
PRE-1900	25	18.9%
1900-1905	15	11.4%
1906-1910	5	3.7%
1911-1915	1	0.8%
1916-1920	5	3.7%
1921-1925	3	2.3%
1926-1930	0	0.0%
1931-1935	8	6.1%
1936-1940	1	0.8%
1941-1945	8	6.1%

1946-1950	2	1.5%
1951-1955	29	22.0%
1956-1960	7	5.3%
1961-1965	0	0.0%
1966-1970	7	5.3%
1971-1975	0	0.0%
1976-1980	1	0.8%
Post 1980	12	9.1%
TOTAL	132	100.00%

Current Uses

The most prevalent use within the survey are single-family residential uses. During the last 20 years, several properties have been removed for multi-family apartment complexes to supplement housing for students at the University of Central Missouri. Only one university-owned building is located within the survey area, the UCM Greenhouse.

CURRENT USE

SUBCATEGORY	PROPERTIES	TOTAL %
SINGLE DWELLING	114	86.4%
MULTIPLE DWELLING	11	8.3%
WAREHOUSE	3	2.3%
UNOCCUPIED LAND	3	2.3%
HORTICULTURAL FACILITY	1	0.8%
TOTAL	132	100.0%

ARCHITECTURAL STYLES AND VERNACULAR TYPES

Architectural Styles

Queen Anne

The Queen Anne was popularized in England by 19th century architects such as Richard Norman Shaw, in which they used Medieval precedents for the popular style rather than the era of monarch it was named for. The house style became popular in the United States due to its published plans in pattern books, architectural manuals, and mail-order house plans. This architectural style featured numerous ornamentation and details to the exterior, especially to avoid smooth-walls.

Architects and designers incorporated pattern wall claddings, projecting bay windows, and oriels. One-story partial-width or wraparound porches were common features to accentuate the asymmetrical façade. Porch ornamentation varied



Figure 12: 410 Grover St. - Queen Anne

from spindle work, classical detailing, and brackets. The Queen Anne makes up 3% of the building stock within the survey area, and all the Queen Anne houses are located on the 400 block of Grover Street. The Queen Anne house features the hipped roof with lower cross gable or the cross-gabled roof subtype with the most elaborate example being the James W. Suddath House at **410 Grover Street**. The Suddath House retains its spindle work porch detailing as well as a tiered square tower on the façade.

Colonial Revival

Colonial Revival houses were the dominant architectural style during the early 20th century, and its popularity increased during the 1910-1930s. "Colonial Revival" is in reference to the renewed interest in English and Dutch style houses on the Atlantic Seaboard. Early versions of the Colonial Revival were a series of interpretations of earlier Georgian and Adam styles, and the popularity never faded. As time progressed, forms became simplified or characteristics were incorporated into other architectural styles such as the ranch house.

Colonial Revival houses featured characteristics such as multi-light double-hung sashes, accentuated front door, and centered entry or full-width porches. In the survey area, there are ten examples of Colonial Revival houses making up 7.6% of the building stock within the area. They were constructed between 1905-1950, and range between one and two-stories. In a *Field Guide to American Houses*, there are nine principal subtypes, and four are shown in the survey area including asymmetrical, hipped roof without full-width porch, side-gabled roof, and gambrel roof. **508 Broad Street** is the only example of the Dutch Colonial variation with its side-gabled gambrel roof.



Figure 13: 508 Broad St. - Dutch Colonial Revival

Tudor Revival

The Tudor Revival is a loose representation of late Medieval and early Renaissance examples that began in the 1850s in England. Early examples of Tudor Revival architecture in the United States can be dated back to the late 19th century in grandiose examples. The style reached a peak in popularity in the 1920s when brick masonry techniques allowed modest houses to mirror distinct masonry applications to their English prototypes. The Tudor Revival houses were notable for their asymmetrical design, steeply pitched front facing gables, multiple gables, decorative brickwork, massive chimney, and half-timbering. In the survey area, there are seven examples of Tudor Revival houses constructed between 1900 and 1945. Constructed in 1900, **509 Grover Street** received a Tudor Revival addition to the façade during the 1920s.



Figure 14: 512 Broad St. - Tudor Revival

Bungalow/Craftsman

The Bungalow/Craftsman originated with brothers, Charles Sumner Greene and Henry Mather Greene, in California during the early 1900s. The popularity spread across the country with their design publicized in magazines such as *House Beautiful* and *Good Housekeeping* as well as their “ready-to-build” kits that could be ordered and built by local builders.



Figure 15: 421 Grover St. - Bungalow/Craftsman

Defining characteristics of the Bungalow/Craftsman include the low-pitched gable roof, roof rafters, open porches with tapered or square columns, and decorative roof beam or brackets. There are nine examples of Bungalow/Craftsman houses in the survey area constructed between 1920 and 1935. The majority of Bungalow/Craftsman houses within the survey area range between one and one-and-a-half stories, and they are either the front-gabled roof or side-gabled roof subtype. **421 Grover St.** is the only example in the survey area with brick exterior walls on the first story, and **414 Grover St.**, represents an early example of an enclosed front porch with matching three-over-one, jail-house style hung windows.

Minimal Traditional

The Minimal Traditional style house was the popular architectural style since it was capable of being built quickly, and it could be financed with FHA-insured loans. The minimal traditional house was able to be built quickly due to its simple form, and builders could abandon any excess forms including unnecessary gables, dormers, breaks in the roof form and wide eaves.



Figure 16: 606 Broad St. - Minimal Traditional

These houses were often used during the Great Depression as an affordable house as well as used during and after World War II to quickly relocate production workers during the war and for returning service members after the war. Typical Minimal Traditional houses were one-story with wood siding, detached garages, and minimal eave overhang. In the survey area, there are 27 examples of the minimal traditional houses constructed between 1935 through the 1950s. The majority are located along the 600 block of Grover Street and Broad Street where the last phases of construction were located and coincide with the nearby development of the Broadview Subdivision to the east in the 1950s. Some examples include **606 Broad Street** known as the “Giraffe” House for its sandstone exterior walls. **623 Broad Street** is an excellent example of a Minimal Traditional house with an attached garage, while **607 Broad Street** is an excellent example of a Minimal Traditional house with no garage.

Ranch

The Ranch style became the popular style of residential architecture in the 1950s and 1960s. The ranch house origins can be traced to Frank Lloyd Wright's Prairie Style and Cliff May's California ranch house designs, and they were designed with open floor plans, low-pitched roofs and integrated into the landscape. They were made possible with the rise of the automobile since ranch houses were typically on larger lots in suburbs further away from downtown and commercial corridors. Other details include the broad one-story houses with asymmetrical shapes, low-pitched roofs, one or more types of siding used, picture windows, and integrated garages. There are 15 examples of Ranch houses within the survey area constructed predominantly in the 1950s.



Figure 17: 510 Broad St. - Ranch

Contemporary

The Contemporary style is designed from the inside-outside with more attention drawn into the interior spaces rather than the exterior. The exterior features little to no ornamentation with broad expanses of uninterrupted walls with ornamentation derived from decorative brick courses, concrete wall shields, and wall color. Contemporary houses feature details such as low-pitched gabled roofs, wide eave overhangs, exposed roof or eave beams, and large rear-facing or shielded windows. They are built with a variety of materials including wood, stone, or brick, and feature recessed doors not visible from the street. There are two examples of Contemporary style houses at **511 Broad St.** and **302 Zoll St.** Both are similar in design with a front gable roof extending over the attached carport.



Figure 18: 511 Broad St. - Contemporary

Split-Level

The Split-Level is known as a form of a structure that mirrors the architectural details of Ranch, Stylized Ranch, and Contemporary Styles. It modifies these one-story architectural styles by creating a second-story use by splitting the one-story in mid-height to create two wings or by integrating the garage into the landscape with the living area on the second story. The three separate levels create a staggered and separated space.

The Split-Level became popular for sloped grades by tucking the garage under the house or by separating noisy spaces from quiet spaces. There are three examples of Split-Level houses constructed between 1955 and 1972. **216 Zoll St.**, is an excellent example of integrating the garage into the landscape by using retaining walls along driveway.



Figure 19: 216 Zoll St. - Split-Level

ARCHITECTURAL STYLES

STYLE	TOTAL	PERCENTAGE
BUNGALOW/CRAFTSMAN	6	4.5%
COLONIAL REVIVAL	10	7.6%
MODERN MOVEMENT: CONTEMPORARY	2	1.5%
MODERN MOVEMENT: MINIMAL TRADITIONAL	28	21.2%
MODERN MOVEMENT: RANCH	13	9.8%
MODERN MOVEMENT: SPLIT-LEVEL	3	2.3%
QUEEN ANNE	4	3.0%
TUDOR REVIVAL	5	3.8%
OTHER	58	43.9%
VACANT LAND	3	2.3%
TOTAL	132	100.0%

Vernacular Types

American Foursquare

The American Foursquare is a common house type in the early 20th century in which it was commonly embellished with Prairie School, Colonial Revival, or other architectural styled characteristics. Defining characteristics of the American Foursquare was its squared floorplan with four rooms upstairs and four rooms downstairs. There are six examples of American Foursquare within the survey area constructed between 1895 and 1915. These examples are two-stories with various roof configurations. All but one features a full-width porch, and **414 Broad St.** and **421 Broad St.** feature historic enclosures above the full-width porch on the façade.



Figure 20: 421 Broad St. - American Foursquare

Massed Plan, Side-Gabled

Common in the pre-railroad era in the Northeast, the popularity of the Massed Plan, Side-Gabled type expanded as the railroad was constructed west. Typically, one-story in form with variations of porch widths and construction, and the Massed Plan, Side-Gabled resembled extended hall-parlor plans only two rooms deep. **400 Grover St.** is the only example of a Massed Plan, Side-Gabled in the survey area. Constructed circa 1895, it features a lower central gable on the façade with partially recessed porch.



Figure 21: 400 Grover St. - Massed Plan, Side-Gabled

Gable-Front-And-Wing/Gable-Front

The Gable-Front structures reflect the Greek Revival movement from the 1830s-1850s with the front-gabled shape. Gable-Front houses were popular during the pre-railroad period and expanded as the railroad network expanded since they were well-suited for narrow lots in expanding cities. The Gable-Front-and-Wing houses simply added a side-gable wing, and porch merged from within the 'L' created by the cross gable. Gable-Front-and-Wing houses were created by adding additions to the I-House or Gable-Front houses or built as a single structure. There are three examples of the Gable-Front type, and 18 examples of the Gable-Front-and-Wing type. These buildings range from 1-2 stories and were constructed between 1881 and 1910.



Figure 22: 510 Grover St. - Gable-Front-and-Wing

Pyramidal

Like the Massed Plan, Side-Gable, the Pyramidal type allowed for a spacious floor plan but features a steeply pitched roof that rises to a pyramid or slightly truncated pyramid. The Pyramidal type ranged from one to two-stories and features a square floor plan with four rooms and sometimes a central hall. There are two examples of Pyramidal houses in the survey area. **512 Grover St.** constructed in circa 1905, and **602 Grover St.** constructed in circa 1900.



Figure 23: 512 Grover St. - Pyramidal

Multi-family Residential

Ten multi-family apartment complexes found within the survey area were constructed between 1967-2012. Monolithic in design and ranging between one to three stories, these buildings feature long rectangular footprints either directly facing the street or perpendicular to the street. Apartment buildings are typically box-like in design, wood-frame with various veneers, exterior or interior stairwells, and off-street parking. Apartment buildings also feature balconies or walk-out landings like **415 Grover St.**, or simply provide a landing with stairs like **411 Broad St.** and **416 Broad St.**



Figure 24: 411 Broad St. - Multifamily

VERNACULAR TYPES

STYLE	TOTAL	PERCENTAGE
AMERICAN FOURQUARE	6	10.3%
GABLE-FRONT	3	5.2%
GABLE-FRONT-AND-WING	19	32.8%
MASSED-PLAN, SIDE-GABLED	1	1.7%
MULTIFAMILY	10	17.2%
PYRAMIDAL	2	3.4%
ACCESSORY STRUCTURE	3	5.2%
BUNGALOID	3	5.2%
OTHER VERNACULAR	11	19.0%
TOTAL	58	100.0%

NATIONAL REGISTER ELIGIBLE PROPERTIES

Number of Resources Surveyed

Within the boundary, 132 properties were surveyed. This includes 126 primary buildings, 49 accessory structures, and three vacant lots. Buildings in the survey area include single-family residential, duplexes, single-family residential converted into multi-family residential, multi-family residential, and agricultural uses. No commercial, industrial, or religious uses were found within the survey area.

Criteria for Designation to the National Register of Historic Places

All properties within the survey area were considered for designation in the National Register of Historic Places. This includes listing as an individual property, potential historic district, or combination thereof as well as meeting the criteria under the *Historic and Architectural Resources of Warrensburg, MO MPDF*.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory of history.

Additionally, a property must have sufficient integrity to convey its significance. According to National Register Bulletin 15, the seven aspects of integrity are as follows:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

To warrant eligibility has a historic district, the area must possess a “significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” The survey boundary features a wide variety of architectural styles, vernacular types, and construction ranges; however, there is not enough continuity or a cohesive group of structures to convey an overall historic environment to meet the criteria for a historic district to the National Register of Historic Places.

Eligibility under the Multiple Property Documentation Form

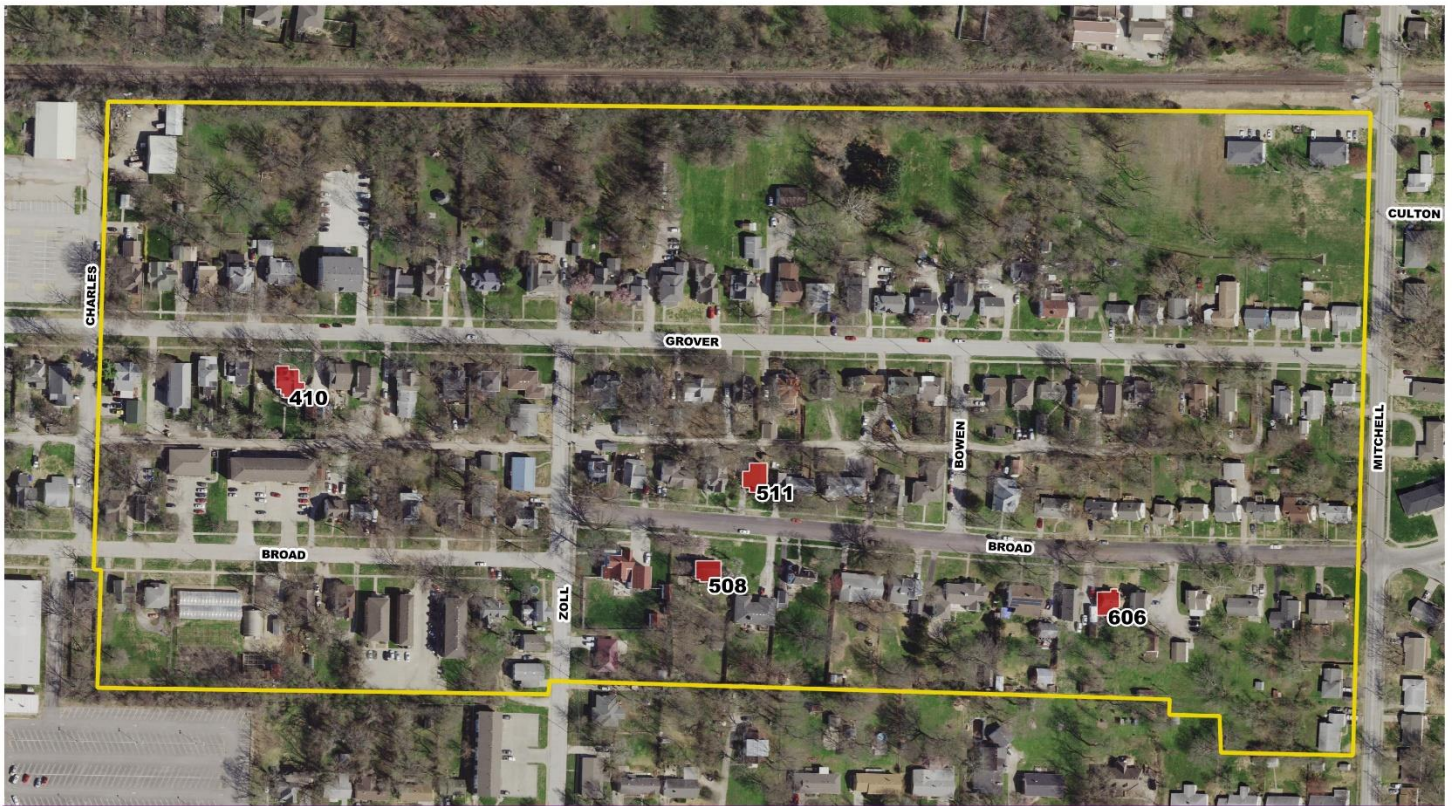
It is recommended to amend the existing *Historic and Architectural Resources of Warrensburg, MO MPDF* to capture any post-war historic contexts up-to and even beyond the 50-year threshold for the National Register of Historic Places. Many of Warrensburg’s early residential areas were developed over many decades to include creating denser neighborhoods by splitting lots in half for another residential structure.

For individual buildings to be eligible under the *Historic and Architectural Resources of Warrensburg, MO MPDF* under Criterion C must be recognizable to their period of significance and “retain their basic original form, with no major alterations to principal exterior dimensions or rooflines.” Original or historic materials must be retained on door openings, window openings, door and window trim, and exterior walls. The MPDF gives allowances for a few residences that may be eligible under Criterion B for their association with persons who were directly involved with the development of Warrensburg. The homes of leading businessmen, civic leaders, elected officials may be eligible if they made a significant contribution to Warrensburg’s development and their association with the residence must coincide with their involvement with the significant activity.⁷⁹

There are three buildings that warrant further review for individual listing to the National Register of Historic Places under the *Historic and Architectural Resources of Warrensburg, MO MPDF*. There is one building, 511 Broad Street, that warrants further review for individual listing that falls outside the parameter of the current MPDF.

ADDRESS	HISTORIC/SIGNIFICANT NAME	BUILT (CIRCA)	AREA(S) OF SIGNIFICANCE
508 BROAD		1935	CRITERION C: ARCHITECTURE
511 BROAD		1967	CRITERION C: ARCHITECTURE
606 BROAD		1939	CRITERION C: ARCHITECTURE
410 GROVER	JAMES W. AND CORNELIA SUDDATH HOUSE	1885	CRITERION C: ARCHITECTURE

⁷⁹ Debbie Sheals and Carol Grove, “Historical and Architectural Resources of Warrensburg, Missouri Multiple Property Documentation Form,” (Report, Missouri State Historic Preservation Office, 2012), F-7-F-8.



GROVER & BROAD STREETS SURVEY INDIVIDUALLY ELIGIBLE PROPERTIES



LEGEND

- SURVEY BOUNDARY
- INDIVIDUALLY ELIGIBLE



Credit: City of Warrensburg, Missouri;
Johnson County, Missouri

Figure 25: Map; Individually Eligible Properties

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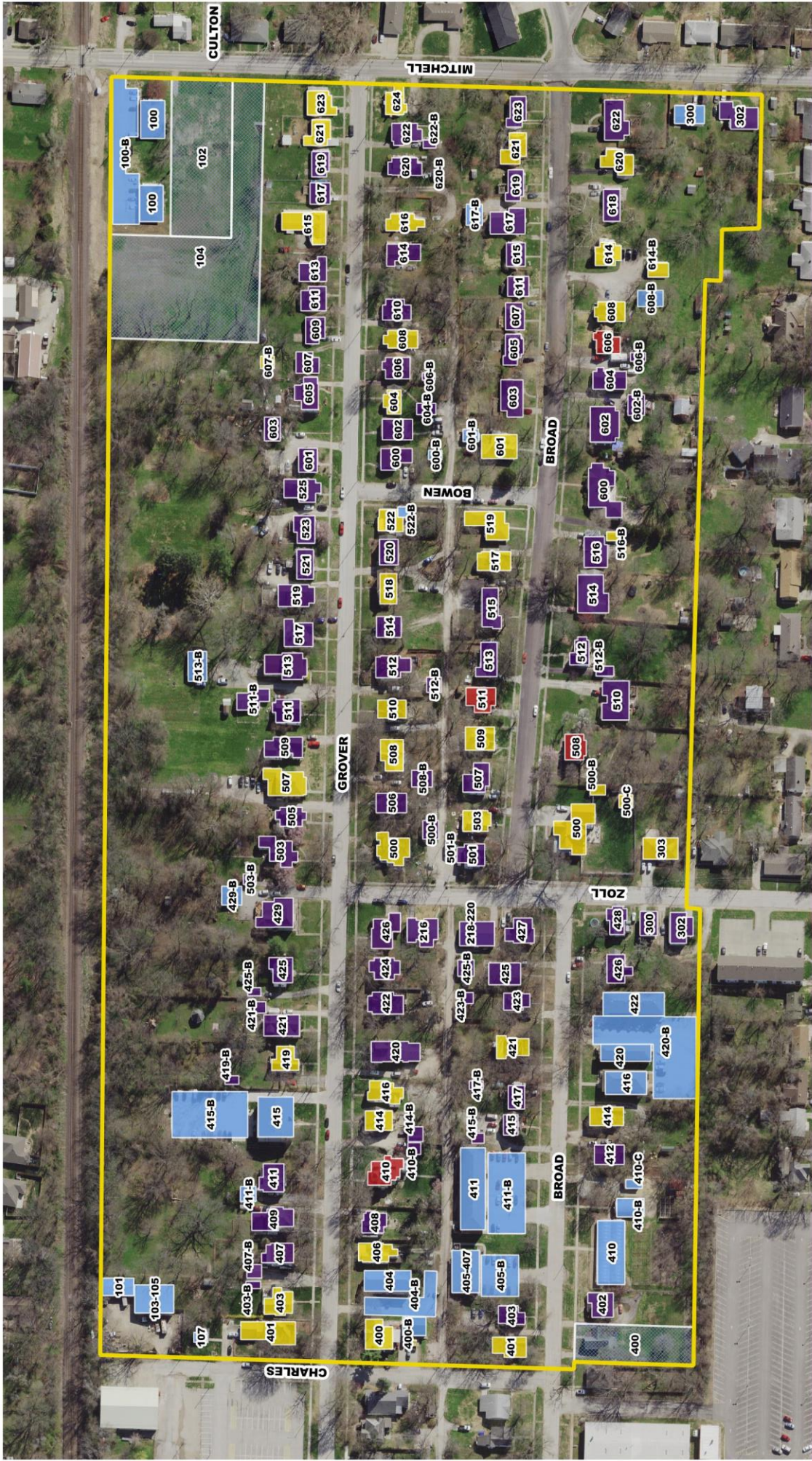
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GROVER & BROAD STREETS SURVEY

NATIONAL REGISTER POTENTIAL

- LEGEND**
- SURVEY BOUNDARY
 - INDIVIDUALLY ELIGIBLE
 - POTENTIAL TO CONTRIBUTE
 - NON-CONTRIBUTING
 - LESS THAN 50 YEARS
 - VACANT LOT



Credit: City of Warrensburg, Missouri;
Johnson County, Missouri