



Victorian Towers Historic Architectural Survey

Final Report // August 18, 2021

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Table of Contents

Project Team	5
Project Overview.....	7
Executive Summary.....	9
Objectives	9
Geographical Description	9
Survey Methodology.....	10
Project Kickoff / Research Design.....	10
Fieldwork and Survey Forms	11
Research.....	12
Public Meetings	13
Developmental History	15
Historic Context	17
Developmental History	18
Survey Results and Recommendations	25
Survey Results and Architectural Analysis.....	27
Recommendations.....	41
Potential National Register District.....	41
Potential Individually Eligible Properties.....	42
Recommendations for Future Research	53
Bibliography	55
Appendices	59
Appendix A – Victorian Towers Historic District Survey Map	61
Appendix B – Sanborn Fire Insurance Maps.....	63
Appendix C – Maserang Survey Map.....	65



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Project Team



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Section 1

Project Overview



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Executive Summary

The following report provides the findings of the reconnaissance-level historic architectural survey of the Victorian Towers District in Sedalia, Missouri. The district is located adjacent to the downtown commercial business district and contains 404 properties. It was developed in the late nineteenth and early twentieth centuries as a residential neighborhood for Sedalia families that included both prominent business owners and the working class. The district represents the highest concentration of historic residential construction remaining from the original development of the community.

Objectives

The City of Sedalia contracted with Rollings Architects and SFS Architecture in October 2020 to conduct a reconnaissance-level historic architectural survey of the Victorian Towers Neighborhood. The goal of the survey was to provide the most up-to-date information documenting the historic buildings and their conditions to assist the city with their preservation planning efforts. The survey goals included:

- documenting the existing historic character and conditions of each property within the survey area,
- providing a historic context for the development of the survey area,
- and making recommendations for future preservation activities, including additional survey recommendations and evaluation of National Register eligibility.

The goal of the survey is to update the overlapping properties documented in Maserang's 1985 survey, to create a larger context for the homes in the district, to determine the number of contributing properties to the potential historic district and to determine the potential for future preservation planning with the goal of promoting civic pride in the district and its preservation.

Geographical Description

The survey area is in the City of Sedalia, Missouri and is bound by West Third Street to West Seventh Street (north and south) and South Park Avenue to South Moniteau (west and east). The area consists predominantly of single-family residential structures with some multi-family residential structures. The Victorian Towers District consists of 404 properties, with the earliest structures dating to the 1870s. Predominant architectural styles include vernacular styles, Queen Anne, Italianate, Colonial Revival, Gothic Revival, Craftsman, amongst others. The area holds one individual National Register of Historic Places listing, the Harris House. The survey area holds an intact collection of residential structures that represents the early historical development of Sedalia.





Image 1 – Victorian Towers District Survey Map (SFS Architecture, 2021)

Survey Methodology

The survey approach involved close coordination and collaboration with the City of Sedalia and the Historic Preservation Fund (HPF) Grant Manager to ensure quality results that responded to the requirements of the HPF Grant.

SFS managed all aspects of the project, including all fieldwork and research activities. RRA served as the local architect and project liaison and was an integral part of the survey activities and public meetings. Staff from both RRA and SFS assisted in the fieldwork. The City of Sedalia provided the dates of construction and the historic context of the neighborhood for the survey report.

Project Kickoff / Research Design

Kickoff Meeting

A successful project kickoff ensures an efficient historic architectural survey. Our process began with a kickoff meeting on October 21, 2020, with the City of Sedalia, the HPF Grant Manager and the RRA/SFS



team. During the kickoff meeting, introductions were made, City, HPF Grant Manager and RRA/SFS team member roles and responsibilities were defined, lines of communication were established, the scope of work was confirmed, and the HPF Grant Manager established expectations for the level of documentation for the project.

Research Design

A research design was prepared describing the scope of work, the rationale of survey boundaries, the proposed methodology, and the expected results. The research design served as the project plan and allowed for the Grant Manager to comment and make recommendations before fieldwork began. A draft and final research design was submitted for Grant Manager review and approval.

Fieldwork and Survey Forms

A Missouri Architectural / Historic Inventory form was completed for each property in the boundary area, including vacant lots. Each survey form meets SHPO “Standards for Professional Architectural and Historic Surveys” and “Instructions for Completing the General Architectural Survey Form”. The following references were used to prepare the forms:

- Survey Form Instructions:
<https://mostateparks.com/sites/mostateparks/files/ArchitecturalSurveyInstructions.pdf>
- Professional Survey Standards:
<https://mostateparks.com/page/85651/standards-professional-architectural-and-historic-surveys>
- General Survey Page:
<https://mostateparks.com/page/86111/survey>
- MO NR Guide: (instructions for building descriptions pages 30-32).
<https://mostateparks.com/sites/mostateparks/files/National%20Register%20Guide.pdf>
- Online Surveys:
<https://mostateparks.com/page/85671/sampling-architectural-surveys>

An RRA/SFS team of four surveyors collected the survey data in the field via Apple iPads utilizing RuskinARC software between November 18-20, 2020. RuskinARC is a field-based documentation and data management tool that allowed the survey team to collect and input data into the web-based software in real time. A one-year subscription to the software, which began on November 1, 2020, was included in the fee with an option for the city to renew the subscription.

The data was exported into individual property survey forms meeting the MO Department of Natural Resources, SHPO Architectural / Historic Inventory Form. Each survey form includes the survey number; survey name; address and GPS location; ownership information; historic and current use (if known); historical information such as construction date, significant date/period, individual and district potential; architectural information such as architectural style, plan shape, number of stories, number of bays, roof type and material, chimney placement, exterior wall cladding, foundation material (if known), basement type (if visible), front porch type and placement, window type and arrangement, and a description of alterations; a location map; photographs; history; sources of information; a description of the environment and outbuildings (if visible); and a detailed description of the primary resource.



Each property was assessed and assigned a non-contributing or contributing status based on its inclusion within the period of significance (1870-1940) and the architectural integrity. Individual properties were assigned individual eligibility status based on their association with the historic context of the Victorian Towers Historic District, and for retaining a high level of architectural integrity. Properties falling outside the period of significance or properties with low architectural integrity – missing significant architectural features and finishes that define the historic architectural significance of the property– were assigned a non-contributing status. Properties falling within the period of significance with good architectural integrity – retaining a moderate to good level of architectural features and finishes that define the historic architectural significance of the property - were assigned a contributing status. The assessor made every attempt to make an objective and consistent assessment.

Photographs meeting SHPO's digital photography standards accompany each survey form. Since fieldwork occurred in November, there was no foliage to obscure the building facades. Photos were taken of the main facades of each property at oblique angles to document the main façade and a typical side elevation. Outbuildings were captured where visible from the public right-of-way. Outbuildings were also photographed where accessible via a side street or alleyway.

In addition to the SHPO's Standards and Instructions, the following references were used to provide terminology standards:

- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1985.
- National Register Bulletin. How to Complete the National Register Registration Form. "Architectural Styles" sections.

Draft survey forms and survey map were submitted on January 29, 2021. Final survey forms were submitted on March 29, 2021. All submittals were made electronically to the City of Sedalia and the HPF Grant Manager for review via SFS' ShareFile secure file sharing service. The HPF Grant Manager provide comments for both draft and final forms. An additional round of final survey forms was submitted on July 14, 2021.

Survey Maps

A survey map was prepared to include each property inventoried (see Image 1). The map includes the survey and National Register district boundaries, the existing National Register of Historic Places listed property, addresses, and street names. The survey map also identifies contributing and non-contributing structures, individually eligible properties, and vacant lots. Additional maps were prepared to describe property types, style typologies, and other interpretive information (Images 6-12, 29).

Research

The City of Sedalia provided historical research of water records and Sanborn Fire Insurance maps to determine construction dates. Building permits no longer exist as part of the city's records. Where water department records were unclear or inconclusive, Sanborn Fire Insurance maps filled the gaps. The city also provided the base map from the city's GIS database for the survey map, as well as the historic context for the development of the survey area. The original architect, builder/contractor, and original or



significant owner information were not provided in the survey forms unless known from the 1985 Maserang Survey.

Public Meetings

The RRA/SFS Team conducted two public meetings in Sedalia to describe the goals and scope of the project. The first meeting was held 5:30 p.m. on November 17, 2020, in the Council Chambers of City Hall with a GoTo Meeting for both in-person and remote viewing. During this meeting, the RRA/SFS team reviewed the general survey process, introduced the survey team, and answered questions from the public. A second meeting was held at the conclusion of the project at 5:30 p.m. on August 4, 2021, to present the survey results. City staff prepared the public meeting notices, and the RRA/SFS team prepared the agendas and sign-in sheets.



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Section 2

Developmental History



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Historic Context¹

The neighborhood north of Broadway Boulevard emerged in the late nineteenth century featuring Queen Anne and Italianate houses. This area is bounded by West Third Street (north), South Moniteau (east), South Park Avenue (west), and West Seventh Street (south). Most notable is the Harris House at 705 West Sixth, which was built in 1895 and is listed individually on the National Register of Historic Places. Tower-equipped Queen Annes are sprinkled throughout the proposed district. Round, square, and polygonal towers were not limited to the elites of Sedalia as even the plainer houses of people with moderate incomes were likely embellished with towers.² There are also numerous examples of Romanesque Revival, Craftsman, Bungalow, Classical Revival, Shingle-Style, and Prairie-Style homes demonstrating the time periods of development and infill. Still others reflect influences of various nineteenth century styles while not representing any specific style.

Architecturally, the buildings represent an array of late nineteenth and early twentieth century architecture, from high style to minor stylistic reference, or in a few cases, no style. These styles reflect the different periods of Midwest American architecture through the last 150 years.



Image 2 – Sledding in the Victorian Towers District (Source: John Simmons, Private Collection, Date Unknown)

¹ The Historic Context and Developmental History sections of this report were prepared by the City of Sedalia.

² Maserang, Roger, "Links to the Past, An Architectural History of Sedalia, Missouri," (Survey Report, Show-Me Regional Planning Commission, 1985) p.82.



Developmental History

This district is a legacy of the rise and decline of the railroad industry. Sedalia was the terminus for the Union Pacific Railroad as the Civil War began and remained the terminus for the duration of the war.

“Sedalia’s transformation from a frontier community to a contemporary town occurred in the 1870s and directly correlates with the growth of the railroads.”³ When Sedalia entered its booming phases after the Civil War, expansion of the housing stock began in earnest to the west of the Downtown Commercial Historic District. “As Sedalia flourished, its residents began to move from the cabins and rough-hewn houses they had hastily constructed. The most spectacular new homes lined several blocks called Broadway Boulevard.”⁴ This neighborhood is where the business owners and professionals landed for easy access to their work environments.

“With a population of 9,500, Sedalia offered public schools, paved streets, several newspapers, and public utilities. The Sedalia waterworks were established in 1872-73 and three miles of main pipe and five miles of street pipe were laid. The gasworks were reorganized in 1872; a gas plant to make gas from coal was built and gas lights were available. The Street Railway Company was organized in the mid-1870s, becoming an important means of transportation for downtown Sedalia for many years.”⁵

“By 1900, the population of Sedalia had grown to about 15,000 people, and building continued at a steady pace. City leaders made a concerted effort to get the Missouri Pacific Railroad to build its shops in Sedalia, in an attempt to increase employment opportunities, and therefore increase its population. In 1903, Sedalia committed \$200,000 of private donations and 125 acres of land for the construction of the shops, which were built at a cost of \$2,000,000. The shops, employed more than 1,800 men making and repairing railroad cars.”⁶

“The coming of the Missouri Pacific shops resulted in a substantial population increase for Sedalia, with 21,000 people living in the city by 1920. The Missouri Pacific shops employed 1,200 men and the Missouri, Kansas and Texas shops employed 800. City Light and Traction Company, based in New York, provided gas, ice, electricity, and trolley service to Sedalia. The electric plant installed a new steam turbine in 1919.”⁷

“Sedalia residential districts experienced minimal development during the first third of the twentieth century, largely due to railroad strikes and the Great Depression. After World War II, however, the city was poised for growth. Industry began to emerge, creating new jobs and relocating families. Sedalia experienced a severe housing shortage. The Home Building Corporation moved to North Park Avenue in 1947, creating new neighborhoods of prefabricated houses and the beginning of the suburbanization of the land surrounding the city.”⁸

³ Sedalia, Missouri Historic Preservation Commission, “Historic Preservation Plan, City of Sedalia, Missouri”, November 2020, p.6.

⁴ Ibid. p.16

⁵ Ibid. p.6.

⁶ Ibid. p.9.

⁷ Ibid. p.10.

⁸ Ibid. p.17.



The advance of automobiles collided with the decline of the railroad industry. Passenger trains had provided the main transportation to and from Sedalia for nearly a century. They arrived at Sedalia's two depots near downtown, which fueled the hotel and restaurant economy. That changed when automobiles began depositing passengers at motels, initially known as tourist cabins, along Broadway Boulevard and South Limit Avenue.⁹

As the community embraced the automobile and suburban lifestyle, the district saw disinvestment and many conversions to multi-family housing. By the 1980s, late nineteenth century architecture had again become trendy with several stately homes in the district being restored to prominence, reflecting the owners' pride of ownership and the value of historic preservation. Preservation efforts have included city incentives and ordinances to return many of the homes to single-family residential use, the establishment of a 353 redevelopment corporation to stabilize the neighborhood and an influx of new residents intent of preserving the historic housing stock.



Image 3 – Hurley House at 5th and Grand (Source: John Simmons, Private Collection, Date Unknown)

⁹ Ibid. p. 12.



Image 4 – Postcard of historic Sedalia residences (Source: John Simmons, Private Collection, Date Unknown)

District Development by the Numbers

Sedalia’s dramatic population growth at the turn of the twentieth century is reflected in the development of the Victorian Towers District with 152 of the 404 properties being developed during the last decade of the nineteenth century. Growth appears to have been scattered throughout the district during this time.

As the turn of the twentieth century witnessed further development of the district, 72 properties were developed between 1900-1909 and 88 properties were developed between 1910-1919. This development during the first two decades of the twentieth century was concentrated in the western half of the district. There was a great decline in development in the 1920s and 1930s due to railroad strikes and the Great Depression with only twelve (12) properties developed in the 1920s and four (4) properties developed in the 1930s.



Construction Dates

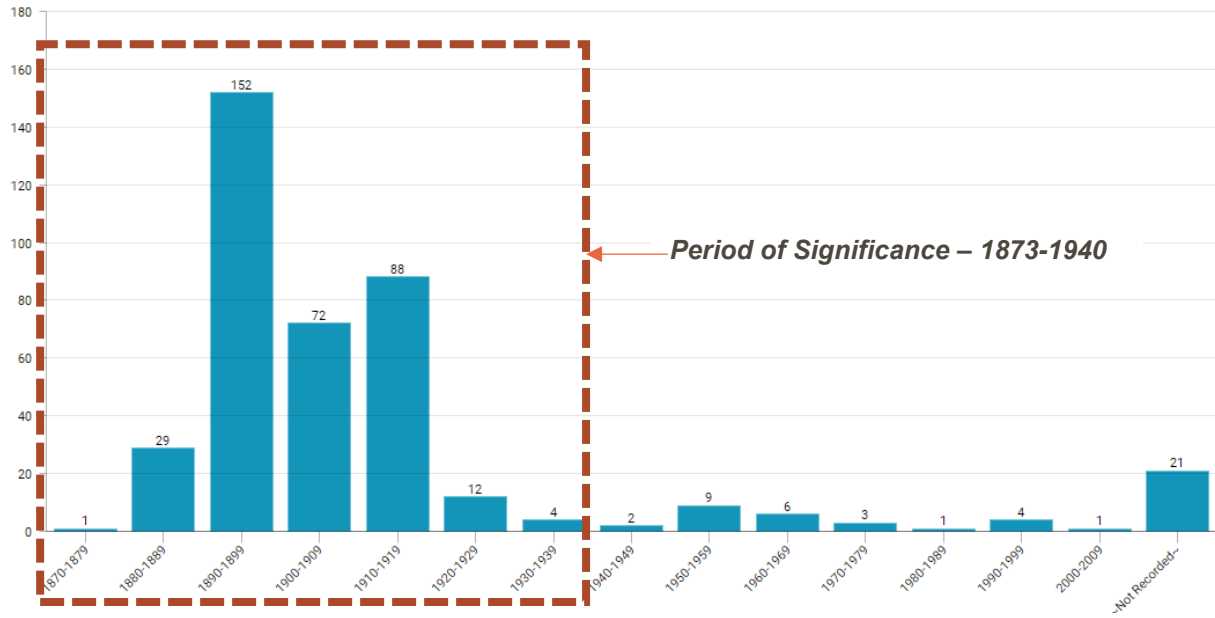


Image 5 – District development between 1870 and 2009 (RuskinARC).

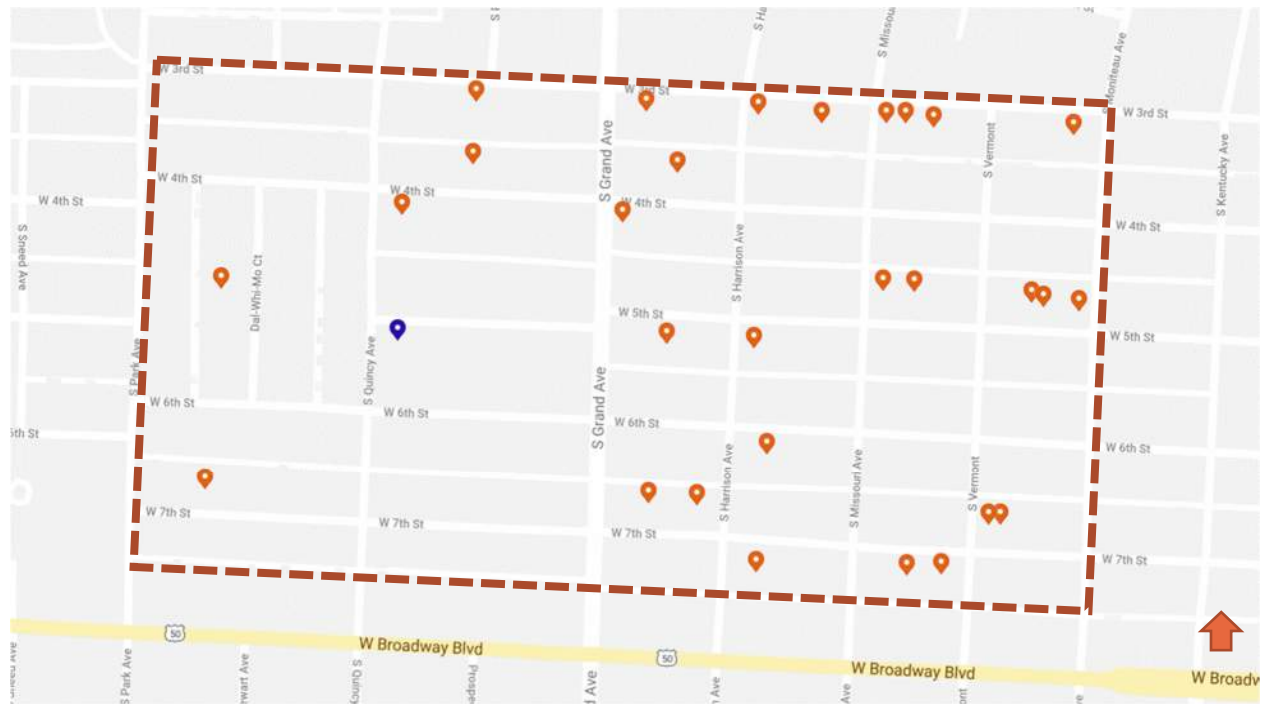


Image 6 – Properties developed between 1873 and 1889 (RuskinARC).



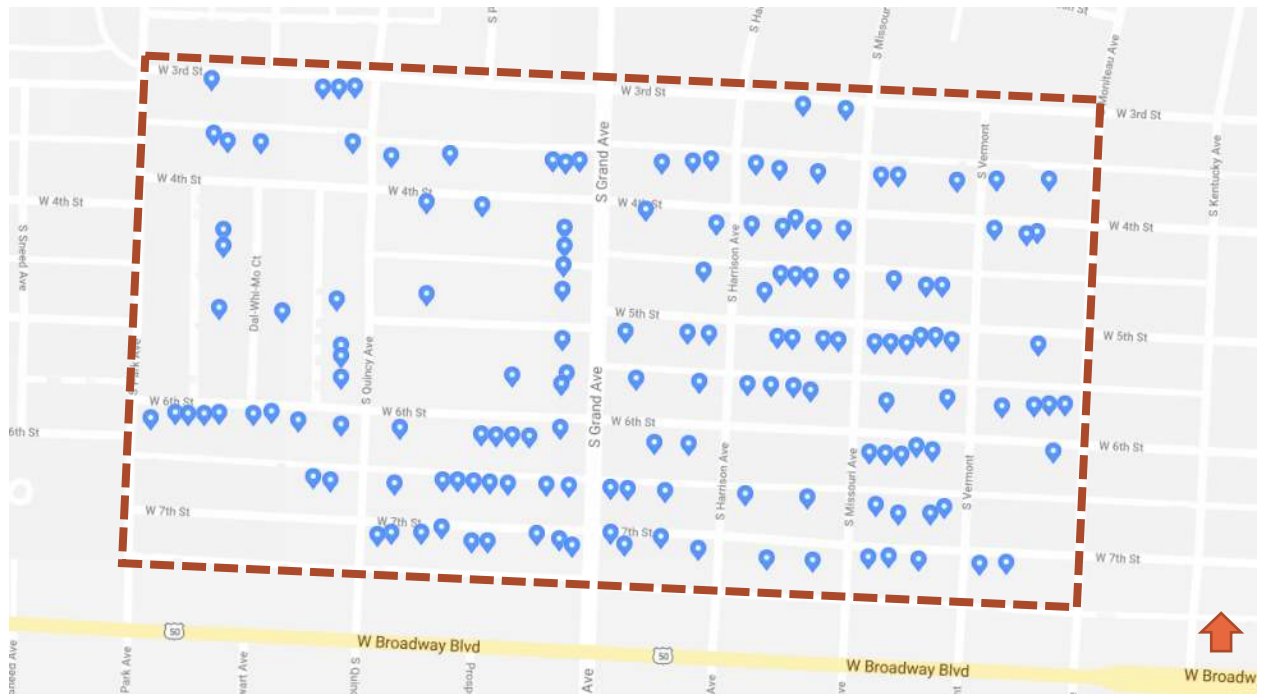


Image 7 - Properties developed between 1890 and 1899 (RuskinARC).

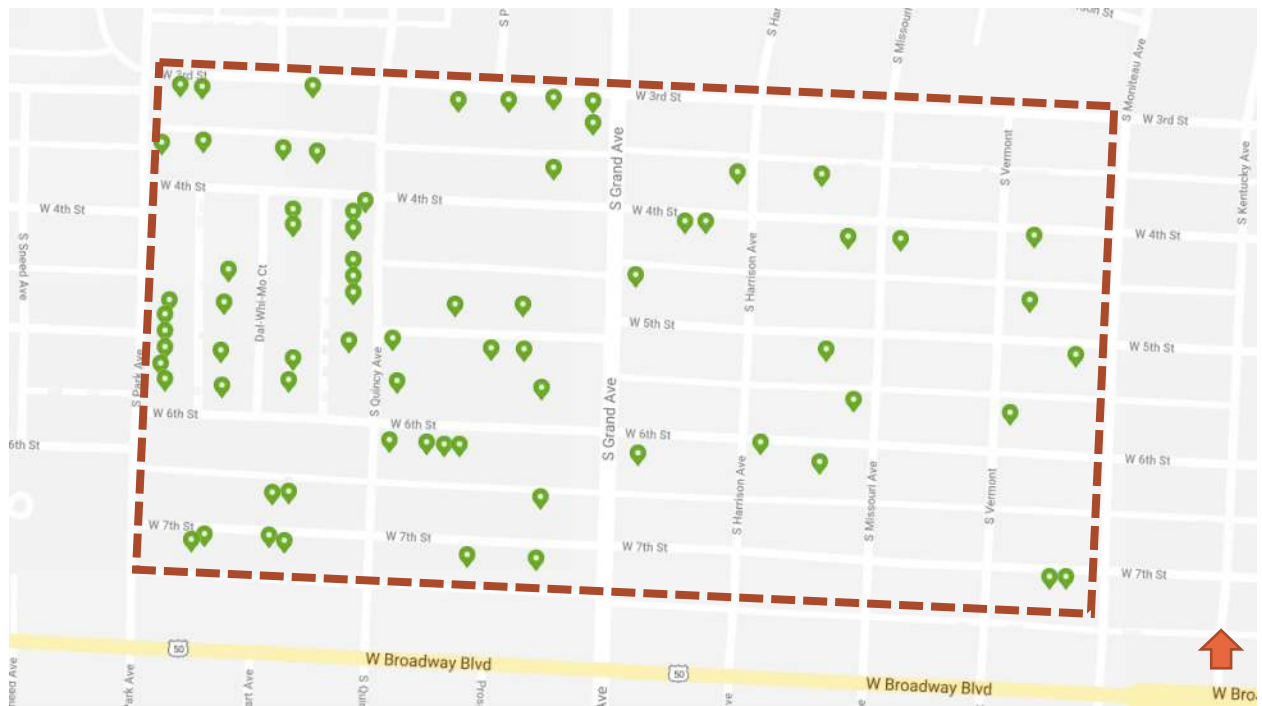


Image 8 – Properties developed between 1900 and 1909 (RuskinARC). Note the concentrated development on the western half of the district.



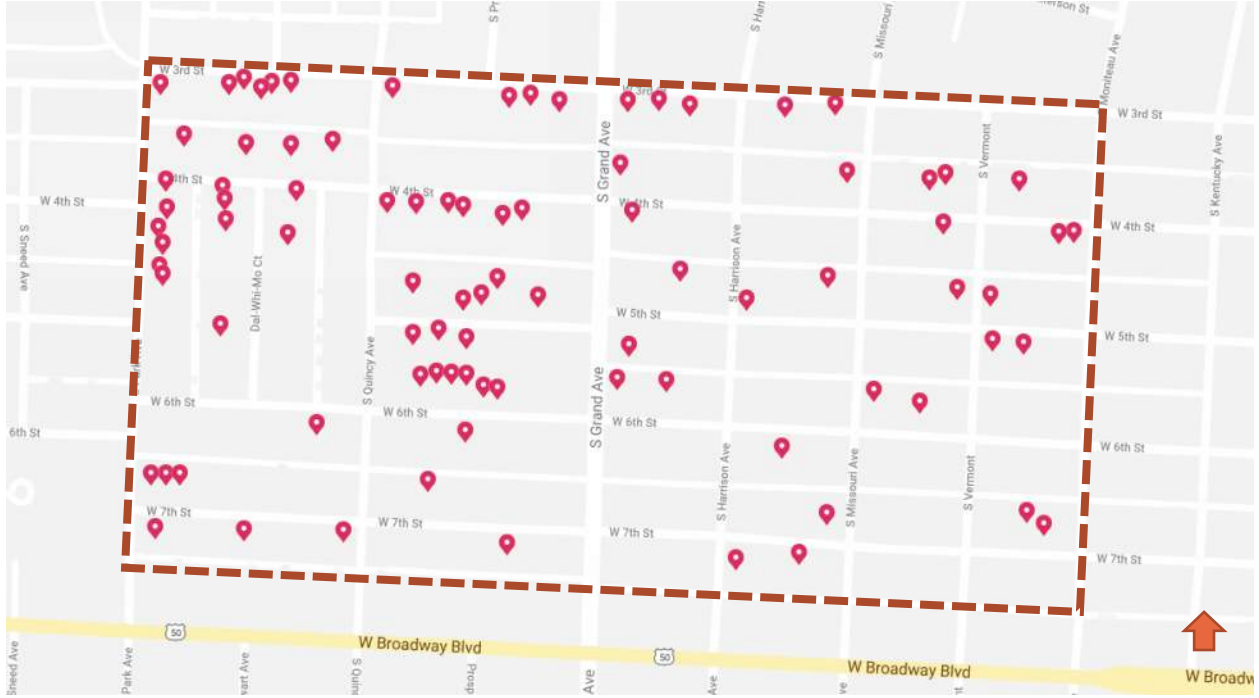


Image 9 - Properties developed between 1910 and 1919 (RuskinARC). Note the concentrated development on the western half of the district.

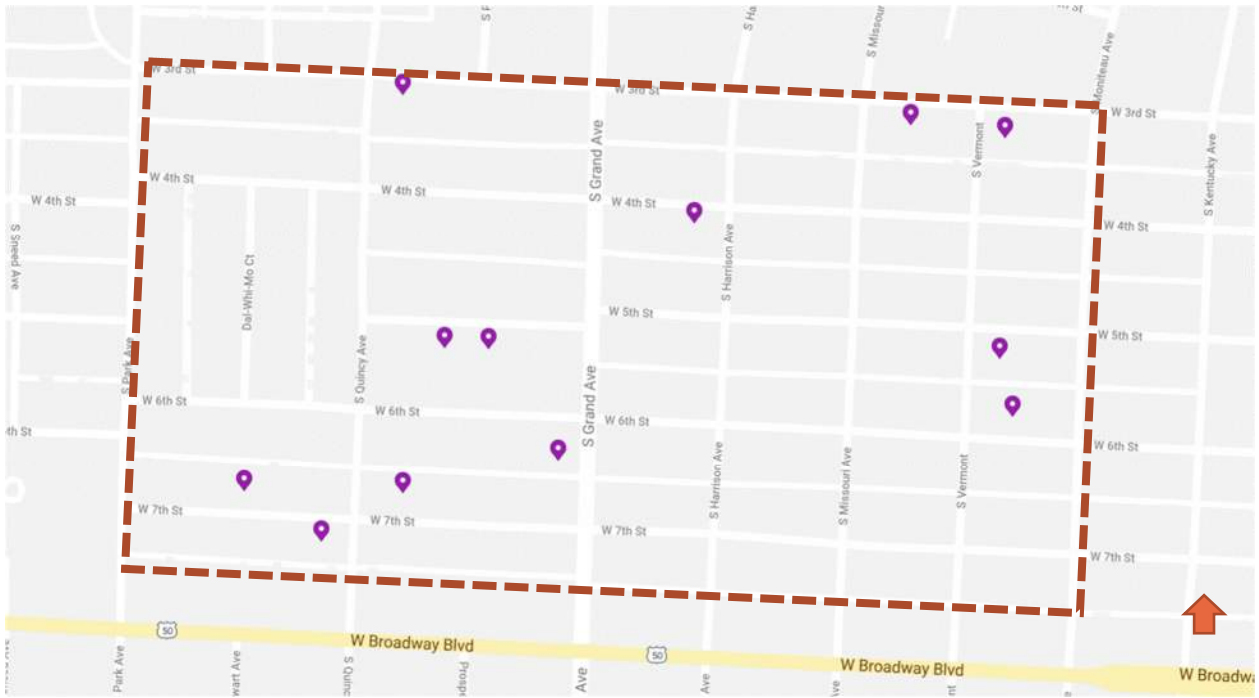


Image 10 - Properties developed between 1920 and 1929 (RuskinARC).



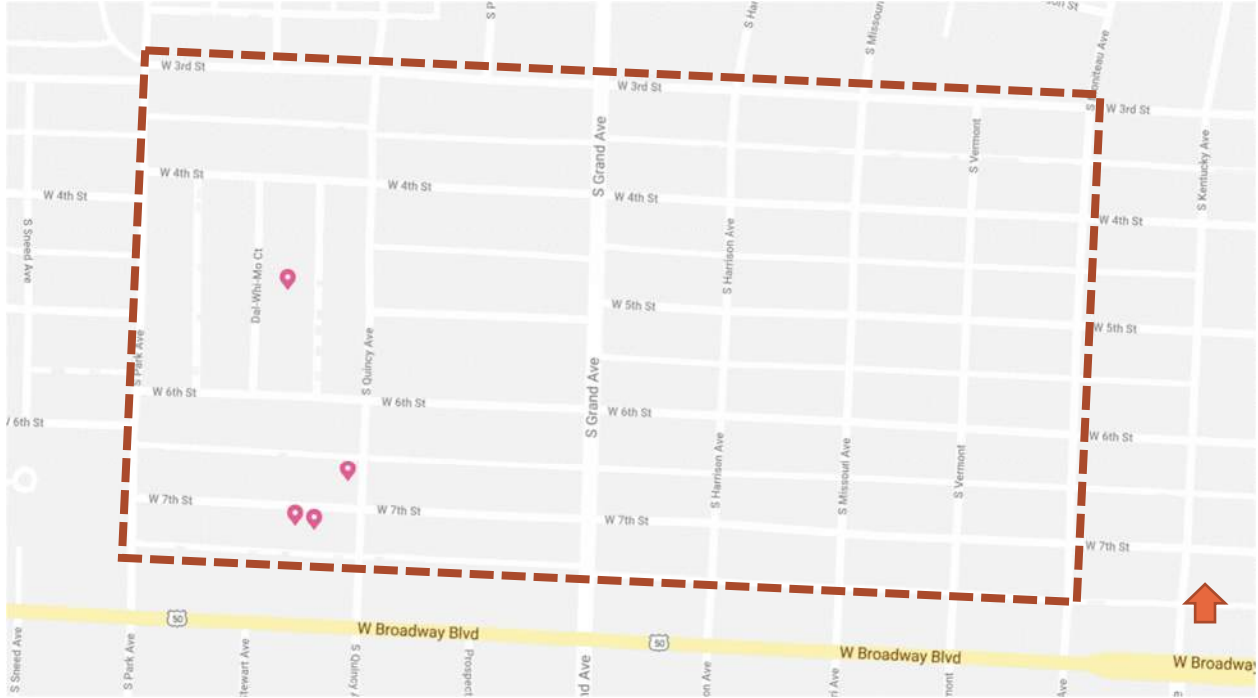


Image 11 – Properties developed between 1930 and 1939 (RuskinARC). This drastic reduction in development is due to the Great Depression.



Section 3

Survey Results and Recommendations



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Survey Results and Architectural Analysis

The Victorian Towers District includes 404 properties, 353 of which contribute to the historic and architectural character of the district. There are 168 contributing outbuildings and 74 non-contributing outbuildings. The district represents the highest concentration of historic residential buildings remaining from the origins of the community.

Property Types

Property Type	Number of Properties	% of District
Single-Family Dwellings	332	82%
Multiple-Family Dwellings	45	11%
Churches	2	1%
Commercial / Administrative Buildings	2 / 1	1%
Vacant / Parking Lots	20 / 2	5%
Total:	404	--



Image 12 – Property Types map of the Victorian Towers District (RuskinARC).



Single-Family Dwellings:

The Victorian Towers District is comprised primarily of dwellings with most of those as single-family dwellings. There are 332 properties, or 82% of the district, that are single-family dwellings scattered throughout the district (as seen as blue dots on the preceding map). Note this includes the dwelling on 3rd Street that burned over the course of this survey. Single-family dwellings are one, one and one-half, and two stories in height. Their styles range from the prominent Queen Anne style of the late-Nineteenth Century to the Colonial Revival and Craftsman styles of the early-Twentieth Century. Historic construction materials include brick, stone, wood clapboard and shingle siding, and stucco.



Image 13 – 609 S Park Avenue (West Side of District)



Image 14 – 416 W 7th Street (East Side of District)

Multi-Family Dwellings:

Surprisingly, there are several historic multi-family dwellings in the district (as seen as red dots on the preceding map) with 45 properties or 11% of the district composed of multiple-family dwellings. The multi-family dwellings include apartment buildings, or flats, with one to four apartments per floor such as the Prairie School style apartment at 400 S. Dal Whi Mo constructed in c.1915. There are also several historic duplexes such as the Queen Anne duplex at 601 W. 4th Street constructed in c.1890, and historic multiplexes such as the Colonial Revival style dwelling at 1112-14 W. 7th Street. The majority of the multi-family dwellings were originally constructed as single-family dwellings and later converted for multi-family use. There are also several mid-Twentieth Century apartment building throughout the district. The majority of the multi-family dwellings are concentrated in the eastern half of the district.





Image 15 – Prairie School apartment at 400 S. Dal Whi Mo.



Image 16 – Colonial Revival apartment at 917 W. 3rd.



Image 17 – Queen Anne duplex at 601 W. 4th.



Image 18 – Colonial Revival multi-family, 1112-14 W. 7th



Image 19 and Image 20 – Examples of single-family residences converted into multi-family residences at 602 W 6th (left) and 604 W. 6th (right).



Churches and Associated Administrative Buildings:

There are two (2) churches in the district, the Sacred Heart Church at 3rd and Moniteau and the Immanuel United Church of Christ at 4th and Vermont. There is one administrative building associated with Sacred Heart, which is in a former single-family dwelling west of the church. Both churches have a rectory or parsonage, both of which are documented as single-family residences.



Image 21 – Immanuel United Church of Christ



Image 22 – Sacred Heart Church



Image 23 – Sacred Heart Church Rectory



Image 24 – Sacred Heart Church Administrative Bldg



Commercial Buildings:

There are two (2) commercial buildings in the district. The first commercial building is a converted garage with a one-story, two-bay Modern Movement Style addition occupied by a hair salon. The second commercial building is single-story, four-bay commercial building constructed in the Modern Movement Style and built in 1963. It houses several office suites.



Image 25 – 415 S Vermont Avenue – Hair Salon



Image 26 – 400 W 4th Street – Office Suites

Vacant and Parking Lots:

Unfortunately, there are twenty (20) vacant lots and two (2) parking lots in the district.¹⁰ The vacant lots are distributed primarily in the eastern half of the district and are a result of either having never been developed, demolition by neglect, or fire. Both parking lots are on 7th Street on the east side of the district close to Sedalia’s commercial district.



Image 27 – Vacant lot at 404 W. 5th Street



Image 28 – Parking lot at 417 W. 7th Street

¹⁰ Note the property on 3rd street that burned down over the course of this survey is not included in this count, as the property was documented while extant.



Architectural Styles

The district is comprised of many of the architectural styles typical of the Romantic and Victorian Periods of the late nineteenth century as well as Eclectic Houses of the early twentieth century. The Queen Anne style dominates the district with nearly half of the properties designated as being designed in the Queen Anne style. The district also features a handful of Italianate style dwellings. These residences were constructed in the 1870s thru 1900 period of the district's development. As development moved into the Twentieth Century, the styles became more eclectic in nature and include the Colonial Revival, Craftsman, Prairie School, and Shingle styles.

Typical of any transitional neighborhood, many dwellings in the Victorian Towers District feature detailing of several different styles. For example, late Queen Anne style dwellings feature Colonial Revival style detailing. Where this is the case, the more dominant style was selected.

Style	Number of Properties	% of District
Queen Anne	194	48%
Colonial Revival	79	20%
Craftsman / Bungalow	51	13%
Modern Movement	22	5%
Italianate	15	4%
Prairie School	12	3%
Folk/Traditional	6	2%
Gothic Revival	2	<1%
Shingle Style	1	<1%
N/A (Vacant and Parking Lots)	22	5%
Total:	404	--



Architectural Style

Showing 404 of 404 places

- | | | | |
|--------------------------|--|--------------------|-----|
| <input type="checkbox"/> | | Queen Anne | 194 |
| <input type="checkbox"/> | | Colonial Revival | 79 |
| <input type="checkbox"/> | | Bungalow/craftsman | 51 |
| <input type="checkbox"/> | | Modern Movement | 22 |
| <input type="checkbox"/> | | Italianate | 15 |
| <input type="checkbox"/> | | Prairie School | 12 |
| <input type="checkbox"/> | | Folk/Traditional | 6 |
| <input type="checkbox"/> | | Gothic/Neo-Gothic | 2 |
| <input type="checkbox"/> | | Shingle Style | 1 |
| <input type="checkbox"/> | | Not recorded | 22 |



Image 29 – Architectural styles map of the Victorian Towers District (RuskinARC).



Queen Anne Style:

The Queen Anne style is characterized by steeply pitched roofs of irregular shape, typically with a dominant front-facing gable with patterned wood shingles. Queen Anne dwellings are typically clad with wood clapboard and shingle siding with stone foundations. The main façade is often asymmetrical with partial or full-width single-story porches. The Queen Anne style residences in the Victorian Towers District are both 1 ½ and 2 ½ stories in height and feature square, round and octagonal-shaped towers with conical-shaped roofs with finials – the feature giving the district its name. In some cases, the towers have been truncated, however, many of the Queen Anne’s in the district retain a high level of architectural integrity and are in good condition. This is an early style seen in the district, with most of the Queen Anne style dwellings constructed between 1870 and 1899.



Image 30 (Left) – 1 ½ story Queen Anne with square tower and full porch with bracketed eaves. Image 31 (Right) – Another 1 ½ story Queen Anne with octagonal tower and partial porch with two front gables.

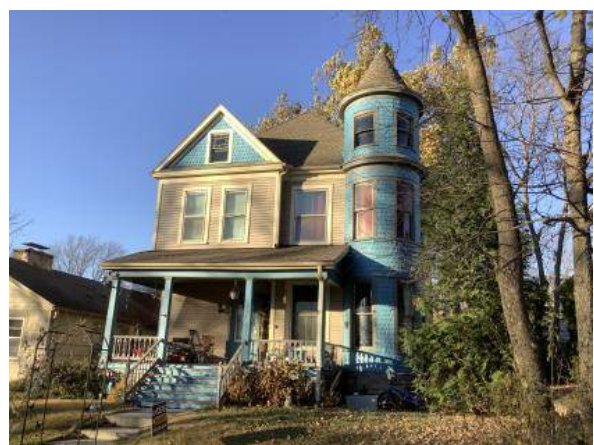


Image 32 (Left) – 2 ½ story Queen Anne with dominant front gable with bracketed eaves and round tower. Image 33 (Right) – Another 2 ½ story Queen Anne with 3-story round tower clad in wood shingles and with a partial width single-story porch.



Colonial Revival Style:

The Colonial Revival style is characterized by a centered front door and balanced window bays on either side. The windows have multi-light light configurations and are double-hung and often paired. The front doors feature overhead fanlights and multi-light sidelights. Exterior cladding includes wood clapboard siding, brick, wood shingles, or a combination of these materials. The foundations are typically rusticated concrete block. The Colonial Revival style dwellings in the Victorian Towers District are typically of the hipped-roof with center dormer and full-width porch subtype with a square or rectangular plan. This variation features a single-story full-width porch with square or battered columns. The district has a few Dutch Colonial style variations as well. This is a later style seen in the district, with most of the Colonial Revival style dwellings constructed between 1910 and 1919.



Image 34 and Image 35 – Examples of the typical hipped-roof with full-width porch subtype, constructed of brick and wood shingles. The district is filled with these types.



Image 36 (Left) - Dutch Colonial subtype with gambrel roof and partial-width porch. Image 37 (Right) – An excellent example of a symmetrical hipped-roof subtype with center portico supported by paired round columns. This dwelling should be individually listed for its architectural integrity.



Craftsman (Bungalow) Style:

The Craftsman style is characterized by side or front gabled roofs with wide eave overhangs with exposed roof rafter tails, decorative false beams or braces, and full and partial-width porches with battered supports. Exterior materials are often wood clapboard, brick, or stucco siding with stone and rusticated block foundations. Windows typically have multi-light configurations over single light sash. This is a later style seen in the district, with most of the Craftsman (Bungalow) style dwellings constructed between 1910 and 1919.



Image 38 and Image 39 – Examples of front-gabled roof Bungalows. The left example features stucco siding, whereas the right example features brick cladding with wood shingle siding in the gabled end. Both examples feature exposed decorative false beams or braces.



Image 40 – This dwelling on Fifth Street is the best example of the Craftsman Style in the district. It features brick cladding, an unusually centrally placed stone-clad chimney and a side gabled roof with exposed braces.



Modern Movement:

Modern Movement style dwellings were constructed after 1940, after the period of significance for this district. After World War II, traditional styles were replaced with modern styles that were less rich in detail and simpler in form. These dwellings infilled empty lots and replaced previous historic dwellings. The dwellings of this style in the district consist of ranches, split-levels, traditional and contemporary sub-styles. They're often one-story in height and feature low to mid-pitched roofs and poured-in-place concrete or concrete masonry unit foundations. Materials include brick, vinyl siding, asphalt roofing, and vinyl, wood, and steel windows.



*Image 41 (Left) – Contemporary Apartments at 300 S Vermont Avenue
Image 42 (Right) – Split-Level at 920 W 5th Street*



*Image 43 (Left) – Ranch commercial building at 400 W 4th Street
Image 44 (Right) – Minimal traditional dwelling at 720 W 4th Street*



Italianate Style:

Italianate style dwellings are often two to three stories in height and feature low-pitched roofs with wide overhanging bracketed eaves. Exterior materials are often wood clapboard siding with stone foundations. Windows are typically narrow with 2/2 light configurations and sometimes featuring arched heads with hoods. This style also features simple single-story porches with square porch supports. Most of the Italianate style dwellings in the district feature asymmetrical facades. There are few good examples of this style in the district. Many of the Italianate style dwellings in the district have low integrity due to missing detailing. This is an early style seen in the district, with most of the Italianate style dwellings constructed between 1870 and 1899.



Image 45 (Left) – This is the best example of the Italianate style in the district. This dwelling on Grand Avenue features its original bracketed cornice, single-story porch, and outbuilding. It should be individually listed for its architectural integrity. Image 46 (Right) – Unfortunately, this excellent example of the Italianate style burned down during this survey during the winter of 2021.



Image 47 and Image 48 – Two similar examples of the Italianate style in the district. Both dwellings feature full-width porches with square supports and rectangular windows with 2/2 sash light configurations. The left example features its original bracketed eaves.



Prairie School Style:

The Prairie School style is characterized by low-pitched hipped roofs with wide overhanging eaves. These dwellings are often two stories in height and feature single story porches. Eaves, cornices, and façade detailing emphasize horizontal lines. Exterior materials are often wood clapboard siding and brick with stone or rusticated block foundations. Porches have large, massive square porch supports. Plan shape is square or rectangular. This is a transitional style seen in the district, with the Prairie School style dwellings being constructed between 1900 and 1919.



Image 49 and Image 50 – Examples of the most common vernacular form of the Prairie School style, with full-width single story porches with square porch supports, wide overhanging eaves and an emphasis on horizontality with the front porch detailing.



Image 51 – This example could transition as a Colonial Revival style. The Prairie School style was selected, however, due to the wide overhanging eaves and emphasis on horizontality.

Folk / Traditional (Folk Victorian) Style:

The Folk / Traditional or Folk Victorian style dwellings in the district are characterized by their basic form. These dwellings are one story in height and have a simple rectangular or L-shaped plan. Roof forms include both side and front gables. They may feature some stylistic detailing, such as the round columns of the dwelling at 901 W 5th Street but are mostly devoid of detail. This is an early style seen in the district, with the Folk / Traditional style dwellings constructed between 1870 and 1899.



Image 52 – 901 W 5th Street



Image 53 – 819 W. 3rd Street

Gothic Revival Style:

The Gothic Revival style is characterized by its steeply pitched roofs, pointed arch-shaped windows and tall slender towers. This style was often used for churches in the late Nineteenth-Century.

Shingle Style:

The Shingle style is characterized by its continuous wood shingle siding without interruption at the corners. The roofs are often steeply pitched with front or side gables.



Image 54 (Left) – Sacred Heart Church is an excellent example of the Gothic Revival style. Image 55 (Right) – This is an excellent example of the Shingle style, characterized by its continuous wood shingle siding. This dwelling should be individually listed for its architectural integrity.



Recommendations

The National Park Service guidelines include criterion for evaluating individual properties and districts' eligibility for listing on the National Register of Historic Places. Criteria for evaluation of individual properties and districts include the following:

- “Are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- 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
- That have yielded, or may be likely to yield, information important in prehistory or history.”¹¹

For an individual property to qualify for the National Register, it must meet one of the National Register Criteria by:

- “Being associated with an important historic context and
- Retaining historic integrity of those features necessary to convey its significance.”¹²

Period of Significance

The period of significance recommended for the Victorian Towers Historic District is 1870 – 1940 to reflect the period of development between the establishment of Sedalia’s public utilities and transportation in the district to World War II. While there may have been dwellings constructed earlier than 1870¹³, the 1870s witnessed the establishment of the Sedalia waterworks in 1872-73 with miles of supply pipes laid; the reorganization of the gasworks in 1872; and the organization of the Street Railway Company. This spurred the development of the district with over a third of the buildings being constructed between 1870 and 1900. Development of the district continued into the early twentieth century with the establishment of the Missouri Pacific shops. After World War II, city development moved outward and focused on the outer rings of Sedalia into the suburbs. Additionally, dwellings constructed after World War II in the district reflect predominantly mid-century modern styles.

Potential National Register District

The boundary for the proposed Victorian Towers Historic District is West Third Street to alleyway between West Seventh Street and Broadway Boulevard (north and south), and South Park Avenue to South Moniteau (west and east). The proposed district includes:

- 404 properties
- 353 contributing properties

¹¹ U.S. Department of the Interior, “National Register Bulletin, How to Apply the National Register Criteria for Evaluation”, 1990, pg. 2.

¹² Ibid, pg. 3.

¹³ The RFP for the project indicates that there may be earlier dwellings in the district. However, the 1870s Sanborn Fire Insurance maps don't cover the entire district and the water department records are not reliable.



- 51 non-contributing properties
- 24 individually eligible properties
- 1 individually listed property
- 168 contributing outbuildings
- 74 non-contributing outbuildings

The district is eligible under:

Criterion A: for its association with the early development of Sedalia; and

Criterion C: for its high concentration of late nineteenth and early twentieth century residential construction united aesthetically by the architectural styles of the period.

Potential Individually Eligible Properties

The Harris House at 705 W 6th Street is currently the only individually listed National Register property in the district. It is an exceptional example of the Queen Anne style with its three-story tower, intricate roof form, turreted oriel, side porte cochere, and rich materiality. It's architecturally intact, in excellent condition and provides an anchor to the neighborhood. The Harris House is an example of why properties should be individually listed on the National Register of Historic Places. See the nomination form for more information on the rich history of this home: <https://dnr.mo.gov/shpo/nps-nr/79001387.pdf>.



Image 56 – Harris House at 705 W 6th Street (Source: City of Sedalia, Date Unknown)



Twenty-four (24) properties have been determined to be potentially individually eligible for listing on the National Register of Historic Places. These properties were selected as excellent examples of the architectural styles found throughout the district. They retain much their original architectural features and finishes that characterize their architectural style such as windows, doors, exterior cladding, towers, porches, and roof form. They represent all property types including single-family, multi-family, and religious property types. These properties are scattered throughout the district and represent most periods of construction between the proposed period of significance between 1870 and 1940.

The following properties are potentially eligible under Criterion A and C:

Criterion A: for their association with the historic context of the Victorian Towers Historic District; and

Criterion C: for retaining a high level of architectural integrity as described below.

1. **1115 W 3rd Street:** This 2 ½ story, Prairie School style, single-family dwelling was constructed c.1913. The dwelling features original brick construction with a stone foundation, 9/1 and 6/1 wood double-hung windows, and a full-width porch with square brick posts.
2. **418 W. 4th Street – Immanuel Church of Christ:** This Gothic Revival style, religious structure was constructed c.1896. The church was originally constructed as the German Immanuel Evangelical Church which was organized in 1876 when twenty percent of Sedalians were first generation German Americans.¹⁴ The church features original red brick construction with sandstone detailing, a center gable roof, stained glass windows, and bell tower.
3. **708 W. 5th Street:** This 2 ½ story, Craftsman style, single-family dwelling was constructed c.1914. This home was originally built for James P. Quinn, owner of Quinn Brothers Shoes on Ohio Avenue.¹⁵ The dwelling features original brick construction with wood shingle siding, central stone chimney, side gable roof with gable brackets, 8/2 wood casement windows, wrap-around platform stoop with a flat roof with square brick posts.
4. **720 W. 5th Street:** This 2 ½ story, Colonial Revival style, single-family dwelling was constructed c.1907. The home was originally built for William Jolly who was the vice president of the Beiler Grocery Company.¹⁶ The dwelling features original brick construction with slate shingle siding, stone foundation, 1/1 double-hung wood windows, wood door with sidelights, and single-story full width porch with round wood posts.
5. **607 W. 6th Street:** This 2 ½ story, Colonial Revival style, multi-family dwelling was constructed c. 1909. The dwelling features original wood clapboard and shingle siding, rusticated concrete block foundation, roof form with three gabled dormers, 1/1 double-hung windows, two-story corner porch integrated under the main roof with round wood posts. This is one of the few intact historic multi-family dwellings remaining in the district.
6. **618 W. 6th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c. 1897. The dwelling features original wood clapboard and shingle siding, stone foundation, roof form with

¹⁴ Maserang, 418 W. 4th Street Survey Form, 1985.

¹⁵ Maserang, 708 W. 5th Street Survey Form, 1985.

¹⁶ Maserang, 720 W. 5th Street Survey Form, 1985.



chimneys, 9/9 wood windows at the round tower, and wrap-around porch supported by square wood posts.

7. **710 W. 6th Street:** This two-story, Shingle style, single-family dwelling was constructed c.1913. The house was originally built for Elliot M. Stafford, president of the J.A. Lamy Manufacturing Company.¹⁷ The dwelling features original wood shingle siding at the second floor and brick construction on the first floor, roof form with offset brick chimney, multi-light wood casement windows, and single-story porch with square brick posts.
8. **717 W. 6th Street:** This 2 ½ story, Colonial Revival style, single-family dwelling was constructed c.1905. The house was originally built for W.E. Bard, Jr. whose family owned the drug stores in Sedalia. The dwelling features its original high-hipped roof form with dormers, brick construction, 8/1 double-hung wood windows with lead glass transoms, and single-bay central porch supported by paired round wood columns.
9. **1001 W. 6th Street:** This 2 ½ story, Colonial Revival style, single-family dwelling was constructed c.1900. The dwelling features original wood clapboard and scalloped shingle siding, stone foundation, roof form with brick chimney, full-span porch with round wood posts on square stone piers.
10. **1019 W. 6th Street:** This 1 ½ story, Craftsman (Bungalow) style, single-family dwelling was constructed c.1900. The dwelling features its original roof form with bell cast hipped dormers, wood shingle siding, 18/1 double-hung wood windows, full-span porch integrated under the main roof with square wood posts, and stone foundation.
11. **522 W. 7th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1890. The dwelling features original brick construction, wood siding, roof form, 2/2 double-hung wood windows, full-width porch with turned wood posts, and carriage house. Significant owners include James and Evelyn Offield, parents of Jack Oakie who was nominated for an Academy Award for Best Supporting Actor for his role in Charlie Chaplin's, *The Great Dictator*.¹⁸
12. **602 W. 7th Street:** This 2 ½ story, Craftsman style, single-family dwelling was constructed c.1915. The dwelling features original brick construction, roof form and chimney, 7/1 and 4/1 double-hung wood windows, and full-width porch with square brick columns.
13. **624 W. 7th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1891. The dwelling features original wood clapboard and shingle siding, stone foundation, roof form and chimneys, double-hung windows with stained glass, wrap-around porch with paired round columns. The dwelling appears to have been expanded since the building outline shown on the 1914 Sanborn Fire Insurance map, so additional research is required to make a final determination.
14. **822 W. 7th Street:** This 1 ½ story, Queen Anne style, single-family dwelling was constructed c.1895. The dwelling features original wood clapboard and scalloped shingle siding, roof form with square tower with bracketed eaves, dormer windows, and full-width porch with turned wood posts. The remainder of the windows appear to have been replaced with appropriate 1/1 aluminum windows.
15. **1017 W. 7th Street:** This 1 ½ story, Queen Anne style, single-family dwelling was constructed c.1905. The dwelling features original wood clapboard and shingle siding, roof form and chimneys, some 4/4

¹⁷ Maserang, 710 W. 6th Street Survey Form, 1985.

¹⁸ Maserang, 522 W. 7th Street Survey Form, 1985.



wood windows, and porch with square wood posts, and stone foundation. Many of the windows are 1/1 vinyl replacement windows.

16. **1019 W. 7th Street:** This 2 ½ story, Colonial Revival style, single-family dwelling was constructed c.1905. The dwelling features original wood clapboard and shingle siding, roof form and dormers, 1/1 double-hung wood windows, ¾ width porch with round wood posts and rusticated concrete block foundation. This dwelling is an excellent example of the foursquare plan.
17. **304 S. Moniteau Avenue – Sacred Heart Church:** This Gothic Revival style religious structure was constructed c.1882. The church features red brick construction with stone detailing and a stone foundation, a center gable roof clad in original slate shingles, two bell towers with copper roofing, and stained glass windows.
18. **424 S. Grand Avenue:** This two-story, Italianate style, single-family dwelling was constructed c.1890. The dwelling features original wood clapboard siding with a stone foundation, and low hip roof with bracketed eaves.
19. **412 S. Dal Whi Mo Court:** This 2 ½ story, Craftsman style, single-family dwelling was constructed c.1906. The dwelling features original brick construction with wood shingle siding, a high side gable roof with exposed rafters and brackets, 9/1 and 12/1 wood double-hung windows, and a full-width porch supported by square brick posts.
20. **504 S. Dal Whi Mo Court:** This 1 ½ story, Queen Anne style, single-family dwelling was constructed c.1899. The dwelling features original and restored wood clapboard and scalloped shingle siding, stone foundation, corner tower, 1/1 wood double-hung windows, stained glass transoms, and wrap-around porch with round wood posts.
21. **514 S. Dal Whi Mo Court:** This 2 ½ story, Colonial Revival style, single-family dwelling was constructed c.1905. The dwelling features original honed stone cladding with rusticated stone sills, lintels, chimney, running course and foundation, roof form with multiple gabled dormers, 1/1/ wood double-hung windows, and full-width porch with square stone posts. This dwelling is unusual for its use of stone as the main cladding material.
22. **515 S. Dal Whi Mo Court:** This 1 ½ story, Queen Anne style, single-family dwelling was constructed c.1900. The dwelling features original rusticated concrete block as its main cladding material, wood shingle siding, roof form with bell cast roof, 1/1 wood double-hung windows, wrap-around porch with round concrete block posts, and single light wood main door with multi-light sidelights and transom. This dwelling is unusual for its use of rusticated concrete block as the main cladding material.
23. **407 S. Park Avenue:** This 1 ½ story, Craftsman (Bungalow) style, single-family dwelling was constructed c.1910. The dwelling features original wood clapboard and shingle siding, rusticated concrete block foundation, prominent front gable roof, 3/1 wood double-hung windows, full-width porch supported by square wood posts, and single multi-light wood door.
24. **421 S. Park Avenue:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1910. The dwelling features original wood clapboard and shingle siding, rusticated concrete block foundation, 1/1 double-hung wood windows, a three-quarter front porch supported by round posts, and single light wood door.





Image 57 – 1115 W. 3rd Street, c.1913



Image 58 – 418 W. 4th Street, c.1896



Image 59 – 708 W. 5th Street, c.1914



Image 60 – 720 W. 5th Street, c.1907



Image 61 – 607 W. 6th Street, c.1909



Image 62 – 618 W. 6th Street, c.1897





Image 63 – 710 W. 6th Street, c.1913



Image 64 – 717 W. 6th Street, c.1905



Image 65 – 1001 W. 6th Street, c.1900



Image 66 – 1019 W. 6th Street, c.1900



Image 67 – 522 W. 7th Street, c. 1890



Image 68 – 602 W. 7th Street, c.1915





Image 69 – 624 W. 7th Street, c.1891



Image 70 – 822 W. 7th Street, c.1895



Image 71 – 1017 W. 7th Street, C.1905



Image 72 – 1019 W. 7th Street, c.1905



Image 73 – 304 S. Moniteau Avenue, c.1882



Image 74 – 424 S. Grand Avenue, c.1890





Image 75 – 412 S. Dal Whi Mo Court, c.1906



Image 76 – 504 S. Dal Whi Mo Court, c.1899



Image 77 – 514 S. Dal Whi Mo Court, c.1905



Image 78 – 515 S. Dal Whi Mo Court, c.1900



Image 79 – 407 S. Park Avenue, c.1910



Image 80 – 421 S. Park Avenue, c.1910



The following properties are also potentially individually eligible for listing on the National Register of Historic Places with modifications. They retain much of their original architectural features and finishes that characterize their architectural style; however, they exhibit features that have been replaced with incompatible features. For example, vinyl or asbestos siding covers or replaced original wood clapboard siding, or decorative metal porch supports replaced original wood posts. These properties could be considered for individual listing if these features are replaced with features matching the original features in material, size and profile.

1. **812 W. 4th Street:** This 1 ½ story Queen Anne style, single-family dwelling was constructed c.1897. The exterior is clad in replacement asbestos siding; however, the remainder of the dwelling features original wood shingle siding, 1/1 wood double-hung windows, corner tower, and porch supported by round wood posts.
2. **416 W. 7th Street:** This 1 ½ story Queen Anne style, single-family dwelling was constructed c.1880. The exterior is clad in vinyl siding; however, the remainder of the dwelling features its original roof form, 1/1 double-hung wood windows with stained glass transom sash, and corner wrap-around porch with turned wood posts. This dwelling is associated with the Yost family.
3. **800 W. 7th Street:** This 2 ½ story Queen Anne style, single-family dwelling was constructed c.1895. The exterior is clad in vinyl siding; however, the remainder of the dwelling features its original roof form, 1/1 double-hung wood windows, porches with bracketed eaves with turned wood posts.
4. **918 W. 7th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1895. The exterior is clad in vinyl siding; however, the remainder of the dwelling features its original roof form with round tower with conical-shaped roof, rusticated block foundation (an early example), decorative wood shingle siding, 1/1 and 13/1 double-hung wood windows, and porch with rectangular wood posts.
5. **1010 W. 7th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1895. The exterior is clad in vinyl siding; however, the remainder of the dwelling features its original roof form, wood shingle siding at the gable, and wrap-around porch with square wood posts. The dwelling has 1/1 replacement vinyl windows,
6. **1022 W. 7th Street:** This 1 ½ story, Craftsman (Bungalow) style, single-family dwelling was constructed in c.1921. The dwelling has mid-Twentieth Century decorative metal posts supporting the porch; however, the remainder of the dwelling features its original roof form, wood clapboard and shingle siding, 3/1 double-hung wood windows, and full-span porch integrated under the main roof.
7. **700 W. 6th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1897. The exterior is clad in vinyl siding; however, the remainder of the dwelling features original decorative shingle siding, 1/1 double-hung wood windows, roof form with chimneys, and wrap-around porch with square brick posts.
8. **720 W. 6th Street:** This 2 ½ story, Queen Anne style, single-family dwelling was constructed c.1896. The exterior is clad in vinyl siding; however, the remainder of the dwelling features its original roof form with corner tower, wood shingles, wrap-around porch with square wood posts and rusticated concrete block foundation.





Image 81 – 812 W. 4th Street, c.1897



Image 82 – 416 W. 7th Street, c.1880



Image 83 – 800 W. 7th Street, c. 1895



Image 84 – 918 W. 7th Street, c. 1895



Image 85 – 1010 W. 7th Street, c.1895





Image 86 - 1022 W. 7th Street, c.1921



Image 87 – 700 W. 6th Street, c.1897



Image 88 – 720 W. 6th Street, c.1896

Recommendations for Future Research

Next steps should include first, a more intensive level survey of the district, and second, the preparation of the Victorian Towers Historic District National Register nomination. Further research will be required to develop a more thorough examination of the survey area's historic context. The various themes and patterns that led to the district's development will need to be developed as it relates to Sedalia's socio-economic and cultural factors. In addition to the honorific recognition and the elevation of community pride, listing of the Victorian Towers Historic District to the National Register will result in the following benefits for its historic properties:

- Consideration in planning for federal, federally licensed and federally assisted projects; Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the federal planning process.
- Eligibility for certain tax provisions. The Missouri Department of Economic Development administers the Missouri Historic Preservation Tax Credit Program. Information about that program can be found here: <https://ded2.mo.gov/historic-preservation-tax-credit-program>. Income producing properties may also be eligible for Federal Historic Preservation Tax Credits. Information about this program can be found on the National Park Service website here: <https://www.nps.gov/tps/tax-incentives.htm>.

The properties identified as being potentially individually eligible should be further researched to determine additional historical significance. Available resources may include city directories and the Sedalia Democrat newspaper. Research should be gathered on the original property owners, architect, and contractors.

It is recommended that the City of Sedalia reinstate the annual fee for the RuskinARC database, which is due in October 2021, and utilize the database system to ensure the citizens and city leaders have the most up to date information about the historic and architectural resources in Sedalia. Furthermore, the database can be built upon with additional historic architectural surveys.



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Section 4

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Section 5

Appendices



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Appendices

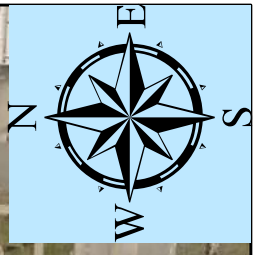
Appendix A – Victorian Towers Historic District Survey Map



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Victorian Towers Historic District



MAP LEGEND: August 6, 2021

- ★ CONTRIBUTING
- ★ NON-CONTRIBUTING
- ★ OUTBUILDING - CONTRIBUTING
- ★ OUTBUILDING - NON-CONTRIBUTING
- INDIVIDUALLY ELIGIBLE
- INDIVIDUALLY LISTED
- VACANT LOT
- SURVEY & PROPOSED DISTRICT BOUNDARY

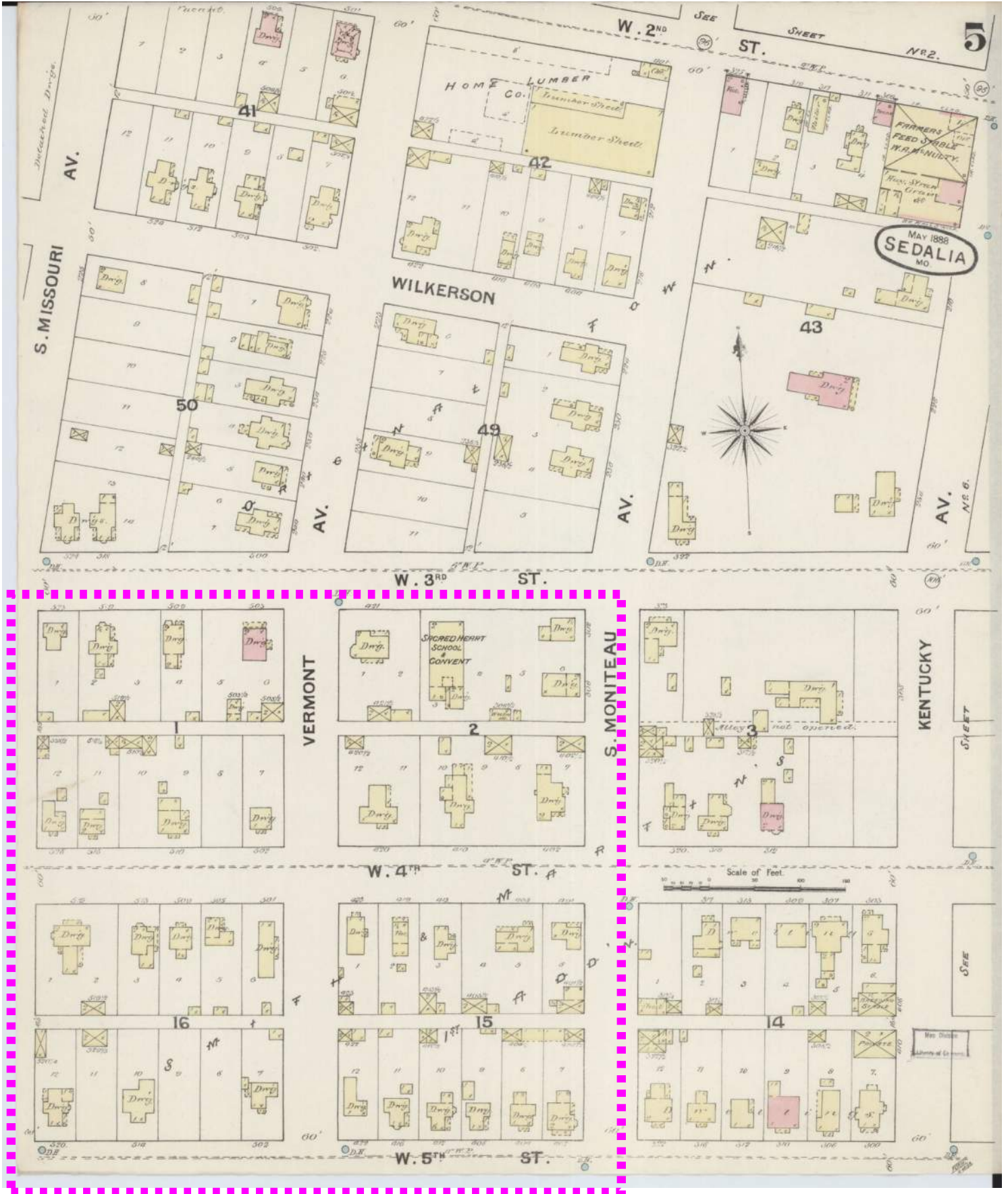
Appendices

Appendix B – Sanborn Fire Insurance Maps



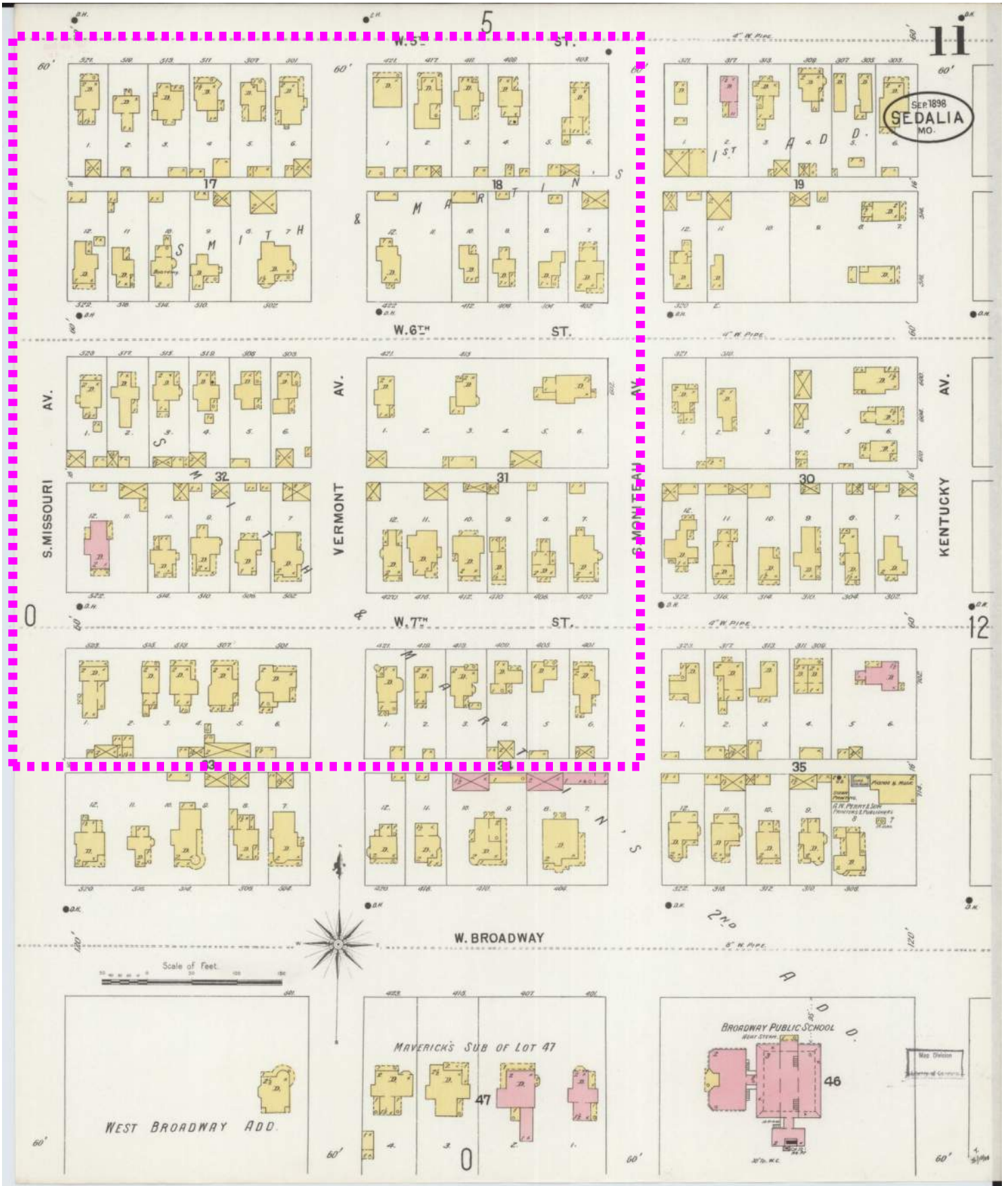
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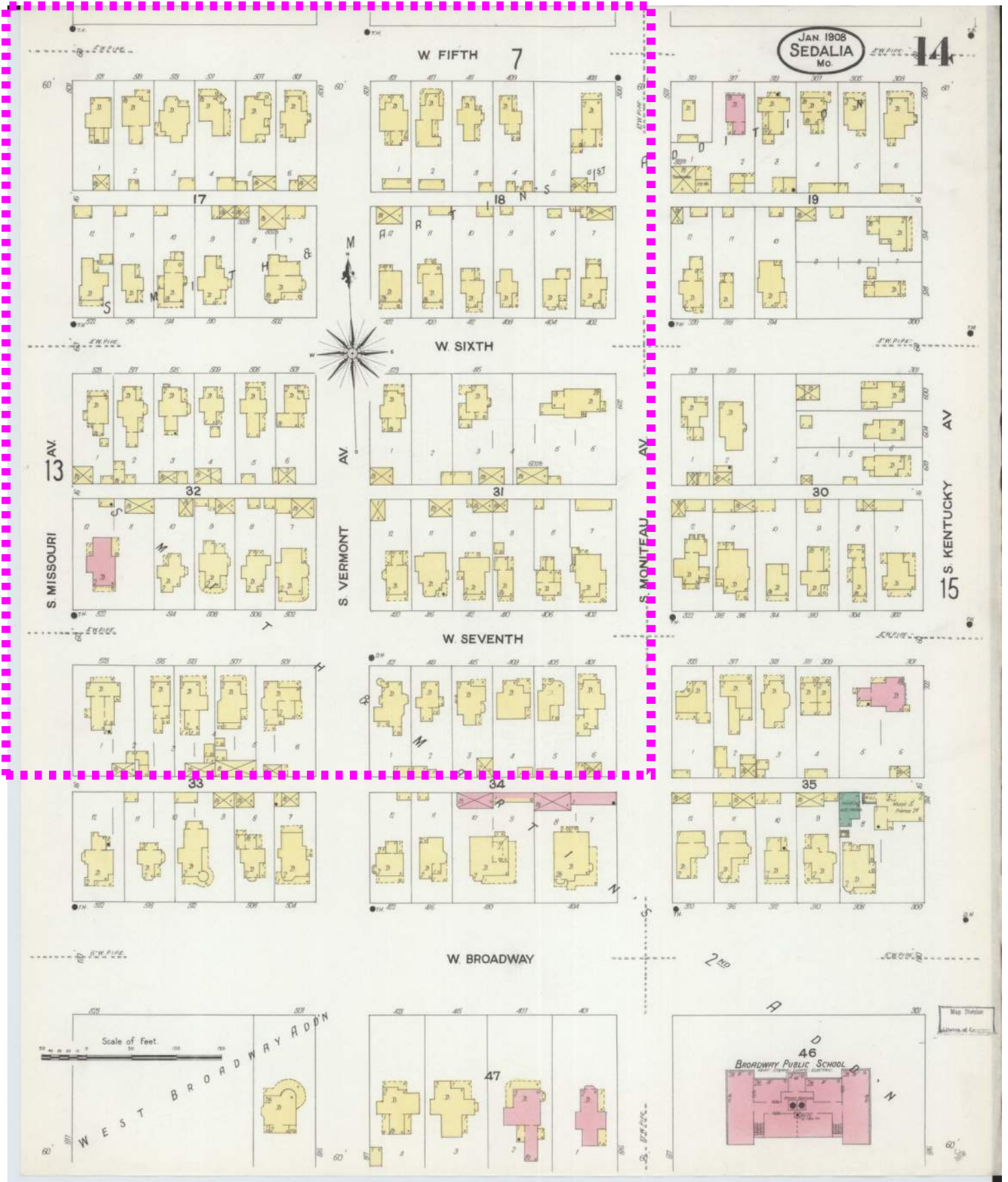


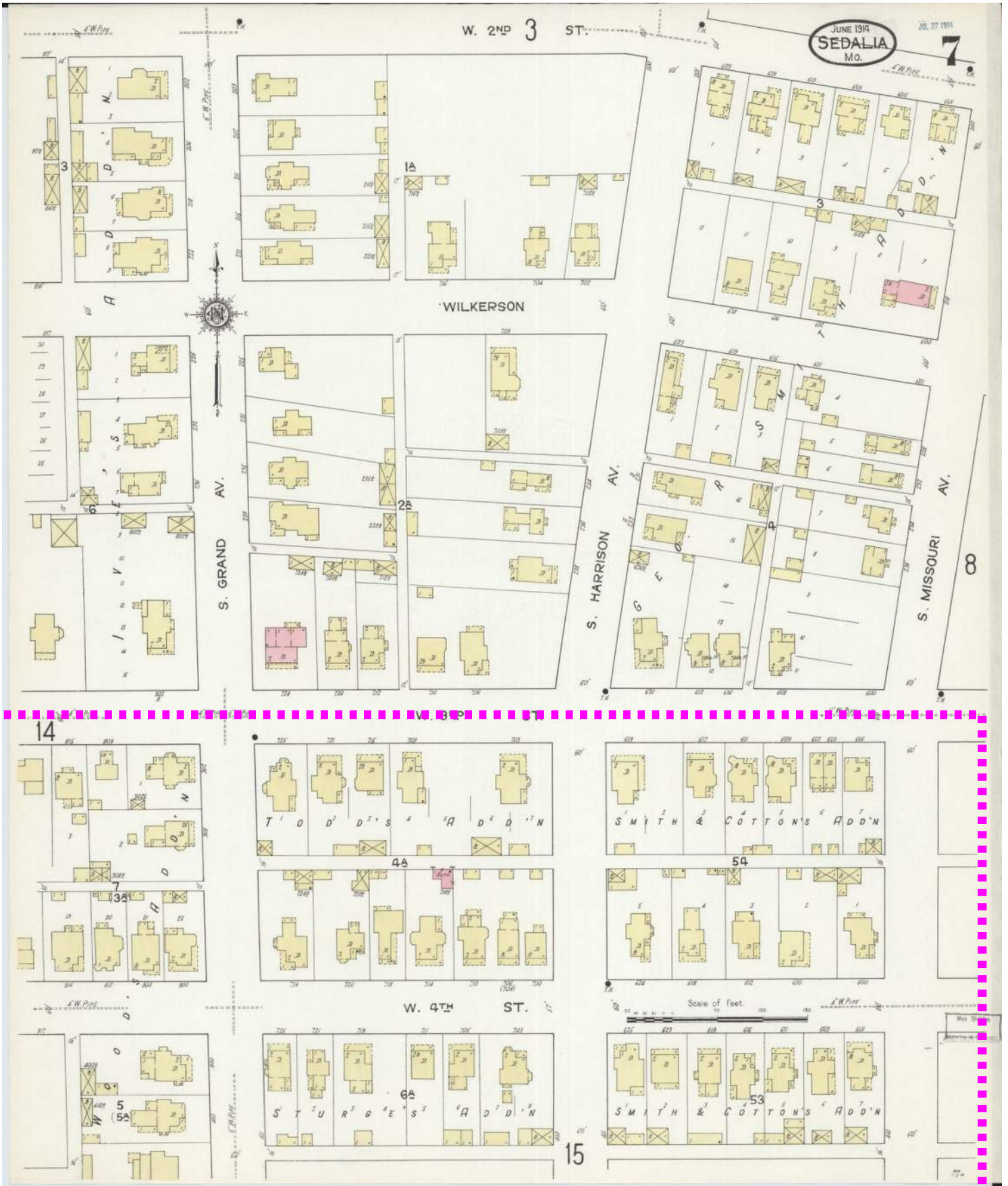




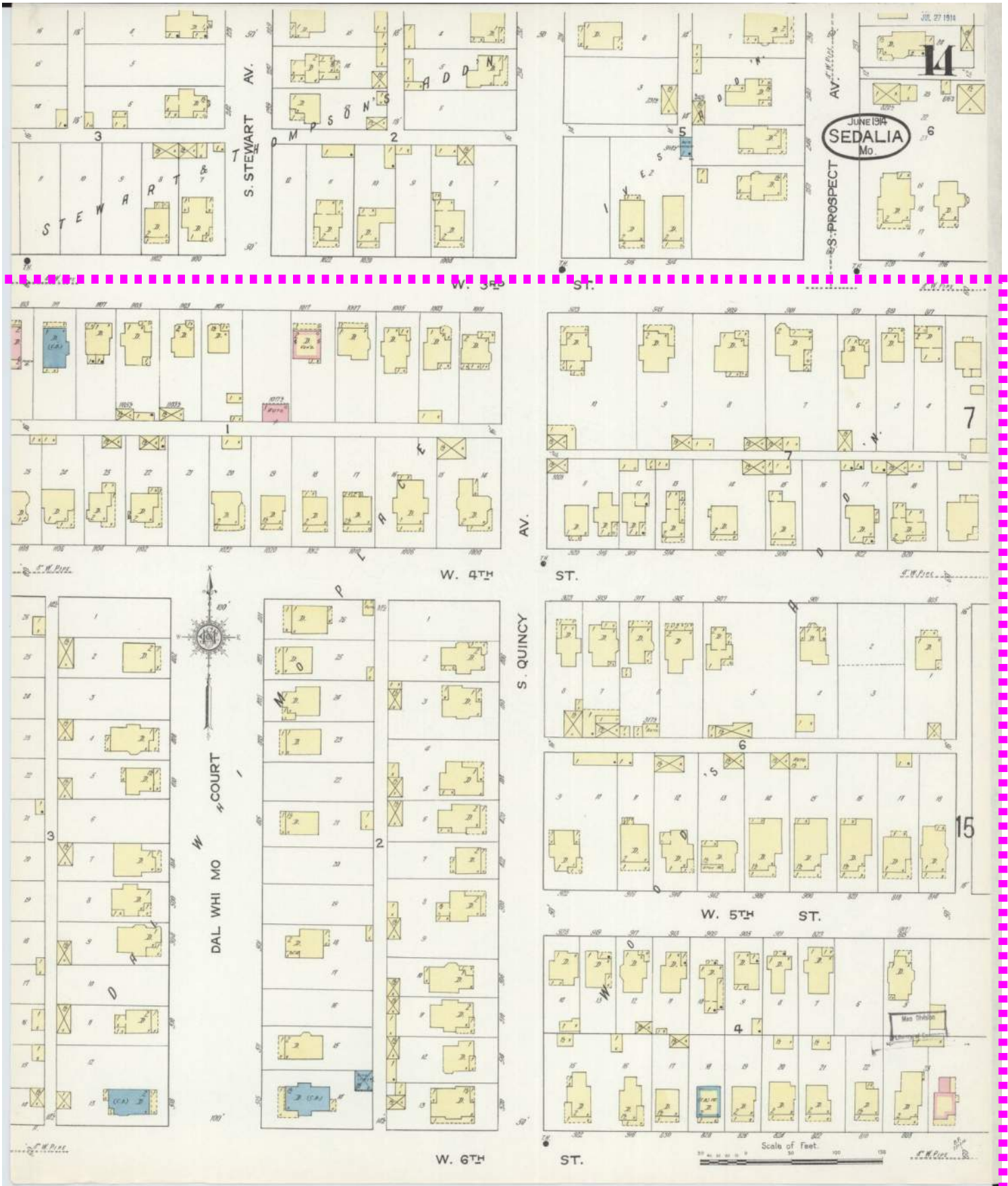


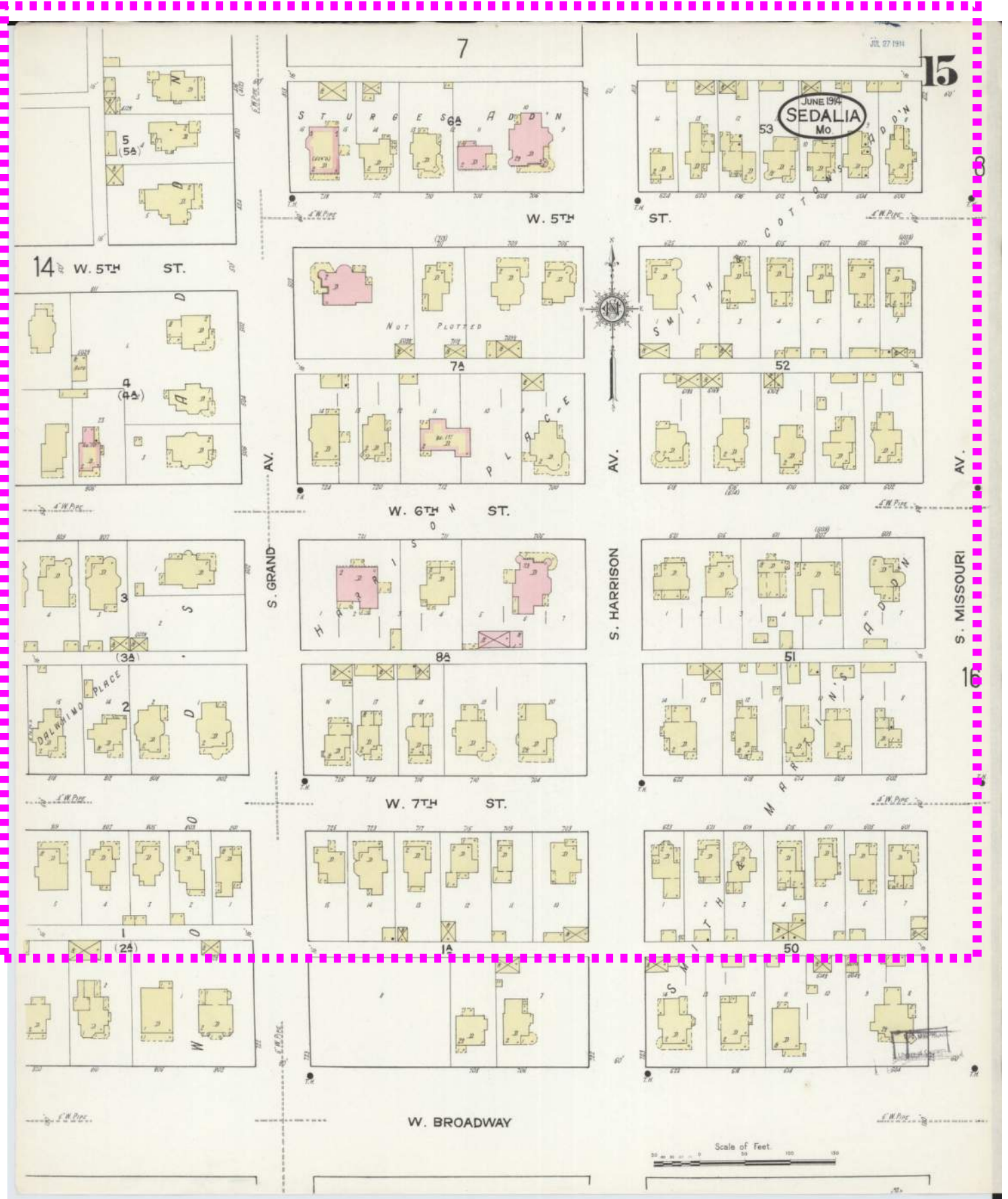


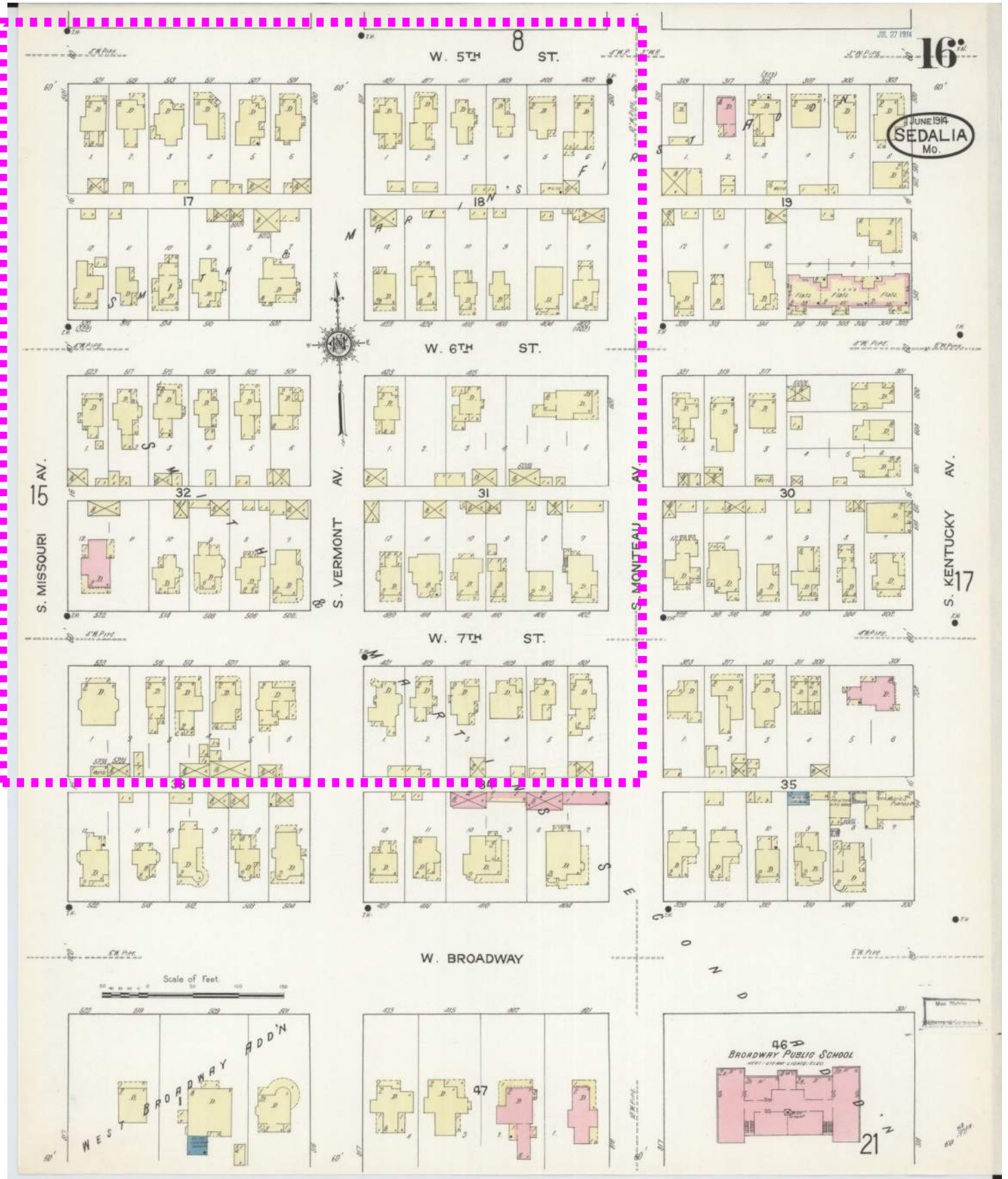












Appendix C – Maserang Survey Map



