



2019 Notable Structures & Preservation Opportunities



Hale Lake Rd. Residence 109 E. Hale Lake Rd.

**NOTABLE
STRUCTURE**



Located at the end of long drive adjacent to a pond, this house was built in circa 1965. This modern house features large expanse of glass windows meeting at the corner, a wide eave overhang and a flat roof with a cross hipped roof which creates a "T" from above. The house is visually aesthetic because of the view of the house changes at different points along the road. It may appear as a one-story house to two-stories with more features as you move from west to east. This style of house is called American International since it resembles the popular International style with its flat roof with lack of decorative detailing. American International houses usually have variations of wood, brick or stone siding are integrated into the landscape like a sculpture.

Hurricane Hill Residence 505 Hurricane Hill Dr.

**NOTABLE
STRUCTURE**

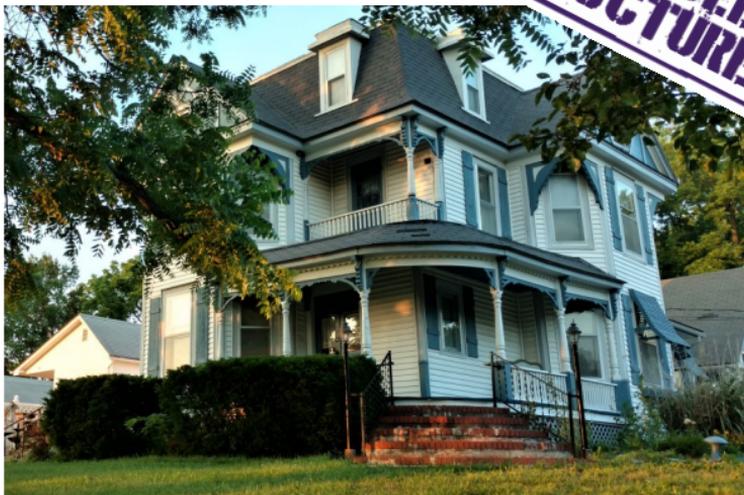


This house has a steep pitch cross-gable roof with wide eaves. A cross-gable is at the center of the primary façade. The primary façade has three bays. From left to right, the bays are defined on the second story by a single window, a pair of windows in the gable, and a single window. The windows are six-over-six light, double-hung wood sash units with aluminum awnings. A hip roof porch shelters the two south end bays. The porch features turned posts and wood balustrade.

Stevens House

117 W. Oak St.

**NOTABLE
STRUCTURE**



The Joseph R. and Maria Stevens House was constructed in circa 1888 after the Stevens moved to Warrensburg from Russellville, Missouri and resided there until Joseph's death in 1901. The Stevens House is an excellent example of the Queen Anne subtype of Victorian architecture in Warrensburg with the typical form of Victorian houses and a mixture of vernacular detailing such as the mansard roof, classical details, bay windows and gable half-timbering. The Queen Anne subtype of Victorian architecture is described notably in the Multiply Property Documentation Form *Historic and Architectural Resources of Warrensburg, Missouri*. This house is significant as a dwindling Victorian resource and an excellent example of Queen Anne architecture in Warrensburg. This house features the lower cross gable subtype of Queen Anne; however, a significant distinction is the Stevens House features a mansard roof at the center while the most common Queen Anne subtype features a hipped roof or a tower at the pivot point in the cross gables.

United States Post Office 201 E. Gay St.

**NOTABLE
STRUCTURE**



Built in 1964, this Post Office was part of the Thousand Series post-offices designed in the International Style of architecture. Post offices from the Thousand Series featured flat roofs with exterior walls covered with aluminum or stainless-steel framed windows, and walls with stone, brick, or precast concrete. The Warrensburg Post Office features a buff brick exterior wall and new features incorporated when it opened in 1964 included a covered loading dock, additional parking, a larger lobby and a lobby floor with “multicolor quarry tiles blends with marble pillars of varied hues”.

Green Truck Bakery 127 W. Pine St.

**NOTABLE
STRUCTURE**



Built c. 1915, this one-story, one-part commercial block building is a contributing building in the Holden and Pine Streets Commercial Historic District. This building features brick cladding, a flat roof and a flat parapet with a projecting stretcher brick course and terra cotta tile coping caps the building. An engaged sandstone pier ornaments the west side of the façade.

Green Truck Bakery renovated the storefront by using assistance from the Downtown Façade Grant Program in 2017. Historic Businesses housed in this building included Maxwell's Cash Grocery (1930) and Callison Radio and TV Service (1958-1967) at 125-127 W. Pine.

Garden of Eden Station

213 NW 21 (Old Hwy 13)

**NOTABLE
STRUCTURE**



Listed on the National Register of Historic Places in 1993, the Garden of Eden/McBride's Station is an excellent representation of the rapid growth of motor vehicles in the first decade after World War I. It also exemplified the thousands of small rural stations that blossomed along newly graded and paved highways across Missouri, providing the essential fuel, oil, water and service that allowed motorists to travel in vehicles that were transforming society as much as the landscape. Built in c. 1928, this station is distinctive in architecture due to its locally quarried sandstone walls and its simple yet classic design. It has been recently restored and displays two historic gas pumps.

Broadview Subdivision

Bounded roughly by Mitchell St, Monts. Park Rd., Broad St, Anderson St, & Clark St.

**NOTABLE
STRUCTURE**



The Broadview was originally platted in 1952 with a second addition platted in 1955. This neighborhood exemplifies the variety of modern architecture, especially residential ranch architecture. The ranch style house dominated American architecture in the 1950-1960s when this neighborhood's houses were being constructed. It features the traditional low-pitch ranch house with an attached garage or lean-to carport and the two-story split-level house. There is also the L-shaped contemporary house with or without a carport. Another character-defining feature of the neighborhood is departure of the grid street system to the sweeping east-west streets that tie into the angled north-south streets with parks found throughout the neighborhood.

Johnson County Mutual Insurance 204 E. Market

**PRESERVATION
OPPORTUNITY**



Recently determined eligible for inclusion into the National Register of Historic Places by the Missouri State Historic Preservation Office, this building is excellent example of a Modern Movement commercial building. This building features a curtain wall façade with aluminum framing, large panes of fixed glass and sliding transoms for ventilation. Built in 1963, this building features a flat awning over the entrance on the southwest corner, and a key character defining feature is the full-height mosaic tile mural on the west elevation adjacent to the entrance that features cattle and corn. The mosaic tile spandrels fill the framing system between floors with the initials “JCM”.

Detached Garages Warrensburg

**PRESERVATION
OPPORTUNITY**



Detached garages located in the side or rear of the primary structure, were designed to resemble large, simple outbuildings, carriage houses and sheds. Designed to match the architectural characteristics of the primary structure, detached garages included the same features such as siding, roof pitch, color and windows, if present. While some detached garages were as elaborate as the houses themselves, in Warrensburg they typically feature a front gable roof with a single or multiple garage doors. Today, many of the historic doors on detached garages are replaced with modern garage doors.

It was also difficult to travel by automobile since early Missouri roads were built and maintained by individual counties and were not connected to roads in neighboring counties. In the early 1920s, the Missouri State Highway Department began an improvement campaign to pave all roads through the state and connect all county seats via a state highway system. By 1922, two highways ran through Warrensburg, Missouri Hwy 12 (east-west/currently Hwy 50) and Hwy 13 (north-south).

Tudor Revival Houses Warrensburg

**PRESERVATION
OPPORTUNITY**



This house is an excellent example of a 1930s Tudor Revival in Warrensburg. It features contrasting brick exterior walls; steeply pitched, multiple front gables and arched windows and doorways. The dominant chimney on the front façade is a common feature in Tudor Revival Houses. Tudor Revival houses may also feature half-timbering, stone and stucco walls, elaborate chimney detailing, leaded glass windows and steeply pitched dormer windows.

As a preservation opportunity, Tudor Revival Houses are a rare resource in Warrensburg with less than 20 documented and only one listed on the National Register of Historic Places which is within the Grover Street Victorian Historic District. The Tudor Revival House featured above is located along South Maguire Street with two other Tudor Revival houses. These houses are the most elaborate examples of Tudor Revival houses in Warrensburg.

Warrensburg is home to many historic resources, including 7 individually listed structures on the National Register of Historic Places, the Grover Street Victorian Historic District, and the Holden and Pine Streets Commercial Historic District. However, listing on the National Register doesn't guarantee protection, and many historic treasures go unlisted.

The Historic Preservation Commission would like to recognize the preservation efforts of our local property owners who have worked hard to keep their structures notable, and draw attention to structures with historic significance and potential for preservation.

Contact the Historic Preservation Commission to find out how to nominate a property to the National Register of Historic Places or as a local landmark.

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search for "Historic Preservation Commission"