

Historic Phase I Report

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2012

Parkville Livable Community Study



Historic Existing Conditions Phase 1 Report

Prepared by:

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Prime: **TranSystems Inc.**



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Survey Methodology

A two day site visit was made by Susan Richards Johnson & Associates, Inc. of downtown Parkville Friday, October 12th and Sunday, October 14th, 2012. Existing conditions of the commercial buildings were observed and documented photographically. The extent of the visual survey was based upon the following sources: "Historic Downtown Parkville, Missouri Businesses Map" by the Main Street Parkville Association, undated; and the "Parcel-Specific Existing Land Use Plan" by Oschner Hare & Hare, May 2012. During the site visits, the area of review centered on the historic commercial downtown and park areas. The survey boundaries are as follows: 7th Street to the North, the eastern edge of commercial properties along Highway 9 to the East, the railroad to the South and West Street to the West. This area shall be herein referred to as the Parkville Downtown Core and/or the downtown core. Attached to this report is a map of the Parkville Downtown Core for reference. Additional areas surveyed outside of this boundary included: the English Landing Park, the Parkville Farmer's Market, several commercial properties outside of the West Street boundary and the new commercial development south of the railroad.

The Parkville Downtown does not have a historic National Register District currently in place. There are five properties in Parkville listed on the National Register of Historic Places which include:

- Banneker School - 31 West 8th Street
- MacKay Building - Park University
- Scott Charles Smith Memorial Observatory - Park University
- Waddell "A" Truss Bridge - English Landing Park (relocated)
- Washington Chapel CME Church - 1137 West Street

These properties were not included in the historic existing conditions survey as they are outside of the project boundaries. Properties within the project boundary, which are considered historic, are buildings and structures which are 50 years of age or older as established by the guidelines for National Register nomination. All recommendations for redevelopment of any historically designated property during the future phases of this study shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Downtown Existing Conditions

The Parkville Downtown Core has a variety of buildings which represent a diverse body of construction types, architectural styles and original construction dates. Many of the commercial buildings are traditional one and two part commercial block buildings located along Main Street and 1st Streets. Typical construction materials are brick, concrete block, wood and stone. Several of these buildings have bronze oval plaques depicting their date of construction which are installed on the building's main facade. The majority of these one and two part commercial block buildings are located along Main Street from 5th Street to the North; Highway 9 to the East; and the railroad to the South. The Parkville Post Office is an exception to the overall downtown core architectural styles and represents a midcentury modern style, free standing building with adjacent parking lot. The Missouri American Water building is a historic building located to the east of Highway 9 and represents an industrial property of brick, stone and concrete. Properties along Highway 9 which are historic were reviewed and documented photographically. The fire station, restaurant and other buildings of more recent construction along Highway 9 were photographed but not reviewed as they are not historic as defined by the criteria above.



View of Main Street one part and two part commercial block buildings looking east.



Example of variety of architectural styles found within the downtown core.
View of Main Street looking west.



View of the Parkville Post Office located along Highway 9, looking east.



View of Highway 9, looking north.



View of the Missouri American Water building located along Highway 9, looking east.

Commercial properties located to the north of the Meyers Funeral Chapel, located at the corner of 4th and Main Streets, are residential in scale and often are located in a historic residential property. This is also true for properties along the west side of Main Street, north of 2nd Street. Businesses in these locations include, but are not limited to the following occupancies: a dental office, a law firm, a professional office, a bed and breakfast and retail.



View of one part and two part commercial block buildings at the corner of 3rd Street and Main Street, looking east.



View of the Meyers Funeral Chapel at the corner of 4th and Main Streets, looking east.



Views of typical commercial buildings to the north of 4th Street.

The downtown Pocket Park is located at the intersection of 1st and Main Streets along the west side of Main Street. The park is an open area consisting of a Gabion retaining walls, concrete steps, wood decks and planter boxes and vibrant plant materials. The park is set back from the sidewalk and leads up to a miniature golf course and a restaurant building on the top of the hillside. The sidewalks within the core downtown area have been rehabilitated with pavers. They provide a welcoming space for pedestrians.



View of the Pocket Park at the intersection of 1st and Main Streets, looking west, northwest.



View of the Pocket Park stairs and seating areas, looking west, northwest.



View from the Pocket Park looking up at the miniature golf course and restaurant, looking northwest.

Character Defining Features

The historic buildings are in good to fair condition overall. Several buildings with wood trim, windows, storefronts and buildings of wood construction are in need of wood repair and/or replacement. The rehabilitation of these properties should be done in a manner that is in keeping with the historic integrity.

The hilly topography and mature trees are character defining features of the downtown core and its surrounding historic residential neighborhoods.

Additional important defining features include:

- Storefront windows
- Signage
- Second story fenestration (if applicable)
- Parapets with flat or low slope roofs beyond
- Awnings (fabric, wood or steel)
- Defined front door or main entry
- Angled parking in front of storefronts
- Planters
- Sidewalks
- Streetlights with banners and overhead power lines



View of Main Street, looking north.



View of Main Street, looking south.

The Parkville Farmer's Market pavilion and surrounding parking area, English Landing Park, Grigsby Field and a new commercial area are all located south of the railroad tracks. These railroad tracks bisect the downtown core area into northern and southern zones. The pavilion consists of steel trusses, beams, columns and corrugated metal roofing. Grigsby Field is a baseball diamond with connecting gravel trails and parking areas and was constructed in 2000. English Landing Park is a beautiful park situated along the Missouri River and has several park shelters, a new public performance space, playgrounds, gravel trails, trail markers and the historic Waddell "A" Bridge. Due to the bridge's proximity to the downtown, photographs were taken of the bridge. It serves as pedestrian connection to the natural riverfront and to Grigsby Field and it appears to be in good condition overall. The newer commercial area which is located south of the railroad consists of contemporary historic-looking buildings with adjacent paved parking lot areas and were photographed but not reviewed as they are not historic as defined by the criteria above.



View of Main Street (northern zone) from south of the railroad tracks, looking north.



View of pavilion and park areas (southern zone), looking south along Highway 9.



View of the Parkville Farmer's Market pavilion, looking south, southeast.



View of Waddell "A" Bridge, looking southeast from English Landing Park.



View of new commercial area, looking southeast.

Future Recommendations

It is our opinion that the Parkville Downtown Core has sufficient historic integrity to satisfy a preliminary Determination of Eligibility (DOE) which is the first step toward the creation of a downtown historic district. A downtown historic district would assist the community of Parkville to by attracting new businesses, as well as providing incentives for the rehabilitation of these historic properties. This in part is accomplished through increased awareness/tourism marketing and additional funding opportunities available through a variety of funding mechanisms including the state and federal historic tax credit programs and grants from a variety of public and non-profit sources.

The connection of the Parkville Downtown Core to the Parkville Farmer's Market, English Landing Park, Grigsby Field and the newer commercial development south of the railroad is very important to the success of this vibrant downtown community. The downtown core and the park areas are main attractions for Parkville residents and visitors year round. Access to the accompanying trails should also be maintained and are a vital part of the park system. Recommendations and proposed improvements of these connections will be developed during future phases of this study. If it is determined that proposed improvements will impact an architectural or historic resource, additional investigation will be required and the Section 106 process with the Missouri State Historic Preservation Office (MOSHPO) may need to be undertaken.