

# **City of Sedalia**

## **Historic Preservation Design Guidelines**



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## INTRODUCTION: THE CITY OF SEDALIA HISTORIC PRESERVATION GUIDELINES

Many of the City of Sedalia's neighborhoods and commercial streets are lined with historically and architecturally significant buildings that remain in good and minimally to moderately altered condition. Sedalia's building styles and materials, road layouts, land use, and development history have shaped and been shaped by our art, culture, animals, wildlife, and the lived experiences of generations. Sedalia's built environment is more than a civil engineering infrastructure or collection of architectural styles—it is our home and heritage. To support property owners, managers, and developers in passing along our unique architectural, environmental, and cultural legacy to future generations, the City of Sedalia has developed guidelines to preserve the unique character of our residential and commercial buildings, streets, parks, and roads. The *City of Sedalia Historic Preservation Design Guidelines* offer best practices for preserving, rehabilitating, restoring, and reconstructing resources located within current and future historic districts.

The best practices contained in this document minimize alteration and protect the condition of windows, doors, roofs, siding, landscaping, fences, and other features that contribute to the historic integrity of our neighborhoods. Guidelines require that preservation, rehabilitation, restoration, and reconstruction practices are used when changes are made to houses, businesses, lot sizes, utilities, bridges, curbs, and engineering infrastructure within a historic district. These guidelines direct property owners in making exterior repairs, alterations, and additions to existing buildings and also apply to the development of new structures and the demolishing of existing buildings.

While some neighborhood associations might have the authority to implement additional standards, there will be no new or additional penalty structures from the city beyond those currently penalizing violations of zoning, construction, and other codes. Guidelines are broadly written to accommodate a range of approaches so that homeowners can complete work within their budgets and make the best decisions for their property.

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*Q: Will I get an angry letter from the city threatening me with a fine unless I update my home?*

*A: No. The City of Sedalia Historic Preservation Design Guidelines are NOT maintenance standards, and they do not give the city any additional authority to require new changes to private homes or businesses. Guidelines are intended to help homeowners who voluntarily plan alterations.*

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## When do historic preservation guidelines apply?

All owners of historic structures that are at least 50 years old must abide by the *City of Sedalia Historic Preservation Design Guidelines* if their property boundary falls within a historic district or if their property is listed on the National Register of Historic Places (NRHP). Both resources that contribute to the historic district and those structures evaluated as non-contributing must follow the best practices outlined in the guidelines. To learn if your home is located within a historic district or listed on the NRHP, see the sections HISTORIC DISTRICTS AND LISTED RESOURCES IN THE CITY OF SEDALIA and NATIONAL REGISTER OF HISTORIC PLACES LISTINGS IN THE CITY OF SEDALIA. Any applicant for a Certificate of Appropriateness (COA) will be reviewed by the Sedalia Historic Preservation Commission for compliance with the guidelines. To learn if you need a (COA), see the section WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)?. The following sections clarify when guidelines are voluntary or mandatory and non-binding or binding:

### Mandatory and Non-binding

Structures that are more than 50 years old: Alterations to homes that are more than 50 years old and are located within a historic district must undergo non-binding review by the Sedalia Historic Preservation Commission. Owners can potentially be penalized if they fail to apply for a Certificate of Appropriateness (COA) and undergo review before the Commission. However, as the *City of Sedalia Historic Preservation Design Guidelines* are most often non-binding, owners have the option to implement the Commission's decisions or make alternative plans for their property after the completion of review. Owners may apply for and receive a building permit after review even if they do not implement decisions of the Commission. The COA application and review are mandatory, and examples of the type of proposed work that require a COA application include but are not limited to the following (Ord. No. 10350, § 2, 8-3-2015):

- ◆ Exterior alterations on all structures located within the historic district
- ◆ New porches or significant alterations or repairs of existing porches
- ◆ Window replacements
- ◆ Roofing upgrades, replacements, or repairs
- ◆ The replacement of a door
- ◆ The addition of openings for doors or windows (changes in fenestration)
- ◆ The removal, replacement, or repairing of historic landscaping
- ◆ New siding or the removal of old siding
- ◆ Other projects as outlined below in the guidelines

Structures that are not yet 50 years old: Major alterations to contemporary structures or those built within the last 50 years require a COA application and review before the Commission if the property is located within a historic district. Though guidelines are generally voluntary for structures that have not yet aged to 50 years, there are kinds of major work that are subject to mandatory, non-binding review. For more information, see the section STRUCTURES BUILT WITHIN THE LAST 50 YEARS.



## Mandatory and Binding

A few types of proposed work must undergo binding review by the Sedalia Historic Preservation Commission. Owners can be penalized if they fail to abide by the Commission's determination if their property is located in a historic district or listed on the National Register of Historic Places. Owners are required to apply for and obtain a Certificate of Appropriateness (COA) as a condition of being awarded a building permit in the following cases (Ord. No. 10350, § 2, 8-3-2015):

- ◆ All new construction
- ◆ Demolition projects
- ◆ New additions and outbuildings
- ◆ Municipal improvements and projects managed or funded in part or in full by the city, county, or any governmental agency
- ◆ New commercial or residential development
- ◆ Changes to lot sizes
- ◆ Art installations and murals
- ◆ Flip to sell projects that alter the exterior if the owner is not a resident
- ◆ The moving of existing buildings

For more information, see the section MANDATORY AND BINDING REVIEW BY THE SEDALIA HISTORIC PRESERATION COMMISSION.

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*Q: If I do not have a Certificate of Appropriateness (COA), will I be denied a building permit?*

*A: No! The City of Sedalia will not deny a building permit solely on the basis that you disagree or reject decisions made by the Sedalia Historic Preservation Commission during the mandatory COA application process and non-binding review. Only a few types of proposed work are subject to binding review and must implement Commission decisions as a condition of permitting; these include new construction, demolition, and the other projects listed on page 3.*

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## Voluntary

These exempt activities never require an application for a Certificate of Appropriateness (COA) or review by the Sedalia Historic Preservation Commission. However, owners can voluntarily abide by the *City of Sedalia Historic Preservation Design Guidelines* or file a COA application for a voluntary, non-binding review (Ord. No. 10350, § 2, 8-3-2015):

- ◆ ADA accessibility upgrades on private properties
- ◆ Interior remodeling or decoration so long as alterations are not visible from the public right-of-way
- ◆ Pest removal of vermin, insects, animals, or their waste
- ◆ Ordinary repairs or maintenance (including painting)
- ◆ Repairs due to natural disasters or other emergencies (consultation with the Commission is strongly recommended but not required, and proof of the natural disaster or emergency may be requested)
- ◆ Exterior alterations on structures located outside of a historic district



*Photograph 1* American Disability Act (ADA)-Compliant Curb Ramp: Accessibility projects like curb ramps that affect public spaces must obtain a Certificate of Appropriateness. The *City of Sedalia Historic Preservation Design Guidelines* are voluntary for private owners when they build ramps or accessibility features. Location: S. Ohio Ave. and E. Fifth St., Sedalia, MO.

Exemptions: certain projects will not be penalized if they forego COA review.

## ADA Accessibility

Residential owners are not required to apply for a Certificate of Appropriateness (COA) to obtain a building permit to widen doors or add ramps, handrails, or lifts. Historic structures can be altered without review to improve accessibility. All proposed work must be in compliance with the Americans with Disabilities Act (ADA) and any policies of the Missouri office of Administration or the Attorney General Office. Proposed work must abide by applicable building codes. Projects that impact public or commercial areas must apply for a COA; projects that seek city, state, or federal permits must also apply for a COA. Projects should minimize the removal of trim, the widening of doors, and other changes to historic entrances with electric openers that allow hands-free operations and can help make historic construction more functional. Handrails and balusters should be made of complimentary materials such as aluminum. Ramps and lifts should be built adjacent to historic features to be minimally invasive and constructed in a manner that is reversible so that they can be removed without damaging historic designs.

## Interior Alterations

Interior remodels or decorations are not covered by the *City of Sedalia Historic Preservation Design Guidelines* so long as they cannot be seen from the street.

## Pest Removal

If a resident's health is at risk, an owner or manager does not need to file an application for a Certificate of Appropriateness (COA) to remove possums, raccoons, rats, roaches, or other vermin or to make emergency repairs resulting from animal or insect damage.

## Ordinary Repairs or Maintenance

Ordinary repairs and maintenance are essential to the on-going care of a historic home and are not subject to the *City of Sedalia Historic Preservation Design Guidelines*.

## Exterior Paint

While the *City of Sedalia Historic Preservation Design Guidelines* do not allow property owners to paint historic brickwork or stone, the standard painting of a building does not require a Certificate of Appropriateness (COA) or review by the Sedalia Historic Preservation Commission. Murals and art installations are subject to binding review. To learn more, see the section EXTERIOR WALLS, SIDING, AND TRIM.

## Natural Disasters and Other Emergencies

It is sometimes essential to immediately address damage caused by broken pipes, fires, vandalism, or unforeseen damage caused by a third party. Similarly, if your home is struck by a tornado or damaged by a flood, the most important question is your safety and access to emergency resources. While most emergency repairs are managed over weeks and allow for communication with the Sedalia Historic Preservation Commission, the property owner is not required to apply for a Certificate of Appropriateness (COA). Owners are encouraged to apply for a COA in order to gain support from the Commission, and if contractors can be immediately scheduled, repairs can begin while the application is under review. But owners will not be penalized if they forego review.

Property owners who complete emergency repairs may be investigated if the Commission has no record of the emergency and the damage it caused. If rebuilds or repairs fall short of best practices, the Commission may send an inquiry. Owners may be required to return their homes or businesses to the original state unless proof of the emergency is provided. Please keep photos or an insurance claim so as to answer any questions raised by the Commission. To avoid confusion, it is best to initiate a conversation with the Community Development Director or Commission as soon as is possible. For more information, see the section CONTACT INFORMATION. If you apply for a COA, please write a note to request an expedited review due to a natural disaster or emergency.



*Photograph 2* 1994 Mural of Musician Scott Joplin by Stan Herd: Mural projects must obtain a Certificate of Appropriateness and undergo binding review by the Sedalia Historic Preservation Commission. Owners of wood-sided homes and businesses may choose a traditional paint color without review. Location: 205 S. Ohio St., Sedalia, MO.

## Guidelines are both “mandatory” and “non-binding.”

If your project is located within a historic district, it is mandatory that the Sedalia Historic Preservation Commission review design plans before construction begins. However, participation in this review stage is the only requirement, and owners have the discretion to implement recommendations or disagree. Review is initiated by the owner or property manager with an application for a Certificate of Appropriateness (COA); anyone who applies for a permit for construction or municipal improvement must also apply for a COA so long as the property or resource are located within the boundaries of a historic district or listed on the National Register of Historic Places (NRHP).

Owners are not required to receive a COA as a condition of a building permit. Recommendations made by the Commission are non-binding and will not impact construction permitting or project compliance. Property owners must make a good faith effort to provide information requested by the Commission and to implement guidelines per the Commission’s direction. It is best to work with the Commission by making changes to construction plans in order to earn a COA. However it is at the applicant’s discretion whether they agree and follow guidelines. To read more about the process, see the section WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)?

## What does “non-binding” mean?

The decisions and recommendations of the Sedalia Historic Preservation Commission in denying or awarding a Certificate of Appropriateness (COA) are non-binding and do not determine building permitting outcomes. While it is mandatory that all homeowners apply for a COA and undergo review before they can obtain a building permit to begin construction, the final decisions made by the Commission are non-binding and cannot determine the award of a building permit or any other application to the Code Enforcement Department (Ord. No. 10350, § 2, 8-3-2015). If a project area is located within a historic district, the owner must undergo review by the Commission. But the owner can proceed with construction permitting regardless of whether they earn a COA.

Because the *City of Sedalia Historic Preservation Design Guidelines* are non-binding, owners who disagree with recommendations made by the Commission or who cannot meet best practices may still be awarded a COA if they request re-review. During the re-review process, the owner can propose a historic preservation plan, new evidence, or informal mitigation efforts. To learn more about how to present a historic preservation plan for your home, see the section HOW WILL MY PROPERTY BE EVALUATED? The City of Sedalia will enforce all codes that pertain to building, zoning, and construction and may take action if construction begins without a permit or falls out of compliance. Owners must follow city building and zoning codes.



## What does “mandatory” mean?

The City Council approved general historic preservation guidelines as part of City Ordinance (Chapter 64, Zoning: Article II, Division I, section 64-70; Ord. No. 10350, § 2, 8-3-2015). The *City of Sedalia Historic Preservation Design Guidelines* offer best practices to implement these general historic preservation ordinances. The Sedalia Historic Preservation Commission is thus required to use the guidelines when evaluating all Certificates of Appropriateness (COAs) (Ord. No. 10350, § 2, 8-3-2015). It is mandatory that the Commission reference guidelines.

## Some guidelines are “mandatory” and “binding.”

New construction, demolition, additions, municipal projects, commercial development or redevelopment, civil or environmental engineering projects, changes to lot sizes, art installations, flip to sell projects, and the moving of buildings are subject to mandatory, binding review. If a project area is located within a historic district, the owner must undergo review by the Sedalia Historic Preservation Commission and obtain a Certificate of Appropriateness (COA) as a condition of obtaining a building permit (Ord. No. 10350, § 2, 8-3-2015). Should a violation be issued for failure to obtain a COA, it is the property owner’s responsibility to pay for the return of their building to a pre-construction state (Ord. No. 10562, § 1, 2-21-2017, Sec. 64-73). City officials charged with any municipal improvement or sign installation within a historic district must hold preliminary discussions with the Commission. The Commission will review improvements during and after construction (Ord. No. 10350, § 2, 8-3-2015). For more information see the section MANDATORY AND BINDING REVIEW BY THE SEDALIA HISTORIC PRESERVATION COMMISSION.

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*Q: Do the City of Sedalia Historic Preservation Design Guidelines apply to my property?*

*A: Guidelines are only mandatory if your home, business, or property is located within the designated boundaries of a historic district or listed on the National Register of Historic Places.*

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## WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)?

The Certificate of Appropriateness (COA) process was established to ensure that any alteration to a historic structure or resource is in keeping with its historic character and does not detract from its integrity. All owners of homes, commercial structures, and other resources located within a historic district are required to apply for a COA and to participate in the Sedalia Historic Preservation Commission review process before they can obtain a building permit (Ord. No. 10350, § 2, 8-3-2015). Note that building permits require a separate form and review by the Code Enforcement Department to ensure that construction is structurally sound. All those who seek to begin a construction project within the boundaries of the City of Sedalia are required to obtain a building permit, per Chapter 64 of the City Code, while only those projects located within a historic district are required to submit an application for a COA and undergo review by the Commission.

## How do I apply for a Certificate of Appropriateness (COA)?

At least 15 days prior to the first hearing scheduled, project plans must be submitted with a Certificate of Appropriateness (COA) application form to the Community Development Director. Applicants should have a contractor selected before applying, and work conducted by the homeowner or friends and family should be put forward with an estimated timeline and plan for completion. Plans must show the location of the building, parking, exterior lighting, signs and landscaping. Exterior elevations of the front and side should be shown with a description of the type, color, siding, windows, and roofing to be used. Drawings of architectural features should be included with historic and "as is" photographs. All diagrams should be drawn to scale.

Upon receipt of a completed application for review, the Community Development Director shall notify the Sedalia Historic Preservation Commission and forward the application to its members (Ord. No. 10350, § 2, 8-3-2015). The Commission will next review the plans and set up a meeting to consult with the applicant. They may request additional information for their review before setting a date for a public hearing to determine COA eligibility. The Commission reserves the option to conduct a site visit if deemed necessary. Decisions will be noted in Commission public meeting minutes.

A public hearing will be held, and recommendations will be offered to those who are making inappropriate alterations. A statement of eligibility for the COA will be offered when the project is in compliance with the *City of Sedalia Historic Preservation Design Guidelines*. However, even if the Commission finds that the project lacks eligibility for a COA, the owner can continue with construction permitting once review has concluded.

Those who disagree with a decision and still want a COA can ask for a re-review by the Commission to dispute their prior recommendations or propose an informal historic preservation plan as mitigation. Materials should be submitted to the Commission

through the Community Development Director with a request for a re-review. Demolition, new development, and other projects that are required to obtain a COA must be re-reviewed if the project is not initially found eligible for a COA.

Upon completion of the project, reporting will be submitted to the Commission, and the final COA is complete. Applicants are encouraged to reach out to the Commission in advance of submitting an application and at any stage in the process to seek advice. Call members of the commission directly or e-mail the Community Development Director.

## Review Timeline for a Certificate of Appropriateness (COA) Application

The Sedalia Historic Preservation Commission must respond to an applicant within two weeks of receiving their application. If the Commission receives an application for a Certificate of Appropriateness (COA) by the 15<sup>th</sup> calendar day of the month, the hearing will be scheduled for the second Wednesday of the following month at 4:00 pm. COA reviews should be completed within 30 days but may be delayed if a Commission meeting is cancelled or if the applicant lacks documentation or is unable to accommodate a site visit. Applicants are free to request an expedited hearing.

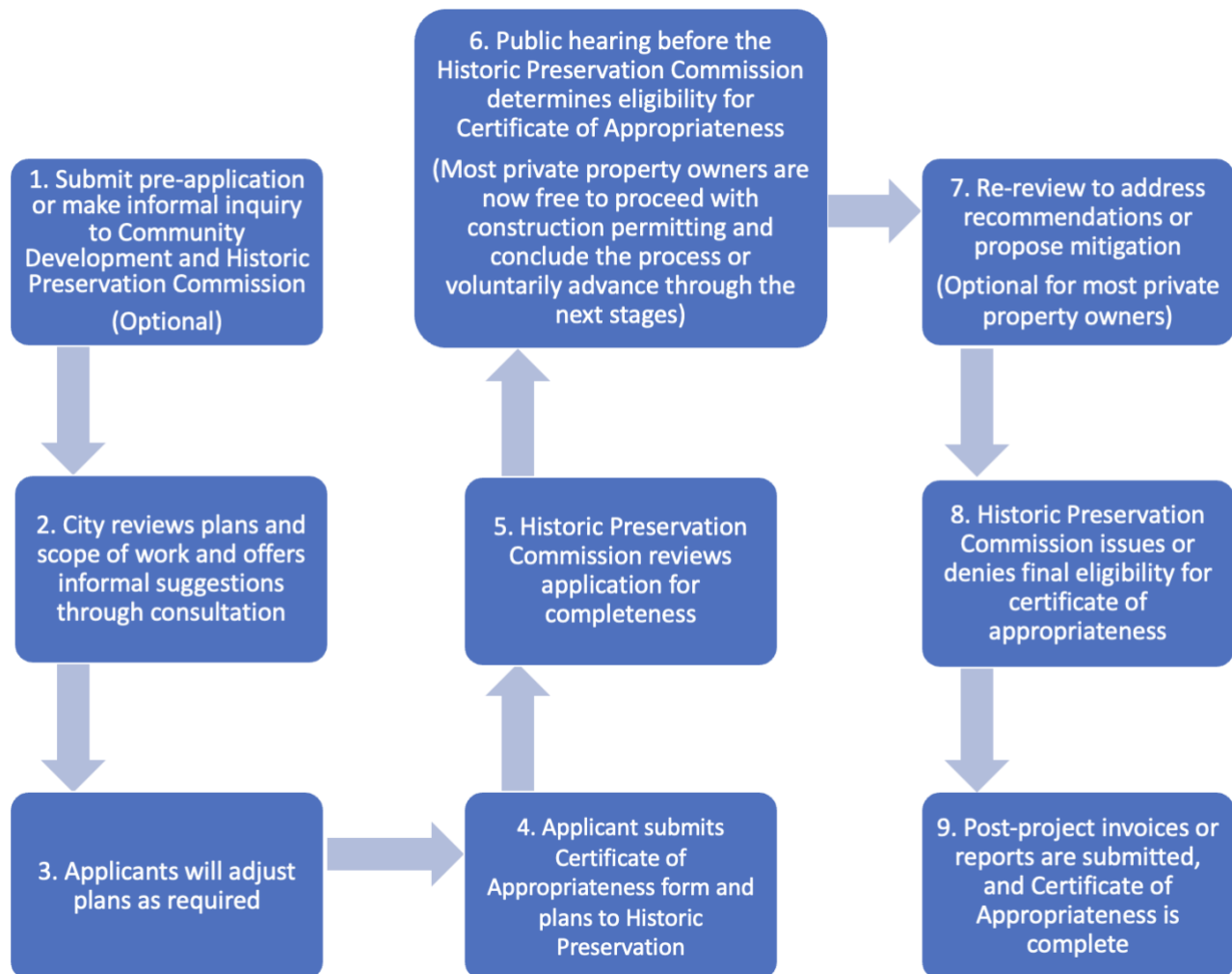
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*Q: How long does it take to complete the review process to determine eligibility for a Certificate of Appropriateness (COA)?*

*A: It takes about 30 to 45 days to complete the design review. However if the owner has not provided needed information and is unresponsive to requests for a site visit, the process may be delayed. Owners are free to request an expedited review based on contractor schedules or materials availability.*

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## Certificate of Appropriateness Flow Chart



*Figure 1* The Certificate of Appropriateness Flowchart: The application process begins with an informal call or e-mail sent to the City of Sedalia Community Development Director or Sedalia Historic Preservation Commission contacts. After a formal application for review is submitted with plans, a meeting will be scheduled. Applicants can apply for a re-review if they disagree with the decision.

## HOW WILL MY PROPERTY BE EVALUATED?

There is no ‘one-size-fits-all’ evaluation. Proposed projects should retain the parts of the resource that contribute to its character as well as to the larger historic district. Rather than replacing wholesale, projects should weigh the best practices most important to the resource. Some buildings, individually or within a district, carry great significance due to their stylistic features, demonstration of the work of a master craftsman, or cultural and political histories. Structures that have been little altered over time may be important even when features show signs of wear. Structures that have been well maintained may represent a loss of integrity if key features have been altered. Taken together, the condition, alterations, and significance are evaluated to understand the historic character.

Original materials are important because they convey the age of the building and its connection to architectural movements, material innovations, and economic, cultural, and design transitions. Original materials are more appropriate and compatible for historic resources than modern replacements. If original materials must be replaced, it is ideal to use matching materials of the same type and design. If a part of a building cannot be repaired with new materials that imitate the original, explore pre-approved material lists in the *City of Sedalia Historic Preservation Design Guidelines*. Additions, alterations, and repairs to historic buildings can be guided by photographs of buildings of a similar age in the district. Construction should be designed to be compatible with the district.

## What if I disagree with the Historic Preservation Commission?

Owners who cannot meet guidelines due to competing design interests, budget constraints, or disagreement with a best practice may apply for and potentially be awarded a Certificate of Appropriateness (COA) by proposing voluntary mitigation efforts or by directly refuting recommendations offered by the Sedalia Historic Preservation Commission. The Commission will consider additional factors and may discretionally approve a COA for a project that fails to meet best practices.

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*Q: How can I connect with the Sedalia Historic Preservation Commission?*

*A: Phone calls and e-mails are always welcome. The Sedalia Historic Preservation Commission meets on the second Wednesday of the month at 4:00 pm at City offices. Expedited meetings can be requested.*

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## Voluntary Mitigation Efforts

If your project plans have been found ineligible for a favorable COA or if you disagree with the Commission's decision, you can appeal by asking for a re-review as follows:

- ◆ Use the original form submitted with your COA application and write "re-review" on the top. See the sections WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)? and APPENDIX A CERTIFICATE OF APPROPRIATENESS APPLICATION.
- ◆ Be sure to include a description of any extenuating circumstances.

Consider one of the following additions to your application for re-review:

### Energy Efficient Upgrades

Energy and water-efficient upgrades or aesthetic decisions might be eligible for a COA award despite minor conflicts with a best practice outlined in the *City of Sedalia Historic Preservation Design Guidelines*. Energy or water efficient upgrades that change windows, roofs, built landscaping, or other historically significant features that contribute to the character of the property are most likely to be found eligible for a COA if they are part of a long-term historic preservation plan that prioritizes significant stylistic and culturally important features and meets or exceeds other best practices as outlined in the guidelines. Many materials listed in the best practices have been reviewed for energy efficiency, and a range of products are available to meet the needs of homeowners.

### Evidence

To support owners who request exceptions to the guidelines in obtaining a COA as well as to encourage owners who hope to exceed guidelines and seek feedback on historic preservation planning, owners can volunteer to informally present an optional narrative history of their property during their COA review or re-review with the Sedalia Historic Preservation Commission. The owner's narrative history will offer a context for evaluating proposed mitigation efforts and allow the Commission to offer additional feedback on longer-term planning and projects that fall outside of the scope of the proposed work.

To prepare a narrative history, owners can search for historical photos, drawings, or paintings of their property or similar properties in Sedalia, Pettis County, and central Missouri. Narratives may also identify the major architectural movements that influenced the building and design of the property. Meaningful historic events that occurred on site and prior residents can be described, if relevant. Be sure to identify and prioritize the features of your home or business that are most significant according to the criteria of architecture and historic meaning. This historic context can then be used to refute the interpretations and recommendations offered by the Commission.

## A Voluntary, Informal Historic Preservation Plan

Owners who cannot meet best practices may be awarded a Certificate of Appropriateness (COA) by proposing voluntary mitigation efforts such as a historic preservation plan in a request for a re-review. There are no criteria for voluntary plans, but owners should propose preservation, restoration, or rehabilitation efforts that surpasses best practices.

Your voluntary historic preservation plan should begin with the narrative history described in the section EVIDENCE. In addition to the identification of features of stylistic and cultural importance and comparisons with features of buildings constructed in the same period within the region, your preservation plan should identify features that can be restored, rehabilitated, or reconstructed. Collect historic photos, drawings, or paintings that demonstrate features. Include an assessment that details prior alterations such as new roofs or windows. Offer a long-term timeline of projects that apply the *City of Sedalia Historic Preservation Design Guidelines*. Prioritize goals. This voluntary, informal historic preservation plan will direct the Commission to evaluate the long-term plan for the property. Owners should think strategically about what they can accomplish with available resources even if some best practices cannot be met.



*Photograph 3* Restoring Design Elements: Voluntary mitigation for this Queen Anne-Style home built c. 1910 might involve the replacement of the sash window located on east side (right) of the second story with a six-over-six multi-lite configuration. Location: 618 W. 6<sup>th</sup> St., Sedalia, MO.



## IMPLEMENTING FEDERAL STANDARDS AND CITY DIRECTIVES

The *City of Sedalia Historic Preservation Design Guidelines* were developed based on best practices approved by the National Park Service and the Missouri State Parks State Historic Preservation Office. The guidelines forward City of Sedalia planning directives. Public input was sought through a survey conducted in 2024 and 2025 and during public meetings held May 14, 2024, October 29, 2024, and August 26, 2025.

### National Park Service Standards

In 2017 the National Park Service updated the *Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. These SOI Standards must be used by projects utilizing federal funds. The SOI Standards have been updated since the original 1977 Standards were published in the Code of Federal Regulations (36 CFR 67) for the Federal Historic Preservation Tax Incentives. In 1979, guidelines were developed to apply the Standards. Reprints and revisions were published in 1985, 1990, and 1992.

All consultants who develop guidelines must meet or exceed the SOI Standards as qualified professionals (QP) in architectural history. SOI Standards provide guidance to historic building owners as well as to preservation professionals, contractors, architects, and commissions and address four treatments: preservation, rehabilitation, restoration, and reconstruction. Standards are applied by taking into consideration the economic and technical feasibility of each project. If a QP historian has recommended a historic district as eligible and the State Historic Preservation Office has concurred, any federally-funded project must meet or exceed SOI standards. A resource does not have to be listed to be found eligible for listing on the National Register of Historic Places (NRHP).

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*Q: There is no way that I can afford to implement one of the best practices. I still want a Certificate of Appropriateness (COA). What can I do?*

*A: Conduct research to understand your property. Focus on what you can afford to do over time to preserve, rehabilitate, restore, and reconstruct. Present a plan to the Sedalia Historic Preservation Commission that meets your budget and timeline.*

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## Secretary of the Interior's Standards for the Treatment of Historic Properties

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Preserve, Rehabilitate, Restore, Reconstruct

### Preservation

The act of applying measures necessary to sustain the existing form, integrity, and materials of a historic property defines the historic preservation process. Work focuses on the ongoing maintenance and repair of historic features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

### Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions defines the scope of rehabilitation. Those portions or features which convey historical, cultural, or architectural values should be preserved. The Standards for Rehabilitation acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

### Restoration

The act of accurately depicting the form, features, and character of a property as it appeared at a particular period of time is the purpose of restoration. Features can be removed if they represent periods other than those important to the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate. The Standards for Restoration allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods. Even if the building changed over time and took on period features unique to different times, it can be restored to the period of significance.

### Reconstruction

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site is the goal of reconstruction. The purpose is to replicate appearance at a specific period of time according to the historic location. The Standards for Reconstruction establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

## City of Sedalia Planning Directives

The *City of Sedalia Historic Preservation Design Guidelines* meet the *Secretary of Interior's Standards* by focusing on local architecture and by implementing City planning initiatives. The City's *2020 Comprehensive Plan* prioritizes the strengthening of existing neighborhood character by implementing conservation areas for key neighborhoods and supporting historic preservation. The plan also commits to launch reconnaissance surveys aimed at increasing the number of historic districts (Messerli et al. 2020:96-97). This builds on 2014 conservation, redevelopment, and stabilization goals that include preservation directives and a commit to implementing local preservation guidelines.

In July of 2015, the City of Sedalia adopted a local preservation ordinance that authorized the establishment of the Sedalia Historic Preservation Commission. The Commission was established on August 3, 2015 (Messerli et al. 2020:32). The Missouri State Historic Preservation Office (SHPO) soon approved the City of Sedalia's status as a Certified Local Government (CLG). According to the State of Missouri Local Historic Preservation Act 253.415, a community that participates in the Missouri CLG Program must enact a historic preservation ordinance, appoint a preservation commission to regulate the terms of the ordinance, survey, inventory and document historic properties, and engage in public outreach and education. By establishing CLG status, the City of Sedalia receives technical training from SHPO on preservation topics and is eligible to apply for Historic Preservation Fund grants as 10% of federal allocations from the National Park Service to SHPO must be subgranted or passed to Missouri CLGs.

In November 2020 the Commission published a Historic Preservation Plan that prioritizes historic preservation in the City planning system, the development of incentive programs to encourage preservation landmarks, historic districts, and neighborhoods, and the preservation and maintenance of sites and structures as significant visible reminders of key elements of the City's social and architectural history. The guidelines will implement this planning for current and future generations.

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*Q: I have an emergency repair. Do I still need to apply for a Certificate of Appropriateness (COA)?*

*A: Additional consideration will be offered to owners who face contractor or materials scarcities, insurance deadlines, or significant rebuilds. Remember that emergency repairs are exempt from the COA process.*

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## CONNECTING ARCHITECTURE AND HISTORY IN THE CITY OF SEDALIA

In order to develop the most appropriate preservation plan and treatment for a historic building or property, we must position the resource in its historic context. Owners must work to understand their property's place and in development trends, stylistic changes, and cultural and religious events. From this, we can better understand the building as a resource that contributes to the historic district.

### Historic Context

The City of Sedalia is the county seat of Pettis County, Missouri and a mid-sized city of about 22,000 residents located 30 miles south of the Missouri River. Founding father George R. Smith originally named the town Sedville after his daughter Sarah, who he called Sed. He settled in Missouri in 1833 with his wife, Melita, Sed, and her sister, Martha. The family's first home was located about five miles north of what is now the City of Sedalia, but when Smith could not convince the people of nearby Georgetown to bring the Pacific Railroad to town, he moved (Messerli et al. 2020:4). Convinced that the railroad was the gateway to an economic boom, Smith purchased 503 acres of prairie four miles south and started a sawmill to begin construction of Sedville.

The town had few buildings and existed mainly on paper until October 16, 1860 when it was re-platted as Sedalia based on the suggestion of friends in St. Louis (Messerli et al. 2020:5-6). Just months later, in the first days of 1861, Sedalia became the terminus of the Pacific Railroad and several buildings were erected during the following months on the blocks between Ohio and Kentucky on Main St.

The City of Sedalia's geographic location positioned local businesses in an emerging hub of agriculture, transportation, commerce, entertainment, culture, and architecture, and these thematic contexts offer a reference point for evaluating the significance of the historic architecture that we see today. Because the new town of Sedville was platted in the vicinity of the northern tip of the Shawnee Trail, which served as a wagon and cattle drive pathway and trade route between Texas and St. Louis, the coming of the rail distinguished Sedalia as a gateway between the East and West.

For those making the journey northward to sell meat or goods to Chicago or the cities in the East, Sedalia was a necessary stop. It was more convenient to load goods onto rail at the northernmost tip of the Shawnee Trail than ride by horseback to St. Louis. For those travelers heading in the other direction, the burgeoning City of Sedalia offered the last opportunity to prepare wagons for the long journey into the frontier. Incoming settlers from the East took the rail to Sedalia to purchase wagons and buy oxen before stepping into the American West. As they headed south towards Texas on the Shawnee Trail, they passed small farms, homesteads, and lands inhabited by Native American communities consolidated into Indian Territory by Jacksonian removal campaigns.

## Agriculture

Sedalia's location at the northernmost point of the Shawnee Trail served as the theme of the Rawhide cowboy western TV series starring Clint Eastwood that aired on CBS Broadcasting Inc. between 1959 and 1965. In episodes 67 and 68, the cattle drive arrived in Sedalia, and the end titles of episode 68 overlay a view of a City of Sedalia street. In 2015 the "Trail's End-Sedalia" monument was installed at the Missouri State Fairgrounds to commemorate the role of the cattle drive in the City's past (Messerli et al. 2020:24).

In reality, very few cattle made it to Sedalia before the Pacific Railroad expanded to become the Missouri Pacific Railroad with connections to other lines that stopped in El Paso, San Antonio, and Oklahoma City. When cattle drives crossed spans of desert, both the animals and men on horseback became exhausted. Native American and pioneer farmers sometimes confronted cowboys for fear that the cattle would destroy farm land and scarce water resources or that Texas Fever would spread through the mass animal migration. When possible, cattle were sold at slaughterhouses along the way as the animals stood to lose body fat and muscle when the terrain became more mountainous in the Ozarks. Yet as slaughterhouses in Chicago were willing to pay great prices for cattle, and as steers were worth nearly ten-times more in the East than in Texas, drivers continued to make the trek because the dollar per head made the risk worth the effort.

Soon the railroad extended west across Kansas, and other towns such as Abilene and Dodge City competed with Sedalia as a preferred destination to load longhorns onto "cattle cars" to ship to stockyards in St. Louis, Chicago, and points further east (Missouri State Fair Foundation 2025, Website). Though even after its days as the "end of the line" had passed, the City of Sedalia remained connected to the shipment of cattle and continued to serve as a watering stop. In early years, Sedalia was crowded with wagons, bags of grain, seed sellers, and other stock suppliers.

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*Q: How does the history of the City of Sedalia influence local and regional historic preservation planning?*

*A: Understanding the historic context supports informed decisions about the relationship between buildings and their setting in the neighborhood. Style can sometimes be traced to first settlement, agriculture, manufacturing, railroad expansion, and other local histories. Preservation protects this cultural fabric.*

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## Transportation

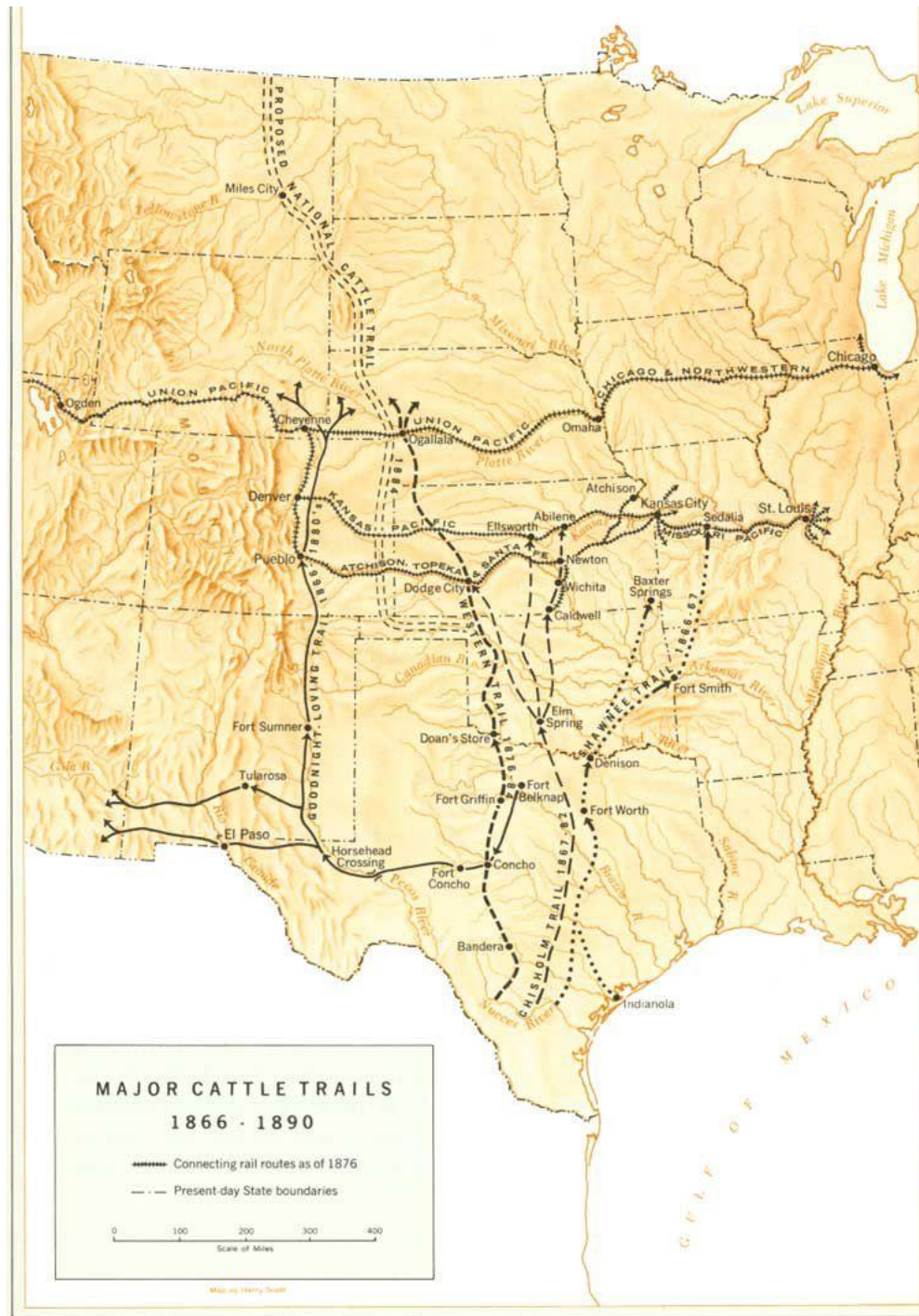
A building boom took off in 1866 when the City of Sedalia built its first factory—a flour mill. As a Union town on a rail line, Sedalia was uniquely positioned on the edge of the northeastern economy and grew after the Civil War ended even while southern towns struggled during Reconstruction. The expansion of businesses and housing transformed the “cow town” into a small city (SFS Architecture 2021:17-19). Broadway Blvd. was laid out and planted with 1,000 trees by Colonel A. D. Jaynes, who moved to Sedalia after the Civil War and purchased land from George R. Smith (Messerli et al. 2020:16). Residents began to replace rough-hewn cabins with craftsman houses, and the homes along Broadway Blvd. were the largest and most intricate. This new neighborhood attracted business owners for its location near the commercial district and rail line.

The City of Sedalia’s most rapid period of growth was between 1873 and 1930 when railroads expanded in the American West. By the 1870s, the Street Railway Company provided the 9,500 residents of the City of Sedalia with access to shops and restaurants (SFS Architecture 2021:17-19). In 1886 the Missouri Pacific Railroad completed a depot with a telegraph office, freight area, and lobby at W. Pacific St. and N. Osage Ave., and in 1896 the Katy Depot was built at E. Third St. and Thompson Ave. This growth supported booming business during the 1880s, and the central business district expanded along S. Ohio Ave. The population grew to about 15,000 people by 1900. The Missouri Pacific Railroad was recruited to build machine shops in 1903, and when nearly 2,000 men were employed to repair rail cars, the local population grew to 21,000 people by 1920. This spurred development during the interwar and post-World War II periods.



*Photograph 4* The Katy Depot Was Built c. 1896: The expansion of rail lines spurred rapid population growth and the expansion of the central business district along S. Ohio Ave. Location: 600 E 3rd St., Sedalia, MO.

## Map of the Shawnee Trail



*Figure 2* The Shawnee Trail: As one of several cattle drives and covered wagon pathways that crossed America in the mid to late nineteenth century, the Shawnee Trail was a major trade route in the years before the expansion of the railroad lines (Legends of America 2025, Website).

## Entertainment

Sedalia is perhaps most famous for the ragtime and jazz music that evolved during the rail boom. During the years of reconstruction after the Civil War, opera houses in the south closed and were slowly rebuilt, and Sedalia was uniquely positioned as a rail hub to attract visitors seeking entertainment. Scott Joplin, an African American musician, played cornet in Sedalia's Queen City Concert Band in 1894 and studied music theory at the George R. Smith College (Messerli et al. 2020:8). He played piano at the Maple Leaf Club at 119-121 E. Main St., which was often the scene of brawls and late night noise and had more than one surprise visit from the police. Joplin left Sedalia shortly after his "Maple Leaf Rag" was published in Sedalia in 1899 by John Stark, and the Maple Leaf Club was demolished for a parking lot in the mid twentieth century.

In 1974, the Missouri Jaycees—a chapter of the Junior Chamber International—recreated the Maple Leaf Club façade on its former site for the first Scott Joplin Ragtime Festival (Messerli et al. 2020:15). The festival has been held annually in the City of Sedalia since 1983. To commemorate the Maple Leaf Club and its role in the festival, the Maple Leaf Park was established on the original site of the club in 1999.

## Commerce

In 1899, the City of Sedalia won the competition with five other cities to serve as the site of the Missouri State Fair. Renowned landscape architect George E. Kessler from Kansas City sketched the oval racetrack, north entrance, the main boulevard, and the track. These resources remain in good, unaltered condition (Maserang 1985, Page 7). Additional lines were connected to the fairgrounds, and animals and visitors arrived by rail.

Just after the passage of prohibition had closed bars in the City of Sedalia in 1920, a railroad strike shut down the shops in 1922 and left 2,500 workers without pay (Messerli et al. 2020:10-11). Despite these hurdles, a new courthouse was built in 1923 and the City of Sedalia's tallest building, the Hotel Bothwell, was completed in 1927.

## Culture

St. Louis and the Missouri River Valley attracted waves of German revolutionaries and poor immigrants to the Midwest during the nineteenth century, and works like Gottfried Duden's *A Report on a Journey to the Western States of North America*, romanticized the Missouri frontier farm. Many Missouri Germans opposed slavery, and Sedalia's immigrants played a role in securing the city as a Union town during the Civil War. After the war, Missouri Germans held festivals, established beer gardens, performed in music clubs, participated in politics, and built houses and churches (Studies 2025).



In 1860 the Dean Construction Company was established by German immigrant and Sedalia first-settler Frederick G. Dean. His sons, grandsons, and great grandsons joined the firm, and the Dean Company continued to build numerous commercial and residential structures. The family and the craftsman they trained influenced the local architecture in the City of Sedalia through the 1980s. Dean Construction built many architecturally significant structures, including the St. Patrick's Church, the Yeater House, the John T. and Lillian Heard Memorial Club House, and with Hurley Construction, the Sedalia Public Library (Chalfant 2011a:6). With the outbreak of World War I, German American heritage became a target, and many German newspapers and schools switched to English.



*Photograph 5* The John T. and Lillian Heard Memorial Club House Built c. 1906: The Dean Construction Company built the residence for Senator and Mrs. John T. Heard. In 1935 the house became the headquarters of the Sorosis Club and the Helen G. Steele Music Club, and in 2011 the Classical Revival-Style house was listed on the National Register of Historic Places (NRHP) (NRHP NO.: 11000187).

## HISTORIC ARCHITECTURE IN THE CITY OF SEDALIA

### Built Resources

Due to the City of Sedalia's unique history as a rail town, it contains a larger collection of architecturally significant commercial and residential structures than many towns of its same size in the region. Because residential and commercial development stalled during the Great Depression and World Wars, and the economy plateaued with the rise of the automobile and refrigerated truck, the City's growth history is concentrated in the late nineteenth and early twentieth centuries. Many prized homes remain in good and minimally altered condition, and residential neighborhoods have withstood the test of time while new developments sprawled in the urban periphery and beyond city limits.

### Vernacular Commercial Style

Limestone, brick, and terracotta features show local craftsmanship. Buildings are often connected in rows and organized in a grid-like block pattern around a central square or town hall. Many buildings have store fronts on the street level and apartments or office space in upper stories. In the City of Sedalia, Vernacular Commercial-Style buildings were constructed between 1870 and 1943 and are one to five stories with front false façades and decorated first-floor window shops. Local vernacular storefronts often show the influences of styles such as Italianate, Chateausque, Classical Revival, or Art Deco and sometimes demonstrate high style elements. Sedalia's Vernacular Commercial-Style buildings were centralized near the railroad lines and street rails. When the City of Sedalia boomed after the Civil War, rows of brick commercial buildings replaced wood structures. This protected against fire during a time when stoves were needed for heating (Alice Edwards 1993:1-4). Today, rows of Vernacular Commercial-Style buildings span the blocks around the Pettis County Courthouse, built c. 1925.

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*Q: I do not know the style of my home. How do I begin to research the important architectural features so that I know what to preserve?*

*A: Contact the Sedalia Historic Preservation Commission for feedback. No list of styles is all inclusive, and some structures demonstrate multiple influences. A Field Guide to American Houses by Virginia Savage McAlester is helpful.*

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*Photograph 6* The Missouri/Sedalia Trust Company Built c. 1888: This Vernacular Commercial-Style building located in the Sedalia Historic District (NRHP NO.: 01000687) demonstrates the influences of Romanesque Revival and Chateausque Styles in the five story turret, floating bay window, and decorative gables. It is listed on the National Register of Historic Places (NRHP) (NRHP NO.: Reference 83001034) and housed the Missouri Trust Company and later the Sedalia Trust Company (Alice Edwards 1993:54; Harper 1982:6). Location: 322 S. Ohio Ave., Sedalia, MO





*Photograph 7* Vernacular Commercial-Style Storefronts Built c. 1885: These store fronts show the eclectic influences of Romanesque Revival and Italianate Styles in the two rounded arched windows that frame a central window pair in the second story. In 1900, the first floor was occupied by Carl A. Guenther Dry Goods and Notations. The building is located within the Sedalia Commercial Historic District, which is listed on the National Register of Historic Places (NRHP NO.: 01000687) (Alice Edwards 1993:9). Location: 308-310 S. Ohio Ave., Sedalia, MO.



*Photograph 8* Vernacular Commercial-Style Storefront Built c. 1883: This brick storefront was covered with aluminum and architectural glass in the 1940s. The second story has aluminum panels and gold aluminum sheathing. This resource is rated as non-contributing to the Sedalia Commercial Historic District (NRHP NO.: 01000687), but it is an excellent example of a 1940s storefront (Alice Edwards 1993:12). Location: 406 S. Ohio Ave., Sedalia, MO.



*Photograph 9* Two-story Vernacular Commercial-Style Storefront Built c. 1937: The painted stone spandrel panels and stylized sunbursts demonstrate Art Deco influences. The building is located within the Sedalia Commercial Historic District (NRHP NO.: 01000687) (Alice Edwards 1993:7). Location: 218 S. Ohio Ave., Sedalia, MO.



*Photograph 10* Vernacular Commercial-Style Storefront Built c. 1905: This storefront was altered with an aluminum frame door and display. It is located in the National Register of Historic Places-listed Sedalia Commercial Historic District (NRHP NO.: 01000687) (Alice Edwards 1993:37). Location: 113 E. Fourth St., Sedalia, MO.



## Italianate Style

Buildings are two to three stories in height and feature low-pitched roofs with wide projecting eaves supported by brackets or simple corbels. Some buildings have signorial towers. Exteriors are often made of wood clapboard siding, and windows are often narrow with 2/2 light configurations and arched or hooded heads. In the City of Sedalia, this style was built between about 1865 and 1900 and often has asymmetrical facades with single-story porches with square supports (SFS Architecture 2021:38).



*Photograph 11* Two-story Wood-framed Italianate-Style Dwelling Built c. 1890: The house features the original stone foundation, a hipped roof with bracketed eaves, and wood clapboard siding (SFS Architecture 2021:45). Location: 424 S. Grand Ave., Sedalia, MO.

## Queen Anne Victorian Style

Buildings are characterized by an asymmetrical façade with large windows, round, square, or polygon towers, a wrap-around porch, and ornate details such as spindling, pediments, and finials. Fish-scale, shingle, and clapboard wood siding decorate the exterior. Ceilings are vaulted, and roofs are steep-pitched, conical, or hipped (SFS Architecture 2021:35).

In Sedalia, many Queen Anne buildings were constructed between about 1870 and 1900 and have large, ornate porches. Local Queen Anne L-plan houses often have a hipped roof section built between the front and side gables.



*Photograph 12* Queen Ann-Style Dwelling Built c. 1880: This residence was once the home of James H. Barley of Farm Implements (Maserang 1985:86). The front and side gables of the L-plan are separated by a middle hipped section. Features include a wrap-around porch and fish-scale trim. Location: 711 W. Fifth St., Sedalia, MO.



*Photograph 13* Harris House Built c. 1895 for Entrepreneur Joseph Imhauser: The house is listed on the National Register of Historic Places (NRHP NO.: 79001387) (Claire F. Blackwell 1979:1-6). Location: 705 W. Sixth St., Sedalia, MO.



## Folk Victorian Style

Houses are characterized by basic one or two-story gabled construction and L-plan, T-plan, or square floor plans. Stylistic details are minimal but may include porch columns or detailing around the windows and doors or along rooflines. In the City of Sedalia, Folk Victorian houses are simple and small, and most were constructed between about 1870 and 1905 (SFS Architecture 2021:40).



*Photograph 14* Round Columns Decorate a Plain Folk Victorian-Style Dwelling Built c. 1880: This small house consists of a simple rectangular floor plan and a gabled roof. The porch has a hipped roof (SFS Architecture 2021:40). Location: 901 W. Fifth St., Sedalia, MO.

## Gothic Revival Style

In the City of Sedalia, the Gothic Revival Style became common in the late nineteenth century and was most often used for brick churches (SFS Architecture, 2021, Page 40, 43). Many show the influences of German immigrant builders and designers. Churches are characterized by pointed arches, vaulted ceilings, flying buttresses, steeply pitched roofs, and arch-shaped windows.



*Photograph 15* Sacred Heart Church Built c. 1892: Gothic Revival Style architecture includes steeply-pitched conical spires and decorative brick work along the front gable. The church was built to serve German-speaking families in the St. Vincent Catholic Parish. Components were shipped from Germany. Location: 421 W. Third St., Sedalia, MO.





*Photograph 16* German Immanuel Evangelical Church Built c. 1896: This Gothic Revival-Style building demonstrates the influences of German craftsman in the steep hipped roof over the east tower, decorative brick work along the roof, stepped roof shingles, and the four intricate finials on the square west bell tower. The brickwork with sandstone detailing and stained glass windows are examples of the traditional aesthetic that immigrants contributed to the City of Sedalia. At the time that this church was built, at least twenty percent of the local residents were first generation German immigrants (SFS Architecture 2021:43). Location: 418 W. Fourth St., Sedalia, MO.

## German Traditional Style

Buildings have steeply pitched rooflines built by German craftsman and the laborers they trained. German Traditional-Style influences can be seen in the City of Sedalia's conical roofs and steeply pitched front gables built low into the bottom half of the house. Other rooflines are flared or sprocketed with increased horizontal vector components in the bottom-most portion of the roofs and roof overhangs. In the City of Sedalia, sprocketing is most often achieved through a change in the angle of the roof slope, and most flared roofs are conical, hipped, or gabled. By angling outwards, sprocketed flares flick water further from the building and slow snow as it falls down the steeply pitched roof. German Traditional-Style buildings have more complex rooflines than are common in other late-nineteenth and early twentieth-century American architecture. The City of Sedalia offers rare examples of Queen Anne Style, Colonial Revival Style, Craftsman Style, and other residential homes with German Traditional-influences like sprocketing.

Half-timbering illustrates another German Traditional-Style influence seen in the City of Sedalia's craftsman Tudor Revival-Style homes. Though there are few if any examples of Fachwerk, some homes demonstrate faux half-timbering and elaborate wood window or door trim. In the City of Sedalia, most homes with German Traditional-Style elements were built between 1905 and 1940. However, not all characteristic homes were constructed by German immigrants or their descendants. Rather, German builders shaped designs that became part of the vernacular architecture.



*Photograph 17* The William J. Almquist House Built c. 1940: This Tudor Revival-Style home has German Traditional-Style influences (Maserang 1985:78). The steeply-pitched roof gables extend vertically downward into the bottom half of the home. Decorative wood working is inspired by half timbering. Location: 415 W. Broadway Blvd., Sedalia, MO.





A.



B.

*Photograph 18* Front Gabled German Traditional-Style Homes Built c. 1900: Both homes have large, steeply-pitched roofs as well as gentle sprocketing in the outward slope of the lower roof line. Location (A): 700 W. Fourth St., Sedalia, MO; Location (B): 610 W. Third St., Sedalia, MO.





*Photograph 19* Craftsman-Style Home Built c. 1900: The sprocketed side gable demonstrates German Traditional Style influences. Location: 701 W. Broadway Blvd., Sedalia, MO.



*Photograph 20* Queen Anne-Style Home Built c. 1900: This home has a sprocketed roofline on the side gable and two side dormers, thus demonstrating German Traditional-Style influences. This dwelling is unusual for its rusticated concrete block cladding. Location: 515 S. Whi Mo Ct., Sedalia, MO.

## Craftsman Style

Homes are characterized by wide overhangs with exposed roof rafter tails and decorative false beams or braces. Large bay windows, floating porticos, and wrap-around porches create a multi-dimensional front façade. Windows have multi-light configurations, and rooflines often have steep side or front gables. Siding includes stucco and stone as well as brick, wood shingles, and clapboard. Most Craftsman-Style homes in the City of Sedalia were built between about 1905 and 1920 (SFS Architecture 2021:36).



*Photograph 21* Craftsman-Style Home with Large Wrap-around Porch Built c. 1914: James P. Quinn, owner of Quinn Brothers Shoes, was the original owner. The home demonstrates a mix of stone and brick craftsmanship. The central stone chimney, side gabled roof with brackets, and eight-over-two casement windows are craftsman features (SFS Architecture 2021:43). Location: 708 W. Fifth St., Sedalia, MO.

## American Foursquare Style

Homes are a common form of craftsman architecture in the Midwest, and the City of Sedalia has a multitude of high-integrity examples. The quintessential American Foursquare-Style home is a square floorplan of two-and-a-half stories with dormers in the attic of a hipped roof (McAlester 1984, 2023:29, 551, 555). Often there are four dormers on each side of the roof, but sometimes only one dormer is found in the front of the structure. The City of Sedalia is unique for having examples of American Foursquare-Style homes with large wrap-around porches and German Traditional-Style rooflines.





*Photograph 22* American Foursquare-Style Dwelling Built c. 1914: The hipped roof has gentle sprocketing and three characteristic dormer windows in the attic. The sprocketing and conical roof reflect the German Traditional-Style influences common in the City of Sedalia. The house was built by Edmund Ilgenfritz and has a wrap-around porch and porte cochere. The (Maserang 1985:78). Location: 615 W. Broadway Blvd., Sedalia, MO.



*Photograph 23* American Foursquare-Style Dwelling Built c. 1900: The hipped roof has three dormer windows in the attic and a porch that spans the front façade, which is characteristic of the style. The large roof overhang is a quintessential craftsman feature. Location: 810 W. Broadway Blvd., Sedalia, MO.



## The Prairie School Style

The lower roof pitch and focus on horizontal elements is a direct response to the more ornate Victorian designs and is characterized by craftsman features. Homes are often two stories and eaves, cornices, and facades are built to emphasize horizontal lines. In the City of Sedalia, exteriors are most often made of block with mixed wood clapboard siding or stone, and porches are substantial and built with large supports (SFS Architecture 2021:39). Some Prairie School-Style homes show German Traditional influences in the form of roof sprocketing or more steeply pitched roofs than is common for the style.



*Photograph 1:* The Roy W. Rucker House Built c. 1912: This house offers a rare example of a Prairie-Style home with sprocketing at the bottom of the roofline. It represents the upward mobility of the middle class in the early twentieth century. Though Rucker was a small-town attorney, his daughter married U.S. Vice President Alben W. Barkley (Maserang 1985:8, 78). Location: 509 W. Broadway Blvd., Sedalia, MO.

## Colonial Revival Style

Buildings are characterized by symmetrical or balanced facades and window bays, double-hung or paired windows with multi-light configurations, and wood brick exteriors as well as clapboard siding, wood shingles, or combinations of these materials. In the City of Sedalia, many colonial revival buildings were constructed between about 1905 and 1920 and have hipped roofs with a central dormer on the third story and rectangular porches that span the full width of the building (SFS Architecture 2021:35). Dutch colonial houses with gambrel roof lines are also common. The City of Sedalia also has numerous Colonial Revival-Style homes with sprocketed, flared, and complex roof lines that reflect the influences of German builders.



*Photograph 24* The Anthony D. Stanley House Built c. 1905: The roofline demonstrates the German Traditional-Style sprocketing that appears as a motif on some Colonial Revival-Style and other homes in the City of Sedalia. Location: 711 W. Broadway Blvd., Sedalia, MO.



*Photograph 25* W. E. Bard Jr. House Built c. 1905: This traditional Colonial Revival-Style house has high-hipped roof with dormers, a brick exterior, and a single-bay central porch with round wood columns (SFS Architecture 2021:44). Location: 717 W. Sixth St., Sedalia, MO.



## The Modern Movement

American suburban Modern Style architecture is characterized by horizontal lines, flat or hipped roofs with broad overhanging eaves, and windows grouped in horizontal bands. In the early twentieth century, engineered building materials spurred a break from the ornamental historical architectural styles that represented wealth and inspired more simple, functional designs.

Understated dwellings began to emerge in the City of Sedalia as early as 1940. Designs emphasized linearity and minimalism and replaced traditional styles after World War II. As the yards of large home lots were subdivided and spare lots were sold for construction, modern homes became mixed into neighborhoods previously dominated by Queen Anne, Colonial Revival, and Craftsman homes.

In the City of Sedalia, modern architecture includes single story and split-level Ranch-Style homes with low-pitched roofs as well as small houses with flat Mid Century Modern-Style roofs with large overhangs. Vinyl, concrete, and concrete masonry siding are often seen in modern homes in the City of Sedalia, though brick, clapboard, and wood shingles are also common. Similarly, steel and aluminum windows began to replace wood windows in modern homes and store fronts, and asphalt and synthetic roof materials replaced slate, clay, and wood shingles (SFS Architecture 2021:37).



*Photograph 26* Modern-Style Home Built c. 1960: This multifamily house is an example of the transition to modern styles that focused on horizontal lines during and after the World Wars (SFS Architecture 2021:37). Location: 300 S. Vermont Ave., Sedalia, MO.

## Vernacular Civil Architecture

Brick roads and sidewalks are a common example of Vernacular Civil Architecture.



A.



B.

*Photograph 27* Brick Roads and Sidewalks: Brick craftsmanship lies buried beneath many paved roads and cement sidewalks in the City of Sedalia. When municipal projects uncover brick roads and sidewalks, they should be restored or replaced in-kind with similar materials. Location (A): 724 W. Seventh St., Sedalia, MO; Location (B, left): An alley east of 515 S. Dal Whi Mo Ct. on W. Sixth St; (B, right): Sidewalk in front of 710 W. Sixth St.



## HISTORIC DISTRICTS AND LISTED RESOURCES IN THE CITY OF SEDALIA

If you own a home, business, or other property that is located within the designated boundaries of a historic district, you are the steward of a community resource as well as a property owner. Residents who do not own a historic home are also stewards of heritage resources and can work to protect the overall character of a historic district and its contributing resources. Even changes to non-contributing parking lots, utilities, or sidewalks may be evaluated to protect against noise or line of sight disturbances that will be experienced by residents and visitors who enjoy the historic homes and buildings constructed more than 50 years ago. The structure of urban forest canopies, the accessibility of recreation sites, and the ratio of open spaces to built properties might be important contributing features that should be preserved as part of a historic district. This is why clear district boundaries are established to include owners of any property that falls within the boundaries of a historic district or holds listing status.

### Historic District Status

The *City of Sedalia Historic Preservation Design Guidelines* apply to homes located in historic districts designated by the City of Sedalia as well as those that are additionally listed on the National Register of Historic Places (NRHP). To learn if your property is located within a historic district, contact the Department of Community Development. For more information, see the section CONTACT INFORMATION.

District boundaries are determined by reconnaissance or intensive surveys completed by a qualified professional historian who meets or exceeds the Secretary of the Interior Standards in architectural history. The historian conducts research to offer a best estimate of the date of construction and architectural styles, to identify architectural trends, and to evaluate the condition and degree of alteration of structures. The surveying historian might be asked to identify houses and businesses that contribute to the historic integrity of the neighborhood or represent historical transitions, settlement and economic development histories, the work of master craftsmen, or important historical events and people. Properties might be ranked or rated, and some or all properties might be evaluated for eligibility for listing on the NRHP. The boundaries of the proposed historic district are based on the results. Not all buildings must contribute to the district, and some structures located within the district may be contemporary or lack historical significance. However any change made to any building located within a historic district has the potential to impact the overall integrity of the district.

The City of Sedalia also has the authority to propose and protect a historic district. A district does not have to be listed or found eligible for listing on the NRHP to gain local protection. In addition to designating the boundaries of a new district or expanding the boundaries of a district that is listed on the NRHP, the City of Sedalia can pass additional protections and regulations for listed sites through ordinances as approved by the Sedalia Historic Preservation Commission and ratified by vote of the Sedalia City Council.

As of May 2025, the City of Sedalia has two Historic Districts listed on the NRHP:

- ◆ The Sedalia Commercial Historic District (NRHP NOs.: 01000687, 10000277): Resources built more than 50 years ago must abide by the *City of Sedalia Historic Preservation Design Guidelines* if located within the Historic District.
- ◆ The Missouri State Fairgrounds Historic District (NRHP NO.: 91000853): Because the District is managed and maintained by the State of Missouri, the *City of Sedalia Historic Preservation Design Guidelines* do not apply.

The City of Sedalia is completing reconnaissance and a study of boundaries of a second potential Historic District to nominate for listing on the NRHP:

- ◆ The Victorian Towers District (not yet on the NRHP): Resources are not currently covered by the *City of Sedalia Historic Preservation Design Guidelines* because the District has not been designated. However, federally-funded projects must evaluate effects on all eligible resources.

### **The Sedalia Commercial Historic District (NRHP NOs.: 01000687, 10000277)**

The Sedalia Commercial Historic District was listed on the National Register of Historic Places (NRHP) in July of 1993, and boundaries were updated in May 2010 and December 2016. The District is eligible under Criterion A for the relationship between Sedalia's railroads and commercial growth and under Criterion C for demonstrating early commercial architecture. The period of significance is 1875-1959. There are 118 contributing structures (Edwards, et. al., 1993; Chalfant 2010; Chalfant 2016).

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*Q: I cannot implement best practices. Must I apply for a Certificate of Appropriateness (COA)?*

*A: Yes! If your property is located within a historic district, you must apply for a COA and participate in the review process with the Sedalia Historic Preservation Commission before obtaining a building permit. If your COA application is denied, you may still be awarded a building permit. But you cannot obtain a building permit until the review process has concluded.*

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*Photograph 28 Fitters 5<sup>th</sup> Street Pub:* This shows the view from the intersection of S. Ohio Ave. and W. Fifth St. in the Sedalia Commercial Historic District (NRHP NO.: 01000687). Location: 500 S. Ohio Ave., Sedalia, MO.



*Photograph 29 The Sedalia Historic District:* The District (NRHP NOs.: 01000687, 10000277) encompasses the central business district that developed between 1870 and 1960 in The City of Sedalia. The district includes representative examples of Italianate, Romanesque Revival, and Art Deco architecture and continues to function as a primary area of commerce. Location: the intersection of S. Ohio Ave. and E. Broadway Blvd., Sedalia, MO.

## The Victorian Towers District (Not yet listed on the NRHP)

The Victorian Towers Historic Architecture Survey was completed on August 18, 2021 and recommends the Victorian Towers neighborhood as eligible for listing on the National Register of Historic Places (NRHP) under Criterion A for its association with early suburban development in 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 (SFS Architecture 2021:42). The district contains 353 contributing properties, and the period of significance is 1870 to 1940. The District is bound by W. Third St. to W. Seventh St. (north and south) and S. Park Ave. to South Moniteau (west and east). The area is predominantly residential and is important for the range of single-family residential structures built in Queen Anne, Italianate, Colonial Revival, and other styles (SFS Architecture 2021:9).

The surveyor completed a Missouri Architectural Historic Inventory form for each property within the boundary, and each property was assessed and assigned a non-contributing or contributing status based on its inclusion within the period of significance and the integrity as architectural and historic resources. Individual properties were then interpreted for their eligibility on the NRHP. Twenty four properties were found to be eligible for listing on the National Register. The Harris House was registered on the NRHP at the time of survey (NRHP NO.: 79001387).

**Style Distribution in the Victorian Towers Neighborhood**

Location/Agency	Procedure	% 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	404	

*Figure 3* The Architectural Styles Represented in the Victorian Towers Neighborhood: Homes illustrate the influences of several different styles. For example, some late Queen Anne-Style dwellings also feature Colonial Revival-Style detailing. Where this is the case, the dominant style was selected (SFS Architecture 2021:32).



*Photograph 30* Queen Anne-Style Dwelling Built c. 1899: Located in the Victorian Towers District, this home features fish-scale siding and a tower (SFS Architecture 2021:45). Location: 504 S. Dal Whi Mo Ct., Sedalia, MO.



*Photograph 31* Craftsman-Style House Built c. 1920: Located in the Victorian Towers District, this house demonstrates an L-plan roof with side gabling with a German Traditional-Style central cone that sprockets into a covered porch. Location: 914 W. Fifth St., Sedalia, MO.



## NATIONAL REGISTER OF HISTORIC PLACES LISTINGS IN THE CITY OF SEDALIA

As of September 2025, there are 14 resources listed on the National Register of Historic Places (NRHP) within the municipal boundary of the City of Sedalia. A property or district is listed on the NRHP when a qualified professional historian submits a nomination form and the National Park Service reviews and approves the listing. A building or district may be listed without approval from the City of Sedalia. However listing offers only limited protection. A private property owner can alter or demolish a building listed on the NRHP unless local protections apply. If you have questions about your home or the other resources in your area are listed, visit the Missouri State Parks website NRHP-listed resources in the State of Missouri:

<https://mostateparks.com/page/85341/national-register-historic-places>

### The City of Sedalia has Fourteen Resources Listed on the National Register of Historic Places (NRHP)

Location/Agency	Procedure
Sedalia Commercial Historic District (Alice Edwards 1993)	NRHP NO.: 01000687
Sedalia Commercial Historic District Boundary Increase Amendment (Chalfant 2010)	NRHP NO.: 01000687
Sedalia Commercial Historic District Boundary Increase (Chalfant 2016)	NRHP NO.: 10000277
Sedalia Public Library (Soren 1979)	NRHP NO.: 80002389
Building 217 W. Main St. (Chalfant 1999a)	NRHP NO.: 96001189
C. C. Hubbard High School (Rhonda Chalfant 1997)	NRHP NO.: 97000628
G and G Veterinary Hospital (Chalfant 2011a)	NRHP NO.: 11000186
Harris House (Claire F. Blackwell 1979)	NRHP NO.: 79001387
Hotel Bothwell (Dana L. Pratt 1998)	NRHP NO.: 89001406
John T. And Lillian Heard House (Chalfant 2011b)	NRHP NO.: 11000187
McVey School, Little Red Schoolhouse (Chalfant 1999b)	NRHP NO.: 99001255
Missouri, Kansas, and Texas Railroad Depot, Katy Depot, Katy Station Restaurant (Robert L. Walters 1979)	NRHP NO.: 79001350
Missouri State Fairgrounds Historic District (Roger Maserang 1991)	NRHP NO.: 91000853
Missouri Trust Company, Sedalia Trust Company (Harper 1982)	NRHP NO.: 83001034
Thomas and Mildred Yount House (Chalfant 2022)	NRHP NO: 100008449

*Figure 4* National Register of Historic Places Listings in the City of Sedalia: As of September 2025, there are 14 resources listed on the National Register of Historic Places (NRHP) within the municipal boundary of the City of Sedalia.

## GUIDELINES: STANDARDS AND BEST PRACTICES

### Windows

Original or historical windows should be repaired so as to preserve, rehabilitate, or restore the condition and minimally-altered status of any home built before 1975 or more than 50 years prior to the date of proposed work. Epoxy or similar repair consolidates are recommended. Character-defining features should be preserved when portions of a window, window frame, or window shutter must be rehabilitated or replaced. Preserve glass panes, lite patterns, and hardware. Restore or repair deteriorated windows on the front façade or other publicly visible windows. To improve storm performance, install weather-stripping and new energy-efficient frames instead of replacing windows. Storm windows should meet all other criteria and maintain the historic function. Paint to match other windows according to appropriate color schemes.

If some but not all windows in a building are beyond repair and require more than 50% replacement of original materials, new windows can be installed so long as replacements match the size, shape, lite division, operation, and materials of existing windows. All wood windows are preferable with aluminum-clad options as a second-best option. Fiberglass-clad windows are acceptable for energy efficiency if the window looks and operates like the historical windows being replaced.

Materials and products outlined in the following list are approved:

- ◆ E-Series by Andersen: Made of wood, aluminum clad; Double-hung sash options available as well as casement, sliding, and other appropriate options that function much like historical wood windows
- ◆ A-Series: Energy efficient; Made of wood, fiberglass clad; higher performing than the E-Series with the same benefits; Double-hung sash options available as well as casement, sliding, and other appropriate options that function much like historical wood windows
- ◆ Kolbe: Wood options, Ultra Series aluminum clad, or VistaLuxe aluminum clad; Double-hung sash options available as well as casement, sliding, and other appropriate options that function much like historical wood windows
- ◆ Marvin: Signature Series or a wood option that is aluminum clad; Elevate fiberglass options that function like existing historic windows, or Tilt Pac Double Hung Sash Replacement System allows you to replace only the sash and hardware with a precise fit
- ◆ Parrett Windows: Custom wood and aluminum clad options
- ◆ Pella Windows: All-wood windows
- ◆ Windsor Windows: Pinnacle wood clad options, Legend cellular PVC options look much like wood windows



Fenestration should be protected. Placement of a window or other opening within a façade should be protected as a character-defining feature. The operational design should be maintained so that double hung, casement, hopper, fixed, and sash windows are replaced in kind. If a new opening must be added for a new window, it should be built into the rear or non-public view side and not into a primary façade.

New sashes utilizing applied grids on the exterior and interior should simulate original divided lite windows and have an internal divider that matches the grids or true divided lites. Composite materials for shutters may be considered if the design, profile, and installation replicate the original.

Existing windows may not be filled in with brick unless approved. If an opening is approved for in-fill, the entire window treatment, including trim, must be removed and exterior wood siding should be installed with staggered joints to blend the filled opening with the surrounding siding. Brick infill should be toothed to match the adjacent brick installation pattern; the entire window treatment, including decorative brick trim, must be removed. Filled windows may be opened into functional windows.

The following are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ Vinyl clad or full vinyl sash and frame replacements
- ◆ Sashes that are larger or smaller than the original frames, openings or Glass size-to-frame ratio
- ◆ Changes in operation such as replacing a double hung window with a casement window
- ◆ New windows that have applied glass divisions but do not have an interior divider in the insulated glass
- ◆ Glass block in operable window openings
- ◆ Smoke tinted or reflective glass on building facades or on any window that is visible from any street or sidewalk
- ◆ The permanent removal of sash and frame to in-fill the opening
- ◆ Thermal glazing windows that have false “snap-in,” applied muntin and mullions, or sash with no divided lites
- ◆ Additions to front facades or primary facades
- ◆ Exterior security bars
- ◆ Vinyl sash packs

## Doors

The character-defining features of a historic door, surround, and placement should be preserved, rehabilitated, restored, or reconstructed. Original or historical doors on any home built before 1975 or more than 50 years prior to the date of proposed work should be repaired or rebuilt to maintain good, unaltered condition. Preserve glass panes, lite pattern, and hardware. Restore or repair deteriorated front façade or other publicly visible façade entrance doors. To improve storm performance, install weather-stripping and new energy-efficient frames instead of replacing for improving storm performance. Storm doors should meet all other criteria and maintain the historic function. To meet code or fire regulations, re-install a historical door so that it swings out to meet code requirements rather than replacing. Repair with the same material and matching decorative and functional features. Replace historic glass panes and related lite patterns and hardware. Repaint to match other doors according to appropriate color schemes.

If a door on a primary façade is more than 50% deteriorated, a new door can be installed so long as it matches the size, shape, lite division, operation, and materials of the existing door. If the door cannot be replaced with a similar option, try to reconstruct the original door design or use other doors from the same period of original construction by noting the features seen on the entries of houses and businesses in the district.

Materials and products outlined in the following list are approved:

- ◆ Steel
- ◆ Fiberglass
- ◆ Cedar
- ◆ Thermally Modified Wood
- ◆ MacBeath Hardwood
- ◆ PolyAsh
- ◆ Boral
- ◆ Wood Composite
- ◆ MiraTec
- ◆ Fibre Cement
- ◆ James Hardie fiber cement enhancements
- ◆ Cellular PVC
- ◆ Azek doors or door kits
- ◆ KleerFlex trim and casings
- ◆ Fypon moulding
- ◆ Palight sheeting

Historic main entrances and doors should be preserved. New entrances should be added to rear or alley facades. New entrances should be developed with proportions and details that are reflective of the period of the building and roughly equal to entrances on the primary façade or on the primary facades of other similar buildings in the district.

The following are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ Storm doors with a metallic or reflective finish
- ◆ Security screens and bars
- ◆ Vinyl doors
- ◆ Narrowing or widening an existing historic door or doorway
- ◆ Replacing a historically double leaf door with a single door



*Photograph 32* Historic Wood Doors on a Dwelling Built c. 1920: The Front door is often not the first thing that we see as we walk or drive past a house. But if we look closely, the style and positioning of the door as well as the trim and surround all contribute to the integrity of the resource. Location: 514 Dal Whi Mo Ct., Sedalia, MO.



## Chimneys

Even if historic chimneys are no longer functional, they should be preserved in any home built before 1975 or more than 50 years prior to the date of proposed work so that the chimney and associated ornamentals remain in good, minimally-altered condition. Historical chimneys that are not character defining may be removed, and it is up to the owner whether to replace. Rehabilitate or restore historic chimneys and associated decorative parts with original or comparable materials that match the original in color, texture, brick face orientation, mortar strength, color, and joint placement. Decorative chimney pots or historic flue extensions should be retained. Any siding behind the chimney, missing roofing, or eave conditions must be repaired as part of the project.

When a chimney needs complete reconstruction down to the roof, all historic materials of good condition should be retained. When possible, salvage and reuse the historic brick for the outside face and utilize new masonry for the interior and flues. Corbeling or other decorative designs in the existing chimney should be replicated. Mortar, joint color, and detailing should match the original, and mortar hardness should be appropriate. Generally, mortar should be softer and more permeable than the masonry units.

Non-functional historic chimneys can be repaired or capped in concrete or limestone. Vents and other piping should be terminated before the cap.

The following are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ Removal of a distinctive, character defining, historical chimney
- ◆ Covering with stucco or other coatings that obscure brick work
- ◆ The use of different brick types, mortar, or masonry in the same chimney
- ◆ Adding non-historic elements or oversized features

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*Q: I do not have the resources to restore my chimney, and I need a working fireplace for heat. How can I obtain a Certificate of Appropriateness (COA)?*

*A: Ask the Sedalia Historic Preservation Commission for help. Can you cap the historic chimney and install a woodburning stove in a different location? Can you terminate vents and restore exterior components? As a last resort, propose a long-term preservation plan for your home. In exchange for replacing the chimney, can you restore historic wood siding or porch spindling, for example?*

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## Exterior Walls, Siding, and Trim

Both the materials and pattern used in the exterior walls of a historic building protect the underlying structure and produce the architectural look that contributes to style and significance. The material used in the exterior walls of a historic building constructed before 1975 or more than 50 years prior to the date of proposed work must be preserved, rehabilitated, restored, and reconstructed through the use of matching wood siding, brick, stucco, trim, mortar, stone, and other materials. The original size, texture, pattern, paint color, stain, and other finishing must remain in good, minimally altered condition.

Only when matching materials cannot be obtained can modern replacements be used. However replacements should match the look, design, and pattern of the original exteriors. If the original materials are more than 50% deteriorated, a total exterior replacement can be approved. Buildings constructed within the last 50 years should use materials that are appropriate for their style and period of original construction.

Siding repairs and new sidings must be installed with the least damage to the original. Siding installations must be ventilated to prevent deterioration of the wall structure. Alternate sidings must have similar smooth face, lap exposure and orientation.

### Wood

Decorative wood shingle types such as fish-scales, fancy cuts, board-and-batten, board-on-board, lap siding, beveled lap siding, grove shingles, wood shakes, or other patterned shingles or sidings should be preserved, restored, or repaired rather than replaced to protect the pattern and form of installation. Corner boards, trim, eave boards, skirt boards, and flared mid-wall details should be replicated by the new siding and should be covered or flattened by the primary wall siding.

Replacement wood siding should match the existing profile, exposure, and thickness. Repair wood siding with the same material to match the thickness, texture, type of wood, cut, shape, and size. Wood materials of the same species type are recommended when replacing wood components, however mixing species types is preferred above the use of composite or synthetic boards, which should be avoided. Wood replacements should complement window trim and decorative details.

### Terra Cotta and Stucco

Failed stucco that cannot be re-attached with anchors and recoated can be replaced with approval. Terra cotta and stucco should match the size, color, shape and finish of the original. Traditional stucco construction methods are preferred, however modern stucco coating is appropriate for recoating and repair so long as the result does not diminish reveal for the windows, trim, doors, or other wall details.

## Brick and Stone

Original brick and stone materials can be repaired or replaced. Salvage and reuse original bricks and masonry for repairs. If salvaged materials are not possible, new brick or stone work should be of the same rake, type, color tone, texture, and size. Design patterns used on site like color and texture contrasts should be preserved or closely emulated in restoration, rehabilitation, and new construction. Bricks with concave, vee, weathered, indented, extruded, beaded, struck, raked, flush, or other makes should be used to match the same make as used on site. Bond patterns like stretcher, English, Flemish, English garden wall, Flemish cross, Flemish garden, or others should be chosen to match or compliment those used on site. If exterior walls must be re-laid, masonry should be replicated. Joints should utilize a mortar similar in joint rake, strength, color, mixed texture, depth, and decorative finishes of the original.

## New Building Construction and Additions

New projects can emulate the exteriors of historic structures in the district or propose an alternative, contemporary exterior that is complimentary. Contemporary sidings should be compatible with the historical features seen on local buildings in the district in terms of size, scale, massing, and materials, but do not necessarily have to emulate specific historical styles. If additions are approved, exteriors should match or compliment the main structure. Treatment patterns such as multi-toned fish-scale or flower-pattern tear-drop shingles are encouraged when treatment colors are similar to those in the district or to historical patterns identified through research. Existing patterns must be maintained.

## Cleaning

Cleaning should be performed by the gentlest means possible and care should be taken not to damage historic materials. Any cleaning should be first performed on a test patch before use on the entire building. Gentle power washing, bleaching, fungicides, weather proofing, UV protectants, or other treatments are allowed, but product research should identify lower-toxic alternatives and options appropriate for the material type.

## Paint

Regardless of the age of a building, exterior paint schemes should reflect the period and the styles demonstrated in the district. It is standard practice in a historic district that paint schemes include different but complimentary color for the walls or siding, trim, and window framing or trim. Paint schemes can vary according to the siding, fascia, and frieze but should be professionally and appropriately designed and applied. Appropriate paint schemes do not require a Certificate of Appropriateness application or review by the Sedalia Historic Preservation Commission. Owners may voluntarily select paint colors that are appropriate for the period and style of their home or business. Colors may not be appropriate if they are bright, bold, or of a tone that contrasts with other homes.





A.



B.

*Photograph 33 Painted Yellow American Foursquare Built c. 1900:* The bright yellow paint demonstrates the wide range of appropriate color schemes. This house has a quintessential front attic dormer and first-story porch that spans the width of the home (A) and Queen Anne influences such as a side gable (B) and floating tower window (A) with brown painted fish scales. Location: 1001 W Sixth St., Sedalia, MO.





*Photograph 34* Queen Anne Home Built c. 1891: This two-story dwelling demonstrates the colorful schemes that can be used without a Certificate of Appropriateness application. Location: 420 S. Grand Ave., Sedalia, MO.



*Photograph 35* Traditionally-painted Craftsman-Style Home Built c. 1920: Location: 511 Dal Whi Mo Ct., Sedalia, MO.

The following exterior elements and sidings are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ Vinyl, aluminum, or other synthetic siding or shingles; in the rare case that vinyl or aluminum siding or singles are approved, window heads and decorative features should not be covered or removed
- ◆ Toxic, banned, or regulated materials like asbestos or lead paint are not allowed and must be removed and replaced even if original materials are of the same make and a permit allows for covering, repairing or sealing
- ◆ Covering any wood or brick exteriors without removing original layers
- ◆ Mixing and matching exterior types unless there is a cohesive design scheme shown to be appropriate for the style and age of the home
- ◆ Removing craftsman components like wood medallions, decorative shingles, gable decorations, or porch trims
- ◆ Replacing brick with brick veneer
- ◆ Painting brick exteriors that have not been previously painted
- ◆ The use of sand or other abrasive blasting on terra cotta and stucco
- ◆ Spray on vinyl or permanent coatings
- ◆ Single-color walls, trim, and window frames
- ◆ Exceptionally bright or high-contrast paint schemes unless they match trends in the district and can be historically verified
- ◆ Murals on residential designed buildings

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*Q: I want to change the paint color on my house. Do I need a Certificate of Appropriateness (COA)?*

*A: Professional paint jobs do not require a COA. Homeowners can choose their own colors so long as schemes reflect the period and styles demonstrated in the district and include complimentary colors for the siding, trim, and window framing. Untraditional or artistic paint jobs requires a COA.*

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## Porches, Hoods, and Porticos

Because porches are among the most visible features of a historic building and help define the historic character, the columns, rails, balusters, decking, roof, steps and any ornamental elements should be treated to remain in good, minimally-altered condition. If a home was built before 1975 or more than 50 years prior to the date of construction, the porch and its components must be preserved, rehabilitated, restored, and reconstructed. The spacing of columns and balusters should be maintained to ensure consistency. Replace only missing or deteriorated parts to match the original in design, materials, scale, and placement. If wood working cannot be matched to replace a baluster, look for a craftsman or custom woodshop to reproduce a matching piece. Alterations should be minimized. Decorative lights should be limited in number and designed to suit the building. General lighting and security cameras should be sized and located to be as unnoticeable as possible. Ceiling fan styles should complement the building and should not have lights attached.

Only if the porch is more than 50% deteriorated can a replacement and rebuild be approved. If a new porch must be built where one no longer exists or if a structure must be replaced, significantly rehabilitated, or reconstructed, use historic photographs as inspiration and look at similar porches in the neighborhood. If the original or historic design cannot be duplicated, create a simplified design compatible with the building. Match the size, shape, scale, materials, and massing, and paint to match the appropriate. Use materials that were available when the original porch was constructed. If contemporary or alternative materials are proposed, match dimensions, profiles, detailing and finishes of historic designs.

Screening with narrow wood-framed screening or clear glass may be acceptable. Screens or glass should be set back from porch columns and balustrade. The porch should not appear as an enclosed, outdoor room.

The following exterior elements and sidings are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ Removing and replacing an existing porch
- ◆ Installing a pressure-treated deck on the front of the house
- ◆ Enclosing porches on the front of the house
- ◆ Replacing balusters with contemporary deck railing panels
- ◆ Replacing original porch details with materials from an earlier or later period of construction

## Roofs

Roof form, material and details are considered character-defining features in many neighborhoods in the City of Sedalia, and roof features and condition contribute to the character and integrity of the historic district. Roofs are one of the most important parts of a historic structure, and work done on buildings constructed before 1975 or those resources built more than 50 years ago must be planned to preserve, rehabilitate, restore, or reconstruct the shape, pitch, eave details, shingling type and patterning, and any covering used on the deck. Form and material are important features that contribute to the look and design of a historic structure.

Materials such as slate, tile, and other unique materials are important design elements for historic buildings. However if a slate or tile roof cannot be repaired, some asphalt materials can give the new roof a similar look. Copper and lead roofs may be left unpainted, but terne-metal roofs should be painted with traditional roof colors. Necessary alterations should be modest so as to not detract from the historic façade.

Repair or replace damaged historic gutters with new gutters to match the originals. Make sure there are enough hangers to support the gutter. Hangers should be fastened directly to the fascia with straps that are under the roof shingles. Exposed hangers are not a best practice installation technique.

Newly constructed roof forms and reconstructions should be like those found on historic homes in the district. Roofs should not be extended above the parapet or converted to gabled, hipped, or pyramid roofs where none previously existed. Sprocketing, bell shapes, dormers, and other roof forms and features should be preserved. Proposals for pop ups or additions to the top of a building to add floors should not exceed one story (or 17') in height and should be set back from the main façade of the building so that they are minimally visible from the street. Owners have flexibility when planning work on their roof because a weather-proof roof will protect the whole house.

The following exterior elements and sidings are generally not approved by the Sedalia Historic Preservation Commission:

- ◆ A rooftop addition that is not set back from the front facade
- ◆ A rooftop addition that is significantly taller than buildings on either side or the height of the District overall
- ◆ Additions or changes that alter pitching or the form of the roofline
- ◆ Vinyl or composite shingles
- ◆ Painted roofs, unless shown to be historically appropriate

## Landscaping

### **Walls, Walkways, Stairs, Driveways, and Beds**

Existing stone, brick, or wood retaining walls, walkways, stairs, driveways, garden beds, borders, and other features should be preserved and restored if they were installed prior to 1975 or if they are more than 50 years old. Historic features should be repaired using the same materials and designs. Historic features that require more than 50% replacement or repair can be removed or replaced. However, new features and replacements must be reconstructions of historic designs and must be appropriate for the district. The use of stone, brick, and other materials historically used in sidewalks, walkways, steps, and curbs is preferred. Substitute materials may be considered when other alternatives are not feasible. Identify the source of limestone, stone, or other natural materials used in historical features on site so as to replace, repair, or expand with similar local features, when appropriate. Avoid intermixing new stones from outside of the region or synthetic components. Historic features should not be painted, capped or topped with concrete, or altered with coverings.

Rear and alley drives and parking areas are recommended above front entry driveways unless the home was built with a front-entry garage. Where historically front driveways were not constructed in the district, new driveways should be limited to rear access. Homes that had a front or side-entry garage, carport, or driveway at the time used as a reference point for restoration should be preserved and restored accordingly. New parking areas should be confined to the rear yard of the building and should not replace or remove mature vegetation. The expansion of driveways and the insertion of new parking should be minimized. Any changes to the width, length, or design of the walkway or driveway should be based on research showing historic features in the district.

Driveways can be re-paved, and concrete can be poured so long as the original design and location are maintained. However, front-facing brick and stone driveways cannot be paved or covered and must be protected through preservation or restoration. If a brick or stone walkway or driveway in the front or side yard is uncovered during the removal of concrete or pavement, it is preferred that the feature is restored so that the new walkway or driveway is made of brick or stone rather than concrete or asphalt. Historic stone, bricks, wood, and other materials may be salvaged and used elsewhere on site so long as the use is appropriate for the district and so long as the materials are not known to contain lead, asbestos, or other toxic components.



## Fencing

Existing historic fences installed prior to 1975 should be repaired using the same materials and designs with the exception of chain link fencing which can be replaced with a new fence of an appropriate design regardless of whether the chain link is more than 50 years old. Historic fences that require more than 15% replacement or repair can be replaced. Repair work should use the same materials and maintain or restore the original design. New fences can also be reconstructed according to the designs of other historic fences in the district or with the use of plans that are appropriate to the restoration period used as a reference for the home or business. Front yard fences should be no more than 36 inches tall and at least 50% open visually. The front yard fence should extend down the side yard to at least the front wall of the house. Rear and side yard fences may be solid in construction and as high as six feet, but they should start no further forward on the site than the front wall of the house. Fences should generally be constructed of wood, though property owners may propose alternative materials if a historic design is being used.

## Vegetation

Landscaping often contributes to the historic integrity of a district, and property owners and municipal authorities should preserve the mature and older-growth landscaping and urban forests that contribute to the district's historic character. Mature trees and plantings should only be removed if they are diseased, dead, or pose a risk to people or structures. No review is required for the planting of trees, perennials, annuals, vegetable beds, or other landscaping vegetation. No review is needed for mulching or composting. Traditional front yard grasses with defined planting beds are appropriate for most homes and businesses in a historic district. New landscaping projects are welcome and do not require review so long as they protect mature plants as well as built landscaping features.

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*Q: I want to plant flowers and shrubs. Do I need a Certificate of Appropriateness (COA)?*

*A: No review is required for the planting of trees, perennials, annuals, vegetable beds, or other landscaping vegetation. However, mature trees and plantings should only be removed if they are diseased, dead, or pose a risk to people or structures.*

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## Civil Infrastructure

The preservation and restoration of historic monuments, lighting, sidewalks, walkways, steps, curbs, gutters, and other features is required. Any proposed work should use the same materials, salvaged materials, or similar materials as those used within the district or in other districts in the City of Sedalia. No existing brick or stone sidewalks, curbs, streets, or other features will be removed, paved, or covered without agreement from the Sedalia Historic Preservation Commission and an approved form of mitigation that ensures that additional preservation, restoration, or reconstruction projects are completed elsewhere in the district or in another historic district in the City of Sedalia. When historic brick or stone sidewalks, curbs, streets, or other features are uncovered during a municipal or civil engineering project, the feature will be reconstructed. If reconstruction is determined to be unfeasible by the Commission, materials must be salvaged by the project applicant and used in an alternative civil preservation, reconstruction, or restoration project forwarded by the project applicant at the discretion of the Commission.

Any trees approved for removal from a historic district for the purpose of a municipal or civil engineering project shall be replaced within one year of project completion and in a location within the district or in another historic district in the City of Sedalia, at the discretion of the Commission. Three trees must be planted for every tree removed at the cost of the project applicant. If state or federal laws, permitting structures, or mitigation planning requires a greater ratio, the Commission will determine the species and location. Sidewalks that are raised due to the roots of mature tree will be bumped out or removed and replaced to protect the tree; only when ADA standards cannot be met shall the tree be removed with mitigation. The removal of a hazardous mature tree, as deemed by an arborist, does not require an application for a Certificate of Appropriateness (COA).

## Solar Panels, Wind Turbines, Satellite Dishes, Internet Communication

Projects must abide by the Civil Infrastructure guidelines in addition to minimizing harm to historic structures and landscaping. Mounting and installation should be done in a manner that is reversible and in locations shielded from public view. Equipment should be placed on the ground in the rear of the property and designed, sized, and located to avoid obscuring historic features. Installation of equipment on a roof is a last resort if no suitable ground locations are possible. Equipment proposed for a roof installation should not extend above the ridge line. With the exception of solar panels that can be installed in the most environmentally efficient location, equipment shall be placed on secondary roofs or rear wings and mounted to the rear of the roof and not towards the edge. Accommodating alternative energy projects is an important goal, and site-specific historic preservation mitigation is an option available to applicants should the Sedalia Historic Preservation Commission find that installations fall short of best practices.

## STRUCTURES BUILT WITHIN THE LAST 50 YEARS

The owners of structures that are contemporary or built within the last 50 years must undergo review if their property is located within a historic district and major exterior alterations are planned that can be viewed from the public right-of-way. Major alterations include: the removal or rebuilding of a front porch, changes in fenestration such as the addition of windows or doors that alter the symmetry or patterns of openings in the home, the total removal of original siding or roofing for replacement with inappropriate materials that are not compatible with the range of sidings seen in the district, a major change in the front façade that alters multiple architectural features, the entire replacement of the front façade, the building of a solid brick wall or fence in the front of the house that is taller than three feet, or changes in the overall dimensions or architectural style of the roofline (replacing roof materials is permitted without review). When major alterations can be seen from the public right-of-way, owners must apply for a COA and participate in a mandatory, non-binding review before the Sedalia Historic Preservation Commission. The *City of Sedalia Historic Preservation Guidelines* are otherwise voluntary for all projects with the exception of those subject to mandatory, binding review per the section CONSTRUCTION, ADDITIONS, COMMERCIAL DEVELOPMENT, DEMOLITION, AND THE MOVING OF EXISTING BUILDINGS.

## MANDATORY AND BINDING REVIEW BY THE SEDALIA HISTORIC PRESERATION COMMISSION

The few types of proposed work that must undergo binding review by the Sedalia Historic Preservation Commission include new construction, demolition, new additions, municipal improvements, new commercial and residential development, changes to lot sizes, art installations, flip to sells, and the moving of buildings. Owners and managers who want to alter a structure of any age must both apply for a Certificate of Appropriateness (COA) and abide by the Commission's review by applying best practices. Compliance may determine outcomes of building permit applications (Ord. No. 10350, § 2, 8-3-2015).

If an owner or manager does not both apply for a COA and implement Commission decisions, the penalty for a violation is that structures and land must be returned to the state of original appearance and setting. Should a violation be issued for failure to submit an application or comply with a COA issued by the Commission, it is the property owner's responsibility to pay for the return of their building to a pre-construction or pre-project state (Ord. No. 10562, § 1, 2-21-2017, Sec. 64-73).

Projects subject to mandatory, binding review under the *City of Sedalia Historic Preservation Guidelines* include:



## New Construction

The construction of a new structure greater than 150 square feet is subject to mandatory, binding review if the structure will have plumbing and/or electricity. This includes the development of new land or the redevelopment of neighborhoods. New building construction should incorporate the forms, features, and detailing seen in the architectural styles common in the City of Sedalia and meet or exceed best practices for new construction as outlined in the *Sedalia Historic Preservation Design Guidelines*.

New buildings should maintain the average perceived size of buildings as seen from the sidewalk. Façade heights of new buildings should fall within the established range along the block and respect traditional proportions of height to width. Floor-to-floor heights should appear like those of traditional buildings. Traditional spacing patterns created by the repetition of uniform building widths along streets should be maintained. Façade widths should reflect the range of the building widths in the district. Roof forms should be similar to those found in the historic district. The solid-to-void (wall-to window) ratio should be maintained; large surfaces of glass beyond a storefront are not allowed. Use similar window and door proportions to those seen in the district. If a larger window is needed, combine sets of vertically proportioned windows. Where permitted by zoning, taller structures should step down towards lower-scaled neighbors to minimize shading.

## Demolition

Examples include but are not limited to the demolition of any structure built within the last fifty years and those that are more than 50 years of age. A Certificate of Appropriateness application for the demolition of a historic structure built more than 50 years before the beginning of the project cannot be approved without proof that three or more major features are more than 50% deteriorated and will need to be fully replaced or that a good faith effort to move a structure was made. The Commission may deny any application for demolition at their discretion.

## Additions

The construction of an attached or detached addition or outbuilding includes all structures greater than 150 square feet as well as those smaller than 150 square feet if wired or plumbed. Examples of additions include but are not limited to:

- ◆ Mother-in-law units
- ◆ Accessory dwelling units on the same site as a single family residence
- ◆ A garage, shop, shed, or any outbuilding with power and/or plumbing
- ◆ Second story additions to a one-story building

## **Municipal or Government-Funded Projects**

Examples of municipal projects include but are not limited to bike lanes, trails, rails-to-trails conversions, new parks, or restoration areas. Projects must undergo a mandatory, binding review if funded in part or in full by the city, county, or any governmental agency or grant. City, state, and federal officials charged with any municipal improvement or sign installation within a historic district must hold preliminary discussions with the Sedalia Historic Preservation Commission and submit a Certificate of Appropriateness application. The Commission will review plans and designs as well as construction and improvements during the project timeline and confirm that best practices were implemented by evaluating the project at completion.

## **Commercial Development or Redevelopment**

Commercial development or redevelopment includes but is not limited to commercial residential, retail, office, and business projects as well as the long-term planning of projects. New development should incorporate the forms, features, and detailing seen in the architectural styles common in the City of Sedalia.

## **Civil or Environmental Engineering Projects**

Civil and environmental projects include transportation planning and infrastructure projects that change the built world. Examples include but are not limited to curb upgrades, intersection improvements, bridge repairs, and street lighting installations.

## **Changes to Lot Sizes**

Changes to lot sizes include the subdivision or consolidation of lots.

## **Art Installations**

Examples of art installations include but are not limited to murals, vintage-reproduction advertising, the historic preservation of vintage advertising painted on brick, water fountains, sculptures, and any permanent work of art or performance venue that is visible from the public right-of-way. Untraditional paint jobs and the painting of brick is subject to mandatory, binding review. Owners and managers must apply for a Certificate of Appropriateness and abide by the review decision when painting their own homes or businesses if the paint chosen is untraditional or diverges from the range of color schemes seen in the historic district.

## Flip to Sell Projects

If an owner remodels the exterior features of a building or home that they purchased within the last two years and sells, they meet the criteria of a flip to sell project. Exceptions include owners who used the building as a primary location of residence or business before or after the sell for at least a year. If the home or business is owner occupied before or after the remodel, refer to the mandatory, non-binding guidelines.

## The Moving of Buildings

Examples include moving buildings to locations within or outside of the historic district. If a building must be relocated to accommodate development, it should be relocated within the same district where it currently exists. If no location can be arranged within the district, a site should be selected in another historic district or in an area that is similar to its original location. Project applicants should submit a statement about the reason the building cannot remain in its present location and show proof of advertisements or other efforts to inform the public of the availability of the building for relocation.

## CONTACT INFORMATION

### City of Sedalia Community Development Director

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Sedalia, MO 65301  
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### City of Sedalia Historic Preservation Commission

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Term Expires: 7/2027

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(660) 619-6861  
Term Expires: 7/2027





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## APPENDIX A CERTIFICATE OF APPROPRIATENESS APPLICATION





## Certificate of Appropriateness Application

Building and Site Development, City of Sedalia

200 S Osage, Sedalia, MO 65301

Phone: 660-827-3000 Fax: 660-827-7831

<b>Property Address/Location</b>	
<b>Applicant Name:</b>	<b>Property Owner of Record (if other than applicant):</b>
Address:	Address:
City / State / Zip	City / State / Zip
Email Address (REQUIRED):	Email Address (REQUIRED):
Telephone #:	Telephone #:
<b>Name of Local Historic District or Landmark</b>	<i>(Attach additional owners information if necessary)</i>
<b>Provide a brief description of proposed work</b>	
<b>ADDITIONAL ITEMS REQUIRED</b>	<p>In addition to this application, the following items must be submitted (<i>City staff may require additional items, depending on the nature of the request</i>):</p> <p>_____ One (1) set of plans/drawings which illustrate the proposed changes to the exterior of the property and/or illustrations of changes to any significant architectural features specified in the ordinance designating the Local Historic District or Landmark. A site plan is required for any application involving a new structure, relocated structure, or addition to an existing structure. The site plan shall be drawn to an appropriate scale, and contain all information necessary to understand the proposed work. Plans shall be 8 1/2" x 11 or 11" x 17" size sheets.</p> <p>_____ One (1) set of color/material samples. Manufacturer's brochures may be substituted, at the Discretion of City staff.</p> <p>_____ One (1) set of current photos of the property</p>

### CERTIFICATION:

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this application on their behalf. I understand and acknowledge that a Certificate of Appropriateness is not a permit to begin work. If a Certificate of Appropriateness is issued for my project, I will obtain all required licenses and permits prior to commencing work.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

<b>For Office Use Only</b>		
Date Received:	By:	File Number:
Level of Review: <input type="checkbox"/> Historic Preservation Commission <input type="checkbox"/> City Staff		
Action: <input type="checkbox"/> APPROVED AS SUBMITTED <input type="checkbox"/> APPROVED WITH CONDITIONS <input type="checkbox"/> DENIED		
Date of Action:		