



The tour starts at the corner of Highgrove Road and 10th Street, walking to the north.

13018 10th Street—Bungalow, c. 1915 This side-gabled bungalow has Tuscan columns supporting the porch roof. Oral history indicates that this was the home of Curtis and Ida Conn. Mr. Conn was the first superintendent of CSD #4 and Conn-West Elementary School was named for him.

13016 10th Street—Bungalow, c.1915 This one-story house features an intersecting gable roof and wide eaves with exposed rafter tails.

13014 10th Street—Craftsman, c.1912 This Craftsman bungalow was the home of the Makin family of Makin Motors on Main Street, from the 1920s to 1940s. The rough-cut, irregular coursed stone is the home's dominant feature.

13012 10th Street—Bungalow, c.1915 This Craftsman-style bungalow features a clipped

front gable and the original coal chute door on the north side. Prior to the 1930s, this was the home of the Brian Fred family. Mr. Fred was a mechanic at Makin Motors and later opened his own electrical business.

The 1922 School—The CSD #4 School District offices are now housed in this early Grandview school building, which is not included in the Historic District due to many alterations over the years. At some point in the 1960s, a brick façade was added to the building. When the building was renovated in 2005, the original stone arches and doors were discovered under the brick. The renovation work turned the original doorways into windows.

13008 10th Street—Colonial Revival, 1928 This home consists of a classic Georgian main block with an addition that was constructed in 1988. The home was originally built by the Powell Brothers for Dr. Robert Haire and his

wife Maude. The original garage and an operating cistern pump are located behind the house. Former Mayor Robert Barry and his wife lived here from 1948 to 1972. Mrs. Barry taught piano lessons and her students would wait their turn on benches in front of the house.

13006 10th Street—Tudor Revival, c. 1925 This one-and-a-half story home has the original triple six-over-six light windows on the front façade. Rodney Powell built and lived in this house and Alan George, co-owner of George Funeral Home, lived here in the 1930s.

Turn west onto Rhodes Avenue, walk to the corner, and then turn south onto Grandview Road.

13016 Grandview Road—Queen Anne, c. 1910 This Queen Anne cottage has a recessed round arch with squared Palladian windows distinguishing each roof gable.

13019 Grandview Road—Spanish Eclectic, 1929 Known as “The Spanish House,” this home was constructed by the Powell Brothers. There are no apparent alterations to the original design or materials. The mayor of Grandview lived here in the 1950s.

13020 Grandview Road—Craftsman c.1910 This cross-gabled Craftsman features



The Spanish House—13019 Grandview Road

distinctive original windows with diamond-patterned glazing in the upper sash. This was the home of the Carr family, which owned a lumber yard in Grandview during the 1930s and 40s. The original carriage barn sits behind the house.

807 Highgrove—American Farm House c.1905 During the 1930s and 40s, the J.D. Clements family lived here. Mr. Clements owned the Clements Hardware store on Main Street. The home's distinctive features include the fishscale shingles in the gable peak, two brick chimneys, and a tripartite bay window on the east side.

Turn east onto Highgrove Road.

901 Highgrove—Minimal Traditional c. 1925 This home was built by “Curly” Overbee, a brick mason and custodian at Grandview School during the 1930s, as his personal residence.

903 Highgrove—Bungalow, c. 1915 This gable-front bungalow has two nested front gables and a dominate, intersecting porch with a side-gabled roof.

905 Highgrove—Colonial Revival, c. 1922 This home was built by George Powell and his crew for John Majors, president of the Farmers Bank, and his family. Along with the full-width porch, original six-over-one light windows with flat board trim define the remaining bays of the primary façade.

907 Highgrove—Bungalow, c.1922 This gable-front bungalow has an L-shaped plan with a single-car garage. The home was built by George Powell and crew. Distinctive features include the paired square wood posts on brick piers supporting the porch roof and the original wood frame carport that resembles a pergola.

909 Highgrove—Tudor Revival c. 1922 This one-and-a-half story home was built by George Powell and crew for Tom McMillan, the Grandview mail carrier, and his family. The original single-car garage is located behind the house. In the late 1920s and



909 Highgrove

1930s, Ivey Butcher and Nellie Greene, sisters who were devoted Grandview teachers, lived here. Butcher-Greene Elementary School is named after them.

1001 Highgrove—Tudor Revival, c.1925 This home was built by George Powell and his crew for Jesse Clark, a barber, and his wife Pearl, a schoolteacher. Part of the bill for building the house was paid with lifetime barber services for the Powell family.

1003 Highgrove—Tudor Revival, c.1925 This one-and-a-half story home with a T-shaped footprint was built by George Powell and crew. Martha and Mary Jane Truman moved here in 1940 when the loan on the family farm was foreclosed. They lived here until 1945, when Martha Truman broke her hip and they moved to 602 Highgrove.

1005 Highgrove—Bungalow c. 1925 This was the home of the Russell May family, of May Milling on Main Street, in the 1030s and 40s. At the rear of the house is the original three car garage, featuring a gable-front dormer with louvered window openings.

1009 Highgrove—Bungalow c. 1925 Local carpenter Frank Idol constructed this house with a front-facing clipped gable rook, original paired and triple six-over-one light windows, an interior brick chimney, and square wood porch posts and matchstick balustrade.

1101 Highgrove—Tudor Revival c. 1925 Sources suggest the Powell Brothers built this house that includes some of the typical Tudor characteristics of false half-timbering in each gable peak, brick cladding with rough-cut stone accents, and the exposed rough-cut stone foundation.

1111 Highgrove—Colonial Revival c. 1925 This was the home of Ruby Jane Hall, a descendent of L.C. Hall, who owned a feed mill at the southeast corner of Rhodes and 6th, and a close friend of Mary Jane Truman.

The tour of the Residential Historic District ends at 1111 Highgrove. However, you may wish to continue around the corner and south on 13th Street to see a home associated with Harry Truman's family.

13106 13th Street—Bungalow c. 1925 This one-story bungalow has an intersecting clipped-gable roof which is echoed in the matching original single-car garage. Mary Jane Truman lived here from 1955 until her death in 1978. She moved to this home to be closer to her good friend Ruby Jane Hall, who lived around the corner at 1111 Highgrove.



1111 Highgrove

Acknowledgements

Information about the architecture and history of these homes is taken from the Cultural Resource Survey prepared for the City of Grandview by Sally Schwenk and Kerry Davis of Historic Preservation Services in 2003.

Grandview Historic Preservation Commission

- JoAnn Immele, Chair
- Sage Beauchamp
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Quick Facts about the Residential Historic District:

- This area is Grandview's first (and currently only) historic district listed on the National Register of Historic Places.
- The homes in in this District were built from the 1900s to 1920s for Grandview's upper middle-class families.
- As Grandview's first suburban development, most of these houses were not inside the city limits when built.
- These homes are called "Pattern Book Houses" because the house plans were chosen from books by the original owners, much like clothes patterns may be chosen from books or magazines.
- Nine of the 23 homes in the District were built by the Powell Brothers, George, Vernon, and Rodney.
- Two homes were built by J.M. Idol & Sons.
- The streetscape looks much the same as when the homes were originally constructed.
- The neighborhood was built around the 1922 school building.
- Harry S Truman's mother Martha and sister Mary Jane called one of the residences their home.
- These homes were part of Grandview's new subdivisions Grandview Gardens and Davidson's Addition.
- The Residential Historic District was listed on the National Register of Historic Places in 2005.



13014 10th Street

Grandview Residential Historic District

Listed on the National Register of Historic Places

Self-Guided Walking Tour



Welcome to Historic Grandview!

The houses in this neighborhood were home to some of Grandview's early residents. Mayors, bankers, judges, doctors, shop owners, electricians, auto dealers, barbers, postal carriers, teachers, and funeral parlor directors, just to name a few, called this neighborhood home.

Walking through the neighborhood, one can see the original streetscape much as it was when these homes were first being constructed in the late 1910s. All have walkways out to the sidewalk from their front doors, most have the original garages at the rear of the home, and some have the original cistern pumps.

President Harry S Truman also has ties to this neighborhood. His mother, Martha, and sister, Mary Jane, "moved to town" when the farm home was foreclosed on in 1940. His good friend and barber Jess L. Clark lived here.

Enjoy your time with us today and thank you for visiting!