

The Garfield Neighborhood Survey

Final Report

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**Prepared by:
Cydney Millstein
Architectural and Art Historical Research,
Kansas City, Missouri**

TABLE OF CONTENTS

Introduction	1
Survey Boundaries	1
Survey Objectives	1-2
Methodology	2-3
Site Visits	3
Completion and Assemblage of Inventory Forms	4
Analysis of Information	4
Historical Overview	5-8
Platting History	8-10
Overview of Housing Stock	11-12
Description of Significant Buildings	12-23
Recommendations	24
Appendix I: Architects	25-26
Appendix II: Contractors/Builders	27-29
Illustrations	Figures 1-11
Bibliography	30-31

Introduction

The Garfield Neighborhood Association contracted for a historical and architectural survey of the Garfield Neighborhood of Kansas City, Missouri. The survey, the subject of this final report commenced May 1, 1989 and was completed on November 30, 1989. It has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the State Historic Preservation Office, Jefferson City, Missouri. Matching funds were provided by the Garfield Neighborhood Association.

The Garfield Neighborhood Survey was conducted by Cydney E. Millstein of Architectural and Art Historical Research, Kansas City, Missouri, with assistance from Suzanne Silverthorne (photography) and Stan South, Jeff Zilner and Jim Shivers of the Garfield Neighborhood Association.

Survey Boundaries

The following is a description of the boundaries for the Garfield Neighborhood survey area. The survey boundaries were selected by representatives of the Garfield Neighborhood Association, in consultation with the Landmarks Commission and administrative officials from the State Historic Preservation Office, Jefferson City, Missouri. A total of 211 residences and apartments from the entire project area were actually surveyed at an intensive level.

The boundaries include: Independence Avenue (U. S. Highway 24) on the south; St. John Avenue on the north; Montgall Street on the east; and the Paseo on the west. Although the original Garfield grant application specified Cliff Drive as the northern boundary of the survey area, the project consultant later named St. John Avenue as the area's northern edge. This change was made because Cliff Drive and the surrounding park is the subject of a previous survey project.

Survey Objectives

This survey was designed to provide a comprehensive inventory of all historically and architecturally significant structures, characterizing the range of historic properties within the project area. Secondly, this survey will provide an interpretation of the history of the area, including important patterns in housing styles, socio/economic trends and if applicable, important individuals associated with surveyed properties. Third, this survey can be used as a tool in the identification and protection of historic

resources and for making decisions pertaining to land use. Finally, it also provides information to determine which properties in the survey area are significant and to determine potential for future National Register of Historic Places evaluation.

Methodology

This project includes an intensive, systematic field survey of each building. A *Missouri Department of Natural Resources Office of Historic Preservation Architectural/Historic Inventory Form* was completed for each building included in the survey project.

Maps

A vellum base map was prepared for the survey area. This map was based on and refined from Kansas City, Missouri Water Department area maps, with additions and corrections made as field work progressed. Individual structures that were included in the actual survey are keyed by address to the survey forms to enable identification. Additional historic maps have been included in this report illustrating the sequence of development in the survey area.

Photography

At least one 5x7 photograph of each building was made using a 35mm. camera with professional black and white film. Negatives are keyed by exposure number and then identified as such on the individual inventory forms. Negatives are located in the files at the Landmarks Commission, Kansas City, Missouri.

Archival Research

Information and data were gathered from primary and secondary materials from the following sources:

1. City Hall, Kansas City, Missouri. This is the repository for water and building permits.
2. Missouri Valley Room, Kansas City Public Library. This local history room of the main branch of the Kansas City Public Library is the repository of city directories, newspaper clippings, copies of the Western Contractor (a construction trade journal), and numerous other local history books, scrapbooks, photograph collections and files.

3. Western Historical Manuscripts Collection, University of Missouri, Kansas City. This collection includes architectural blueprints and biographical information on prominent local architects.

4. Landmarks Commission, Kansas City, Missouri. This office maintains files on local architects and builders. Kansas City Atlases for 1886, 1891, 1907 and 1925 are also located here.

5. Jackson County Historical Society, Independence, Missouri. Useful only on a limited basis, this repository includes county and state maps, abstracts and private collections.

6. Jackson County Court, Kansas City, Missouri. Property ownership and land records are housed here.

7. Kansas City Museum, Kansas City, Missouri. George Fuller Green Collection.

8. State Historical Society of Missouri, Columbia, Missouri. Local and regional histories. Included in this collection are several issues of Kansas City Architect and Builder that have not been located elsewhere.

9. Board of Education, Kansas City, Missouri. Historical files located on the 10th floor include histories, photographs, and annual reports.

10. St. Louis Public Library. Copies of Scientific American, Architects and Builders Edition are available here. Although the Kansas City Public Library holds copies of this periodical, pertinent issues have been vandalized.

Unfortunately, Kansas City, Missouri building permits prior to 1908 do not exist.

Site Visits

An on-site analysis of architecture within the survey area was conducted in order to fully assess the present condition and physical status of individual structures (i.e. identification of obvious alterations and/or additions).

Completion and Assemblage of Inventory Forms

An Historic Resources Inventory form was prepared for each structure, including the street address; a description of prominent architectural features with emphasis on the facade; a documented or estimated date of original construction; identification of obvious alterations; a designation of style or design; identification of architect and/or builder, if known; and an on-site verification and consideration of Nos. 28-40. In addition, sources of information (No. 45) are provided. Each inventory sheet is keyed by address to its location on the map and each sheet is accompanied by at least one photograph which, in turn, is keyed to a negative file number.

Analysis of Information

A summary history and analysis of the survey area follows. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of the area. A history including plat dates and district development is provided, followed by an overview of housing stock and an individual listing of the more significant structures. Finally, a section on recommendations will conclude the report. Following the above are appendices covering biographies on individual architects relative to the study and a list of contractors/builders pertinent to the Garfield survey.

Historical Overview

Very little has been written about the northeast neighborhoods of Kansas City, Missouri, specifically the Garfield Neighborhood area, the subject of this survey and final report. Eventhough many well-known and influential Kansas Citians built their brick mansions along Independence Boulevard, early histories of the area do not include in their texts much beyond the history of the development of our oldest east-west artery.

* * * * *

Kansas City's population rose from 25,000 in 1870 to 55,000 in 1880. This extraordinary expansion of the city after the Civil War, according to Carrie W. Whitney, "made it necessary to plat many additions to accomodate these new residents." One of these additions, Matthews and Hills Subdivision, was platted August 13, 1870 in an area later bounded by Minnie, Annie, Home (Garfield) and Ord. This was the first subdivision to be plated in the Garfield survey area.

Early landowners in the Garfield Neighborhood area before official platting occurred included William K. Pendleton, William N. Marsh, Luther C. Slavens and William W. Kendall, among others. Just as there is a lack of information on the general history of this survey area, there is little to be found on the history of these pioneer landowners. What is known is that William K. Pendleton, who owned a large tract of land in the northern section of the Garfield area (Figure 1), was a judge and attorney for the Chicago and Alton Railroad and resided in Independence. William Norcross Marsh also had acquired a large tract of property in the area, yet unlike Pendleton, he made his home in the Garfield Neighborhood by 1877.

While the lives of William K. Pendleton and William N. Marsh remain an enigma, available information about two other early landowners, William W. Kendall and Luther C. Slavens, is considerably more revealing.

William W. Kendall, along with Jemuel C. Gates, were owners of a wholesale boot and shoe company in Kansas City which began business in 1867. Subsequently, Kendall and Gates built in the Garfield Neighborhood at 1910 and 1920 Independence Avenue respectively, their combined real estate totaling one entire city block. Unfortunately, both the Gates and Kendall mansions have been demolished. (See section on Overview of Housing Stock).

Judge Luther C. Slavens, who had practiced law in Kansas City beginning in 1865, was a state representative and city counselor. Luther C., a brother of J. W. L. Slavens who had served as mayor both of Westport and Kansas City, also resided in the area before he moved to Parkville, Missouri in 1904.

Because of the Panic of 1873, the economy kept a damper on real estate transactions nation wide and reflecting the times, the overall development of Kansas City was depressed. It was not until the late 1870s as the depression lifted that the city showed strong signs of recovery and growth. In 1879 alone, thirteen sections of Kansas City were platted and the next year, twenty-seven additions were platted.

The decade of the 1880s brought sure signs of economic strength. In five years, from 1880 to 1885, the population of Kansas City rose from 55,000 to 100,000. Accommodating this sharp increase, real estate also showed incredible growth. By the real estate boom's height, in 1886, there were approximately 300 real estate agents in Kansas City. Sales that year totaled \$11 million and in 1887, sales climbed to \$40 million. The following year there was nearly \$80 million in real estate transactions.

In the Garfield Neighborhood survey area, during the economic boom of the 1880s, twenty plats were recorded and the development of the area skyrocketed (Figures 2 and 3). The reasons for the rapid development of this area seem to be threefold. First, during the mid 1880s, Independence Boulevard had become a fashionable setting where individuals of top-level financial and social distinction built their mansions. Secondly, land in the Garfield Neighborhood was undoubtedly cheaper than in those areas (such as Quality Hill) which were much closer to downtown Kansas City. Finally, public transportation began to prosper and was becoming much more convenient. In the mid-1870s, horsecars connected downtown Kansas City, Missouri with Kansas City, Kansas, the East Bottoms, Union Depot and the suburbs east to Prospect Avenue. Then in 1885, Robert Gillham and William Smith introduced the cable railway and by 1894, Kansas City had the third largest cable system in the country.

Realizing that this section of town had potential for solid growth, developers directed their attention to the area. Willard Winner, the one businessman most prominently associated with the real estate cycle of the 1880s, not only platted a large tract of land in the Garfield Neighborhood (Pendleton Heights), but extended the Kansas City and Independence Park Railway between Kansas City and Independence in 1887, "sparking a boom in residential property."

Local builders and contractors also seized the opportunity to make money in the Garfield Neighborhood. Almost two dozen contractors are known to have have worked in the area during the 1880s. They built high-quality, solid homes, many of which were adaptations of the Queen Anne Style, an architectural expression that became popularized through the wide distribution of pattern books and professional publications.

By 1900, the Garfield Neighborhood was substantially established and the overall architectural fabric of the area had formed (Figure 4). While the southern section of the area drew the largest number of homes, available vacant lots although scattered throughout the area, were mostly concentrated north of Lexington Avenue between Garfield and Prospect. The majority of the Pendleton Heights subdivision had remained undeveloped until the turn-of-the-century possibly due, in part, to the financial condition of the Winner Investment Company. Winner, who platted that tract of land, went bankrupt in the 1890s.

When these lots eventually were developed, they filled with smaller frame houses and brick apartments which provide a contrast to the more significant, older homes. In addition, there were a few impressive homes built after 1900, including the Medieval flavored Flavel Tiffany Mansion, a Prairie Style home built for John Conover, and a stately, buff brick residence constructed for David M. Jay. (see Description of Significant Buildings).

When the population of Kansas City generally shifted south to the suburbs, the older neighborhoods such as Garfield became populated with middle to lower income residents, including immigrants. The largest percentage of these new residents in the Garfield Neighborhood were of Italian heritage, some of whom had moved east from the Columbus park Neighborhood in the 1920s.

This economic and social change that occurred in the Garfield Neighborhood had an effect on the general condition of the area's housing stock. A significant number of the homes in the survey area have been modified over the years either to minimize exterior maintenance, to alter and expand the living space or to "update" the physical appearance. Many homes have been refaced with asbestos siding and original wooden porch rails and supports have been replaced with wrought-iron counterparts or modern facsimilies.

Today the Garfield Neighborhood is experiencing the beginnings of a renaissance as an influx of young professionals already have rehabilitated

several of the more significant homes in the area. Undoubtedly, many are attracted by the visual qualities of the area that give it its charm and architectural cohesiveness. Should this trend continue, the area may finally gain its position as a neighborhood of particular significance to Kansas City that has until now, not been recognized.

Platting History of the Garfield Neighborhood Survey Area

1. Matthews and Hill Addition
platted August 13, 1870
Alex B. Matthews, Samuel S. Matthews, and Samuel R. Hill.
2. Bouton Park
platted October 12, 1872
Mary J. Boutin
3. Marty's Woodland Addition
platted August 22, 1879
Nellie and Albert Marty
4. Phelps Place
platted May 5, 1880
J. C. Phelps
5. Forest Home
platted March 18, 1881
S. W. Armour, E. B. Bacon, and Harriet Bacon
6. Independence Avenue Addition
platted June 18, 1881
William H. Craig
7. Amended Plat of Grandy's Addition
platted December 17, 1881
William and Margaret A. Grandy
8. Trosts 3rd Addition
platted April 8, 1882
Therese Trost
9. Henkle's 1st Addition
platted April 25, 1883
Lizzie W. Henkle

10. F. M. Smiths Addition
platted July 13, 1883
Frederick M. Smith
11. Resurvey of Pendleton Heights
platted August 24, 1883
Winner Investment Company, Williard E. Winner
12. Coddington Place
platted October 4, 1884
Alice and V. W. Coddington
13. Mark's Salisbury's First Addition
platted April 30, 1885
Sam W. Salisbury
14. Phillips Place
platted May 25, 1885
E. A. Phillips, Albert Marty, and Albert H. Mann
15. Downing's Resurvey of Longview
platted June 26, 1885
Joseph F. Downing and George R. Winter
16. Lexington Place
August 15, 1885
Resubdivision of a northern section of the Matthews and Hill Addition.
Lizzie A. Turner, Henry P. Churchill, and S. S. Matthews.
17. Holyrood
platted April 7, 1887
William s. and Minnie G. Wilson
18. Garfield Square
platted September 23, 1887
Garfield Land Company, Warren Watson
19. Garfield Summit
December 27, 1887
(replat of Phelps Place)
Robert Beatty, Hattie Allen, E. M. and E. Northrup

20. Dykington Place
platted February 28, 1888
Fennimore C. Marsh, William N. Marsh, Manuel A. and Isabelle Diaz, et al
21. Wabash Heights
platted April 4, 1888
Thomas B. Tomb and Robert L. Winter
22. Newton Heights
platted April 16, 1889
Alice E. and A. W. Preston
23. Spears Addition
platted June 8, 1889
Sewell F. Collins
24. A. Witte's Addition
platted February 25, 1893
August Witte
25. William Kendall's 1st Addition
platted September 10, 1908
W. W. Kendall

Overview of Housing Stock

Although there is evidence that construction of farm houses and/or residences did occur in the survey area by 1877, none of these post-Civil War buildings in the Garfield Neighborhood have survived. In addition, three of the most extravagantly designed residences from the 1880s that lined Independence Boulevard were razed in the first decades of the Twentieth Century.

William W. Kendall's home, located at the northeast corner of Maple and Independence Boulevard, built in 1882, (purportedly the east wing was built in 1868) was demolished in 1917. The Jemuel C. Gates mansion (Figure 5), a \$50,000 home sited at the northwest corner of Independence and Garfield, was demolished in 1929. Together the Kendall and Gates residences occupied the entire block between Maple and Garfield Avenues. Gates and Kendall, aside from being next door neighbors, co-owned the firm of Gates and Kendall, shoe manufacturers.

The third most significant residential loss in the Garfield Neighborhood was the home of David T. Beals, a 28 room mansion located at the northeast corner of Wabash and Independence Boulevard (Figure 6). Beals, a millionaire cattleman and banker had hired a Boston architect, more than likely, Benjamin Brooks, to design his house which was constructed while he and his wife were vacationing in Europe (See section on B. H. Brooks). The Richardsonian Romanesque residence, built in the early 1880s, was sold to Frank P. Walsh after Beals death in 1910. The home was partially gutted by fire that occurred in 1923, and finally razed in 1925.

Of the 211 buildings actually surveyed in the Garfield Neighborhood, the largest percentage of that total number number of homes was built from 1884-1889. A total of ninety-four (94) homes were constructed during this five year period accounting for forty-five (45) percent of the total number of surveyed buildings constructed in the project area. Included in this era of residential construction were sixty-five (65) homes styled in the Queen Anne and fifteen (15) homes built in the vernacular. The remainder consists of some of the areas most accomplished designs, covering a wide range of architectural style.

From this period there is a unique, local example of a Chateausque duplex (2116-2118 Minnie), a massive Shingle Style residence (1841 Pendleton), a prominent Richardsonian Romanesque home (1837 Pendleton) and a Neo-Classical faced apartment building (200 Olive). Other identifiable architectural styles from this early era of residential construction include

four (4) National Folk, two (2) Italianate, four (4) Folk Victorian, and one (1) Second Empire. This last group of eleven (11) homes are local adaptations of popular trends in architecture from the 1880s.

The years 1890 to 1899 yielded a smaller number of buildings than was constructed in the preceeding era. Seventy (70) homes built, accounting for thirty-three (33) percent of the total number of buildings surveyed. The largest number of homes was constructed at the beginning of the decade from 1890-1891. Again, the most prominent style from this period was the Queen Anne, with a total of thirty-nine (39) homes constructed in this tradition. In addition, there were two (2) homes designed in the National Folk style, twenty-seven (27) vernacular styled buildings and one each of the following traditions: Richardsonian Romanesque, Italian Renaissance and Italian Villa.

As evidenced by the above information, it is clear that the majority of the homes surveyed in the Garfield Neighborhood were constructed prior to 1900. (A map of the area dating 1900 illustrates the densely concentrated building stock). After the turn-of-the-century, from 1900-1916, only forty-seven (47) homes were built, or twenty-two percent of the total number surveyed. During this period only four (4) Queen Anne homes were built. As expected, the low number of homes styled in this architectural expression reflects its overall decline in popularity. Other styles from this construction era include four (4) National Folk, three (3) Folk Victorian, one (1) Craftsman, one (1) American Four-Square, and one (1) Colonial Revival. Two of the more ambitious designs from this period, both constructed of stone, include a Prairie Style home, the sole example from this survey area, and a massive Scottish Medieval residence. The remainder of the homes from this period (24) are designed in the vernacular.

Description of Significant Buildings from the Garfield Neighborhood Survey Area

James E. O'Shea Residence
500 Brooklyn
1916

Although not constructed in one particular style, this home is a fine example of solid craftsmanship. Notable features of this residence are the wide variety of textures and wall surfaces used including rusticated stone, imbricated gable ends, and smooth clapboard. Like the Shingle Style, a complex shape is emphasized instead of decorative detailing.

Clarence Palmer Residence
1812 Brownell
1907

Built for Clarence S. Palmer, an attorney, this Folk Victorian home displays the simple folk house form with Victorian detailing at the chamfered porch posts. Less elaborate than the Queen Anne style, this architectural type became popular because of the accessibility of tools and lumber made possible by the growth of the rail system.

Dr. Flavel B. Tiffany Residence
100 Garfield
Clifton B. Sloan, architect
1908-09

This Medieval-styled home is not only an outstanding example of the architecture of Clifton B. Sloan, but of the sophisticated workmanship of local stone masons directed by contractor J. E. Keeler. Sited on the north end of the Garfield survey area near the bluffs, this home fortunately has not suffered from modernization or neglect.

119 Garfield
1892

Although not as profusely detailed as some of the other Queen Anne styled homes in the Garfield Neighborhood, the general massing and solid handling of materials are notable features of the 19th Century residence. The handling of a variety of surface textures including stone, wood and brick is less elaborate than other local examples of Queen Anne styled homes, but no less impressive.

Morris E. Jones Residence
135 Garfield
1886

The dominant feature of this home located on a corner lot is a two-tier porch at the south elevation. While massing of this home is inspired by the Queen Anne style, it lacks the obvious detailing of this once popular trend in architecture. Projecting bays at the south and southwest elevations aid in breaking the otherwise unadorned exterior.

Charles J. Winn Residence
205 Garfield
1905

This home displays a sophistication in the handling of stone work in its heavily rusticated limestone first-floor exterior.

Charles B. Leach Residence
308 Garfield
1887-88

Although this home has suffered from remodeling and alterations, the main elevation still displays some of the more outstanding Queen Anne detailing including decorative brickwork, turrets, projecting bays and stone trim. Built for Charles B. Leach, vice-president and treasurer of North Arkansas Lumber Company.

Emily C. Kendall Duplex
319-321 Garfield
1904

Built for Emily C. Kendall, wife of boot and shoe manufacturer W. W. Kendall, this duplex features some unusual detailing. Note the curved roofs with carved modillions at each entrance; the centered, two-tier porch with turned rail and the oval, leaded glass window.

Elizabeth Bonham Residence
350 Garfield
1889

This Queen Anne home features an unusual main elevation and roof line. Typical Queen Anne elements such as varying textures (brick, stone and wood), and pronounced detailing (modillions, bracketing, dentils), are handled with skill, while the parapeted roofline and squared-off main facade are rather atypical of that architectural style. Built by Andrew J. Bonham.

David M. Jay Residence
504 Garfield
1902

Built for David M. Jay, president of Jay and Smith Hat Company, this residence is another example of the work of highly-skilled craftsman that worked in the Garfield Neighborhood survey area. The use of buff-brick

instead of the more commonly used hard-pressed red brick allows for a pleasing contrast with its neighboring structures. Classical detailing at porch elevation is also of note.

George W. Fishburn Residence
507 Garfield
1885

A fine example of a Queen Anne home built by local contractor Daniel S. Bently. More delicate in overall form than the larger Queen Anne homes such as the Robert Beatty, Jr. or Philip Chappell residences, this house remains virtually unaltered from the original. Porch and window detailing, cornice and gable ends are elements of note.

Robert Beatty Jr. Residence
508 Garfield
James W. Bryan, architect
1886-87

The Robert Beatty Jr. residence is an excellent example of the Queen Anne style of architecture with its complex silhouette and roofline, profusion of ornamentation and juxtaposition of varying construction materials. Its construction coincided with the real estate boom experienced by Kansas City in the 1880s and reflects the growing number of substantial architect-designed residences that were built during that period. Plans for the house, which are included in this report, were published in the 19th century periodical The Architects and Builders Edition of the Scientific American, July 1887, a publication that provided patterns for home construction. This home was listed in the Kansas City Register of Historic Places in 1982. (See Figures 7-11).

Harry McWilliams Residence
511 Garfield
1885

Like 507 Garfield, this Queen Anne style home was built by Daniel S. Bently. It, too, displays a wide variety of features including the coupled spindlework porch supports, porch pediment, imbrication, and solid masonry work.

512 Garfield
1885

Another home built by Daniel S. Bently. Detailing and masonry work parallels that which is displayed at 507 and 511 Garfield.

519 Garfield
1884

One of the earliest extant homes in the Garfield Neighborhood, this home, while modified over the years, still maintains its original integrity. Built by Daniel S. Bently, the window treatment and overall handling of materials and proportions is similar to Bently's other homes located on the 500 block of Garfield.

Hal Gaylord Residence
521 Garfield
1898

Built for Hal Gaylord, publisher of the Kansas City Journal. The deep porch with carved modillions, prominent oriel windows at the southwest and south elevations, and the contrasting brick quoining are notable features of this massive home.

George Ragan Residence
523 Garfield
1898

This Free-Classic Queen Anne home is another fine example of that style found in quantity in the Garfield Neighborhood. Note the multiple, Classically-inspired slender columns, prominent stone lintels and carved modillions.

2321 Lexington
1887

One of the more expressive examples of the Queen Anne style found in the Garfield survey area, this home has suffered severely from neglect and alteration. Multiple towers, brick and stonework, and overall form and massing are notable features.

Luther C. Slavens Residence
1904 Maple Court
1900

L. C. Slavens was a prominent Kansas City attorney and one of the original land owners in the Garfield Neighborhood. Similar to the James E. O'Shea home located at 500 Brooklyn, this home features skilled handling of stonework. Dormer shape and fenestration add to the overall character of this structure.

William R. Kendall Residence
501 Maple
1898

This was originally the home of William R. Kendall, vice-president of the W. W. Kendall Boot and Shoe Company. Styled in the Queen Anne, this home displays classical detailing in the principal porch and prominent gabled balcony.

LeGrand A. Copley Duplex
2116-2118 Minnie
B. H. Brooks, architect
1888

A rare, local example of a duplex styled in the Chateausque. Outstanding features include Classically-inspired columns, carved terra-cotta lintels, terra-cotta pinnacles with crockets and decorative brickwork all combining to make a rather lively silhouette. The first American Chateausque home was designed by a Danish architect, Detlef Lienau for the railroad magnate LeGrand Lockwood in New York in 1864-68.

444 Montgall
1895

Cornice embellishment and overall massing and shape of this residence recall the Italian villa style.

Harry D. Train Residence
200 Olive
1885

This building's outstanding characteristic is its main elevation which features a prominent denticulated pediment, colossal, composite piers, and an oculus and a wide entablature. In a neighborhood consisting of a high

percentage of Queen Anne architecture, this structure appears rather unusual. Built by Washington E. L. Patterson.

206 Olive
1885

Also built by W. E. L. Patterson, this residence is embellished with delicately carved lace-like fret work and carved eaves at the main gable. Wrap-around porch is angled at the south end.

Dr. Drury J. McMillen Residence
224 Olive
1885

Built by the Greenwood Brothers, this is another good example of the Queen Anne style. Many homes in the Garfield Neighborhood such as this one were built by selecting a pattern and then modifying it for individual needs without seeking the services of a registered architect. Complex silhouette and a rich display of detailing have been carefully preserved by a recent renovation.

Allen R. Hall Residence
228 Olive
1885

The continuous, richly ornamented cornice of this home unfortunately is interrupted by the addition of an enclosed porch at the southeast elevation. Note the large arched window, use of glazed tile and stone window treatment. Built by the Greenwood Brothers, this home is one of two Italianate homes constructed in the survey area.

Amos D. Johnson Residence
338 Olive
1888

Another example of the Italianate style, this home has been renovated recently. Heavily ornamented cornice and window treatment are hallmarks of the Italianate style and have been well preserved.

408 Olive
1889

Although this home is, overall, modest in form and detail, the curved oriel window at the main elevation is a notable feature.

William D. Brewer Residence
521 Olive
1888

Although more modest in scale than the Phil Chappell house at 1832 Pendleton, this home features just as rich a combination of textures and details. Built by the Western Lumber Company, this home is another good example of the Queen Anne style. Its exterior has been carefully renovated by the present owners.

532 Olive
1889

Another good example of the Queen Anne style, this home was also built by the Western Lumber Company.

Jacob Rickert Residence
529 Olive
1889

Like 521 and 523 Olive, this home was built by the Western Lumber Company. The horse shoe-shaped window and multiple oriel units are notable details.

Arthur E. and Emanuel Fist Duplex
313 Park
1897

A good example of how the application of Queen Anne features can give character to an otherwise plain brick structure. See 319 Park.

James J. Norton Residence
516 Park
1895

This massive Queen Anne home, although slightly modified, still retains its original character. Classically-inspired porch detailing and polygonal window unit are intact.

Walter R. and William F. Bruns Residence
528 Park
1895

This home features Italian Renaissance elements in the principal elevation and porch pediment.

Charles D. Mill Residence
536 Park
1889

This Queen Anne home, built by W. O. Shepard has been significantly altered, yet its original character remains.

1833 Pendleton
1890

It is unfortunate that so many of the Richardsonian Romanesque buildings in the Garfield Neighborhood have been altered or no longer exist. This residence, too, has been modified, yet many of the original features still exist allowing the historic character to remain. Prominent features such as the rusticated stone of the main facade, large contrasting stone arches and polygonal tower combine to give this residence a strong sense of weight and massiveness. Built in 1890, the architect and original owner are unknown.

Philip E. Chappell Residence
1836 Pendleton
Harry Kemp, architect
1888

This home built in 1888 for Philip E. Chappell, mayor of Jefferson City, Missouri and State Treasurer of Missouri, remains one of the most significant expressions of the Queen Anne style in Kansas City. Listed in the National Register of Historic Places, this residence embodies the "characteristic Queen Anne elements of an irregular plan, complex massing, varied textured surfaces, [multiple] intersecting gables and hip roofs, undulating wall planes pierced by bays and classically-inspired ornament." In addition, the Chappell home is one of the few large scale Queen Anne homes in Kansas City that has an intact and virtually unaltered interior and exterior.

1837 Pendleton
1889-90

Like 1833 Pendleton, this Richardsonian Romanesque home still retains its original character, although much alteration has occurred. Here, the wide arches are not as prominent yet they still impart a sense of massiveness to the home. Most unusual is the shape and configuration of the two-tier porch.

Louis C. Krauthoff Residence
1840 Pendleton
Mathews and Sanders, architects
1888

Like its neighbor, the Philip Chappell residence, this Queen Anne home is impressive for its quality craftsmanship, varying textures and details, complex roof line and sheer mass. The deep, wrap-around porch with multiple, Classically-inspired columns and polygonal oriel window placed at the principal gable, are two of the more prominent features. Built for Louis C. Krauthoff, an attorney and chief council for the United States War Risk Bureau.

Gus P. Marty Residence
1841 Pendleton
1889

A rare (in the Garfield Neighborhood) and excellent example of a Shingle Style home. The combination of elements including coursed, rubble stone ground floor exterior walls, uniform shingles of the upper story, dominant steeply pitched broad gable, and prominent turret are all hallmarks of the Shingle Style. Its exterior remains virtually intact from the original design.

James Reed Residence
500 Prospect
1895

One of several Queen Anne style homes along the western half of the 500 block of Prospect that still retains its original character and integrity.

Harry McWilliams Residence
502 Prospect
1889

This Queen Anne styled home features an unusual feature where the partial-width porch rests symmetrically between two projecting polygonal bays. This home is one of several homes located on the western half of the 500 block of Prospect that together create an historic streetscape.

Gilbert W. Henry Residence
504 Prospect
1889

This residence is one of several late 19th Century Queen Anne homes lining the western half of the 500 block of Prospect.

William C. Watson Residence
518 Prospect
1899

A one-story, modest example of the Queen Anne style featuring a complex roofline and silhouette. The size and materials of this home provide a sharp contrast to the neighboring, masonry Queen Anne structures.

538 Prospect
c. 1887

A fine example of the Queen Anne style, this home has retained its original character. The polygonal tower and conical roof, continuous entablature frieze, decorative wooden porch rail and prominent denticulated cornice have all been preserved.

John A. Conover Residence
540 Prospect
1906-07

This home, built for John A. Conover, is the sole example of the Prairie Style in the Garfield Neighborhood survey area. The symmetrical plan, prominent centered entry and low-pitched hipped roof with exaggerated eaves are features common to this earliest Prairie Style form and "developed into the most common vernacular version." The skilled application of stone to the exterior adds a plasticity to this simple form.

John Shaw Residence
313-315 Wabash
1889

Originally built as a single family dwelling, this home recalls the Second Empire tradition. Its mansard roof, coupled wooden brackets, and multiple dormer windows are all common features of that architectural expression. Some of the detailing such as the spindlework porch supports parallels that of the Italianate style.

Walter Ross Residence
504 Wabash
1904

The coursed, rubble stone exterior of this prominent home reflects the skill of local stone masons who worked in Kansas City. The deep, two-tier porch is also of note.

John M. Fox Residence
511 Wabash
1887

One of the many Queen Anne homes in the Garfield Neighborhood, this residence remains relatively intact. The original, partially-curved, wrap-around porch and a rich and varied wall surface have been retained.

516 Wabash
1887

Western Lumber Company was responsible for several homes in the Garfield Neighborhood. In general, these Queen Anne styled homes have similar profiles, massing and proportions. Other examples of their work are located on the 500 block of Olive.

536 Wabash
1893

No less massive than the Queen Anne homes located on Pendleton Avenue, this residence was designed to fit a narrow city lot. The curved, two-tier porch, polygonal tower at the southwest corner and pressed-metal pediment impart a distinctive character to this home.

Recommendations

The following are recommendations based upon the completion of the Garfield Neighborhood Survey:

1. Nomination of the **Robert Beatty, Jr. Residence**, 508 Garfield, to the National Register of Historic Places. Plans for the Beatty Residence, an excellent example of the Queen Anne style, were published in The Architects and Builders Edition of Scientific American, July, 1887. The residence was listed in the Kansas City Register of Historic Places in 1982.

2. Nomination of the **LeGrand A. Copley Duplex**, 2116-2118 Minnie, to the National Register of Historic Places. The Copley Duplex, designed by Benjamin H. Brooks in 1888, is a rare example in Kansas City of a duplex styled in the Chateausque.

3. Nomination of the **Dr. Flavel B. Tiffany Residence**, 100 Garfield, to the National Register of Historic Places. Designed in the Medieval English style, this home is an outstanding example of the work of architect Clifton B. Sloan.

4. Nomination of the **500 block of Garfield Avenue** as a district to the National Register of Historic Places. This block contains a remarkable grouping of buildings whose density, age and style of architecture conveys a sense of time and place.

5. Nomination of a **Garfield Neighborhood Multiple Property Listing** to the National Register of Historic Places. There are a number of buildings within the Garfield Neighborhood Survey Area that share physical and or associative characteristics. (See section on Description of Significant Buildings).

Appendix I **Architects**

Benjamin H. Brooks

Benjamin Brooks was one of several architects who arrived in Kansas City from Boston during the building boom of the 1880s. Brooks opened his firm in 1885, the year he came to Kansas City, at the age of 42. Before that, according to architectural historian Sherry Piland, Brooks worked as an architect in Boston from 1870-1884. Although not much more is known about the life of Brooks, we do know about some of the buildings for whose design he was responsible.

It is quite possible that David T. Beals, who began his career in Boston, was responsible for bringing Brooks to Kansas City. Beals moved to Kansas City in 1884 and in a newspaper article it was stated that he hired a "Boston architect" to design his home. Beals home was constructed in 1885, the same year Brooks moved to Kansas City. Brooks also designed the Beals Building at the the Northwest corner of 9th and Wyandotte and the Massachusetts Building at the northeast corner of 8th and Wall. All three buildings, designed in the Richardsonian Romanesque, have been demolished.

Almost all of Brooks extant works are located in the northeast residential neighborhoods of Kansas City. These include the 1887 home for Bishop E. R. Hendrix at 3242 Norledge, the 1888 (original portion) Melrose Methodist Church at 200 N. Bales, and the 1888 John Elmore home at 318 Benton. His most outstanding existing work is the Chateausque duplex for realtor LeGrand A. Copley. Also built in 1888, this building located at 2116-2118 Minnie, is a rare example in Kansas City of that style.

Manuel A. Diaz

Not much information is available on the life and career of Manuel A. Diaz, Kansas City, Missouri School Board architect from 1884 to 1887, succeeding James L. Parkinson. Diaz, who listed himself as a civil engineer in the 1883 City Directory, was responsible for the design of Webster School, built in 1885 and before his resignation, he completed the foundation of Lathrop School. In addition, Diaz was the architect for a number of residences in Kansas City (See Kansas City Times, December 31, 1887, p. 17), most notably an elaborate Romanesque Revival home built for Thomas E. Gaines in 1887, located at 512 Woodland. Presently owned by the Oak Ridge Manor, a nursing home, the building has suffered severely from extensive alterations.

Diaz was also one of the owners of a tract of land bounded by 5th Street, Highland, Independence and Woodland which was platted as Dykington Place on February 28, 1888. In 1891, it appears that Diaz moved to Buffalo, New York, yet no record of his personal life or business career at that location can be found.

Clifton B. Sloan

Clifton B. Sloan (1870-1958) came to Kansas City, in May of 1889 and had no formal training as an architect. Consequently, his career as an architect go off to a slow and shaky start. Sloan was born in Springfield, Illinois in 1870 and as his personal letters show, he probably spent most of his youth in Cincinnati, Ohio. At the age of 14, he had dropped out of a technical school and with possible prodding from his older brother, William (a realtor in Kansas City), Sloan arrived in Kansas City in May of 1889.

Sloan took on many jobs, including work in an architect's office, as a brick layer and as a supervisor over a rock crusher. Finally in 1890, he was hired by an architect in Hannibal, Missouri, but left this position after only two weeks, returning to Kansas City. It was not until 1902, after several other temporary jobs, including a five year stint teaching mechanical drawing at a local high school, that Clifton Sloan opened an office as an architect.

Sloan's best designs were his residences, one of which is the 1908 home for Dr. Flavel Tiffany located at 100 Garfield. Other outstanding residential designs by Sloan include the Charles and Ira Van Noy homes, 6700 and 6800 Elmwood, both listed in the National Register of Historic Places, the 1911 Dr. Arthur J. Henderson home at 2127 Benton, and Sloan's own residence at 2700 Tracy.

Sloan designed other structures in Kansas City including Rockhurst College's Administration Building, the Record Building (1905), the Bahr Furniture Company Building (1912), the Kansas City Dental College Building (1913), and the White Company Building (1922).

Available information on architects **James W. Bryan, Harry Kemp** and the architectural firm of **Mathews and Sanders** is sketchy at best. James Bryan is listed in the City Directory as an architect from 1885-1888, while Harry Kemp was listed as an architect from 1889-90. William Mathews and Lewis L. Sanders are listed as partners from 1887-1897 in the City Directory. In 1898 Mathews moved to West Plains, Missouri and the firm was dissolved.

Appendix II

Contractors/Builders and Real Estate Developers

The following is a list of known contractors/builders and real estate developers (and their respective projects) who were responsible for the construction of several buildings in the Garfield Neighborhood Survey Area. Those individuals who were listed in the City Directories as real estate developers have an asteric (*) after their name(s).

A. P. Arnold
1915-1921 Lexington

Charles K. Balcom
508 Garfield

Daniel S. Bently
507 Garfield, 511 Garfield, 512 Garfield, 519 Garfield

Andrew J. Bonham
350 Garfield, 401 Garfield, 320 Olive, 322 Olive, 2511-2515 Amie

Albert Burr
501 Garfield, 505 Garfield

Benjamin T. Chambers
400 Wabash

Scipio A. R. Chaney
512 Olive, 516 Olive

LeGrand A. Copley*
2116-2118 Minnie, 2120-2122 Minnie

Joseph M. Courtney
1906 Maple

Greenwood Brothers
224 Olive, 228 Olive

Elihu W. Hayes
329 Maple, 331 Maple, 335 Maple

Henry Hermann and Son
336 Wabash

Hollinger and Mitchell
414-416 Olive

J. E. Keeler
100 Garfield

O. E. Kimball
538 Prospect

G. Edgar Lovejoy
221 Brooklyn (1907 alteration)

J. S. Mathews
220 Olive

Charles R. Munger
501 Wabash

T. Howard Oliver
1836 Pendleton, 1840 Pendleton

James T. Patterson
424 Olive

Washington E. L. Patterson
200 Olive, 206 Olive, 210 Olive

Realty Investment Company*
536 Wabash

William Robertson
313-315 Wabash

Rogers and Copley
309 Ord

Daniel Rudy
418 Olive, 420 Olive, 422 Olive, 524 Olive, 526 Olive

R. E. Shryock*

325 Wabash, 327 Wabash, 329 Wabash

Luther C. Slavens, jr.

1908 Maple Court

James Sloan

2609 Smart, 2611 Smart

John J. Smith

313 Ord

Charles H. Summerson

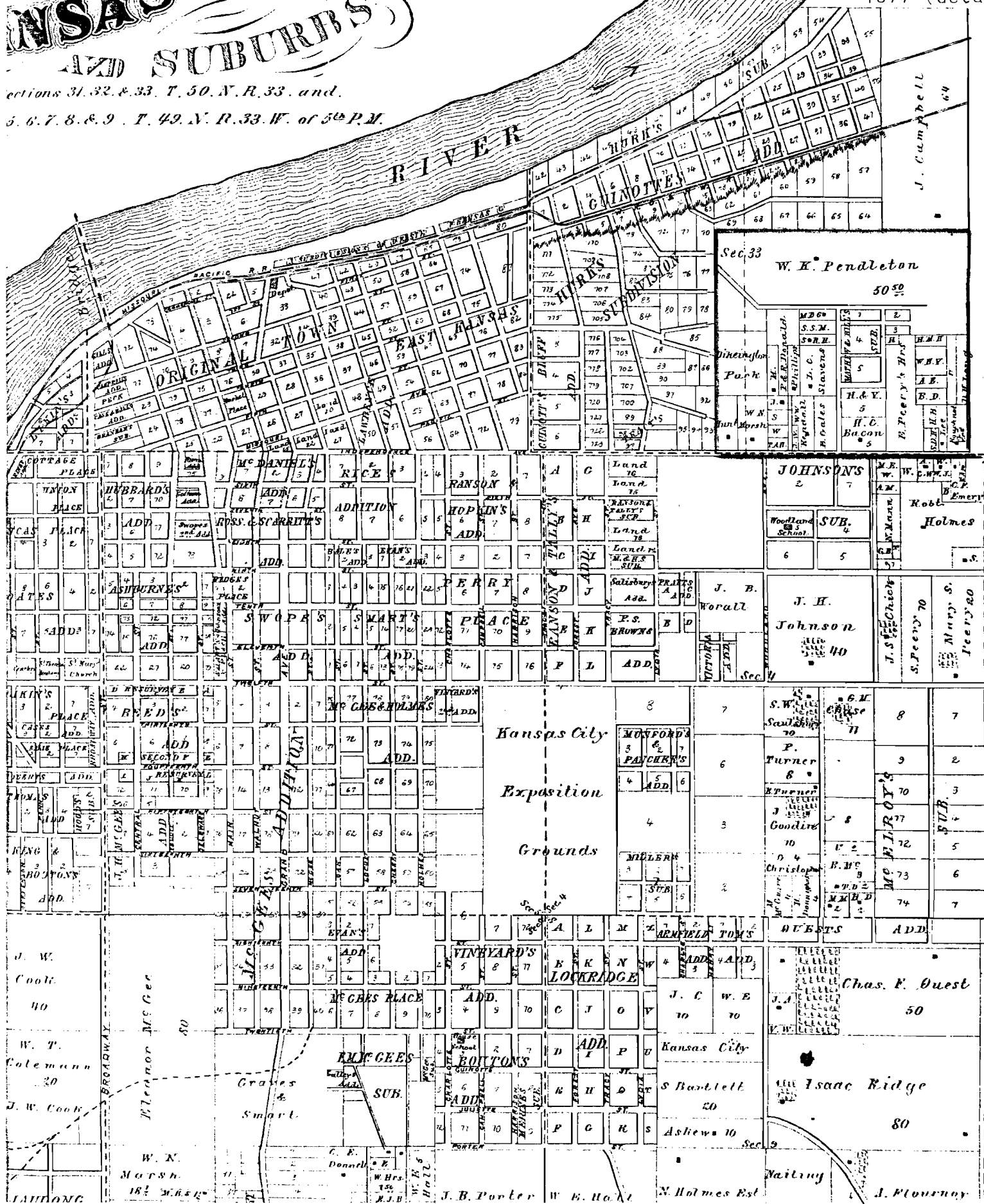
120 Park, 2515-2517 Amie

Western Lumber Company

511 Olive, 513 Olive, 515 Olive, 521 Olive, 523 Olive, 529 Olive, 506 Wabash,
512 Wabash, 516 Wabash

*ctions 31, 32, & 33. T. 50. N. R. 33. and
5. 6. 7. 8. & 9. T. 49. N. R. 33. W. of 5th P. M.*

Figure 1. Map of Kansas City, 1877 (detail)



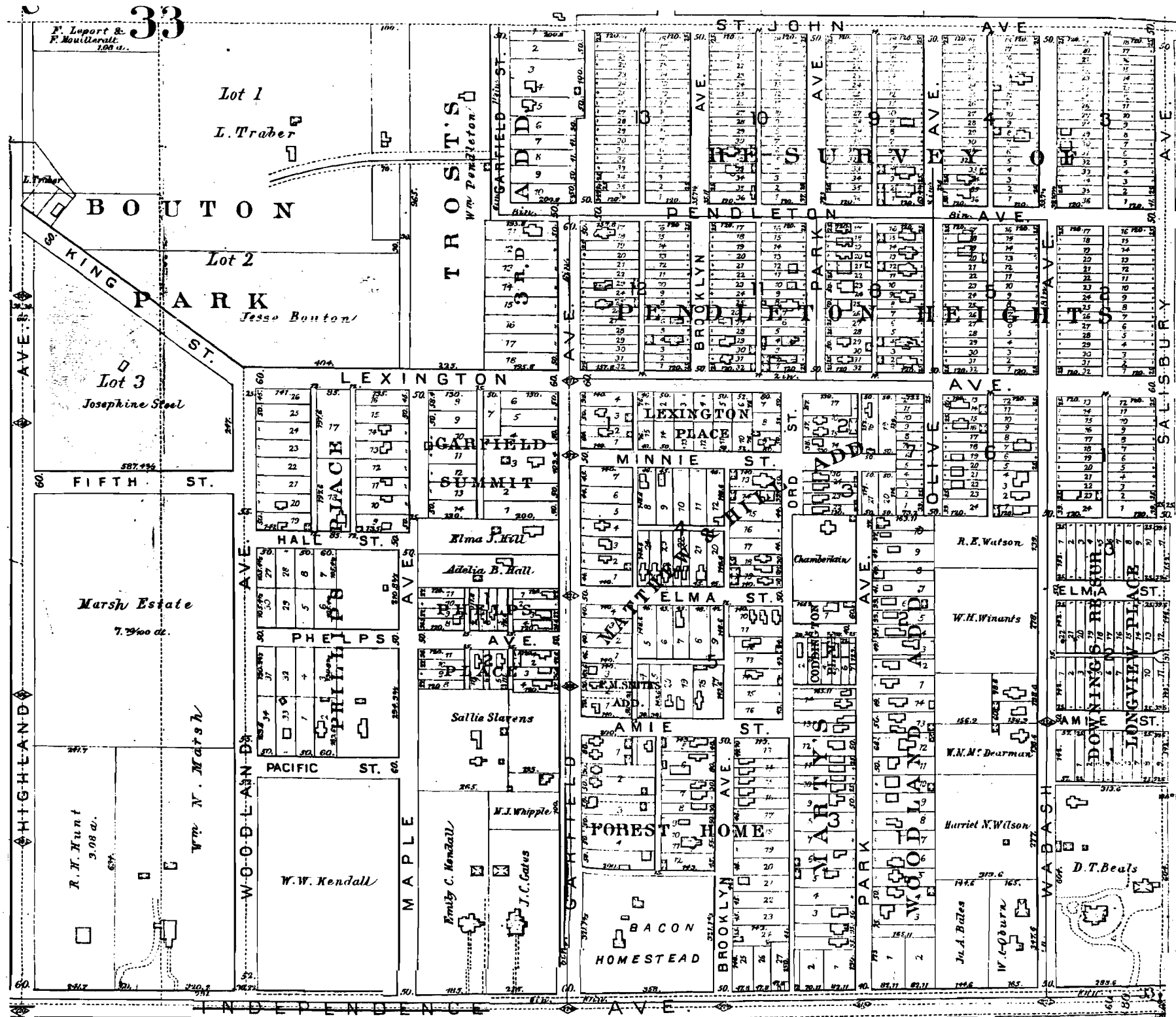


Figure 2.
Plat map of the
Garfield Neighborhood
1886

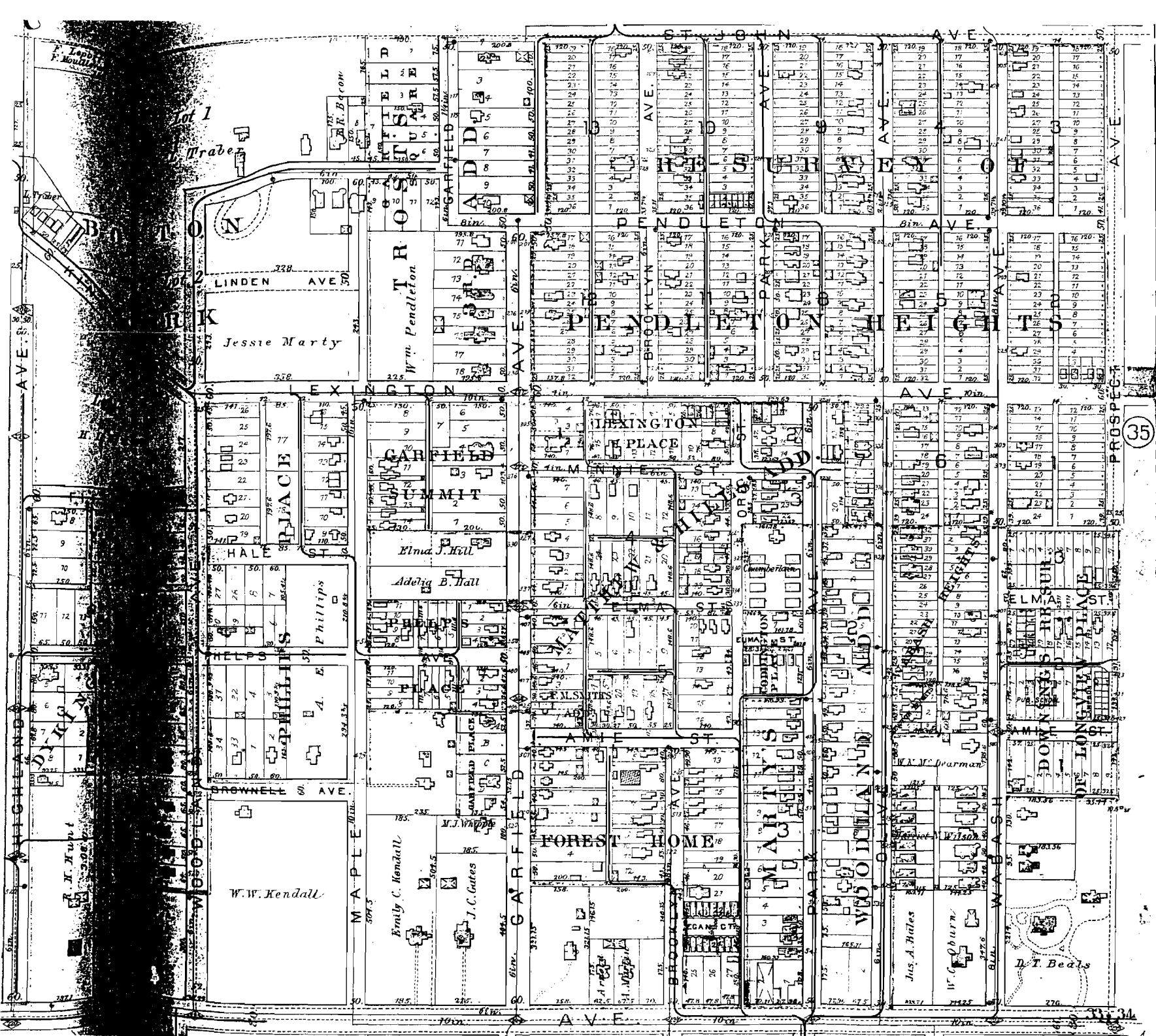
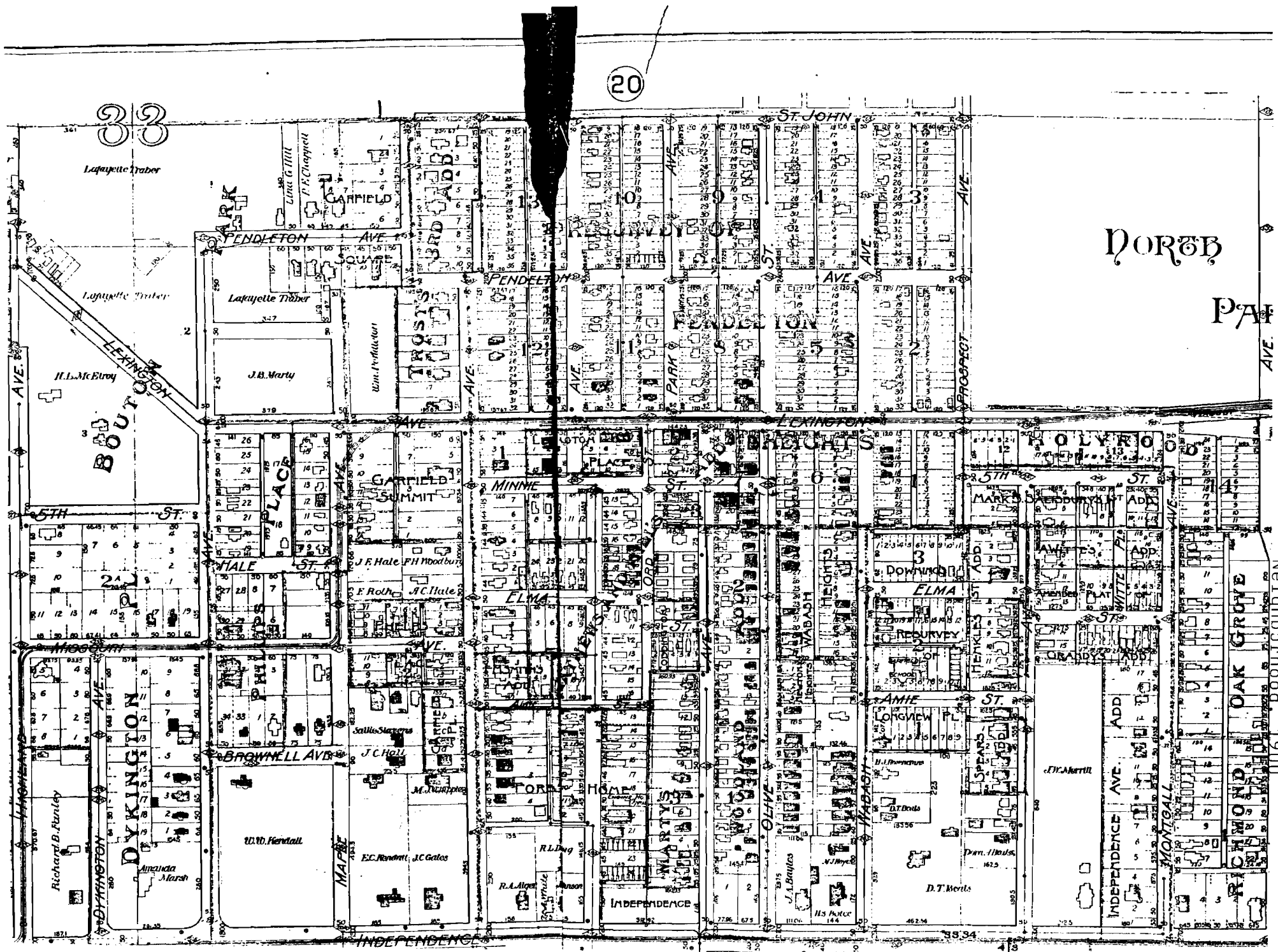


Figure 3. Plat
Map of the Garfield
Neighborhood, 1891



20

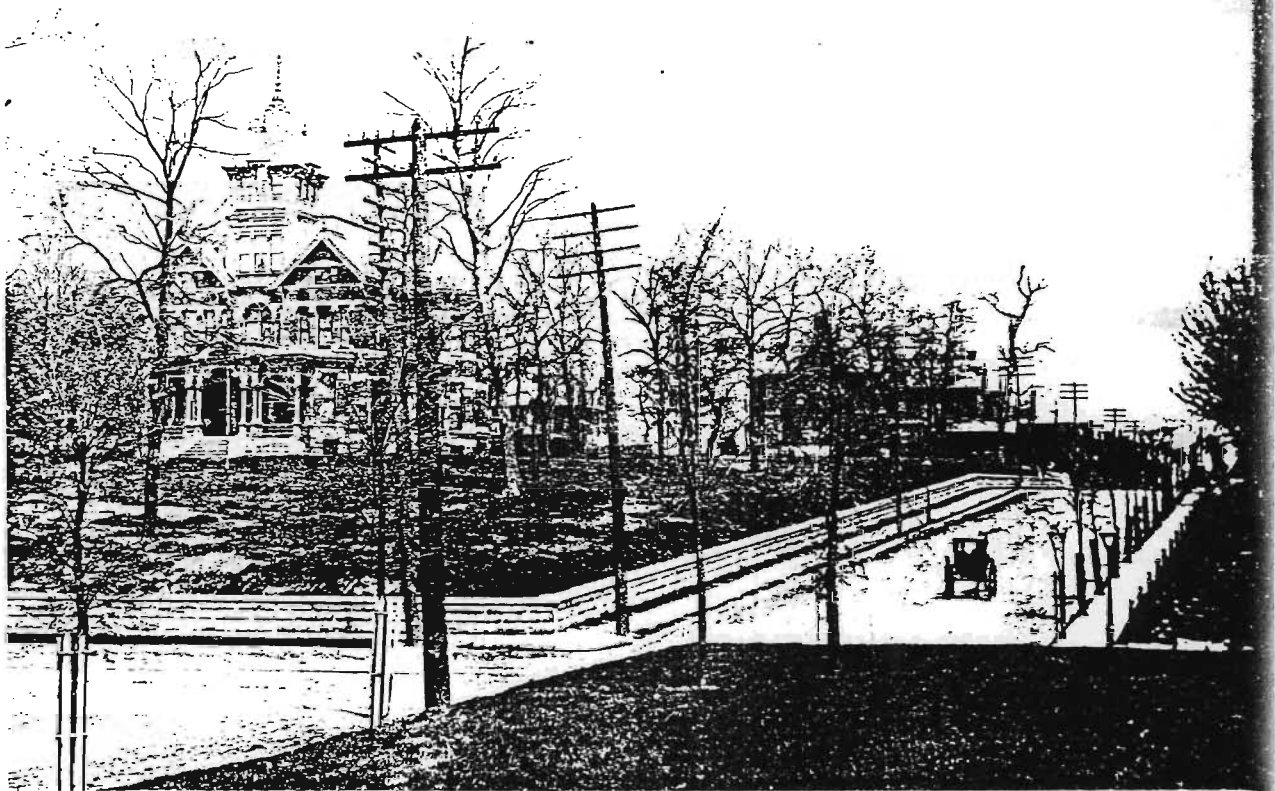
NORTH

PAT

Figure 4. Plat Map of the Garfield Neighborhood 1900

Figure 5.

Residence of Jemuel
C. Gates



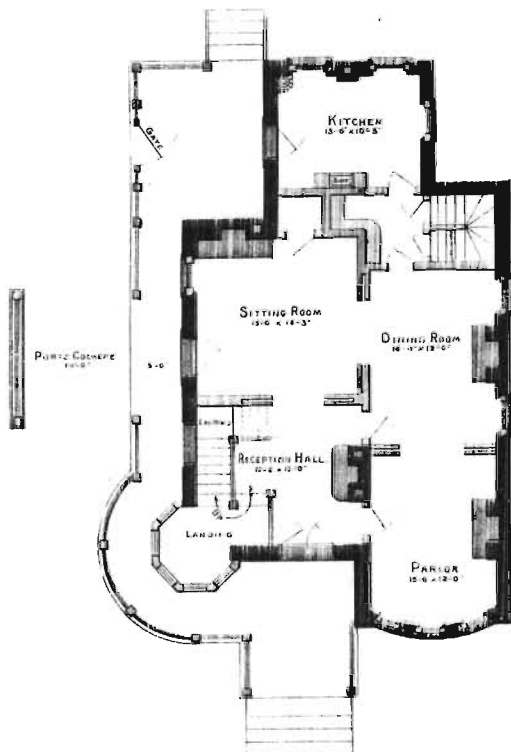
CORNER INDEPENDENCE AND GARFIELD AVENUES.



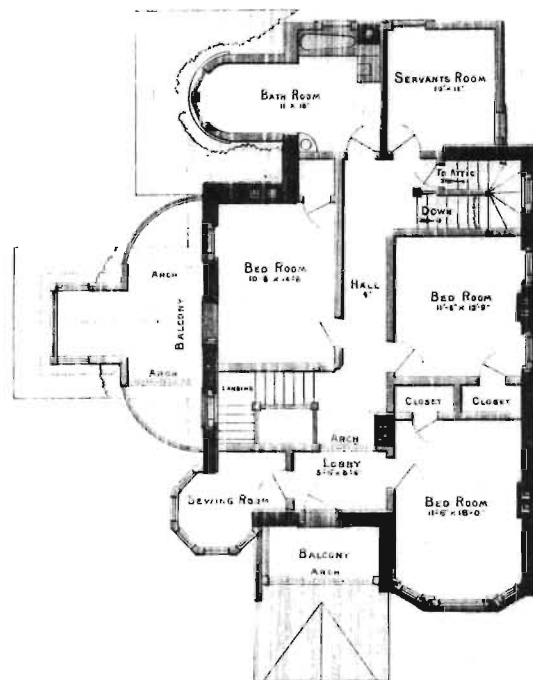
Figure 6. Residence of
David T. Beals



A Residence in Kansas City, Mo.



Plan of First Floor.



Plan of Second Floor.

Figure 8.
508 Garfield

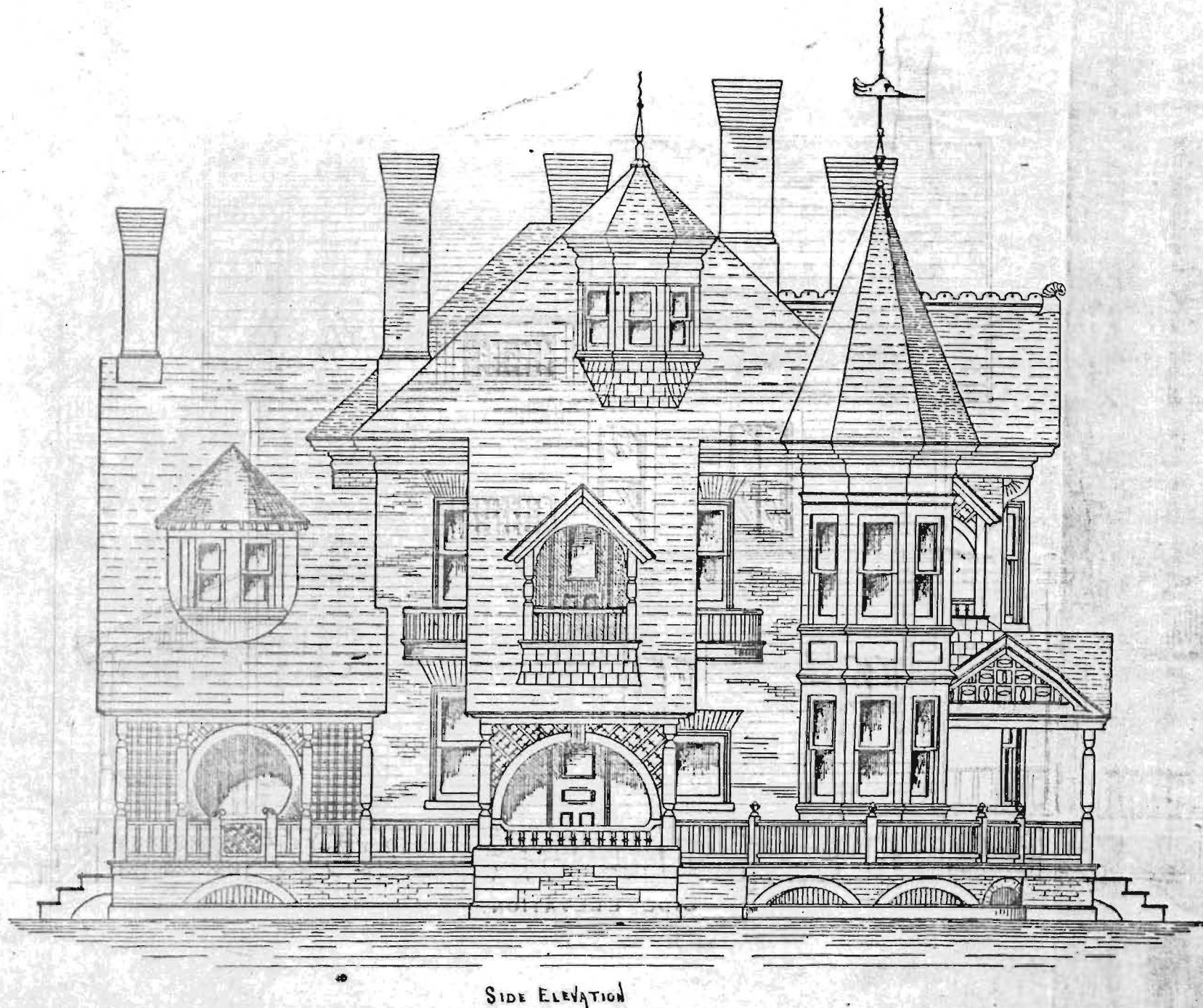


Figure 9.
508 Garfield

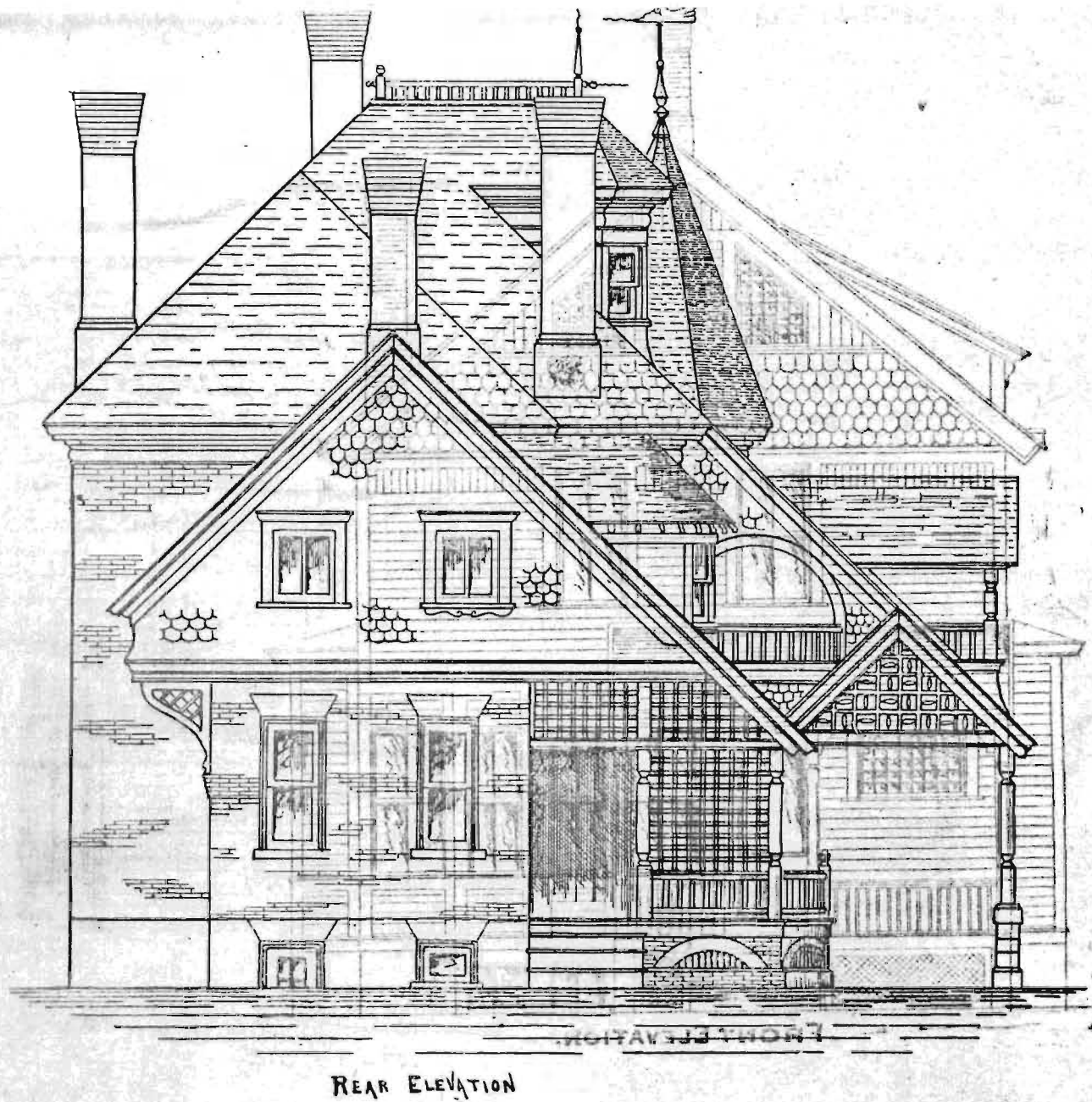
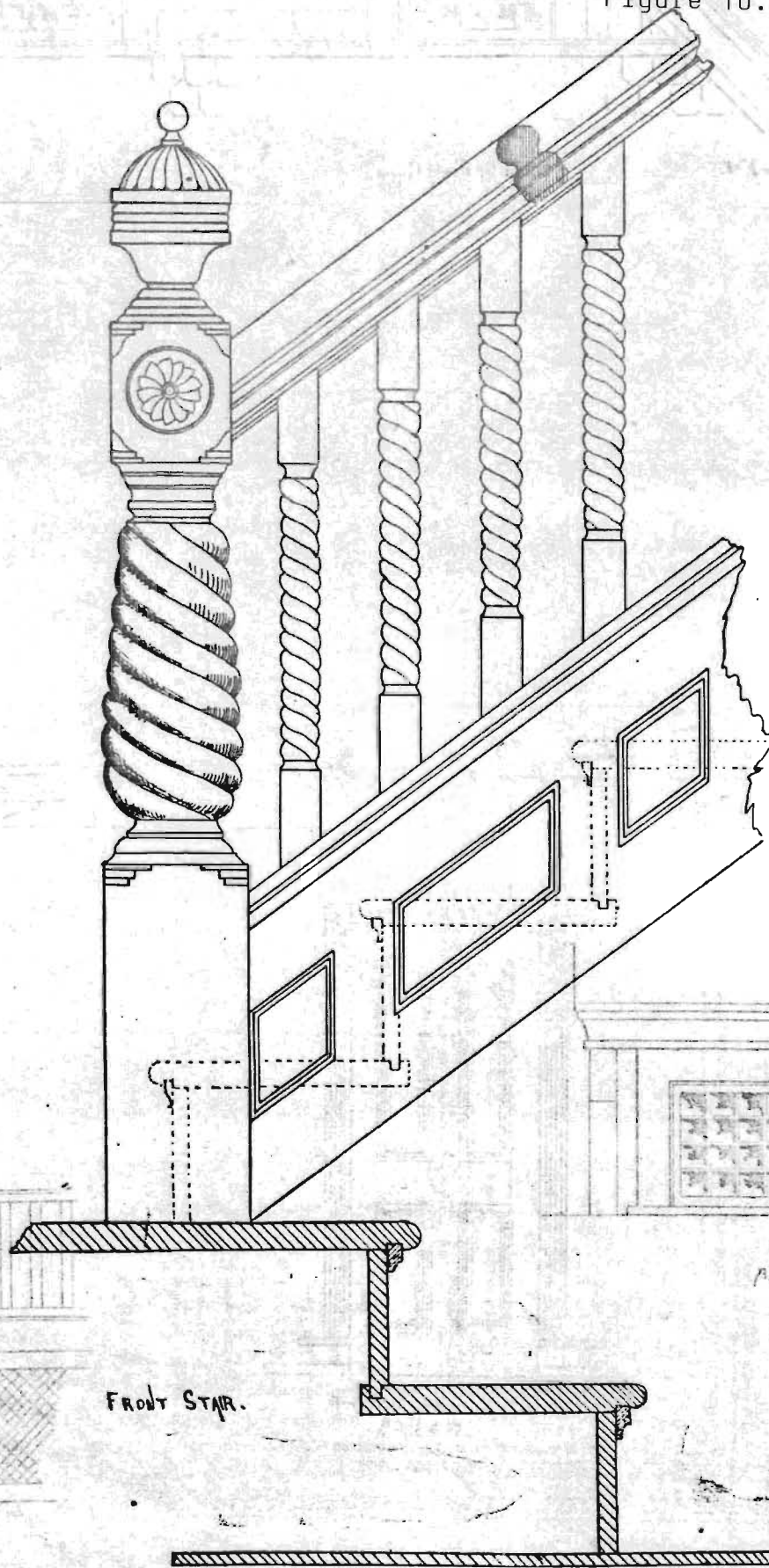
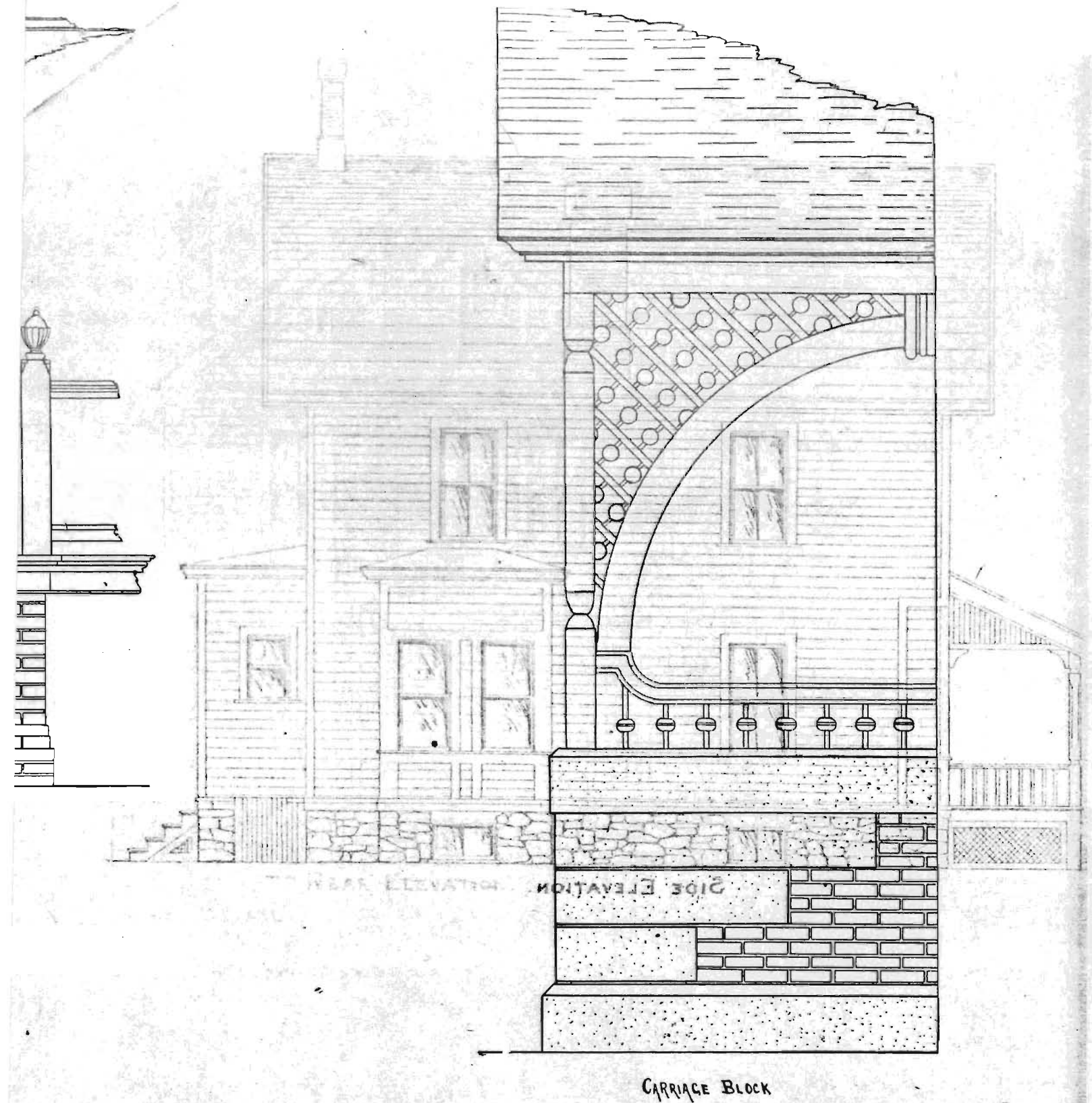


Figure 10. 508 Garfield



Many Colored Plates. For description see Ar



s City, Mo.

Figure 11.
508 Garfield

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