

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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SITE FILE COPY

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Janssen Place

AND/OR COMMON

Janssen Place Historic District

**2 LOCATION**

STREET &amp; NUMBER

Boundaries as shown on the Site Plan Map (see Item #10)

CITY, TOWN

Kansas City

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

#5 - Hon. Richard Bolling

STATE

Missouri 64109

CODE

29

COUNTY

Jackson

CODE

095

**3 CLASSIFICATION**

## CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☒ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple private

STREET &amp; NUMBER

CITY, TOWN

Kansas City

VICINITY OF

STATE

Missouri 64109

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Jackson County Courthouse, Kansas City Annex

STREET &amp; NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

1. Westport Planning Area

DATE

1972

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR  
SURVEY RECORDSCity Development Department of Kansas City  
City Hall - 15th Floor, S.E., 414 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

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NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

2. Preliminary Inventory of Architecture and Historic Sites 1974 (local)  
Published: Kansas City, Missouri: Landmarks Commission of  
Kansas City, Missouri. Code: 29
3. Historic Kansas City Architecture 1975 (local)  
Published: Kansas City, Missouri:  
Landmarks Commission of Kansas City, Missouri. Code: 29
4. State Historical Survey 1975 (state)  
Office of Historic Preservation  
Department of Natural Resources  
P. O. Box 176  
Jefferson City, Missouri Code: 29

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Janssen Place Historic District is situated in a predominantly residential area which forms a part of the Westport District of Kansas City, Missouri, known as Hyde Park. Janssen Place, encompassing portions of two city blocks, is located in the general vicinity of 36th, Locust, and Holmes streets.

Janssen Place Historic District represents one of the last surviving types of restricted residential quarters remaining in Kansas City. The area has retained the original layout plan as formulated by Arthur E. Stilwell and the Janssen Place Land Company during the turn of the twentieth century. Of the fifty-three features presently within the nominated district, twenty-nine structures, consisting of nineteen Janssen Place residences and nine garage/carriage houses plus the features of the original layout plan, have been designated as historically and architecturally significant by the Landmarks Commission of Kansas City, Missouri (Melvin A. Solomon, Chairman). The remaining twenty-three structures include eight 1900-1920 period garage/carriage houses, five duplexes and seven garages dating from 1950-1959, and three duplexes constructed during the 1960's. (See Site Plan Map for levels of significance assigned to each feature.)

The principal development of the historic district occurred during a twenty-year period spanning the years 1897-1917. The plan of Janssen Place is composed of thirty-two lots facing the broad, flat boulevard of Janssen Place. This primary artery runs north-south, bisecting the district into two major sections. Janssen Place boulevard consists of paired roads separated by a central median strip of alternating circular and elongated oval islands. These islands and outlying pedestrian walkways are richly landscaped with foliage and vegetation. It was designed with an access route located at the southern end of the thoroughfare adjoining Hamilton Boulevard.<sup>1</sup> In recent times, this roadway has been blocked, and with the termination of the street, the district of Janssen Place presently resembles a cul-de-sac configuration.

The north end of the thoroughfare, facing onto 36th Street, features a Neo-Classic Revival-style main entrance gateway. Erected in 1897, the gate is composed of a central focal structure flanked to the east and west by paired, columnar pillars separating pedestrian and vehicular passageways. The material used in construction is cut white Arkansas limestone.<sup>2</sup> The central focal structure occupying a circular island consists of two massive cylindrical piers which are linked by an open screen set on a solid pedestal wall. The screen is composed of three free-

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

standing Ionic columns and two engaged pilasters positioned at equal intervals within the rectangular void. The columns and pilasters visually and structurally support an entablature containing, in relief within the frieze, the words "Janssen Place." The projecting cornices on the entablature and piers are richly ornamented with dentils and antifixae. Each pier is capped by concentric circles and crowned with pointed finials. Placed against the stone piers to the north and south are bronze lanterns. The flanking, free standing, cylindrical stone columns are ornamented with anthemion friezes, each column crowned by ball finials. The extreme limestone columns are abutted by low retaining stone walls which extend with few interruptions around the district. Because of its unique quality in landscape architectural design, this nomination includes the boulevard and main entrance gate of Janssen Place.

Historic residences and structures included in Janssen Place Historic District (numbers refer to site plan map):

1. Main Entrance Gateway - intersection of Janssen Place and 36th Street, Neo-Classic, 1897.
2. Layout plan of Janssen Place, 1897.
3. John H. Tschudy Residence - 2 Janssen Place, Italianate Revival, 1904-05.
4. George W. Ultch Residence and garage - 3 Janssen Place, Italianate Revival, 1912.
5. Albert W. Peet Residence - 6 Janssen Place, Jacobethan Revival, 1909.
6. Rodella G. Dwight Residence and garage - 7 Janssen Place, Italianate Revival, 1909-10.
7. Abram Rosenberger Residence and garage - 17 Janssen Place, Jacobethan Revival, 1912-13.
8. William A. Pickering Residence and garage - 20 Janssen Place, Italianate Revival, 1910.
9. William A. Williams Residence - 27 Janssen Place, Queen Anne, 1900.
10. Joseph M. Bernardin Residence and garage - 42 Janssen Place, Georgian Revival, 1910.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

11. Burton D. Hurd Residence - 48 Janssen Place, Shingle Style, 1900.
12. Granville M. Smith Residence - 53 Janssen Place, Italianate Revival, 1913-14.
13. John W. Jenkins Residence and garage - 54 Janssen Place, Georgian Revival, 1916-17.
14. William H. Schutz Residence - 55 Janssen Place, Italianate Revival, 1911.
15. Edna B. Peck Residence - 61 Janssen Place, Georgian Revival, 1909.
16. Edward L. Foutch Residence - 66 Janssen Place, Jacobethan Revival, 1912-13.
17. Ralph E. Byrne Residence - 67 Janssen Place, Georgian Revival, 1912.
18. John M. Byrne Residence and garage - 73 Janssen Place, Italianate/Georgian Revival (variation), 1908.
19. Bertha Glasner-Strauss Residence and garage - 80 Janssen Place, Georgian Revival, 1912-13.
20. Lynn S. Banks Residence and garage - 88 Janssen Place, Georgian Revival, 1913.
21. William C. Bowman Residence - 96 Janssen Place, Georgian Revival, 1911.

The homes of Janssen Place have retained much of their original designs with few alterations or additions. All of these Janssen Place residences were originally constructed as single-family dwellings. In addition, duplexes and modern single-family dwellings have been erected on lots which were previously vacant or served as gardens.

Typically, the Janssen Place homes, lining both sides of the central thoroughfare, are located on spacious rectangular lots. The residences, constructed above grade, are situated approximately seventy-five feet from the street line. Foundations of the dwellings employ masonry walls of brick or stone. The residences range in size from two and one-half to three stories in height. To the rear of each dwelling are located carriage houses, or garages, ranging in size from single to two and one-half stories in height. A proportionate number of these structures use similar materials and styles to the houses in front of them. Concrete driveways constructed along the sides of the residences allow vehicular access from the street to these rear structures.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

The Janssen Place homes incorporate a variety of architectural elements which reflect examples of residential eclecticism popular during the early decades of the twentieth century. Principally, five basic architectural modes<sup>3</sup> predominate in the designs of the residences:

1. Two and one-half story to three story, brick, single-family, Italianate Revival-style dwellings.
2. Two and one-half story, stone and frame, Shingle-style dwelling.
3. Two and one-half story, stone and frame, single-family, Queen Anne-style dwelling.
4. Two and one-half story, stone, frame, or brick, single-family, Georgian Revival-style dwellings.
5. Two and one-half story, brick, single-family, Jacobethan Revival-style dwellings.
1. Two and one-half story to three story, masonry and wood, Italianate Revival-style dwellings. There are several examples of this architectural type: numbers 2, 3, 7, 20, 53, 55, and 73 Janssen Place. These dwellings have rectangular bases. Brick is used for the exterior walls. Single to two-story projections extend from all four elevations. Main facades are usually symmetrically designed, three bays in width. On the main facades, entrances are centrally placed, approached by raised terraces, either balustraded or walled. Terraces partially or totally extend along the length of the main facade. Fenestration on the main facades consists primarily of rectangular, double-hung sash windows. No. 2 Janssen Place (J.H. Tschudy Residence) employs segmental-arched windows. Generally, windows placed in the center bays of the first and second story are arranged from single to multiple configuration. Contained in flanking bays are sash windows arranged one to each bay. The windows on those residences having a third story consist of a variety of either double-sash, casement, or Chicago-sash windows arranged in single to multiple configurations. The wall panels between third-story windows are embellished by stone or terra cotta panels or with brick or stone stringcourses. Roofs are hipped, generally from low to medium pitch. No. 73 Janssen Place (John M. Byrne Residence) displays a high-pitched French roof. Symmetrically placed roof dormers are employed on numbers 2, 55, and 73 Janssen Place. No. 20 Janssen Place (William A. Pickering Residence) uniquely combines Chicago influenced style elements. The main facade is asymmetrically designed with a main entrance situated in the extreme north bay of the first story. Bow windows are extensively used. Engaged brick chimneys are placed along the south and main (east) facade.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

2. Two and one-half story, masonry and wood, Shingle-style dwelling. There is one example of this architectural type: the Burton D. Hurd Residence at No. 48 Janssen Place. This dwelling is constructed in a rectangular, asymmetrical plan. The exterior walls of the first story are of coursed rubble stone. The exterior walls of the second and attic-story levels are uniformly surfaced with slate shingles. The main (east) facade is dominated by a stone veranda which partially extends along the south facade. The veranda consists of solid rubble stone pedestal walls with fieldstone boulder columns supporting a shed roof; the southeast portion of the veranda is rounded and capped by a convex-shaped roof. Roofs, of medium pitch with broad gable ends, are surfaced with asphalt composition shingles. They sweep down in various areas without interruption, allowing partial shelter of the main veranda. Placed at the southeast corner of the dwelling is a polygonal-shaped, hip-roofed dormer with a bow window grouping. Fenestration consists of rectangular, small-paned, single and double-sash windows. The upper sash of several windows are divided by leaded or wood tracery into lozenge-shaped lights. Windows are placed in irregular configurations. A Palladian window is employed in the attic-story level of the south facade. A single, rubble-stone chimney is placed along the south wall.
3. Two and one-half story, masonry and wood, Queen Anne-style dwelling. There is one example of this architectural type: the William A. Williams Residence at No. 27 Janssen Place. This dwelling is constructed in an irregular, asymmetrical plan. The exterior walls of the first story are constructed of cut rubble stone laid in broken courses. Extending along the main (west) facade is a veranda adjoined to an open terrace. Cut rubble stone forms the balustraded wall with concrete used for the flooring. The main entrance is sheltered by a wood-frame roof supported by wood columns placed in multiple groupings. The second and attic-story levels are evenly surfaced with slate shingles. An octangular-shaped turret, placed along the north facade, is capped by a polygonal-shaped roof. Attic levels have pedimented gables. Fenestration consists of rectangular, double-hung sash windows of various sizes placed in irregular configurations. Upper sashes of certain windows are divided by wood or leaded tracery into rectangular or lozenge-shaped lights. A bay, two stories in height, is employed along the south facade. Entranceways and some windows are surmounted by rectangular transoms. Roofs are of an amalgam of hipped and gabled types. Roof lines and cornices meet at right angles with entablatures treated with classical details. The roofs are surfaced with slate and asphalt composition shingles. Pointed finials cap the turret and central structure roofs. Brick chimneys extend high above the roof line near the northeast and southwest corners of the residence.
4. Two and one-half story, masonry, wood, or frame, Georgian Revival-style dwellings. There are seven examples of this architectural type: numbers 42, 54, 61, 80, 88, and 96 Janssen Place. Basically, these residences are of rectangular plan with

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

symmetrically designed facades. Single to two-story extensions project from the north, south, and rear elevations. Secondary entrances are located in these extensions. Exterior walls consist either of brick, cut stone laid in broken course, or frame. A majority of these dwellings have colonnaded verandas along their main facades. Some homes have tabernacle frames supporting a balustraded deck sheltering the centrally placed main entrances. The main entrance of No. 80 Janssen Place (Bertha Glasner-Strauss Residence) is sheltered by a massive, suspended canopy of wrought iron and glass. Main entrance doorways, flanked by side windows, are generally surmounted by fanlights. Fenestration of the main facades consists primarily of rectangular, double-hung sash windows; upper sashes are divided into smaller rectangular lights. In some instances (numbers 42, 54, 80 and 96 Janssen Place), windows are either set in round-arched or segmental-arched architraves. In some homes (numbers 67, 80, and 96 Janssen Place), Chicago-sash or bow windows are employed. Roofs are of the hipped, gable, or gambrel variety, of medium pitch, and surfaced with either asphalt composition shingling or glazed clay Spanish tiles. Eaves are detailed as classical cornices visually supported by brackets and trimmed by dentils. No. 54 Janssen Place (J.W. Jenkins Residence) uniquely displays broken gable ends. Roof dormers are symmetrically placed and consist of two forms: shed or gable type. Engaged chimneys of brick or stone are placed to the sides of the residence and contribute to the overall symmetry.

5. Two and one-half story, masonry and wood, Jacobethan Revival-style dwellings. There are three examples of this architectural type: the Albert W. Peet Residence at 6 Janssen Place, the Abram Rosenberger Residence at 17 Janssen Place, and the Edward L. Foutch Residence at 66 Janssen Place. Basically, these residences are of an irregular L-shaped plan with asymmetrically designed facades. The exterior walls are three bays wide. Secondary entrances are situated along the north, south, and rear facades. Fenestration of the main facades consists of rectangular, double-hung sash windows placed in single or paired groupings. A proportionate number of windows have lower and/or upper sashes divided into smaller, rectangular lights. Some windows are surmounted by transoms. Windows are framed by cut stone of alternating size blocks. Additional stone is used for quoins, coping, and balustrades. Roofs are generally ridged, comprising an amalgam of hipped and gable types with gable ends. Gable ends are surfaced with board and batten stickwork or with brick. Projecting eaves have exposed rafters or brackets. Gable-roofed dormers, each containing individual double-sash windows, are placed in asymmetrical configurations. Engaged and ribbed brick chimneys are also employed in asymmetrical plans.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

PRESENT STATUS

This residential planning concept remains intact through the efforts of the Janssen Place Lot Owners Association. Each home owner owns sections of the street and the plaza to the center of the median strip in front of his individually owned property; these areas are cared for by paid gardeners.<sup>4</sup> The rich landscape gardening attests to the fact that current property owners desire to enhance not only the physical appearance, but the unity of the area.

Recently, however, consideration has been given to the rezoning of these large, single and two-family dwellings into multiple family apartments. This would seriously alter the character of the neighborhood with the possibility of changes in the historic architecture and possible future construction of new apartment buildings.<sup>5</sup>

FOOTNOTES

1. Tuttle and Pike's Atlas of Kansas City and Vicinity (Kansas City, Missouri: Tuttle and Pike, Civil Engineers and Publishers, 1908), Plate No. 17.
2. Kansas City [Missouri] Star, January 10, 1897, p. 1.
3. Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles (Cambridge, Massachusetts: The M.I.T. Press, 1969), pp. 114-182.
4. Martha Rowe Lawson, "Janssen Place (1897-1964)," Jackson County Historical Society Journal, Vol. V, No. 15 (November, 1964), p. 10.
5. "Janssen Rezoning Killed," Kansas City [Missouri] Times, May 8, 1975, p. 12E.

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1897-1917

BUILDER/ARCHITECT

George A. Mathews (landscape)

### STATEMENT OF SIGNIFICANCE

Janssen Place, a privately owned, restricted design neighborhood intended for upper class occupancy, is a significant survival of an "object lesson" in local landscape design and neighborhood planning in Kansas City in the 1890's. The entrepreneur who conceived and developed the concept was Arthur Edward Stilwell, an extraordinarily active urban promoter who commissioned the local architect, George A. Mathews, to design the layout plan for Janssen Place.

Kansas City, incorporated in 1853, was by the 1880's still growing rapidly and also maturing as a metropolis. By the 1890's, unplanned development and rapid growth had produced some obviously ugly elements in Kansas City -- such as shanties and billboards intermixed with such major urban buildings as the railroad depot.

The first report of the Kansas City Board of Park and Boulevard Commissioners<sup>2</sup> was issued in October, 1893. This plan pointed out Kansas City's scenic topographic characteristics and the need for an urban plan and a system of parks and parkways to take advantage of these unique features.

Prior to the formulation of a general plan for Kansas City's park and boulevard system, two planned areas were developed, both in the Westport area. The first was Hyde Park designed by George Edward Kessler in 1888.<sup>3</sup> The second was Janssen Place, designed nine years later in 1897. The Hyde Park plan utilized the natural topography to determine and enhance the design of the area. The Janssen Place plan proposed a formal, geometrical street plan which bore no relationship to the topography. Janssen Place was to be privately owned and controlled by the lot owners. There were to be gates at both ends and stringent architectural controls. Janssen Place was patterned after the contemporary and well-received private places of St. Louis -- Portland and Westmoreland places.

In Kansas City, the Hyde Park plan proved immediately successful and popular. Lots in this area with its steep slopes, limestone outcroppings, and thick vegetation were quickly purchased for quality residential development. Hyde Park became the prototype of Kansas City's plan.

Janssen Place, on the other hand, "met no encouragement in Kansas City. The exclusiveness did not appeal to enough people to fill the [street] and realty owners projected no new ones."<sup>4</sup>

The concept of restricted or controlled development (but not the design) utilized

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

in Janssen Place was later used in the mid 1920's by J. C. Nichols in developing his famous Country Club District of Kansas City.<sup>5</sup>

After its initial beginning, only three wealthy Kansas Citians ventured "this far south" to build residences in Janssen Place: Burton D. Hurd, William A. Williams, and J. H. Tschudy. By 1906 only four lots were sold when the Janssen Place Land Company dissolved. The remaining twenty-eight unsold lots passed from the Land Company to W. P. Patton, a local capitalist.<sup>6</sup> Under Patton's control, the original private street was opened on the south by an arrangement he had made with the park board for a thirty foot wide boulevard from the south end of Janssen Place over park property in conjunction with Harrison Boulevard. Upon completion the drive was immediately turned over to the park board, free of cost, to become a part of Kansas City's park and boulevard system.<sup>7</sup> It was within the period of 1907-1917 that Janssen Place attained its greatest development with the construction of some sixteen architecturally-rich dwellings. Wealthy individuals, many associated with the lumber and construction professions, including W. C. Bowman, John M. Byrne, Ralph E. Byrne, W. A. Pickering, George W. Ulch, and others, enlisted the talents of local architectural firms in the designs of their residences. John W. McKecknie; Wilder and Wight; Smith, Rea, and Lovitt were several such architects. The firm of Shepard, Farrar and Wiser appeared to have dominated the field of commissions, having designed eight known residences in the district.<sup>8</sup> Janssen Place was often referred to as "Lumberman's Row" because of the large number of these lumber tycoons who resided there.<sup>9</sup>

Arthur E. Stilwell

Arthur Edward Stilwell (1859-1928) was born in Rochester, New York, in 1859. Stilwell came to Kansas City in 1879, but because of health reasons, soon returned to the East. His more prominent early training in business derived from serving as special agent for the Travelers Insurance Company and state agent for the Connecticut and Rhode Island Company.<sup>10</sup> Stilwell returned to Kansas City and in 1889 organized the Missouri, Kansas and Texas Trust Company. Though very successful in this second business venture, Stilwell felt a strong desire to emulate his ancestor's achievements in the railroad career formerly pursued by his grandfather, Hamblin Stilwell, one of the builders of the New York Central Railroad and the Erie Canal. The genesis of his enterprises began with the Kansas City Suburban Belt and the Kansas City, Pittsburgh, and Gulf railroad.<sup>11</sup> It was with the Kansas City, Pittsburgh, and Gulf that Stilwell acquired the reputation of a flamboyant railroad promoter. As financial manager of this railroad, Stilwell immediately began formulating plans to extend the line, continuing it through northern Missouri and extending it south to the Gulf of Mexico, giving Kansas City commerce a direct route to the Gulf coast and foreign markets. Initial problems arose with Wall Street circles' opposition and refusal to provide the necessary funding, but through determined efforts he later attained sufficient capital from Dutch financiers in Holland. After repeated delays and changes in his plans induced by financial and geographic complications, he

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

eventually opened the train service from Kansas City to Port Arthur, Texas on September 11, 1897. As President of the Kansas City, Pittsburgh, and Gulf Railroad, Stilwell was able to further expand the firm and absorb other lines thus generating a tremendous financial success. However, within a year's time, Dutch bondholders and American credit secured control of the Railway<sup>12</sup> and the firm was later reorganized as the Kansas City Southern Railroad.

In 1898, Stilwell became founder and President of the Kansas City, Mexico, and Orient Railroad, which secured valuable concessions from the Mexican government for the building of the line through Mexico to allow a route from Kansas City to the Pacific Ocean.<sup>13</sup> This project proved financially impracticable and with the Mexican Revolts in 1912 the project was left uncompleted and the railroad was eventually sold.<sup>14</sup>

Originating with the Trust Company, Stilwell developed more than forty corporations which have established and controlled railroads, terminals, extensive grain enterprises and various other business interests along the line of the Kansas City, Pittsburgh, and Gulf Railway, including the Central Coal and Coke Company. The Missouri, Kansas, and Texas Trust Company was reorganized as the Guardian Trust Company, with Stilwell retaining presidency.<sup>15</sup>

Arthur Stilwell's additional interests and enterprises in Kansas City included the creation of Fairmont Park, (now demolished) and the Bethany Free School in the East Bottoms, (now demolished) a night school providing instruction for girls and boys who were compelled to work in the daytime.<sup>16</sup> Stilwell had subscribed liberally to the erection of the Convention Hall, and when it was destroyed by fire in 1900 he subscribed additional financial support for the building of the new Convention Hall, site of the 1900 Democratic Convention.<sup>17</sup> His efforts in Kansas City exemplified the capacity in which he served in each facet of general interest within the society. Arthur E. Stilwell died in 1928.<sup>18</sup>

During his period of railroad promotion and development, Arthur Stilwell was deeply involved with real estate ventures, as one of several prominent land speculators who had previously invested heavily in south side Kansas City property.<sup>19</sup> With the development of Kansas City's brilliantly conceived parks and boulevard system, fully underway during the late 1890's, the construction of boulevards was essential to link the system of municipal parks built within outlying districts in anticipation of future growth.<sup>20</sup> It was the work done by the Park Board Commissioners and George E. Kessler, who served as landscape architect and engineer which may have stimulated Arthur Stilwell to contribute to the parks and boulevard system. Stilwell was profoundly inspired by Gramercy Place (in New York),<sup>21</sup> and Vandeventer Place and Portland Place (both in St. Louis), all notable restricted residential districts.<sup>22</sup> His scheme was designed as a formal area for upper class dwellings which would rival in beauty these existing restricted residential districts.

Stilwell organized the Janssen Place Land Company and on July 14, 1897, he announced

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JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 3

the formation of the plat of Janssen Place,<sup>23</sup> named in honor of August Janssen, the Dutch capitalist whose large Kansas City investments enabled Stilwell to build the Kansas City, Pittsburgh, and Gulf Railway.<sup>24</sup> Stilwell commissioned the local Kansas City architect, George A. Mathews,<sup>25</sup> to design the layout plan which originally "consisted of a plot of ground between 36th and 38th streets, Holmes to Locust streets. The project included thirty-two lots, each 75 feet by 250 feet facing a grand private boulevard 100 feet wide with a north open end featuring a massive white limestone and bronze gate . . . The ground alone cost \$100,000 and provided that no fences be erected between the homes."<sup>26</sup> The Neo-classic gateway, "whose originality of detail held its beauty within its massive simplicity,"<sup>27</sup> was composed of white limestone quarried in Arkansas and transported on the line of the Kansas City, Pittsburgh, and Gulf Railway. The stone work displayed in the gateway, represented an artistic innovation in Kansas City at that time.<sup>28</sup>

Architect

George A. Mathews (1860-1903) was born and educated in Brunswick, Maine. Following a period of architectural training in Lewiston, Maine and Boston, Massachusetts, Mathews located in Kansas City in 1887, accepting a position with the firm of Adriaance Van Brunt of Kansas City. After three years, Mathews joined with the Missouri, Kansas, and Texas Trust Company, and under Arthur E. Stilwell's direction served as superintendent of its building department.<sup>29</sup> Mathews was the architect commissioned by A. E. Stilwell to design Janssen Place.<sup>30</sup> Mathews' association with the M. K. and T. Trust Company terminated in 1898 and under his supervision all buildings for the trust company and the Pittsburgh and Gulf Railroad between Siloam Springs, (Arkansas) and the Gulf of Mexico were erected.<sup>31</sup>

George Mathews' architectural career was cut short by death incurred by a tragic streetcar accident in 1903.<sup>32</sup> Within his brief lifetime, however, an impressive number of buildings made evident his professional talents. Among his principal works is the First Christian Science Church, 9th and Forest Street, the Burnham-Hanna-Munger Dry Goods, and Manufacturing Buildings, both on West 8th Street, and the depot and Sabine Hotel in Port Arthur, Texas. <sup>33</sup>

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

1. Walter B. Stevens, Centennial History of Missouri (The Center State) (St. Louis, Missouri and Chicago, Illinois: The S.J. Clarke Publishing Company, 1921), p. 900.
2. Report of the Board of Park and Boulevard Commissioners of Kansas City, Missouri, Embracing Recommendations for the Establishment of a Park and Boulevard System for Kansas City: Resolution of October 12, 1893 (Kansas City, Missouri: Hudson-Kimberly Publishing Co., 1893), n.p.
3. Stevens, p. 901.
4. Ibid., p. 900.
5. William H. Wilson, The City Beautiful Movement in Kansas City, University of Missouri Studies, Vol. XL (Columbia, Missouri: The University of Missouri Press, 1964), p. 130.
6. Martha Rowe Lawson, "Janssen Place (1897-1964)," Jackson County Historical Society Journal, Vol. V, No. 15 (November, 1964), pp. 10-12.
7. Ibid.
8. Building Permits, Building Permit Office, 18th Floor, S., City Hall, Kansas City, Missouri.
9. Lawson, p. 10.
10. Carrie Westlake Whitney, Kansas City: Its History and Its People, Vol. III (Chicago: The S.J. Clarke Publishing Co., 1908), pp. 461-464.
11. Ibid., p. 462.
12. Ibid.
13. Ibid.
14. Kansas City [Missouri] Star, October 8, 1939, p. 2C.
15. Whitney, p. 463.
16. Ibid.
17. Kansas City [Missouri] Star, February 14, 1946, p. 16.

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INVENTORY -- NOMINATION FORM**

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JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

18. Whitney, p. 463.
19. Ibid., pp. 461-464; and Wilson, p. 44.
20. Stephen J. Raiche, "Rockhill Neighborhood," Draft National Register Inventory-Nomination Form, April 19, 1973.
21. Kansas City [Missouri] Star, January 10, 1897, p. 1.
22. Lawson, pp. 10-12.
23. Data derived from original plat of Janssen Place, July 14, 1897 (filed with Director of Records, Jackson County Courthouse, Kansas City Annex, Kansas City, Missouri).
24. Kansas City [Missouri] Star, January 10, 1897, p. 1.
25. Ibid.
26. Ibid.
27. Ibid.
28. Ibid.
29. George Creel and J. Slavens (comps.), Men Who Are Making Kansas City (Kansas City, Missouri: Hudson-Kimberly Publishing Co., 1902), p. 100.
30. Kansas City [Missouri] Star, January 10, 1897, p. 1.
31. Creel and Slavens, p. 100.
32. Kansas City [Missouri] Star, September 29, 1903, p. 2.
33. Creel and Slavens, p. 100.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

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## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 18 acres

UTM REFERENCES

A 1,5 3,6,3,5,7,0 4,3,2,4,5,9,0  
ZONE EASTING NORTHING  
C 1,5 3,6,3,3,5,0 4,3,2,4,2,1,0

B 1,5 3,6,3,5,5,0 4,3,2,4,2,1,0  
ZONE EASTING NORTHING  
D 1,5 3,6,3,3,8,0 4,3,2,4,6,0,0

### VERBAL BOUNDARY DESCRIPTION

The north boundary of the historic district originates at a point approximately two-thirds (2/3) of a block west of the intersection of Janssen Place and East 36th Street. The north boundary extends 661.66 feet along the southern curbstone of East 36th Street. The west boundary extends south along the rear property line of homes on the west side of Janssen Place, 618.69 feet, thence east 73.42 feet, and continues south an additional 625 feet. The south boundary extends east 587.74 feet. The east boundary extends north along the rear property line of homes on the east side of Janssen Place, 1,243

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES  
feet, returning to the point of origin.

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

## 11 FORM PREPARED BY

NAME / TITLE 1. Victoria Karel and Edward J. Mischuk, Researchers

ORGANIZATION	Landmarks Commission of Kansas City, Missouri	DATE	September 1, 1975
STREET & NUMBER	City Hall - 26th Floor, E. 414 East 12th Street	TELEPHONE	816-274-2555
CITY OR TOWN	Kansas City	STATE	Missouri 64106

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE X

LOCAL     

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Natural Resources  
and State Historic Preservation Officer

DATE

### FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



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NATIONAL PARK SERVICE

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JANSSEN PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

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4. "Janssen Rezoning Killed," Kansas City [Missouri] Times, May 8, 1975.
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6. Kansas City [Missouri] Star, September 29, 1903.
7. Kansas City [Missouri] Star, October 8, 1939.
8. Kansas City [Missouri] Star, February 14, 1946.
9. Lawson, Martha Rowe, "Janssen Place (1897-1964)," Jackson County Historical Society Journal, Vol. V, No. 15 (November, 1964).
10. Raiche, Stephen J. "Rockhill Neighborhood," Draft National Register Inventory-Nomination Form, April 19, 1973.
11. Report of the Board of Park and Boulevard Commissioners of Kansas City, Missouri, Embracing Recommendations for the Establishment of a Park and Boulevard System for Kansas City: Resolution of October 12, 1893. Kansas City, Missouri: Hudson-Kimberly Publishing Co., 1893.
12. Stevens, Walter B. Centennial History of Missouri (The Center State). St. Louis, Missouri and Chicago, Illinois: The S.J. Clarke Publishing Company, 1921.
13. Tuttle and Pike's Atlas of Kansas City and Vicinity. Kansas City, Missouri: Tuttle and Pike, Civil Engineers and Publishers, 1908.
14. Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Massachusetts: The M.I.T. Press, 1969.
15. Whitney, Carrie Westlake. Kansas City: Its History and Its People. Vol. III. Chicago: The S.J. Clarke Publishing Co., 1908.
16. Wilson, William H. The City Beautiful Movement in Kansas City. University of Missouri Studies, Vol. XL. Columbia, Missouri: The University of Missouri Press, 1964.

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CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

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October 22, 1976  
Telephone: 314-751-4096



JANSSEN PLACE HISTORIC DISTRICT  
Kansas City, Missouri  
"Kansas City, Mo.-Kans." Quadrangle  
USGS 7.5' 1964, Photorevised 1970

- UTM REFERENCES
- A 15/363570/4324590
  - B 15/363550/4324210
  - C 15/363350/4324210
  - D 15/363380/4324600

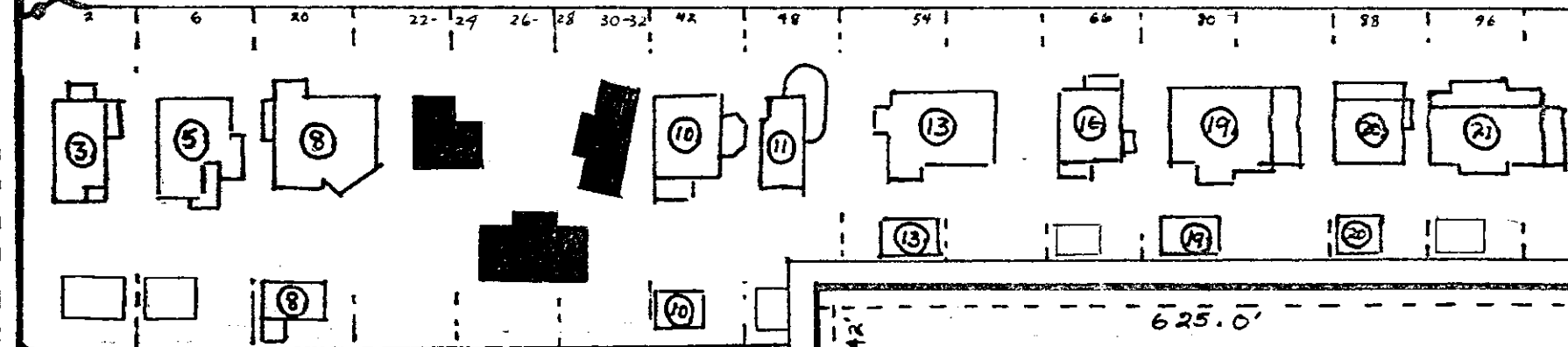
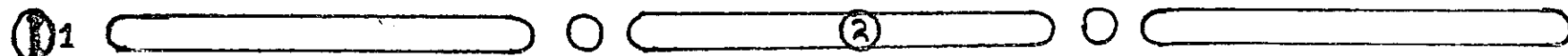
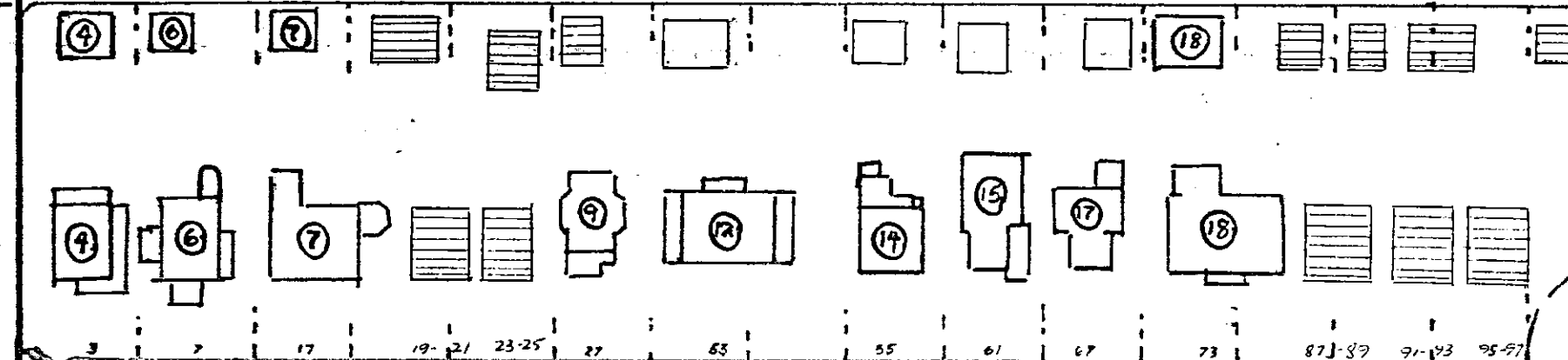
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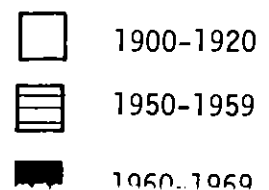
36TH STREET

191122



625.0'

JANSSEN PLACE HISTORIC DISTRICT  
KANSAS CITY, MISSOURI  
Chronology of Construction Periods



UTM REFERENCES:

A 15/363570/4324590 B 15/363550/4324210  
C 15/363350/4324210 D 15/363380/4324600

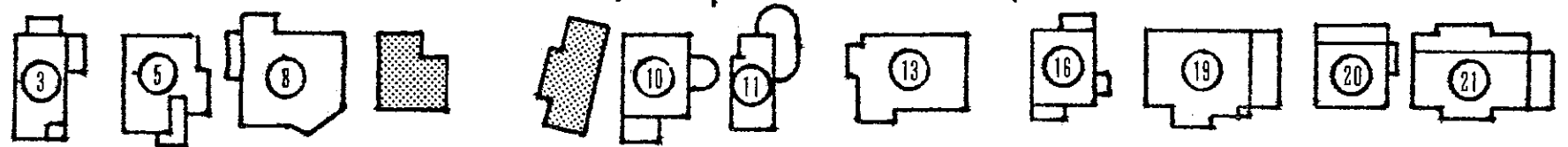
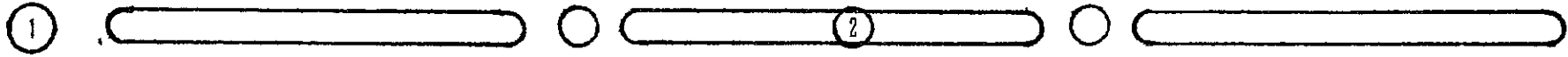
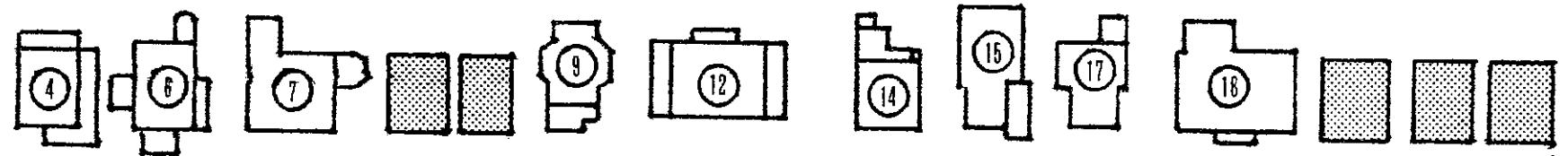
LOCUST STREET

HOLMES STREET

JANSSEN PLACE HISTORIC DISTRICT  
SITE PLAN MAP

A

B



n b b

D

UTM REFERENCES

A 15/363570/4324590 B 15/363550/4324210  
C 15/363350/4324210 D 15/363380/4324600



Primary Significance



Secondary Significance



No Significance to the  
Neighborhood (Intrusions)

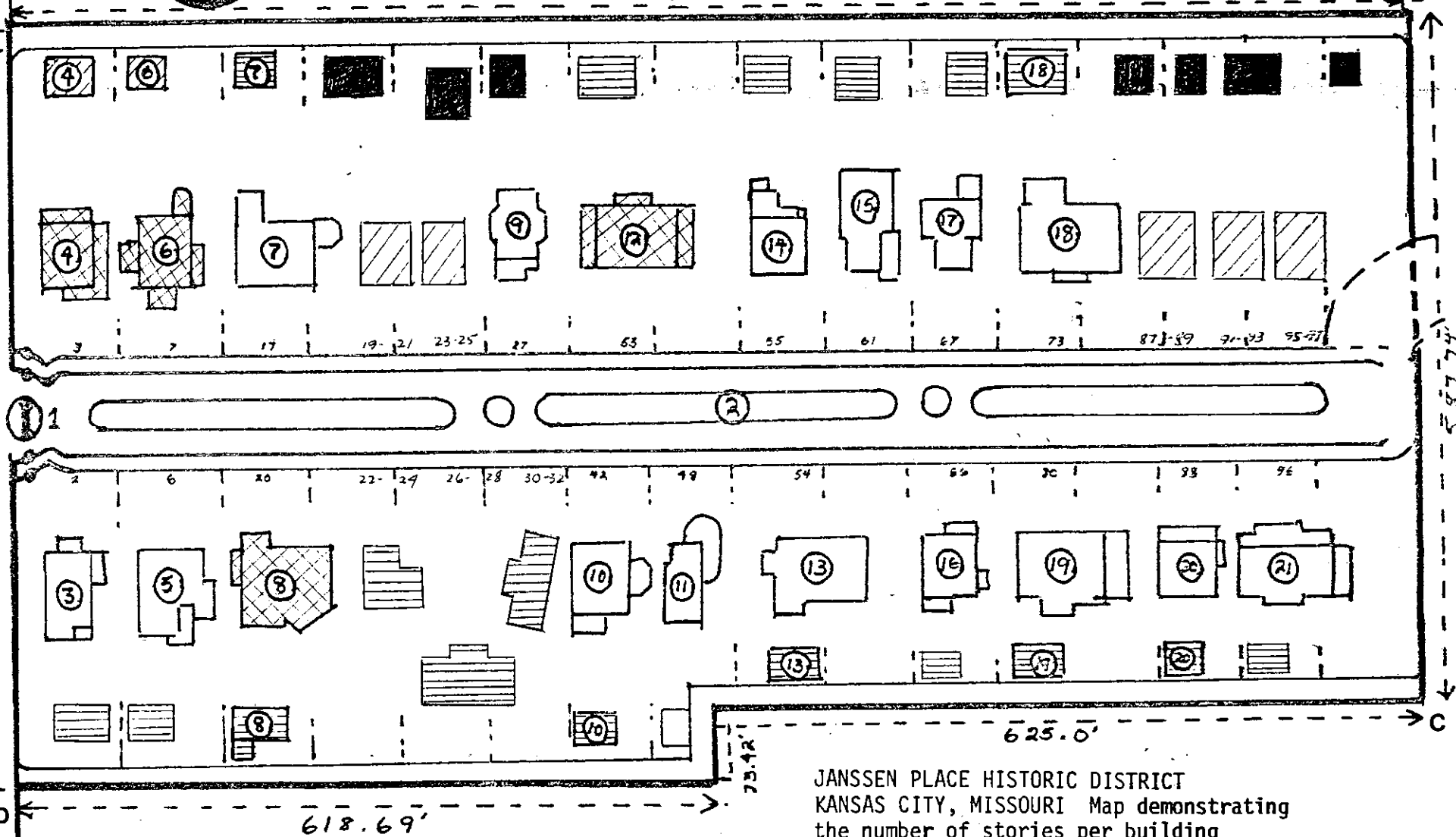
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# HOLMES STREET



1243.03'

1911/99  
LOCUST STREET

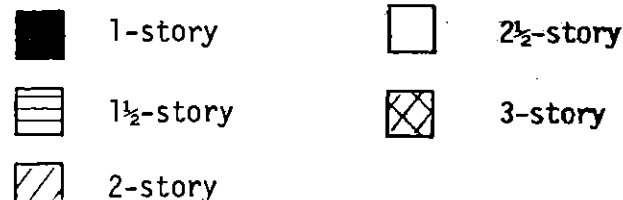


JANSSEN PLACE HISTORIC DISTRICT  
KANSAS CITY, MISSOURI Map demonstrating  
the number of stories per building

UTM REFERENCES:

A 15/363570/4324590 B 15/363550/4324210  
C 15/363350/4324210 D 15/363380/4324600

LOCUST  
STREET



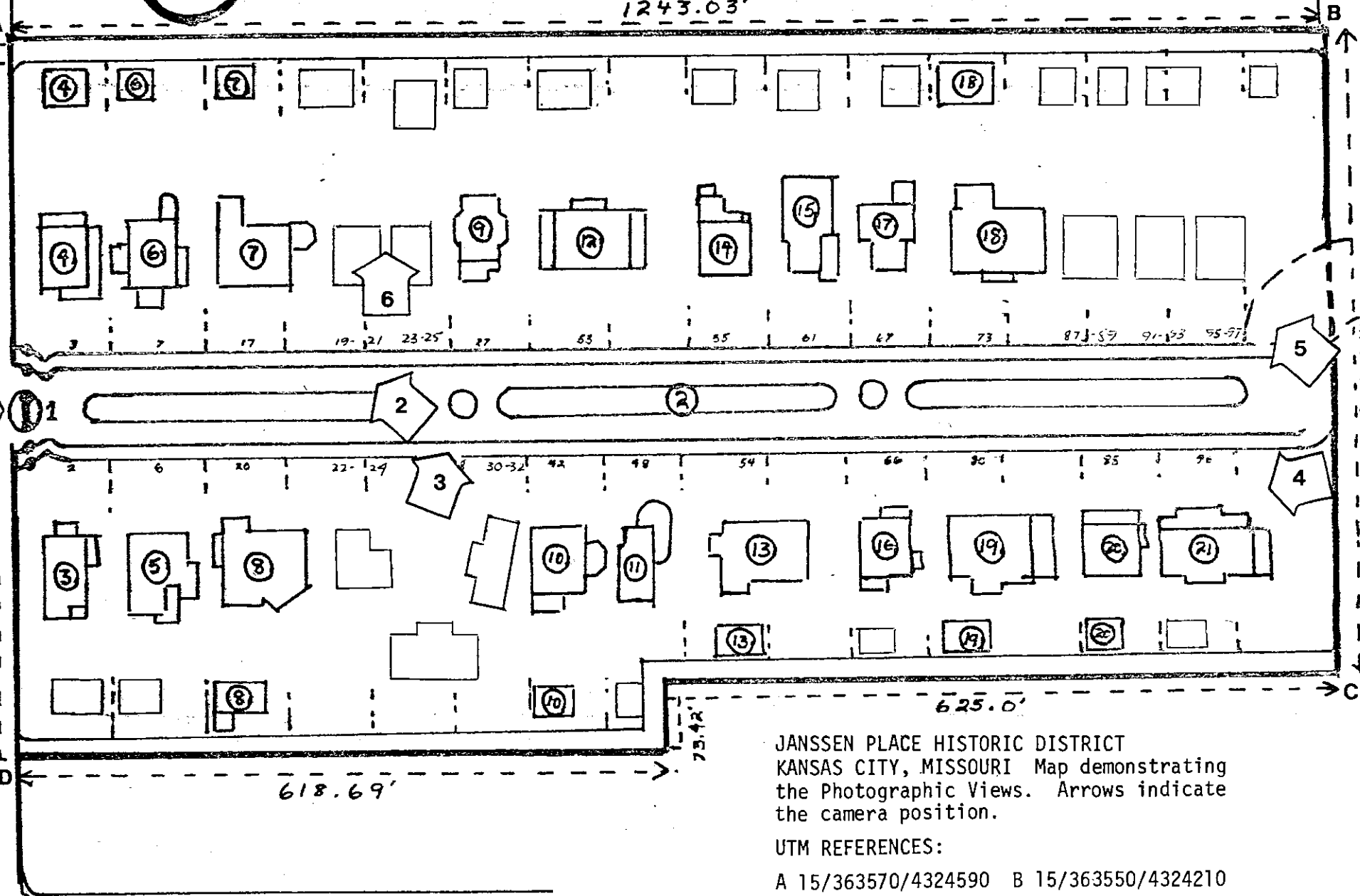
# HOLMES STREET



1243.03'

36 TH STREET

1



JANSSEN PLACE HISTORIC DISTRICT  
KANSAS CITY, MISSOURI Map demonstrating  
the Photographic Views. Arrows indicate  
the camera position.

UTM REFERENCES:

A 15/363570/4324590 B 15/363550/4324210

C 15/363350/4324210 D 15/363380/4324600

LOCUST STREET

































