

# **A Study to Determine the National Register Eligibility of Properties in the Country Side Neighborhood East Kansas City, Missouri**

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*Brookside Boulevard, looking south near Fifty-second Street Terrace, 1921 (Board of Parks and Recreation Commissioners, Kansas City, MO)*

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## EXECUTIVE SUMMARY

The Country Side East Survey area is located on the north east corner of the “Country Club District,” which is an area of over 1000 homes developed by J.C. Nichols in the early to mid twentieth century. The Country Side Neighborhood is located between Wornall and Oak Street, 52<sup>nd</sup> to 57<sup>th</sup> Streets. The area from 52<sup>nd</sup> to 57<sup>th</sup>, Wornall to Main Street was listed on the National Register of Historic Places as the *Simpson/Yeoman’s Country Side Historic District*. The following survey completes a survey of all the properties in the neighborhood associations boundaries.

The Kansas City Historic Preservation Office of the City Planning and Development Department of Kansas City, Missouri completed a survey to assess the existing resources and the possibility of expanding an existing historic district to the east (Simpson/Yeoman’s Country Side Historic District) or establishing a new historic district to the *National Register of Historic Places* or the *Kansas City Register of Historic Places*.

Methodology of the study consisted of: 1) establishing boundaries of the Country Side East survey area by use of the *Historic Resources Survey Plan for Kansas City, Missouri*; 2) a field inspection of the historic integrity of all properties in the area as *excellent, good, fair or poor*; 3) collecting existing data on the history and architecture of the area; 4) analysis of the data gathered by historic integrity, date of construction, original building use/function, architectural style/property type, and architect; and 5) application of *National Register* criteria for evaluation of significance of the district under *Criterion A* for community planning and development and *Criterion C* for architecture.

Findings from the study concluded that:

1. The majority of the structures in Country Side East have historic integrity with:
  - 65% of the buildings in excellent integrity
  - 24% in good integrity
  - 09% with fair integrity
  - 03% in poor integrity
2. The development of Country Side East took place over four decades beginning around 1900 and ending about 1929, with a majority (67%) of construction completed between 1910 to 1919.
3. The current building functions in Country Side East are predominantly single-family residences (99%) followed by one multi-family building, one church and one commercial building. The buildings have not changed from their original function.
4. Architectural styles in Country Side East reflect the popular early twentieth century architectural styles. The Prairie, American Foursquare, Craftsman and local Kansas City Shirtwaist styles are most prevalent in the survey area.
5. Country Side East had a variety of architects. The most prevalent was Clyde F. Mack, a draftsman for Wilder & Wight, who designed eleven homes followed by Clarence E. Shepard, a prolific architect and builder in the Country Club District, who designed five homes.

Country Side East survey area is eligible for nomination to both the *National Register of Historic Places* and the *Kansas City Register of Historic Places* as a historic district. Several distinct properties within the Country Side East survey area have the potential to be individually nominated to both the *National Register of Historic Places* and the *Kansas City Register of Historic Places*.

## INTRODUCTION

The Country Side Neighborhood Association contacted the Historic Preservation Office of the City Planning and Development Department of Kansas City, Missouri about the possibility of expanding the existing Simpson Yeomans/ Country Side Historic District to the east to cover the remain blocks.

Country Side East is located just south of the Country Club Plaza. The area was platted in the early twentieth century in the central part of Kansas City, Missouri in an area that was platted and developed by Jesse Clyde Nichols, one of Kansas City's most prominent developers in the twentieth century. The survey area includes 253 buildings occupying 14 blocks bounded by five thoroughfares: East 52<sup>nd</sup> Street on the north, Oak Street on the east, Main Street on the west, and 57<sup>th</sup> Street on the South. The neighborhood is characterized by single family homes with a small commercial shopping center, a church, and a large multifamily building.

The study area lies immediately east of the Simpson Yeomans/Country Side Historic District, a *National Register of Historic Places* district since 1984, which was expanded in 2000. The existing district was developed by J.C. Nichols during the same period as the survey area. Brookside Boulevard, is part of Kansas City's Parks and Boulevards system and was surveyed in 1992 as determine eligible was part of the *Architectural and Historical Survey of Kansas City's Parks and Boulevard Survey* (1992). There is one property at 54 E. 53<sup>rd</sup> Terrace that was listed on the National Register in 1983 as part of the *Residential Structures by Mary Rockwell Hook MPS*.

An historic district that meets the criteria for listing on the *National Register of Historic Places* is a district possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Residential or commercial areas, central business districts, industrial complexes, or large landscaped parks are a few examples of what might constitute a district.

A district may also contain individual resources that although linked by association or function were separated geographically during the period of significance, such as discontinuous archeological sites or a canal system with manmade segments interconnected by natural bodies of water. A district may contain discontinuous elements only where the historic interrelationship of a group of resources does not depend on visual continuity and physical proximity.

**Figure 1: Country Side East Survey Boundary**



# METHODOLOGY

## Boundary Selection

The Country Side East survey boundaries were established using guiding principles from the *Historic Resources Survey Plan for Kansas City, Missouri*. The boundary of the survey area was determined by the boundary of the neighborhood association and completes the survey of the Country Side Neighborhood, which extends from Wornall to Oak St. 52<sup>nd</sup> Street to 57<sup>th</sup> Street. The previously surveyed areas are listed on the National Register of Historic Places (*Simpson-Yeomans-Country Side Historic District* 9/6/1984 and *Simpson-Yeomans-Country Side Historic District (Boundary Increase)* 5/26/2000.) When J.C. Nichols began developing the area south of Brush Creek, in what would be come known as the “Country Club District,” he established protective covenants to preserve the character of the areas he developed. He also established neighborhood associations that would be responsible for enforcing the covenants into the future. The proposed expansion boundaries would extend the existing historic district to include all the areas historically associated with the Country Side Neighborhood Association, which was established in 1924.

The survey area has one major visual break, Brookside Boulevard. Even though the area is divided by the Boulevard, it consists of five platted areas. Four developed by J.C. Nichols and one jointly developed by the Hall Family and J.C. Nichols. Directly to the east of the Survey area is the Crestwood National Register Historic District (*NR 10/8/1998*) which was also developed by J.C. Nichols. The selected boundary encompasses the early plats of the J.C. Nichols Country Club District, which eventually encompassed an area from Brush Creek to 75<sup>th</sup> Street, State Line Rd. to Oak Street. The survey area represents a residential neighborhood that illustrates the growth and evolution of the city and conveys a sense of architectural cohesiveness through its design, setting, materials, workmanship, and association.

The City of Kansas City, Missouri’s Landmarks Commission Administrator, Bradley Wolf, and summer youth John Otto and Andrew Schofield, carried out survey activities including:

1. Field inspection of all properties in the area.
2. Collection of existing data on the history and architecture of the area.
3. Analysis of the data gathered.
4. Application of National Register criteria for evaluation of significance.

## Field Survey

An intensive field inspection of all properties within the 14-block area recorded modifications (both incompatible and compatible) to identify the physical development of survey area. To document substantial changes that affect a property’s historic integrity, surveyors took digital photographs for comparison with previous photographs and other historic documents.

All properties eligible for listing on the National Register, whether as contributing elements to a historic district or for individual significance, must retain sufficient historic integrity to embody the period of time in which they are significant. The surveyors inspected and evaluated each of the structures in survey area using the *Kansas City Historical Resources Survey Form* prepared by the Kansas City Historic Preservation Office. Features such as exterior materials and window

and door treatments received primary attention.

Each building received an integrity rating of *Excellent*, *Good*, *Fair* or *Poor* based largely on how much of the building's original design, workmanship, exterior materials and overall appeal of a past period of time were unaltered. The integrity criteria for location, setting and association were considered to be identical for all buildings in the survey area. The following criteria provided a basis for rating historic integrity:

*Excellent:*

- A majority of the building's openings (doors and windows) were unaltered or altered in an appropriate manner using similar materials, sizes, and profiles as original building elements.
- Later additions were made to a secondary facade in an appropriate manner respecting the materials, scale and character of the original building.
- Front porch intact.
- Exterior cladding material had not been altered.
- Major decorative elements were intact.
- The overall character of the building had been preserved.
- The building may be individually eligible for listing on *National Register of Historic Places*.

*Good:*

- A majority of the building's openings (such as doors and windows) were altered in an appropriate manner using new materials and profiles, although the size of the openings remained unaffected.
- Later additions were made to a secondary and/or front facade in an appropriate manner respecting the materials, scale and character of the original building.
- Front porch largely intact.
- Exterior cladding material had not been altered.
- Major decorative elements were intact.
- Alterations to the building are reversible and the historic character of the property could be easily restored.
- The historic character of the building is moderately compromised.
- The building would contribute to an historic district, and/or it might be independently eligible to the *National Register of Historic Places* if restored in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

*Fair:*

- A majority of the building's openings (such as doors and windows) were altered in an appropriate manner using new materials and profiles, although the size of the openings remained unaffected.
- Later additions were made to a secondary and/or front facade in an appropriate manner respecting the materials, scale and character of the original building.
- Front porch largely intact.
- Exterior cladding material has been altered, but does not obscure or alter and decorative features and the cladding is similar to the original.

- Major decorative elements were intact.
- Alterations to the building are reversible and the historic character of the property could be easily restored.
- The historic character of the building is not definitely compromised.
- The building would contribute to an historic district, and/or it might be independently eligible to the *National Register of Historic Places* if restored in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

*Poor:*

- A majority of the building's openings (such as doors and windows) were altered in an inappropriate manner using new materials, profiles and sizes.
- Later additions do not respect the materials, scale, or character of the original building.
- Front porch substantially altered or missing.
- Exterior materials were altered.
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse.
- The building is in jeopardy of physical deterioration due to a lack of maintenance.
- The overall historic character of the building is considerably compromised.
- Further investigation after removal of non-historic materials and alterations may reveal that the structure might retain greater architectural integrity and therefore should be re-evaluated.

## Collection of Data

Sources of existing historical and architectural information on included:

1. Kansas City, Missouri building and water permits
2. Jackson County Recorder of Deeds
3. Tuttle & Pikes Atlas of Kansas City and Vicinity, 1907 and 1925 editions
4. Kansas City, Missouri City Directories
5. Jackson County Tax Assessors 1940s photographs
6. *Historic Resources Survey Plan of Kansas City, Missouri*
7. *Simpson Yeomans/Country Side Historic District National Register of Historic Places Inventory and Nomination Form*

Additional contextual information was provided by Virginia and Lee McAlester's architectural guidebook, *A Field Guide to American Houses*, and the *National Register Bulletin: How To Apply the National Register Criteria for Evaluation & How to Complete the National Register*. Microsoft Access 2003 was used to synthesize and analyze the data.

## Data Analysis

The surveyors analyzed data within five categories to identify a contiguous historic district and/or individual properties that are potentially eligible for National Register listing. The categories are:

1. Historic integrity
2. Date of construction
3. Original building use/function
4. Architectural style/property type
5. Architect

The "Findings" portion of this report contains a detailed description of the results of the analyses from these five categories.

## Criteria for Evaluation of Significance

Evaluation of historic district eligibility was based on the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* published by the National Park Service, Department of the Interior. In addition to retaining the integrity of their historic architectural design, properties listed on the *National Register of Historic Places* must meet certain historic significance criteria. Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering or culture of a community, a state or the nation. To be listed on the National Register, properties must have significance in at least one of the following areas:

- *Criterion A:* Association with events, activities or broad patterns of history.
- *Criterion B:* Association with the lives of persons significant in a community's past.

- *Criterion C:* Embody distinctive characteristics of construction, or represent the work of a master or possess high artistic values.
- *Criterion D:* Have yielded, or be likely to yield, information important in prehistory or history.

A review of Country Side East Survey Area, using the above criteria, found this parts of the survey area to meet:

- *Criterion A: COMMUNITY PLANNING AND DEVELOPMENT:* as a pattern of events or a historic trend that made a significant contribution to the development of a community. The period of significance for survey area begins in 1907 and ends in 1930 as a Kansas City, Missouri suburban neighborhood of traditional homes for the upper class of Kansas City.
- *Criterion C: ARCHITECTURE:* embodying distinctive characteristics of a type, period, or method of construction. 236 of the houses reflect the Prairie, American Foursquare, Colonial Revival and Tudor Revival popular during the early twentieth century. Taken as whole, contributing properties within the study area illustrate very well a variety of architectural styles.

The district's significance and historic integrity were used to determine the boundaries. Using standards from the *National Register Bulletin: How To Apply the National Register Criteria for Evaluation*, the following factors were also considered:

1. *visual barriers* that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
2. *visual changes* in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources;
3. *boundaries at a specific time* in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
4. *clearly differentiated patterns* of historic development, such as commercial verses residential or industrial.

The survey area reveal one major visual break for the ten houses from 5200 to 5334 Oak Street in the Southwood Annex and Extension plats. These ten houses are separated by the fact that they face east away from other houses in the neighborhood; the trolley trail and Brookside Boulevard create a large visual gap; and vegetation visually separates the area from the homes on the west side of the boulevard. It is for this reason that these houses were evaluated separately in this report.

# FINDINGS

## Integrity: (See Figure 8)

The resources were evaluated in accordance with methods to evaluate the integrity of property in the *National Register Bulletin 15*. In the area the does not include Oak St (Figure 10) The 231 buildings included, 220 could contribute to a potential district while 11 would not contribute to a potential district’s significance due to substantial alterations or disassociation with the historic context of the district. In the Southwood area (Figure 11), Nine properties could contribute and 1 would not contribute due to alterations. Noncontributing properties also include buildings that retain few basic features that define its original character. Buildings contribute because of their importance in illustrating a particular architectural style or construction technique and retain the majority of their physical features that constitute that style or technique. Even buildings that have lost some material or detail can be contributing if they retain the majority of their features that illustrate their style.

As a whole, 88 percent of all the buildings surveyed received a rating of *excellent* or *good* with many of the alterations consisting of inappropriate, yet reversible, window and door replacements. A minority of the buildings, 3 percent, had modifications that compromised architectural integrity enough to receive a *poor* rating.

**Figure 2: Level of Historic Integrity**

<b>Integrity Rating</b>	<b>Number</b>	<b>Percent</b>
Excellent	165	65%
Good	57	23%
Fair	24	09%
Poor	7	03%

## History

Surveyors categorized buildings by date of construction. The dates of additions and alterations were not considered as a contributing factor in the indexing process. Based on its original construction date, each building sorted into a decade as follows:

**Figure 3: Dates of Construction**

Year of Construction	Number	Percent
1900-1909	35	14%
1910-1919	170	67%
1920-1929	39	15%
1930-1939	1	01%
1940-1959	3	01%
1960-2001	4	02%

Generally, the pattern of development of Country Side East from north to south. The survey area consisted of five plats. (**Appendix A**)

- Bowling Green
- Rockhill Park
- Rockhill Place
- Southwood Extension
- Southwood Annex

Bowling Green, Rockhill Park, Rockhill Place and Southwood Annex were developed solely by J.C. Nichol's company. The Southwood Extension was a joint development by J.C. Nichols and the Hall Family.

## Original Building Function

The third portion of analysis examined original building function using the National Register sub-categories for "Function and Use," published in the *National Register Bulletin 16A: How to Complete the National Register Registration Form*, published by the National Park Service, Department of the Interior. Surveyors identified thirteen categories of building function. Historical records from Kansas City, Missouri building and water permits provided base information regarding original building functions.

**Figure 4: Original Building Function and Use**

<b>Original Building Function and Use</b>	<b>Number</b>	<b>Percent</b>
Single Dwelling	250	99 %
Multiple Dwelling	1	<01%
Commercial	1	<01%
Religious Facility	1	<01%

Single-family residences made up the majority of Country Side’s original land use, distantly followed by a multi-family residence, a neighborhood shopping area and a church.

**Architectural Style/Property Type**

The National Register Categories for “Architectural Classification” from the *National Register Bulletin 16A* were used for this analysis. A visual examination of Country Side East survey area determined the architectural classification for each building. Distinctive styles noticeable in the housing stock include the Kansas City Shirtwaist, Bungalow, Prairie, Craftsman, American Foursquare, and Colonial Revival and Tudor Revival.

**Figure 5: Architectural Style**

<b>Architectural Style</b>	<b>Number</b>	<b>Percent</b>
Prairie	47	19%
American Foursquare	46	18%
Craftsman	43	17%
Kansas City Shirtwaist	35	14%
Bungalow	27	11%
Colonial Revival	14	06%
Georgian Revival	6	02%
Tudor Revival	6	02%
Bungalow Style Craftsman	5	02%
Split Level	4	02%
Tudor	4	02%
Swiss Chalet	3	01%
Vernacular	3	01%
Dutch Colonial	2	<01%
Classical Revival	1	<01%
Gothic Revival	1	<01%
High Rise Residential	1	<01%
Minimal Traditional	1	<01%

A general uniformity in massing, size and building materials is present among the district’s housing stock. Most of the houses are rectangular in shape, two-and-one-half stories in height, and constructed of brick, stone, stucco, and wood with stone basements.



Prairie- 45 E. 53<sup>rd</sup> Ter



Colonial Revival – 22 E. 55<sup>th</sup> Ter



Kansas City Shirtwaist – 19 E. Concord



Dutch Colonial – 10 E. Concord



Craftsman Bungalow – 5500 Brookside



Tudor Revival – 11 E. 52<sup>nd</sup> St



Craftsman – 5212 Brookside Blvd



Colonial Revival – Crestwood Shops

### Architect/Builders

The list of architect/builders in the eastern portion of the Country Side Neighborhood includes some of Kansas City's most prominent, which were drawn to build there primarily during the early twentieth century. Most notable among them includes:

**Figure 6: Architects**

<b>Architect</b>	<b>Number</b>
Clyde F. Mack	11
Harry S. Bill	4
Clarence E. Shepard	4
Owen & Payson	3
Michaelis & Eysell	4
Samuel B. Tarbet	3
Herbert P. Green	3
Walter E. Armentrout	2
Shepard & Belcher	2
Herman J. Stroeh	2
Harry I. Goddard	2
Frank R. Graves	2
Elmer Boillot	2
Alice G. Jackson	2

**Figure 7: Builders**

<b>Builder</b>	<b>Number</b>
Clarence L. Brown	45
Butler-Weaver Realty Co.	7
Elihu W. Hayes	6
John M. Smither	5
J.C. Nichols Company	5
Clarence E. Shepard	5
Clarence D. Remely	4
F.C. Riley	3
Charles E. Phillips	3
Dawson & Caldwell	3
Earl C. Hallar Construction Co.	3
William M. Walker	3
Henry R. Ostrom	3
Sibley A. Pierce	3

The following is a brief description of all the known architects in the survey area:

**Walter E. Armentrout**

Walter E. Armentrout is listed as a contractor in the 1905 city directory and resided at 4306 Holmes. By 1910 he is listed as an architect and worked in the Rieksecker building in Kansas City, Kansas.

**Fred Gabelman**

Fred Gableman was the Chief Draftsman for Board of Park Commissioners.

**Frank R. Graves**

Frank R. Graves is listed as the architect for 4310 Harrison, a house he reportedly built for his mother. He is listed in the 1910 city directory as residing here. He is not listed in the 1920 city directory.

**George Fuller Green**

George F. Green had two careers—one to build up Kansas City and one to help remember Kansas City's past. His first vocation as an architect and builder led to his later avocation as the city's first historian and archivist.

Green grew up in Kansas City and received an architecture degree from the University of Michigan. He went to work in 1912 as a draftsman for city architect Henry Hoit. Just one year later, he was assigned the position of assistant superintendent of buildings. He married his wife, Nina, in 1914 and the couple had four children—three daughters and one son.

As a practicing architect, Green was responsible for designs for the University Club at Ninth and Baltimore streets, the Fort Osage restoration project, and Trinity United Methodist Church at 620 E. Armour Boulevard. Green served on the Kansas City Board of Park Commissioners from 1955 until 1959 and was heavily involved in the installation of the William Volker Memorial fountain.

After retiring from the field of architecture, Green pursued the documentation of local history. At the age of 72, he was appointed as Kansas City's first historian and curator of the city archives by Mayor H. Roe Bartle. Green worked enthusiastically at this position, often six days a week, for no pay. His interest in local history and a desire to record it led him to his office in City Hall, the only occupied office at the time on the 26th floor. He also served as president of the Native Sons of Kansas City and of the Kansas City Museum association.

Green's book, *A Condensed History of the Kansas City Area*, was published in 1968. The book was dedicated to his son, Lieutenant John J. Green II, who died while serving in the Navy during World War II.

Green continued volunteering as city historian until shortly before death at 83.

### **Herbert P. Green**

Herbert P. Green is first listed in the city directories as a draftsman for Root & Siemens, and later an architect that worked from the Scarritt Building. In 1910 he lived at 22 E. 55<sup>th</sup> Ter, which is in the survey area.

### **Harry I. Goddard**

Harry I. Goddard designed one house build at 904 E. 43<sup>rd</sup> St in 1912. In 1910, Goddard partners with Selby Kurfiss to form the firm of Kurfiss & Goddard, located in the Scarritt Building.

### **Frederick C. Gunn**

After finishing at the high school, he went to the Rensselaer Polytechnic Institute at Troy, N. Y., and graduated in 1873. He worked in New York for over two years, and then returned to Kansas City, and took up his practice of architecture. He organized the firm of Gunn & Curtiss. The partnership existed for ten years, after which time Mr. Gunn practiced alone. He has designed several of the finer buildings in this city and a countless number of public buildings throughout the West, notably the court houses at Lawrence, Emporia, and Salina, KS.

Frederick Gunn planned and helped design several Kansas City buildings such as the City Market (1938), the Jackson County Court House (1934), the Mercantile Building at 12th and Grand, the headquarters of the Church of the Nazarene at 2923 Troost, among others. He was in partnership with architect Louis Curtiss in the 1890's, with whom he designed buildings such as the Missouri State Building for the 1893 World's Colombian Exposition in Chicago and the Progress Club House. They, together with F. E. Hill, planned Oak Hall for William Rockhill Nelson.

### **Mary Rockwell Hook (1877-1978)**

Born September 8, 1877, in Junction City, KS, she attended Wellesley College, graduating in 1900, and then did a year at the Art Institute of Chicago before continuing on to the Ecole des Beaux-Arts in Paris. Among her most famous creations are several homes in the Sunset Hill area adjacent to Loose Park, designs in which she employed the detached main rooms, arched windows, open terraces, balconies, and courtyards for which she was known. Additional residences in the Kansas City area, Estes Park, Colorado, and Santa Rosa, California would become landmarks, as well. She married lawyer Ingram Hook in 1921, and died on her 101<sup>st</sup> birthday in 1978.

### **Alice G. Jackson**

Alice G. Jackson was a local architect with credits including mainly houses, notably a Swiss chalet type at 5408 Central Avenue. Born April 19, 1863 in Waukegan, Illinois. Husband David Jackson ran a lumber yard in Lupe City, Nebraska. They moved to KC in 1910, and Mr. Jackson became involved in real estate. In 1910 she hired an architect to build herself a home on Tracy. Upon its completion she decided she could do better herself. The first house she designed and built was also on Tracy (probably 3914 Tracy). Started working with Charles E. Phillips, for whom Nelle Peters did most of her early work as well. Most of her early work was in a section called Squire Manor, between 37-39<sup>th</sup> and Tracy and Troost. Later she constructed many homes in the Country Club section. Her main three styles were Prairie, English Cottage and Swiss Chalet.

### **Clyde F. Mack**

In the 1905 directory he is listed as a draftsman for Clifton B. Sloan. In 1910 he is listed as a draftsman for Wilder and Wight and resided in the Santa Fe Neighborhood at 3221 Victor. By 1915 he is listed as a contractor at 4101 Main St.

### **Madorie & Fields**

Edgar P. Madorie is first listed in Kansas City directories in 1897 as a carpenter. He began working as a contractor in 1899 and as an architect in 1907. The firm of Madorie and Bihr began in the mid 1920s, when he partnered with Samuel W. Bihr. They designed the 1929 St. James Rectory at 3909 Harrison and the 1931 fire station at 4518 Troost Avenue.

### **McKecknie & Trask**

Designed the West Gate Hotel, also called the flat-iron building, on the site of the Diamond Building at 9th, Main and Delaware. The hotel was torn down in 1954, and now a statue, “The Muse of Missouri” stands in its place. John McKecknie worked on his own for years, designing the Stine and McClure Funeral Home, His design for the six-story Gumbel Building at 801 Walnut, completed in 1905, was the first here to use reinforced concrete in a large building. Other designs included the massive Calvert Hunt residence at 3616 Gladstone Boulevard, completed in 1904, and the 12-story Gloyd Building at 921 Walnut, completed in 1907. The prolific McKecknie worked alone until he formed a partnership with Frank Trask in 1915. The prominent firm of McKecknie and Trask was responsible for the University Club at 918 Baltimore and the Montgomery Ward Building at St. John and Belmont Avenues.

### **Michaelis & Eyssell**

Frederick H. Michaelis and George M. Eyssell form the firm of Michaelis and Eyssell in 1914. They were listed as contractors with an office at 1113 McGee, and in 1916-17 they are listed as architects in the same office.

### **Washington Irving Morley**

An architect that was the son of Patrick J. Morley, a general contractor. His works included the Hoyle Jones residence at 5201 Wyandotte in the Simpson Yeomans/Country Side Historic District.

### **Owen & Payson**

The firm of Owen & Payson designed a variety of buildings, including residences, commercial buildings, and a number of schools. There is a strong reliance on Classical architectural motifs in many of their best works, such as the Carroll–Davidson Undertaking Company, 3024 Troost (1910, demolished in 1981); the Victor Wilson residence at 4330 Rockhill Road (1913); and the Ararat Shrine Building at 222 West 11th Street (1926). Among the firm’s distinctive apartment designs are the Hawthorne Apartments at 3507-13 Gillham Road (1916) and the St. Regis Hotel at 1400 East Linwood Boulevard (1914). The apartment building at 3430-36 Gillham Road (1913), a modified version of the St. Regis Hotel, was considered innovative in the use of sunrooms in place of the traditional open porches so popular in Kansas City apartment structures. In 1914 the firm designed the St. Mark’s Lutheran Church at 3800 Troost along Gothic lines. The following year Visitation Church at 5137 Main was designed by the firm in a Spanish

Mission style, showing the stylistic flexibility and diversity of their work. The two were very involved in architectural organizations as well. Payson was the president of the Kansas City Architectural Club in 1902, president of the Kansas City chapter of the American Institute of Architects in 1922, and the first president of the Architectural League of Kansas City. Owen served on the board of directors of the AIA, and in 1940 he was a member of the committee involved in the formation of the Missouri Association of Architects.

### **Root & Siemens**

An off-shoot of the well-known Chicago firm of Burnham and Root. Walter Root, younger brother to John Wellborn Root, worked for his brother's business before he was sent to Kansas City in 1886 to oversee the construction of several buildings designed by the firm. By 1888, he had decided to remain here, and he formed a partnership with George Siemens that lasted for the rest of his life. Designed the City Hospital built in 1908 on Hospital Hill, and the conversion of the Swope Residence into the Evanston Golf Club. Designed the Scarritt Building at 9th and Grand, as well as the Reid Residence in Hyde Park, which has now become the chancery offices of the Kansas City-St. Joseph Catholic Diocese.

### **Rose & Peterson**

Designed the Kansas City Kansas Court House and City Hall, which has now become the Kansas City, Kansas fire department headquarters. Rose was the official architect of the Kansas City, Kansas School Board, so many public schools in the district were designed by the firm. Rose became mayor of KCK in 1905. The firm designed the Argentine Carnegie Library, which was placed in the Register of Historic Kansas Places on November 23, 1985, and listed on the National Register of Historic Places on April 30, 1986.

### **Sanneman & Van Trump**

This firm designed the third Linn County Courthouse, 108 High Street, Linneus, Linn County, which was constructed between 1912-1913, in the Beaux Arts style. They also designed the Joseph H. Foresman Residence at 2732 Benton Blvd. in 1910, and Ray Sanneman also designed the Pendergast Headquarters at 1908 Main Street, in 1926. Designed the St. James Church built at 3901 Harrison road in 1911. Raymon H. Sanneman was a prolific Kansas City Architect, designing the 1920 Monroe Hotel at 1904 Main Street. The firm was located in the Commerce Building. The firm of Sanneman & Gould is credited with a n apartment building built at 4407 Harrison in 1912, but the firm does not appear in city directories.

### **Clarence E. Shepard**

Born in Cortland, New York in 1869, he grew up in Clay Center, Kansas. When his family moved to Chicago in the early 1890s, he began his study of architecture and also developed a great interest in Native American basketry. To earn money for his schooling, Shepard traveled to California to collect baskets for the Field Museum. He transferred his architectural studies to the University of California in Berkeley in 1895

By 1900, Shepard had returned to Chicago and the next year he married Nella Kendall, the daughter of a Kansas City realtor, Joseph Kendall. Shepard's next move took him to the studio of Frank Lloyd Wright where he worked as a draftsman from 1902 to 1905. Following the birth of a daughter, the Shepards moved to Kansas City where Clarence obtained his architectural license to practice here. Between 1905 and 1907, he was with the Kendall Realty Company.

At that time, his career as an independent architect truly began. The 1914 Pen and Sunlight Sketches of Kansas City related that Clarence Shepard “designs and builds real homes and does a general real estate and investment business.” He specialized “on properties from Troost Avenue south to Armour and west to include Roanoke,” also “Coe’s Addition and Chouteau Park and Bell-Alto Subdivisions.” He was “especially active” in designing residences from 1908 to 1913. Shepard was then associated with the J.C. Nichols Company until 1917 as an architect and realtor.

Stepping away from residences for a moment in 1915, Shepard designed the west half of the new Second Presbyterian Church at 55th and Oak. It was stated at the time of the dedication that as soon as the old church at 15th and Broadway sold, that the planning east half would be built, but Shepard was not involved with that part.

Some of his residential designs still extant include 810 Glead Terrace (1922), 5405 Wornall (1920), 5005 Ward Parkway (1925), and 1238 Huntington Road (1928). Working with Harborne D. Belcher, he designed 3715 Harrison Boulevard (1913), the Peppard Residence (1915) at 201 Concord, and the Hovey Residence (1915) at 215 W. 53rd Street. The residence at 5265 Sunset Drive (1927) was done in conjunction with Harry L. Wagner. Shepard received the Medal Award for Excellence in Architectural Design by the Architectural League of Kansas City in 1925 for the Gallagher Residence at 1425 Stratford Road. Throughout his career, it is estimated that he designed over six hundred residences in Kansas City, Enid, Tulsa and Oklahoma City, Oklahoma; and Minneapolis.

He was also active in the landscaping of many of the properties. He stated in 1931 that “the back yard is archaic. All homeowners who take pride in their property have converted it to a garden. And in so doing they have found diversion, health and happiness.”

As a member of the AIA, the Kansas City Architectural League, and as president of the Kansas City Society of Artists (1942-44), Shepard further contributed to Kansas City’s architectural and cultural heritage. He died in 1949, but many of his residential designs remain as physical reminders of his talents.

### **Shepard & Belcher**

Clarence E. Shepard and Harborne D. Belcher formed the firm of Shepard & Belcher in 1913 and ended the partnership in 1917. During that time they designed numerous houses in the Country Club District.

### **Shepard & Farrar**

Charles Shepard was a well known Kansas City architect. Shepard, Farrar & Wisner designed the Sunset Hill School in Kansas City. The firm also designed many luxury homes in the Kansas City area. Charles Shepard had multiple partnerships which extended over a forty-five year period from 1887 to 1931. Throughout his distinguished career, Shepard was the principal designer of every building type found not only in Kansas City, but also in Tulsa, Wichita, and Amarillo, Texas. In the metropolitan area it is documented that Shepard left a rich tradition of

architecture, including the design of over 600 residences located in Hyde Park, Mission Hills and the Country Club District.

### **Smith, Rea & Lovitt**

The firm of Smith, Rea & Lovitt was active in Kansas City from 1910 until the deaths of Walter Lovitt in 1920 and Charles Rea in 1921 ended the partnership. Smith was the designer of some of Kansas City's most unique residences. In 1895 he was the architect of the twin homes of Ferdinand and Michael Heim at 320 and 322 Benton Boulevard. Although the facade of 320 has been altered considerably over the years, 322 is an excellent example of late 19<sup>th</sup> century architecture. The house features a variety of decorative brick work contrasted with brownstone window surrounds. A fanciful face decorates an arched area above the triple windows of the main gable. A large brick carriage house separates the two residences.

### **Herman J. Stroeh**

Herman J. Stroeh was a Kansas City architect with offices in the Kemper Building. He was born near Kiel, Germany and worked as an architect for over 30 years. He died in 1914. He design many residences in the Scarritt Point Historic District in the Northeast area of Kansas City.

### **Edward W. Tanner**

Edward W. Tanner graduated from University of Kansas School of Architecture in 1916. He became the principal designer for the J. C. Nichols Company in 1919. Tanner designed most of the major buildings on the Country Club Plaza and was also responsible for the Spanish motif selection of its structures. He also designed many homes in the metro area and the Prairie Village Shopping Center. He designed the Walter E. Bixby residence at 6505 State Line Rd.

### **Elmer Boillot**

He began as a draftsman for the well known architectural firm Shepard, Farrar, and Wisner before branching out on his own. Elmer Boillot designed 23 houses in the Coleman Highlands area with the architectural firm Boillot and Lauck, as well as The Walnuts at 50<sup>th</sup> and Wornall and some early Italian Renaissance-style buildings in the Unity Village area. Boillot's self-designed residence at 920 W. 34<sup>th</sup> Terr. is pictured to the right.

### **Samuel B. Tarbet**

Samuel B. Tarbet (c. 1871-1945) began his career in Kansas City as a contractor and builder around 1903. He formed a brief partnership with his brother, Addison, called the Tarbet Construction Company. By 1906 Tarbet was working alone, as an architect. He formed an architectural partnership with Robert Gornall that lasted from 1920-1922. The remainder of his career, until his retirement around 1930, Tarbet practiced alone. He designed a wide variety of buildings, including residences, churches, apartments, and commercial structures. He designed the Olathe, Kansas, City Hall in 1910; the Robert Sutherland residence at 410 Gladstone in 1913; and the Graphic Arts Building at 934 Wyandotte in 1917.

## CONCLUSION

Of the 253 buildings 246 appear to contribute to the areas ability to meet criteria requirements for the *National Register of Historic Places* or the *Kansas City Register of Historic Places* as a potential historic district. Furthermore, several individual properties have been identified as potentially eligible for registry because they meet a number of criteria requirements on their own.

The potential Country Side East and Southwood boundaries, and the potential individual property nominations, are as follows:

### Historic District eligibility:

1. Expanded the existing district *Simpson Yeoman's/Country Side District* to include all the single family properties, except those houses from 5200 to 5334 Oak or nominate as its own district. **(Figure 9)**
2. Expanded the existing district *Simpson Yeoman's/Country Side District* to include all the single family properties plus the Presbyterian Church and the Crestwood Shops, except those houses from 5200 to 5334 Oak or nominate as its own district. **(Figure 10)**
3. Nomination the ten houses from 5200 to 5334 Oak to its own district, but would recommend looking at including a district to the north or east to include buildings that are also part of the Southwood subdivision. **(Figure 11)**

### Individual Property Eligibility:

- 318 E. 55<sup>th</sup> Street— Second Presbyterian Church (*Criteria C: Architecture*)
- 301-33 E. 55<sup>th</sup> St – Crestwood Shops (*Criteria C: Architecture*)

**Figure 8: Ineligible Properties**  
(Highlighted in red areas)



Properties not eligible due to  
Alterations or Age

 Ineligible Properties



**Figure 9: Country Side East Boundary Proposal #1  
Single Family Residential Only**



Boundary Alternative 1

 Proposed Boundary



**Figure 10: Country Side East Boundary Proposal #2  
Single Family, Neighborhood Commercial and Church**



Boundary Alternative 2

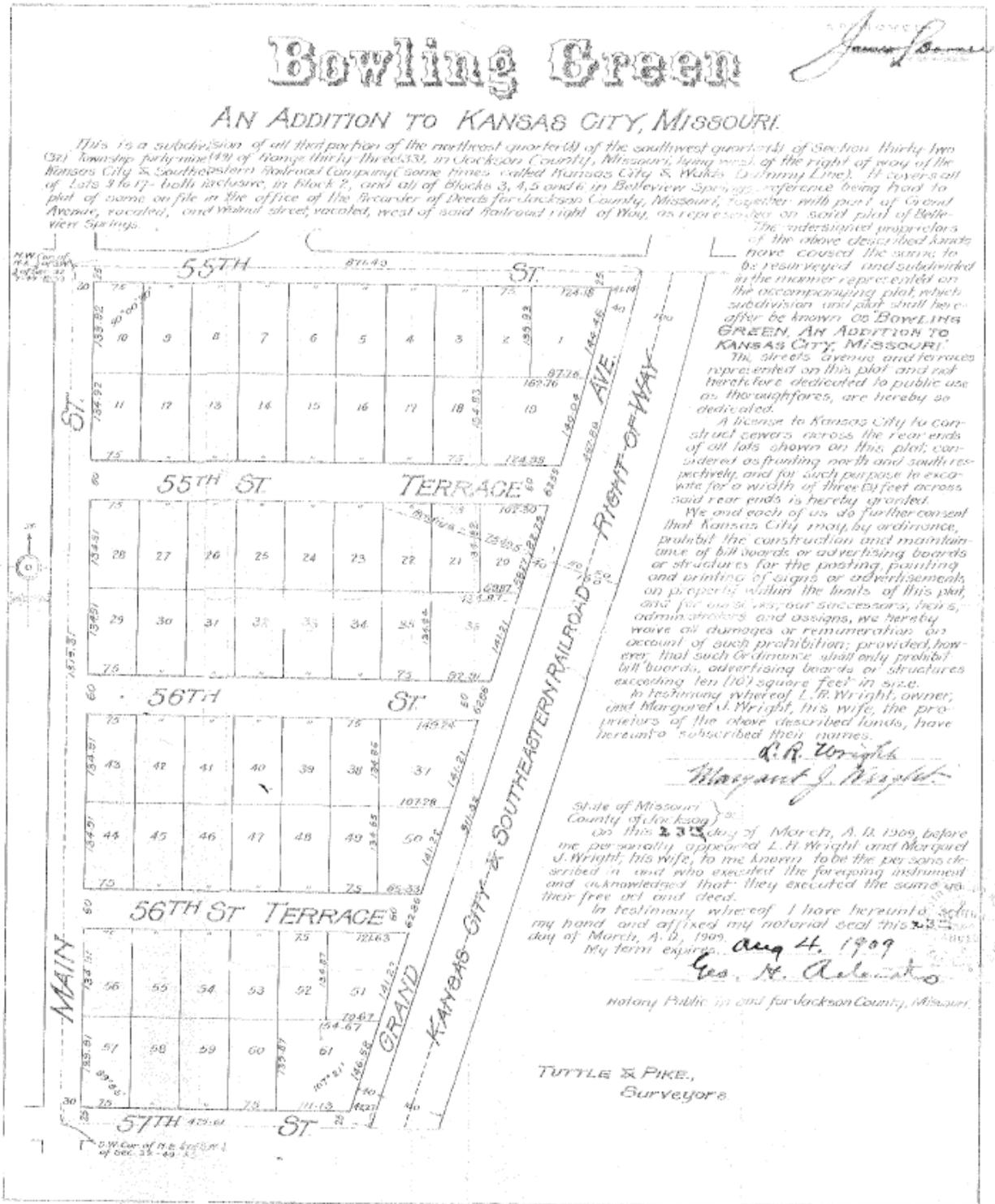
— Proposed Boundary



Figure 11: Southwood Boundary Proposal



**APPENDIX A: Plats of Survey Area  
Bowling Green Subdivision Platted 1909**



Rockhill Park Subdivision Platted 1908

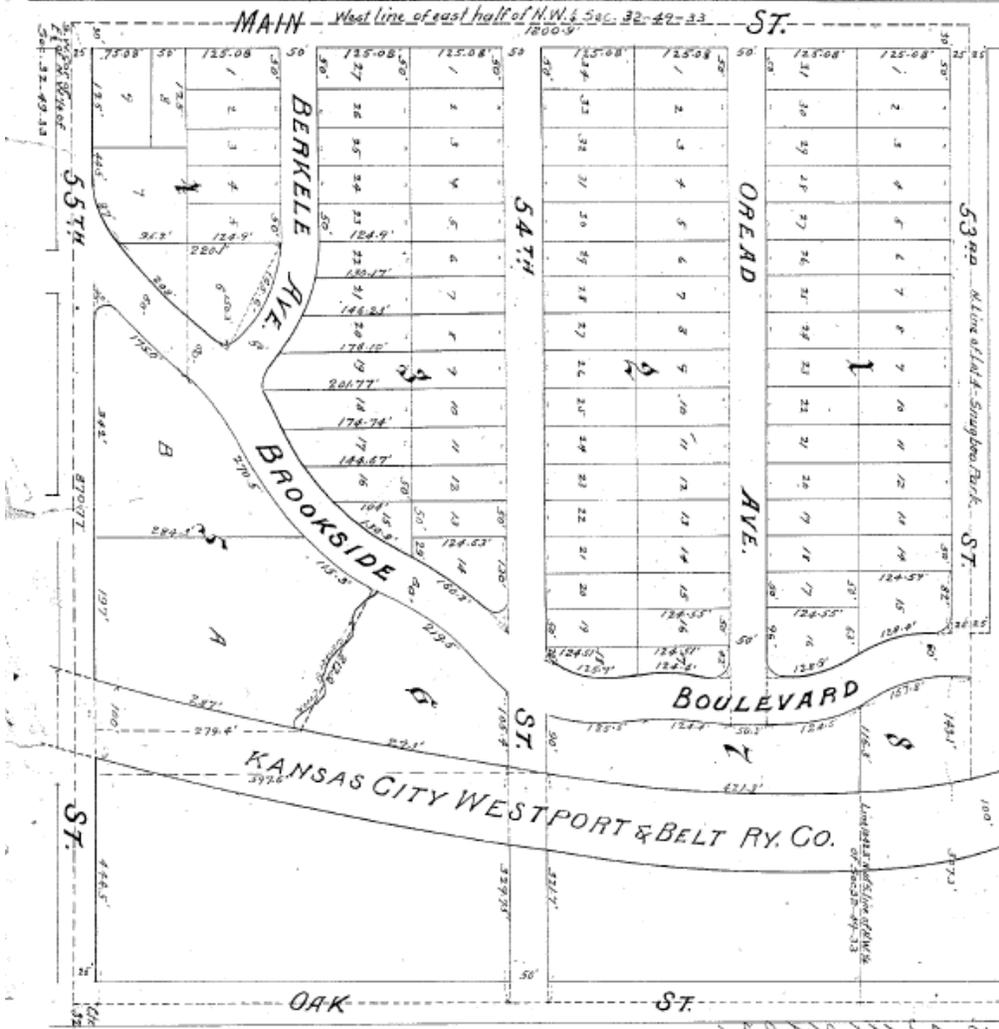
ROCKHILL PARK

This is a subdivision of that part of the east half of the northeast quarter of Section 32 Township 49, Range 35, in Jackson County, Missouri, described as follows: Commencing at the southeast corner of the east half of the northeast quarter of said Section 32, thence north along the east line of said northeast quarter 1200.0 feet to the north line of Lot 4, crossing the Park across a north-south alley in the office of the Recorder of Deeds for Jackson County, Missouri; thence east along the north line of said Lot 4 and the easterly prolongation of same, to the westerly line of the right of way of the Kansas City, Osage and Gulf Railway Company; thence north along the westerly line of said right of way to the south line of the northeast quarter of Section 32 Township 49, Range 35, thence west along the south line of said northeast quarter 370.0 feet to the point of beginning. The underground proprietor of the above described tract of land, hereinafter named, has caused the same to be subdivided in the manner represented on this accompanying plat, which subdivision and plat shall hereafter be known as ROCKHILL PARK.

The streets, avenues and boulevards shown on this plat and not heretofore dedicated to public use, or their right forms are hereby so dedicated.

In testimony whereof J. C. Nichols and Cassie M. Nichols, his wife, have hereunto subscribed their names.

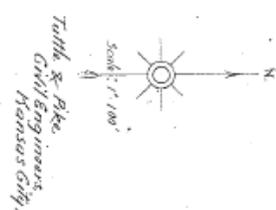
J. C. Nichols  
Cassie M. Nichols



Sole of Missouri County of Jackson's ss. On this 24th day of April, 1908, before me personally appeared J. C. Nichols and Cassie M. Nichols, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal of my office in said County the day and year above written.

My Commission expires October 10, 1908.

Belle Olson,  
Notary Public in and for Jackson County, Missouri.



612522 Filed for record and duly recorded in my Office this 24th day of April A. D. 1907 at 10 o'clock, 30 minutes A.M. Francis D. Ross - Recorder by F. N. Brinkley Deputy

Tohle & Pike  
Civil Engineers  
Kansas City.





Southwood Annex Platted 1909

# Southwood Annex

An Addition To Kansas City, Missouri.

APPROVED:  
*J. H. Burns*  
CITY ENGINEER

This is a subdivision of all that part of the Southeast quarter (4) of the Northwest quarter (4) of Range 23, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the East line of said 64th Street, 1042.8 feet North of the Southeast corner of the Southeast quarter (4) of the Northwest quarter (4) of said Section 32, said point being in the Eastern prolongation of the center line of said Street in Jackson Park, reference being had to plat of same on file in the office of the Recorder of Deeds for Jackson County, Missouri; thence North, along the East line of said Southeast quarter (4) of Northwest quarter (4), 446.1 feet to a point which is 1042.8 feet North of the Southeast corner of said Southeast quarter (4) of the Northwest quarter (4); thence West along a line 1042.8 feet North of and parallel to the South line of said Southeast quarter (4) of Northwest quarter (4), 195.9 feet to a point in the Eastern line of the Right of Way of the Kansas City and Western Bell Railway, thence in a Southerly direction, along the Eastern line of the Right of Way of the Kansas City and Western Bell Railway, 446.6 feet, more or less, to a point in the Eastern prolongation of the center line of said 64th Street; thence East, along the Eastern prolongation of the center line of said 64th Street, 725.2 feet, more or less, to the point of beginning.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner represented on the accompanying plat which is subdivided and plat shall hereafter be known as "Southwood Annex".

The Streets represented on said plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

In testimony whereof J. C. Nichols and Jesse M. Nichols, his wife, have hereunto set their names.

*J. C. Nichols*  
*Jesse M. Nichols*

State of Missouri,  
County of Jackson.

On this 10th day of June 1909, before me personally appeared J. C. Nichols and Jesse M. Nichols, his wife, to me known to be the persons described in and who executed the foregoing instrument, and on knowledge that they executed the same as their free act and deed.

In testimony whereof I have hereunto set my hand and affixed my Notarial Seal of my office in said county the day and year above written.

My commission expires October 23rd 1912

*Lula M. Luten*  
Notary Public in and for Jackson County, Missouri.

This is to certify that the within plat was submitted to and approved by the Common Council of Kansas City, by Ordinance No. 22,026, and approved by the Mayor Aug 27 1909.

APPROVED  
JUL 27 1909  
Board of Public Works

ENTRY NO. 2213

*[Signature]*  
Recorder

