

# **WESTSIDE NEIGHBORHOOD SURVEY REPORT**

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Kansas City, Missouri

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# **Westside Neighborhood Survey Report**

## **I. INTRODUCTION**

A reconnaissance survey of the Westside Neighborhood, funded by a grant from the Ewing Kaufmann Foundation, took place during July and August 1994. Preservation Planner Elizabeth Rosin supervised the survey work conducted by Kristina Van Vleck, Richa Wilson and Laura Weston, interns for the Historic Preservation Management Division, City Planning and Development Department of Kansas City, Missouri. This survey covered approximately 1,276 buildings and structures in the Westside Neighborhood and part of the Midtown area of Kansas City.

In 1979, a partial intensive survey of Kansas City's Westside Neighborhood was conducted by Susan Ide of the Historic Kansas City Foundation. Further research was carried out by Sherry Piland in 1984. This survey covered the northern portion of the Westside in an area formerly known as the Mulkey Square neighborhood. Within this area, approximately 263 properties were inventoried, of which 35 have since been demolished. Buildings surveyed were primarily single- and multi-family dwellings, with commercial buildings interspersed. The area of Midtown included in this survey was partially covered in a larger intensive survey of Midtown conducted by Sherry Piland and Ellen Uggucioni from March 1981 to July 1985.

## **II. SCOPE OF PROJECT**

### **Survey Boundaries**

The boundaries of the 1994 reconnaissance survey extend from I-670 on the north to West 31st Street on the south. It is bounded on the west by Southwest Boulevard, the bluff line and the Central Industrial District. The east boundary is formed by Southwest Trafficway and Broadway Boulevard. The survey includes a portion of the Midtown district, north of the railroad tracks adjacent to Union Station, north to 17th and 19th streets and east to Grand Avenue.

### **Survey Objectives**

The Historic Resources Survey Plan of Kansas City, Missouri, prepared in 1992, prioritized future survey activity in Kansas City. The Westside Neighborhood was given a Priority One rating, with the recommendation that the area be surveyed on a reconnaissance level within five years. This rating was based on five criteria: opportunity for volunteer efforts, significance of the architecture, overall integrity of the area, incentive of identifying potential National Register and Kansas City Register properties, and the threat of development to the neighborhood.

The intent of this survey was to identify areas and buildings in the Westside that warrant further survey and documentation. Since this was a reconnaissance level survey, no attempt has been made to determine the integrity or eligibility of properties in the Westside for listing on either the National or Kansas City Registers of Historic Places. Future intensive survey work may identify such properties.

### **III. SURVEY METHODOLOGY**

#### **Primary Source Materials**

The locations for primary source materials are as follows:

1. Historic Preservation Management Division, City Planning and Development Department, City Hall, 26th Floor, 414 East 12th Street, Kansas City, Missouri. Building permits, inventory forms from the 1979 Westside survey and 1981-85 Midtown survey, and Kansas City atlases are located in this office.
2. Water Department, City Hall, 5th Floor, 212 East 12th Street, Kansas City, Missouri. Water permits are located in this office.
3. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City Public Library is the repository for city directories, Sanborn Fire Insurance Maps from 1896 and 1909, and numerous local histories.

#### **Maps**

The survey boundaries were delineated on a planimetric map provided by the Citywide Planning and Research Division of the City Planning and Development Department, Kansas City, Missouri. This map showed the address and footprint for each building in the survey area. Copies of individual sections of the survey area were for use in the field. Buildings were checked off on both maps after each building was photographed.

#### **Site Visits**

Site visits were conducted by the survey team over a two-month period. Individual photographs of each building in the survey area were taken using a 35mm camera and Kodak TMAX 100 ASA black and white film. Two surveyors conducted the field work. As one surveyor photographed a structure, the other recorded the address on a photo log. Street numbers that were visible on surveyed properties were cross-checked with street numbers on the planimetric map. Inconsistent addresses, demolished buildings, and structures not shown on the planimetric map were noted on the photo logs and later entered on the database.

#### **Photographs**

The roll and frame numbers of each photograph were keyed from contact sheets to the addresses recorded on photo logs. The address, followed by the roll and frame numbers for each property, were written on the back of each photograph.

As data entry proceeded (see below), addresses were confirmed and revised on the photo logs as necessary. When all corrections were made the photo logs were typed and proofread. The final photo logs, with corresponding contact sheets and negatives, are stored in a three-ring binder in the Historic Preservation Management Division offices. The photos will be attached to inventory survey forms.

### **Database**

A database for information collected during this survey of the Westside neighborhood was created using the Borland dBASE IV, version 2.0 software. An address and relevant information for each surveyed structure were entered on the database. Forty-eight fields were created to store the information gathered (see Appendix A: Fields). Specific information from the Westside survey may be located by searching these fields. Information that can be accessed includes: number of properties, street names and numbers of properties, owners, property types, architects; builders, building materials, construction types, Kansas City or National Register buildings, and photo roll and frame numbers. The database was created so that information gathered during future intensive surveys of the Westside can be easily added.

During the first weeks of the survey, a record for each building was entered into the database program based on addresses taken from the planimetric map. The names and addresses of property owners for all buildings were retrieved from CICS, a City Hall real estate computer system. This information was entered into the appropriate record. At times, addresses retrieved from the CICS system conflicted with those taken from the planimetric map and/or those identified in the field. These conflicts were later resolved through research of properties. Addresses for some properties were not available from CICS, the planimetric map, or site visits. Some of them were later obtained with the assistance of Jerry Shechter of the Westside Housing Organization. Properties with no address were not entered on the database.

As the survey progressed, basic descriptions for each building and structure in the survey area were entered into appropriate database fields. Types of materials, framing, features, use, and plan shape were obtained through observation of the photographic records. To facilitate searches of the database, an emphasis was placed on standardized terminology for most fields, particularly those fields pertaining to building description and use. National Register Bulletin 16A: How to Complete the National Register Registration Form provided a basis for most of these terms, which are discussed further in Appendix A.

Building permits dating from 1908 to 1960 provided construction and alteration dates, as well as the names of owners, architects and builders for some properties. Water permits were utilized as another source for owner names and approximate dates of construction for properties. These permits had previously been pulled for some properties in the 1979 Westside survey and the 1981-85 Midtown survey.

## **Evaluation**

After the field work was completed and building information was entered into the database, evaluation of the survey area began. The goal of evaluation was to identify groups of buildings and individual properties within the Westside that warrant intensive surveys.

Photographs of the survey area were laid out by street to provide an understanding of the character of buildings. This facilitated the identification of streets sharing specific characteristics, such as style (high style or vernacular), property use (residential, industrial, commercial), and setting (dense housing stock, high percentage of vacant lots). Based on these findings, eight areas were identified for further field investigation. A final site visit was undertaken to review these areas. Boundaries for potential areas were subsequently revised by adding and deleting buildings based on the integrity of the property and its surroundings. The final result was the delineation of six areas determined to warrant future survey work. Also noted during the re-examination were individual properties that warranted more research to determine architectural, historic or cultural significance for listing on the National Register and Kansas City Register of Historic Places.

## IV. HISTORIC OVERVIEW

### 1869 to 1903

#### **Early Residential and Commercial Development**

The history of the Westside neighborhood begins with the development of an area known as Mulkey Square. Located south of Quality Hill and overlapping the northernmost portion of the survey area, Mulkey Square was named after the first settler to the Westside area. William K. Mulkey, an Indian trader and horse breeder, was a native of North Carolina who moved to Missouri in 1828. Mulkey married Catherine Dripps, with whom he established a homestead at West 13th and Summit Streets. This land had been inherited by Catherine from her father, mountain man Andrew Dripps. In 1868 Mulkey platted the land around his homestead and sold the lots for as much as \$1,000 each. Mulkey's Addition extended from West 13th Street (Mulkey Street) to West 16th Street and from Belleview Avenue (Dripps Street) on the east to Summit Street and Madison Avenue (Catherine Street) on the west. Although King and Bouton's Addition had been platted to the southeast in 1859, Mulkey's Addition is recognized as Kansas City's first residential suburb.

In the 1870s, only five more plats were filed for the Westside area. However, this decade witnessed the establishment of Kansas City as one of the country's most important railroad centers. Its location was ideal for a cattle market and the first stockyards were established in 1870 along the flat land at the convergence of the Kaw and Missouri Rivers. Known as the West Bottoms, this became the site of extensive rail development, stockyards, meat packing plants and, in 1878, the city's first Union Depot.

As Kansas City's railway industry expanded during the 1880s, so too did its boundaries, population, construction activity, and amenities such as water, sewer, electricity and telephone service. The growth in the West Bottoms fostered a climate for extensive development on the bluffs and approximately twenty additions were platted during this decade for the Westside. By 1886 the National Waterworks Company, whose contract with the city was approved in 1873, had located a reservoir on the present-day site of Observation Park, as well as a pumping station and reservoir just east of Alien Avenue between West 24th and West 25th streets. Sewer and water lines were laid throughout the Westside, thus promoting building activity, particularly toward the west between West 17th and West 20th streets, as well as along the 2000-2300 blocks between Belleview Avenue and Summit Street. By 1886, some development had occurred between West 22nd and West 24th streets, but little was found south of West 24th Street.

Transportation facilities also played a significant role in the settlement of the Westside's hilly terrain. The emergence of the cable railway and trolley car in Kansas City, in 1885 and 1886 respectively, resulted in lines being laid throughout the Westside, primarily on West 17th, West 24th and Summit streets, and Southwest Boulevard. While Summit Street remained primarily residential in character, early commercial development occurred along West 17th and West 24th streets and, eventually, Southwest Boulevard. Cutting diagonally through the grid street pattern of Kansas City, Southwest Boulevard served as the city's connector to the platted community of Rosedale, located just across the state line in Kansas. The route angled to follow the Turkey Creek Valley and was also known as "Rosedale Road" and "Kansas City Boulevard."



The survey area lying on the east side of Interstate 35 also developed extensively during the 1880s in response to the railroad industry. During this time, the Goodrich Addition was platted directly west of the earlier McGee's Addition. Railroad lines located directly south of these plats resulted in the construction of many manufacturing and warehousing facilities. Structures that were more commercial in nature were built in the northern end of this area and on Grand Avenue and Main Street, the primary routes from the riverfront to Westport.

As the nineteenth century came to a close, most of the Westside had been platted. The north end was the most densely settled, particularly between the edge of the bluffs and Holly Street. Water and sewer lines were available in most areas, several public schools and churches had been built, and commercial development was gradually spreading down Southwest Boulevard. By 1891 the area south of West 25th Street and west of Summit Street remained relatively undeveloped. Atlases and Sanborn maps portray the evolution of this area into an industrial and commercial district around the turn of the century.

### **The City Beautiful Movement**

Like the rest of Kansas City, the Westside experienced beautification efforts at the turn of the century with the creation of parks and boulevards. William and Catherine Mulkey are credited with deeding to Kansas City its first park in 1882. Known as Prospect Place, this triangular piece of land still exists at the northwest corner of West 16th Street and Belleview Avenue. Ironically, it was the plan for an extensive park system in Kansas City that resulted in the condemnation and destruction of Mulkey's homestead at West 13th and Summit streets in 1904. The City Beautiful Movement, which matured with the 1893 Columbian Exposition under the direction of noted landscape architect Frederick Law Olmsted, introduced the concept of comprehensive city planning with an emphasis on boulevards, classical architecture, and extensive landscaping. Although the benefits of a park system were extolled in Kansas City as early as the 1870s, this comprehensive approach was not formally introduced until 1892 when the Board of Park and Boulevard Commissioners was established. Under the guidance of Olmsted's student, George E. Kessler, the board produced a report the following year.

Kessler's 1893 report proposed an extensive park and boulevard system for Kansas City. The plan included transforming three blighted areas into parks and linking them with a series of boulevards. Although problems were created by protesting taxpayers, these parks were realized and became North Terrace (now Kessler) Park, Penn Valley Park, and West Terrace Park. Land acquisition for West Terrace Park began in 1903 and construction commenced a year later. The park eventually consisted of a long, narrow strip of land along the bluffs from West 7th Street to West 17th Street and was linked to Penn Valley Park with green ways along West Pennway Boulevard, West 24th Street, and Broadway Boulevard. 1903 to 1945

### **Commercial and Industrial Development**

The stockyards of the West Bottoms continued to play a strong role in the area's development, as livestock trading rapidly increased from 167,000 head in 1871 to 100,000 head a day in 1908. By the end of the first decade of the twentieth century, nearly 40 rail lines led into and out of the city, and the number of livestock plants established in Kansas City was second only to Chicago. The prosperity of livestock trade continued for several decades, and by 1946 Kansas City's meatpacking industry generated one million dollars a day (Schirmer 1982:42-44).

In 1903 a devastating flood covered the West Bottoms with 8-10 feet of water leaving 22,000 people homeless and destroying 16 of 17 bridges over the Kaw. Not only did this lead to a massive levee protection program and the reduction of building activity, but it also caused many of the West Bottoms plants to relocate east in the Blue Valley. In time, this became a factor in a demographic shift of the Westside. (Schirmer 1982:49)

In addition to the flood, a major shift in the city's commercial development occurred in response to the decision to replace the old Union Depot in the West Bottoms with a grander Union Station south of the city. The site of the new station was located two miles south of the Central Business District, in an area now known as Midtown. While many Kansas Citians believed their city would not develop that far south, Midtown experienced a series of real estate booms: one in 1907 with the anticipation of the construction of Union Station, and another in 1914, with the actual opening of the station. Building continued until 1918, halting temporarily for World War I, but resumed a year later. The easy railway access afforded by Union Station shifted commercial development away from the West Bottoms and established lower Midtown as a warehouse district.

### **Early Mexican-American Immigration**

Deterioration of Mulkey Square and the Westside began in the early twentieth century as older residents died and as European immigrants relocated south to Hyde Park, Rockhill and the Country Club District. At the same time, employment opportunities with the railroads, stockyards, and meatpacking plants attracted Mexican immigrants to the area. As Kansas City became more established as a major railroad hub, particularly after the opening of Union Station, even more workers from Mexico were lured by the opportunity of economic prosperity. This, in combination with the perils of the 1919-20 Mexican Revolution, resulted in a large migration of Mexicans to Kansas City. By 1920 their numbers had reached 2,000 (Landmarks Commission of Kansas City 1977:187). Since the Immigration Quota Act of 1924 did not pertain to immigrants from North American borders, the number of Mexicans entering the United States far exceeded that from many European countries.

Many moved into Westside housing, which was not only becoming readily available, but was also located close to their jobs and relatively affordable. While some housing was built to accommodate the railroad workers, most consisted of residences formerly occupied by European immigrants. Housing was not very dense in the southern part of the Westside, but Sanborn maps and atlases indicate that it gradually filled in northward from West 31st Street to Southwest Boulevard during the first decade of the twentieth century. Like the older workers' cottages found in the northern part of the Westside, these houses were modest, wood-frame cottages on narrow lots.

### **Discrimination and Social Unification**

Unlike the earlier European immigrants, many of the first Mexican immigrants to the Westside did not view their time in Kansas City as a permanent arrangement, partially due to the accessibility of Mexico by rail. In 1913 it was estimated that 95 percent of the Mexican population in Kansas City had left their families and were sending their wages home, thus providing themselves with a lower standard of living than many Kansas Citians. Since most of

these immigrants did not anticipate staying in the United States, many did not learn much English nor seek citizenship. They became increasingly isolated as they continued to celebrate Mexican, rather than American holidays. This attachment to their native culture, combined with the lack of a desire to adopt American customs, resulted in further isolation. The Westside became increasingly transient as houses were subdivided into apartments or built as rental units. This trend continued through the Depression and World War II as properties became more neglected by absentee landlords.

All of these factors fueled the xenophobia of Americans, including Kansas Citizens, toward immigrants from regions other than Western Europe. The Mexican immigrants faced job discrimination and social intolerance, much like that faced by African-Americans. Some restaurants and movie theaters would not admit the Mexicans; real estate agents purposely did not show them certain properties. Banks were reluctant to make loans and institutions such as hospitals and schools discriminated against them (Rollins 1992: IE).

Organization was the key to unifying and stabilizing the Mexican population in the Westside. In response to discrimination by downtown Catholic churches, the Kansas City-St. Joseph diocese bought a former Swedish-Lutheran Church at 901 West 23rd Street and opened Our Lady of Guadalupe Church in 1919. Originally formed as a well-baby clinic, the Guadalupe Center at 1015 West 23rd Street also was opened in 1919 by Dorothy Gallagher of the Agnes Ward Amberg Club. Social workers from cities across the United States came to the center to work because it was a successful model settlement house. The center provided youth services, but most importantly it gave Mexican immigrants a sense of community, familiarity and home.

### **West Terrace Park**

An important amenity to the Westside neighborhood was West Terrace Park. The area of the park now known as Mulkey Park was the location of various activities for Westside residents such as sermons and music. On July 4, 1926, a 40-piece Mexican Mission Band performed and later that same summer, there was a street dance (Hoffman 1985: 1B).

Within West Terrace Park, a major road called West Cliff Drive, was completed from West 8th to West 12th streets in 1905. There were two playgrounds: one at West 17th Street and Holly Street, and another at West 13th and Summit Streets (Mulkey Square). In 1912 local architect Henry F. Hoit designed a plan for improvements to Mulkey Square. These improvements included adding a pavilion, a pergola, and a wading pool. His plans were never executed and the area continued to be used as a playground. In 1913 a bronze statue of James Pendergast was dedicated at West 13th and Madison Streets. The property located at West 7th Street and Kersey Coates Drive was renamed "dark's Point" in 1933 in honor of Charles H. dark, a former Councilman of the 1st District.

Many of the facilities built in West Terrace Park today were Works Progress Administration (WPA) projects of the 1940s. Facilities included softball diamonds, a wading pool, a playground, and tennis and basketball courts. The WPA began improvements to the observation point at West 8th and Jefferson Streets in 1941. The WPA projects are still intact in Mulkey Square and Case Park.

## 1945-1994

### **Impacts of Post-War Urban Renewal**

Although the Westside was a stable working-class community prior to World War II, forces were at work in the years following the war that would fracture the Westside community. There was little growth or new development in the area. Few residences were built in the years following the War, with only three new homes constructed from 1945 to 1980 (Berg 1980: A). The one architect that overwhelmingly shaped the Westside in the period following World War II was government. City, state and federal funding of highway and housing projects significantly altered the Westside landscape. Hundreds of residences were torn down for highways, freeways and housing projects, or were neglected and eventually demolished.

### **Flood of 1951**

The fifties began with the momentous flood of the Kansas River in the summer of 1951. The flood submerged the West Bottoms, destroying cattle, hogs and businesses. The stockyards and meatpacking plants were on the wane prior to the flood, but the loss of buildings and stock was a decisive factor in their operations. A half dozen meatpacking plants closed, cut back operations or moved out of the city altogether. The Westside, just over the bluffs from the West Bottoms, was also hit hard by the flood. Electricity to the Westside and much of Kansas City was cut off. Many Westside residents lost their jobs as industries in the West Bottoms closed.

### **Housing Projects**

In the 1950s and 1960s, two major housing projects were built in the Westside under the auspices of the Kansas City Missouri Housing Authority. Pennway Plaza, located just south of Observation Park between West Pennway Boulevard and Holly Street, and the West Bluff Housing Project located north of West 23rd Street on the bluffs, were medium-density, federally-subsidized apartment blocks for low-income residents.

Pennway Plaza encompassed ten square blocks of the Westside, including parts of Lotts and Jarboe's Additions. The project interrupted historic street patterns, dead ending West 19th and West 20th streets at West Pennway and isolating the western portions of Jarboe, Holly, and Terrace streets from the rest of the Westside community. The West Bluff Housing Project began in 1957 with the demolition of 41 residences and 26 accessory buildings. Construction of the project started in 1962, and consisted of 92 housing units in 12, two-story apartment blocks. The projects displaced over 1,000 residents, many of whom moved out of the Westside area. By 1971 these two housing projects accounted for nearly 45% of the housing units in the Westside (City Development Department 1971:5).

These types of urban renewal projects were the typical government answer to the problem of low cost housing in the 1950s and 1960s. The displacement of residents and loss of existing housing stock were results of these projects. The projects were designed without regard for historic streetscapes or traffic patterns. The recent destruction and abandonment of housing projects across the country illuminates the problems of such programs. While the West Bluff Housing Project continues to provide low-cost housing, the Pennway Plaza Housing Project is currently abandoned.

### **Freeways and the Interstate Highway System**

Like the rest of the country, Kansas City's suburbs developed rapidly in the years following World War II. The city more than doubled in area from 1940 to 1960, from 60 square miles to 130 square miles (Brown and Dorsett 1978:251). Freeways and highways, built to facilitate this outward migration, typically bisected depressed or low-income neighborhoods near the city core.

Kansas City's freeway system is the result of the vision of L.P. Cookingham, City Manager of Kansas City from 1940 to 1959. Cookingham's plan included a central city highway ring, and placement of Interstate 70, Interstate 435, and the Midtown Freeway. Developed in the late 1940s and instigated in the 1950s and 1960s, the construction of these highways and freeway contributed to the decline of the urban core and to the growth of the suburbs. Historic neighborhoods, particularly the Westside, were adversely affected by this network.

Southwest Trafficway was the first freeway in Cookingham's program to be constructed. Completed in 1950, the Trafficway tunneled cars from the Central Business District to developing Johnson County and the Southwest area of Kansas City. The Trafficway is located at the eastern edge of the Westside community, adjacent to Summit Street. It separated residents of the southern section of the Westside from Penn Valley Park. Previously, this neighborhood had been closely associated with the park. A pedestrian bridge was built over the Southwest Trafficway to facilitate pedestrian traffic from the Westside to the Park.

In the 1960s, other forces were at work on the infrastructure of the Westside. Two major highway projects divided the neighborhood. The construction of Interstate 35 cut through the southern section of the Westside, removing five square blocks of residential structures that had been built in the early 1900s to house railroad and stockyard workers.

Interstate 670, which was under construction in the late 1960s and early 1970s, destroyed much of Mulkey Square, one of the first settled areas in the Westside. The construction cut the Westside off from the Central Business District, destroyed two square blocks of residences, and divided West Terrace Park. It became three separate parks: Case Park at the north end, Jarboe Park at the south end (at West 17th Street and West Pennway), and Mulkey Square Park on the north side of the interstate at West 13th and Summit streets. One residence exists on the north side of Interstate 670 that was formerly in the Mulkey Square neighborhood. It is no longer considered part of the Westside.

The stability of the Westside was also undermined by the large-scale land clearance needed for construction of the interstate highways through Kansas City. Highway construction in the Westside removed dwelling units housing more than a thousand people. In 1950 over 13,000 people resided in the Westside community. This number dropped to less than 7,000 by 1970 (City Development Department 1971).

By the 1970s, vacant homes and empty lots dotted the Westside neighborhood. Many deteriorated residences were torn down, being unsafe for human habitation. Over 50% of homes in the neighborhood were deemed sub-standard in 1970 (City Development Department 1971). The highway system also bisected streets in both the northern and southern sections of the Westside, isolating pockets of housing and retarding neighborhood development.

### **The Westside Today**

The influence of Mexican-Americans is seen throughout the Westside neighborhood. Southwest Boulevard, the commercial strip of the Westside community, rebounded in the 1970s and 1980s. New businesses and restaurants along Southwest Boulevard reflected the strong Mexican-American heritage of residents. Mexican grocers, restaurants, and *DOS Mundos* a bi-weekly Mexican-American newspaper, occupy buildings along Southwest Boulevard and on West 24th Street between Summit and Jarboe streets.

New community facilities also opened in the Westside. The Guadalupe Center, which had relocated to 2641 Bellevue Street in 1974 after a split with the Kansas City-St. Joseph diocese, returned to its West 23rd Street location in 1991. During the 1980s, the center expanded, operating services out of seven other buildings in the Westside, including the Alta Vista alternative school and the Plaza de Ninos day care center.

Primitive Garcia Elementary School, a Spanish and communications magnet school in the Kansas City School District, was built in 1992. It is one of the few public schools still operating in the Westside. Over the years, decreases in population have closed many schools. Primitive Garcia is located on 8.15 acres, adjacent to Jarboe Park. The construction of the school building and grounds displaced more than a dozen residents.

A potent force that is currently shaping the Westside community is the Westside Housing Organization. This organization is dedicated to building low- and moderate-income housing in the Westside neighborhood, utilizing low-interest loans and federal grants. Twenty new homes have been built since the early 1980s, 131 houses have been rehabilitated, and over 100 apartments have been built or repaired (Uhlenhuth 1992: E7).

The southern portion of the Westside, adjacent to Southwest Boulevard, has continued to develop in recent years. While the middle and northern portions of the neighborhood have shown continual decreases in population, the population of the southern side has increased, largely due to the construction of the Signal Hill Apartments (City Planning & Development Department 1992). Industrial development along Southwest Boulevard has encroached upon the residential community. The railroad and truck lines make it an attractive area for developers, thus threatening the residential character of the neighborhood.

Encroaching development has always been a problem for the community. Midtown, the West Bottoms, and the Central Business District exert pressure on the community. The beautiful vistas afforded by the bluffs and the Westside's central location have made the area a target for speculative developers. Numerous office and apartment towers have been proposed in the neighborhood. While these projects have gone unrealized, development remains a potent issue and concern for the Westside community.

The residents of the Westside have worked hard to overcome the adverse affects of highway and urban-renewal projects. Homes and businesses display symbols of their ethnic heritage, as the Westside remains the most concentrated Mexican-American community in Kansas City.

## **Architecture of the Westside**

### **Residential**

The residential architecture of the Westside reflects the diversity of the socio-economic status of its early residents. Throughout Westside, particularly in the north end, many houses were designed in late Victorian architectural styles found in pattern books or mail-order catalogs. The 1600-1700 blocks of Madison, Summit and Jefferson streets portray some of the more "high-style" structures, some of which were designed by architects. Built on narrow lots, the houses on these streets were often built with two stories in the Italianate, Queen Anne, Romanesque, and Colonial Revival styles. Another popular style was the "Kansas City Peaked Style," a two-story vernacular house type characterized by a small, central gable on the main facade and a front entry in the right or left bay. Extant examples of these are found at 1606 Madison, 1620 Madison, 1614 Summit, 1628 Summit, and 1700 Summit.

Most of the Westside neighborhood is distinguished by smaller cottages and adaptations of more modest pattern-book designs found in publications such as Andrew Jackson Downing's *The Architecture of Country Houses*. Many of the houses were rental properties, thus providing residences for immigrants or newcomers until they were able to move to better jobs and acquire homes of their own. By 1880, the Mulkey Square neighborhood was mostly populated by Irish immigrants and was known as "Irish Hill." Immigrants from other western European countries, particularly Sweden, Germany and England, settled there along with members of second-generation families from the northeastern areas of the city. Most area residents worked for the railroads, stockyards, and meat-packing plants in the West Bottoms.

These workers' cottages were typically simple one-story structures with gable roofs on 25-foot lots. Distinguished by full-front porches, some of the cottages looked toward pattern books for design inspiration and utilized Eastlake or Stick Style ornamentation. Existing properties that still retain these historic features can be found in the 2300 block of Jarboe, 2300 blocks of Holly, Mercier and Terrace streets, and the 1800 block of Holly Street.

By the 1970s and 1980s, many of the residential structures had been altered to some degree. Home improvement projects were often not sensitive to the historic materials and design of homes. Affordable siding materials such as simulated brick and stone, as well as aluminum and asbestos siding, still cover many residences in the area.

Mexican-American influences, such as wrought iron metalwork, arcades, yard embellishments and the use of brighter paint colors, are presently common on many residences in this area. While not reflecting an architectural trend or style, these changes reflect values and aesthetic tastes of the Mexican-American culture and create a unique expression of the Westside community.

### **Religious and Social**

The ethnic groups of the Westside constructed several religious and social buildings in the early years. For example, the large Irish population founded the Sacred Heart Parish in 1887, which led to the construction of the Sacred Heart Church, School, and Rectory in the 2500 block of Madison. The Swedish immigrants built several churches such as the Swedish Evangelical

Lutheran Immanuel Church at 901 West 23rd Street. The Swedish fraternal order, the Nyttä Nojeoch Enighets, constructed a building at the northeast corner of West 23rd and Summit streets. Greenwood Baptist Church, an African-American church, was designed by African-American architect Waverly Thomas and constructed at 1750 Bellevue Avenue.

### **Commercial and Industrial**

The architectural character of the Midtown district differs substantially from the Westside neighborhood. Consisting of primarily commercial structures, this area contains fine examples of Romanesque Revival styles (2100 Walnut Street) and the Chicago Style (117 West 20th Street). The Art Deco style, commonly used on buildings associated with the film industry, was also applied to some properties in the Midtown area.



## V. ANALYSIS

### Overview

The Westside includes a variety of different building types, ranging in character from high style to vernacular. It is predominately residential in nature, but includes industrial and commercial structures as well. Despite this variety, generalizations regarding the overall character of the Westside neighborhood can be made.

1. Integrity  
The integrity of most structures ranges from poor to good; a few retain excellent integrity.
2. Alterations to Structures (residential and commercial)  
The most common alterations include storefront changes, additions, porch enclosures or modifications, and replacement siding, particularly asbestos and simulated brick. Examples: 2139 Madison Street (porch alteration) and 2329 Holly Street (simulated brick siding).
3. Yard Embellishments  
Embellishments of yards and front porches often reflect cultural values and tastes. These include lawn ornaments, painted rocks, potted plants, colors of Mexico (white, red, green), Mexican flags, chain link fences, wrought iron, and shrines. Examples: 1647 Madison Street, 1603 Madison Street.
4. Murals  
Murals, which are generally located on the sides of commercial buildings, are common throughout the Westside and typically include depictions of Mexican heritage and/or religious symbols. Examples: 1010 West 24th Street, 1840 Madison Street, 2641 Bellevue Street.
5. Parks  
Several parks and other remnants of the City Beautiful Movement, including stone walls, stairs and terraces, are mostly found north of West 23rd Street. Many require maintenance or restoration. Examples: Prospect Park, Observation Park, Jarboe Park, the north side of West 23rd Street, and the east side of Madison Avenue at West 18th Street.
6. Adaptations to Terrain  
An adaptation to the hilly terrain of the Westside is reflected by the prevailing use of stone retaining walls, stairways, and the stair-stepping of houses along a street. Examples: 2134-42 Holly Street, 2112-14 Jarboe Street.

### Areas for Further Study

The properties warranting further study were divided into six areas. The delineation of these six areas was based on distinctive architectural characteristics and/or physical boundaries and should not suggest divisions for potential historic districts. These areas are identified on the map in Figure 1. Distinguishing features include: patterns of settlement, types of architecture, building uses, and integrity.

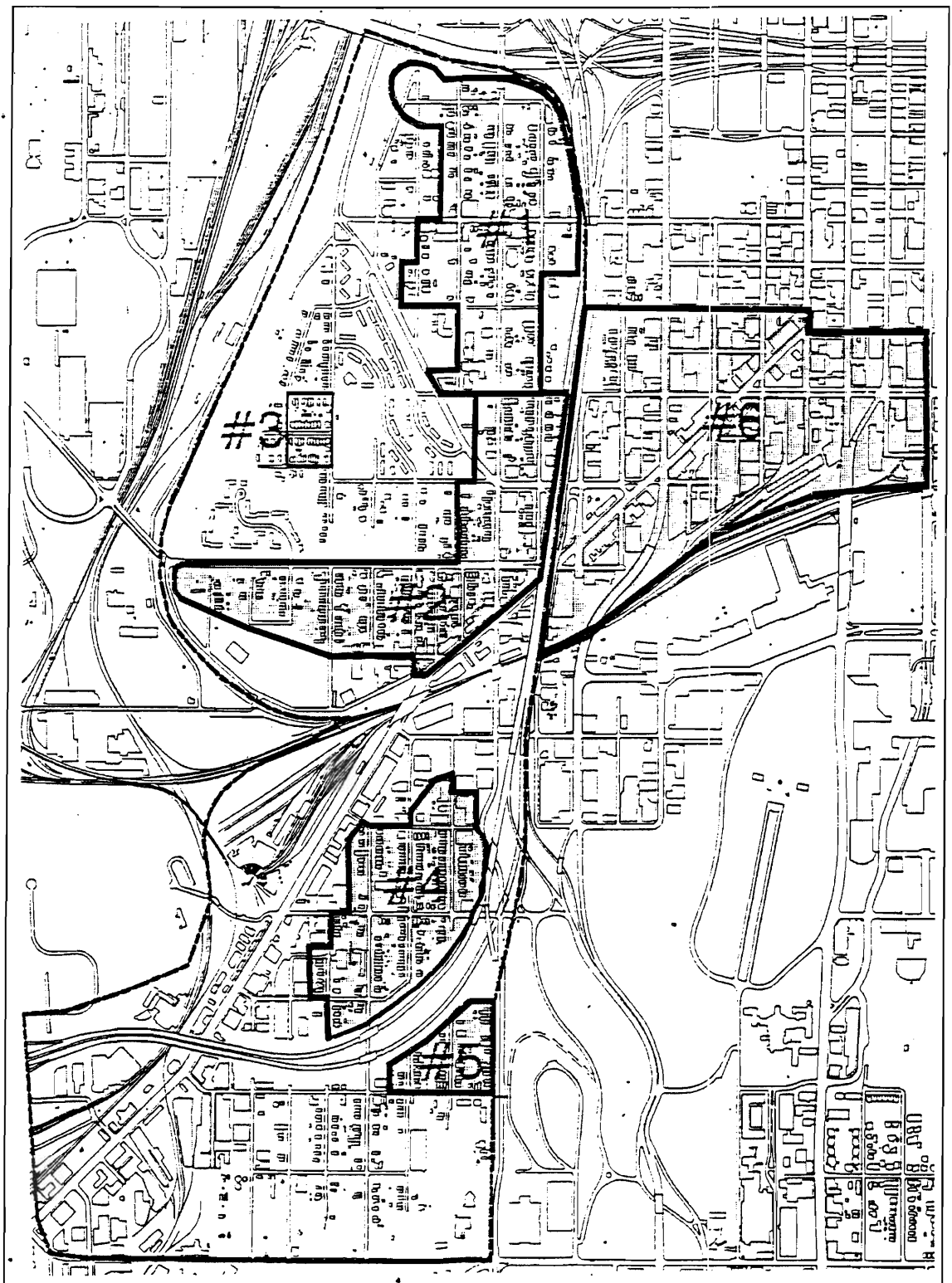


Figure 1: Westside Neighborhood Survey Boundaries and area warranting further study.

The priorities for future intensive surveys were determined by the amount of infill and the number of vacant lots, intrusions, and alterations to structures. Areas without integrity, because of a high number of vacant lots, recent constructions or large numbers of alterations, were excluded from analysis and are not recommended for an intensive survey. Areas designated as high priority for intensive surveys include Area 1, Area 2, Area 4, and Area 6. Area 3 is listed as moderate priority, while Area 5 is ranked as low priority.

**Area 1 - *High priority/or an intensive survey***

This area consists of approximately 173 buildings. It includes part of the oldest portion of the Westside. Primarily residential, it is characterized by large, late 19th century homes in styles such as Italianate, Queen Anne, Romanesque, and Colonial Revival. There are also many examples of the Kansas City Peaked style, including residences at 1606 Madison Street and 1628 Summit Street. Several large apartment blocks are located in Area 1, most notably at 1646-48 Summit Street and 1612-14 Jefferson Street. The Joseph Peppard Residence at 1704 Jefferson Street and the Frank M. Howe Residence at 1707 Jefferson Street are listed on the National Register of Historic Places. The Judge C. E. Moss Residence at 1714 Jefferson Street is listed on the Kansas City Register of Historic Places. There is also a strip of commercial buildings in this area located along West 17th Street. Prospect Park, located in this area of the Westside, was the first park donated to Kansas City in 1882.

Major threats to the integrity of Area 1 are vacant lots, although some infill housing, such as the residences found at 1653, 1655 and 1657 Jefferson Street, has been built. Many buildings retain original features, though some historic detailing has been lost.

The quantity and quality of this Area's high style residences and the potential loss of additional historic fabric make Area 1 a high priority for further survey. This area's primary significance may be its architectural value, as defined by National Register Criterion C.

**Area 2 - *High priority/or intensive survey***

This area includes approximately 282 buildings. It is distinguished by modest pattern-book cottages. They are typically one story in height with gable roofs, built on 25-foot lots. There are also commercial properties located along 24th Street between Jarboe and Summit Streets. Area 2 has maintained its dense, historic streetscape and there are few vacant lots. Most importantly, it exhibits a prevalence of Mexican-American adaptations, such as lawn ornaments, chain link fences, wrought iron, shrines, murals and altered porches that distinguish the Westside neighborhood.

Threats to this area are low-cost alterations to both residences and businesses, including application of asbestos and composition siding, removal of porches and architectural features, and construction of additions. This area may not have as much integrity architecturally as it does for its cultural value. The social history reflected in these buildings correlates to and expresses the development of the Westside neighborhood since the beginning of the twentieth century.

Area 2's unique ethnic adaptations make it a high priority for an intensive survey. Its primary significance may be the traditional cultural values as defined by National Register Criterion A.

**Area 3 - *Moderate priority for intensive survey***

This area includes approximately 43 buildings. Like Area 2, it is distinguished by small, one-story residences on narrow lots. Most are pattern-book houses, distinguished by ethnic adaptations, such as yard ornaments, chain link fencing and wrought iron. Adjacent to this area is Observation Park, the former site of a National Waterworks Company reservoir.

This area is not as intact as Areas 1 and 2. There are numerous dead end streets, due to construction of the Pennway Plaza Housing Project in the 1950s, and vacant lots. Streets that exhibit the most integrity are West 20th Terrace, the south side of West 20th Street and the north side of West 21st Street. These streets are dense and maintain the historic streetscape. Alterations have been made to many residences, including application of asbestos and composition siding. Loss of architectural detailing has threatened the integrity of this area. It may be distinguished more for its reflection of community values and traditions than architectural significance.

The alterations of many structures in Area 3 make it a moderate priority for an intensive survey. Its primary significance may be the traditional cultural values as defined by National Register Criterion A.

**Area 4 - *High priority for intensive survey***

This area includes approximately 178 buildings. It is distinguished by small- and medium-size residences, many of which retain their original character. The streetscape is intact, with few vacant lots or intrusions. Buildings in this area listed on the National Register of Historic Places include: Sacred Heart School (910 West 26th Street), Sacred Heart Church (2544 Madison Avenue), and Sacred Heart Rectory (2540 Madison Avenue).

Threats to this area are the encroachment of commercial and industrial development on the west and north. Many of the streets dead end in this area, because of the construction of Interstate 35 in the 1960s. There have been few alterations to homes, and many residences retain their architectural character. Further research should address the construction pattern of large two-story houses on the east side of the 2600 block of Bellevue Avenue, which are unique to this area.

The integrity of the streetscape and architecture in Area 4 make it a high priority for an intensive survey. Its primary significance may be the traditional cultural values and/or the architecture as defined by National Register Criteria A and C.

**Area 5 - *Low priority for intensive survey***

This area includes approximately 53 buildings. It is characterized by small, pattern-book residences. Many have characteristic ethnic adaptations and embellishments as described previously.

Area 5 is most threatened by the preponderance of vacant lots and its isolation from the rest of the Westside neighborhood. It is bounded on the east by Southwest Trafficway, on the north by Interstate 35, and on the south by rough terrain. There are numerous dead end streets, caused by the construction of Interstate 35 in the 1960s and Southwest Trafficway in the late 1940s. Industrial and commercial development to the west has encroached on the community. The integrity of this area is questionable. Areas with the most integrity are the 2800 blocks of Summit, Madison and Bellevue streets.

The lack of architectural integrity in this area makes it a low priority for an intensive survey. Its primary significance may be the traditional cultural values as defined by National Register Criterion A.

**Area 6 - *High priority for intensive survey***

This area includes approximately 171 buildings. It differs significantly from the rest of the survey area. Although there are a few large, high-style homes located along Washington Street, it is primarily commercial in character and distinguished by warehouses, office buildings, and restaurants. It has more in common with the Midtown District than the Westside. The Liquid Carbonic Company Building, located at 2000 Baltimore Street is listed on the National Register of Historic Places. The Pendergast Headquarters, located at 1908 Main Street is listed on the Kansas City Register of Historic Places.

Major threats in this area are vacant buildings and empty lots.

The diversity of architectural types and potential for individual and district listing on the National or Kansas City registers make Area 6 a high priority for an intensive survey. There are numerous buildings that could be included in multiple property nominations, such as warehouse and film industry buildings. The area's primary significance may be its architectural value as defined by National Register Criterion C.

## VI. RECOMMENDATIONS

The following are recommendations based on the field survey, archival research, review of previous surveys, and evaluations of physical attributes exhibited in the photographs.

### **Further Development of Historic Contexts**

Little has been written about the development and history of the Westside. Therefore, it is recommended that intensive research of primary sources be conducted. Information gathered should be used to further develop certain historic contexts identified in the Historic Resources Survey Plan of Kansas City, Missouri in terms of how they relate to the Westside. These contexts, with examples of associated properties, include:

*Commerce: Wholesale Goods and Warehousing, 1844-1919*

Several Midtown structures such as the Empire Building at 2101-07 Broadway Boulevard or the Bunting Stone Hardware Building at 2012-16 Baltimore Avenue.

*Commerce: Outlying Commercial Trade, 1920-1951*

The 700-900 block of Southwest Boulevard.

*Community Planning & Development: The "Boom Years," 1880-1888*

General residential development throughout Westside.

*Community Planning & Development: The City Beautiful Movement, 1893-1914 and City Planning, 1941-present*

West Terrace Park, West Pennway, Observation Park, observation platform on west side of Madison Avenue at West 18th Street, parks on north side of West 23rd Street.

*Engineering: Waterworks, 1875-1925*

Turkey Creek Pumping Station site, 2405 Allen Avenue.

*Engineering: Electrical Engineering, 1882-1920*

KCP&L Substation, 2645 Madison Avenue.

*Ethnic Heritage, Social History: Cultural & Social Life, and Religion*

Structures associated with the Guadalupe Center; properties related to ethnic groups, such as the Summit Street Methodist Episcopal Church (previously the Swedish Methodist Church) at 1622 Summit Street and the Greenwood Baptist Church at 1750 Belleview Avenue.

*Industry: Lumber & Building Materials Industry, 1850s-1952*

Industrial buildings in the 2900-3000 blocks of Southwest Boulevard such as the Schutte Lumber complex, the Paper Supply Company in the 2900 block of Southwest Boulevard, and the Carthage Marble Company at the northeast corner of Roanoke Road and West 31st Street.

*Social History: Social Welfare, 1850s -1952*

Structures associated with organizations such as the Guadalupe Center and the Mattie Rhodes Memorial Society.

*Social History: Fraternal Organizations, 1893-1952*

The Swedish Society Building (Nytta Nojeoch Enighets), 2139 Summit Street.

*Transportation: Railroad Transportation, 1864-1952*

Railroad-related structures along Southwest Boulevard, such as the Roundhouse, and in the Midtown area.

*Transportation: Roads and Highway Systems*

Resources associated with the historical development of Southwest Boulevard, 1-35, 1-670, and Southwest Trafficway. These include structures such as auto repair stores, garages, gas stations, and concrete bridges.

**Intensive Survey of Potential Historic Districts**

The six areas identified in the Analysis should be intensively surveyed for eligibility as historic districts. These areas were delineated for the sole purpose of describing their characteristics and are not intended to be viewed as recommendations for six separate districts. A comprehensive intensive survey of the areas would provide the information required to determine the boundaries and number of future historic districts in the Westside neighborhood. For example, it may be determined that all areas to form one Westside Historic District.

An intensive survey would also identify individual properties that may possess significance under Criteria A, B, C or D as defined by the National Register Bulletin 15: How to Apply the National Register Criteria/or Evaluation. An emphasis should be placed on Criterion A, the association "with events that have made a significant contribution to the broad patterns of our history." Special attention should be given to those events that reflect Traditional Cultural Values. As stated in Bulletin 15, properties associated with these values are significant "for the role they play in a community's historically rooted beliefs, customs and practices." Specific properties exhibiting these values include the workers' cottages in the 2300 block of Holly Street, and the Mexican-American commercial buildings in the 700-800 blocks of Southwest Boulevard.

**Intensive Survey of Potential Multiple Property Nominations**

**A. Religious Properties**

Based on Bulletin 15: How to Apply the National Register Criteria for Evaluation, the following properties were considered potentially eligible for listing on the National Register of Historic Places in the 1994 Religious Properties Survey Report, written by Cydney Millstein and Linda Becker of Architectural and Art Historic Research. Eligibility should be confirmed and designation pursued.

- |   |                       |
|---|-----------------------|
| 1. Southwest Tabernacle Congregational Church   | 700-706 West Pennway  |
| 2. Mexican Institute Chapel                     | 1201 W. 23rd Street   |
| 3. Summit Street Methodist Episcopal Church     | 1622 Summit Street    |
| 4. Fourth Presbyterian Church                   | 1747 Belleview Avenue |
| 5. Greenwood Baptist Church                     | 1750 Belleview Avenue |
| 6. Swedish Evangelical Lutheran Immanuel Church | 901 W. 23rd Street    |
| 7. Our Lady of Guadalupe School                 | 2310 Madison Avenue   |

The following churches were either not included in the Religious Properties Survey or were determined ineligible at the time. These should be intensively surveyed to determine or reconsider eligibility for listing on the National Register or Kansas City Register of Historic Places.

- |                                 |                    |
|---------------------------------|--------------------|
| 1. Sacred Heart Parish Hall     | 814 W. 26th Street |
| 2. First Mexican Baptist Church | 801 W. 23rd Street |
| 3. Church                       | 2928 Summit Street |

#### **B. Public Schools**

The following property was considered eligible for listing on the National Register of Historic Places in the 1989 Public Schools Survey Report. Eligibility should be confirmed and designation pursued.

- |                   |                     |
|-------------------|---------------------|
| 1. Switzer School | 1829 Madison Avenue |
|-------------------|---------------------|

The following schools should be intensively surveyed to determine eligibility for listing on the National Register or Kansas City Register of Historic Places.

- |                            |                    |
|----------------------------|--------------------|
| 1. West Junior High School | 1936 Summit Street |
|----------------------------|--------------------|

#### **C. Film Industry Properties**

The following property was considered eligible for listing on the National Register of Historic Places in the 1981-85 Midtown Survey Report, written by Sherry Piland and Ellen J. Uguccioni. Eligibility should be confirmed and designation pursued. Other properties that might contribute to this district were outside the boundaries of the Westside survey.

- |                         |                          |
|-------------------------|--------------------------|
| 1. Fox Film Corporation | 1901-03 Wyandotte Street |
|-------------------------|--------------------------|

#### **D. Warehouse Properties**

The following properties were considered eligible for listing on the National Register of Historic Places in the 1981-85 Midtown Survey Report, written by Sherry Piland and Ellen J. Uguccioni. Eligibility should be confirmed and designation pursued. Other properties that might contribute to this district were outside the boundaries of the Westside survey.

- |   |                   |
|---|-------------------|
| 1. Piggly-Wiggly Bird Company                   | 2101-07 Broadway  |
| 2. A.M. Hughs Paint & Glass Company             | 2109-15 Broadway  |
| 3. J.I. Case Threshing Machine Company          | 2117-33 Broadway  |
| 4. commercial building                          | 2004-06 Baltimore |
| 5. commercial building                          | 2008-10 Baltimore |
| 6. Steams Paint Manufacturing Company           | 2012-16 Baltimore |
| 7. commercial building                          | 2020-28 Baltimore |
| 8. Meriden Creamery Company                     | 2100 Central      |
| 9. Pabst Brewing Company                        | 2101 Central      |
| 10. commercial building                         | 2107-17 Central   |
| 11. commercial building                         | 2108-12 Central   |
| 12. D.A. Morr Transfer and Storage Co.          | 2114-22 Central   |
| 13. National Biscuit Company                    | 2121 Central      |
| 14. Columbia Graphophone & Dictaphone           | 2006-12 Wyandotte |
| 15. Kewanee Boiler Company                      | 2014-20 Wyandotte |
| 16. Safeway Stores                              | 2029-43 Wyandotte |
| 17. J.W. Jenkin's Sons Music Co. Warehouse      | 2100 Wyandotte    |
| 18. Westinghouse Electrical & Manufacturing Co. | 2120-24 Wyandotte |

#### **Intensive Survey of Potentially Eligible Individual Properties**



The following individual properties are not included in the six areas discussed in the Analysis. They should be intensively surveyed to determine eligibility for listing on the National Register or Kansas City Register of Historic Places.

- |                                       |                          |
|---------------------------------------|--------------------------|
| 1. Central Paper Box Company          | 2911-43 Belleview Avenue |
| 2. WDAF-TV Station                    | 3030 Summit Street       |
| 3. Commercial building                | 1112 West 29th Street    |
| 4. Imperial Brewing Company           | Southwest Boulevard      |
| 5. Heim Brewery                       | 2801 Southwest Boulevard |
| 6. Paper Supply Company               | 2915 Southwest Boulevard |
| 7. Dairy & Creamery Equipment Company | 2734-36 Mercier Place    |

#### **Additional Research**

The following should be considered for further research and/or intensive surveys.

1. Streetscapes
2. Corridors (transportation, industrial, commercial); particularly Southwest Boulevard
3. Murals
4. Parks
5. Painted signage on buildings
6. Organizations such as Guadalupe Center and Westside Housing Organization
7. History of Mexican-Americans, African-Americans, and European immigrants
8. Oral histories with longtime residents

#### **Additional Recommendations**

The railroad roundhouse on the west side of Southwest Boulevard, near West 27th Street, is currently experiencing deterioration and/or demolition. The documentation, through photographs and drawings, of this valuable resource is strongly recommended.

Several examples of infill housing can be found throughout the Westside. Most of these buildings, such as 1655, 1657, and 1658 Jefferson Street, are compatible with the historic housing stock. The continuation of this type of development is strongly encouraged.

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## APPENDICES

## APPENDIX A DATABASE FIELDS

The data in the program is organized by address. The street numbers and names were taken from a planimetric map of the survey area that was provided by the Mapping Division of the City Planning and Development Department, Kansas City, Missouri. This information was sorted by street name, street direction, street type and street number.

The following is a list of fields in the database for the Westside survey, along with the information that was entered for each and where the information was obtained. It is important to note that not all the possible building materials or construction types were used, but may easily be expanded upon for future survey work.

**STNUM, STDIR, STNAME, STTYPE, CITY, STATE, ZIP** (Property Address) The property address was originally recorded from the planimetric map provided by the City Planning and Development Department. As the survey progressed, records were deleted or added as field work identified new construction, demolition, or incorrect addresses.

**PROPNAME** (Present Property Name)

Names of current businesses were recorded on photo logs in the field and were entered in the database.

**HISPROPNAME** (Historic Property Name)

When obtainable, the name of the original owners, business, or building was recorded. The historic property name for structures found in the 1979 Westside Survey was recorded. Original owners that were apparent from water and building permits were also recorded.

**OWNAME, OWNLNAME** (Owner Name)

As an owner's name was retrieved from CICS, the first name was entered under "OWNAME" and last name under "OWNLNAME." When addresses were not found in the system "not found" was entered.

**OWNERSTNUM, OWNERSTDIR, OWNERSTNAM, OWNERSTTYP, OWNERCITY, OWNERSTATE, OWNERZIP** (Owner Address)

This information was retrieved from CICS. When the owner's address was the same as the address of the property, "same" was entered under "OWNERSTNUM" and the rest of the fields were left blank.

**SECOWNAME, SECOWNADDR** (Second Owner and Address)

When more than one owner was listed on CICS, the second owner's name and address was entered in the database. If the second owner's address was the same address as the survey property, "same" was entered under "SECOWNADDR." If different, the full address was entered.

**TYPE** (Type)

The resource type was entered in this field. Type indicates building, structure, object or site, as defined by National Register Bulletin 16.

**ORIGNL USE** (Original Use)

Original use was obtained from site visits and visual inspection of photos. Building and water permits were also used to obtain information about original uses for some properties. When the original use was not obvious, the field was left blank.

**PRES USE** (Present Function)

Present use was obtained from site visits and visual inspection of photos. Terminology for entries was taken from "Data Categories for Functions and Uses" from National Register Bulletin 16A: How to Fill Out a National Register Form, pages 20-23. When the present use was not obvious, the field was left blank.

**DATE CONST** (Construction Date)

This information was obtained through a variety of sources. Original building permits recorded the year of construction. Water permits gave the original date of water service. Since water service did not start in Kansas City until 1873 and many residences were not hooked up to the main for several years, dates obtained from water permits are entered as circa dates. To accommodate the searching capabilities of the software, circa dates were written as such: "1878 c."

**CHANGES** (Changes)

The date of major alterations to a building was recorded in this field. This information was obtained from building permits. Major changes include additions or new porches. Dates of general work, such as re-roofing or minor repairs, were not recorded.

**ARCH DESGR** (Architect or Designer)

Names of architects or designers were obtained from original building permits and survey forms previously completed.

**CONT BLDR** (Contractor or Builder)

Information about contractors or builders was obtained from original building permits and survey forms previously completed.

**DEVELOPER** (Developer)

Names of developers were entered here, although this information was not typically available.

**STYLE** (Style)

Styles recorded on earlier survey plans were entered, although they do not correspond to the categories in the Historic Resources Survey Plan of Kansas City, Missouri. In the future, these styles should be changed to correspond with the Survey Plan.

**STDEGREE** (Style Degree)

Nothing was entered in this field. In the future, the degree of stylistic elements on the building, whether high style, vernacular, elements or eclectic, should be recorded here.

**PLAN SHAPE** (Plan Shape)

Plan shape was based on observation of the photo record for each structure, as well as the planimetric map. Possible entries include, but are not limited to: square, rectangular, irregular, L shape and T shape. If the plan shape could not be ascertained through either of these sources, the field was left blank.

**NUMSTORIES** (Number of Stories)

The entry for this field was based on examination of the photo record for each structure. Each full story was counted as one. Half-stories included stories that appeared habitable but had a window, or portion of a window, above the eave line. These were indicated as "+." For example, a house with two-and-a-half stories was recorded as "2+."

**DESCRIP** (Description)

Basic information from building permits were entered in this field. With the exception of this data, architectural descriptions of survey properties were not entered as part of this reconnaissance survey.

**ROOFTYPEMA** (Roof type and Material)

Roof type and material was based on observation of photo records. Roof types include, but are not limited to: gable, hip, gambrel, flat and shed. A colon (:) was typed after roof type followed by roof material when apparent. Possible roof materials include: composition (comp), composition shingle (comp shingle), wood shingle, wood shake, tile, and slate. For example, a gable roof with composition shingles was noted as "gable: comp shingle." If the roof type or material could not be ascertained through observation of the photo record, the field was left blank. It is important to note that not all possible roof types or materials were used. This information may be expanded in future surveys.

**TYPE CONST** (Type of Construction)

Construction type was based on observation of photo records and building permits. Construction types include, but are not limited to: masonry, concrete, wood frame and steel frame. When possible, a more specific description was entered following a colon. For example, a concrete block structure was described as "masonry: concrete block." If the type of construction could not be ascertained through observation of the photo record, the field was left blank.

**EXTERMATER** (Exterior Materials)

Exterior material was based on observation of photo records. A list of possible materials includes, but is not limited to: wood, brick, stucco, concrete block, concrete, metal and composition. When possible, a specific description was entered following a colon. For example, a brick house with stretcher bond was entered as "brick: stretcher." If the exterior material could not be ascertained through observation of the photo record, the field was left blank.

**FOUNDMATER** (Foundation Material)

Foundation material was based on observation of photo records. A list of possible materials includes, but is not limited to: concrete, concrete block, brick or stone. When possible, a specific description of the material was entered after the material type. For example, an uncoursed stone foundation was entered as "stone: uncoursed."

**PORCHES (Porches)**

Description of porches was based on observation of photo records. Three types of information were entered. First, the number of stories, followed by the position of the porch (whether front, side, rear or in ell), and the roof type or other observable features, such as "enclosed" or "balcony." No materials were entered for porches. For example, a one-story, gable-roofed front porch was entered as "one story, front, gable." "None" was entered for structures when it was apparent that porches were missing or had never been constructed. In some cases, descriptions of porches were not possible from photographs and the field was left blank.

**ENVIRON (Environment)** This field was left blank

**HISTIG (Historic Significance)**

Historic significance from previous surveys was not entered during this survey. Information from water and building permits, such as previous owners or uses, were entered.

**SOURCEINF (Sources of Information)**

Sources were entered in this field. These include the identification number and date of water and building permits. To facilitate identification of past work, intensive surveys previously conducted were also noted.

**PREPARED BY (Prepared by)** The last names of the surveyors were entered in this field.

**DATE (Date)**

The month and year that the property information was entered in the database was entered in this field.

**REGELIG**

This field was left blank.

**NR N D (National Register)**

Properties encompassed by the survey that are listed on the National Register of Historic Places as individual buildings were entered in this field. Individually listed properties were entered as "indiv." followed by date of designation.

**KCR N D (Kansas City Register)**

Properties encompassed by the survey that are listed on the Kansas City Register of Historic Places as individual buildings were entered in this field. Individually listed properties were entered as "indiv." followed by date of designation.

**ROLLNUM (Roll Number)**

The roll of film (1 to 36), which corresponds to contact sheets and photo logs, was entered in this field.

**FRAMENUM (Frame Number)** The frame number that corresponds to individual contact sheets was entered in this field.



## APPENDIX B TIMELINE

- 1828 William Mulkey moves to Missouri from North Carolina.
- 1859 King & Bouton's Addition is platted.
- 1868 Mulkey's Addition is platted.
- 1870 Stockyards are established in West Bottoms.
- 1870s Kansas City is established as a major railroad hub.
- 1878 Union Depot opens.
- 1880s Railroad continues to expand and approximately 20 additions in Westside are platted.
- 1882 Mulkey deeds Prospect Park to city.
- 1885-86 Cable railway and trolley car service begins in Kansas City.
- 1887 Sacred Heart Parish is founded by Irish immigrants.
- 1892 Board of Park and Boulevard Commission is established.
- 1893 George Kessler submits parks and boulevards plan to city.
- 1903 Major flood results in relocation of many businesses in the West Bottoms.
- 1904 Mulkey's homestead is condemned for West Terrace Park.  
Construction of West Terrace Park begins.
- 1905 West Cliff Drive is completed in West Terrace Park.
- 1907 First real estate boom in Midtown.
- 1910 Nearly 40 railroad lines run in and out of Kansas City.
- 1912 Architect Henry Hoyt presents designs for Mulkey Square improvements.
- 1913 Statue of James Pendergast is dedicated in Mulkey Square.
- 1914 Union Station opens.  
Second real estate boom in Midtown.
- 1915 12th Street Viaduct is constructed to link Central Industrial District to Central Business District.
- 1914-18 World War I
- 1918 Brief halt in new construction because of World War I.
- 1919 Our Lady of Guadalupe Church is founded.  
Guadalupe Center opens.
- 1919-20 Mexican Revolution.
- 1924 Immigration Quota Act
- 1930s The Great Depression
- 1933 7th Street and Kersey Coates Drive area is renamed Park's Point.
- 1940-60 Size of Kansas City doubles.
- 1941 WPA improvements made to Observation Point at 8th and Jefferson streets.
- 1941-45 World War II.
- 1945 Beginning of mass exodus to the suburbs.
- 1945-80 Only 3 new houses constructed in Westside.
- 1950 Southwest Trafficway completed.
- 1950-60s Pennway Plaza and West Bluff Housing Projects are constructed.
- 1951 Kansas River flood destroys many businesses and livestock. 1960-70s Interstates 35 and 670 are constructed.
- 1970 Half of all houses in Westside are deemed substandard by HUD.
- 1971 45% of Westside housing units are located in the Pennway Plaza and West Bluffs

Housing Projects.

Guadalupe Center moves to 2641 Belleview Avenue.

1980s Guadalupe Center expands properties, services and personnel. Sharp increase in construction of new homes and apartments, and rehabilitation of existing properties.

1991 Guadalupe Center returns to 1015 West 23rd Street.

1992 Primitive Garcia Elementary School is built.

## APPENDIX C PLATS

**King and Bouton's Addition** 1859; encompasses 4 Blocks, 241 Lots

named:	S.W. Bouton	H.H. King
	Robt. C. Ford	M.D. Trefren (Adm. of S.D. Pittrin?)

**Mulkey's Addition** 1868; encompasses 1 Block

named:	William Mulkey	Catherine Mulkey
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**Jarboe's Addition** 1870; encompasses 8 Blocks, 220 Lots

named:	Celia Jarboe	W.J. Jarboe
	Mary Jarboe	D.M. Jarboe
	Emily Jarboe	Jesie J. Jarboe
	Caroline White	Wm. J. White
	C.A. Jarboe	Samuel Jarboe
	J. C. Jarboe	

**Jaudon's Addition** 1871; encompasses Jaudon (23rd) to 24th St., and Pennsylvania to Summit

named:	Robert Yeager
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**Prospect Place** 1872; encompasses 111 Lots

named:	Phebe? H. Payne ?	W. Payne
	S.H. Pilkin	Roxana Pilkin
	Nancy ?	F. Lorenz
	Louis Lorenz	W.A. Brickell
	E.C. Brickell	Henry M. Stevens
	Sarah F. Stevens	Edward M. Hayhurst
	Ella E. Hayhurst	E. Bowen
	James Arthur	Marion Arthur
	Allen Brown	Laura Spaid
	Carlton Spaid	Edward A. Stout
	Geo. M. Forster	L.A. Huchison
	Elie Rich	Thos.? Stout
	John B. Hill	David Ellison
	Elizabeth Ellison	Timothy Hill
	Francis A. Hill	Sasepta Rich
	Wesley T. Bishop	Emily M. Bishop
	William Garrett	Mary Garrett
	H.S. Millett	Elizabeth M. Millett
	Marshall B. Wright	Ruth E. Wright
	Syman Fullerton	Charles F. Emery
	Henry H. ?	N.W. Filkin
	Helen A. Forster	E. Chellis
	A.B. Chellis	J.G. Huchison
	Wm. Henry Ryus	David Ryus

Eugenia Filkin	John Hacket
Mary Hacket	J.A. Morlan
Kate Morlan	C.H. Pennott

**Lotts Addition** 1879; encompasses 3 Blocks, 74 Lots  
named: illegible

**Winter's Addition** 1879; encompasses 4 Blocks, 96 Lots  
named: Geo. F. Winter

**Cates Addition** 1880; encompasses 2 Blocks, 29 Lots  
named: J.B.F. Cates

**Hills Subdivision** 1880; encompasses one or two blocks south of Jaudon St. (23rd St.), west of Broadway Blvd., 19 Lots  
named: David Ellison Timothy Hill Henry C. Murdock

**Hope and Twitchell's Subdivision** 1880; encompasses 2 Blocks, 29 Lots  
named: Christopher Hope D.S. Twitchell

**Whipple's Second Addition** 1880; encompasses 17th to 20th Streets, Holly to Terrace Pl., 5 Blocks, 199 Lots  
named: B. Thompson Whipple

**Conover and Foster's Addition** 1881; encompasses Belleview to Holly and 27th to 31st Sts., 4 Blocks, 200 Lots  
named: ? Foster ? Conover

**Ellison and Murdock's Addition** 1881; encompasses two block north of Jaudon St. (23rd St.), west of Broadway Blvd., 24 Lots  
named: David Ellison Henry C. Murdock

**Merriam Place** 1881; encompasses 8 Blocks, 104 Lots  
named: Charles F. Morse Nathaniel Thayer Charles Merriam

**Morses First Addition** 1881; encompasses 2 Blocks, 21 Lots  
named: Jefferson Brumback W.J. Ferrey  
Wallace Pratt Charles F. Morse Charles F. Adams Jr.  
John Q. Adams

**Smith and Keating's South Park Addition** 1881; encompasses Southwest Blvd. to Frances St., Harold St. to County Road, 46.393 acres, 10 Blocks, formerly known as Gillis Farm  
named: William J. Smith George J. Keating

**Thayer Addition** 1881; encompasses 2 Blocks, 48 Lots  
named: Nathaniel Thayer Jr.

**Fairmount Park 1883**; encompasses 22nd to 24th Streets, Belleview, Jarboe, Holly, Mercier, Terrace; 11 Blocks  
named: George F. Winter Kersey Coates

**Morses Second Addition 1883**; encompasses 35 Lots  
named: Charles F. Morse

**Winter and Coates Subdivision 1885**; encompasses Fairmount Ave. to 23rd St., 10 Lots  
named: James F. Hadley

**Gates Addition 1887**; encompasses 10 Blocks  
named: George F. Winter

**Lincoln Park 1887**; encompasses 10 Blocks  
named: John D. Seitz

**Madison Place 1887**; encompasses 474 Lots  
named: Wilson Waddington Josephine Goodrich Albert Marty  
Nellie A. Marty

**Coleman's First Addition 1888**; encompasses 4 Blocks, 183 Lots  
named: Wm. T. Coleman

**Wheatland's Addition 1889**; encompasses 50 Lots  
named: Geo. Wheatland Jr. Florence S. Wheatland

Plats not obtained: **Ellison and Murdock Addition**  
**E. J. Baird Addition**  
**Goodrich Addition (1880s)**  
**McGee's Addition (before 1877)**  
**Union Station Addition (c. 1906)**

## APPENDIX D

### HISTORIC STREET NAMES

These historic street names are found on the Kansas City atlases. While some street names were infrequently used, others have been found on source materials from the late nineteenth and early twentieth century.

#### Historic

Mulkey Street  
Lykins St.  
Adaline Street  
Goodrich Place  
Mastin Place  
Jaudon Street  
Lulu Street, Country Road  
George Street, Adelaide Street  
William Street, Park Street  
Howard Street, James Street  
Moody Avenue  
Highland Avenue  
Springfield

Bullene Avenue  
Dripps Street  
South Park Boulevard  
W. Madison Avenue  
W. Prospect Place

#### New

W. 13<sup>th</sup> Street  
W. 14<sup>th</sup> Street  
W. 16<sup>th</sup> Terrace  
W. 19<sup>th</sup> Terrace  
W. 20<sup>th</sup> Terrace  
W. 23<sup>rd</sup> Street  
W. 24<sup>th</sup> Street  
W. 25<sup>th</sup> Street  
W. 26<sup>th</sup> Street  
W. 27<sup>th</sup> Street  
W. 28<sup>th</sup> Street  
W. 29<sup>th</sup> Street  
W. 31<sup>st</sup> Street

Wyoming Street  
Bellevue Avenue  
Roanoke Road  
Monitor Place  
Jarboe Street

## **APPENDIX E DESIGNATED PROPERTIES**

### **Properties listed on the National Register of Historic Places**

<b>Address</b>	<b>Historic Property Name</b>	<b>Date Listed</b>
910 W. 26 <sup>th</sup> Street	Sacred Heart School (Plaza de Ninos)	11-14-1978
2000 Baltimore Ave.	Liquid Carbonic Company Building	4-29-1994
1704 Jefferson Street	Joseph Peppard Residence	3-26-1985
1707 Jefferson Street	Frank M. Howe Residence	4-18-1985
2540 Madison Ave.	Sacred Heart Rectory	11-14-1978
2544 Madison Ave.	Sacred Heart Church	11-14-1978

### **Properties listed on the Kansas City Register of Historic Places**

<b>Address</b>	<b>Historic Property Name</b>	<b>Date Listed</b>
1714 Jefferson St.	Judge C.E. Moss Residence	2-5-1978
1908 Main Street	Pendergast Headquarters	9-5-1991

*An Architectural/Historic Survey  
of the  
Westside Neighborhood*

**Phase I: Interim Report**

**prepared for  
Westside Housing Organization**

**b y  
Architectural and Art Historical Research  
Kansas City, Missouri**

**June 1995**



*Credit must be given to the respective authors/photographers, as well as Westside Housing Organization and the Missouri Department of Natural Resources, in the event that any material is used from this document and/or accompanying inventory forms.*

## **Acknowledgments**

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## **I. INTRODUCTION**

Westside Housing Organization, 919 West 24th Street, Kansas City, Missouri, contracted in January, 1995, with Architectural and Art Historical Research to conduct a Phase I architectural/historic survey of 200 properties located on the westside of Kansas City, Missouri. The survey project, the subject of this interim report, commenced in January, 1995 and was completed in June, 1995. This project was funded by the State of Missouri, Department of Natural Resources (DNR), Division of State Parks, Historic Preservation Program by a grant under the provisions of the Historic Preservation Act of 1966, as amended, from the National Park Service, United States Department of the Interior. Matching funds were provided by Westside Housing Organization, Kansas City, Missouri. The contents and opinions, however, do not necessarily reflect the views or policies of the U. S. Department of the Interior, Missouri Department of Natural Resources or Westside Housing Organization.

The survey area (see survey boundaries below) was part of a reconnaissance survey of the Westside Neighborhood conducted by Kristina Van Vleck, Richa Wilson and Laura Weston for the Historic Preservation Management Division, City Planning and Development Department, Kansas City, Missouri, in 1994. In addition, a 1979 intensive level survey conducted by Susan Ide for Historic Kansas City Foundation included a portion of the survey area. Sherry Piland, a former staff member of the Landmarks Commission of Kansas City, Missouri, conducted further research regarding portions of the survey area in 1984.

## **II. SCOPE OF PROJECT**

### **Survey Boundaries**

The survey boundaries are West 18th Street on the north, Jefferson Street on the east, Belleview Avenue on the west and West 24th Street on the south. The boundaries for the survey were selected by representatives of Westside Housing Organization. There are 202 properties that were identified and inventoried within the survey boundaries.

### **Survey Objectives**

This survey is designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project area. Second, it will identify eligible and potentially eligible properties for listing in the National Register of Historic Places both individually or as a district. Third, the survey will analyze property types/sub-types. Fourth, the survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, the survey will also provide an outline of the cultural heritage and architectural patterns associated with the history of the Westside neighborhood.

### III. METHODOLOGY

Both archival research and field survey were used to obtain information regarding the surveyed properties. Information and data were gathered from, but not limited to, the following repositories:

#### Archival Research

1. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City Missouri Public Library is the repository for city directories, maps, atlases, trade journals, newspaper clippings and city histories.
2. Historic Preservation Management Division, City Hall, 26th Floor, 414 E. 12th Street, Kansas City, Missouri. Building permits, completed inventory forms, atlases, historic survey plan, reports, architect and history files are located in this office. Also housed at this location is the *Westside Neighborhood Survey Report* and reconnaissance level inventory forms.
3. Water Department, City Hall, 5th Floor, 414 E. 12th Street, Kansas City, Missouri. Water permits and maps are located in this office.
3. Western Historical Manuscript Collection, University of Missouri-Kansas City, Newcomb Hall, 5100 Rockhill Road, Kansas City, Missouri. This repository includes architectural floor plans, elevations, photographs, atlases and local histories.

#### Field Survey

1. *Photography:* At least one 5" X 7" black and white glossy photograph of each structure was taken by Architectural and Art Historical Research using a 35 mm. camera. Negatives were keyed by roll and exposure number and then identified as such on the individual inventory forms and map.
2. *Site Visits:* At least one on-site analysis of each surveyed property was conducted in order to fully assess present condition and integrity of the property (i.e. identification of obvious alterations and/or additions).
3. *Maps:* A map of the survey area illustrating all inventoried properties was prepared by Westside Housing Organization. Those properties eligible for National Register of Historic Places, both individually and as a district, are indicated on the map.

#### Completion and Assemblage of Inventory Forms

A *Missouri Historic Property Inventory Form*, using the *Missouri Historic Property Inventory Form Instructions*, was prepared for each property that was surveyed. The information, which is coded, includes the street address; a description of prominent architectural features with emphasis on the primary facade; a documented or estimated date of original construction; identification of obvious alterations/additions; a designation of

style or vernacular types, when applicable; identification of architect and/or builder, if known; and an on-site verification and consideration of all applicable information on the form.

### **Analysis of Information**

A summary history and analysis of the survey area is prepared in this interim report. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of the survey area. The analysis will also provide a discussion tracing the origins and evolution of identified significant property types. Furthermore, this interim report makes recommendations for those properties warranting consideration for the National Register of Historic Places designation, based on National Register criteria.

## **IV. SURVEY FINDINGS**

### **Historical Overview:**

#### **An Examination of Ethnic Migration and Settlement**

Historically, the Westside neighborhood is one of the most culturally diverse areas in Kansas City. Irish, German, Swedish, and later Mexicans left their homelands for the United States, many finding their way to Kansas City to build a more prosperous future. It has been established that the survey area, platted between 1870 and 1881, has been home for these ethnic groups, as employment opportunities were in close proximity and affordable housing, albeit sometimes meager, was available.

Brought to Kansas City by Father Bernard Donnelly to assist with street construction and to work in brick yards, Irish immigrants arrived in Kansas City in the years prior to the Civil War and then once again at the close of the war when Kansas City experienced renewed economic growth. Although some of the post-war group settled in the West Bottoms and in the Old Town area near the river, there were many Irish families that resided in an area between 12th and 23rd Streets west of Broadway. This largely Irish-settled neighborhood became known as "Irish Hill." As these Irish emigres acquired skilled jobs and started their own businesses, they moved from the Westside to the suburbs further south.

Many of the Germans and the Scandinavians that came to Kansas City from the second half of the 19th century chose to settle in the Westside neighborhood. While it appears that a substantial number of Germans lived in an area bounded by State Line to Belleview, 33rd to 48th Streets (south of the actual survey area), people of Scandinavian lineage shared the Westside neighborhood with Irish immigrants. Unlike the Germans who left their homeland because of political tension and persecution, "Scandinavians were not forced to emigrate by oppression or poverty. They chose to come to America to improve their economic opportunities." Along with the Irish, it has been stated that the Germans and Scandinavians worked for the railroads and packinghouses, yet city directories list early occupants in the survey area employed, for example, as bookkeepers, butchers, blacksmiths, carpenters, dressmakers, clerks and foremen.

The Swedes, the largest of the Scandinavian groups to settle in Kansas City, established their own lodge and church, both located in the survey area. The Swedish Society (Nytta Nojeoch Enighets), was organized in 1876 by Swedish American pioneers for benevolent, fraternal and beneficial purposes. A permanent building for the fraternal society was constructed in 1907 at 2139 Summit. In addition, the Swedish Evangelical Immanuel Lutheran Church (now Our Lady of Guadalupe Church), 901 W. 23rd Street, was constructed from 1900-1913 and was originally affiliated with the Augustana Synod. Outside the immediate survey area, but within the Westside neighborhood, the Swedish Methodist Church, formerly the Summit Street Methodist Episcopal Church, served the needs of the Swedish community. For some time, both churches held services in Swedish, which helped to preserve Swedish tradition and unify the group as a whole.

As these European ethnic groups began to move to more preferable Kansas City neighborhoods, Mexican-born immigrants who worked for the Chicago Rock Island and Pacific Railway and the Atchison, Topeka and Santa Fe found themselves settling in the Westside. Because there was "no restriction on the entrance of persons from Mexico" to the United States, railroads such as the Santa Fe recruited Mexicans from El Paso, Texas.

Apparently, the first wave of Mexicans to come to Kansas City was in 1905, when 155 Mexicans were hired by the railroads to build tracks from Kansas City to Wichita, Kansas and to Fresno, California. According to local historian Dr. Sherry Schirmer, "the workers' families accompanied them on the job, but when the work was finished, they returned to Kansas City to live." It has also been stated that some workers were returned to El Paso for the winter after their six-month contracts expired.

By 1908, many of the Mexican railroad workers had made the trip to Kansas City for a second or third time. Because their family ties had been jeopardized, "the track hands finally brought their families to share their change of fortunes in boxcar barracks." Railroad companies, like the Santa Fe, provided year-round housing for Mexican railroad employees and meatpackers in railroad section-house bunks. Cramped and hot, these quarters were undoubtedly demeaning for these individuals, but were rent-free.

A second wave of Mexicans left their native land for the United States at the start of the revolution of 1910 under the regime of Porfirio Diaz. At that time 200,000 people, mostly farmers and unskilled laborers, fled Mexico to look for work. While most of them joined the texanos, manitos and californios who had settled in the Southwest, approximately 590 Mexicans immigrated to the metropolitan area of Kansas City, including 233 in Kansas City. The Westside and Sheffield neighborhoods were the principle enclaves, yet there were very few families with Spanish surnames living within the immediate survey boundaries at that time.

From 1917 to 1927, because of the demand for labor brought on by WWI, Mexican immigration reached a peak in the Kansas City region. Although there were many Mexicans who chose to return to Mexico for fear of being drafted, the census of 1920 reported that 1,970 Mexicans were living in Jackson County, with 91 percent (1,797) in Kansas City alone. During this ten-year period the Westside neighborhood became home to many of these families, as evidenced by City Directory listings. In 1925 the *Report on the Greater Kansas*

*City Hispanic Needs Assessment*, reported that there were approximately 50 Spanish surnamed businesses located on West 24th Street. The Fairmount Park Addition, mostly between 23rd to 25th Streets, Holly to Fairmount, showed the highest concentration of Mexican families, while only a relatively small percentage of Mexicans began to appear within the immediate survey boundaries at the beginning of the decade, especially on Belleview Avenue.

It is no mystery just why the Fairmount Park Addition became home to so many Mexican immigrants. The immediate area, as early as 1920, was known as the Mexican Colony or "La Colonia." The Mexican Christian Institute, established in 1912 in a storeroom on W. 24th Street by the Women's Council of the First Missouri District, had become a haven for hundreds of Mexican families and other needy people in the area. In 1917, the Institute moved to 2322 Mercier. In addition, the first services for Our Lady of Guadalupe Church were held in 1914 at a temporary site at 2341 Holly (some records indicate it was on Jefferson Street). Prior to the purchase of the former Swedish Evangelical Lutheran Immanuel Church, a storeroom chapel for Our Lady of Guadalupe congregation was located at 1120 W. 24th Street in 1915. The presence of these important institutions, along with the establishment of many Mexican enterprises along W. 24th Street, undoubtedly represented a means of security and refuge for the neighborhood. This area was also in close proximity to the stockyards, Turkey Creek Pumping Station and rail lines where many were employed.

The survey area saw a marked increase in the number of Mexican families in 1930. Residences located on Belleview and Madison Avenues and Monitor Place, from the 2100 block south, were mostly occupied by families of Mexican origin. These immigrants were now moving beyond "La Colonia." Despite the exile of 700 Mexican workers a decade earlier (because of the problems of destitution), there were now almost 3,000 Mexicans living in Kansas City.

The growth of this moderately stable community was "sharply curtailed" with the arrival of the Great Depression, when the "government-instituted practice of mass deportation of Mexican laborers reduced the local population. . .". Generally working for low wages, Mexican workers were "considered an economic threat." Finding themselves unemployed, many Mexicans returned to their homeland on their own. A *Kansas City Journal Post* article dated August 26, 1934 claimed that the Mexican population in greater Kansas City had been reduced from 10,000 to just over 2,500 by 1932.

After WWII, due to an increase in job opportunities in the Kansas City area, "the . . . Mexican community had gotten an edge on economic security and its members struck more permanent roots." Growth during this period in the survey area was apparent: a high percentage of residences located along Belleview Avenue (2100 to 2300), Monitor Place and Madison Avenue (1800 to 2300) were almost entirely occupied by Mexican families. Numbers also increased just west of the survey area, in the original "La Colonia" neighborhood.

During the 1950s and 1960s, many residents living in various sections of the Westside neighborhood were displaced because of urban renewal, industrial zoning, land speculation, and street and highway construction, yet despite these factors, the area still retains a sense of unity. Through the



efforts of various social, political and cultural organizations, and many individuals who make the area their home, the historic flavor of this ethnically-rich neighborhood is being revived.

### **Development of the Survey Area.**

As stated earlier, the survey area was platted between 1870 and 1881. By 1886, the area of highest concentration of housing stock was in the 2000 and 2100 blocks of Madison and Dripps Street (Bellevue Avenue). Streets to the north and west, especially the eastern half of Summit Streets and both sides of Jefferson Street from 18th Street south, were all but undeveloped.

By 1900, the survey area had seen an increase in overall development. The 1800, 2000 and 2100 blocks of Summit Street and Jefferson Streets were now significantly developed. Monitor Place, originally W. Madison Avenue (Mary Troost Addition), was owned by the Board of Education before it was developed by the Oyster family in 1903-04. The larger lots north of 20th Street allowed for the construction of more prominent homes, while the smaller, twenty-five foot lots to the south accommodated the more modest frame residences. It was these homes that were to provide more affordable housing for the early immigrants.

When West Pennway was constructed between 1910 to 1915, more than two dozen homes located along the southeastern and northwestern portions of Madison Avenue and the southwest side of Summit Street were razed by condemnation (beginning in 1907). Although this parkway eliminated housing, it did provide an easy access to the West Bottoms of Kansas City for many of the area's laborers. Other homes were demolished when 23rd Street was widened, c. 1923. Approximately ten feet was taken from each side of the street and "shabby homes" were demolished. By 1925, the survey area of the Westside neighborhood appeared fully developed, with the highest concentration of housing located between Bellevue Avenue and Summit Street, Twenty Third to Twenty-Fourth Streets.

The survey area suffered the greatest housing losses in 1960 when Conventional Public Housing was constructed between West Pennway, Jarboe Place (outside the survey area), 20th and 21st Street (Hope and Twitchell's Subdivision, portions of Lotts Addition, John Joy's Subdivision and Jos. Jarboe's Est.). Block 4 of the South Addition was wiped out when Interstate-35 was constructed in the early 1970s. Individual properties that were once located in the survey area that are no longer extant include: The Terminal Flats (2100 block of Summit Street); The Girls Hotel, The Codman Flats and New York Flats (1800 block of Jefferson Street).

Although the survey area has, through the years, lost a significant amount of historic housing, the Westside Housing Organization, a community-based, not-for-profit organization located in the Westside neighborhood, has given new life to the neighborhood. WHO has been involved in preserving historic and significant residential housing stock, in addition to the construction of new housing, for over twenty years.

## Overview of Building Stock

The building stock inventoried in this survey included both those properties constructed through 1945 (historic, within the National Register of Historic Places) and those properties built after 1945 (considered non-contributing unless exceptional significance was achieved within the last fifty years). Of the 202 properties surveyed, the majority are single-family residences. In addition, multi-family dwellings, commercial buildings, and one social hall were identified. A complete list of the 202 surveyed properties is found in Appendix I.

Construction dates for these properties span the years 1880 to 1995. Over twenty-eight percent of the surveyed properties were built between 1880 to 1890. The next largest construction period was between 1900 to 1909, when approximately fifteen percent of the properties in the survey area were built. Eleven properties were constructed after 1945. Because of their age, these buildings are considered non-contributing and are not included in the statistics enumerated below.

The single-family residences surveyed are situated on small narrow lots, 25 feet in width. The residences range from one-story to three-story in height. Approximately forty-four percent of the residences are two-story, while thirty-nine percent are one-story. Multi-family dwellings vary from two to three stories. The majority of commercial buildings are two stories in height.

As evidenced by historic atlases, the majority of the residences in the survey area were originally of frame construction and clad in clapboard. Unfortunately, approximately fifty percent have been covered with non-original material; at least twenty-five percent of this group have been covered with asbestos. Asphalt (sometimes simulating brick), vinyl, aluminum, stucco and board and batten also have been used, obscuring the original exterior. Other original exterior materials that were identified include brick (thirty percent) and stone.

Over the years, many of these properties have been substantially altered. Original porches have suffered from modifications. In many instances, wrought-iron porch supports and balustrades have replaced original wood components. Multiple additions to the rear of the buildings have also occurred over the years. Because of a lack of maintenance, it has been noted that original architectural embellishments of some properties are no longer extant.

## Architectural Styles/Types

The surveyed properties represent one architectural style (high style) and a variety of vernacular types. The surveyed structures, built in a variety of materials, were identified as specific architectural styles and/or vernacular types using the "Architectural Style Code" list provided in *The Missouri Historic Property Inventory Form Instructions* as required by the DNR.

The sole architectural idiom identified in the survey is the Italianate Style. In addition, the following vernacular types are represented in this survey: Open Gable, Shotgun, Gabled-Ell, Crossplan, Composite, American Four

Square, Side Hall, Pyramid Square and Bungalow. It was found that multiple dwellings and commercial properties are also executed in the vernacular. In addition both undetermined vernacular properties and properties constructed after 1945 were also identified.

The following chart identifies the architectural style and/or vernacular types and the number of buildings represented in each group. Styles and types, as outlined below, are discussed separately in this interim report.

<b><u>Style</u></b>	<b><u>No. of Buildings</u></b>
---------------------	--------------------------------

Italianate	2
------------	---

**Vernacular Type**

Open Gable	41
------------	----

Shotgun	18
---------	----

Gabled Ell	28
------------	----

Crossplan	6
-----------	---

Composite	1
-----------	---

American Four Square	4
----------------------	---

Side Hall	17
-----------	----

Pyramid Square	10
----------------	----

Bungalow	1
----------	---

Multiple Dwellings	29
--------------------	----

Commercial/Social Hall	11
------------------------	----

Undetermined Vernacular	23
-------------------------	----

Other	11
-------	----

## RESIDENCES

### ITALIANATE

There are two examples of Italianate style residences identified in this survey. The earliest, erected c. 1885, is constructed of weatherboard and features what has been coined the "Kansas City Peaked Style" roofline, while the other constructed c. 1888 is built of brick. Both are two-story in height.

#### *Representative Examples:*

**2003 Jefferson Street.** Architect unknown. Built c. 1888, this residence retains a high degree of integrity and is the best example of the Italianate style identified in the survey area. Italianate detailing of this residence includes: wide overhanging eaves supported by decorative brackets, modillions, consols and rectangular stone lintels.

### OPEN GABLE

Forty-one Open Gable vernacular type residences were identified, representing the largest property type in the survey area. Their construction dates span the years c. 1882 to 1908, with over fifty-three percent constructed between c. 1882 to 1894. Examples of 1, 1 1/2, 2 and 2 1/2 stories were identified. Fifty-eight percent of this vernacular type have been covered with non-original material including asbestos, asphalt, aluminum or board and batten. Modifications to porches and exterior, as well as fenestration, have occurred.

**2306 Belleview Avenue.** Architect unknown. Constructed in 1889 for Dennis Bowes, a butcher, this one-story residence features a double gable front. Other notable features include incised fretwork, turned porch post, porch brackets and decorative brackets in gable dormer.

**2313 Belleview Avenue.** Architect unknown. This extremely modest example of the Open Gable was constructed c. 1887-1891. Two rooms wide with gable roof oriented toward the street and an entrance in gable side, are all features of this residence that are typical of the Open Gable vernacular type. Featuring a single sash window in the gable end, this residence retains much of its integrity.

**1816 Jefferson Street.** Architect unknown. This two and one-half story residence is the only example of the Open Gable constructed solely in brick. Built 1906-1907 this residence features prominent stone lintels and lugsills. Robert Struck, a butcher, was the first occupant. A high degree of integrity has been retained.

**1844 Jefferson Street.** Architect unknown. Constructed in 1885 with major alterations in 1907, this residence was constructed for Patrick J. Byrne, a bookkeeper for the Chicago Lumber Co. Of particular note is the Palladian-like window in the gable end.

**2034 Jefferson Street.** Architect unknown. This residence and the residence to the south (2036 Jefferson Street), were constructed in 1908 for J. F.

Hain at a total cost of \$3,100 . Of the two, this residence retains more of its integrity.

**2315 Monitor Place.** Architect unknown. Arthur Miller, a realtor, had this two and one-half story residence constructed in 1908. The residence to the north (2313 Monitor Place), was constructed at the same time and was originally similar in design. It is very possible that Miller had them both built on speculation.

**708 W. Pennway.** Architect unknown. Constructed in 1905 as a parsonage for the adjacent church, formerly Southwest Tabernacle Congregational Church (1888-1889), this residence is the premier example of the Open Gable type represented in this survey. Classically-inspired features found on this residence include the Palladian-type window in gable end and Ionic columns supporting a semi-hip porch roof. This residence retains a high degree of integrity.

**1815 Summit Street.** Architect unknown. This one and one-half story residence built c. 1904, features Classically-inspired wooden columns on brick plinths, paired sash-type windows in gable end, and gable dormers at the secondary facades. Retaining its overall integrity, this residence is the best example of the one-and one-half story Open Gable represented in the survey.

**1835 and 1837 Summit Street.** Architect unknown. Built in 1896 for George W. Winn, a realtor, these residences were originally nearly identical in design. Of the two, 1835 Summit has retained more of its historic integrity. The spindlework frieze and carved porch brackets are notable features of this residence.

## **SHOTGUN**

Eighteen examples of the Shotgun vernacular type residence have been identified in the survey. Their construction dates span the years c. 1882 to 1909. Only seven have retained their original construction materials, while the remainder have been covered with asbestos, asphalt, vinyl or aluminum siding. All are open gable roof (five were originally flat roof with parapet) and four are of a subtype that feature a bay on the main facade and/or wing.

### ***Representative Examples:***

**2026 Jefferson Street.** Architect unknown. Constructed c. 1888, this Shotgun type house features a semi-hip roof rectangular bay and wrap-around porch, a subtype of the Shotgun type. The properties located at 2028 and 2030 Jefferson were originally identical or nearly identical to this residence; unfortunately, over the years, alterations have greatly reduced their integrity.

**2305 Madison Avenue.** Architect unknown. This residence is an example of the Shotgun subtype that includes a rectangular bay and wing with entrance. Although covered with asbestos (simulating brick), much of the overall design of the building has been retained.

**2333 Monitor Place.** Architect unknown. Constructed c. 1908-1909, this residence has retained its original clapboard exterior. One-story, two bays

wide, gable roof and perpendicular orientation are all characteristics of this residence, typical of the Shotgun type.

**711, 713, 715, 717 and 719 West 20th Street.** Wallace A. Love, contractor. Constructed in 1900 and executed in brick, these five Shotgun type buildings were originally identical in design. They are the only example of brick construction Shotgun type residences identified in the survey. 711 and 715 retain most of their original design. Notable features include: off-center entry within a segmental arch with brick lintel, segmental arched fenestration with stone lugsills, brick corbelling and quoining. Original flat roofs (with parapet) of all these properties have been modified with a gable. 719 W. 20th Street has been changed to a commercial building. Although alterations have occurred to these properties they still present an intact streetscape and grouped together, create a sense of time and place.

#### **GABLED ELL**

Of the twenty-eight Gabled Ell vernacular type residences identified in the survey, twenty-three are one-story (cottage form) and the remaining five are two-story in height. The period of construction for the Gabled Ell property type is c. 1882 to 1905, with ten being constructed c. 1882 to 1887. Exterior materials vary including brick, weatherboard, clapboard, decorative shingles, board and batten, asphalt, asbestos, aluminum and vinyl siding. The non-original cladding, in addition to porch and fenestration alterations to well over half of the Gabled Ell residences identified in the survey, have greatly reduced their integrity of design, workmanship and material.

#### ***Representative Examples:***

**2345 Belleview Avenue.** Architect unknown. This modest Gabled Ell vernacular type residence was constructed c. 1892-1907. In 1917, Rev. Manuel L. Urbina, pastor of the Mexican Baptist Church resided at this residence. Despite some modifications, this residence retains much of its integrity.

**2143 Madison Avenue.** Architect unknown. Constructed c. 1886-1887, this residence illustrates the characteristics of the Gabled Ell with its intersecting gable roof, L-shape floor plan, and entrance in wing sheltered by a porch.

**2013 Summit Street.** Architect unknown. More than likely constructed for Mrs. Payne in 1898, this residence is the only Gabled Ell type identified that features decorative shingles. Imbrication includes fishscale and diamond shingles in the principal gable. Another notable feature is the sawtooth bargeboard. Unfortunately, porch and fenestration alterations have reduced the integrity of this building.

**2015 Summit Street.** Architect unknown. Constructed c. 1892, this residence retains much of its integrity. Intersecting gables, L-shape plan, perpendicular side wing with entrance and porch are Gabled Ell features of this residence. Denticulated entablature surround and denticulated banding in principal gable are other notable details.

## CROSSPLAN

There are six residences identified in the survey that are Crossplan vernacular types. All but one are one-story in height. Four residences, 807, 809, 811, and 813 Avenida Cesar Chavez (W. 23rd Street) were constructed c. 1887 to 1890 and were originally identical or nearly identical in design. Over the years, however, modifications have occurred, somewhat altering the original design. Although covered with asphalt siding, 813 Avenida Cesar Chavez retains most of its original design. The other two residences identified in the survey were constructed c. 1889 and 1896.

### *Representative Examples:*

**1819 Summit Street.** Architect unknown. Built c. 1889 for Edward E. Holmes, president of Kansas City Investment Company, this residence is the only example of a two-story Crossplan identified in the survey. Notable features of this residence include: wide stone lintels, bow bay on the north facade and a two-story, semi-hexagonal bay on the south facade. Despite a few modifications, this residence retains its overall integrity.

**2038 Jefferson Street.** Architect unknown. This one-story, clapboard residence was constructed for E. C. Eldrige, secretary/treasurer for Sellers & Marquis Roofing Co. in 1896. The Crossplan form of this building is quite apparent. Unfortunately, alterations have occurred including the non-original tripartite window and wrought iron balustrade, which reduce its overall integrity.

## COMPOSITE

Only one Composite vernacular type residence, 2315 Belleview Avenue, was identified in the survey. Constructed prior to 1885, this residence has been substantially altered and no longer retains its integrity of design, workmanship or materials.

## AMERICAN FOUR SQUARE

Four American Four Square vernacular types have been identified in the survey. These residences were constructed c. 1904 to 1906. The original exteriors of these residences have been covered with either asbestos or aluminum siding. Builders for two of the residences have been verified, (2331 Monitor Place and 2317 Monitor Place), Carl Nielson and Richard Ellison, respectively.

### *Representative Examples:*

**2323 Madison Avenue.** Architect unknown. This residence was constructed c. 1904 for D. W. Oyster. It is very possible that the original occupant was Thomas McGrath, a fireman with Kansas City Fire Department No. 9. The square plan, hip roof, centrally placed hip dormer and one-story, full-width porch are all characteristics of this property and are hallmarks of the American Four Square vernacular type.

**2331 Monitor Place.** Carl Nielson, builder. Henry Anderson, a laborer with the Water Department, was the original occupant of this American Four Square

type residence. Constructed in 1905, this building retains the basic characteristic of the American Four Square type.

## **SIDE HALL**

Of the 202 surveyed properties, seventeen or eight percent were identified as Side Hall. Generally speaking, vernacular type Side Hall residences are two rooms deep and one room wide with a side hall containing a staircase. The entrance of a Side Hall residence is located in the far left or right bay. Roof forms vary from gable, gambrel or low hip types while the height of the building ranges from one to two and one-half stories. It was found that most of these features typify all of the Side Hall properties found in the survey area as they appeared in their original state.

These Side Hall vernacular properties, constructed between 1882-1901, can be divided into two sub-types: flat roof and hipped roof. The Side Hall, flat roof group all display the original brick exteriors and are similarly designed. The porches of this subtype, for the most part, have been modified yet the majority retain much of their historic integrity. The original roofline of one property, 2024 Jefferson Street, has been changed to a gable.

The hipped roof subtype group has undergone several changes through the years. The exterior of the majority of the identified properties in the group have been covered with non-original materials including vinyl, aluminum and asbestos. Fenestration and/or window surrounds, as well as porches, have been modified. Although these changes have occurred, the overall sense of original form and massing (hipped roof main unit with projecting partial-width, front-facing gable or pediment) is intact.

### ***Representative Examples:***

**1836 Jefferson Street.** Architect unknown. Built by Stephen Thornborrow, a local carpenter, this home was constructed in 1897. Extant historical features include a denticulated cornice with decorative consols and modest finials; wide stone lintels and sills.

**1838 Jefferson Street.** Architect unknown. Also built by Stephen Thornborrow in 1897, this home still displays its original denticulated cornice styled in the same manner as 1836 Jefferson Street.

**2009 Jefferson Street.** Architect unknown. This Side Hall residence, with its brick coursing, segmental arch openings and brick corbelling, was constructed in 1896. The first occupant was Edward C. Nagle, a foreman for the Kansas City Fort Scott & Memphis Railroad.

**2018 Jefferson Street.** Architect unknown. Although this residence has been covered with non-original siding, much of the original historic integrity has been retained. Built in 1888 on speculation by C. W. Waddell, who was in the real estate business, the overall form and massing of this hipped roof Side Hall home is representative of the sub-type group.

**2118 Jefferson Street.** Architect unknown. Built in 1899, presumably for John H. Duncan, a grocer, this home displays a checkerboard brick parapet, cut stone and tile coping, wide stone lintels and segmental arches.



**2127 Madison Avenue.** Architect unknown. Along with 2018 Jefferson Street, this residence is characteristic of the hipped roof Side Hall sub-type found in the survey area. Battered porch columns, although a modification, are in themselves historic alterations. Built c. 1886-1890.

**1833 Summit Street.** Architect unknown. This property was built in 1896 for realtor George W. Winn on speculation. Exterior embellishments include prominent brick corbeling, tile coping, stone lintels and sills.

**2311 Summit Street.** Architect unknown. Built c. 1901, this home represents one of the most intact of the flat roof Side Hall vernacular types. Notable features include Classically-inspired wood columns, brick corbeling, tile coping, prominent segmental arches and stone sills.

## **PYRAMID SQUARE**

Ten homes (approximately five percent) in the survey area were identified as Pyramid Square vernacular type. Houses built with equilateral (or nearly equilateral) hipped roofs, such as these, are one or two-story homes with square or nearly square floor plans with varying interior spaces. It was common to apply either high-style embellishments to the exterior of these vernacular homes, but many designs remained simple folk forms which lacked fashionable exterior decor.

Constructed c. 1880-1908, these Pyramid Square homes have suffered from drastic modifications. Porches, fenestration, and in some cases, original massing have been changed. All but two homes have been covered with non-original materials including vinyl, aluminum, board and batten, asphalt, and asbestos. The height of these properties range from one to two story.

### ***Representative Examples***

**2316 Belleview Avenue.** Architect unknown. This residence was built 1886-1887 for the original occupant, George Armstrong, who was a stair builder for G. W. Lovejoy. Original transoms, ornate brackets and surrounds, turned porch supports and fenestration have been maintained.

**2121 Madison Avenue.** Architect unknown. One of the earliest documented extant properties in the survey area, this home apparently was constructed c. 1880-1882. The original occupant of this home appears to have been Alex Danielson, a tailor for Bullene, Moores, Emery and Company. Queen Anne styled transom, entablature surrounds, and spindlework supports have been maintained.

**2137 Madison Avenue.** Architect unknown. The original occupant of this c. 1889 home was Sylvester W. Spangler, a notary public. Imbrication in gable end, porch configuration and transom are all historic features that have been retained.

**2329 Monitor Place.** Architect unknown. Constructed in 1908 for the original occupant, Henry Danner, a meat inspector for the U. S. Bureau of Animal Industry. Very modest in scale, this home has retained much of its

historic integrity even though the exterior has been covered with non-original siding.

## **BUNGALOW**

Only one vernacular bungalow was identified in the survey area. The stone and asbestos-sided residence at 2311 Madison Avenue, built from private plans by the original occupant James Doran in 1921, is characteristic of the one-story gable roof type. The full-width prominent porch and overall form are features of this vernacular type that have been maintained. In addition, sidelights and fenestration configuration are typical of the Craftsman idiom, which has been modestly applied.

## **MULTIPLE DWELLINGS**

Twenty-nine Multiple Dwellings were identified, accounting for approximately fourteen percent of the total number of historic properties in the survey area. Over eighty percent of these properties still display their original brick exterior, while several buildings have been covered with non-original materials including aluminum and asbestos. Within this multiple dwelling grouping, there are five distinct sub-types: duplex, two-family flat, four-family flat, walk-up and double-loaded corridor. Dates of construction range from 1886 to 1916.

## **DUPLEX**

There are three duplex or double-houses that were identified in the survey area, one featuring a brick exterior and two clad with non-original siding. A duplex, somewhat different from a two-family flat, can be defined as two attached single-family houses that are mirror images of each other, usually one or two stories in height. The duplexes identified in this survey approximate this definition. Constructed between 1887 to 1905, all three duplexes have been modified.

### ***Representative Examples***

**2327 Monitor Place.** Architect unknown. Similarly designed to other multiple dwellings on Monitor Place, this duplex was constructed c. 1904. Entrance placement and fenestration configuration, as well as form and massing, have been retained. Although asbestos has replaced the original clapboard siding, the overall historic integrity of this building has been preserved.

## **Two-Family Flat**

A two-family flat features one apartment unit upstairs and one apartment unit downstairs. Each apartment has a shotgun floor plan, three or four rooms deep. Entrances are usually a pair of adjoining doors located in the far left or right bay of the primary facade so that the stairwell to the second floor runs along the exterior wall. In general, these elements are characteristic of the two-family flat in the Westside survey area; construction dates are from 1886 to 1915. An exception to this definition is the design of the two-family flats on Monitor Place. Instead of the side-by-side entrances, windows flank the first story entrance.

Of the twenty-one two-family flats identified, over fifty-two percent feature brick exteriors, typical of this type of dwelling. Four exteriors are clad in either clapboard or weatherboard; the remainder have been modified with the addition of non-original siding. Eight of the twenty-two properties feature the original hipped roofs, while seven dwellings have retained their flat roofs, some with parapets.

Many of these two-family flats have been modified through the years, thus diminishing the historic integrity. Original porches, rooflines, and fenestration have been the targets of change.

### ***Representative Examples***

**2001 Jefferson Street.** Architect unknown. This two-family flat was constructed in 1905 for Theo Carlson, a chainman and surveyor. However, it appears that Carlson did not live at this address until 1917. An unusual example of this vernacular type, this dwelling features two recessed porches at the first and second stories, diamond frieze motif; brick quoining and terracotta panels with fleurons. This building retains a high degree of its original integrity.

**2310-2328 Monitor Place.** Architect unknown. As a grouping these two-family flats, constructed in 1903, represent an intact historic streetscape despite porch modifications and non-original cladding of several exteriors. Seven of these two-family flats were built for the Oysters on speculation. 2314 Monitor Place was built for Charles Wahlstedt, the original owner. F. C. Brown, a local builder, constructed the home at 2326 Monitor Place. It appears that each dwelling cost \$2000.00 to construct.

**1822 Summit Street.** Designed by local architect A. B. Anderson for Andrew Harvet in 1903. Cost of construction was \$4,500. Notable features of this two-family flat include stone lug sills and lintels, segmental arched windows brick water table, corbeling and tile coping. Similar to 1824 Summit Street, this two-family flat has retained much of its historic integrity.

**1824 Summit Street.** Similar to 1822 Summit Street, it appears that this dwelling was also designed by A. B. Anderson. The denticulated cornice, wide stone lintels and lug sills, segmental arches and brick water table and corbeling are original features that have survived in good condition. Date of construction is 1902.

### **FOUR-FAMILY FLAT**

There are two four-family flats that were identified in the survey area. Located on Summit Street, both brick apartments display the defining characteristics of that vernacular type: two apartment units upstairs and two downstairs; each apartment has a shotgun floor plan of three or four major rooms deep; two to two and one-half stories; brick construction; flat roof with parapet; and sited on a narrow city lot.

The most impressive of these two buildings is the property located at **2301-2303 Summit Street.** Constructed c. 1898 for Kate Burke, this Victorian-styled four-plex features a recessed entrance; wide molded wooden

entablature supported by free-standing and engaged Classically-inspired Doric brick columns; segmental arched fenestration with stone lug sills; prominent fanlight; water table, stringcoursing and wide cornice with carved modillions. Despite its second-story porch addition, it retains a high degree of historic integrity. The other building, **2021-2023 Summit Street**, was constructed in 1909 by Richard Ellison for Gus and Oscar Norling.

#### **WALK-UP**

There are also two walk-up apartments located in the survey area. These multiple dwellings share some of the same features of that property type including six units; three stories in height; brick construction; flat roof with parapet wall. Both units, built in the first decade of the twentieth century, have been modified thus their overall historic integrity has been reduced.

The property at **1840 Madison Avenue** was constructed in 1900 for Dr. William G. Logan on speculation. This walk-up apartment displays a central entrance/interior stairway and an exposed or raised basement, typical of this type of dwelling. Other features include segmental arched fenestration with stone sills, brick corbeling and denticulated banding. Original second-story porch is extinct.

#### **DOUBLE-LOADED CORRIDOR**

Only one double-loaded corridor property is located in the survey area. Designed in 1916 by prominent Kansas City architect Nelle E. Peters, the three-story brick building located at **1806-08 Jefferson Street** is known as Hill View Apartments. The contractor for this eighteen unit apartment was W. G. Wren.

A double-loaded corridor building, such as Hill View Apartments, features a central corridor running the length of the building which provides access to apartments on either side; brick construction, flat roof with parapet and multi-stories. In excellent condition, this apartment still retains its original historic features including multi-paned fenestration and decorative entrance with brick and cut-stone piers, bracketed cornice and cut-stone accents.

#### **COMMERCIAL PROPERTIES AND SOCIAL HALLS**

Eleven commercial properties and one social hall were examined, accounting for approximately six percent of the total number of properties in the survey area. All but one of these buildings are constructed of brick. Construction dates range from 1885 to 1934. Within this grouping, there are four sub-types that were identified: Single Entry with Display Windows, Corner Entrance, Multiple Entry with Display Windows, and Other Vernacular Commercial Buildings.

#### **SINGLE ENTRY WITH DISPLAY WINDOWS**

This type of commercial structure features a single door or paired doors sometimes flanked by display windows. There are two examples of this vernacular type that were surveyed. While one was originally constructed as a commercial property (**2337 Summit Street**), the other was originally

constructed as a residence (719 W. 20th Street; see Shotgun section above). These buildings date c. 1891-1894 and 1900 respectively. Unfortunately, both properties have been modified, thereby reducing their overall historic integrity.

### **CORNER ENTRANCE**

A Corner Entrance building is characterized by an entry set at an angle to the building's elevations. This vernacular type usually has display windows flanking the entrance. Three Corner Entrance properties, dating from 1888-1915, were identified in the survey area. Because of modifications, the historic integrity of these buildings has been slightly reduced.

### ***Representative Examples***

**2301-09 Belleview Avenue.** This two story commercial building was designed by Kansas City architects Knox and Guinotte for Ira J. Woodworth in 1888. An addition to the south was constructed in 1912. Historic features include cast-iron piers, segmental arched fenestration, brick corbeling and entrance with prominent transom.

**2100 Summit Street.** Architect unknown. The original occupant of this two-story, 1916 building was more than likely Baird F. Maxwell Drugs. An apartment is located above the first-story, typical of this type of vernacular storefront.

**2139 Summit Street.** Designed by prominent architect Clifton B. Sloan, this three-story brick building was erected by Nyttä Nojeoch Enighets, a Swedish fraternal order meaning "Utility, Pleasure and Unity". The plan of this property included storerooms on the first floor, the lodge room on the second floor and a dance hall on the top story. Although not originally built as a commercial property, its corner entrance with large display windows is typical of that vernacular type.

### **MULTIPLE ENTRY WITH DISPLAY WINDOWS**

There were four Multiple Entrance with Display Window properties found in the survey area, dating from 1885 to c. 1934-1935. Unfortunately, all of these properties have been drastically modified, greatly reducing the original historic integrity.

### **OTHER VERNACULAR COMMERCIAL BUILDINGS**

Three buildings from this group were identified in the survey area. Dating from 1911 to c. 1920-1921, these buildings are all constructed of brick. Through the years, the primary facades of these properties have been altered which has had a negative impact on their historic integrity. A victim of inappropriate alteration is the one-story building at 2124 Jefferson Street, originally the location of Penn Valley Theater.

The one building that has suffered the least from modification is 713-721 West Pennway. It was constructed in 1916 for the American Railway Express Company Stables and Wagon Service and features cut-stone

entablatures, denticulated lintel coursing and cut-stone water table. Prominent parapets at the primary facade also are embellished with cut-stone.

## **UNDETERMINED VERNACULAR**

This category of vernacular properties includes those buildings that do not fit into a particular type and those properties with major alterations that have obscured or marred the original configuration and identity. The vast majority fit into the latter grouping. Construction dates range from c. 1882 to 1904. All but two of the twenty-three buildings in this category were built as residences.

### ***Representative Examples***

**1810 Jefferson Street.** Architect unknown. An interesting example of an historic alteration (1916) applied to an original residence (built 1894) of unknown design. The 1916 modification added a two-story unit to the main facade and quite possibly an attic level bay. Because of their age, these alterations are considered historic.

**907 W. 23rd Street.** Architect unknown. This residence was constructed in 1904 for Rev. Oscar A. Henry, pastor of the Swedish Evangelical Lutheran Church located directly to the east. Its general form and massing reflect Queen Anne style, yet there are no identifying embellishments that distinguish that high style.

## **OTHER**

Eleven properties constructed after 1945 were identified in the survey. None of these properties have achieved significance within the last fifty years and, therefore, are included as non-contributing properties in this survey.

## V. COMMENTS REGARDING NATIONAL REGISTER EVALUATION

As stated in National Register Bulletin 15 *How to Apply the National Register Criteria for Evaluation*, "To be listed in the National Register of Historic Places a property must not only be shown to be significant under the National Register criteria but it must also have integrity." The *Bulletin* further states that "integrity is the ability of the property to convey its significance." This may be conveyed through the following aspects of integrity: "location, design, setting, materials, workmanship, feeling and association."

Upon completion of the survey it has been observed that a large number of the identified properties have been altered to a greater or lesser degree, thus compromising their integrity. The most obvious of these alterations is the addition of synthetic siding. In some instances this exterior change may have obscured historic detailing, which in turn, effects the integrity of design. Other alterations that may have an effect on the overall integrity include removal or modern alterations to historic porches.

## VI. SURVEY RECOMMENDATIONS

The following properties are considered potentially eligible for listing in the National Register of Historic Places. Bulletin 15 *How to Apply the National Register Criteria for Evaluation* was used to identify specific criteria considerations. Furthermore, any property that is potentially eligible for National Register listing is also potentially eligible for listing in the Kansas City Register of Historic Places.

### Potentially Eligible Under Criterion A

*[Those properties] that are associated with events that have made a significant contribution to the broad patterns of our history.*

Significance:        **Social History**

Individual:

1. 2139 Summit Street. The Swedish Society Building, designed by the prominent local architect, Clifton B. Sloan as a Swedish social hall, played a major role in the social life of the Swedish Community both living on the west side and throughout the Kansas City area.

District:

1. 700-706, 708 W. Pennway and 2040 Jefferson Street. 700-706 W. Pennway was previously surveyed and recommended (see *An Architectural/Historic Survey of Religious Properties in Kansas City, Missouri, 1994*). 708 West Pennway was constructed in 1905 as a parsonage for the former Southwest Tabernacle Congregational Church (700-706 West Pennway), while 2040 Jefferson was a 1925 addition to the church. Southwest Tabernacle Congregational Church is the only extant church in Kansas City originally organized as a mission. Group together, these buildings form an historic district.

**Significance: Ethnicity**

**District:**

1. 901, 907 Avenida Cesar Chavez and 2310 Madison Avenue. Both 901 Avenida Cesar Chavez and 2310 Madison were previously surveyed (see *An Architectural/Historic Survey of Religious Properties in Kansas City, Missouri, 1994*). Our Lady of Guadalupe Shrine, formerly the Swedish Evangelical Lutheran Immanuel Church, (901 Avenida Cesar Chavez), Our Lady of Guadalupe School (2310 Madison), and the rectory (907 Avenida Cesar Chavez), form a complex of religious properties. These three buildings have continued to play a major role in serving the Hispanic Community of Kansas City.

2. 901 and 907 Avenida Cesar Chavez. The residence at 907 Avenida Cesar Chavez was originally built as the home for Reverend Oscar A. Henry, pastor of the Swedish Evangelical Lutheran Immanuel Church, 901 Avenida Cesar Chavez. This church and parsonage served the needs of the Swedish community.

3. Monitor Place. This one block long street was one of the first major residential developments east of the original "La Colonia" to be occupied by early Mexican immigrants.

**Potentially Eligible Under Criterion C**

*[Those properties] that embody the distinctive characteristic of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

**Individual Properties:**

1. 2301-2309 Belleview Avenue. This two-story commercial building is significant as one of the few remaining examples of the work of the early Kansas City architectural firm of Knox & Guinotte.

2. 2306 Belleview Avenue. This building is the premier example of the Open Gable vernacular type in the survey area and retains a high degree of integrity.

3. 2003 Jefferson Street. This residence is a good example of the Italianate style and retains a high degree of integrity.

4. 708 West Pennway. This residence is a notable example of an Open Gable vernacular type and features a prominent Palladian-type window. A high degree of integrity has been retained.

5. 713-721 West Pennway. This commercial building features outstanding decorative stone detailing and was originally design for the American Railway Express Company as a stable housing horse and carriages.

6. 2121 Madison Avenue. Constructed c. 1880-1882 for Alex Danielson, a tailor for Bullene, Moores, Emery & Company, this Pyramid Square vernacular



type home is one of the earliest documented extant properties identified in the survey area.

7. 1819 Summit Street. Constructed c. 1889, this Crossplan residence retains a high degree of integrity and is the only brick example of this type identified in the survey.

8. 2100 Summit Street. This commercial building is a notable example of the corner entrance type. The building retains its integrity, despite a few modifications.

9. 2301-2303 Summit Street. This impressive Four-Family Flat, built c. 1898 retains a high degree of integrity. An unusual and notable feature is the engaged and full standing Classically-inspired Doric brick columns.

#### District:

1. East and west side of the 1800 block of Summit Street and the west side of the 1800 block of Jefferson Street. (1811, 1815, 1817, 1819, 1822, 1824 1833, 1835 and 1837 Summit Street and 1806-1808, 1810, 1816, 1818, 1830, 1832-1834, 1836, 1838, 1840 and 1844 Jefferson Street). Together this grouping provides a small historic district which imparts a sense of time and place. Because of alterations, 1811 and 1817 Summit Street and 1818 along with 1832-34 Jefferson Street are considered non-contributing.

#### Thematic:

1. Side Hall residences including: 1836, 1838, 2009 and 2118 Jefferson Street, 1833, 2307 and 2311 Summit Street.

2. Two-Family Flat buildings including: 2001 Jefferson Street and 1822, 1824 and 2005 Summit.

3. Pyramid Square residences including: 2121 Madison Avenue, 2309 Madison Avenue and 2329 Monitor Place.

#### Additional Recommendations:

#### Individual Properties Potentially Eligible Pending Removal of Non-Original Materials:

1. 2306 Belleview Avenue. Constructed in 1889, this residence is an example of a one-story Open Gable type residence, featuring notable fretwork in porch frieze.

2. 2127 Madison Avenue. This Side Hall vernacular type with Queen Anne elements was constructed c. 1886-1890. Although covered in siding much of the original massing and design is still evident.

3. 2129 Madison Avenue. A notable example of the Italianate style residence identified in this survey, however siding must be removed to fully assess its integrity.

4. 711, 713, 715, 717 and 719 West 20th Street. Grouped together, these Shotgun houses, designed by the prominent contractor, Wallace A. Love create a sense of time and place.

5. Future survey projects, both to the north and west of the present surveyed area roughly bounded by Sixteenth Street on the north, Jefferson on the east, Fairmount on the west, and Southwest Boulevard on the south, should be conducted. Once this area has been inventoried, those properties and the properties recommended in this interim report should be examined as a whole in order to determine National Register eligibility status.

6. Monitor Place, primarily consisting of similarly designed two-family flats, was developed, in part, by George and D.W. Oyster as housing for the working class population of Kansas City during the first decade of the 20th century. Because to date no information has been found on the Oyster family and minimal information has been found on Monitor Place, (originally W. Madison), additional research is necessary to determine eligibility in the historic context of Community Development and Planning and/or Architecture.

4. 1806-1808 Jefferson Street. Once a thematic survey of works by the prominent female woman architect Nelle E. Peters has been completed, this Walk-Up apartment building should be compared with other works by this master in order to determine eligibility.

5. There are several properties associated with the early Mexican community (La Colonia) in the Westside neighborhood but outside of the survey boundaries that have been identified. These properties include: 2322 Mercier Street which was the first permanent location of the Mexican Christian Institute, established in 1912 by the Women's Council of the First Missouri District as a haven for hundreds of Mexican families and other needy people in the area; 2341 Holly (or Jefferson) and 1120 W. 24th Street were the original locations for Our Lady of Guadalupe church. Along with 2345 Belleview Avenue (included in this survey) these properties should be examined for their significance in the contexts of religion, social history and/or ethnic heritage: Hispanic.

**APPENDIX I: SURVEYED PROPERTIES**

The following is a list of the 202 properties surveyed:

**AVENIDA CESAR CHAVEZ**

807  
809  
811  
813  
907  
909  
911-911 1/2  
913

**BELLEVIEW AVENUE**

2105	2301-09	2328
2106	2306	2329
2110	2308	2331
2111	2310	2333
2116	2312	2336
2120	2313	2343
2125	2316	2345
2129	2319	
2131-2133	2320	
2133 1/2	2324	
2137	2325	
2139	2326	

**JEFFERSON STREET**

1806-1808	2000	2017	2036
1810	2001	2018	2038
1816	2002	2019	2040
1817	2003	2022	2112
1818	2004	2023	2116
1821	2006	2024	2118
1830	2008	2025	2120
1832-1834	2009	2026	2122
1836	2010	2028	2124
1838	2011	2030	
1840	2012	2032	
1844	2014	2034	

**MADISON AVENUE**

1840	2127	2305
	2129	2309
2104	2131	2311
2107	2133	2312
2114	2134	2315
2115	2135	2316
2117	2136	2318
2118	2137	2320
2119	2139	2321
2120	2141	2323
2121	2142	2324
2122	2143	2326
2123		2340
2125		

**MONITOR PLACE**

2307	2320
2310	2322
2312	2323
2313	2324
2314	2325
2315	2326
2316	2327
2317	2328
2318	2329
2319	2331
	2333

**WEST PENNWAY**

708  
713-721  
2017

**SUMMIT STREET**

1810	2005	2026	2130
1811	2006	2032	2139
1815	2007	2034	2301-2303
1817	2009	2035	2305
1819	2011	2037	2307
1822	2013		2309
1824	2015	2100	2311
1833	2017	2108	2314-2316
1835	2018	2116	2320-2322
1837	2019	2118	2335
	2020	2120	2337
	2021-2023	2122	
	2024	2124	
	2025	2128	

WEST 18TH STREET  
811

WEST 20th STREET

711  
713  
715  
717  
719  
900

**APPENDIX II: MAPS**

1925 Map of the Survey Area, (Tuttle-Ayres-Woodward).

Oversized maps of the survey area are housed at Westside Housing Organization, Kansas City, Missouri, and the Department of Natural Resources, Jefferson City, Missouri.

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