SHPO Note for Marlborough Village Historic Resources Survey, Kansas City, Jackson County

JA-AS-085

Note about National Register Eligibility

This survey was submitted to the SHPO for a determination of eligibility for a proposed historic district. Based upon the information provided in the survey documentation, staff feels the proposed district is not National Register eligible. For this reason, staff does not necessarily concur with National Register determinations made in the survey forms or report. However, the survey contains useful information about the Marlborough Village area and is thus being posted on the SHPO website.

-Michelle Diedriech, National Register and Survey Coordinator
August 25, 2016

Marlborough Village Historic Resources Survey

prepared for the

City of Kansas City, Missouri

June 2016

ROSIN PRESERVATION

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INTRODUCTION

As part of a larger Planning Sustainable Places program, the Mid-America Regional Council (MARC) and the City of Kansas City, Missouri contracted with inSITE Planning, LLC and Rosin Preservation, LLC to conduct a Historic Resources Survey of the Marlborough Village commercial area and to evaluate the eligibility of surveyed resources for listing in the National Register of historic places as individual landmarks or as a historic district(s).

The Survey Area includes four blocks along The Paseo from roughly E. 78th Street on the north to E. 82nd Street on the south. The Survey Area contains commercial, religious, and residential resources that developed in response to construction of the Marlborough Streetcar line. Historically, The Paseo was the primary commercial corridor serving this neighborhood. Single family residences filled the grid of streets beyond the business district. The business district ran parallel to the tracks of the Marlborough Streetcar line, which terminated at the intersection of The Paseo and E. 80th Street. Forty-seven primary buildings, fifteen secondary buildings (such as detached garages and sheds), and ten sites were surveyed. These resources reflect the growth of the neighborhood from a small exurban real estate development to a thriving suburban neighborhood.

The Marlborough Village Historic Resources Survey encompasses two objectives:

1) to identify, record, photograph, and evaluate through architectural/historic survey those individual properties and potential districts in the Survey Area that, on the basis of age, integrity, and associations, meet the eligibility criteria for listing in the National Register of Historic Places, and to substantiate such assessments;

2) and to identify and characterize those portions of the Survey Area which, on the basis of insufficient age or integrity, exclude them from consideration for nomination in the National Register of Historic Places and to substantiate such assessments.

In November 2015, Rosin Preservation surveyed the current land use and physical features of each property using boundaries for Marlborough Village that were identified by the client prior to the start of the project. In February and March 2016, Rosin Preservation conducted archival research to understand the general development history and evolution of the area and the histories of the individual buildings within the area. The historic context describes how transportation and residential development patterns influenced the commercial development of Marlborough Village. This information is essential to understanding how Marlborough Village achieved its current functional and physical characteristics and serves as the basis for the Historic Resource Eligibility Assessment and the potential National Register historic district nomination.

METHODOLOGY

Rosin Preservation completed the Marlborough Village Historic Resources Survey in conformance with the procedures for historic resources survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Missouri State Historic Preservation Office (SHPO) *Instructions for Completing the Architectural/Historic Inventory Form*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The scope of work included the following:

- Field survey and photography of individual properties.
- Archival research sufficient to develop a historic context for the Survey Area and to identify dates of construction (approximate to within five years) for all buildings surveyed.
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.
- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.
- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.
- Evaluation and determination of properties and districts that appear to be eligible for listing in the National Register of Historic Places.
- Recommendations for future preservation of historic resources identified in the Survey Area.

FIELD SURVEY

During field survey the consultants examined every resource in the Survey Area regardless of age, whether it had been previously surveyed, or its existing National Register designation. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition. Primary elevation photographs conform to Missouri SHPO standards for survey documentation.

ARCHIVAL RESEARCH

Historical research is critical to understanding the evolution of the built environment as well as the social history of the Survey Area. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable

relationship between the events in Marlborough Village's history and its built environment, to develop a historic context for the Survey Area, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided background information about the people, buildings, and developments that created the residential and commercial community that exists in 2016. The consultants reviewed city directories, historic photographs, *Sanborn Fire Insurance Maps*, and written histories of Marlborough Village. Other sources included the Kansas City, Missouri, Historic Preservation Commission, and *Google Books*.

COMPILATION OF DATA

Rosin Preservation compiled survey information in a Microsoft Access database using a template based on the Missouri SHPO Historic Resources Survey Form. The database fields record each building's physical features (e.g., plan, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction, original and current function). When linked with digital records from past and future surveys, this database will enhance the understanding of historic resources in Marlborough Village. The database can also use the City's parcel identification information system to link to Geographic Information System (GIS) and mapping software to facilitate analysis and to create visual presentations of the data more easily.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. These categories address issues important in determining the significance of a property or properties and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction/Historic Function
- Architectural Integrity

The "Survey Results" section of this report provides a detailed description of this analysis and the survey findings.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and vernacular property types by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or vernacular property type. *A Field Guide to American Houses* by Virginia McAlester and *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth provided guidance for identifying properties by architectural style, building form, and function and ensured the use of terminology consistent with National Register nomenclature.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

Historical maps and atlases, written histories of the area, and county tax assessor records provided the starting point for determining dates of construction. Because much of the Survey Area developed before the Kansas City expanded the city limits to E. 85th Street, the 1917, 1945, 1951, and 1957 Sanborn Fire Insurance maps, along with city directories and available historic building permits, were used to narrow dates of construction for individual buildings. When historic accounts, county tax records, and historic maps did not provide conclusive information, architectural style and comparison to similar buildings in the Survey Area were used to estimate construction dates. Rosin Preservation reviewed city directories to identify the names and occupations of historical residents and businesses in the Survey Area.

EVALUATION OF INTEGRITY

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.[1] The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.[2]

Based on visual inspection, each building received an integrity rating of Excellent, Good, Fair, or Poor reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past

[1] A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

[2] U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

period of time remains.[3] When possible, comparison with historic photographs confirmed the retention or loss of historic features. The consultants employed a "glass half-full" approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria served as the basis for rating architectural integrity in this survey.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches on residential resources or cornices on commercial resources, are intact;
- Design elements intrinsic to the building's style or historic function are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches or cornices, remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Fair

- The original form and massing of the building are intact;

[3] Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches or cornices;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches or cornices, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the resource retains greater architectural integrity than originally apparent and should be re-evaluated.

NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

EVALUATING NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear potentially eligible for National Register listing.[4] Rosin Preservation used the following terminology to complete this analysis.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district's areas of significance.

- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district. A National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically have "Excellent" or "Good" integrity, although there may be occasions where resources with "Fair" integrity are contributing.

- **Non-Contributing to a District** applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. In some cases, non-contributing buildings, those with integrity ratings of "Fair," can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.

[4] SHPO staff makes official determinations of National Register eligibility for properties in Missouri.

- **Not Eligible** applies to individual properties located outside the boundaries of a historic district that no longer possess historical integrity due to alterations. Resources that retain integrity but do not possess historical significance sufficient to merit individual listing in the National Register or inclusion within the boundaries of a historic district are also considered Not Eligible. Buildings with integrity ratings of "Fair" may become eligible as contributing resources if non-historic alterations are reversed.

- **Less than Fifty Years of Age** applies to properties that are less than fifty years old and have not reached the general threshold for National Register eligibility. The National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance. The National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this Survey, the fifty-year cut-off was 1966. Buildings in this category that received integrity ratings of "Excellent" or "Good" may be eligible for the National Register once they reach fifty years.

HISTORIC CONTEXT

The Marlborough Community is an area, roughly bounded by Troost Avenue (west), U.S. 71 (east), Gregory Boulevard (north), and E. 89th Street (south), that encompasses five contemporary Kansas City neighborhoods: Battleflood Heights, Walnut Grove, Marlborough Renaissance, Marlborough Pride, and Marlborough East. Marlborough Village is the historic commercial center of the Marlborough Community. The commercial corridor runs along The Paseo from roughly E. 78th Street on the north to E. 82nd Street on the south between the Marlborough Renaissance and Marlborough Pride neighborhoods (*Figure 1*).[5]

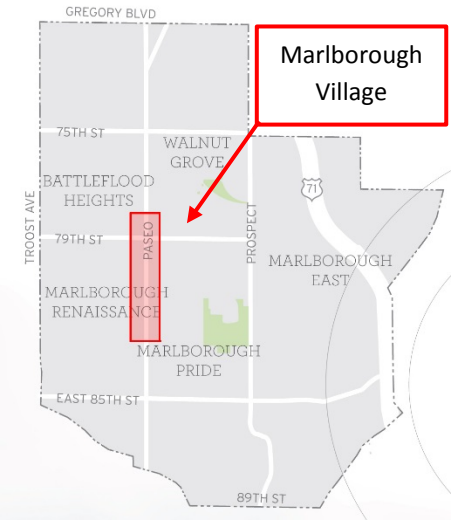

Figure 1. Marlborough Neighborhoods and the Marlborough Village Commercial District.

The T. B. Potter Realty Company platted the first exurban real estate development in this area in 1907. Developer William B. Clarke named the new streetcar suburb "Marlborough Heights" in honor of John Churchill, the first Duke of Marlborough. The Marlborough Heights subdivision covered an area from Troost Avenue to Prospect Avenue and from E. 73th Street to E. 79th Street. A company advertisement described the development as "Kansas City's New Residence Park," boasting of 100-foot wide lots, electric lights, city water services, and an electric streetcar line that connected the garden suburb to the city center *(Figure 2)*.[6] The residents of Marlborough Heights and the other subdivisions that followed shortly thereafter supported the businesses that operated in Marlborough Village. Marlborough Heights became part of Kansas City when the city limits were extended to 79th Street in 1909, while the Marlborough Village commercial center and later developments south of E. 79th Street were not annexed until 1947.

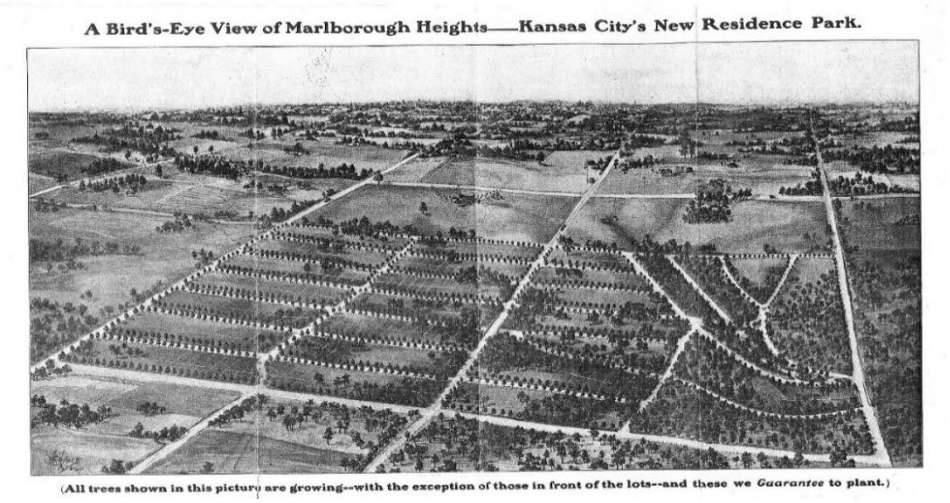

Figure 2. Bird's Eye View, Marlborough Heights, 1907 Advertisement.

[5] Catalyst Projects, Executive Summary, https://wearemarlborough.com.
[6] Marlborough Heights advertisement, 1907, Marlborough Heights Vertical File, Missouri Valley Room, Kansas City Public Library.

Streets in Marlborough Heights ran on a grid oriented north to south and east to west. Lots were platted within this grid, most measuring approximately 100 feet wide and 160 feet deep (*Figure 3*). The southeast section of Marlborough Heights abandoned the grid as streets followed the topography of the surrounding parkland, curving around the hills and creating variably-sized lots, although most were still 100 feet wide. The houses constructed in this subdivision were modest one-story frame dwellings with rectangular footprints typical of the period.

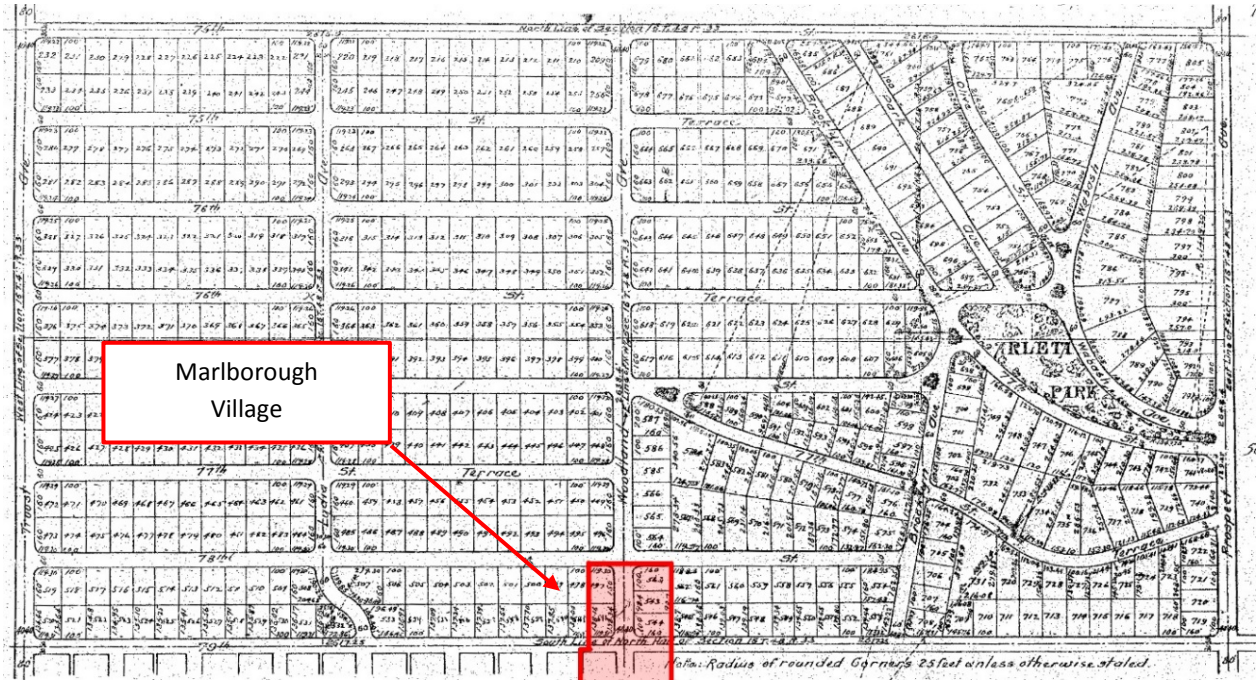

Figure 3. Marlborough Heights Plat, 1907.

Marlborough Village includes the lots flanking The Paseo between 78th Street and 82nd Street.[7] It encompasses portions of six subdivisions that document the continued growth of Kansas City as developers tried to meet the insatiable demand for new housing that accompanied the city's rapid population growth before World War I. The block of Marlborough Village from 78th Street to 79th Street fell within the original Marlborough Heights Plat. The Home Lawn subdivision included the west side of Woodland Avenue between 79th Street and 80th Street, but no development occurred along that stretch of Woodland Avenue until the 1940s. From 79th Street to 81st Street, the west side of The Paseo was part of the 1910 Bales Addition, while the east side of the street from 80th Street to 81st Street was in the

[7] The Paseo, constructed as part of the city's planned system of Parks and Boulevards, terminated at 79th Street, where the street name changed to Woodland Avenue, continuing the street naming convention established further north. By 1960, after the city annexed the land south to 85th Street, The Paseo was extended to the city limits at 85th Street, although the name was not officially changed until the 1970s. Maps and city directories were inconsistent in their naming of the street. The name change does not appear to coincide with the annexation of the area. Early building permits identify properties as having a Woodland Avenue address, although some permits from the 1950s have Paseo addresses before the name change was official. Minutes from a Board of Park Commissioners meeting on 26 November 1958 show a vote of "no objection" to a letter from the Marlborough Business Men's Association requesting that Woodland Avenue be renamed the Paseo from 79th Street to 85th Street. This document uses both names, The Paseo and Woodland, to reference the spine of Marlborough Village.

Marlborough Hill addition, platted that same year. The east side of The Paseo from 81st Street to 82nd Street was in the 1911 Marlborough Plaza addition, and the west side of the street was part of Kelly and Brigham's addition, platted in 1912. (*Figures 4-7*).[8] Lots in these later subdivisions were long and narrow, organized in a neat grid. Most measured only 30 to 50 feet wide and 130 to 150 feet deep, a lot size common to other early twentieth century subdivisions developed closer to the city center. The lots along Woodland Avenue that developed into the Marlborough Village commercial center were identical to those that developed for residences.

As Marlborough and other subdivisions continued to expand Kansas City's residential footprint, the city limits extended south to 79th Street in 1909. The annexation included most of Marlborough Heights, but left the later subdivisions unincorporated until city limits reached E. 85th Street in 1947.

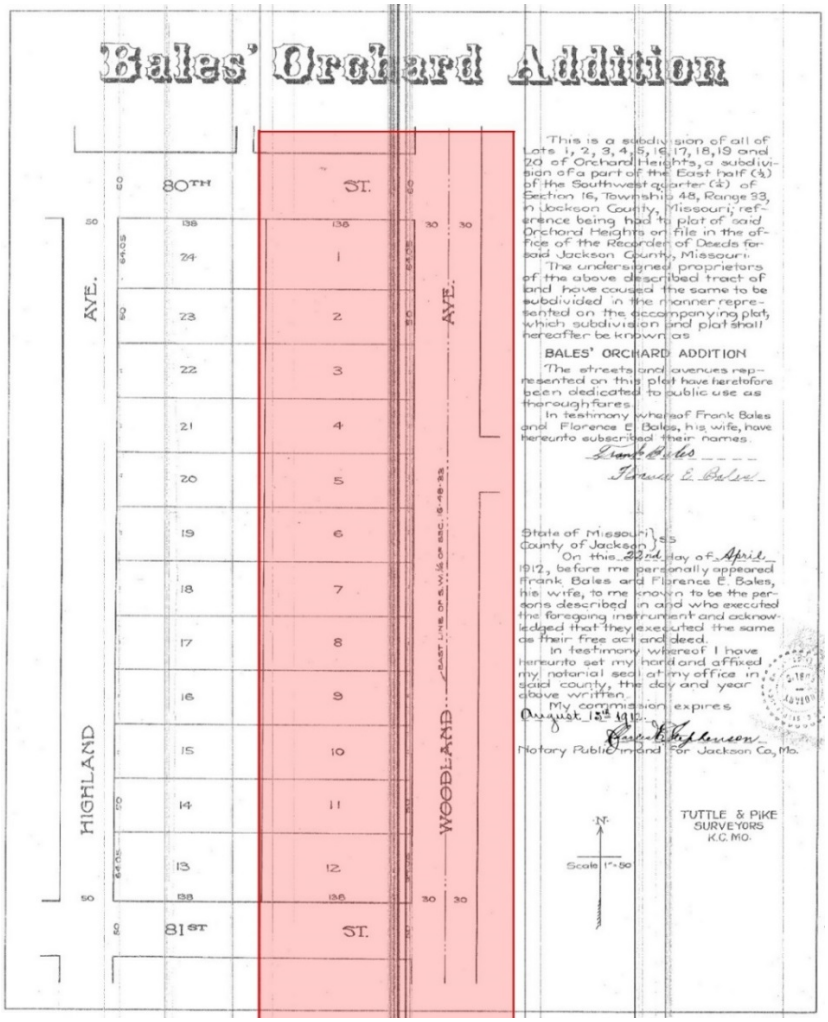

Figure 4. Bales' Orchard Addition Plat, 1910. Marlborough Village shown in red.

[8] Plats and Marlborough Heights advertisement, 1907, Marlborough Heights Vertical File, Missouri Valley Room, Kansas City Public Library.

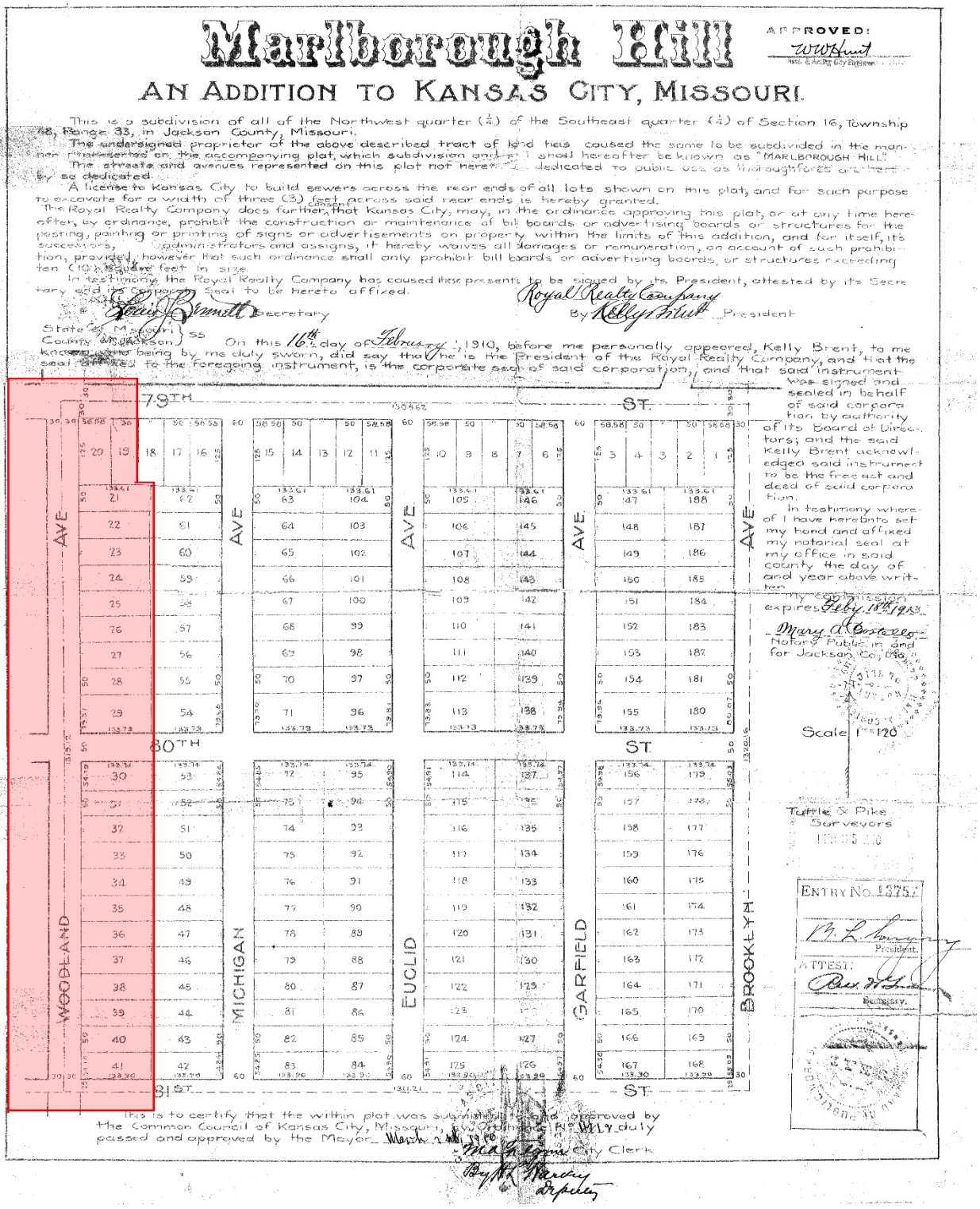

Figure 5. Marlborough Hill Plat, 1910. Marlborough Village shown in red.

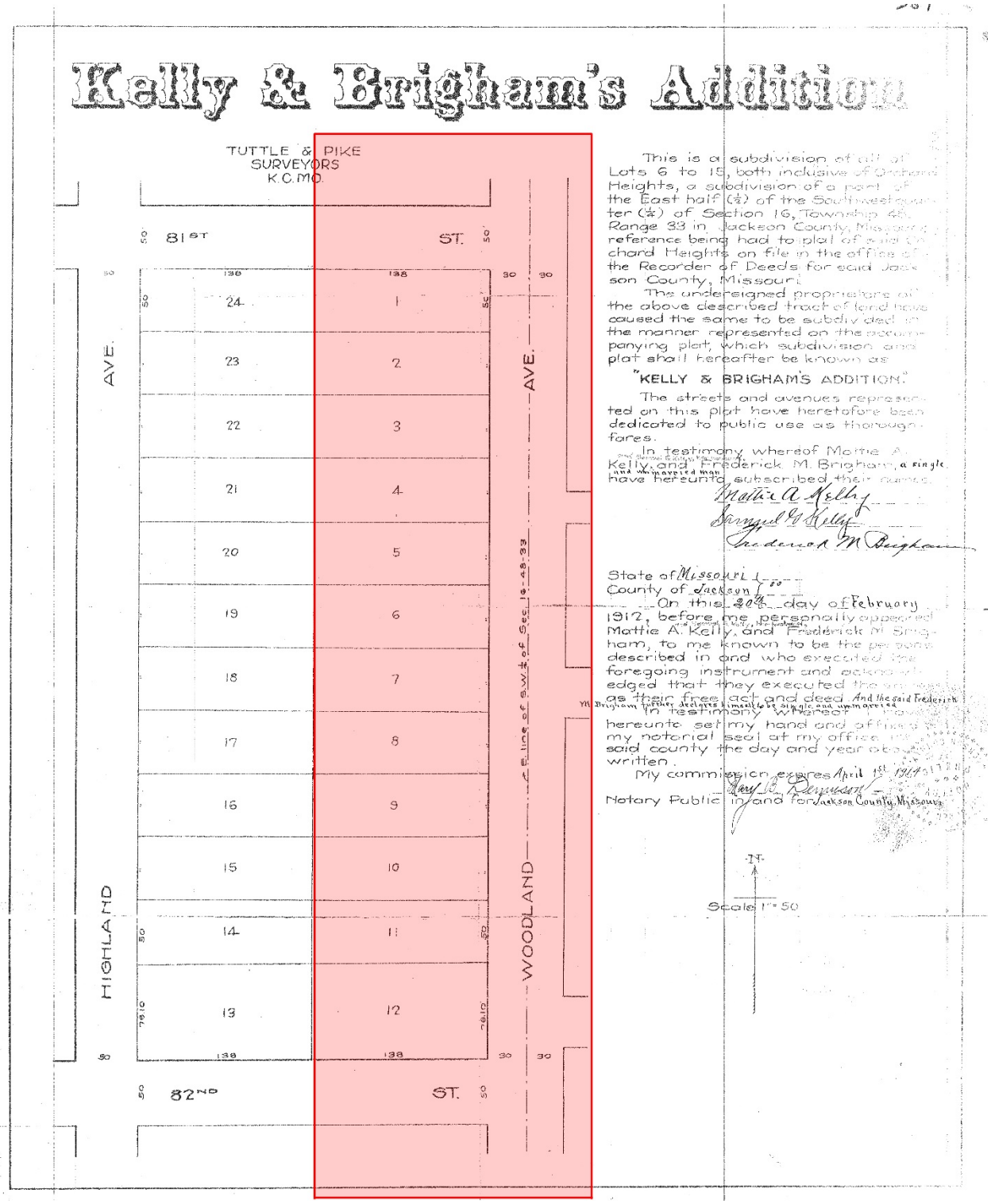

Figure 6. Kelly and Brigham's Addition Plat, 1912. Marlborough Village shown in red.

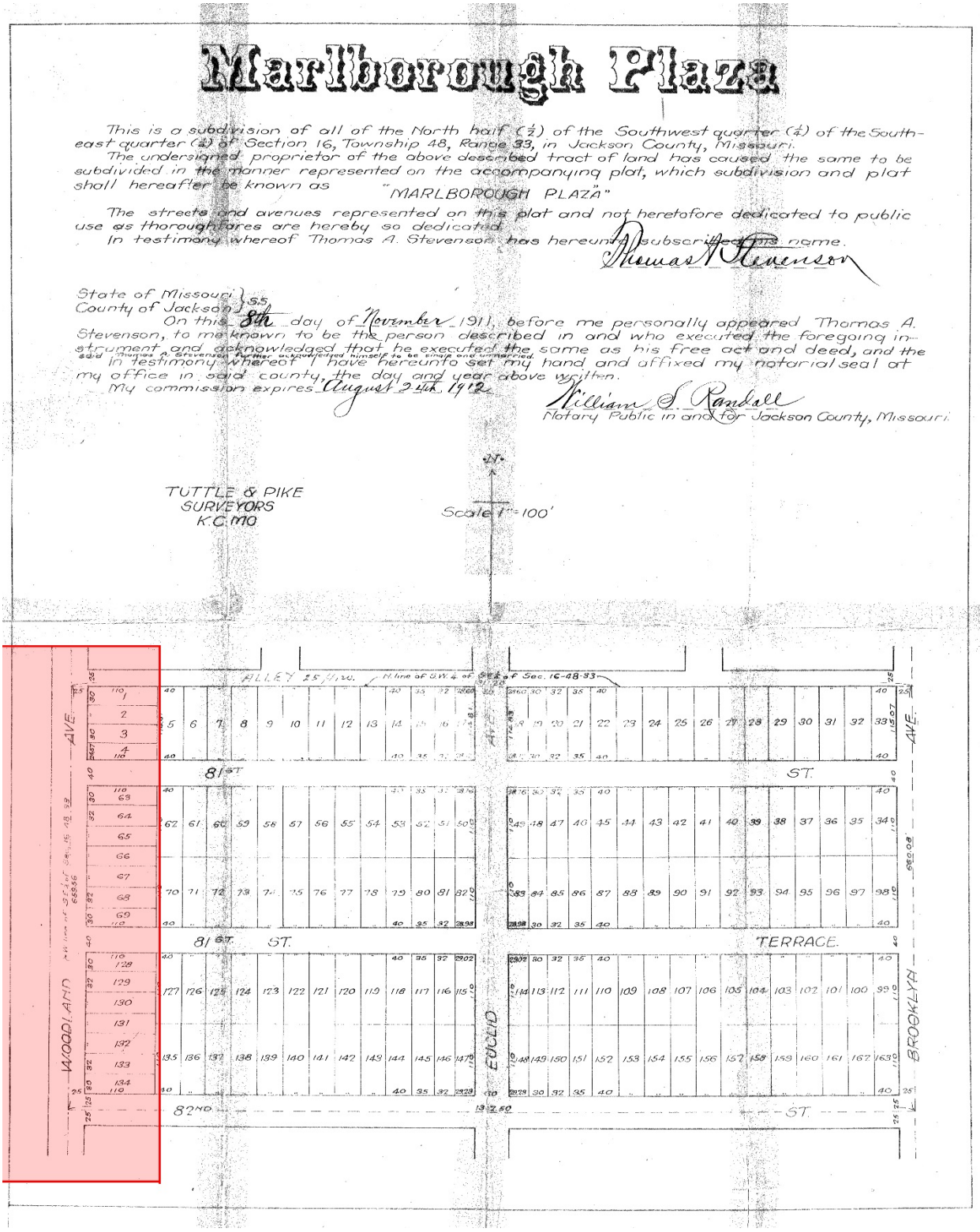

Figure 7. Marlborough Plaza Plat, 1911. Marlborough Village shown in red.

Public transportation provided critical access to and from this relatively remote location at a time before automobile ownership was prevalent. The Interurban South Side Street Railway (Marlborough Line) that ran through the development was a subsidiary of the Kansas City & Westport Belt Railway. The Metropolitan Street Railway purchased the Interurban in 1904 in an effort to consolidate and control all street railway lines in the Kansas City metropolitan area. Originally planned as a one-mile route extending from the Swope Park streetcar line at E. 47th Street and Lydia to the south end of the Elm Ridge Race Track at E. 63rd Street and Lydia, the Marlborough line transported spectators to and from the race track.[9] Since the Swope Park line was not complete when the Marlborough line went into service, the Metropolitan Street Railway extended the Marlborough line to the end of the Troost line at 47th Street *(Figure 8)*.[10]

The Marlborough line began service in April 1904, running from the end of the Troost line east along E. 47th Street and turning south at The Paseo until it reached the Elm Ridge Race Track. By November 1904, the streetcar line extended south to E. 73rd Street, the northern border of Marlborough Heights. In June 1907, the Marlborough line was extended to E. 79th Street and Woodland Avenue on tracks paid for by the T. B. Potter Realty Company to accommodate the developing suburb of Marlborough *(Figure 9)*. By 1911, the line ended at E. 80th Street and Woodland Avenue

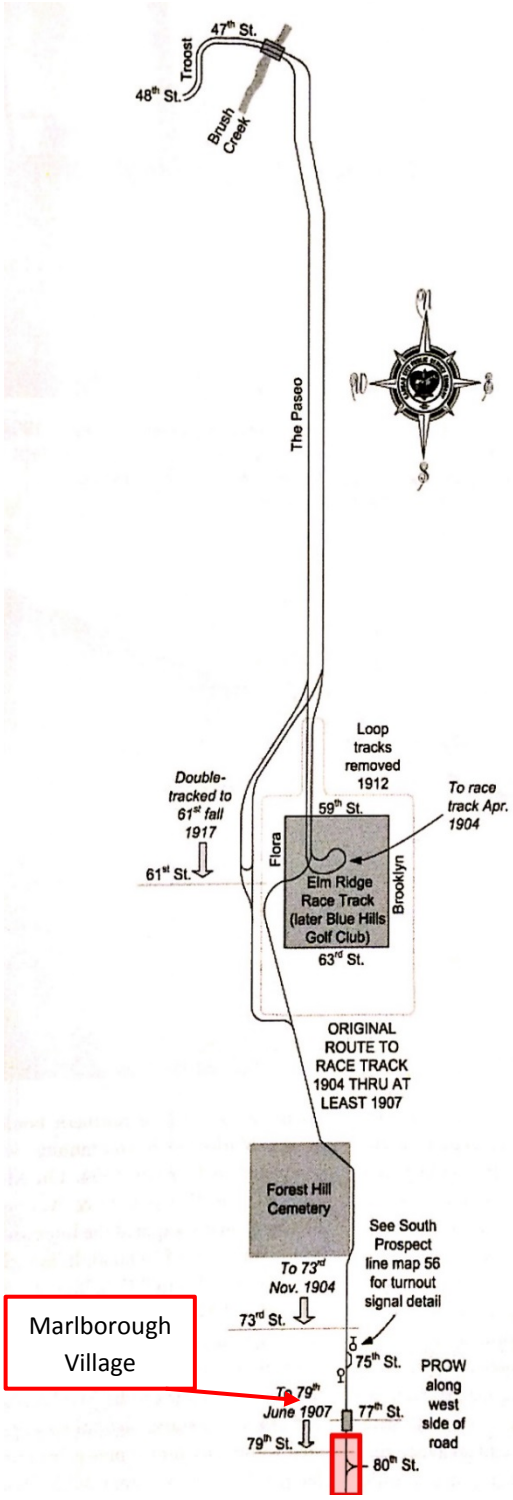

Figure 8. Map of Marlborough Streetcar Line.

[9] Bounded on the north and south by 59th Street and 63rd Street and on the east and west by Flora and Brooklyn, the Elm Ridge Race Track, a horse race track, became the Blue Hills Golf Club by 1925.

[10] Edward A Conrad, *Kansas City Streetcars: From Hayburners to Streamliners* (Blue Springs, Mo.: Heartland Rails Publishing Co., 2011), 117, 149.

in the heart of the Marlborough Village commercial district.[11]

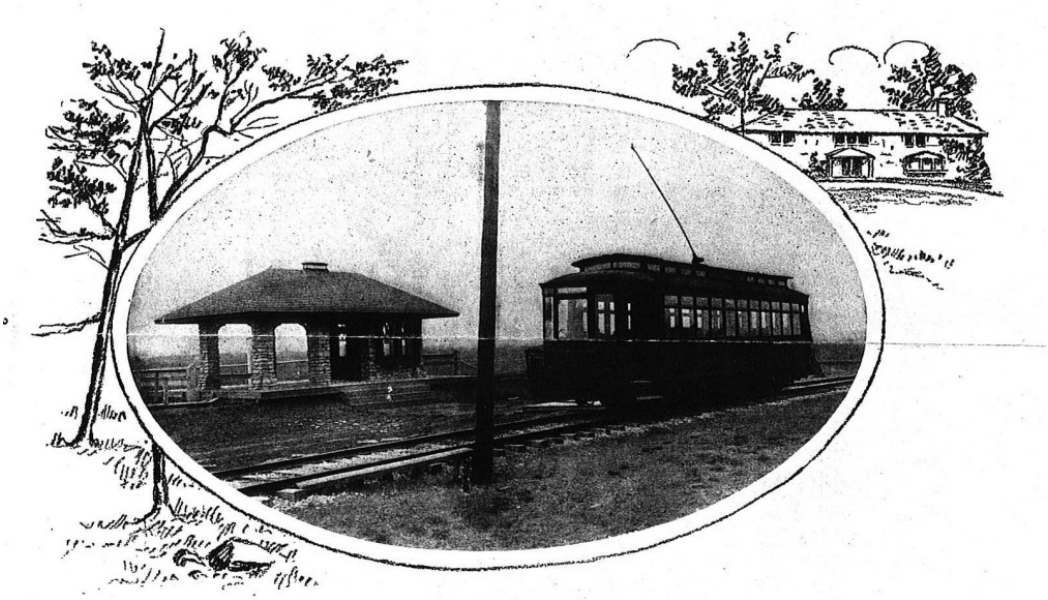

Figure 9. Marlborough Streetcar Station, 1907 Advertisement.

Marlborough Village developed along Woodland Avenue (The Paseo) between E. 79th Street and E. 82nd Street, with its hub at the corner of Woodland and 80th Street. The 1917 Sanborn map (*Figure 10*) labels the area "the Suburb of Marlborough" and shows long, narrow buildings that housed three stores, a cobbler's shop, and a barbershop densely packed in the lot at the northeast corner of Woodland Avenue and E. 80th Street. Commercial buildings south of E. 80th Street were generally detached and constructed on separate lots. Four additional retail shops occupied lots on the east side of Woodland Avenue between E. 81st Street and E. 81st Terrace. Wood frame or brick buildings housed these commercial businesses *(Figures 11-15)*. While most buildings were one-story, the buildings at 8103 Woodland Avenue and 8113 Woodland Avenue were two stories. A property identified as "Open Air Motion Pictures" occupied the southeast corner of E. 82nd Street and Woodland Avenue.[12] Small one-story frame houses of varying sizes and with irregular setbacks were interspersed among the businesses on both sides of Woodland Ave, although not every lot was developed.[13] Marlborough was still developing in the early 1920s, when the city directory listed a garage, grocery store, drugstore, restaurant, and bank as the local businesses.[14]

[11] Edward A Conrad, *Kansas City Streetcars,* 148-150, 262; Marlborough Heights advertisement, 1907, Marlborough Heights Vertical File, Missouri Valley Room, Kansas City Public Library. The electric railway station was never depicted on Sanborn maps or atlases and it is no longer extant.

[12] "Open Air Motion Pictures" was the equivalent of a pre-automobile drive-in theater. A board fence surrounded the single lot. A small one-story structure, presumably the projection booth, stood at the west end of the lot while a screen spanned the east end. Permanent commercial buildings replaced the facility in the 1940s or 1950s.

[13] Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1917), 831-832.

[14] *Kansas City Missouri: City Directory and Business Catalog* (Kansas City: Gate City Directory Co., 1920), 591.

Figure 10. 1917 Sanborn Map. Marlborough Village shown in red.

A second building boom in the mid to late 1920s grew the population of Marlborough, creating demand for a more-developed commercial district with more-substantial brick buildings. By the late 1920s, Marlborough's commercial district had expanded to meet the needs of the surrounding community. Early commercial buildings in Marlborough Village were one-story brick structures with shaped parapets typical of the period. Large display windows with transoms and gable-end windows let in natural light. Canopied service stations fronted Woodland Avenue *(Figure 11)*. A 1926 account describes "Marlborough [as] a town to itself," advertising its location as far enough from the city to be an exurban retreat, but close enough to travel easily into Kansas City by streetcar.[15] An associated photograph shows a bustling commercial center filled with automobile-related and light-industrial resources as well as retail stores. A one-story brick building at 8016 Woodland Avenue, built c. 1925, housed an auto-sales and service shop. Industrial buildings at 8021 and 8025 Woodland Avenue, built c. 1925, housed a tin shop and metal wire manufacturing shop. A general store at 8101 Woodland Avenue and a grocery store and butcher shop at 8107-8109 Woodland Avenue opened in c. 1925 and 1926, respectively *(Figure 12)*. These buildings are all extant.[16] Filling stations at 7907 Woodland, built c.1934 and demolished in 1958, and 8040 Woodland, built c.1925, supplied gasoline to neighborhood automobiles. The latter became a store and operated as a hamburger stand in the 1970s; it is extant. A grocery store at 8204 Woodland opened c. 1925 in a building with brick walls and iron structural columns. The building was demolished in 1998.[17]

Figure 11. Marlborough Business District, looking north on Woodland Avenue between 80th and 81st Streets, 1926. The 1930 Kansas City Directory lists the Bowers Motor Co (the building on the right) at 8025 Woodland Avenue.

[15] M. E. Ballou, *Jackson County, Missouri: Its Opportunities and Resources* (Kansas City, MO, 1926), 277-278.
[16] Maps of extant buildings and their dates of construction located at the end of the document.
[17] *Atlas of Kansas City Missouri and Environs* (Kansas City: Tuttle-Ayers-Woodward Co., 1925), 165-166, 175-176; Kansas City building permit, 1958, 1998; *Polk's Kansas City Missouri City Directory* (Kansas City: Gate City Directory Co., 1930), 2564; Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1945), 832.

Churches were among the first buildings constructed in Marlborough Village. The Marlborough Baptist Church (present day New Zion Missionary Baptist Church) at 1811 E. 81st Street Terrace (8129 The Paseo) appears to have been the earliest. The 1917 Sanborn map shows it as a one-story frame building with a shingle roof. By 1945, the church was rebuilt as a one-story stone building with a basement and a composition roof. Two one-story wood-frame annexes were added to the southwest and south of the church in the late 1940s. The church is extant, although the annexes have been demolished.[18] The 1948 St. Augustine Catholic Church (present day Church of the Holy Martyrs) at 7801 The Paseo was also the second religious building on its site. The 1925 Tuttle-Ayers-Woodward Atlas shows a one-story church at the corner of E. 79th Street and The Paseo, where the present building stands. As early as 1920, the Kansas City Directory identified this location as St. Augustine's Catholic Church.[19] The 1948 church and its parsonage are extant. Marlborough Methodist Church (Beauty of Holiness New Testament Pentecostal Church) appears on a 1945 Sanborn map at 8216 Woodland Avenue (The Paseo). An addition in 1947 expanded the church's footprint, transforming the original building into a Sunday school and adding a larger one-story wood-framed sanctuary to the south. Both buildings are extant.[20]

By 1947, when Kansas City annexed the area from State Line Road east to Indiana Avenue and 77th Street south to 85th Street, Marlborough had a thriving commercial district.[21] Shops lined both sides of Woodland Avenue from 79th Street to 80th Street. Most commercial buildings were one-story brick structures, although some were still wood-framed. Shops had large display windows with transoms, and

Figure 12. 8107 Woodland Avenue (The Paseo). 1940 tax assessment photograph.

Figure 13. Radio Repair Shop, 8115 Woodland Avenue (The Paseo). 1940 tax assessment photograph.

[18] Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1917), 831-832; Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1945), 831-832; Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1957), 831-832; Kansas City building permit, 1949.

[19] In 1945, 79th Street marked the southern boundary city limits for Kansas City. After 79th Street, The Paseo became Woodland Avenue. *Atlas of Kansas City Missouri and Environs* (Kansas City: Tuttle-Ayers-Woodward Co., 1925), 165-166, 175-176; Kansas City building permit, 1947; *Kansas City Missouri: City Directory and Business Catalog* (Kansas City: Gate City Directory Co., 1920), 591.

[20] Kansas City building permit, 1948; Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1957), 831-832.

[21] James R. Shortridge, *Kansas City and How It Grew, 1822-2011* (Lawrence: University Press of Kansas, 2012), 103.

some individual storefronts used fabric awnings for shade. Filling stations resembled small cottages and were set back from the street. A paved lot in front of the building accommodated customers and kept the streets clear of parked cars.

While businesses that supported basic community needs, such as drugstores, general stores, carpenter shops, paint stores, and a radio repair shop, were established during this time, businesses associated with the social life of Marlborough residents opened as well *(Figure 13)*. The large two-story brick buildings at 8001 and 8007 Woodland Avenue housed retail stores on the first floor and halls for social clubs, such as the Independent Order of Odd Fellows (IOOF) and the Masons (AF & AM), on the second floor. These buildings are extant. A movie theater at 8100 Woodland Avenue (The Paseo) also provided entertainment to local residents. The two-story front façade of the movie theater is extant; the rear portion of the building was altered in the late 1950s.[22]

As the popularity and availability of the automobile grew, so did the presence of automobile-related businesses in Marlborough Village *(Figure 14)*. The 1951 Sanborn Map shows eight automobile-related resources along Woodland Avenue (The Paseo) between E. 79th Street and E. 82nd Street (*Figure 15*). Three of these were filling stations. The others were a parking lot at 7931 Woodland Avenue, a used car sales lot at 8010 Woodland Avenue, an auto sales and service garage at 8016 Woodland Avenue, a garage at 8035 Woodland Avenue, and an auto repair shop at 8101 Woodland Avenue, which opened in a new concrete block building.[23] Of these, only the service garage at 8016 Woodland Avenue (The Paseo) and the auto repair shop at 8101 Woodland Avenue (The Paseo) are extant.

Figure 14. Filling Station, 8135 Woodland Avenue (The Paseo). 1940 tax assessment photograph.

[22] Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1945), 831-832; *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1941), 1363; Kansas City building permits, 1955-58.
[23] Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1951), 831-832.

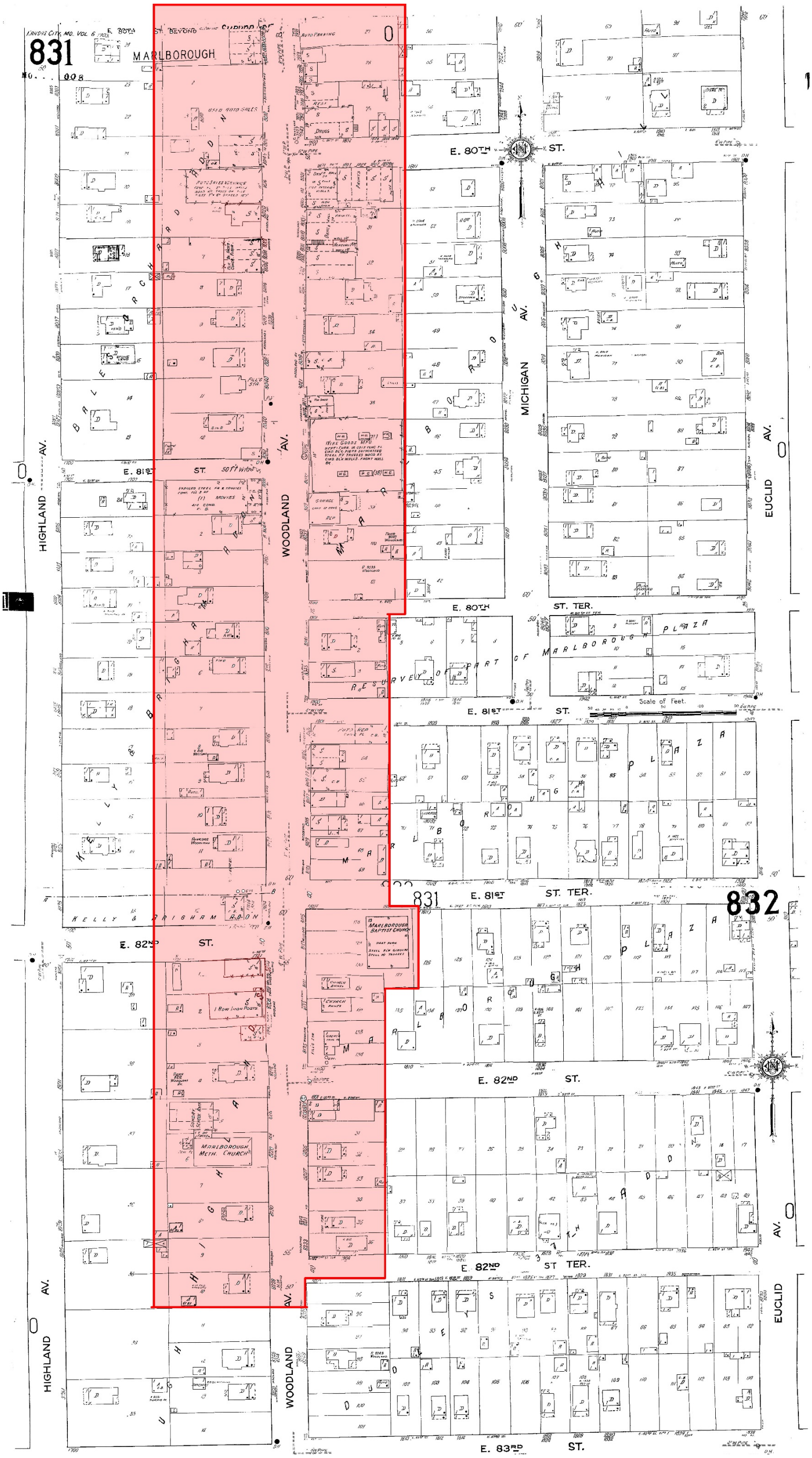

Figure 15. 1951 Sanborn Map. Marlborough Village shown in red.

On June 8, 1947, the Kansas City Public Service Company replaced the Marlborough line streetcar with a bus route.[24] By 1957, only six automobile-related resources remained in Marlborough. Two of these were filling stations. The parking lot at 7931 Woodland Avenue, the used car sales lot at 8010 Woodland Avenue, and the auto sales and service garage at 8016 Woodland Avenue continued to serve the community. The filling stations at 8040 and 8124 Woodland Avenue had become retail stores and are extant.[25]

The businesses in Marlborough's commercial center in the 1950s and 1960s remained as varied as in previous decades. The 1957 Sanborn map shows a restaurant, a plumber, two paint stores, an upholstery shop, meeting halls, and other general stores along Woodland Avenue. Shops lined both sides of Woodland Avenue between E. 79th Street and E. 80th Street, forming a dense streetwall of commercial buildings. Some of the larger commercial buildings like those at 8001 and 8007 Woodland Avenue had a large footprint that spanned multiple lots and housed numerous storefronts. South of E. 81st Street, lots on the east side of Woodland Avenue were narrower than those on the west side. A small cluster of commercial buildings at Woodland Avenue and E. 81st Street housed stores, but other commercial buildings were dispersed throughout the district, with one-story wood-framed residential buildings scattered among them. Many of the newer buildings were two stories tall and built of concrete block or brick, unlike the earlier one-story structures that were wood-framed *(Figure 16)*. The movie theater at 8100 Woodland Avenue now housed a wholesale toy store. The Marlborough Community Center at 8204 Woodland Avenue opened in 1951 in a former grocery store. The 1960 city directory lists physicians, furniture shops, auto sales and service garages, filling stations, barbers, a dentist, a jeweler, a shoe repair shop, a plumber, a tavern and restaurants along The Paseo from 78th to 82nd Streets.[26] In 1998, an earlier building was demolished to make room for a new, larger community center.

Marlborough experienced a transitioning population starting in the mid 1970s as the original residents aged and moved out of the neighborhood. As younger residents moved in the population shifted from predominately Caucasian to predominantly African American. At the same time, the continued southward expansion of the Kansas City metropolitan area combined with the ubiquity of automobiles and the development of large shopping centers drew businesses out of neighborhood commercial centers. Large chain stores and shopping malls replaced the small, locally-run groceries and general stores that had been integral to local communities. The businesses in Marlborough Village increasingly became specialty shops that provided services unavailable in large shopping centers, such as upholstery, contracting, furniture repair, antiques, electrical supplies, automotive repair, and local restaurants.[27] The Veterans of Foreign Wars (VFW) Hall on the second floor of 8001 The Paseo and the Marlborough

[24] Edward R. Schauffler, "Marlborough Heights Neighborhood," *Kansas City Star*, July 27, 1947.
[25] Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1957), 831-832.
[26] *Atlas of Kansas City Missouri and Environs* (Kansas City: Tuttle-Ayers-Woodward Co., 1925), 165-166, 175-176; Sanborn Fire Insurance Company, *Kansas City, Missouri* (New York: Sanborn Map Company, 1957), 831-832; *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1950-51), 1221, 1279-80; *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1960), 430.
[27] *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1986), 488.

Community Center remained gathering places for the community.[28] Specialty stores and industrial and automotive businesses fill the buildings in Marlborough Village and continued to illustrate the evolution of Marlborough's commercial center.

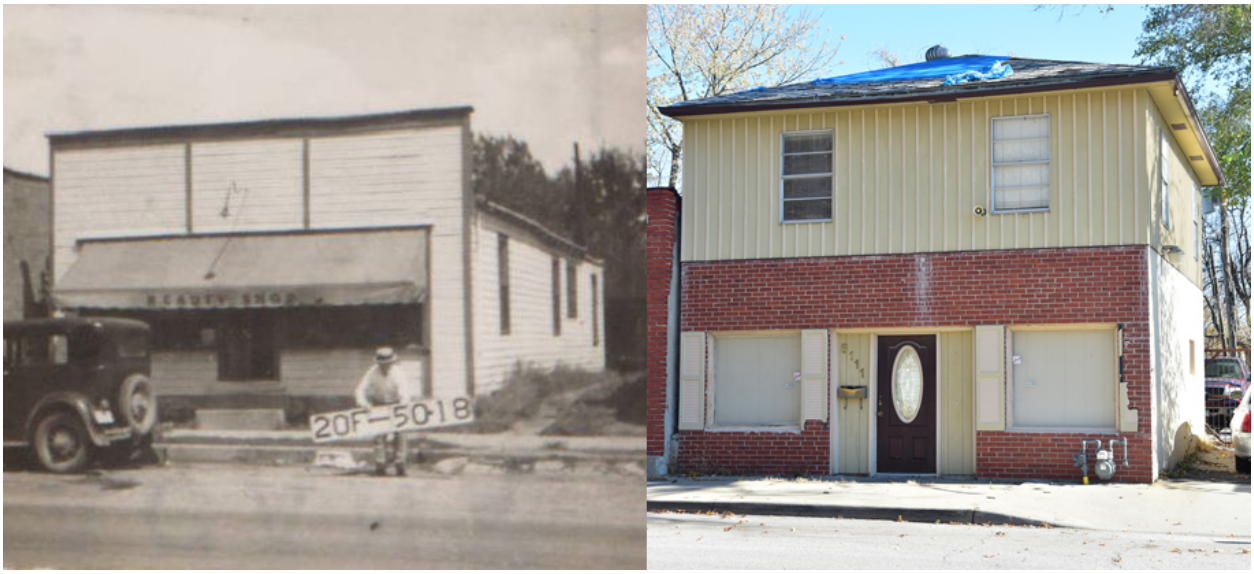

Figure 16. 8111 Woodland Avenue (The Paseo). 1940 tax assessment photograph showing wood-frame construction and present-day building, constructed in 1965 of brick and concrete block.

[28] Kate Duffy, "Resilient Marlborough," *Southtown News Magazine*, November 1985, 40-41.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The Marlborough Village Historic Resources Survey Area includes approximately sixteen acres in the Marlborough Community within Kansas City, Jackson County, Missouri. The Survey Area roughly encompasses the properties on the east and west sides of The Paseo between E. 78th Street and E. 82nd Street *(Figure 17)*. The survey examined forty-seven primary buildings, fifteen secondary buildings such as detached garages and sheds, and ten sites.

The Survey Area is predominantly commercial, with some residential and religious buildings interspersed. Several resources originally constructed as residences have been converted to commercial use. The surveyed resources illustrate a variety of commercial, residential, and religious property types and architectural styles constructed in Marlborough Village from shortly after its establishment as a exurban real estate development in 1907 to the completion of the most recent building in 1998. Variations in the character and types of resources provide information about the historic patterns of development that occurred in Marlborough Village.

The Survey Area is relatively flat. The irregular rhythm of the streets form blocks of varying sizes, although the axial grid remains clear. The orthogonal street grid follows the Kansas City convention with named streets running north-south and numbered streets running east-west, although the numbered streets on the east and west sides of The Paseo do not align with one another. The Paseo is the primary north-south thoroughfare through the Survey Area. Concrete sidewalks and curbs line the street.

Early-twentieth century commercial and residential development with mid-century infill characterizes the Survey Area. A handful of buildings representing religious and social uses such as churches and social halls are interspersed among the commercial and residential properties. The Marlborough Community Center, one of two late-twentieth century buildings in the Survey Area, exhibits a contemporary design aesthetic.

Commercial buildings comprise the majority of the Survey Area. Eleven single-family residential properties constructed between the 1910s and the 1940s are scattered throughout the Survey Area. Lots are generally long and narrow with the short side fronting The Paseo. The land surrounding each building is predominantly flat. About one-third of the properties have one or more detached outbuildings. The irregularity of setbacks and the orientation of resources compounds the variability created by the range in block and lot sizes. The historic commercial buildings along The Paseo typically form a uniform streetwall abutting the sidewalk, particularly in the 8000 block. Newer commercial buildings are set back from the street, often to accommodate parking.

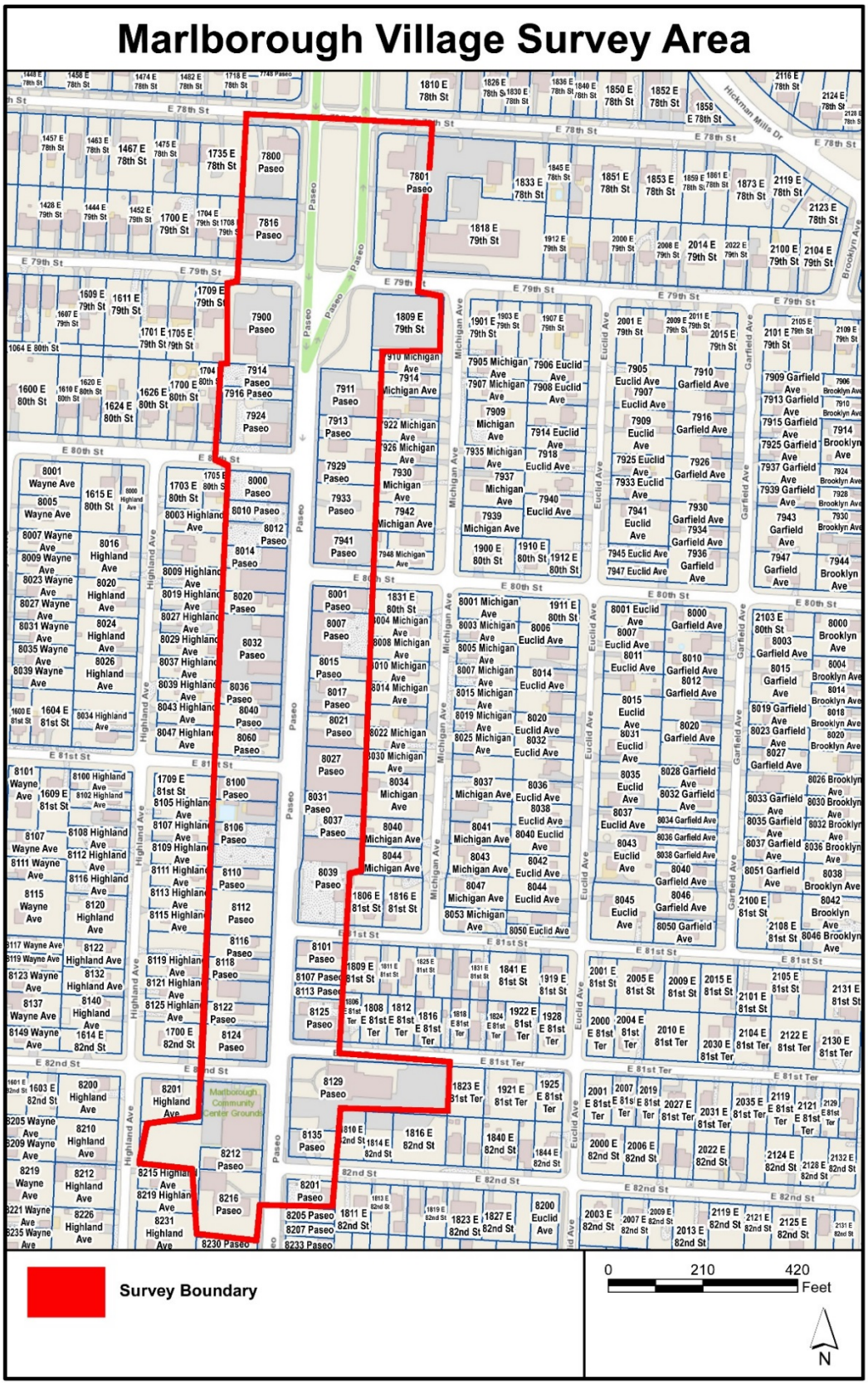

FIGURE 17. MARLBOROUGH VILLAGE HISTORIC RESOURCES SURVEY BOUNDARY MAP

HISTORIC PROPERTY TYPES

To assist in understanding the historic property types found in the Survey Area, Rosin Preservation identified and surveyed properties based on their original function as well as their architectural style and/or vernacular building form/type. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with the actual historic resources that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared associative (functional) characteristics as well as physical (architectural style/building form/type) characteristics.

ORIGINAL FUNCTIONAL PROPERTY TYPES

Drawn from the National Register subcategories for function and use, the consultant identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on the original building function. Figure 18 shows the distribution of primary resources by historic function.

Figure 18: PROPERTY TYPES

TYPE	TOTAL
COMMERCIAL	30
DOMESTIC - SINGLE DWELLING	10
SITES – PARKING LOTS/VACANT LOTS/OTHER	10
RELIGIOUS	3
RECREATION AND CULTURE	2
DOMESTIC - SECONDARY STRUCTURE	1
HEALTH CARE - CLINIC	1
TOTAL	**57**

Commercial Building Property Type

Comprising fifty-three percent of the surveyed resources, commercial buildings are located throughout the Survey Area. The majority of commercial buildings have retail sales or service functions that are typical of neighborhood businesses. They are business houses designed for small operations providing wholesale or retail sales involving the receipt and disbursal of goods. Usually sited on one or two lots, the older commercial buildings have rectangular plans with the long side facing the street. Newer, mid- to late-twentieth century buildings are more commonly situated at the center or rear edge of the lot with the long side facing the street and parking in front. The majority of the commercial buildings in the Survey Area are one story tall. The few two-story commercial buildings are concentrated mostly in the 8000 block of The Paseo. The two-story design incorporates public spaces on the first floor and office, residential, meeting, storage, or light industrial spaces on the second floor. Storefronts housed retail or wholesale vending, public entry, showroom, or office spaces. Stylistic treatments for the commercial

properties in the Survey Area reflect architectural styles popular in the era in which they were built. They typically have a flat roof and masonry construction. Depending on the date of construction, structural elements include load-bearing brick walls, concrete block, or steel construction. Similarly, storefronts incorporate combinations of brick, glass block, stone veneer, and wood.

Sites

Seventeen percent of the surveyed resources are sites. Paved or gravel-filled parking lots, vacant grass-covered lots, and one lot with a telecommunications antenna comprise the property type.

Residential Property Types

Residential property types account for seventeen percent of the resources in the Survey Area. Although these structures express a limited range of building forms and architectural styles, they provide considerable information about the influences that shaped the neighborhood as it grew during the early-twentieth century.

Single-Family Residential Functional Property Type

The ten single-family dwellings are the second most common property type surveyed. Their significance derives from the information they impart about the distribution and appearance of single-family dwellings erected in the exurban area as it grew. This property sub-type illustrates a variety of architectural styles and vernacular folk house forms that were popular during the era of their construction. All are detached dwellings located on rectangular lots platted on a grid system. The width of street frontage varies by lot. In general, the single-family residences are one- to one-and-one-half story buildings constructed with stone or concrete foundations; wood, stucco, or synthetic wall cladding; and asphalt shingle gable or hip roofs.

Other Property Types

This survey also identified three religious properties (churches); two cultural resources (a community center and a former movie theater); and one healthcare clinic. Because the survey included so few examples of these property types, it is not possible to define characteristics for the buildings in each category. However, it is worth noting that all have exterior architectural treatments that reflect conscious design choices specific to their functions and/or periods of construction.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms or types. The architectural styles and forms identified in the Survey Area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture* provided the classifications for commercial buildings. The hierarchy and nomenclature for residential buildings relies heavily on the forms and styles discussed in *A Field Guide to American Houses* by Virginia McAlester. *A Field Guide to American Houses* includes common vernacular forms of architecture adapted throughout the country under the category of "National Folk Houses."[29] Longstreth classifies commercial buildings by building function and form, such as the "one-part commercial block." Such terminology is often combined with the building's style (i.e., "Italianate one-part commercial block").

The forty-seven buildings surveyed include ten that represent a formal architectural style and thirty-six examples of building forms. One building is categorized as having no style or form. Most of the resources that represent a formal architectural style do so in a subtle way that evokes the era in which it was constructed but with restrained stylistic features. Of the ten buildings that represent a formal architectural style, four are residential; three are commercial; two are churches; and two are recreational/cultural buildings. The majority of resources are classified by their form because stylistic ornament was never part of the original design or has since been removed. Of the thirty-six buildings classified by their form, twenty-eight are commercial; seven are residential; and one is a church.
Figures 19 and 20 show the distribution of properties by building style and type.

Figure 19: ARCHITECTURAL STYLES

STYLE	TOTAL
CRAFTSMAN	3
MODERN MOVEMENT	2
MISSION REVIVAL	2
GOTHIC REVIVAL	1
ART DECO/STREAMLINED MODERNE	1
POST MODERN	1
TOTAL	**10**

[29] The term "vernacular" is used in its broadest application and refers to common local and/or regional building forms and the use of materials specific to a particular period.

Figure 20: ARCHITECTURAL FORMS

STYLE	TOTAL
ONE-PART COMMERCIAL BLOCK	14
FREE-STANDING COMMERCIAL BLOCK	9
FRONT-GABLE	7
TWO-PART COMMERCIAL BLOCK	3
HIPPED/CROSS-HIP	2
CROSS-GABLE	1
TOTAL	**36**

COMMERCIAL BUILDING FORMS

Commercial architecture is distinguished first by building form and second by its architectural style. In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional nature, many commercial buildings exhibit restrained architectural details. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include corner posts, bulkheads, transoms, signs, and doors.

The Survey Area includes thirty commercial resources. These buildings occupy lots along The Paseo, Marlborough Village's commercial corridor. The 8000 block of The Paseo reflects the historic commercial core of Marlborough Village. Early- to mid-twentieth century one- and two-story masonry and wood buildings line the wide street. Along the 8000 block, they form the solid streetwall that typifies a historic commercial center. Commercial resources comprise the majority of resources surveyed. As commercial development grew along The Paseo, several residential buildings along the street were converted to commercial use. Their residential forms, however, remain visible. Most of the surveyed commercial buildings are simple, one or two-story forms. The traditional building material is brick, while mid-century commercial buildings were often constructed of concrete block. The Survey Area also includes free-standing mid-twentieth century retail stores that break the traditional pattern of setbacks, size, massing, and materials.

The most conspicuous alterations to commercial buildings in the Survey Area reflect the modernization or infill of first-story display windows and entrances. Many of these alterations have left the original openings and spatial relationships of the storefront intact but obscured. Other changes are more easily reversible, such as the addition of awnings and applications of wood or metal sheathing over original openings or transoms. Utilizing Longstreth's basic commercial building property types, the historic commercial buildings identified by the survey include One- and Two-Part Commercial Blocks, as well as later Free-Standing Commercial Block forms.

One-Part Commercial Block

The One-Part Commercial Block building has only a single story and is a simple cube with a decorated façade. In several examples, multiple storefronts with separate entrances occupy one building and a cornice or parapet spans the width of the façade. The storefront of **8107 Paseo** was altered, but the commercial function remains clear *(Figure 21).*

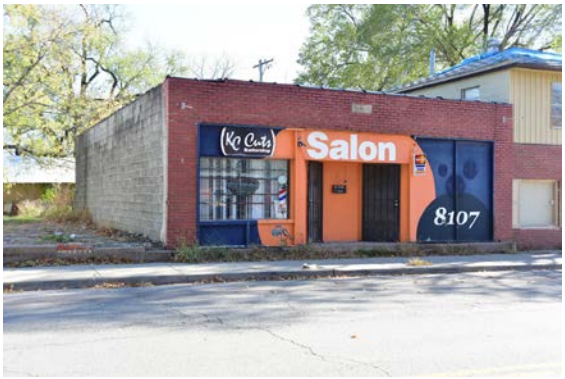

Figure 21. 8107 Paseo, 2015.

Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-Part Commercial Block buildings are typically two to four stories in height, although the Survey Area contains buildings none taller than two stories. They have a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses. Similar to One-Part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences. Good examples of Two-Part Commercial Blocks in the Survey Area include **8001 Paseo** and **8007 Paseo**. *(Figures 22 and 23).* Alterations include the infill of the storefront openings and the replacement of the second story windows. Shaped or tiled parapets, patterned brickwork, and stone lintels ornament the buildings.

Figure 22. 8007 Paseo, 2015.

Figure 23. 8001 Paseo, 2015.

Free-Standing Commercial Block

The years following World War II witnessed a general shift in American commercial architecture away from the densely packed commercial blocks that lined Main Street. Adapting to the widespread ownership of the automobile, developers erected individual buildings on large lots of land, following the model begun by roadside development in the 1920s. In front of the building was a large area of open space. Initially this might be landscaped green space or filling station gas pumps, although it was soon put to use for parking. The Modern Movement also ushered in new ways of thinking about buildings. Rather than structures that enclosed space, architects began to think of commercial buildings as three-

dimensional objects that defined space. Parking lots on one or all four sides of a building became dominant defining features of the commercial landscape, relegating the building to the role of back drop.[30] The healthcare clinic at **7800 Paseo** is an excellent example of a mid-twentieth century Free-Standing Commercial Block. *(Figure 24).* Brick and concrete block along with ribbon windows and an open stoop express the simple Modern Movement features.

Figure 24. 7800 Paseo, 2015.

RESIDENTIAL ARCHITECTURAL FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions.

The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.[31] These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century.

Roof form was the primary characteristic used to identify the residential buildings in the Survey Area. Ten resources were identified by their roof type, including Front-Gable, Cross-Gable, and Hipped types. These dwellings are typically either one story or one-and-a-half stories.

[30] Richard Longstreth, *The Buildings of Main Street,* (Washington, DC: The Preservation Press, 1987), 126-131.
[31] McAlester, 89-90.

RESIDENTIAL ARCHITECTURAL STYLES

Most residential buildings in the Survey Area represent only a single architectural style from the early twentieth century (1905 to 1930); the remaining residential buildings represent early twentieth century folk house forms.

Craftsman Houses

Figure 25. 8212 Paseo, 2015.

Craftsman houses date from circa 1905 through 1930. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene's designed both elaborate and simple bungalow houses that incorporated elements inspired by the English Arts and Crafts movement and by Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square piers.[32] Three resources represent the Craftsman style in varying degrees, making it the most common stylistic expression in the Survey Area. The low-pitched roof with exposed rafter tails, front gabled porch, and multi-light double-hung windows with vertical muntins on the house at **8212 Paseo** clearly exemplify Craftsman design *(Figure 25)*.

RELIGIOUS BUILDINGS

Religious buildings are often more architecturally expressive than commercial buildings, although they are generally conservative in their selection of an architectural idiom. Classical motifs and traditional styling with historical antecedents are the most common stylistic treatments.

The survey included three churches. Constructed between 1927 and 1948, they represent common architectural styles and religious building forms from their period of construction. The rectangular form, stone cladding, and pointed-arch windows highlight the Gothic Revival style of the **Marlborough Baptist Church** at **8129 Paseo**. *(Figure 26).* The large stone building was constructed c. 1927. A mid-century addition compromises the integrity of the church. The building at **8216 Paseo** is an example of a small, neighborhood church that grew with an expanding neighborhood population *(Figure 27).* The three story, apsidial plan, red brick church at **7801 Paseo** exhibits restrained Mission Revival ornament *(Figure 28).*

[32] McAlester, 453-54.

Figure 26. 8129 Paseo, 2015.

Figure 27. 8216 Paseo, 2015.

Figure 28. 7801 Paseo, 2015.

DATES OF CONSTRUCTION

Using the information provided by city atlases, Sanborn Insurance Company maps, listings in city directories and architectural style, the consultants estimated dates of construction for the surveyed buildings. Dates of building additions, alterations, and outbuildings were not considered in the analysis. Figure 28 and maps in the appendix present the distribution of buildings by dates of construction.

Figure 29: ESTIMATED DATES OF CONSTRUCTION

ERA	TOTAL	PERCENT
PRE-1920	9	19
1920 – 1929	12	26
1930 – 1939	3	6
1940 – 1949	6	13
1950 – 1959	8	17
1960 – 1970	5	11
1970 - PRESENT	4	8
TOTAL:	**47**	**100**

The most active periods of construction correspond to the early development of Marlborough Village. Seven out of the nine buildings constructed prior to 1920 are single-family houses that illustrate Marlborough's history as an exurban real estate development. The two commercial buildings constructed prior to 1920 at **7941 and 8000 Paseo** were located near the end of the Marlborough streetcar line at E. 80th Street. The twelve buildings constructed between 1920 and 1929 illustrate the social and commercial development of Marlborough Village as a result of the streetcar's popularity. Nine commercial buildings, two churches, and one house were constructed during this period.

A second building boom in the 1940s and 1950s resulted from Kansas City's annexation of Marlborough Village and the surrounding neighborhoods and the transition from the streetcar to buses and automobiles. Eleven commercial building, two single-family houses, and one church were constructed during this period.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figure 29 and maps in the appendix illustrate the results of the Integrity Analysis.

Figure 30: ARCHITECTURAL INTEGRITY

INTEGRITY	TOTAL	PERCENT
EXCELLENT	4	8
GOOD	14	30
FAIR	16	34
POOR	7	15
LESS THAN FIFTY YEARS OF AGE	6	13
TOTAL:	**47**	**100**

Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated "Excellent" and some rated "Good" may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of "Good" and some rated as "Fair" could be listed as contributing resources to a historic district. An integrity rating of "Poor" and in some cases "Fair" reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance. It is possible that many of the surveyed buildings rated "Fair" may retain some or all of their original historic fabric behind later alterations, such as siding, and if these changes were reversed they may improve their integrity ranking and register eligibility.

While eight percent of the surveyed resources were evaluated as "Excellent," very few have significant associations that meet the criteria for individual listing in the National Register. A number of resources rated as "Good" and "Fair" could potentially qualify as contributing to a Historic District and are in a concentrated location that conveys significant associations.

SURVEY RECOMMENDATIONS

POTENTIAL HISTORIC DISTRICTS

Rosin Preservation identified one potential historic district within the Survey Area. Based on dates of construction, architectural integrity, and historical associations, analysis of the survey data identified resources that appear eligible for listing in the National and Kansas City Registers of Historic Places as well as resources that do not appear to be register-eligible. The proposed historic district appears to meet at least one criterion for listing as well as the requirements for historical/ architectural integrity. In addition to the potential National Register and/or Kansas City Register historic district described below, a local conservation district could encompass the entire Survey Area to encourage preservation of Marlborough Village's historic context and character.

NATIONAL REGISTER ELIGIBILITY

The proposed Marlborough Village Historic District is potentially eligible under Criterion A for the area of Community Planning and Development as a locally significant example of an exurban residential development and associated commercial center accessible by streetcar. The Survey Area encompasses a cluster of buildings dating from the early twentieth century that retain fair to excellent architectural integrity. Marlborough Village developed along The Paseo (historically Woodland Avenue) between E. 79th Street and E. 82nd Street, with its hub at the corner of Woodland and 80th Street. The earliest extant buildings in Marlborough Village are residential, constructed as part of the Marlborough real estate development owned by the T. B. Potter Realty Company. The residential buildings are scattered along The Paseo and illustrate the growth of an early exurban development. Over time commercial buildings filled in the streetscape between the residential buildings. These buildings, constructed in the 1920s and 1930s, functioned as a commercial center at the end of the Marlborough streetcar line. In 1947, the Kansas City Public Service Company replaced the Marlborough line streetcar with a bus route. This transition in transportation coincided with the annexation of the area into Kansas City. In the 1950s and 1960s, the businesses in Marlborough Village increasingly became specialty shops that provided services unavailable in large shopping centers. The changing function of Marlborough Village's commercial businesses represents a transition from a small exurban community to a suburban city neighborhood. The period of significance begins in 1909 with earliest date of construction and ends in 1959 at the end of the second building boom.

The proposed District contains nineteen buildings *(Figures 31 and 32)*. Seventeen buildings would be contributing resources due to their association with the early exurban residential development, commercial development stimulated by the Marlborough streetcar line from 1911 to 1947, and the transition from exurban to suburban setting in the 1950s. Two buildings are non-contributing due to alterations that compromise their architectural integrity. The contributing residential buildings historically housed single families. The multiple storefronts of the contributing commercial buildings historically housed a dry goods store, a general store, grocery stores, an ice cream shop, a shoe repair shop, a bakery, a bank, a butcher shop, a hardware store, a garage, a candy shop, and a movie theater.

Properties that are listed on the National Register can be used, maintained, altered, sold or even demolished without any type of review or oversight unless the change represents an undertaking by a federal agency. An undertaking may include an activity that receives a direct expenditure of federal funds, a project that requires federal licensing or permitting, or an indirect effect caused by a federally-funded, permitted or licensed activity. National Register listing also qualifies a property to apply for federal and state historic tax credits to support rehabilitation. When historic tax credits are used the interior and exterior improvements must be reviewed and approved by the State Historic Preservation Office and the National Park Service.

Figure 31: CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

CONTRIBUTING	NON-CONTRIBUTING
7900 Paseo	8020 Paseo
7914 Paseo	8032 Paseo
7924 Paseo	
7937 Paseo	
7941 Paseo	
8000 Paseo	
8001 Paseo	
8007 Paseo	
8014 Paseo	
8016 Paseo	
8017 Paseo	
8026 Paseo	
8036 Paseo	
8040 Paseo	
8060 Paseo	
8100 Paseo	
17	**2**

KANSAS CITY REGISTER HISTORIC DISTRICT

The Kansas City Register is a list of districts, site, buildings, structures, and objects significant to the history of Kansas City. The Kansas City Historic Preservation Commission uses the National Register Criteria for Evaluation to evaluate and designate historic properties to the Kansas City Register. The benefits of a Kansas City Register listing differ from the National Register. Exterior alterations to Kansas City Register-listed properties are subject to design review by the Kansas City Historic Preservation Commission. This review encourages appropriate design by requiring that owners follow the Secretary of Interior's Standards for Rehabilitation. Alterations to properties in a historic district must be compatible with the character of the historic district, and historic properties must be maintained to

FIGURE 32. PROPOSED NATIONAL REGISTER DISTRICT/KANSAS CITY REGISTER DISTRICT BOUNDARY MAP

meet the minimum requirements of the Kansas City Property Maintenance Code.[33] Over the long term this type of designation and review has been demonstrated to stabilize property values in local historic districts across the country. Rosin Preservation recommends nominating the proposed National Register District to the Kansas City Register in order to expand the tools and benefits available to historic property owners.

LOCAL CONSERVATION DISTRICTS

Rosin Preservation also recommends exploring the creation of a conservation district as a means to recognize and protect the historic character of the broader Survey Area. Conservation Districts are a tool used nationwide for maintaining the character of existing neighborhoods and providing protection to historic resources that do not retain sufficient integrity to be listed in the National or local registers. Locally designated, Conservation Districts can stabilize property values in older neighborhoods while protecting the unique qualities of these communities. Conservation Districts can also establish specific design guidelines to direct improvements that will upgrade historic resources to meet National Register criteria as contributing elements to a National Register and/or local district. For instance, non-historic siding is a common alteration that will preclude many properties from being listed as contributing resources. By creating a Conservation District prior to designating a historic district, the City can encourage property owners to reverse siding alterations, increasing the number of properties that are deemed contributing. In Conservation Districts, design review is limited to major changes (such as new construction, exterior alterations, and demolition). This provides protection against adverse changes to the visual context of the district, while encouraging property owners to make appropriate changes that reinforce the qualities that define the district.

To be designated as a Conservation District, a group of structures and/or landscape elements should have developed more than fifty years ago and retain distinctive architectural and historic characteristics worthy of preserving, although they may lack the historical, architectural, or cultural significance to qualify as a Historic District. A Conservation District may also be designated due to its identifiable setting, character, or association expressed through unifying exterior features. The entire Survey Area reflects the historic development of Marlborough Village and illustrates the evolution of the area from a small, exurban residential community to a mid-size suburban neighborhood. The Survey Area retains sufficient historic and architectural character to communicate associations with the evolution of Marlborough Village from residential to commercial due to the streetcar and then bus line. Exterior alterations compromise the integrity of the majority of the buildings in the district, but these resources still clearly reflect their historic and current function.

Preservation of Marlborough Village's character-defining features should include a building's height, massing, setbacks, and materials. Height should be limited to two stories. Commercial buildings should

[33] Kansas City, Missouri, City Planning and Development, "The National Register of Historic Places and the Kansas City Register of Historic Places: Frequently Asked Questions." Accessed June 30, 2016. http://kcmo.gov/planning/longrange/historic-preservation-office-commission/historic-places/.

have a slight set back from the street or should abut the public sidewalk. While there are a few large structures, the smaller massing of freestanding commercial blocks or one-part commercial blocks with one or two storefronts should be preserved, as they are the predominant building type. Masonry or wood cladding should be preserved and synthetic siding materials should be removed. Residential buildings converted into commercial spaces should be restored to their historic function. These guidelines for façade improvements, alterations, and infill could improve the integrity of Marlborough Village. Although exterior alterations to the siding, windows, and porches of residential buildings often compromise the integrity of these resources, the guidelines included with the Conservation overlay could assist homeowners with improvements to their properties that restore integrity.

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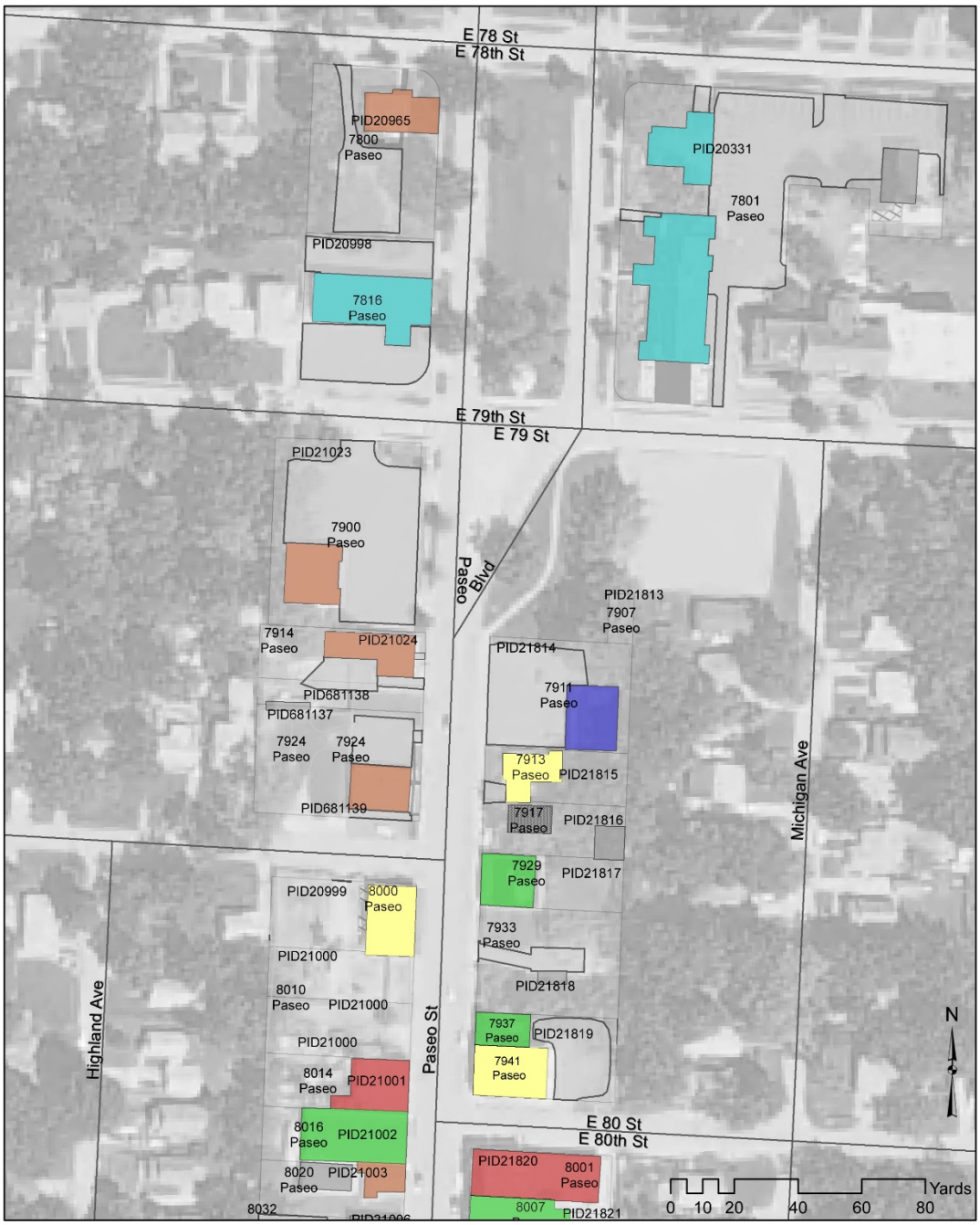
APPENDIX

Date of Construction Maps (3)
Architectural Integrity Maps (3)



MARC MID-AMERICA REGIONAL COUNCIL

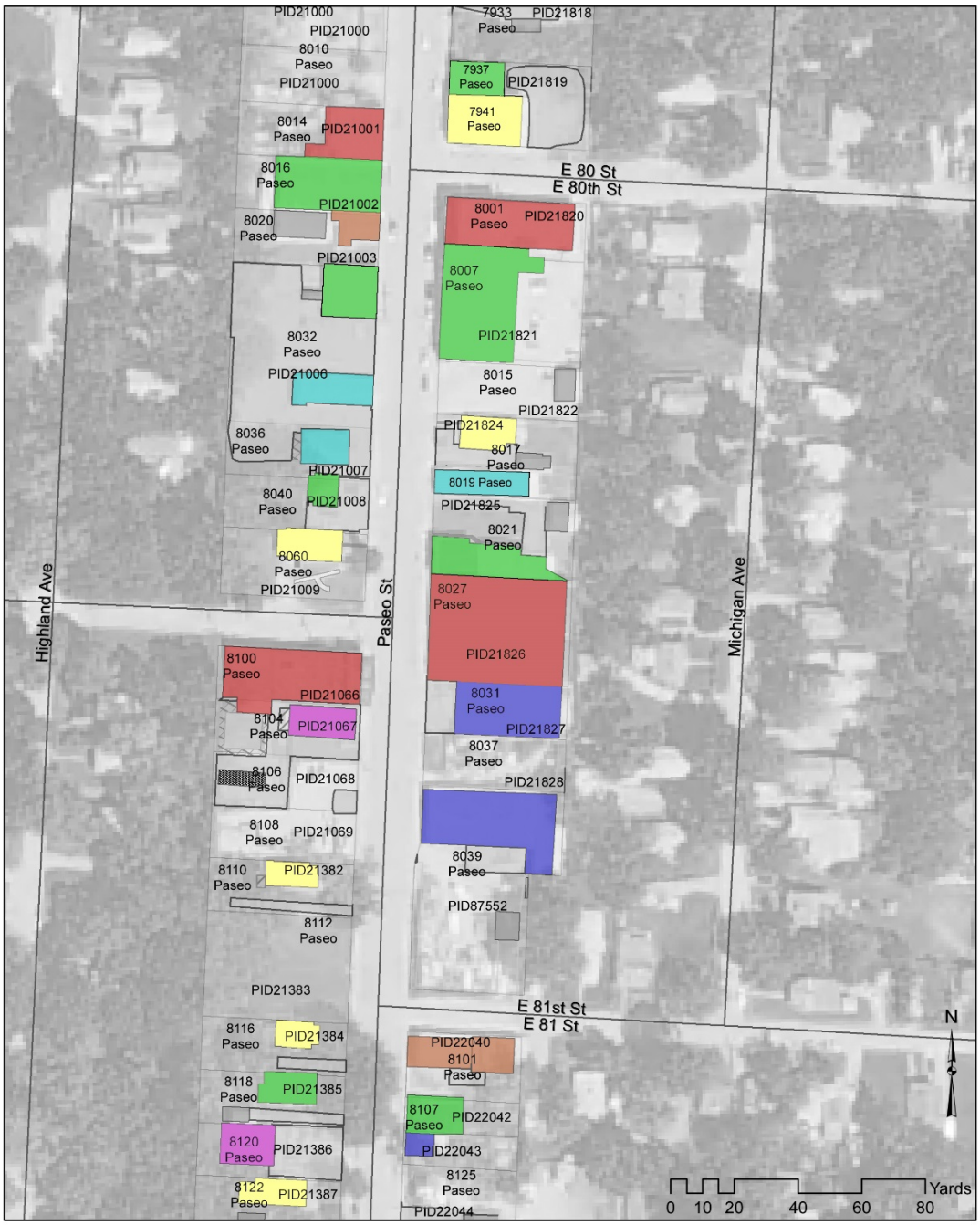
MARLBOROUGH VILLAGE OVERLAY PARCELS

Map 1 of 3

inSITE Community - Revitalization Development

Marlborough Village Dates of Construction

- Before 1920
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1970
- After 1970
- Date Unknown



MARC MID-AMERICA REGIONAL COUNCIL

MARLBOROUGH VILLAGE OVERLAY PARCELS

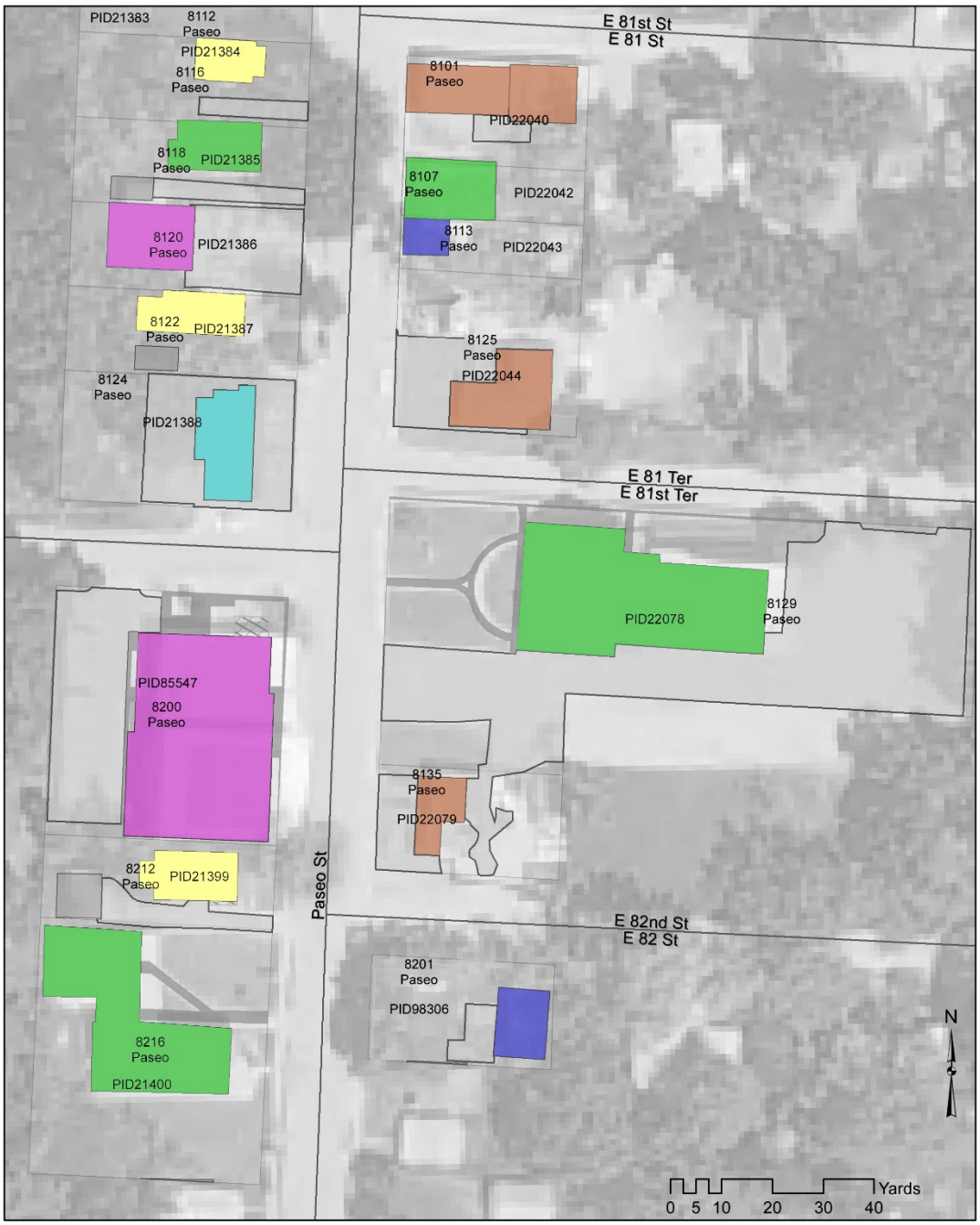
Map 2 of 3

ROSIN PRESERVATION

inSITE Community - Revitalization Development

Marlborough Village Dates of Construction

Before 1920	1940-1949	After 1970
1920-1929	1950-1959	Date Unknown
1930-1939	1960-1970	



MARC MID-AMERICA REGIONAL COUNCIL

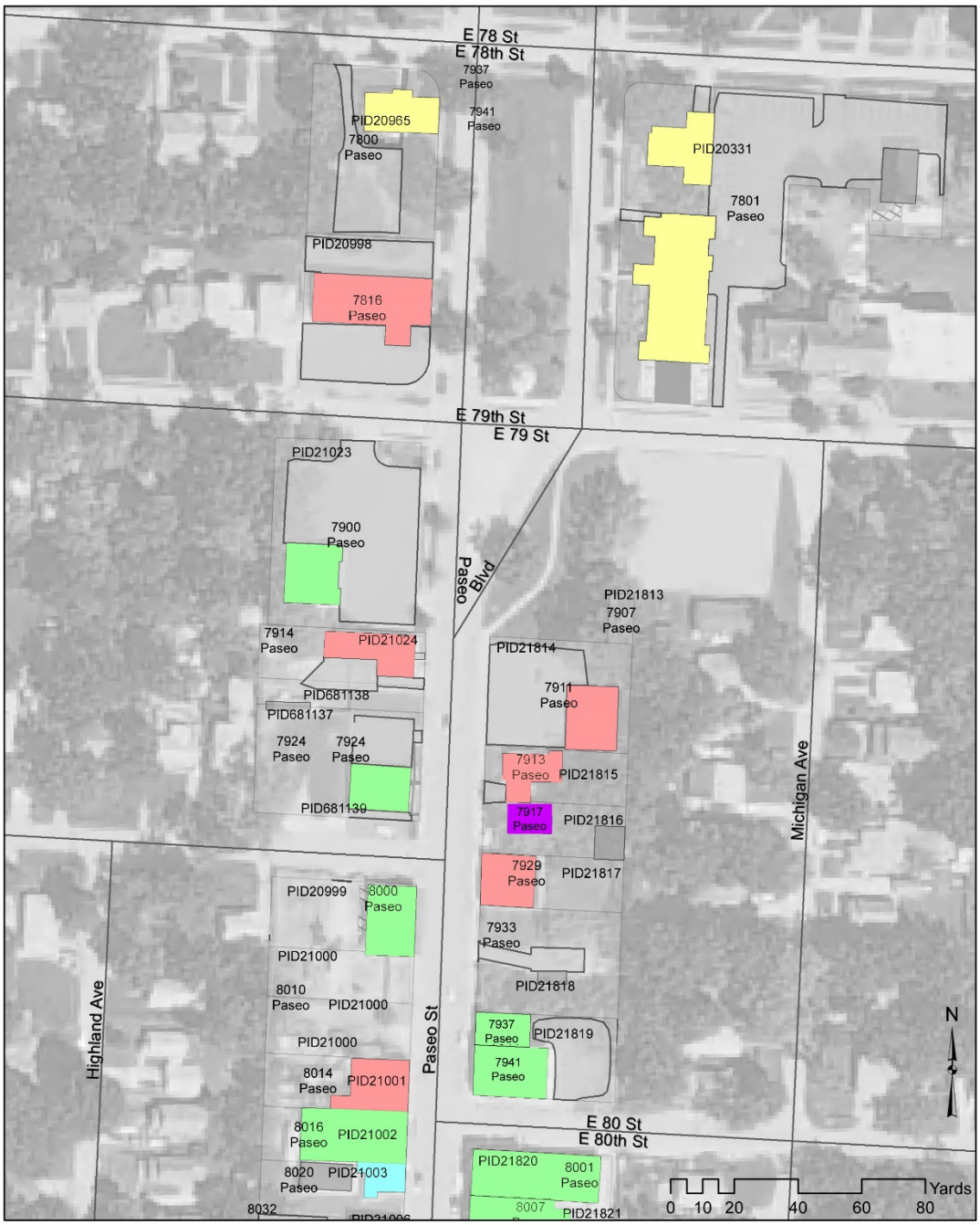
MARLBOROUGH VILLAGE OVERLAY PARCELS

Map 3 of 3

inSITE Community - Revitalization Development

Marlborough Village Dates of Construction

- Before 1920
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1970
- After 1970
- Date Unknown



MARC MID-AMERICA REGIONAL COUNCIL

MARLBOROUGH VILLAGE OVERLAY PARCELS

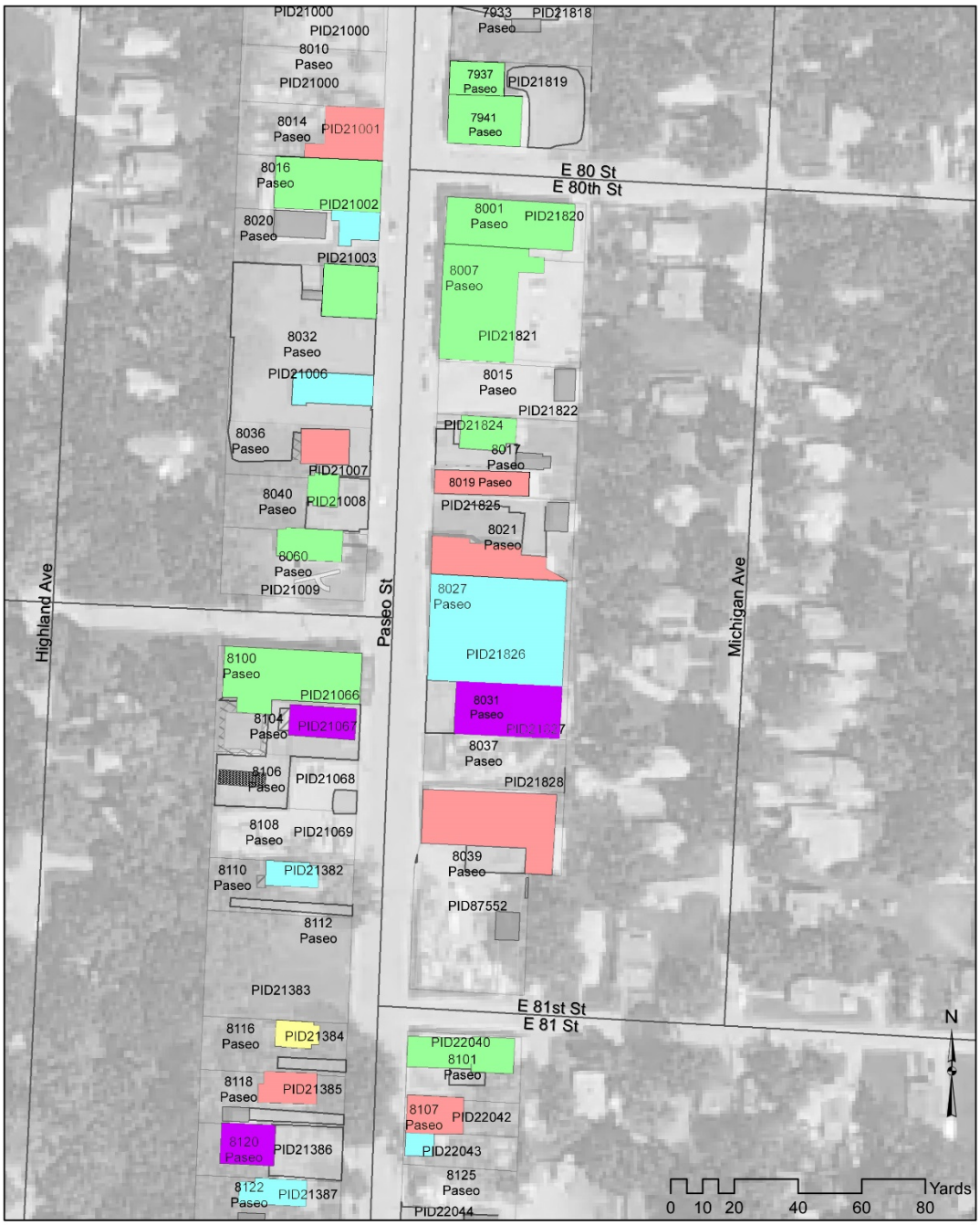
Map 1 of 3

ROSIN PRESERVATION LLC

inSITE Community - Revitalization Development

Marlborough Village Architectural Integrity

- Excellent
- Good
- Fair
- Poor
- Less than Fifty Years of Age



MARC MID-AMERICA REGIONAL COUNCIL

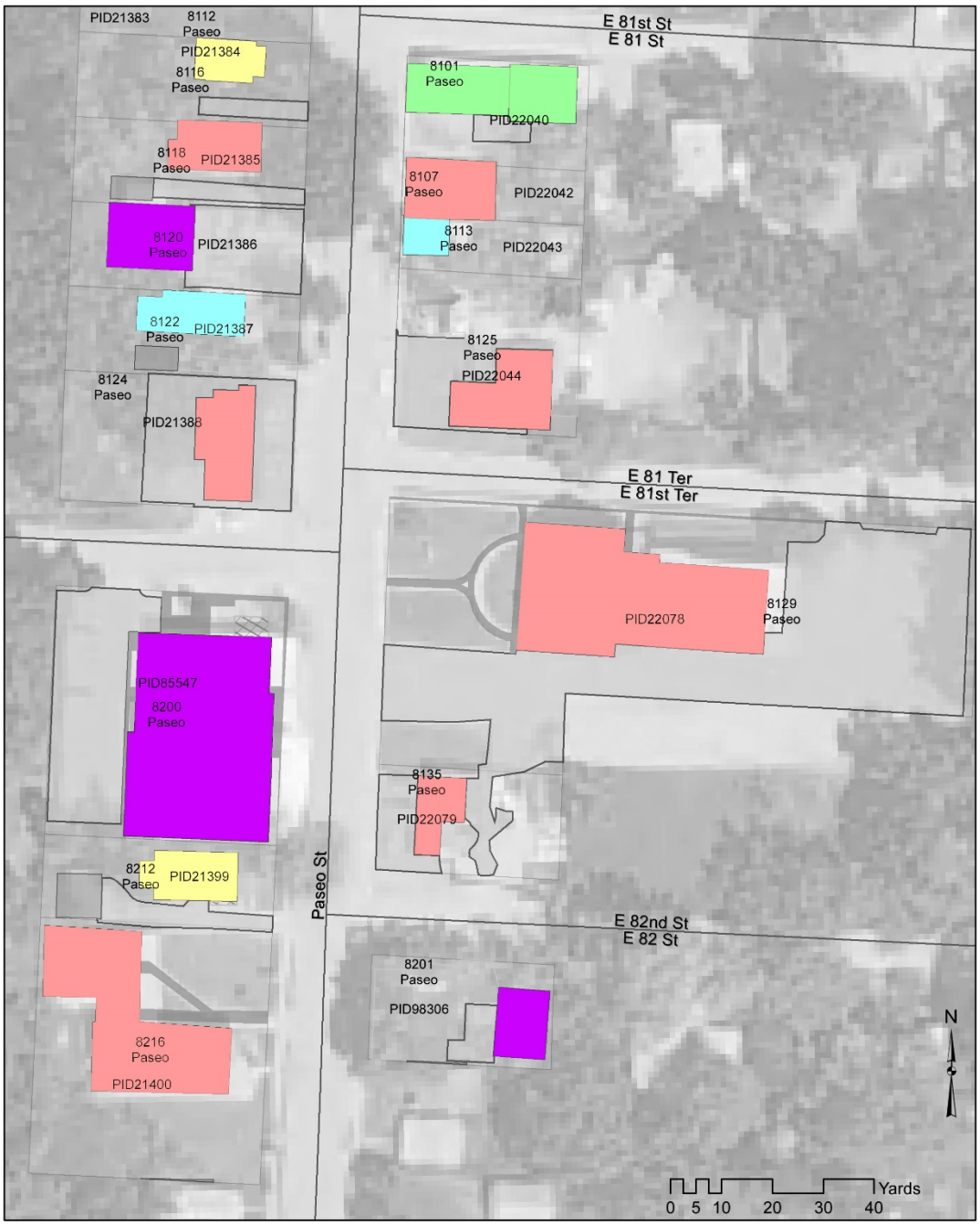
MARLBOROUGH VILLAGE OVERLAY PARCELS

Map 2 of 3

inSITE Community - Revitalization Development

Marlborough Village Architectural Integrity

- Excellent
- Poor
- Good
- Less than Fifty Years of Age
- Fair



MARC MID-AMERICA REGIONAL COUNCIL

MARLBOROUGH VILLAGE OVERLAY PARCELS

Map 3 of 3

inSITE Community - Revitalization Development

Marlborough Village Architectural Integrity

- Excellent
- Poor
- Good
- Less than Fifty Years of Age
- Fair