

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received SEP 13 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Joseph Grèar Peppard Residence

and/or common

2. Location

street & number 1704 Jefferson St. not for publication

city, town Kansas City vicinity of Congressional District 5

state Missouri code 29 county Jackson code 095

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input checked="" type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | NA in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | NA being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Dr. Angela Arenal

street & number 565 East Lakeshore Drive

city, town Lake Quivira vicinity of state Kansas

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds,
Jackson County Courthouse, Kansas City Annex

street & number 415 East 12th Street

city, town Kansas City state Missouri

6. Representation in Existing Surveys

title Historic Kansas City Foundation Survey has this property been determined eligible? yes no

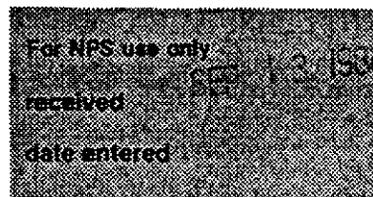
date Summer, 1979 federal state county local

depository for survey records Historic Kansas City Foundation, 20 W. 9th Street

city, town Kansas City state Missouri

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Mulkey Square Kansas City, Missouri 1869-1973 1973, The Museums Council of Mid-America & Junior League of Kansas City, Missouri, Inc.

West Side Neighborhood Kansas City, Missouri June, 1981, Historic Kansas City Foundation.

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved |
| <input checked="" type="checkbox"/> fair | <input type="checkbox"/> unexposed | | date _____ |

Describe the present and original (if known) physical appearance

JOSEPH GREAR PEPPARD RESIDENCE - DESCRIPTION

The Joseph Grear Peppard Residence at 1704 Jefferson Street is a large, irregularly shaped, two and one-half story red brick Queen Anne structure. Erected in 1887, the home is located in the historic late nineteenth century Mulkey Square neighborhood nestled amidst the west bluffs of Kansas City, Missouri. Anchoring the northern end of Jefferson Street, an enclave of stately architect designed homes between 17th and 18th streets, the Peppard house sits high atop a gently sloping incline. The principal (east) facade faces Jefferson Street. An enclosed surface parking lot to the north, located at the intersection of Jefferson and 17th streets, does not obscure the north facade of the residence.

EXTERIOR

Overall Dimensions

The residence measures approximately 68' along the north and south facades; 36' along the east frontage; and 28' along the west facade. The house contains approximately 3,097 square feet of living space. The front and back porches are not included in these measurements.

Construction Materials and Colors

The foundation is of cut limestone terminating in a dressed limestone plinth. The house is constructed of red brick laid in stretched bond. Lintels and lugsills are made of brown stone; the latter being painted white. Both front and back porches, three dormers, half-timbered gable (north) and portions of the doors and windows are of wood. The turret (southeast corner) is made of ornamental cast iron.

East Facade

The main entrance to the residence, centered on the principal facade, is sheltered by a front porch and approached by two short flights of stairs ascending from sidewalk level. The raised porch, occupying two-thirds of the east facade, is made of wood and has a shed roof.

Behind the screen door is a recessed entryway with coffered panels lining the ceiling and upper edges of the side walls. The double leaf paneled entry doors are inset, in the upper portion, with single panes of glass. The entrance is flanked by glass sidelights, three panels each, and crowned by a large glass transom etched with "1704."

Directly above the porch and connected by a string course, are three one-over-one light, double hung, sash windows slightly recessed with continuous brownstone lintels. Above this is an attic dormer, with a slightly bowed hip roof, inset with three smaller windows separated by plain wooden strips terminating in decorative brackets. Carved modillions line the eaves of the principal hipped roof of this facade.

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The southeastern quarter of this facade is punctuated on the first floor by a large one-over-one light, double hung, sash window with a flush brownstone lintel.

The most prominent feature of this exposure, of the entire house, is a decorative turret on the second floor. A corbelled brick base supports three large windows, the upper sashes of which were originally inset with leaded eight and four-sided quarrels (temporarily removed). The windows are enframed by four cast-iron engaged pilasters with deeply carved plinths and ornamental Ionic capitals. The shaft of the pilasters extends upward to the soffit of the conical roof whose wide eaves are lined with carved modillions. A cast-iron ornamental rinceau relief fills five rectangular panels above the windows; a lattice-work pattern fills the sixth. Two hipped roof dormers, set in the conical roof, each with blind roundels framed by decorative cast-iron pilasters face east and south, respectively.

South Facade

A two and one-half story rectangular bay is located slightly east of center on this facade. It has a gable roof and brick straddle ridge chimney. Fenestration includes two basement windows and nine one-over-one light, double hung sash windows with brownstone lugsills and lintels.

That portion of the facade east of the bay features one basement window and three windows similar to those previously described. A single stack brick chimney rises near the edge of the roof.

The area west of the projecting bay is fenestrated with two basement windows with window wells, and five large windows. Four concrete steps ascend to a secondary entrance on the first floor in the southwest corner of the facade. A narrow, single stack brick chimney rises next to a hipped roof dormer with coupled windows.

West Facade

The west facade is L-shaped with five one-over-one light, double hung sash windows with brownstone lugsills and lintels. A hipped roof dormer with coupled windows faces west. A third entrance to the house is sheltered by a small, square, wooden frame porch with a shed roof. A storm door immediately adjacent to the porch on the north leads to the basement.

North Facade

A fourth single stack brick chimney rises above the steep half-timbered gable on the north facade. Single windows flank the chimney on either side. The main hip roof is punctuated towards the west by a wide eyebrow dormer. In addition to two basement windows with window wells, 11 windows fenestrate the north facade. All follow the same description as those earlier mentioned with the exceptions of a small, single panel glass window in the far northeast corner, and adjacent single panel arched window with brownstone lugsills and radiating brick-voussoirs. A single carved wooden bracket is visible beneath the eave of the roof.

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Roofs

The roof is high with multiple shapes. The hip roof is dominant, both for the main roof and dormers. Ridges meet at right angles and form deep and complex valleys. A single, half-timbered gable and conical turret are typical of the style. The original slate roof has been replaced by asphalt shingle.

Chimneys

There are four, single stack brick chimneys. All are tall, narrow, and plain in design.

INTERIOR

Floorplans¹

Basement: There is a full basement under the house accessible by an interior stairway located off the kitchen, and by an exterior storm door to the west.

First Floor: The double leaf entry door opens into a long, rectangular front hall. A single run staircase along the north wall leads to the second floor. There is a coat closet in the northeast corner. Beyond the front hall, to the west, are located an irregularly shaped den or smoking room, a narrow pantry, and ample kitchen. To the south of the front hall is the front parlor and, west of this, the back parlor and dining room. A back staircase ascends to the attic story.

Second Floor: The second floor is comprised of a series of bedrooms. The master suite occupies the entire length of the east wall having an alcove (provided by the turret) and fireplace on the south wall. A second bedroom/dressing room suite is located directly to the west. Beyond the hallway and back stairs, in the far southwestern corner, is a very small room (with laundry chute) opening into a more spacious chamber occupying the remainder of the western bay. To the east is another small room (perhaps for linens), and next to that an irregularly shaped bathroom. A hallway runs down the center of the second floor turning south to form an L-shape east of the back stairway.

Attic Floor: Accessible by the back stairs, four bedrooms are located on this level: one along the east wall; two along the south wall, and a fourth along the west wall. A bathroom is located midway along the northern wall off the center hallway. All attic rooms are irregularly shaped with low, angled ceilings.

Stairways: The principal interior stairway is L-shaped with small landings - one at the base and another at the turn. Composed of polished oak, the staircase is quite stunning. The moderately ornamented balusters are of two alternating designs and support a continuous handrail to the south; the whole rests on a paneled base. Recessed paneled wainscotting with a molded strip on top as a handrail lines the

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northern and western walls. At the bottom of the staircase is a pair of starting newels: beautifully grained and paneled square shafts blossoming into richly carved acanthus leaves at the base of the capital and tapering upward into bands of chaplet and plain bead molding surmounted by a cushion-like knob. A coffered panel forms the balustrade for the eastern edge of the first floor landing supported along the northern wall by an engaged newel identical to those just described. A fourth and fifth newel of the same design are found at the midway turn and second floor landing, respectively.

The back staircase is entirely of pine and ascends from the first floor to the attic. A continuous curving handrail is supported by modestly turned balusters of two alternating designs. A starting newel, inset with a carved floral square on three sides and crowned with a knob top, is complimented by a more modest newel post at the midway landing. The stairs to the third floor are located behind a door on the second floor.

Flooring

The floors on the first floor are principally of oak with the den, pantry, kitchen and backhall areas being of pine. Second and third floors are of pine. Brick tile covers about two-thirds of the kitchen floor. The bathroom on the second floor is laid with ceramic tile. The entire attic floor has been carpeted.

Wall and Ceiling

The majority of the plastered wall surfaces are gone leaving the lath exposed. The owner is attempting to "deconvert" the house from apartments back to its original state.

All ceilings on the first floor measure 11' 5".

The original oak wainscoting in the front hall remains on all four walls.

The dining room retains its original wall covering and ceiling decoration. Magnificent oak paneling rises to a height of 8' 6" along the four walls. Bead and reel molding outlines all doorways and windows, while dentil molding trims the uppermost edge of the paneling throughout the room. A built-in buffet along the north wall has classical detailing; the lower portion has a bombe' front. The mirror paneling inside the serving area is gone. A frieze of ornamental plaster swags in bas-relief decorate the upper wall surfaces. The same design is repeated in a large medallion at the center of the ceiling. A plaster fern at the center of the medallion conceals the light source. A delicate foliate border outlines the inside rectangle of the ceiling proper. The plaster relief has been lacquered with inappropriate colors in recent years but otherwise is in good repair.

Some pressed composition wainscoting in assorted floral patterns does remain along the hallway on the second floor.

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The attic area has been recently redecorated in a contemporary mode.

Trim

Most doorways and windows are framed in handsome classical revival molding. Some have simpler molded frames. The wood (doors, baseboards, wainscoting included) used varies from room to room as follows: front hall: oak; front parlor: bird's eye maple; back parlor: cherry wood; dining room: oak; back hallway, pantry, kitchen, den: pine; second and third stories: pine.

Sliding recessed wood panel doors are still intact and located between the front hall and front parlor; front parlor and back parlor; and back parlor and dining room.

Many of the doors on the first floor have recessed wood paneling - most notably the double leaf entry doors into the front hall, and the single leaf door leading from dining room to pantry.

Heating System

Of the five original fireplaces: one remains completely intact; another partially intact; two retain fragments of original tile; and one is a filled brick hole in the wall. Currently a forced air furnace provides heat; originally it appears that a gravity heating system was used.

Lighting

No original fixtures survive.

ALTERATIONS

Exterior: The front porch appears to have been altered from the original as indicated by the evidence of a roofline and indentation of the stone plinth in the southeastern portion of the east facade. Columns and balustrade, too, seem out of character with the late nineteenth century styling of the house and neighboring houses.

The wrought iron window guards and screen doors at all entrances are a recent addition to deter vandals.

The recent paint scheme of the house is inappropriate for its style.

Interior: The home was converted into 12 apartment units. The current owner, attempting to restore the house to its original floorplan, has stripped most of the plaster down to the lath and removed all non-original walls.

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CONDITION

The building is structurally sound and in good condition on the exterior and fair condition on the interior. The owner has already begun to restore the residence as close as possible to its original configuration and has plans to see the restoration through to its completion.

SITE FEATURES

A limestone retaining wall borders the property to the east and south. A stone wall lines the western boundary, while a chain link fence designates the northern perimeter. A paved brick driveway is located along the south side of the house.

Old photographs indicate that simple sheds for horses and dogs were at one time found in the rear yard though nothing survives today.²

PRESENT STATUS

The building is currently unoccupied and under restoration. There is presently no threat of demolition nor are there any known plans for redevelopment which would affect the building.

FOOTNOTES

¹Information concerning floorplans derived in part from drawings executed in July, 1982 by L. David Peeples. The originals are in the possession of Dr. Angela Arenal.

²Photographs dating from circa 1890 showing backyard of 1704 Jefferson. These are in the possession of Kate Oglebay White, granddaughter of Joseph Gear Peppard.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input checked="" type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1887 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The J. G. Peppard residence at 1704 Jefferson is significant for architectural and historical reasons. Built in 1887, the stately Queen Anne residence stands today as one of the few remaining architect designed homes in the historic Mulkey Square neighborhood on Kansas City's West Side. The residence anchors the northern end of Jefferson Street, an enclave of large, high-styled homes commissioned by prominent citizens during the last 30 years of the nineteenth century. Although at one time, pattern book cottages and fashionable homes lined the streets of Mulkey Square, recent highway construction has leveled the majority of finer homes once located in the central western section of the district. Those few significant structures still intact on the eastern edge of the neighborhood along Jefferson Street are now all that is left of the grand architect designed homes. A fine example of late Victorian architecture, 1704 Jefferson is typical of the imposing residences on this street and of its era. It was built for Mr. Joseph Grear Peppard, a wealthy and enterprising seed merchant. The business he started in 1884, J. G. Peppard Seed Company was operated by his sons until it was sold in the mid-1950s. The original warehouses were located at 8th and Santa Fe streets.

MULKEY SQUARE PROFILE

Developed in the last 30 years of the nineteenth century amidst the western bluffs high above the Kansas River Valley, Mulkey Square is recognized as Kansas City's first residential suburb. The irregularly shaped area is bordered by 13th Street on the north and West Pennway on the south; Jefferson Street on the east; and West Pennway and Jarboe to the west. The Southwest Trafficway and I-70, to the east and north respectively, have isolated the area, once an extension of the fashionable Quality Hill area to the north.

The first settler on the bluffs was William K. Mulkey, a North Carolinian who moved to Missouri with his family in 1828. As a young man, Mulkey's belief in the expansion of the City of Kansas prompted him to accumulate the real estate that in later years was to bring him riches and status.

Mulkey was married to Catherine Drips, the daughter of the mountain man and fur trapper, Andrew J. Drips, and his Otoe Indian wife. The newlyweds first lived in a log cabin on the northern crest of the bluffs. In 1857 they moved into their new two-story brick residence at what is now 13th and Summit streets.

In 1869, soon after the completion of the Hannibal Bridge, Mulkey platted and began to sell the property around his homestead for as much as \$1,000 a lot.

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"Mulkey's Edition," or Mulkey's Square extended from 13th to 16th streets and from Madison to Belleview. Neighboring landowners platted "Prospect Place" and "King's and Bouton's Additions" increasing the size of the development and attracting new families. By the 1880s, such a large Irish community had settled on the bluffs that it was nicknamed "Irish Hill." Other residents were immigrants from Scandinavia, Germany, and England, as well as second generation families who had moved into the area from the northeastern parts of the city.

Meat packing houses, factories and the marshalling yards of the Kansas City, Fort Scott and Gulf Railroad were located below the bluffs and provided employment for many people. Quite a few lived in the immediate area of their work in the West Bottoms (now the Central Industrial District), or up on the crest of the bluffs. The modest cottages on narrow lots in the Bottoms are gone now, but others remain on the bluffs distinguished by full front porches and decorated with Eastlake or Stick Style motifs.

Increased prosperity encouraged the construction of more ambitious "pattern" housing on the crest of the bluffs, most notably in the 1300 to 1600 blocks of Summit, Madison and Belleview. Narrow lots were common here too with interior plumbing, central heating, and gas becoming more prevalent after the mid-1870s. These pattern houses were urban adaptations of designs from the "working man's cottage" much as those described by Andrew Jackson Downing in The Architecture of Country Houses published in 1850. Because plans and millwork were ordered from catalogs, many of the homes share similar designs but no two are exactly alike. The two-story three-bay Italianate style was particularly popular. "The Kansas City Peak Style," a local variation built between 1875 and 1890, can be found throughout the country but the concentration on the West Side bluffs is unequalled anywhere in the city.

While occupants of Mulkey Square in general represented a cross section of the city: "grocers, butchers, stonemasons, carpenters, clerks, railroad engineers, hoisting engineers, accountants, blacksmiths, firemen, newspaper carriers, salesmen, laborers, policemen, conductors, businessmen, grain merchants and drovers,"¹ those on Jefferson Street, on the eastern edge of the district, differed greatly from the rest of the neighborhood. Here in stately architect designed "mansions" lived those of largely Anglo-Saxon origin. This enclave of impressive brick and stone houses in the Queen Anne, Colonial Revival, Romanesque and Italianate styles attracted: "realtors, a streetcar owner, business managers, a prominent architect, a foundry president, bankers, and the mailing supervisor of The Kansas City Journal."² These spacious residences with 13 or 14 rooms, bathrooms and showers, exquisite oak, maple or cherry wood paneling, stables and carriage houses contrasted sharply with the modest, frame four to six room working man's cottages down the street. A great many of the residences, throughout this small West Side suburb, were built as rental property and there were, in addition, several good boarding and lodging houses.

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At the turn of the century, Mulkey Square was the only neighborhood in the city where people from vastly different socio-economic backgrounds owned or leased property around the corner from one another. Although this West Side suburb was platted and sold in single lots by Mulkey, it was not developed by a single or even a small group of realtors/contractors but built up by individuals.

In 1882, Mulkey presented Kansas City with its first public park, a small triangle of land at 16th Street and Belleview Avenue. Years later after Mulkey's death in 1903, the spacious grounds of his residence were likewise incorporated into a park.

With the coming of the twentieth century, the character of Mulkey Square and the West Side changed. Many of the long-timed residents had either died or were unable to maintain their homes. The young and upwardly mobile began to leave the hill, relocating further south in the newer, more fashionable neighborhoods of Hyde Park, Rockhill and the Country Club District. A transient population developed, and by 1915 several of the Jefferson Street mansions had been converted into apartments. The situation worsened during the Depression and World War II, as more houses were subdivided and absentee landlords neglected their properties.

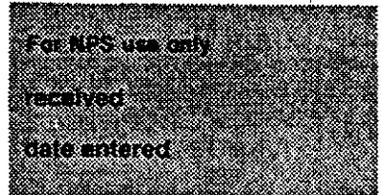
Near the beginning of this century, Mexican-Americans, hired to work on the railroads, displaced the predominately Irish settlement on the West Side bluffs. The construction in 1910 to 1914 of the new Union Station, just to the southeast of the neighborhood, acted as a drawing card for laborers, and new housing was built on the West Side to accommodate them.

Until the 1950s, the West Side was recognized as a strong and comparably stable residential ward. Over the past several decades, however, the district has been subject to changes that have resulted in serious decline in population. This major upheaval is attributable to large-scale land clearance and the construction of a network of interstate highways that isolate and bisect the district.

Ravaged by the highway program and threatened by speculation in the property for later construction opportunities, the West Siders have fought to retain their identity as a community. Housing and business organizations have been formed to help rejuvenate property and revitalize business in the area. Efforts like these have kept the identity of the neighborhood intact despite the irretrievable loss of much of the Victorian architecture in the district.

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JOSEPH GREAR PEPPARD

Joseph Grear Peppard came to Kansas City in 1875 at the age of 16 to find his fortune in what he recognized to be a rapidly growing agricultural and industrial center. For nine years, Peppard was employed by Trumbull, Reynolds and Allen Seed Merchants in the Market Square, working his way through each department and learning the seed business. In 1884, he moved to Chicago to take a job with Albert Dickenson, the most prominent seed merchant in the international trade in the world.³ After three years, Peppard returned to Kansas City with a savings of \$10,000 to begin in business for himself. After a slow start, the J. G. Peppard Seed Company grew to bring in annual profits of \$4,000,000 annually. Peppard was a pioneer in this area in the development of seed production by farmers, introducing the possibility of foreign and domestic trade opportunities for their efforts. His company carried on an extensive export business, particularly to France and Germany.

Peppard was married to Mrs. Julia List Peppard, a colorful and well loved Kansas City personality often referred to as "Mother Pep." Julia's mother, Mrs. John List, lived with the Peppards and had the house at 1704 Jefferson built for them in 1887. The couple had three sons and a daughter (the daughter was born at 1704 Jefferson in 1893).⁴ A prominent member of the community, Peppard was a charter member of the Kansas City Country Club and Kansas City Club. He was also a member of Craig Riffles, a social and military organization. He died in 1932 at the age of 73.

FOOTNOTES

Parts of the Statement of Significance have been reprinted from West Side Neighborhood, Kansas City, Missouri © June, 1981, by permission of Historic Kansas City Foundation.

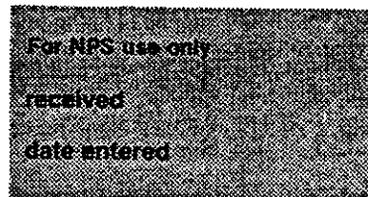
¹Gayle Eggen, Patricia Hardy, Milton F. Perry and James A. Ryan, Mulkey Square, Kansas City, Missouri 1869-1973, (Kansas City: The Museums Council of Mid-America and Junior League of Kansas City, Missouri, Inc., 1973), p. 10.

²Eggen, Mulkey Square, p. 10.

Information about all the houses and residents of Jefferson Street is inconclusive. Ms. Kate Oglebay White, granddaughter of J. G. Peppard, has a photo of the neighboring children rehearsing a scene from A Midsummer Night's Dream with the young Alexander Woolcott, former drama critic for The New York Times, who supposedly lived nearby. Those addresses, residents and their occupations, dates and architects that I was able to confirm follow: 1710 Jefferson, Ford Harvey residence, Fred Harvey Restaurants, 1888, architect

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unknown; 1714 Jefferson, C. E. Moss residence, President of German American Bank, 1887, Van Brunt and Howe; 1728 Jefferson, Charles A. Murdock residence, spice and seed merchant, late 1890s, architect unknown; 1734 Jefferson, Robert M. Goodlett residence, 1895, architect unknown; 1742 Jefferson, Frank J. Baird residence, realtor, 1885 then sold in 1887 to Charles E. Hasbrook, business manager of Kansas City Times. Across the street: 1707 Jefferson, Frank M. Howe residence, of the architectural firm Van Brunt and Howe, 1887, Van Brunt and Howe; 1719 Jefferson, Albert Hasbrook residence, advertising agent Kansas City Times. To the west, behind 1704 Jefferson facing on Summit Street, were the two spacious homes at 1646-1648 and 1650-1652 Summit built by Thomas Corrigan for the use of his four daughters in 1889 (Kansas City Star, November, 1927).

³Richard B. Fowler, "Turning Point in My Career," Kansas City Star, 14 September 1930.

⁴Information obtained during conversation with Kate Oglebay White on January 20, 1984.

9. Major Bibliographical References

Eggen, Gayle, Hardy, Patricia, Perry, Milton F., Ryan, James A. Mulkey Square, Kansas City, Missouri 1869-1973. Kansas City: The Museums Council of Mid-America and Junior League of Kansas City, Missouri, Inc., 1973.

"Obituary - Joseph Grear Peppard, Sr." Kansas City Star (October 6, 1932)

10. Geographical Data

Acreege of nominated property Less than one acre

Quadrangle name "Kansas City"

Quadrangle scale 1:24000

UTM References

A

| | | | | | | | | | | | | | | |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|
| 1 | 5 | 3 | 6 | 2 | 2 | 8 | 0 | 4 | 3 | 2 | 8 | 0 | 7 | 0 |
| Zone | | | Easting | | | | Northing | | | | | | | |

B

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | | Easting | | | | Northing | | | | | | | |

C

| | | | | | | | | | | | | | | |
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Verbal boundary description and justification 1704 Jefferson is situated on a rectangularly shaped lot measuring less than an acre. It is bounded to the north by an enclosed surface parking lot at the intersection of 17th and Jefferson streets; to the east by Jefferson Street; to the south by 1710 Jefferson and to the west by a stone retaining wall. (See Continuation sheet)

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
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| state | code | county | code |
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11. Form Prepared By

name/title (1) Patricia Brown Glenn Consultant, Architectural Historian

organization Self-employed date February 22, 1984

street & number 638 W. 67 telephone 816-361-8343

city or town Kansas City state Missouri

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature John Karel

title John Karel, Director & Deputy State Historic Preservation Officer, Division of Parks & Historic Preservation date 8/27/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

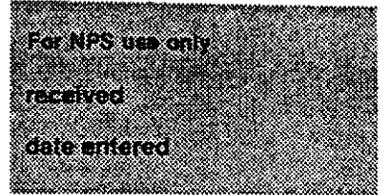
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Peppard Residence Item number 9 Page 1

"Turning Point in My Career - J. G. Peppard." Kansas City Star (September 14, 1930).

West Side Neighborhood, Kansas City, Missouri Kansas City: Historic Kansas City
Foundation, 1981.

Continuation sheet Peppard Residence Item number 10 Page 1

All of 1704 Jefferson is contained in lot 14, Block 1, of Merriam Place, Kansas City,
Jackson County, Missouri.

Continuation sheet Peppard Residence Item number 11 Page 1

(2) James M. Denny, Chief, Survey & Registration
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City,

February 22, 1984
(314) 751-4096
Missouri 65102



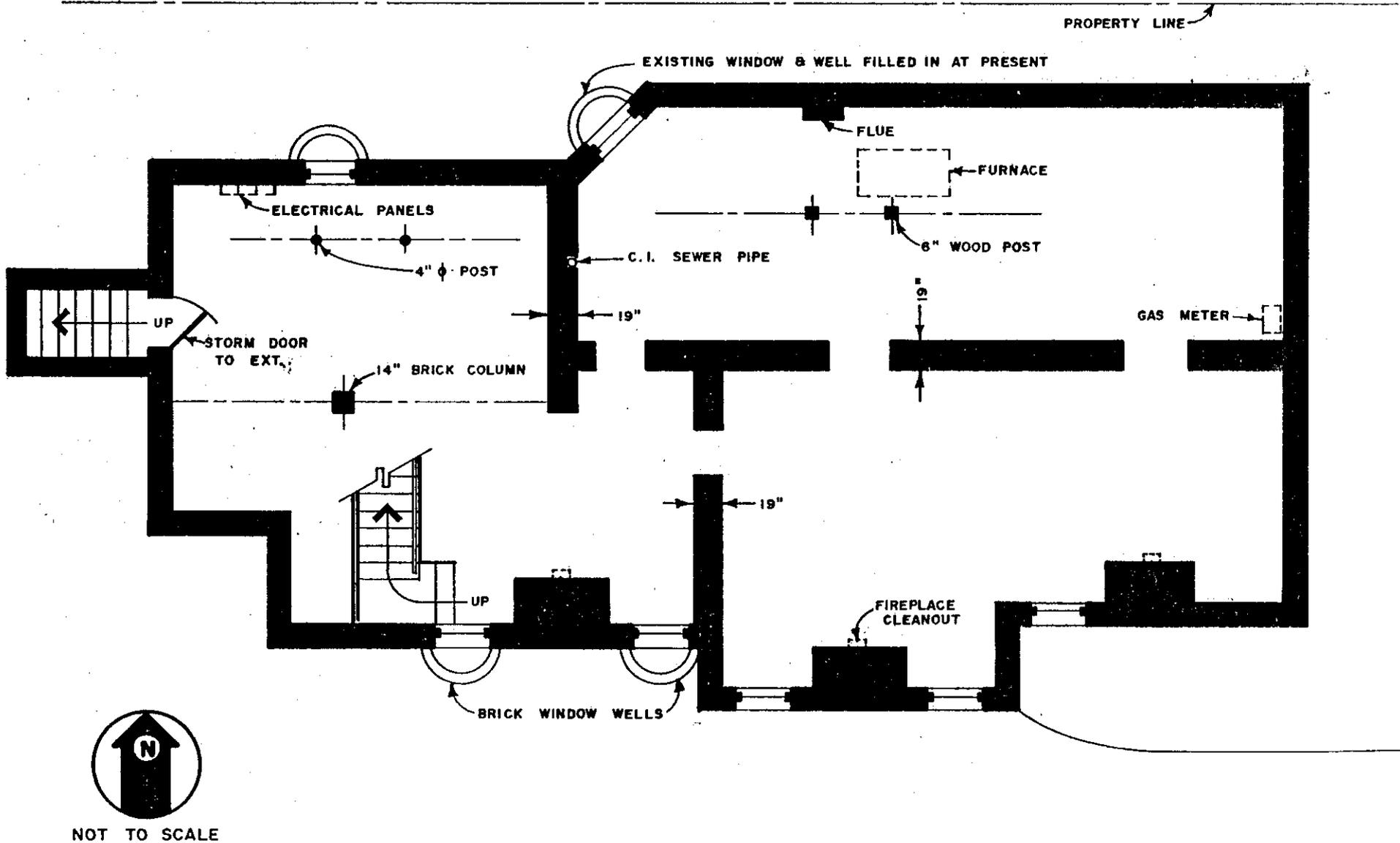
JOSEPH GREAR PEPPARD RESIDENCE
1704 Jefferson
Kansas City, Jackson Co., Missouri

U.S.G.S. 7.5'
"Kansas City, Mo-Kans."

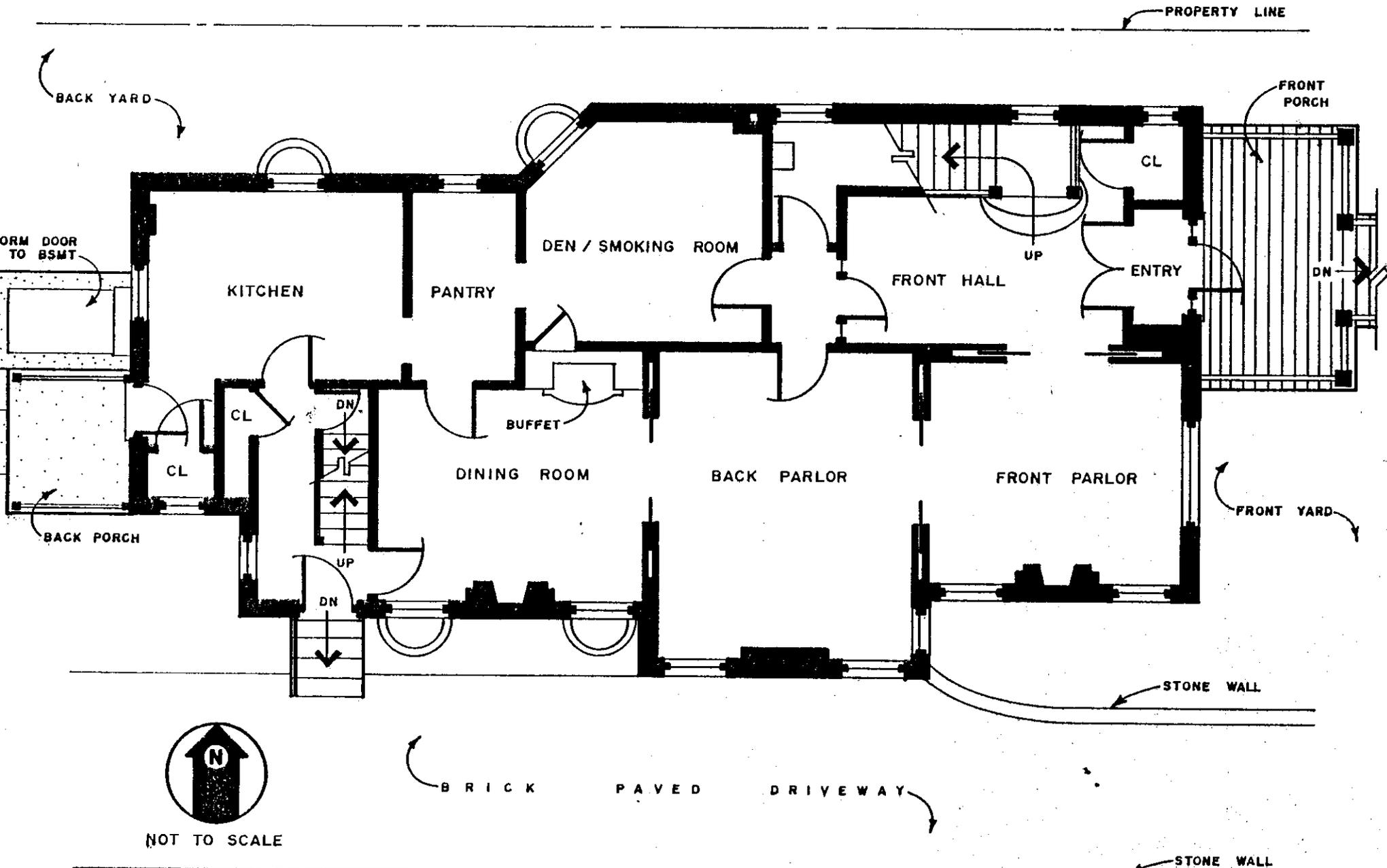
Quadrangle
(1964 Photo
revised 1970 &
1975)

UTM Reference:
A. 15/362 280/4328 070

BASEMENT FLOOR PLAN
JOSEPH GREAR PEPPARD RESIDENCE
KANSAS CITY, MISSOURI

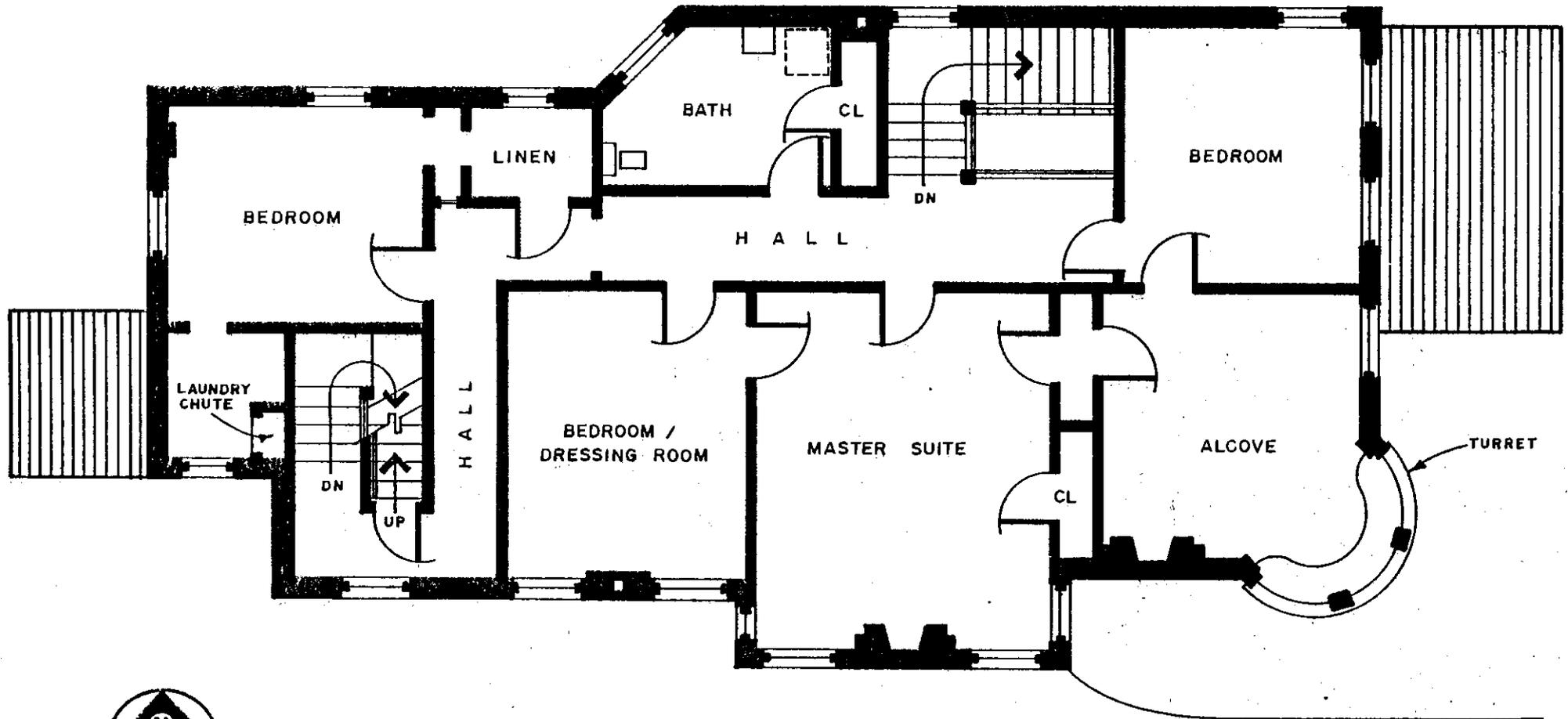


FIRST FLOOR PLAN JOSEPH GREAR PEPPARD RESIDENCE KANSAS CITY, MISSOURI



SECOND FLOOR PLAN
JOSEPH GREAR PEPPARD RESIDENCE
KANSAS CITY, MISSOURI

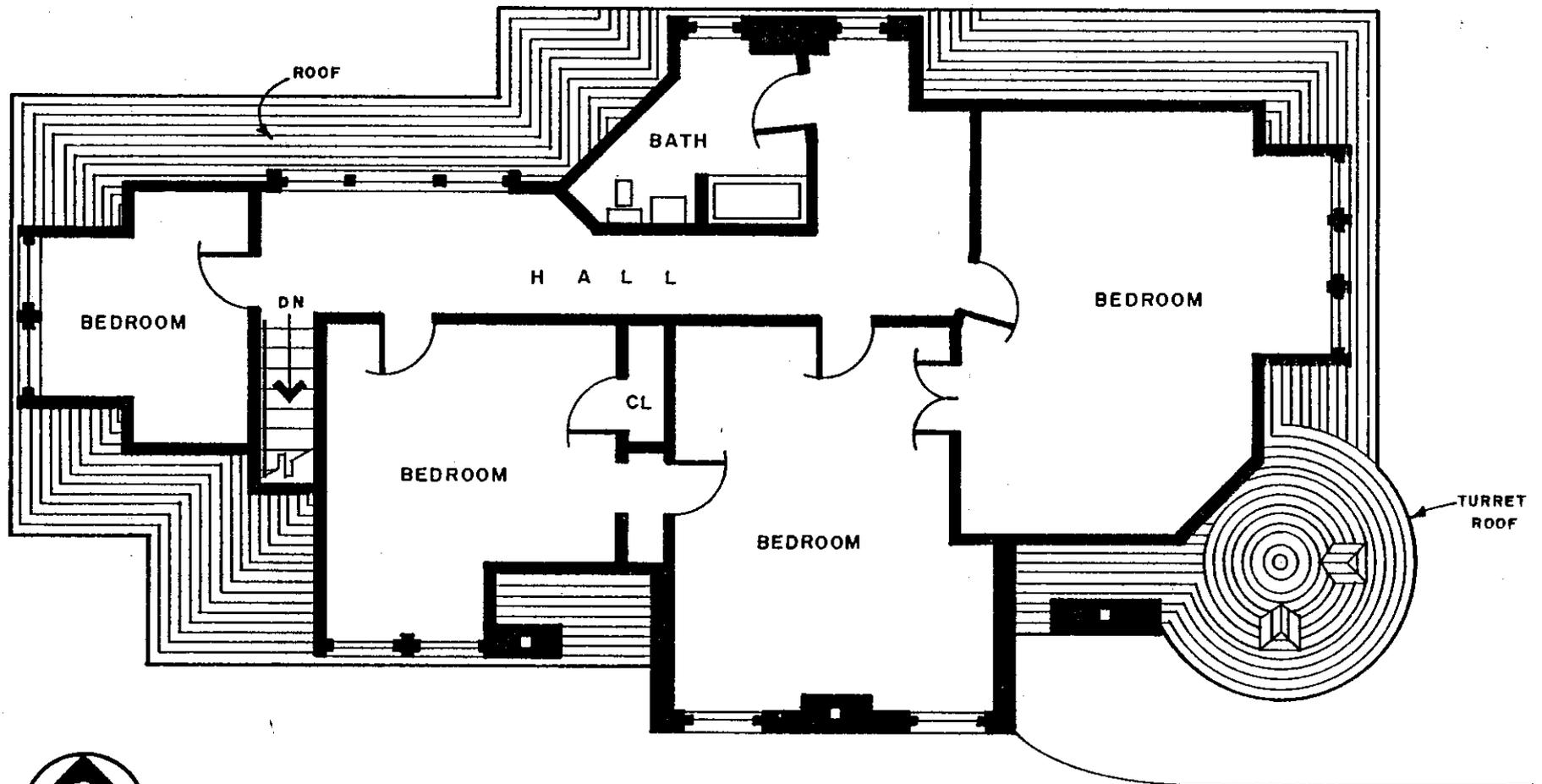
PROPERTY LINE



NOT TO SCALE

THIRD FLOOR PLAN
JOSEPH GREAR PEPPARD RESIDENCE
KANSAS CITY, MISSOURI

PROPERTY LINE



NOT TO SCALE

Photo Log:

Name of Property: Peppard, Joseph Grear, House

City or Vicinity: Kansas City

County: Jackson County State: MO

Photographer: Patricia Brown Glenn

Date

Photographed: Jan. 1984

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 12. Streetscape with 1704 Jefferson (far right). Looking SW.
- 2 of 12. Oriel in SE corner of principal façade.
- 3 of 12. W façade.
- 4 of 12. N façade.
- 5 of 12. Front stairway in NE corner.
- 6 of 12. Detail of newel posts, front stairway.
- 7 of 12. Back stairways in SW corner.
- 8 of 12. Plaster floral relief in dining room.
- 9 of 12. Cherry wood buffet in dining room.
- 10 of 12. Typical window molding & baseboard (bird's eye maple in front parlor).
- 11 of 12. Fireplace in dining room.
- 12 of 12. Fireplace in second floor bedroom suite.























