

NRJA 108

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 12/3/84
date entered JAN 15 1985

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

1. Name

historic Row House Buildings

and/or common

2. Location

street & number 1-3-5-7 East 34th Street, 3401 Main (Bldg #1)
9-11-13-15-17-19-21-23 East 34th Street (Bldg #2) not for publication

city, town Kansas City vicinity of

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 checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input 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 type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: apartment

4. Owner of Property

name Multiple (See Continuation Sheet)

street & number

city, town vicinity of state

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 64106

6. Representation in Existing Surveys

title Landmarks Commission of Kansas City, Missouri Survey
has this property been determined eligible? ___ yes ___ no

date 1976 ___ federal ___ state ___ county local

depository for survey records 414 East 12th Street

7. Description

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

Describe the present and original (if known) physical appearance

BUILDING #1 (1-3-5-7- EAST 34TH STREET AND 3401 MAIN)

This row house building features a wealth of Queen Anne and Eastlake decorative elements. The main facade of the four residential units at Nos. 1-7 East 34th Street face north, while the main facade of the single residential unit at 3401 Main faces west. Because of the slope of the land along East 34th Street, the ground story of the north facade is approximately four feet below grade.¹

Originally the design of the row house was an "L" shape with seven row houses located along Main Street, and four row houses along East 34th Street.² The "L" shaped placement of the units created a small courtyard in the rear of the buildings.

Overall Plan and Dimensions

The building is asymmetrical in design and plan containing multiple projections of the bays extending from the facade. The Row House Building, inclusive of the south facade porches and additions measures at its maximum dimension 72.5 x 111 feet. The total footage of interior space, exclusive of the rear porches and additions, is approximately 9,300 square feet.

Construction Materials and Colors

The fieldstone foundation supports walls of pressed red brick in common bond. Limestone is used for the string coursing (between the ground story and second story, and the second and third story) and for the lugsills. Decorative features are made of white vermiculated limestone. The porches and single-run staircases are of wooden frame construction.

The north facade of the building fronting on East 34th Street is divided into four distinctive units through the use of single-run staircases leading to external porches; and the projection of the bays.

Ground Story (Basement Level), North Facade

The ground story is constructed of coursed, rusticated fieldstone, and follows the grade along East 34th Street. A smooth stone bandcourse distinguishes the ground from second story.

A single-run staircase featuring turned balusters extends from the ground level to the entrance on the first story.

First Story, North Facade

The first floor features four gabled-roof porches which shelter the entrances to the individual units. A gabled roof porch with a fan design in the pediment is located over Nos. 5 and 7, and Nos. 3 and 1, East 34th Street. The porches at Nos. 5 and 7, and 1 and 3 are tied together by a shed roof which runs between them, connecting the gabled roofs over the entrances.

The gable roof of the porch is supported by highly decorative turned wooden columns. A denticulated molding runs beneath the roof pediment and extends along the eaves of the shed roof.

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 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 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 1888 Builder/Architect

Statement of Significance (in one paragraph)

The Row house Buildings at 1-3-5-7 East 34th Street (and 3401 Main); and 9-11-13-15-17-19-21-23 East 34th Street, constructed in 1888, represent rare surviving examples of row house architecture, once commonly constructed during the 1880's in the city of Kansas City. The area in which the buildings are located was platted in 1885, and the builds accommodated a rapidly increasing population. As Main Street evolved into a vital commercial corridor, the row houses which once existed there were eventually demolished. The building at 1-3-5-7 East 34th Street exhibits exemplary Queen Anne Style characteristics, and is noteworthy in its own right. The building at 9-23 East 34th Street is somewhat less ornamented in its architectural detail, but shares many common features that are distinctive to the row house type of building. Each of the buildings define the individual living units by the projection of the bays, and through the variation of decorative architectural elements. They each display idioms that were characteristic of the age in which they were built, in their use of segmentally arched windows, coursed stonework, and the quoining for the window surrounds and to mark the corners of the building. Together they illuminate the living style, and architectural preferences of another age.

HISTORY

The decade of the 1880's witnessed Kansas City's architectural growth and increasing urban sophistication, as the City moved to provide services to its fast-increasing population. By 1885, the cable car had replaced the horse-driven car, adding to the ease of movement throughout the city. The city experienced a building boom that was further stimulated by the activity of outside investors.¹

Row house buildings, which can be defined as multi-family units with each unit incorporating a vertical floor plan and sharing a common roof and party walls, were frequently constructed during this building boom which occurred during the late 1880's. Some examples of these include: the Quinlan Flats, at the northeast corner of 8th Street and Highland; the Garland Block, at 1815-31 East 7th Street; and the Donnelly Flats, located at the southeast corner of 8th and Locust Streets. Unfortunately, all of these structures have been demolished.²

The buildings located at 1-7 East 34th Street (3401 Main) and 9-23 East 34th Street were each constructed in 1888, in what was then the town of Westport before its incorporation into the City of Kansas City. The street which the two Row Houses are located was originally called "Longmeadow", and was only later changed to East 34th Street.³

The buildings were erected for George W. Craig. City directories list Craig's profession as "real estate" in 1889. Craig does not appear in any subsequent directories, and it can be presumed that he left the city soon after the construction of the Row House Building was completed.⁴ Though the real estate boom of the late 1880's had brought many builders, architects, and real estate men to the city, many of them left after the collapse which occurred in mid-1888.

9. Major Bibliographical References

1. Ehrlich, George. Kansas City, Missouri: An Architectural History 1826-1976, Kansas City: Historic Kansas City Foundation, 1977.
2. Hopkins, G. M., C.E., A Complete set of Surveys and Plats of Properties of Kansas City, Missouri, Philadelphia: G.M. Hopkins, C. E., 1891. (See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property Less than 2 acre

Quadrangle name "Kansas City, Missouri"

Quadrangle scale 1:24,000

UTM References BUILDING #1

BUILDING #2

A

1	5	3	6	2	8	6	0	4	3	2	5	0	2	0
Zone			Easting				Northing							

B

1	5	3	6	2	8	9	0	4	3	2	8	0	2	0
Zone			Easting				Northing							

Verbal boundary description and justification

7 East 34th Street: E 19.29 FT OF LOTS 5 & 6 ALSO UNDIVIDED 1 11 INT IN COURT ADJ HALSEY AND DUDLEYS ADDITION

(See Continuation Sheet)

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

state	code	county	code

11. Form Prepared By

name/title Ellen J. Uguccione, Assistant Administrator

organization Landmarks Commission of Kansas City, MO date October 12, 1984

street & number 414 East 12th Street telephone (816) 274-2555

city or town Kansas City state Missouri 64106

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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 date 11/28/84

OFFICER, DIVISION OF PARKS & HISTORIC PRESERVATION
For NPS use only

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

Beth Groves
Keeper of the National Register

date 1/15/85

Attest:

date

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Owner of Property

Building #1 1-3-5-7 East 34th Street; 3401 Main Street

James N. Hueser
401 Keene Street
Columbia, Missouri

Building #2 9-11-13-15-17-19-21-23 East 34th Street

William L. Berry
520 Barnes
Kansas City, Missouri 64118

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The recession of the wall plane which provides the porch space is created by projecting polygonal or cylindrical bays, located at the center, and east and west ends of the building. The bays terminate in ornate roof shapes.

Projecting Bays

There are three semi-cylindrical or polygonal projecting bays which are located on the east and west ends and the center bay of the north facade. The east bay features a three-story polygonal bay which terminates in a cupola which a pyramidal roof. The windows of the second and third stories of the bay are segmentally arched and are ornamented with vermiculated stone skewbacks. A smooth stone stringcourse divides the second from third stories. The ornate cupola features paired round arched openings which spring from engaged columns, and a denticulated molding which surrounds the perimeter of the roof eave.

The center bay features a cylindrical tower which terminates in a truncated domed roof. Windows of the second and third stories are segmentally arched, and repeat the ornamentation with vermiculated stone skewbacks found on the first story.

The bay at the southwest corner of the building is cylindrical, and terminates in a domed roof. The bay has frontage on both Main and East 34th Street, and serves to establish continuity between the north and west facades. The treatment of the windows is identical to the two other projecting bays, i.e. segmentally arched with vericulated limestone skewbacks.

Second Story, North Facade

The second story is distinguished from the first by a stone stringcourse running along that perimeter of the building. Fenestration is provided by segmental wheel arched windows with vermiculated stone skewbacks. Voluted wooden brackets support the box cornice which extends along the roof eaves of the north and west facades.

There are two rectangular oriel windows flanking the center cylindrical bay, incorporated into the units at Nos. 5 and 1 East 34th Street. Narrow, one-over-one sash windows are contained within a decorative wooden frame that features ornate carving. The oriels terminate in a pediment roof which contains a relief carving on the surface.

West Facade, 3401 Main Street

The single unit fronting on Main Street repeats the articulation and ornamentation found on the north facade.

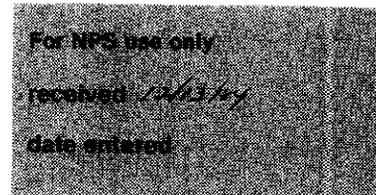
On the basement level the wall plane is recessed, and three turned wooden columns provide the support for the porch which is located on the first story.

The porch duplicates the treatment of the porches of the north facade, and contains a gabled roof with fan ornament within the pediment and then extends to the south with a shed roof. Columns with decorative wooden capitals rest on a wooden balustrade.

The second story contains segmental arched windows which posses vermiculatedstone skewbacks

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South Facade

The south facade has undergone extensive remodelling with the addition of glass-enclosed porches.

Alterations

In 1939-40, six rowhouse units which fronted along Main Street were demolished.³

From 1982-83 the building was thoroughly rehabilitated, funded in part by a federal matching grant awarded by the Department of the Interior. The rehabilitation work was certified by the Department of the Interior as consistent with the "Secretary of the Interior's Guidelines for Rehabilitation".

Condition

The Row House at 1-7 East 34th Street and 3401 Main is in excellent condition as a result of rehabilitation efforts.

BUILDING #2 (9-11-13-15-17-19-21-23 EAST 34TH STREET)

This row house building faces north onto East 34th Street. The grade along 34th Street is basically level, and all three stories of the building are above grade.

Overall Plan and Dimensions

The building is rectangular in plan and features projecting polygonal bays that distinguish the individual units of the building. The approximate dimensions of the building are 152 feet in length, and 45 feet in depth.

Construction Materials and Colors

A fieldstone foundation supports walls of pressed red brick in common bond. Stone is used for the lintels and sills of the windows, and for the stringcourses which appear above the fenestration of the second and third stories.

The building is divided into eight bays by the projection of the polygonal bays.

North Facade

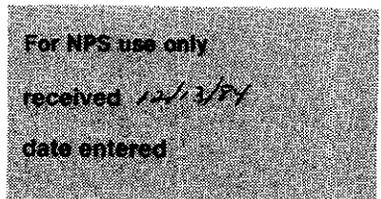
The primary facade of the building faces north onto East 34th Street, and is characterized by a series of projecting bays, which not only serve to distinguish the building, but to illumine and typify its 19th Century architectural character. There are eight bays which extend across the building, and each of those bays function as counterpoint to the next bay. A stone band course extends the length of the building, and ties the bays together immediately below the cornice. The bays are described as follows:

#9 East 34th Street

The bay extends from the first through the third story. The ground story is constructed of coursed fieldstone. The bay is squared with the flat plane of its northermost extension fenestrated with narrow, rectangular one-over-one double hung sash windows. The windows have stone lintels. The pattern of fenestration is repeated on the east and west sides of the bay. A smooth stone band course separates the ground from first; and second

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#9 East 34th Street Continued

from third stories. The bay terminates with a denticulated molding. The metal cornice features an ovolo molding.

#11 East 34th Street

This three story bay is multi-sided. The flat plane established for the middle section is flanked by flat sides placed at an angle to it, creating a faceted appearance. The junction of those sides is further emphasized by the brickwork, which is laid to form a readily discernable vertical edge.

The fenestration of the bay mirrors the bays on either side, and consists of one-over-one, double hung rectangular windows. The parapet is denticulated.

#13 East 34th Street

This bay is cylindrical, having no sharp edges. The semicircular shape of this bay is carried from the ground, through to the third story. Narrow rectangular frames containing one-over-one, double hung lights fenestrate the ground, first, and second stories.

The bay terminates with a denticulated parapet. The ovolo molding of the cornice on the two previously described bays occurs here as well.

#15 East 34th Street

This bay copies the cylindrical features of #11 East 34th Street. The two are identical.

#17 East 34th Street

This bay is multisided, and is a copy of #11 East 34th Street.

#19 East 34th Street

This bay is squared, and copies the end (#9 East 34th Street) bay of the building.

#21 East 34th Street

This bay is multisided, and repeats the features of the bays in #17, and #11 East 34th Street.

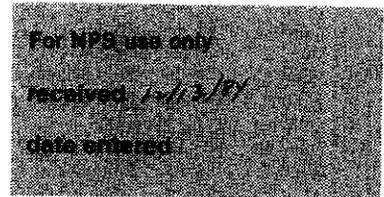
#23 East 34th Street

This bay terminates the building on the west side. It mirrors the features of #9 East 34th Street.

The building is of special interest because of the peculiarity of its design. The symmetry that might have otherwise been established by an alteration of bay shapes has been forfeited in favor of the visual interest created by the seemingly capricious ordering of parts. The juxtaposition and rhythm created (if the squared bays = A; the multi-sided bays = B; and the cylindrical bays = C), is as follows: AB; AB; CC; BA. That curious pattern might be considered as arbitrary, but is more probably the result of the age in which the architecture was created. The building demonstrates characteristics of the Queen Anne style of architecture which include an irregularity of plan; massing

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and the variety of colors and textures.⁴

COMPARISON/SIMILARITIES 1-7 East 34th and 9-23 East 34th Street

The buildings are each rectangular in their basic plan, with multiple projecting bays. A coursed fieldstone base serves to construct the ground/first floor of each of the buildings. The building at 1-7 East 34th Street presents a more ornamented character principally because of the use of stone around the window apertures, the bracketed cornice, and the decorative roof slopes perched upon the projecting bays.

The similarities between the buildings are however, more numerous. They include: the use of narrow rectangular one-over-one sash windows; a band course which separates the ground (first) from second stories; alternating square and cylindrical bays and a cornice which features an ovolo molding.

The repetition of design elements shared between the two buildings leaves little doubt that the two were designed as a pair, but without however, resorting to slavish imitation. The two buildings were intentionally thought of as individual units, and were not designed as carbon copies of each other.

Alterations

In 1910, a three-story porch was added to the north facade of the building.⁵ Ostensibly the addition was placed on the exterior at the same time that the building was converted into apartment flats, evidencing an adaptation of a building for economic reasons.

Condition

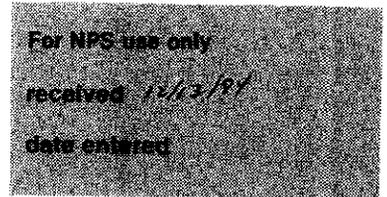
The porch addition was demolished in 1984, as a result of a renovation effort. The Row House building at 9-23 East 34th Street is in fair to good condition. It is currently the object of a major rehabilitation project. The plans for that project were approved by the Landmarks Commission of Kansas City, Missouri as being consistent with the Secretary of Interior's Standards for Rehabilitation.

SITE

The Row House Buildings are located at the southeast corner of East 34th and Main Streets, situated in the Westport District of Kansas City, Missouri. The corridor of Main Street is zoned for commercial use, and the street currently reflects a variety of building types, scale, age and architectural distinction. East 34th Street maintains its residential status and contains a number of either one or two-story residences, a duplex, and one four-unit apartment. The residential structures range in dates from c.1891-1958. The Row House Buildings are the only remaining buildings of their age and type in the immediate and adjacent areas.

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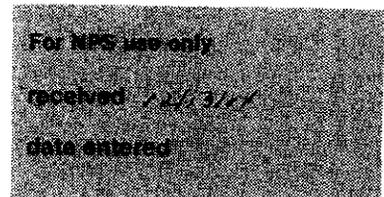
Page 5

NOTES

1. Tax Assessment Form, Office of Recorder of Deeds, Jackson County Courthouse, 415 East 12th Street, Kansas City, Missouri.
2. G. M. Hopkins, C.E. A complete set of Surveys and Plats of Properties of Kansas City, Missouri, (Philadelphia, Pa: G. M. Hopkins, C.E., 1891), p. 42.
3. Building Permit Number 8173A dated December 1, 1939, Landmarks Commission of Kansas City, City Hall, 26th Floor East, 414 East 12th Street, Kansas City, Missouri 64106
4. Building Permit Number 48806 dated December 22, 1910, Landmarks Commission of Kansas City, City Hall, 26th Floor East, 414 East 12th Street, Kansas City, Missouri 64106
5. Case No. 0018-C "Longmeadow Historic District" 9-23 East 34th Street; General Rehabilitation. April 25, 1984, Landmarks Commission of Kansas City, City Hall, 26th Floor East, 414 East 12th Street, Kansas City, Missouri 64106

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The Row House buildings appear to have served a working/middle class community. Residents of the two buildings as listed in the City Directories between 1899 and 1903 include: a solicitor, a cigar manufacturer, a clerk for the Union Pacific Railroad Company, a commission merchant, and an inspector of provisions.⁵

Current Status

The Row house Building at 1-7 East 34th Street, and 3401 Main was listed in the National Register on May 22, 1978.

Both the Row House Buildings at 1-7 East 34th Street (3401 Main) and at 9-23 East 34th Street were listed in the Kansas City Register of Historic Places on November 24, 1982, as the "Longmeadow Historic District".

The Survey of Missouri's historic sites is based on the selections of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan". The Row House Buildings are therefore being nominated to the National Register of Historic Places as an example of the theme of "Architecture".

NOTES

1. George Ehrlich, Kansas City, Missouri--An Architectural History 1826-1976, (Kansas City, Missouri: Historic Kansas City Foundation, 1979), p. 43.
2. "Judge C. C. Quinlan is Dead", Kansas City Star, February 22, 1900, p. 2; Structural Kansas City, Residential Districts Part III, p. 216, Native Sons Collection, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.
3. "Kansas City, Missouri, Water Permits", Water Department, City Hall; G. M. Hopkins, C. E., A Complete Set of Surveys and Plats of Properties of Kansas City, Missouri, (Philadelphia, Pa: G. M. Hopkins, C. E., 1891), p. 42.
4. Hoye's City Directory of Kansas City, Missouri, (Kansas City, Missouri: Hoye Directory Company, 1889), p. 52.
5. Hoye's City Directory of Kansas City, Missouri, (Kansas City, Missouri: Hoye Directory Company, 1889; 1900; 1901; 1902; and 1903.)

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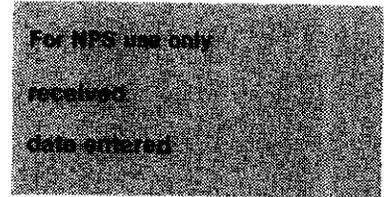
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3. Hoye's City Directory of Kansas City, Missouri-Kansas City, Missouri.
Hoye Directory, 1888 ff.

4. Water Permits, Water Department, City Hall, 5th Floor West, City Hall,
414 East 12th Street, Kansas City, Missouri 64106

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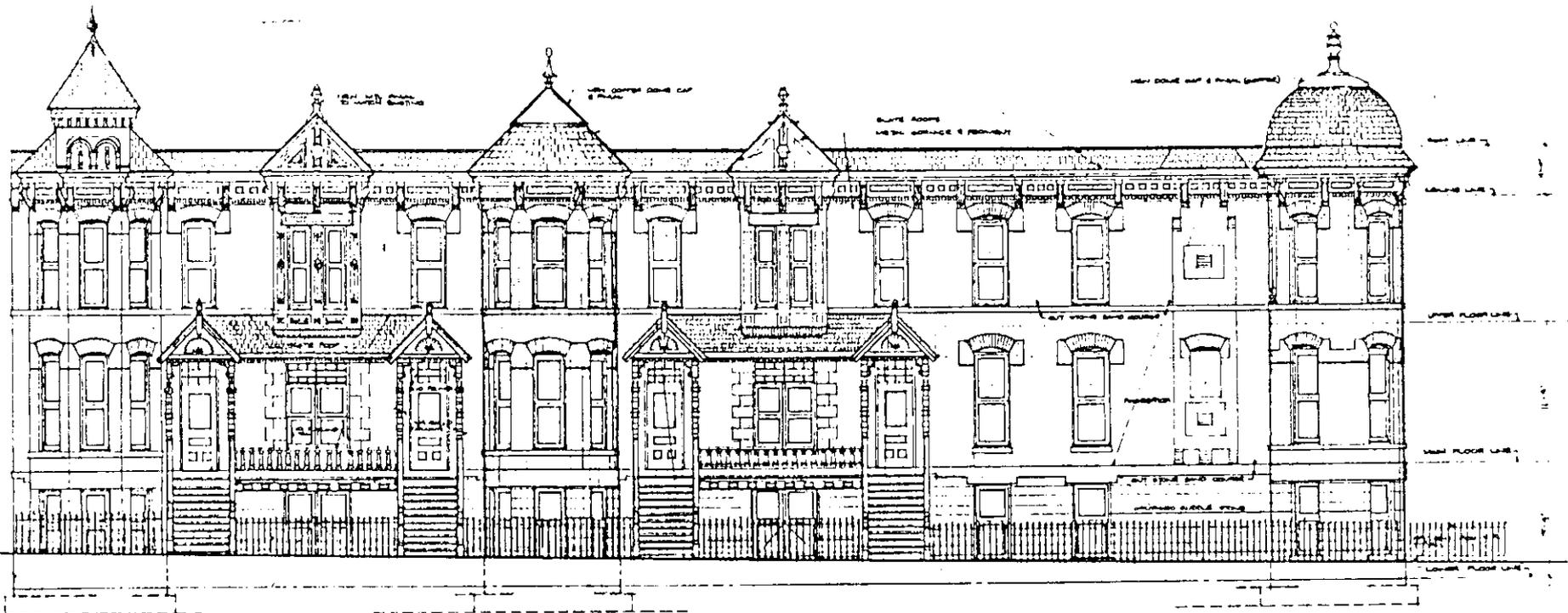
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(Verbal Boundary Description)

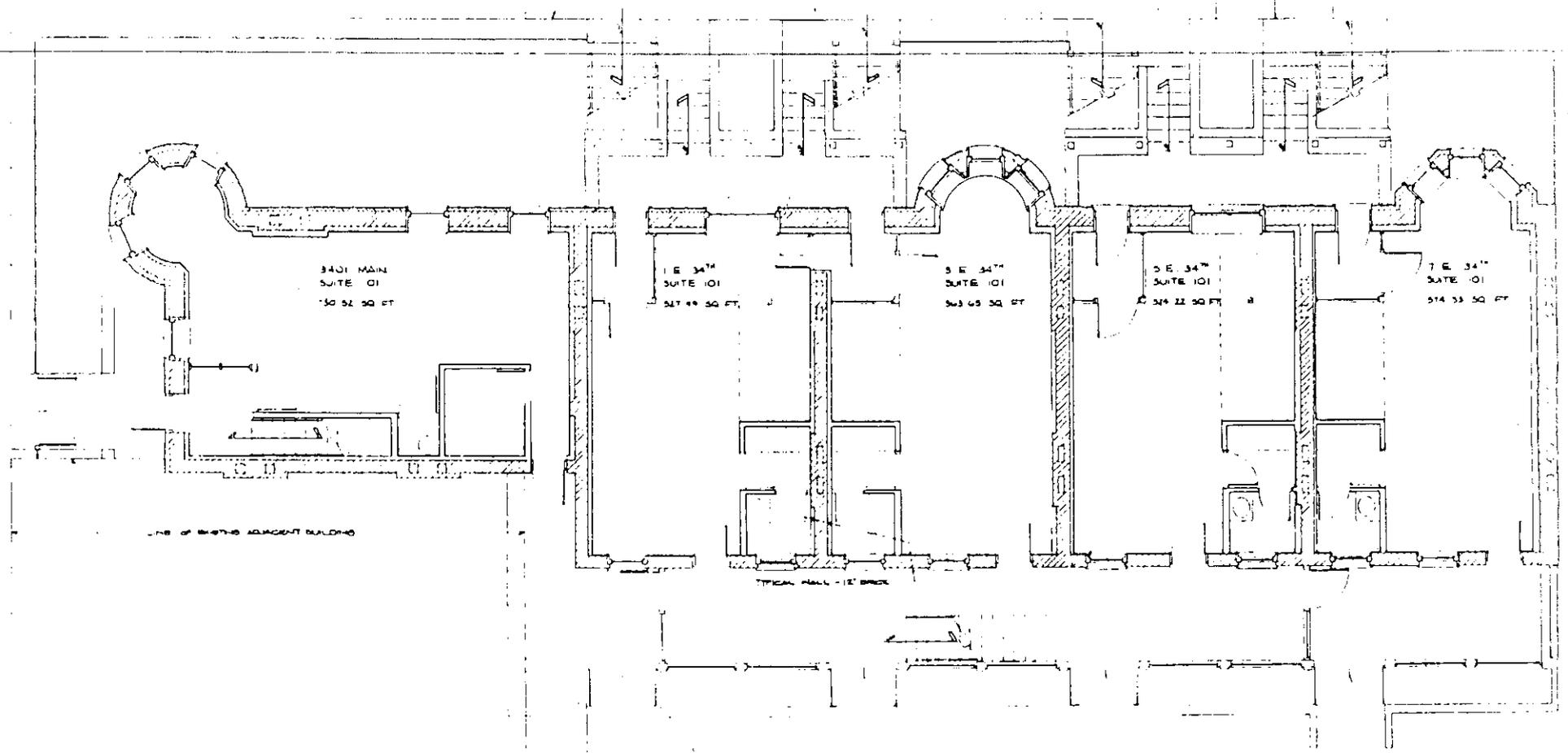
1-5 East 34th Street & 3401 Main: HALSEY AND DUDLEYS ADDITION E 100.71 FT OF W 110.71 FT OF W 110.71 FT LOTS 5 & 6 EXC S 3.95 FT OF E 73 FT OF 83 FT LOT 6 & INCL 6/11 INT IN PRIVATE ALY A/K/A THE COURT

9-23 East 34th Street: LOTS 9 TO 12 INCL HALSEY AND DUDLEYS ADDITION



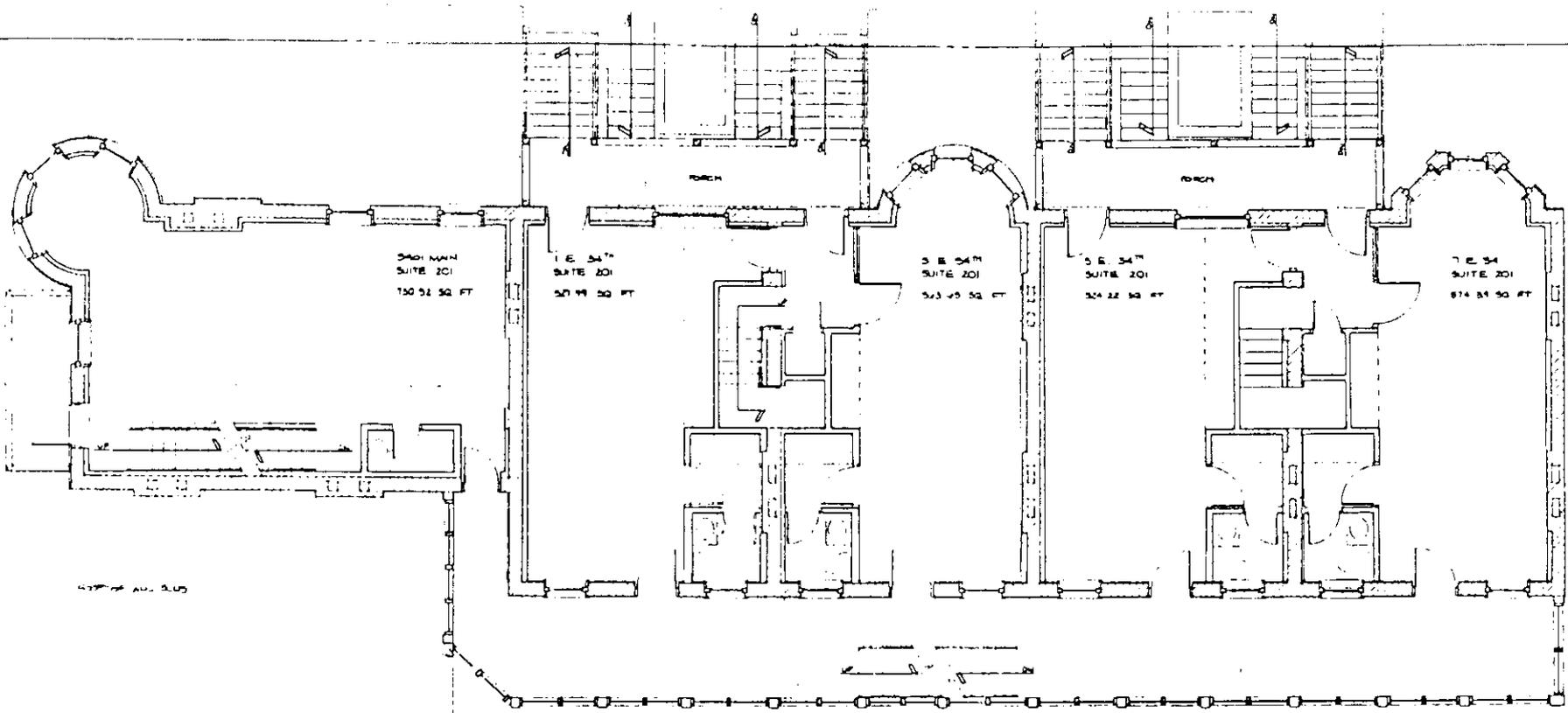
NORTH ELEVATION

EXISTING WORKWALK



FIRST FLOOR PLAN

FINISH FLOOR LINE = 135' - 0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

FRESH FLOOR LINE = 245' - 3/4"





U.S.G.S. 7.5' Quadrangle
"Kansas City, Mo.-Kans." (1970)
Scale: 1:24,000
Row House Building

UTM Reference:
15/362870/4325040

PENN VALLEY
PARK

ROANOKE
PARK

HYDE
PARK

Metropolitan
Junior College

Westport
High Sch

Rollins Sch

Art Institute

Nelson
Art Gallery

South Moreland
Park

Doctors Hospital
Our Lady of Sorrows

Union
Cemetery

Trinity Hospital

Radio Tower
(KCMO-TV)

Longart Sch

Faxon Sch

Lillis
High Sch

St James
Sch

Bancroft
Sch

Metropolitan
Hospital

of Missouri
at Kansas City

Paseo High Sch

Willard Sch

Radio Tower
(WDAF-TV)

Penn Valley
College

Redemptio
st Sch

Norman Sch

Loretto
Academy

Allen Sch

World War II
Memorial

St Vincents Academy

Linwood Sch

Linwood

Longart

Faxon

Lillis

St James

Bancroft

South Moreland

Metropolitan

of Missouri

World War II

Memorial

Longart

Faxon

Lillis

St James

Bancroft

Bancroft

South Moreland

Metropolitan

of Missouri

Linwood Sch

Linwood

Longart

Faxon

Lillis

St James

Bancroft

Bancroft

South Moreland

Metropolitan

of Missouri

Spring Va
Park

Linwood Sch

Longart

Faxon

Lillis

St James

Bancroft

Bancroft

South Moreland

Metropolitan

of Missouri

Phillips Sch

Woodland

Spring Va
Park

Linwood Sch

Linwood

Longart

Faxon

Lillis

St James

Bancroft

Bancroft

South Moreland

Metropolitan

of Missouri

Linwood Sch

Willard Sch

Willard

Western
Bible College

Lincoln
High Sch

Lincoln
Jr High Sch

Booker T Wash

Union
Station

Main PO
Liberty
Memorial

Doctors Hospital
Our Lady of Sorrows

Longfellow
Sch

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