

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

1. Name

historic Simpson-Yeomans / Country Side Historic District

and/or common Country Side Historic District

2. Location

street & number Boundaries as shown on Site Plan Map _____ not for publication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 checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple (See Continuation Sheets)

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 Case File 0047-D has this property been determined eligible? yes no

date (see continuation sheet) _____ federal _____ state _____ county local

depository for survey records 414 E. 12th Street, City Hall, Landmarks Commission

city, town Kansas City, state Missouri 64106

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District

204 W. 52nd Street
William & Elizabeth Dulaney
& Martha Markel, et.al.
204 W. 52nd St.
Kansas City, Mo. 64112

5155 Wornall
Barry & Sheila Festoff
5155 Wornall Road
Kansas City, Mo. 64112

5144 Wyandotte
John & Patricia Waters
5144 Wyandotte
Kansas City, Mo. 64112

5163 Wornall
Patricia Neuer
5163 Wornall Road
Kansas City, Mo. 64112

5134 Wyandotte
Robert & Kathleen Steed
5134 Wyandotte
Kansas City, Mo 64112

232 W. 52nd St
Richard G. Keller
232 W. 52nd St.
Kansas City, Mo. 64112

5151 Wornall
Patricia Neuer
5163 Wornall Road
Kansas City, Mo. 64112

5200 Wyandotte
C.E. & Mary Edelbrock
5200 Wyandotte
Kansas City, Mo. 64112

5225 Wyandotte
E.E. & Jane Empie
5225 Wyandotte
Kansas City, Mo. 64112

214 W. Concord
William & Erika Fox
214 W. Concord
Kansas City, Mo. 64112

46 W. 53rd St.
James & Nancy Kraus
46 W. 53rd St.
Kansas City, Mo. 64112

201 W. Concord
Martin & Mary Margaret McInerney
201 W. Concord
Kansas City, Mo. 64112

5201 Wyandotte
Douglas & Patricia Winkelbauer
5201 Wyandotte
Kansas City, Mo 64112

211 W. Concord
Jerry & Gerelyn Weil
211 W. Concord
Kansas City, Mo. 64112

5215 Wyandotte
Barbara A. Hardy
5215 Wyandotte
Kansas City, Mo. 64112

215 W. Concord
Boatmens Bank & Trust Co.
Trustees for McDonnell F
P.O. Box 267
Kansas City, Mo. 64141

47 W. 53rd St.
Connie Batrez
5139 Baltimore
Kansas City, Mo. 64112

220 W. 53rd St.
Stanley & Ardyce Pearson
220 W. 53rd St.
Kansas City, Mo. 64112

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210 W. 53rd St.
Dennis & Polle Rillinger
210 W. 53rd Street
Kansas City, Mo. 64112

200 W. 53rd St.
Carl & Josephine Privitera
200 W. 53rd Street
Kansas City, Mo. 64112

225 W. Concord
Kent & Teri V. Fulton
225 W. Concord
Kansas City, Mo. 64112

5211 Wornall
Ralph R. Coffey
5211 Wornall Road
Kansas City, Mo. 64112

226 W. 53rd St.
Carl & Carol Jean Welch III
226 W. 53rd Street
Kansas City, Mo. 64112

201 W. 53rd St.
Kevin & Judith Glynn
201 W. 53rd Street
Kansas City, Mo. 64112

215 W. 53rd St.
George W. Hodes Jr.
215 W. 53rd Street
Kansas City, Mo. 64112

221 W. 53rd St.
Larry J. Gregg
Shirley A. Brooker
221 W. 53rd Street
Kansas City, Mo. 64112

220 W. 53rd Terr.
Cornelia & Cynthia Gale
220 W. 53rd Terrace
Kansas City, Mo. 64112

200 W. 53rd Terr.
Jason & Hildegard Fowler
220 W. 53rd Terrace
Kansas City, Mo. 64112

235 W. 53rd St.
Greg Novak
235 W. 53rd Street
Kansas City, Mo. 64112

234 W. 53rd Terr.
Robert E. Lawrie
234 W. 53rd Terrace
Kansas City, Mo. 64112

222 W. 53rd Terr.
Richard & Eleanor Knopke
222 W. 53rd Terrace
Kansas City, Mo. 64112

205 W. 53rd Terrace
David & Connie Smith
205 W. 53rd Terrace
Kansas City, Mo. 64112

215 W. 53rd Terr.
Florence, Dan & Charlene Welling
215 W. 53rd Terrace
Kansas City, Mo. 64112

221 W. 53rd Terrace
Barton & Carmeline Hakan
221 W. 53rd Terrace
Kansas City, Mo. 64112

220 W. 54th St.
Anna L. Knopke
220 W. 54th Street
Kansas City, Mo. 64112

210 W. 54th St.
J.H. Birmingham Jr. &
Timothy M. Degnan
1005 Grand Room 700
Kansas City, Mo. 64106

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200 W. 54th St.
Larry Belger
200 W. 54th Street
Kansas City, Mo. 64112

5401 Wyandotte
William Fagan Trust
5401 Wyandotte
Kansas City, Mo. 64112

225 W. 53rd Terr.
Walter and Mary Graham
225 W. 53rd Terrace
Kansas City, Mo. 64112

5405 Wornall
Roger & Mary Sandberg
5405 Wornall
Kansas City, Mo. 64112

233 W. 53rd Terr.
William A. Andrews
233 W. 53rd Terrace
Kansas City, Mo. 64112

239 W. Concord
(AKA 239 W. 52nd St.)
Richard & Mary Jane Nelson
239 W. 52nd St.
Kansas City, Mo. 64112

236 W. 54th St.
Sankar & Susan Krishnan
236 W. 54th Street
Kansas City, Mo. 64112

5401 Central
Robert & Olga Wittman
5401 Central
Kansas City, Mo. 64112

51 W. 53rd Terr.
James & Lucille Cassidy
51 W. 53rd Terrace
Kansas City, Mo. 64112

150 W. 54th St.
Allin & Joan Phister
P.O. Box 8037
St. Joseph, Mo. 64508

48 W. 53rd Terr.
Clarence & Opal Bucholz
48 W. 53rd Terrace
Kansas City, Mo. 64112

301 W. 54th St.
Thomas & Carole Cottrill
301 W. 54th Street
Kansas City, Mo. 64112

201 W. 54th St.
Richard D. Sloss
201 W. 54th Street
Kansas City, Mo. 64112

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On November 5, 1981 the City Council of Kansas City Missouri adopted Ordinance No. 53323 which designated the Simpson-Yeomans/Country Side Historic District. The designation lists the District in the "Kansas City Register of Historic Places" as a significant example of residential architecture within the City which has maintained its integrity.

The District recognized by the City of Kansas City reflects the identical boundaries as contained within this nomination.

Description

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

Describe the present and original (if known) physical appearance

The Simpson-Yeomans / Country Side Historic District is composed of forty-nine structures located in the general vicinity of West 51st Terrace; Wyandotte Street; West 54th Street ; and Wornall Road. The District encompasses portions of six city blocks, and represents one of the last surviving types of restricted residential quarters remaining in Kansas City. The area included in the District represents the most significant portion of the original plats of Country Side and Country Side Extension filed by the Yeomans family in 1908.

The residences in the Simpson-Yeomans / Country Side Historic District represent different architectural styles, although similar designs appear in each block. Eight of the residences were constructed between 1908 and 1910 ; twenty-five were constructed between 1911 and 1920 ; and eight were constructed between 1921 and 1926. (The remaining eight residences which are included as a part of the District, are of more recent construction date, but observe the same uniform setbacks, and harmony of scale.) The District was platted to prevent disruption of the natural contours of the land. Many of the residences were sited on rises of land with stairways leading to the main entrances. Uniform setbacks of forty feet, and streets which featured grassy traffic islands, contribute to the overall character of the District. Wyandotte is the only north-south through street in the District.

The residences located in the Country Side Historic District are typically located on spacious rectangular lots, and are constructed primarily of brick, stone, stucco, and wood. They are one, to two- and one-half stories in height, and were built with foundations of natural rock or quarried stone, which was readily available in the area. The homes incorporate a variety of architectural elements which reflect examples of the stylistic eclecticism so popular during the early decades of the Twentieth Century. The styles represented in the District are somewhat diverse, although there is present a uniformity in size and construction materials.

The most common architectural styles present in the District are: Georgian Revival ; Colonial Revival; Tudor ; and Prairie Style.

The Simpson-Yeomans / Country Side Historic District is comprised of the following significant structures (Numbers refer to location on the site plan map.):

5401 Central -William Chalmers Residence : 1922
Builder: Paul E. Nelson ; Frame and Stucco construction, rectangular plan; gable roof. The residence features an eyebrow roof doorhead supported by brackets placed above the central, segmental arched doorway. Rectangular windows with brick lugsills mark the division of bays in both stories. Brick chimneys are placed on the north and south ends of the residence.

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2. 201 W. Concord - Raymond E. Watson Residence : 1915
Builder: John T. Lang; Frame and Masonry construction, 2 stories, rectangular plan; hip roof. The residence has a porch supported by coursed ashlar piers, and is approached by a flight of steps flanked by stone stairrails. Detailing at the corners consists of coursed stone, laid up to the beginning of the second story. A stone chimney appears on the east facade.
3. 211 W. Concord - John L. Peppard Residence : 1914
Architects: Shepard & Belcher ; Frame / Clapboard construction; 2 stories ; rectangular plan; gable roof. The main entrance consists of a portico supported by Doric columns and narrow side lights flanking the doorway. A gable roofed dormer is placed in the center of the north roof slope. A recessed, two story enclosed porch area extends the residence to the east.
4. 214 W. Concord - George Aylsworth Residence : 1912
Builder: Butler-Weaver Realty Company; Frame and stucco construction; 2½ stories ; rectangular plan; gable roof. A flat roofed portico extends over the centrally located entrance. At the east and west ends of the house two story, flat roofed extensions are set back slightly from the main body of the house. Centrally located on the south roof slope is a hip roofed dormer, flanked by smaller shed roofed dormers. One of the end extensions is an addition dating from 1920.
5. 225 W. Concord - J.C. Nichols Residence : 1915
Architect: John Van Brunt; Builder: J.C.Nichols Company.; Frame and stucco construction; 2½ stories; irregular plan; gable roof. A semicircular door hood projects above the entrance. The wall plane steps back just west of the entrance. Above the door hood is a multipaned double window. Triple windows fenestrate the first and second stories on each side of the entrance. The wall surface extends through the roof line to form gable areas. A gabled roof dormer is centrally located.
6. 239 W. Concord- Charles R. Butler Residence : 1915
Architect: John Van Brunt; Builder: J.C.Nichols Company; Frame and stucco construction ; 2½ stories; irregular plan; gable roof. The entrance is protected by an extending semicircular doorhood, supported by columns. Triple windows flank the entrance. A gabled dormer is at the west end of the north facade. A porch extends on the west facade.

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7. 5151 Wornall Road- George Hawes Residence: 1908
Frame and stucco construction ; 2 stories ; irregular plan; gable roof. A porch supported by Tuscan columns extends across the west facade. Two shed roofed dormers are placed at the north and south ends. of the west facade. Two paired windows with diamond lights are located between them. An attached porch extends on the west as well as the south and features half columns.
8. 5155 Wornall Road- James S. Jackson Residence : 1924
Architect: Alice Jackson ; Frame with wooden shingle construction; 2 stories; irregular plan; gable roof. The main entrance is placed in the center of a two story block to the north, and a one story extension to the south which creates a breezeway effect. Rectangular windows on the first story of the north extension have fluted surrounds and classically inspired lintels. An attached two car garage extends to the north.
9. 5163 Wornall Road- Leo E. Collins Residence: 1921
Frame construction; 2½ stories; rectangular plan; gable roof. The central portal is pedimented. Semicircular window heads are above the first floor windows. A denticulated molding defines the cornice line at the base of the wide eaves. Three gabled roof, broken pedimented dormers pierce the west roof slope. A flat roofed extension projects to the east. An attached three-car garage extends from the south facade, with its flat roof serving as a porch area.
10. 5405 Wornall Road- O.W. Hiatt Residence: 1920
Architect: Clarence Shepard; Builder: Long Construction Company; Frame construction; 2½ stories; rectangular plan; gable roof. A circular, balconied portico distinguishes the entrance bay. The entrance door is flanked by side lights and is surmounted by an elliptical fan light. Pilasters separate the multipaned windows of the first story at the north end. The modillioned cornice projects slightly. Three gable roofed dormers pierce the west roof slope. The porch extensions to the north and south were originally one story, and not enclosed. An attached two-car garage is entered from the east.
11. 5134 Wyandotte- Zerelda Woodstock Residence: 1912
Builder: W.B. Weaver; Brick construction; 2 stories; rectangular plan; gable roof. A high ashlar wall on the south end of the east facade forms a porch. A basement garage is beneath, and is entered from the south. The entrance is placed in a pedimented portico. The south end of the residence extends as a two story porch open on the first story, and screened on the second.

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12. 5144 Wyandotte- John Butler Residence: 1912
Builder: W.B. Weaver; Frame and stucco construction; 2½ stories; rectangular plan; gable roof. A pediment supported by columns is positioned over the entrance. Three dormers are regularly spaced along the east roof slope. The gabled dormers feature returns, and are fenestrated with multipaned sash windows. The upper sash is semicircular in design. A single story, flat roofed porch extends from the south facade.
13. 5200 Wyandotte- Orion V. Dodge Residence: 1910 (Remodeled 1918)
Architect: Leon G. Middaugh. Frame and brick construction; 2 stories; rectangular plan; hip roof. The central entrance is flanked by narrow side lights, and sheltered by a hip roof. Brick veneer appears below the windows of the first story. The windows flanking the entrance are arranged in a tripartite grouping with narrow sidelights flanking a large central window. A one story porch extends the residence to the south. A basement garage is entered from the north. The house features broad, deep roof eaves.
14. 5201 Wyandotte- Hoyle Jones Residence: 1909
Architect: Washington I. Morley; Frame/Masonry construction; 2 stories; irregular plan; cross gable roof. A coursed rubble porch extends across the north and west facades and terminates in a flight of stairs on the west facade. A gabled roof porch on the north features wide eaves and is supported by stone piers. A stone chimney is placed on the west facade. Half-timbering provides a decorative element.
15. 5225 Wyandotte-J.J. Wolcott Residence: 1915
Architects: Shepard, Farrar & Wiser. Frame and stucco construction; 2 Stories; irregular plan; hip roof. The residence features low, wide eaves supported by decorative brackets. A trellis extends along the south of the residence and is supported by wooden piers with detailed lattice work. An attached two-car garage extends at the south end of the residence.
16. 5401 Wyandotte- Clinton S. Burns Residence : 1913
Builder: J.R. Van Sant Construction Company. Frame and stucco construction; 2 Stories; irregular plan; cross-gable roof. The entrance faces north, and is flanked by side lights. A porte-cochere extends from the entrance, and is approached by a curved brick drive. The wall above the entrance extends to form a gabled area. A brick chimney is located on the north facade, and another is on the west facade. A single story gable roofed porch is on the west. An attached garage extends to the east.

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17. 204 W. 52nd Street - John F. Bell Residence: 1910-11
Architects: Kurfiss, Goddard & Michaelis; Builder: J.O. Wade (realtor,):
Masonry and stone construction; 2 stories ; rectangular plan;
hip roof. The entrance located on the south facade is centrally
placed. A flat roofed porch supported by stone piers, extends
across the facade. The porch roof features a balustrade and a
second floor doorway opens onto the porch. The roof extends
with deep eaves. A large dormer with stucco walls is located
on the south roof slope. A stone chimney is placed on the west
facade.
18. 232 W. 52nd Street - W.H. Collins Residence: 1924
Architect: Edgar Faris; Frame and stucco construction; 2 stories;
irregular plan; gable/tile roof. The residence features a rec-
tangular porch on the south facade which is approached by a flight
of stairs flanked by curved stair rails. The central bay features
a round-arched arcade above which is placed a wrought iron
balcony. This bay extends above the roof line terminating in a
curvilinear pedimented gable. Ornate gable-roofed chimneys are
placed along the roof ridge line.
19. 46 W. 53rd Street - Frank Dickinson Residence: 1908
Builder: J.C.Nichols Company. Frame construction with asbestos
siding; 2 Stories; rectangular plan; cross gable-roof. This
house rests on an elevated cut stone foundation. The original
stucco walls have been covered with asbestos siding. A stone
chimney on the west facade is flanked by gabled dormers. The first
floor of the west facade is fenestrated with quadripartite case-
ment windows with curvilinear lintels. A French door at the west
end of the south facade is treated in a similar manner. The main
entrance, centrally located on the south facade, features a decorative
semicircular door head.
20. 47 W. 53rd Street - Wallace C. Goffe Residence: 1909; 1937
Architects: Howe & Hoit ; Hoit, Price & Barnes (1937 Remodelling).
Masonry construction; 2 Stories ; rectangular plan; gable roof.
The central bay projects and features a half timbered second story
extension, which is supported by curved brackets. The wall
construction is of coursed stone. The windows feature rusticated
stone lintels and lugsills. In 1937 the residence was remodelled
by the successor firm of Hoit, Price & Barnes.

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21. 200 W. 53rd Street - Frank J. Morgan Residence: 1916
Architect: Alice Jackson. Frame and stucco construction; 2 Stories; irregular plan. The south facade of this residence steps back on three receding planes. Ornamentation consists of rectangular panels extending from the first through the second stories. A coursed ashlar porch extends from the southeast corner of the house.
22. 201 W. 53rd Street - Ray Colcord Residence: 1917
Architect: Alice Jackson. Frame, Stucco, and Brick construction; 2 Stories; irregular plan. The entrance bay projects forward to form a porch which is sheltered by a hipped roof. Brick piers with rectilinear stone capitals enframe the windows and doors of the entrance pavilion, and mark the corners of the residence. An enclosed porch is located on the east facade.
23. 210 W. 53rd Street - Thomas Faxon Residence: 1913
Architect: Henry Hoyt; Builder: W.C. Robinson, Frame and stucco construction, 2 Stories, rectangular plan. The pedimented entrance portico is flanked by Doric columns. A denticulated molding follows the cornice line. Three, regularly spaced dormers pierce the south roof slope. A two story porch featuring a decorative railing and paired pilasters extends on the west.
24. 215 W. 53rd Street - Willard P. Hovey Residence: 1915
Architects: Shepard & Belcher. Frame and stucco construction, 2 stories, irregular plan shape. This residence takes its form as a series of rectangular blocks. The main entrance projects and terminates in a rectilinear cornice. A band course separates the first from the second stories. A shaped parapet terminates the building.
25. 220 W. 53rd Street - Ferdinand Hauck Residence : 1909
Architect: Adriance Van Brunt and Company. Masonry/Brick construction; 2½ Stories, rectangular plan shape. The entrance bay features a hipped roof portico. The first floor windows feature segmental arches with keystones and radiating brick voussoirs. A porch with multipaned double doors is at the west end of the main facade. Hipped roof dormers are placed on the south and west facades.
26. 221 W. 53rd Street - Minnie C. Robertson Residence: 1916
Architect: Alice Jackson. Masonry/stucco/brick construction; 2 Stories; rectangular plan shape. The main facade features an entrance bay composed of a round relieving arch portal, and an elevated porch in front. The low hipped roof features broad eaves.

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27. 226 W. 53rd St. - Willey S. Arnett Residence: 1910
Architect: John Martling. Masonry/Brick/Stone construction, 2 Stories; rectangular plan shape. The main facade features a balconied entrance portico approached by a flight of stone steps. The entrance is flanked by multipaned side lights. Three regularly spaced, pedimented, gable-roofed dormers pierce the south roof slope.
28. 235 W. 53rd St. - R.R. Brewster Residence: 1915
Architect: John Van Brunt. Frame and clapboard construction; 2 Stories; Rectangular plan. A colossal temple front with Ionic columns, supports a pediment accented with a bead molding. Above the central entrance is a wrought iron balcony supported by voluted brackets. A flat deck with surrounding railing is placed between two gabled dormers. Single story porches extend from the east and west facades.
29. 51 W. 53rd Terrace - Martin E. Ismert Residence: 1918
Architects: Martling and Brandenburger. Frame and clapboard construction; 2 Stories; Rectangular plan shape. A coursed ashlar porch wall extends across the facade and provides the base for paired wooden piers which support the shed roof of the porch. A bay window is featured on the east facade.
30. 200 W. 53rd Terrace - Robert E. McDonnell Residence: 1914
Architects: Owen & Payson; Builder: Doty & Son. Frame and stucco construction; 2 Stories, rectangular plan. This residence features a truncated hip roof which is surfaced with tile. A prominent entrance portal with flanking Doric columns supporting a balustraded balcony is located in the center bay. A modillioned cornice with deep eaves surrounds the roofline. Hooded dormers are placed on the south roof slope. A two story porch extends from the east facade.
31. 205 W. 53rd Terrace - Dr. George Norberg Residence: 1909
Architect: Frank Graves. Frame and stucco construction; 2½ Stories; irregular plan; hip roof. A small hipped roofed projection provides shelter for the entrance bay. The bay just west of the entrance projects forward. Hipped roof dormers project from the north, east, and west roof slopes. A single story enclosed porch projects on the east.
32. 215 W. 53rd Terrace - J.R. Woodworth Residence: 1913
Architects: Root & Siemens; Builder: L.S. Nickerson. Masonry/ Brick/ Stone construction, 2 Stories, rectangular plan, gable roof. The entrance portico features a concave pediment supported by fluted columns. Segmental arched windows on the first and second stories have cut stone sills and keystones. Three gabled roof dormers with broken pediments pierce the roofline. In 1915 a detached garage was added to the south of the residence.

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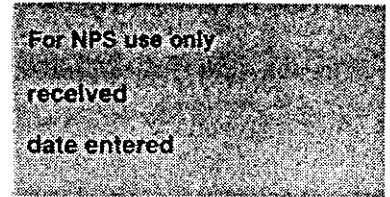
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33. 220 W. 53rd Terrace - William S. Connelly Residence: 1921
Frame/Stucco with brick veneer construction, 2 Stories; rectangular plan shape, cross gable roof. The first story of this residence is veneered with brick. Doorways are placed at the east and west ends of the main facade. A bay window is located on the west end.
34. 233 W. 53rd Terrace - James B. Welsh Residence: 1913
Architect: Clyde F. Mack, Builder: C.L. Brown. Masonry/frame/stucco/and stone construction, 2½ Stories, rectangular plan, hip roof. This house is sited on a raised grade and is approached by a flight of stairs framed by stone rails. A shed roof porch on the main facade features stone piers which support the roof. A hipped dormer and a stone chimney are located on the east facade.
35. 234 W. 53rd Terrace - Ernest C. Winters Residence: 1917
Architect: Alice Jackson. Masonry/stone and brick construction, 2½ stories, irregular plan shape, gable roof. The center bay of this residence terminates at the roof with an eyebrow dormer. The entrance is recessed and is framed by columns. An elliptical transom is above the door, and is flanked by side lights. Enclosed porches extend of the east and west facades.
36. 150 W. 54th Street - Thomas H. Mattern Residence: 1919
Architects: Keene & Simpson. Builder: Charles E. Rudy. Masonry/brick construction, 1 story, irregular plan shape. A coursed ashlar wall runs in front of this house, and the motif is repeated in the porch foundation. The porch rail, stairs, and sills are constructed of cut stone. Brick piers support a gabled roof which is bracketed.
37. 200 W. 54th Street- T.J. Pendergast Residence : 1914
Architect: Frederick Gunn. Builder: Edelman and Fleming. Masonry/Brick and stone construction, 2 Stories, rectangular plan shape, hip roof. The south facade features a cut stone and brick porch, with a tile hipped roof. The entrance door contains a central panel of leaded glass and is flanked by leaded glass side lights. A hipped roof dormer pierces the south roof slope.
38. 201 W. 54th Street - Meyer L. Denebeim Residence : 1925
Architect: Herman F. Brandenburger. Frame and stucco construction, 2 Stories, rectangular plan, hip roof. A balconied portico supported by columns marks the entrance. Semicircular transoms over the first floor windows are repeated in the entrance door. Ornamental swag panels are placed above the first floor windows. Porches extend from the east and west facades.

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39. 220 W. 54th Street - Butler Disman Residence : 1926
Builder: H.H. Fox. Masonry/frame/brick/stucco construction; 2 Stories; rectangular plan, shpae, hip roof. The residence features a projecting central bay that terminates in a half-timbered gable. Another gable immediately west of the entrance contains an oriel window on the second story. The entrance is outlined in a rectilinear pattern of cut stone.
40. 236 W. 54th Street - George A. Goudie Residence: 1918
Architect: Shepard, Farrar & Wiser. Builder: J.C. Nichols. Masonry/Brick construction, 2 Stories, rectangular plan, gable roof. The south facade features a broken-pedimented entry flanked by columns. The first floor is fenestrated with multipaned windows with a relieving arch window head, creating a semicircular area where swags are placed. Three gable roofed dormers with broken pediments are evenly spaced along the south roof slope. A broad chimney with a multipaned Palladian window is a feature of the west facade.
41. 301 W. 54th Street - John E. Dunn Residence : 1926
Builder: J.E. Dunn. Masonry and brick construction, 2 Stories, rectangular plan, gable roof. The entrance portico features a massive broken pediment capped with finials. The doorway is flanked with side lights. The transom above reflects the lines of the pediment. Three gable dormers pierce the roof line of the main facade. A two story porch extends to the west .

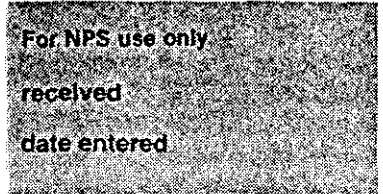
NON-CONFORMING STRUCTURES

The District contains eight (8) non-conforming structures (letters refer to locations on the site plan map.) The residences have the same uniform setbacks , which conform to the original platting of the neighborhood. The non-conforming structures are:

- A. 5215 Wyandotte, 1948
- B. 215 W. Concord, 1963
- C. 5211 Wornall Rd., 1967
- D. 221 W. 53rd Terrace, 1965
- E. 222 W. 53rd Terrace, 1959
- F. 225 W. 53rd Terrace 1952
- G. 210 W. 54th Street, 1951
- H. 48 W. 53rd Terrace, 1947

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Condition/ Present Status

The residences included within the Country Side Historic District are in excellent condition. The single-family residential planning concept remains intact through the efforts of the home owners. Extensive landscaping and restoration of the homes attest to the fact that the current property owners desire to enhance not only the physical appearance but also the unity of the area.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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 _____ **Builder/Architect** (see survey forms) _____

Statement of Significance (in one paragraph)

The forty-nine residences located within the boundaries of the Simpson-Yeomans / Country Side Historic District testify not only to the professional design skill of many of Kansas City's most prominent and imaginative architects, but also to the planning sensitivity of two private citizens, whose conscientious use of the land created an identifiable character and uniformity associated within these boundaries much before the advent of enforced zoning restrictions in 1923. The covenants established by the Simpson-Yeomans family determined the existence, contour, and countenance of the Country Side Historic District, a residential enclave which portrays a distinctive character. The success of the development can be measured in part by the roster of prominent citizens who made their homes there. The residences constructed, though quite similar in scale and use of construction materials, display a variety of styles, and evidence a veritable microcosm of architectural design and stylistic preference in Kansas City between 1908 and 1926. The genesis in the development of the area, which has retained its integrity throughout a long history, reflects the phenomenal growth of Kansas City during that period, and provides us with an undistorted glimpse of an earlier age in Kansas City.

HISTORICAL BACKGROUND

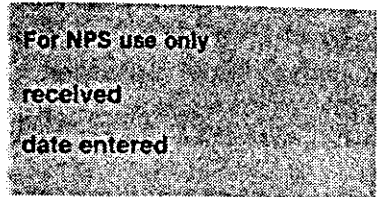
In 1833 Daniel S. Yoacham was granted a patent for eighty acres of land which constituted the area from 51st to 55th Streets, and Wornall to Main Street. Shortly thereafter the land was sold to William Gillis who acquired an additional forty acre tract south of Yoacham's original farm located between 55th and 57th Streets, and Wornall to Main.²

In 1851 William Gillis sold all of the one hundred and twenty acres to Albert G. McGee for a consideration of \$3,300.00. When McGee died in 1856, he willed a one-third interest in the property to his surviving wife Catherine and their two daughters. Catherine McGee was to re-marry in March of 1864 to Benjamin F. Simpson, who had settled in Jackson County, having migrated from Kentucky. The year 1864 was to have an even greater significance to the newly-weds as in October of that year, their farm house and surrounding area was in the middle of a decisive Civil War battle "the Battle of Westport", in which the Union forces faced a formidable Confederate calvary. The Confederates were repelled in the bloody confrontation, and the Union forces solidified their control over the area.³

As a consequence of the Union's solidification, Ben Simpson made plans to gain ownership of the adjacent land holdings which had been bequeathed to the daughters of Catherine and Albert McGee. In 1865, having bought the parcels from the daughters, Simpson became the sole owner of the one hundred and twenty acre tract.⁴

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Kate Simpson, the only child of Catherine and Ben Simpson was born in 1866, and was destined to become the heir to the substantial land holding of her parents. She ultimately inherited one hundred and five acres of land, as the farm had been reduced by fifteen acres when Simpson had earlier sold a part of the farm to H.P. Churchill.⁵

In June of 1895 Kate Simpson married Edwin S. Yeomans, who at the time of their marriage was Vice-President of the Buford and George Manufacturing Company. Kate and Edwin Yeomans became the caretakers of the land which was transformed from an unimproved rural farm to a show-place of noteworthy residences.

The first decade of the Twentieth Century in Kansas City was to see a number of significant developments, some of which would have a special impact on the value and character of the Simpson-Yeomans property. The population of Kansas City had increased 54% between the years 1900 and 1910, and the City to meet its growing needs had made two large annexations of land -- one in 1897 encompassing the Town of Westport, and a second in 1909 which brought the City's boundaries further south and created a total land area under municipal control of nearly sixty square miles.⁶

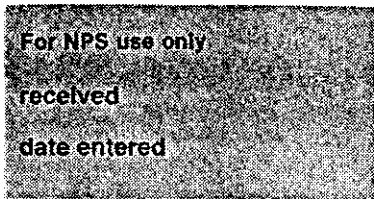
Not surprisingly, the demand for architectural services increased correspondingly. In 1910 the City Directories listed one hundred and two architects, as opposed to the thirty-five listed in 1894. Construction activity progressed in the newly annexed areas, and transportation improvements facilitated the growth of the "suburbs." In 1908, as a result of the activity in the area, the Country Club carline was extended from Westport to 51st Street and Brookside Boulevard making the land much more accessible and attractive to real estate developers.

Two improvements which were in close proximity to the Simpson-Yeomans farm would increase the value of the land many times over. In 1896 the Kansas City Club incorporated in order to establish a country club in an area now known as Loose Park, immediately adjacent to the Simpson-Yeomans farm, directly west of Wornall Road. By 1905, the Club then affiliated with the Missouri Hunt and Polo Club, had expanded to cover the entire park area. The Club built an impressive facility to house its membership.⁸

Coincidentally, in 1908 Jesse Clyde Nichols announced plans for his Country Club District, comprised of one thousand acres located between Holmes and State Line, and 51st to 59th Streets. The District was to become one of the most dramatically successful developments, and frequently emulated plans in Kansas City's real estate history.

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The District eventually comprised thousands of acres and extended beyond the State Line into Kansas .

The relationship of J.C. Nichols to Edwin and Kate Yeomans' Country Side development had two different dimensions. First, and perhaps most importantly, both Nichols and the Yeomans instituted land planning principles and applied them to a comprehensive development program. In their master plans they each avoided the strict grid plan of rectangular blocks favoring instead irregular lots whose shape was defined by curving streets that followed the terrain. Thus, winding streets which often featured triangular grassy islands, were a common feature in the subdivisions, which respected the existing terrain.

The second link between Nichols and the Yeomans was a mutually satisfactory agreement whereby Nichols acted as an agent in the sale of the Yeomans' lots. The Nichols Company had an "agency contract" with the Yeomans in which the Nichols Company received a thirteen per cent flat commission, and an additional ten cents per foot of each sale for the cost of their advertising. Ownership and disposition of the property remained under the sole jurisdiction of the Yeomans. Jesse Clyde Nichols himself must have had a special attraction for the area, as he and his family resided for a time at 225 West Concord.

The year 1908, which saw Nichols' announcement of his Country Club District, was also the year that the Simpson-Yeomans family filed their plats for Country Side and Country Side Extension. The plat filed on April 22, 1908 encompassed an area from Wornall Road (then known as Broadway,) on the west; to Main Street on the east; to 53rd Street on the south; to a line mid-way between 51st Terrace, and 52nd on the north. Just six months later, on October 24, 1908; a second plat, called Country Side Extension which replatted part of Country Side, and extended the boundaries south to 54th Street was filed.

The Yeomans were to file two additional plats in 1909, and 1914 which would encompass the remainder of Ben Simpson's original farm. The 1914 plat, called South Country Side, would extend the boundaries to their southernmost limits at what is now 57th Street. The boundaries of this nominated district represent portions of the area platted in 1908, and today are representative of a much larger area which has suffered a greater loss of integrity through recent construction efforts, and the intrusions of multi-family dwellings.

The earliest recorded plat contained certain stipulations that were repeated in the later plats. These conditions were the basis of the character associated with the District today, and the result of the Yeomans' thoughtful planning.

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Those conditions stipulated that: the residences would be set back a certain uniform distance from the street; that they would have a frontage of at least one hundred feet; that they would cost not less than \$5,000.00; and (an indication of the time in which the plats were filed,) that none¹² of the property was to be owned, conveyed or used by Negroes.

ARCHITECTURE

The residences in the Simpson-Yeomans / Country Side Historic District represent a microcosm of the type and style of detached, single family dwellings preferred by Kansas Citians during the period from 1908-1928. Many of the homes are distinctively "Period Revival" wherein different historic styles are adapted to then contemporary tastes. None of the homes in the Country Side Historic District which demonstrate these historically derived styles are mere copies or slavish imitations of "high style", but rather illustrate an adaptation and assimilation of those forms to create a decidedly "contemporary" flavor. This interest in Period Revival style was not limited only to the Midwest but enjoyed a similar fashionability throughout the nation during the first half of the 20th Century.¹³

Within the Country Side Historic District there are a surprising number of different styles which are present, and frequently within those identifiable groups there are interesting variations, which are a result of the architects skill and imagination.

Greek Revival

The R.R. Brewster Residence at 235 W. 53rd Street (Site #28) is a striking example of this style. Constructed in 1915, and designed by architect John Van Brunt, the most obvious stylistic feature which identifies its style is the two-story, temple front entrance, which terminates in a pedimented gable. The residence suggests a striking monumentality.

Georgian Revival / Colonial Revival

This style occurs most frequently within the District boundaries. The hallmarks of the style, include: a general symmetry in plan, a height of two-to-two-and-one half stories; doorways set within a projecting element; a regularity in the window openings; a projecting decorative cornice, or broad overhanging eaves; louvered shutters narrow clapboard siding; a gable or hipped roof; and many classically-derived ornamental details (e.g. fanlights, balustrades above porch roofs.¹⁴)

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 Historic District

The residences within the Country Side Historic district that display these stylistic characteristics are:

- (Site #3) 221 W. Concord, 1914
- (Site #9) 5163 Wornall, 1921
- (Site #10) 5405 Wornall, 1920
- (Site #12) 5144 Wyandotte, 1912
- (Site #23) 210 W. 53rd St., 1913
- (Site #25) 220 W. 53rd St., 1909
- (Site #27) 226 W. 53rd St., 1910
- (Site #32) 215 W. 53rd Terr., 1913
- (Site #40) 236 W. 54th St., 1918
- (Site #41) 301 W. 54th St., 1926

English Styles : Tudor Revival ; Cotswold Cottage

The use of styles originated or inspired by English architecture was popular in the United States from 1900 to approximately 1930. The translation from the enormous country estates to the detached single family residence took a variety of forms with certain stylistic hallmarks evident in each. The Tudor Revival style featured steeply pitched gables which were often repeated above the doorway enframingent. Half-timbering was commonly used to decorate the gable surfaces. Stone and brick were popular construction materials, and the residences featured high, prominent chimneys.

The Cotswold Cottage style shares a relationship with the Tudor Revival in that it also featured steep gables, prominent chimneys, a preference for stone and brick construction materials, and the use of half-timbering. It was a scaled down version of the Tudor, and was especially popular in the United States in the 1920's and 1930's.

The residences in the Country Side Historic District which derive their character from these English styles include:

- (Site #5) 225 W. Concord , 1915
- (Site #6) 239 W. Concord , 1915
- (Site #14) 5201 Wyandotte , 1909
- (Site #20) 47 W. 53rd St. , 1909
- (Site #33) 220 W. 53rd Terr. , 1921
- (Site #39) 220 W. 54th St. , 1926

Prairie Style

The most innovative and indigenous architectural style displayed in the Country Side Historic District, is the Prairie Style, a reaction against the period revival styles which was originated by Frank Lloyd Wright in the early 1900's. Wright's theories led him to design houses which were in harmony with nature necessarily an architecture of low lines paralleling the environment, rather than opposing it.

In general the highlights of the Prairie Style of design are: an emphasis on horizontality; windows arranged in bands or ribbons;

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wide overhanging eaves; and porches, decks and terraces. The residences within the Country Side Historic District which display these innovative design concepts include:

- (Site #13) 5200 Wyandotte, 1910;1918
- (Site #15) 5225 Wyandotte, 1915
- (Site #21) 200 W. 53rd St., 1916
- (Site #22) 201 W. 53rd St., 1917

Spanish Colonial (Site #18) 232 W. 52nd St., 1924

While only one residence within the District typifies this style, it deserves special mention because of the excellence of its design. Besides its obvious references to the Spanish Colonial style in its stuccoed exterior, and tile roof, the residence features a dramatic central bay which contains an arcade supported by columns which ultimately terminates in a curvilinear gable capped with a pediment. The general symmetry and its special quality of ornament, qualifies this residence as a special example of the style, not only in the District, but in all of Kansas City.

ARCHITECTS:

The Country Side Historic District features the designs of some of Kansas City's most distinguished and well known architects and architectural firms. Among them are: Edgar Faris (232 W. 52nd Street,) ; Keene & Simpson (150 W. 54th Street); Frederick Gunn (200 W. 54th Street); Owen & Payson (200 W. 53rd Terrace); Root & Siemens (215 W. 53rd Terrace); and Henry Hoit (47 W. 53rd Street.)

There are also a significant number of architects who are represented with multiple examples of their designs and include: Clarence Shepard, (Shepard & Belcher,) 5405 Wornall; 211 W. Concord; 215 W. 53rd Street; John Van Brunt, 235 W. 53rd Street, 239 W. Concord; John Martling (Martling & Brandenburger) 226 W. 53rd Street. 51 W. 53rd Terrace; and Alice Jackson, 200 W. 53rd Street; 5155 Wornall; 201 W. 53rd Street; 234 W. 53rd Terrace, and 221 W. 53rd Street.

Clarence Shepard

Clarence Shepard was a specialist in the design of residential architecture. He studied at the University of California around 1895. From 1907 until his retirement in 1940 he designed over six hundred homes for residential districts in Kansas City; Enid, Tulsa, and Oklahoma City, Oklahoma; and Minneapolis, Minnesota. From 1913 until 1917 Shepard was engaged in a partnership with architect, Hardborne Belcher. 18

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John Van Brunt:

John and Adriance Van Brunt were brothers and architects working together in Kansas City between 1882 and 1890, and between 1896 and 1913. Adriance Van Brunt died in 1913. John Van Brunt then formed a partnership with Alfred Hertz that lasted from 1917 until 1924. Both of the Van Brunt brothers were involved in the development of Kansas City's renowned park and boulevard system -- Adriance as a Park Board Commissioner and John as a designer for the Park Board. The majority of the residences designed by the Van Brunt brothers are located in the Country Club area of Kansas City.¹⁹

Alice Jackson

Alice Jackson is one of a very few women who have been identified as architects working in the first quarter of the century in Kansas City. Alice Jackson was untrained as an architect, but despite the lack of formal training designed at least twenty residences in Kansas City between 1911 and 1927. Many of those residences were located in the Country Club area of Kansas City, and were designed in the Prairie School style.²⁰

John Martling

John Martling's career as an architect commenced with difficulty. He was convicted of manslaughter in 1885 after the slaying of an architect for whom he had been working as a draftsman. Martling moved to Chicago for several years after having served a short prison term. In 1903 he returned to Kansas City and began his architectural career that lasted until 1930. Between 1917 and 1922 he practiced in partnership with architect Herman Brandenburger.²¹

PROMINENT RESIDENTS

Largely as a result of the stipulations incorporated into the Country Side plats (particularly the requirement that each home constructed cost a specified amount,) the area attracted professionals of a certain income level. The Country Side Historic District boasts original residents who figured prominently in the political, social, industrial, and financial arenas of the period. Among them were:

James Jackson, writer for the Kansas City Star (Residence: 5155 Wornall Road, Site # 8

Zerelda Woodstock, President of the Athenaeum Club (1901-03,) 5134 Wyandotte, Site #11

Clinton S. Burns, Principle, Burns and McDonnell engineering firm, Residence: 5401 Wyandotte, Site # 16

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Robert E. McDonnell, Principal , Burns and McDonnell Engineering Firm, Residence: 200 W. 53rd Terrace , Site # 30

J.C. Nichols, Real estate developer; and creator of the Country Club Residential District, and Country Club Plaza Shopping Center, Residence: 225 W. Concord, Site # 5

Charles Butler, President, Butler Manufacturing Company, Residence: 239 W. Concord, Site # 6

Leo Collins, Principal in the Collins Investment Company a major apartment unit developer in Kansas City (Residence: 5163 Wornall) Site # 9

W.H.Collins, Principal, Collins Investment Company, Residence: 232 W. 52nd Street) Site # 18

John Butler, Principal in the Butler-Weaver Realty Company, Residence: 5144 Wyandotte, Site # 12

Thomas J. Pendergast, President of the T.J. Pendergast Wholesale Liquor Company, and political "boss" of the City in the 1930's and 40's. Residence: 200 W. 54th Street, Site # 37

John E. Dunn, Principal of the J.E. Dunn Construction Company, Residence: 301 W. 54th Street, Site # 41

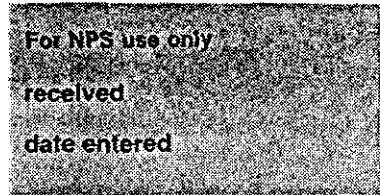
This survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri's State Historic Preservation Plan." The Simpson-Yeomans/ Country Side Historic District is being nominated to the National Register as an example of the themes of "architecture," and "urban design."

NOTES

1. Abstract of Title, "Kansas City Title and Trust Company," Book B, Page 592, Document No. 656184
2. Abstract of Title, Book C. page 329.
3. Sherry Lamb Schirmer and Richard D. McKinzie, At the River's Bend (Marceline, Missouri: Windsor Publications, 1982), p.39.

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4. Abstract of Title, Book 53, p. 197.
5. Abstract of Title, Book B, page 14, Document No. 72878.
6. George Ehrlich, Kansas City, Missouri An Architectural History, 1826-1976 (Kansas City: Historic Kansas City Foundation, 1979) p.58.
7. Ibid, p.62.
8. At the River's Bend, p. 144
9. "J.C. Nichols", Kansas City Star, 2 April 1928.
10. Country Club Bulletin, not dated, from "The J.C. Nichols Scrapbooks" (microfilm) Western Historical Manuscripts Collection, the University of Missouri at Kansas City.
11. Recorded plats of Country Side, and Country Side Extension, Recorder of Deeds, Jackson County, Missouri.
12. Plat of Country Side Extension, Document No. 677021, Book 15, p. 33.
13. Carole Rifkind, A Field Guide to American Architecture (New York: New American Library, 1980,) p. 81.
14. Ibid, p. 19.
15. Clem Labine, "The Romantic English Revival ," The Old House Journal. May 1983, p.81.
16. Harry S. Harrison, Houses- The Illustrated Guide to Construction, Design, and Systems. (Chicago:National Institute of Real Estate Brokers,197
17. Francis H. Steiner, "The Prairie Style" The Old House Journal, January-February 1984, p. 14
18. "Obituary-- Clarence E. Shepard" Kansas City Star, May 1,1949.
19. Henry F. Withey AIA, and Elsie Rathburn Withey , Biographical Dictionary of American Architects, (Los Angeles: New Age Publishing Company, 1956.)pp. 614-15.
20. Sherry Piland, "Early Kansas City Architects: Alice G. Jackson" Historic Kansas City News, Vol.3 No.6:14.

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21. Sherry Piland, "Early Kansas City Architects: Violence in the Ranks"
Historic Kansas City News (December 1977): 11.

9. Major Bibliographical References

Ehrlich, George. Kansas City, Missouri- An Architectural History 1826-1976 Kansas City: The Historic Kansas City Foundation, 1979.

The J.C. Nichols Scrapbooks, Western Historical Manuscripts Collection, University of Missouri - Kansas City.

10. Geographical Data

Acreege of nominated property approx. 20 acres

Quadrangle name Kansas City, Mo.

Quadrangle scale 1:24,000

UTM References

A

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

B

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

C

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

D

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

E

Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification The boundaries of this nomination establish and identify the most representative and visually homogenous portions of the plats of Country Side and Country Side Extension. While those plats extend further south and east of the nominated boundaries, there is some

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

state code county code

state code county code

11. Form Prepared By

name/title J. Barbara Hardy, President, Country Side Homes Association

organization

date March 20, 1984

street & number 5215 Wyandotte

telephone (816) 333-8850

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

Fred A. Lafser, Director and State Historic Preservation Officer, Department of Natural Resources

date

7/10/84

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

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loss of integrity as a result of non-conforming later construction; alterations and/or additions to properties; and the intrusion of structures which are not constructed as single-family residences. The nominated District possesses a significant and representative sampling of what had historically been true of the larger area, and this District has suffered an absolutely minimal loss of its historic and architectural fabric.

The legal description of the nominated District is as follows:
The west 25 feet of Lot 12, Lots 13,24,25,and 26, Block 1, Lots 13 and 26 Block 2, Lots E,G,and H, Country Side, a subdivision lying in Kansas City, Jackson County, Missouri.

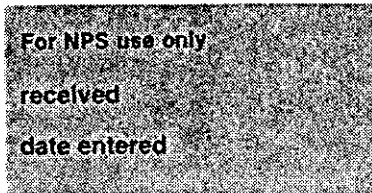
Lots 1,2,3, and 4 of Block 1; Lots A,B, 1,2,3,4,5,6,7,8,9,10,11, and 12 of Block 2; Lots A,B,1,2,3,4,5,6,7,8,9,10,11, and 12 Block 3; Lots A,B, 1,2,3,4,5,6,7,8,9,10,11, and 12, Block 4; Lots 13 and 14, Block 5; Lots 11,12,13,and 14 Block 6; Lots 8,14,15,and 16 Block 7; Lots 8 and 16 Block 8; Lot 16 and west 34.43 feet measured on north line of Lot 8, Block 9; and Lot F, Country Side Extension, a subdivision, lying in Kansas City, Jackson County, Missouri.

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2. State Contact Person
Jim Denny, Chief, Survey & Registration
Department of Natural Resources
1915 Southridge Drive
Jefferson City
March 20, 1984
(314) 751-4096
Missouri 65101

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Labine, Clem. "The Romantic English Revival" The Old House Journal,
May 1983.

Landmarks Commission of Kansas City, Missouri: Case File No. 0047-D
"Simpson-Yeomans/ Country Side Historic District"; and Missouri State
Historic Inventory Forms; 414 E. 12th Street; City Hall, Kansas City,
Missouri.

Recorded Plats of Country Side and Country Side Extension, Recorder
of Deeds, Jackson County, Missouri.

Rifkind, Carole. A Field Guide to American Architecture New York: New
American Library, 1980.

Steiner, Francis H. "The Prairie Style" The Old House Journal,
February 1984.

Withey, Henry F. and Withey, Elsie. Biographical Dictionary of American
Architects, Los Angeles: New Age Publishing Company, 1956

Simpson-Yeomans/Country Side
Historic District
U.S.G.S. 7.5' Quadrangle
Scale: 1:24,000
"Kansas City, Mo."

UTM References:

- A 15/362160/4321480
- B 15/362435/4321445
- C 15/362440/4320960
- D 15/362180/4320980



LOOSE PARK

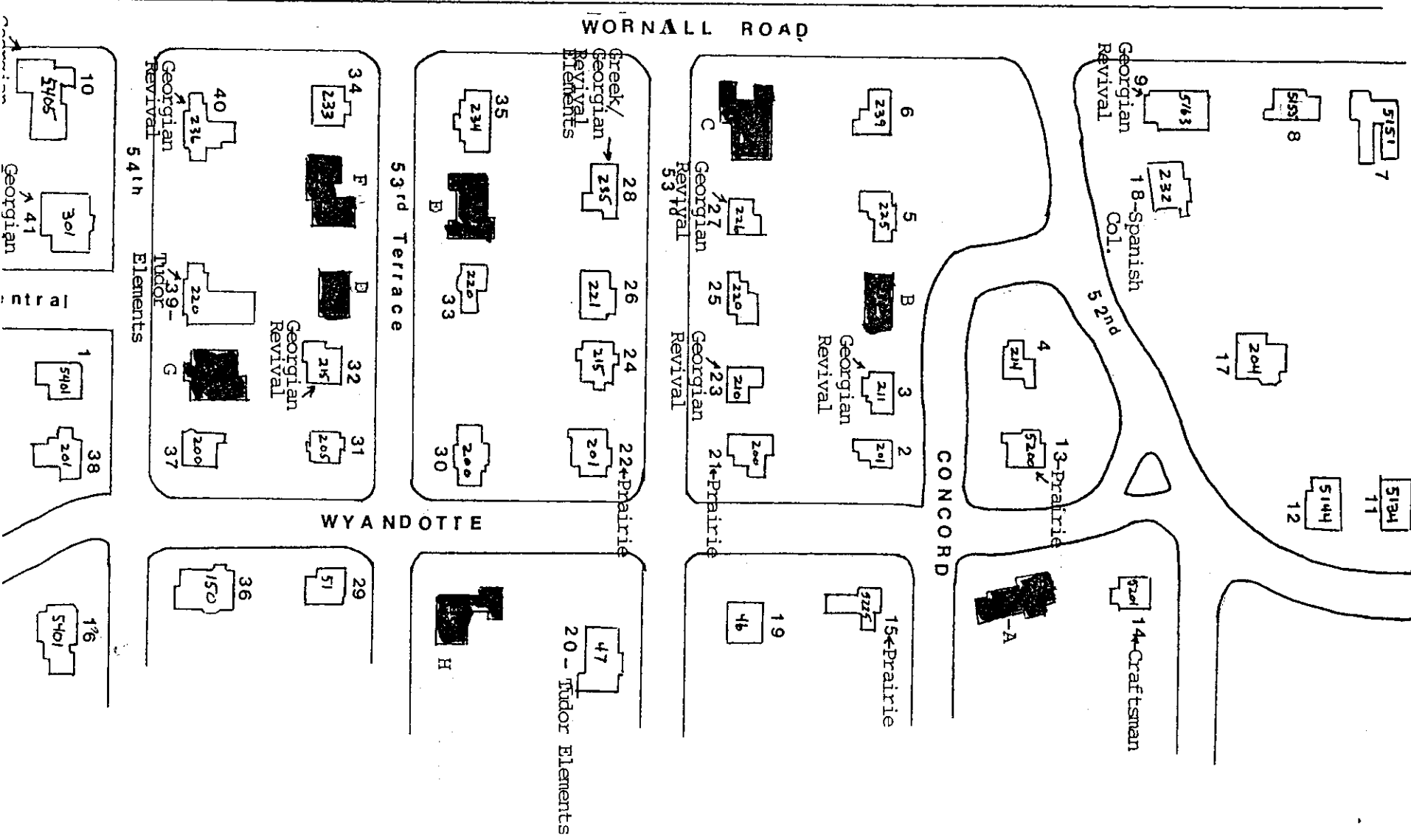


Photo Log:

Name of Property: Country Side Historic District

City or Vicinity: Kansas City

County: Jackson County State: MO

Photographer: Sherry Piland

Date
Photographed: April, 1984

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

- 1 of 7. West side of Wyandotte; view looking SW. Far right, 201 W Concord, center, 200 W 53rd St.
- 2 of 7. South side of West 53rd Terrace; view looking SW. From left to right: 215 and 221 West 53rd Terrace.
- 3 of 7. North side of West 53rd St.; view looking NW. From left to right: 226, 220, 210, and 200 West 53rd St.
- 4 of 7. South side of West Concord; view looking SW. From left to right: 211, 215, and 225 West Concord.
- 5 of 7. South side of West Concord; view looking SE. Center 225 West Concord, right 239 West Concord.
- 6 of 7. East side of Wornall Rd.; view looking NE. Left to right: 5155 and 5163 Wornall Rd.
- 7 of 7. Southside of West 53rd St.; view looking SE. Left to right: 47, 201, and 215 West 53rd St.



