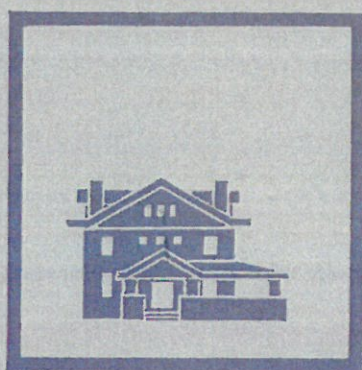
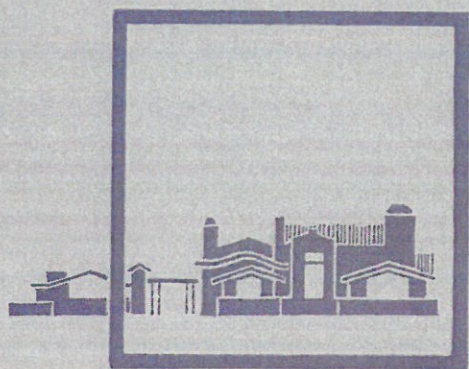




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**KANSAS CITY, KANSAS  
CERTIFIED LOCAL GOVERNMENT PROGRAM  
HISTORICAL AND ARCHITECTURAL SURVEY**

**PARKWOOD**  
■  
**THE THIRD WARD**  
■ ■  
**10TH STREET AND SHAWNEE ROAD**  
■ ■ ■  
**HANOVER HEIGHTS**

**CERTIFIED LOCAL GOVERNMENT PROGRAM**  
**FY 1986 October 1, 1986 - September 30, 1987**  
**GRANT NO. 20-86-10006-008**  
**HISTORIC INVENTORY - PHASE 1 SURVEY**  
**KANSAS CITY, KANSAS**

**Prepared by**  
**Cydney Millstein**  
**Architctural and Art Historical Research, Kansas City, Missouri**  
**and**  
**Kansas City, Kansas City Planning Division**

**1990**



# **THE CITY OF KANSAS CITY, KANSAS**

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# KANSAS CITY, KANSAS CERTIFIED LOCAL GOVERNMENT PHASE 1 SURVEY

## INTRODUCTION

The City of Kansas City, Kansas contracted for an historical and architectural survey of four neighborhoods in Kansas City, Kansas, including Parkwood, the Third Ward, 10th and Shawnee Road, and Hanover Heights. The survey, the subject of this final report and the first to be carried out in Kansas City under a Certified Local Government grant, commenced in November, 1986 and was completed by September 30, 1987. It has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the Kansas State Historical Society. Matching funds were provided by the City of Kansas City, Kansas.

The survey was conducted by Cydney Millstein of Architectural and Art Historical Research, Kansas City, Missouri with assistance from Larry Hancks of the City Planning Division, Kansas City, Kansas.



## SURVEY BOUNDARIES

Listed below are the targeted survey areas. The boundaries are described for each neighborhood. The survey boundaries were selected by representatives of the Kansas City, Kansas City Planning Division in consultation with officials from the Historic Preservation Department, Kansas State Historical Society.

**Parkwood:** Quindaro Boulevard to the south; Brown Avenue to the north; Eleventh Street to the west; Ninth Street to the east, to the northern edge of Parkwood Park. There are approximately 267 structures within this survey area.

**The Third Ward:** Washington Boulevard to the south; Freeman Avenue to the north; Seventh Street to the west; Fifth Street to the east. There are approximately 153 structures within this survey area.

**10th and Shawnee Road District:** Only a select number of structures were surveyed along Shawnee Road, Douglas Avenue, and South Tenth Street. Approximately 20 structures within this section were surveyed.

**Hanover Heights:** Forty-third Avenue to the south; Olathe Boulevard to the north; Rainbow Boulevard to the west; State Line Road to the east. There are approximately 140 structures within this survey area.

## SURVEY OBJECTIVES

This survey was designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project areas. Secondly,

this survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, it also provides an outline of the cultural heritage and architectural patterns associated with the history of Kansas City, Kansas.

#### METHODOLOGY

**MAPS:** A mylar base map was prepared for each survey area. Maps were refined from City Planning Division maps, and corrections to the initially prepared maps were made as field work progressed. Individual structures are keyed by address to the survey forms to enable identification.

**PHOTOGRAPHY:** At least one photograph of each structure was made using a 35-mm. camera with professional black and white film. Contact sheets are keyed by sheet number and exposure number and then identified as such on the individual inventory forms.

**ARCHIVAL RESEARCH:** Information and data were gathered from primary materials from the following sources:

1. The Board of Public Utilities, Water Operations, 380 South 11th Street, Kansas City, Kansas. This is the repository for water permits.
2. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history (both Missouri and Kansas) room of the main branch of the Kansas City, Missouri Public Library is the repository for City Directories, Western Contractor (a construction trade journal), maps, atlases, and numerous other collections including photographs and newspaper clippings.

3. Kansas City, Kansas Public Library, 625 Minnesota Avenue, Kansas City, Kansas. The collections of the main branch of the Kansas City, Kansas Public Library include City Directories, and microfilm copies of early Kansas City, Kansas newspapers including: The Wyandotte County Herald, The Wyandotte County Gazette, The Kansas City Globe, and The Kansas City Kansan.
4. Wyandotte County Museum, Bonner Springs, Kansas. This repository features valuable local history materials, including photograph collections, biographies, maps, and atlases.
5. Kansas Collection, Kenneth Spencer Research Library, University of Kansas, Lawrence, Kansas. This collection includes the 1884 Sanborn atlas of Wyandotte, Kansas and the 1887-88, 1907-08, and 1931 Sanborn atlases of Kansas City, Kansas.
6. Ochsner Hare and Hare, Kansas City, Missouri. This landscape architecture firm, successor to Hare and Hare, retains historical materials in their Kansas City, Missouri office. Files include a photograph of the original plan for the Parkwood residential area.

Unfortunately, building permits for the survey areas are not available.

#### SITE VISITS

An on-site analysis of architecture within each survey area was conducted in order to fully assess present condition and physical status of individual structures (i.e. identification of obvious alterations and/or additions).

#### COMPLETION AND ASSEMBLAGE OF INVENTORY FORMS

An Historic Resources Inventory form was prepared for each structure including the street address; a description of prominent architectural features with emphasis on the facade; a documented or estimated date of original construction; identification of obvious alterations; a designation of style or design; identification of



architect and/or builder, if known; and an on-site verification and consideration of Nos. 16-18 and 23. In addition, sources of information (No. 32) are provided. Each inventory sheet is keyed by address to its location on the mylar map and each sheet is accompanied by at least one photograph which, in turn, is keyed to a negative file number.

### ANALYSIS OF INFORMATION

A summary history and analysis of each survey area follows. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of each survey area. A brief history including plat dates and district development is provided, followed by an overview of housing stock and an individual listing of the more significant structures. Finally, a discussion of the correlation between the housing trends of each survey area and the broader architectural context of Kansas City, Kansas, and a section on recommendations will conclude the report.

For further information on the history of the development of Kansas City, Kansas, the following sources are recommended: The Afro-American Community in Kansas City, Kansas; ROOTS: The Historic and Architectural Heritage of Kansas City, Kansas; and Strawberry Hill (see Bibliography).

# PARKWOOD

## Early History

From the city's earliest years, the area that is now Parkwood was under a single ownership. Both the 1870 Heisler and McGee Wyandotte County map and the 1887 G. M. Hopkins Kansas City, Kansas atlas show the Parkwood tract as a single property, owned by Martin Stewart. The 1870 map labels the property a fruit and vegetable farm. Both sources (map and atlas) also indicate a house on what would be the west side of 10th Street, a block north of Quindaro Boulevard. A topographical survey of the 96 acre tract was prepared in January, 1903, by Tuttle and Pike, civil engineers, presumably in connection with the sale of the property.

The sale was delayed for several years when legal problems arose, but by 1907 the former Stewart farm was owned by the Parkwood Land Company. It was in that year that landscape architect Sid J. Hare was hired to prepare a master plan for the layout and development of the new subdivision. The subdivision was then platted in three phases. Blocks 1-5, 12-13 were platted on March 31, 1908. This was followed by Blocks 14 through 20 on October 21, 1908, and finished with Blocks 6 through 11 on July 10, 1909.

Hare's master plan for Parkwood included winding streets fitted to the existing topography and planning for extensive plantings. As subsequently developed, Parkwood included landscaped islands at several key intersections, and stone pillars marked the entrances to the subdivision at 10th and 11th Streets on Quindaro Boulevard. These pillars were originally topped with ornamental light fixtures.

Ornamental iron street lights with underground wiring were subsequently installed throughout Parkwood in 1922-23.

The area's amenities were enhanced when the rougher terrain of Blocks 14 through 20 was purchased by the City for the development of Parkwood Park. It has not been possible to establish the exact date of City acquisition, but five homes were built along the periphery of the park site prior to its purchase, the last two dating from 1922. An undated survey verifies that Hare and Hare were responsible for the layout of the park with its curving paths and arched, reinforced concrete footbridge. The large stone park shelter was subsequently designed by architect John G. Braecklein in 1923, which would therefore seem to be the year the property became one of the City's most attractive parks.

#### Henry McGrew

The Parkwood Land Company was founded by Henry McGrew, the company's president. (Other officers were A. P. Nichols, vice-president and Kate E. Barbour, secretary.) Son of James McGrew, former mayor of Wyandotte and lieutenant governor of Kansas, Henry McGrew was born in Lancaster, Iowa, on April 18, 1857. He attended law school at the University of Michigan, graduating in 1879. In 1883, he formed the law firm of Alden and McGrew, a partnership that was maintained until 1890, when Mr. Alden was elected a judge of the Wyandotte County District Court. The firm then became Alden, McGrew and Watson.

While still in law practice, Henry also became involved in the administrative affairs of the Bonner Springs Portland Cement Company,



in addition to a business venture in real estate. McGrew Grove, a fashionable private street developed from the family property and including the original McGrew home, was one of his developments. By 1904, the demands and success of his land development business led him to abandon his law practice. In 1908, in association with A. P. Nichols, he began the development of the Parkwood addition and platted Highland Park Cemetery, also designed by Sid J. Hare.

Henry McGrew had three sons. Two of the sons, George W. McGrew and Homer A. McGrew, were also in the real estate business as McGrew Brothers Real Estate Loans and Investments. Henry McGrew lived at 652 Nebraska Avenue; George lived with his parents, and then moved to 821 Tauromee. Homer lived in Parkwood, at 1010 Quindaro Boulevard, in one of the first houses to be built (1908).

#### Sid J. Hare

Sid J. Hare, landscape architect, played a critical role in the development of Parkwood. A protege of George Edward Kessler, the father of Kansas City, Missouri's parks and boulevard system, Sid Hare eventually earned for himself a nationwide clientele as a consulting landscape engineer. An authority on the history of cemeteries, Hare was a forerunner of the "garden motif" philosophy in cemetery landscaping. In 1901, at a professional convention of cemetery superintendents in Kansas City, Missouri, Hare discussed the cemetery as a botanical garden, bird sanctuary and arboretum - probably the first on record in the design evolution of the modern cemetery. As Superintendent of Forest Hill Cemetery, Hare assembled one of the most comprehensive collections of trees and shrubs in the Midwest.

Hare resigned his office at Forest Hill in 1902, to establish himself in the practice of landscape architecture. In the first decade of the Twentieth Century, the practice of landscape architecture was just coming in to its own, yet Sid had already established a well-reputed and successful business. Over twenty-five major projects in six states (including the plan for Parkwood) had either been completed or begun by the time his son, S. Herbert Hare, returned from Harvard to join his father in a partnership. This was in 1910.

During their twenty-eight year association as partners, Sid always preferred the park and cemetery projects, delegating to Herbert the details of city planning and other commissions. Some of the firm's early projects included park designs for the City of Kansas City, Kansas (1911-1913), streets in Wagner Place in Jefferson City, Missouri (1913), Point Defiance Park in Tacoma, Washington (1914), and several cemeteries, in addition to smaller private and public projects. As the business grew, Hare and Hare's trademark became evident - winding roads contoured to natural topography, preservation of trees and valleys, and an eye for the scenic vista.

In 1913, the firm attracted the attention of J. C. Nichols, developer of the Country Club District in Kansas City, Missouri. Hare and Hare were hired by Nichols and served as landscape architects in laying out approximately 2,500 acres of the district, as well as designing the grounds for many of the area's homes.

In 1915, Hare and Hare prepared the plans for Westheight Manor in Kansas City, Kansas for developer Jesse A. Hoel. The area soon replaced Parkwood as the premier residential neighborhood in Kansas City, Kansas. The portions of Westheight designed by Hare and Hare

were placed on the National Register of Historic Places in 1975 and 1982.

With the coming of the 1920s, community planning and design changed appreciably when America realized the needs of an increasingly industrial and technological society. In 1922, as one of the first post-war manifestations of this awakening, the planned community of Longview, Washington was created. Hare and Hare received the design commission, in collaboration with George Kessler as design consultant.

Now well established, the team of Hare and Hare was much sought after not only locally, but nationally. Projects for cemeteries, college campuses (including the University of Kansas City), subdivisions, parks and military camps were commissioned. By 1925, Hare and Hare had completed projects in twenty-eight states.

Between the Depression and Sid Hare's death in 1938, Hare and Hare completed several local projects, including the municipal rose garden in Loose Park, the campus layout and landscape design of Wyandotte High School, and the setting for the Nelson Gallery-Atkins Museum. For Kansas City residents, the Nelson project is probably Hare and Hare's best known landscape development.

Due to World War II, the nature of Hare and Hare's commissions changed. The scope of their work was almost entirely limited to government subsidized projects, most of which included military housing. Then from the years 1945 through the 1950s (S. Herbert Hare had taken over the firm), commissions for a variety of projects resumed. Extending into 33 states, as well as Canada, Mexico, and Costa Rica, Hare and Hare's work included planning sites of prestigious subdivisions, campus plans for colleges and professional schools, urban



master plans and commercial revitalization projects. In Kansas City and the surrounding area, the most exemplary of projects from this period include the Mission Hills District, the grounds of the Truman Library and Linda Hall Library, and Lake Jacomo.

In the Spring of 1960, soon after completing plans for Lake Jacomo Park, S. Herbert Hare died. After several changes in management over the years, the firm, carried on by Chalmer V. Cooper (now retired), merged with Ochsner and Associates, becoming Ochsner Hare and Hare.

### John G. Braecklein

Amateur archaeologist, star member of the once popular Epperson Megaphone Mastadon Minstrels, and designer of more than 100 buildings and hundreds of homes in both Kansas City, Missouri and Kansas City, Kansas, John G. Braecklein was probably best known for designing the Heist Building, Kansas City, Missouri's first skyscraper. The structure, which was completed in 1888 and stood seven stories high, was demolished in 1954.

Braecklein's career, which began with the Mrs. John B. Scroggs house in Kansas City, Kansas in 1887, spanned over 50 years. Following the successes of the Heist Building and the Cordova Hotel, he moved to Chicago in 1890 and worked on a variety of projects there, including several buildings for the 1893 World's Fair. The Panic of 1893 and subsequent depression severely hurt building activity in the Midwest, so that by 1896 Braecklein was back in Kansas City, working as a draftsman for the architectural firm of Van Brunt and Howe.

By 1897 he had reestablished himself as an independent architect, and was soon producing an amazing volume of work. By 1901, he had seen

over 55 of his designs built in the Kansas City area. In 1903, he entered into a short-lived partnership with M. J. Martling, and then in 1910, he formed the Braecklein Architectural Company with C. C. Sherwood and Frank H. Blauw.

Braecklein had always carried on work in both Kansas Citys, but after about 1910 he began to increasingly concentrate his work in Kansas City, Kansas. A number of these commissions were in Parkwood, beginning with a speculative house for Henry McGrew at 1020 Quindaro Boulevard in 1912. At least five more houses in Parkwood, as well as the Parkwood Park shelter house, are known to have been designed by Braecklein, but the actual number may have been much higher.

One of these houses was Braecklein's own, built in 1917 at 1000 Quindaro Boulevard. He maintained a studio in his new residence, but continued to have his office in Kansas City, Missouri until 1920. In that year he moved into the Kresge Building at 6th and Minnesota. His designs in this period were quite adventurous, including the Prairie Style Charles Abraham residence of 1916 in Parkwood, the oriental-influenced home for Dr. David B. Clopper in Argentine, and the very effective Henry J. Grossman residence, built in 1920 at 15th Street and Grandview Boulevard.

In 1923, Braecklein moved from Parkwood to rural Bethel. This in no way lessened his output however, which grew to include the Federal Reserve Life Insurance Company, the Getty Building, the Armourdale Community Building and swimming pool, Fire Station No. 12, Fire Station No. 6, and the Wyandotte County Poor Farm building, now used as the western annex of the Wyandotte County Courthouse. This last was

designed in 1929, when he had formed a partnership with his son, John G. Braecklein, Jr.

Braecklein was largely retired by 1939, when he moved from Bethel back to Kansas City, Missouri, but he continued to be called upon by old friends to serve as a consultant. He died at his home on October 7, 1958, at the age of 93.

### Overview of Housing Stock

In the early period of development, from 1907 (even before the first official plat in 1908), through World War I to 1920, Parkwood experienced the construction of a wide variety of architectural styles ranging from modest Folk Houses and Craftsman bungalows to more substantial residences designed in Prairie, American Foursquare, Craftsman, and Colonial Revival styles. In addition, there were a large number of homes built in the vernacular and eclectic styles. These larger homes tended to be located in the southern section of the subdivision near Quindaro Boulevard.

The years following the First World War saw a peak number of homes built in the Parkwood survey area. The majority of smaller vernacular style homes found in Parkwood were built between 1921 and 1925, as were the homes built along Craftsman and National Folk style lines. As in the early period of architectural development, there were a number of high-style homes built in the 1920s, including Colonial Revival, American Foursquare, and one prominent home built in the Italian Renaissance style. Only one Prairie Style home was built during this period, in 1920. Very few residences were built in the Parkwood area from the Depression years through World War II. These included three



Tudor homes, two Minimal Traditional homes, and six vernacular style homes. These later houses tend to be located toward the northern and western edges of the area.

In the 1950s, Parkwood saw the last of its residential construction with two homes built in the Cape Cod style.

In addition to the large number of homes built in Parkwood, one commercial structure was built in 1923, an apartment complex built in 1950, a fire station built in 1955, and a recreation center built in 1967-68.

#### Individual Homes of Note

**2800 Parkwood Boulevard.** J. G. Braecklein, architect. This home represents the best example of the Prairie Style in the Parkwood survey area. Built in 1916 for Charles E. Abraham, a former druggist and prominent real estate businessman.

**2801 Parkwood Boulevard.** Architect unknown. Built in 1909 for Lapier Williams, secretary of the Kansas Trust Company, this high-style Craftsman home is impressively sited.

**2809 Parkwood Boulevard.** Architect unknown. A smaller home than 2800 Parkwood, but actually closer to true Prairie Style in the way the wall masses are articulated with wood trim. Built in 1910 for Charles W. Baker.

**2901 Parkwood Boulevard.** Architect unknown. Although many homes were built in the Craftsman Style in the survey area, this home is a good example of high quality design and detail, and careful siting. Built in 1921 for J. H. Groene.

**2730 North 10th Street.** J. G. Braecklein, architect. Built in 1922 for W. C. Moidl, a prominent local tailor.

**3006 North 10th Street.** Architect unknown. An impressive home, this Tudor Style residence uses stone as the principal wall material. Large stone voussoirs and buttressing. Built in 1934 for John Richeson, an attorney. This is the one house included that is outside the original Parkwood subdivision.

**1007 Laurel Avenue.** Architect unknown. Nicely sited, this Prairie Style home features an impressive porch and sophisticated detailing. Built for Orrin W. Shepard, vice-president of People's National Bank, in 1912.

**1011 Laurel Avenue.** Architect unknown. A fine example of the Colonial Revival style. Built in 1909 for Charles A. Dunham.

**1055 Laurel Avenue.** Architect unknown. Styled along Italian Renaissance lines, this prominent home is a vernacular interpretation, displaying a perfection of masonry veneering technique. Built in 1923 for John L. Sartin, a real estate businessman. Bert McClure was the general contractor.

**1000 Quindaro Boulevard.** J. G. Braecklein, architect. This home, built in 1916-17, is the cornerstone to the Parkwood survey area. John G. Braecklein resided at this address until 1923 and briefly maintained an architectural studio here.

**1004 Quindaro Boulevard.** J. G. Braecklein, architect. Another home designed by Braecklein, with James Martin as general contractor. Built in 1921 for Henry F. Schaible, Street Commissioner (1923-27 and 1931-39), and president of the Board of City Commissioners.

**1010 Quindaro Boulevard.** Architect unknown. One of the first homes constructed in the survey area (1908), this imposing home was built for Homer McGrew, son of Henry McGrew, the developer of Parkwood and president of the Parkwood Land Company.

**1018 Quindaro Boulevard.** Architect unknown. Built in 1908 for Kate E. Barbour, secretary for the Parkwood Land Company, this Craftsman Style home displays sophisticated detailing and masonry work.

**1020 Quindaro Boulevard.** J. G. Braecklein, architect. Henry McGrew may have had this home built on speculation. Designed by Braecklein and built in 1912, this residence features Craftsman detailing.

**1040 Quindaro Boulevard.** J. G. Braecklein, architect. Built in 1923 for Samuel Clarke, chairman of the Board of County Commissioners, this home displays an imaginative combination of styles including Craftsman and Colonial Revival.

### Conclusions

An outgrowth of the influence of the "City Beautiful" movement, many rewarding projects, both in architecture and landscape design, were implemented across the nation in the first decade of the 20th Century. Locally, in Kansas City, Kansas, the parks and boulevard system originally laid out by George Kessler was being developed, city improvements were changing the landscape, and in general, the practice of higher standards of design was giving Kansas City, Kansans a new pride in their city.

The development of the Parkwood area, the city's first planned modern subdivision, was undoubtedly influenced by the "City Beautiful"

movement. The entire area, with its tree shaded lots and tree-lined streets, was designed to follow the natural contour of the land. Sid Hare, the landscape architect for Parkwood, planned to adapt and enhance the existing topography wherever possible. Today, even after much neglect, the original beauty of the area is still evident.

The identified structures in the area represent varying degrees of conscious styles, which include architect-designed, high-style residences, vernacular adaptations of academic styles constructed by skilled community craftsman, and modest bungalows and frame houses built by local labor. In addition, socio/economic trends had a direct effect on the type of housing stock built. The more elaborate, high-style homes were built for people who could afford the expense of upkeep and commuter travel. Later, the increased accessibility of Parkwood due to the advent of street cars and automobiles aided in the greatly increased population of the late teens through the 1920s. Smaller homes then became the standard rather than the exception.

### Recommendations

The following are recommendations based upon the completion of the Parkwood survey area:

1. District nomination of the Parkwood residential area as a Kansas City, Kansas Historic District and to the National Register of Historic Places. This area of Kansas City, Kansas, developed by the Parkwood Land Company with Henry McGrew and designed by nationally known landscape architect Sid J. Hare, is a fine example of a well-planned, modern subdivision; or,
2. Thematic nomination, National Register of Historic Places, to include the homes designed by John G. Braecklein.

# THE THIRD WARD

## Early History

The survey area, and the larger neighborhood just north of downtown Kansas City, Kansas of which it is part, has been referred to as the Third Ward since the late 19th Century, when it was part of that council district. The survey area consists of Blocks 67, 68, 73, 74, 89, and 90 of the original Town of Wyandott, as platted in March, 1857, by John W. Miller for the Wyandott City Town Company. The plat was filed with the Leavenworth County Register of Deeds on May 14, 1857. It was refiled (with minor changes) with the Wyandotte County Register of Deeds in September, 1859, after the creation of Wyandotte County as a separate county.

Block 67 and the west end of Block 68 were subsequently replatted as Block 1, Cornell's Subdivision, and Lots 1-14, Irwin's Addition, while the northeast quadrant of Block 68 was replatted as Lots 27-37, Armstrong's Addition. Armstrong's Addition was the property of Lucy B. Armstrong, and was an exception to the original town plat, as she would not sell to the town company. It was part of her Wyandot Tribal Allotment under the Treaty of 1855. Dudley E. Cornell, who platted Cornell's Subdivision, served one term as the mayor of Wyandotte, 1883-85, and some 20 years later was mayor of Kansas City, Kansas for one term, 1907-09.

The Wyandotte City portion of the 1870 Heisler and McGee Wyandotte County map shows a handful of structures on these six blocks. Most notable was the home of Isaiah Walker on the north side of Maria (Oakland) Avenue, halfway between 6th and 7th. This property was christened Turtle Hill, presumably named after the Wyandot tribal

totem. To the south and west of the Walker residence was the home of E. T. Hovey, a prominent early citizen. Other residences noted on the map were those of A. G. Walcott, A. Hickock, and Mrs. Noble.

It was during the period of the great building boom of the late 1880s that the area first achieved social and architectural prominence. The 1887 G. M. Hopkin's Kansas City, Kansas atlas shows a substantial number of structures, some of which are again identified by the resident's name, with A. G. Walcott as the one repeated.

The name Merriam, Ellis and Benton appears, along with other data, on a few water service permit register numbers, indicating that this Kansas City, Kansas real estate firm had homes built on speculation in the Third Ward survey area. Established in 1890, Merriam, Ellis and Benton had the distinction of being the "largest real estate and insurance firm in the country." Founders of the firm were Willard Merriam, Frank Ellis, and Arthur S. Benton.

### Overview of Housing Stock

In the Third Ward survey area, there were a number of large homes built in the very early stages of residential development, from 1880 to the turn of the century. The majority of the homes from this period were designed in the Queen Anne style, and their variations in profile and decorative patterning reflect specific design subtypes. Other popular design traditions from this era included Folk Victorian, National Folk, Italianate (one with Gothic overtones), Colonial Revival, and vernacular. This period of residential construction



accounts for over 25% of the total number of homes built in the survey area.

The years following the turn of the century saw a drastic rise in residential construction. The total number of houses styled in the vernacular peaked at 52, while as expected, construction of Queen Anne homes came to a halt, with only two built in the first decade. High-style homes that became fashionable in the survey area included Prairie Style and American Foursquare, in addition to a continued preference for National Folk and Colonial Revival. There was also one Neo-classical home built on the survey area's northern boundary.

After World War I, there were only three other brief periods of construction that produced a minimal number of homes. From 1922-25, there were six homes built in the vernacular; the 1950s saw two more vernacular styled homes and one modest Cape Cod. The final period of development was in the late 1970s, with the production of two split-level homes and one vernacular.

The periods of commercial construction on this area were sporadic. High-style structures were only built during the late 19th Century, with one Italianate and one Queen Anne. The production of several vernacular structures was interspersed throughout the late 19th Century through the late 1960s. All commercial buildings in the survey area are concentrated on the east and west boundaries.

#### Individual Homes of Note

**520 Everett Avenue.** Architect unknown. One of the oldest extant homes in the area, this well-preserved Italianate structure was

built for Isaac D. Wilson, president and founder of the Exchange Bank, in 1886.

**548 Everett Avenue.** Architect unknown. Recently demolished, this cast concrete-block home, with its roots in the American Foursquare design, was the residence of Edward N. Dunning, a prominent local jeweler. Built in 1905.

**632 Everett Avenue.** Architect unknown. A good example of a Queen Anne/Free Classic style home with classically-inspired detailing. Built in the late 1880s.

**635 Everett Avenue.** Architect unknown. Another home styled in the Queen Anne tradition, this residence, which has suffered from neglect, features an unusual projecting window unit at the principal gable. Built in 1889.

**539 Freeman Avenue.** Architect unknown. A nicely detailed Queen Anne styled home with gable imbrication and elaborately carved knee-bracing. Built in 1890 for David Roberts, an engineer with George Fowler and Son.

**548 Freeman Avenue.** Architect unknown. A gable-front, folk home displaying Queen Anne detailing in the principal facade. Built in 1894 for James W. Kline, a blacksmith.

**554 Freeman Avenue.** Architect unknown. This unusual home features a half-octagonal porch and classical detailing. Built in 1903 by a well-known local contractor and builder, Theophilus C. Russell.

**558 Freeman Avenue.** Architect unknown. A typical example of a gable-front folk home, but with unusual detailing. Note the geometric patterned capitals and gable fenestration. Built in 1903 for Charles F. Hutchings, Jr., in real estate and insurance. He was briefly (1907-

09) in partnership with Jesse A. Hoel as Hoel-Hutchings & Co. Hoel subsequently lived here from 1912 until the completion of his Louis Curtiss-designed house in Westheight Manor in 1916.

**563 Freeman Avenue.** Architect unknown. This impressive, cross-gabled Queen Anne home, sited on a large corner lot, displays original turned porch supports, spindlework and gable imbrication. Built in 1889 for John Mills.

**631 Freeman Avenue.** Architect unknown. Built in 1910 for G. W. Miller, this Neoclassical home has been modified over the years, yet still retains its original character.

**643 Freeman Avenue.** Architect unknown. A Queen Anne style home with the majority of its original, delicate ornamentation intact, including turned porch supports, spindlework, and bracketing. Built in 1897.

**535 Oakland Avenue.** Architect unknown. Styled in the Colonial Revival tradition, this home, built in 1906 for furniture storeowner John C. Falconer, features a well-preserved wrapped porch.

**543 Oakland Avenue.** Architect unknown. Very similar in overall plan and mass to 535 Oakland Avenue, this Colonial Revival home displays particularly nice detailing in the porch entry and dormers. Built in 1903 for Adolf E. Peterson, manager (beef department) with Schwarschild and Sulzberger.

**545 Oakland Avenue.** Architect unknown. Home of Byron Judd, who served as president of the City Council of Wyandotte, and later as its mayor (1869-1870). In 1872, he was elected state senator. Built in 1902.

**549 Oakland Avenue.** Louis S. Curtiss, architect. A rare example, in the Third Ward survey area, of a Prairie Style home. Of note is the dormer fenestration. Built in 1904 for Benjamin Schnierle, a cashier with the Wyandotte State Bank. It is the earliest known house in Kansas City, Kansas to have been designed by Curtiss, Kansas City's most notable architect.

**553 Oakland Avenue.** Architect unknown. Now vacant, this Queen Anne home still displays its original configuration. A portion of the original spindlework and entry gable ornamentation is still intact. Built in 1887 for William J. Buchan, an attorney.

**600 Oakland Avenue.** Architect unknown. Sited on a substantial corner lot, this home features a massive wrap-around porch. Built in 1903 for attorney Charles W. Trickett, who organized the Wyandotte National Bank in 1887.

**608 Oakland Avenue.** Architect unknown. Built in 1887, this home displays both Italianate and Gothic elements. Exceptional detailing at the cornice, fenestration surrounds and gable ends.

**612 Oakland Avenue.** Architect unknown. This Queen Anne style home with some of its classically-inspired porch columns remaining, was the home of McCabe Moore, Assistant U. S. Attorney. Built in 1894-95.

**615 Oakland Avenue.** Architect unknown. Another example of a Queen Anne/Free Classic home. Built in 1898 for Thomas E. Reagan, this home features sophisticated detailing.

**623 Oakland Avenue.** Architect unknown. Altered over the years, yet this Queen Anne home has much of its original detailing intact. Built in 1902 for Glen R. Shepherd.

**641 Oakland Avenue.** Architect unknown. The spindlework and jigsaw detailing of this Queen Anne style home are worth noting. Built in 1888.

**642 Oakland Avenue.** Architect unknown. This Queen Anne home, built in 1897 for William J. Tucker, manager with the Forest Lumber Company, still displays its polygonal corner tower.

**522 Washington Boulevard.** Architect unknown. Built c. 1887, this home represents one of the two, peaked-roof Italianate homes in the survey area.

**600 Washington Boulevard.** Architect unknown. Built in 1901 for Jonathan C. Horton, general manager for the Jim C. Horton Mercantile Company, this home displays classical detailing in the dormer units and smaller, second-floor fenestration. (This structure was demolished following the completion of the survey.)

**606 Washington Boulevard.** Architect unknown. A rare example of a Folk-Victorian home with hipped roof and cross gables. Gable ornamentation is intact. Built in 1886.

**614 Washington Boulevard.** Architect unknown. Now demolished, this rare Queen Anne style masonry home was built in 1883 as the residence of Major Edward S. W. Drought. Drought, who served in the Civil War, was also a sheriff of Wyandotte County, state representative, and as a contractor played a major role in the construction of the Wyandotte County Courthouse (1882) and the first Livestock Exchange Building (1887). He was also the owner of E. S. W. Drought and Company, in partnership with F. C. Whipple. Located at 19th and Wyoming, the firm was the largest dealer in baled hay in

Kansas City, doing business in Kansas, Missouri, Nebraska, Colorado, and New Mexico.

**624 and 626 Washington Boulevard.** Architects unknown. Built in 1916, these mirror-image homes, influenced by the Craftsman Style, were the residences of brothers Louis (624), and Morris (626) Bloomgarten. They were co-owners of Shannon and Bloomgarten Bros., a planing mill.

**700 Washington Boulevard.** Charles E. Keyser, architect. Built in 1923-26, this Gothic style church was originally occupied by the Washington Avenue Methodist Episcopal Church, descended from the congregation that the Wyandot Indians brought with them from Ohio in 1843.

**1300-1300 1/2 North 5th Street.** Architect unknown. Although drastically modified, this Italianate structure, built in 1887 for William F. Wahlenmaier, originally displayed a cast-iron storefront which may still be intact behind the present lower facade. (This structure was demolished following the completion of the survey.)

**1318-1322 North 5th Street.** Architect unknown. The original character of this 1888 Queen Anne style commercial building is still intact. Note the corner tower, decorative brickwork and oriel window. The original owner and occupant was grocer Ernest H. Rodekopf.

**1500 North 5th Street.** Architect unknown. A rare (in Kansas City, Kansas), extant example of an early gasoline station. Built in 1927 for the Barnsdall Refinery Company.

**1412-1414 North 6th Street.** Architect unknown (Charles E. Keyser?). For a time, local architect Charles E. Keyser maintained a residence and studio in this four-unit apartment building. Built in 1923.



### Conclusions

In the early 1880s, several communities at the mouth of the Kaw River had already been established and were growing rapidly. Wyandotte, the largest, had been founded by the Wyandot Indians in 1843 and incorporated in 1859. Kansas City, Kansas, founded in 1869, and incorporated just three years later, was confined to the narrow triangle formed by the Missouri and Kansas Rivers and the Kansas-Missouri state line. Despite its limited area it was already the home of the major part of the Kansas City area's meat packing industry. Armourdale, to the south of Wyandotte, was incorporated in 1882. Like Kansas City, Kansas, it was based on the railroad and meat packing industries. Both smaller communities were largely working class, while the middle and upper classes lived in Wyandotte, generally in the area to the north of downtown.

In March, 1886, the three cities were consolidated together following a special act of the Kansas legislature. Despite Wyandotte's dominance in area and population, the governor chose to name the new city Kansas City, Kansas. Consolidation brought a wave of new construction, coinciding as it did with a major building boom which energized the greater Kansas City area.

At a time when early construction was getting under way in the Third Ward area, Kansas City, Kansas was experiencing the peak of the 1880s building boom. Hundreds of Irish, German, and Swedish immigrants who had recently come to the area to work in the packing houses, were finding affordable, newly constructed housing located on Strawberry Hill, where modest but efficient homes were built on shallow lots 25 feet in width. Substantial new commercial buildings were erected both

downtown and on the newly-graded Central Avenue. Cable cars, street cars, and steam dummy lines tied the expanding community together.

The growing population in the area, together with the increase in business opportunities created by the firm establishment of the stockyard trade, railroads, and several national meat packing companies, prompted prominent, upper-class families to settle in Kansas City, Kansas. The Third Ward area was of interest to many, as it was close to the heart of the city.

The majority of early residents of the Third Ward survey area included bank presidents, judges, physicians, and to a lesser degree individuals who were highly skilled in a practical trade. Their homes, in style and size, reflected their prominence in their profession and in local society. In the late 1880s and early 1890s, it was possible to obtain the talents from a number of architectural firms located in Kansas City, Kansas. In addition, it was easy to buy elaborate, pre-cut architectural detailing (these were shipped via the railroad), or if money allowed, hire experienced contractors to execute fancy exterior and interior embellishments.

Grocery store owners, managers, attorneys, company vice-presidents, engineers, foremen, and government officials were moving to the Third Ward survey area in the first decades of the 20th Century. They, too, were building impressive homes designed in high-style traditions, in addition to prominent vernacular adaptations.

By the end of World War I, the Third Ward survey area was near crowded with a wide variety of housing styles. Most lots were filled and the overall fabric of the neighborhood was formed. The majority of these residences are distinguished structures, some handsomely and

skillfully detailed. Intermittently placed, most often toward the eastern edge between 5th and 6th Streets, are small frame houses which stand apart from the more significant, older homes. These too, are important facets of the architectural and social history of the area.

Unfortunately, a significant number of the homes in the survey area have been modified over the years, either to minimize exterior maintenance, to alter the living space, or to update the exterior appearance. Many homes have been refaced with asbestos siding, and original wooden porch rails and supports have been replaced with wrought-iron counterparts. Even though these changes have occurred, original form and portions of the decorative detailing have not been obscured.

Demolition in the area has been minimal, but a handful of significant structures have been cleared because of severe deterioration and/or the need for a more modern replacement. A significant loss was the Edward S. W. Drought residence (614 Washington Boulevard), a rare landmark example of a masonry Queen Anne structure that recently has been torn down. In addition, the 1890 First Congregational Church was recently demolished. Most of the significant losses have occurred in the last five years.

### Recommendations

The following is a recommendation based upon the completion of the Third Ward survey area:

1. District nomination of the Third Ward survey area to the National Register of Historic Places. One of the earliest, intact residential areas in Kansas City, Kansas, the Third Ward survey area has a rich social history, in addition to impressive and significant architecture.

# 10TH STREET AND SHAWNEE ROAD

## Early History

Wyandotte County south of the Kansas River was originally part of the Shawnee Indian Lands, set aside as a reservation for the Shawnee in 1825. Beginning in the 1830s, the old Shawnee Road had linked the Town of Kansas (Kansas City, Missouri) with Shawneetown some eight or nine miles to the southwest. Following the dissolution of the Shawnee reservation in 1854, the property in the vicinity of the intersection of the Shawnee Road with the present 10th Street had become the allotment of a Shawnee named Big Knife and his wife.

The 1870 Heisler and McGee Wyandotte County map shows the property south of Shawnee Road and east of the present 10th Street as a fruit farm owned by J. I. Pritchard, and the property west of 10th and north of Shawnee Road as belonging to R. A. Gallup. In 1870 or early 1871, the 74.62 acres of the Pritchard property were bought by Anthony Sauer.

The 1887 G. M. Hopkins atlas shows the Sauer ownership with its acreage figure. The Gallup property was then divided between three owners, with the area in question being split between J. Roberts and O. B. Moss. The Gallup property was subsequently further divided, but never platted.

## Anthony Sauer

Anthony (Anton) Philip Sauer was born on March 10, 1826, at Hessen-on-the-Rhine in Germany. After unsuccessfully seeking his fortune in Australia, he immigrated to New York City in 1858, where he opened a tannery and imported leather from Europe. After the death of

his first wife in New York, he sold his business and headed west in search of a more healthful climate.<sup>1</sup>

In 1867, Sauer came to Kansas City, Missouri, where he established a tannery, was a partner in Crider and Sauer, Wholesale Groceries, and by 1870 was president of the German American Savings Association at 823 Main. Here he met Mrs. Mary (Maria) Einhellig Messerschmidt, a young widow with two daughters. They were married in 1869. Before his marriage, Sauer had been looking for a place to build a home; and now, with a wife and seven children (including five of his own by his first wife), he began to look in earnest.

He decided on the Pritchard farm, a scenic site that was high on the ridge south of the Kaw River, reportedly because it reminded him of his native land in that the site overlooked the river as his father's home had overlooked the Rhine. Sauer was strongly interested in horticulture, but primarily, he wished to raise grapes for the manufacture of wine. It is estimated that the Sauers spent about \$60,000 improving the property, and \$20,000 of that sum went into the construction of the spacious brick house. The three story, twelve room house with high ceilings was large for a Kansas home of the period, perhaps the largest in Wyandotte County at the time. With the exception of the stones used for the foundation, all of the material for the house was reportedly shipped by boat from St. Louis.

The house was quite sophisticated for its time and location, and has been called the finest example of an Italianate Villa in the state. Given the quality of the design, it is probable that an architect was

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<sup>1</sup>He was reportedly a victim of tuberculosis.

involved. The name most often suggested is that of Asa Beebe Cross, the first professional architect in Kansas City, Missouri. The design would have been consistent with Cross' other work of the period, and a well-to-do businessman like Sauer would probably have known him.

The house was furnished and occupied by November, 1872, ending a building campaign of almost two years. But Anthony Sauer occupied his house for less than seven years. He died in the master bedroom on a hot summer night, August 16, 1879, succumbing at last to the tuberculosis that had driven him west. Mrs. Sauer continued to live in the house until her death in 1919. Both the Sauers and several of their children are buried in historic Union Cemetery in Kansas City, Missouri.

Various members of the family continued to reside in the home for many years. On May 1, 1914, while Mrs. Sauer was still alive, the Sauer heirs<sup>2</sup> had the south 59 acres of the Sauer estate platted as Sauer Highlands, a 12 block subdivision. (Sauer Highlands did not include the 1.9 acre tract now containing 2025, 2029, and 2105 South 10th Street; this presumably was a single property containing 2105 at the time.) A lot just west of the Sauer house had previously been sold to L. J. Gilles, and the remainder of the northern portion of the property was platted in March, 1921, as Sauer Highlands Annex, by Thomas B. and Josephine Kinney. The house itself occupies Lot 1 of the subdivision.

Sauer Highlands was within the City of Rosedale. The adjacent areas to the north, including Sauer Castle, were never within either

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<sup>2</sup>Maria Sauer, Clara Sauer, Thomas B. and Josephine Kinney, John S. and Eva Perkins, and George and Antoinette McLean.



Rosedale or the City of Argentine, but were annexed into Kansas City, Kansas in 1910 and 1912 following Argentine's consolidation with the larger city.

**Gottlieb F. Espenlaub**

Also shown in the 1870 county map is the 40 acre tract west of 10th Street and south of Douglas Avenue, owned by G. B. Gromer. The map indicates a house and nursery at the site where Shawnee Road links with Douglas Avenue today.

In 1871, according to the History of Wyandotte County, Kansas and Its People, Gottlieb F. Espenlaub, who had originally leased land on Shawnee Road to continue his interests in horticulture, bought 20 acres of Gromer's property. (Espenlaub had married Gromer's daughter, Elvira.) The 1887 G. M. Hopkin's Kansas City, Kansas atlas confirms the sale (not the date of transaction), showing a G. F. Espenlaub owning the east 20 acres of this west tract. The atlas also shows the remaining 20 acres of Gromer's property purchased by E. Millshaugh. Subsequently, Millshaugh's property was also purchased by Espenlaub.

A native of Wurtemberg, Germany, Gottlieb Frederick Espenlaub came to America in 1853 at the age of 16. His father, William, had died in Germany in 1841. Gottlieb traveled with his mother, Elizabeth, and five of her six children, joining their other family members in Evansville, Indiana.

After his mother's death in 1855, Espenlaub came to Doniphan County, Kansas, where he began his nursery business. Then, in 1862, he moved for a brief period to Blue Springs, Missouri, and one year later, settled in Wyandotte County, Kansas on Shawnee Road, where he set up

his farming enterprise. His success in fruit farming became well-known throughout the state. In addition to his farming business, Espenlaub was a member of the school board, for seven years a member of the township board, and in 1904-08, a County Commissioner.

Espenlaub married Elvira Gromer in 1863. They had seven children: Elizabeth, William, Albert, Bertha, David, Helen, and Grace. David Espenlaub lived at 2034 South 10th Street. His daughter, Dorothy, presently lives at that address. Albert, also in horticulture, lived at 1037 Douglas Avenue near the site formerly occupied by the large, Queen Anne style house of his parents.

On March 1, 1924, Gottlieb's widow, Elvira, platted Espenlaub Highlands, a 19 lot subdivision, from the eastern 30 acres. The western two-thirds of Espenlaub Highlands was replatted as Marion Highlands, on May 12, 1954, by Paul L. Taylor.

#### Overview of Housing Stock

As previously stated, only a select number of structures were surveyed along Shawnee Road, Douglas Avenue, and South 10th Street. Individual structures were originally selected for the survey solely on their architectural merit.

On the basis of a general reconnaissance survey, the area in its entirety (which includes Shawnee Road, Douglas Avenue and South 10th Street) has seen several different eras of construction dating from the late 1910s through the 1950s. Housing stock includes simple frame houses (c. late 1910s), Craftsman Style bungalows (1920s), and post World War II architecture reflecting the beginning of the modern age.

An animal health research lab and a church are also located in this area.

The specific homes that were individually surveyed cover a wide variety of architectural styles. The majority of these homes appear to be architect designed (judging from overall design and individual detailing), but to date, this information has not been documented. Often set back from the road on rambling, wooded lots, these homes have not suffered over the years from the all-too-common facade "modernization." Original siting, too, has remained intact.

The earliest home constructed was Sauer Castle (completed 1872). Subsequently, with the exception of Gottlieb Espenlaub's home, there was apparently no other construction in this area until the beginning of the Twentieth Century.

Before official platting, a home styled in the Shingle tradition was built c. 1900-1910. Three homes were built in 1911: one Colonial Revival, one Mission Style, and one vernacular. After the initial platting of the Sauer and the Espenlaub properties in 1921 and in 1924, respectively, the construction of several homes took place. During the mid to late 1920s, eight homes were built including one Tudor, one Craftsman, one Colonial Revival, four vernacular, and one home displaying a combination of Craftsman and Mission traditions.

Of the total number of homes selected in this survey, four were constructed during the mid to late 1930s. These houses represent the Tudor, Minimal Traditional, Colonial Revival, and the French Eclectic styles.

Individual Homes of Note

**935 Shawnee Road.** Architect unknown (Asa Beebe Cross?). Listed on the National Register of Historic Places in 1977, "Sauer Castle," as it is now called, was built for Anthony Sauer in late 1871 and completed by November, 1872. The home is presently sited on just four of the original 75 acres.

**945 Shawnee Road.** Architect unknown. This large, two-and-one-half story house was built in 1911 for L. J. Gilles, manager of the Badger Lumber Company. Gilles acquired the property from Mrs. Sauer prior to the platting of the area, and may have been related to the Sauers.

**1034 Shawnee Road.** Architect unknown. Built in 1934 for William Ball, this impressive, picturesque stone home is styled in the French Eclectic tradition, and like several of its neighbors is virtually unique in Kansas City, Kansas.

**1042 Shawnee Road.** Besecke and DeFoe, architects. Designed in 1928 for contractor Earl W. Rand, this residence displays a curious eclectic blend of Mission and Craftsman traditions consistent with Victor J. DeFoe's earlier work in Westheight Manor. The house for Mrs. John R. Rand at 1305 Hoel Parkway in Westheight (1924-25) may also have been designed by DeFoe.

**1100 Shawnee Road.** Architect unknown. For Wyandotte County, a rare and accomplished example of a Mission Style home. Built in 1911 for L. B. Price, owner of Price Mercantile Company, the property also features a stone and wrought-iron entry gate and a barn with fenestration piercing the roof line.

**1037 Douglas Avenue.** Architect unknown. This simple, yet elegant structure was originally the home of Albert C. Espenlaub, son of Gottlieb F. Espenlaub. Built in 1927 near the site of the earlier Espenlaub residence.

**2025 South 10th Street.** Architect unknown. This massive stone residence was built in 1923 for Finis K. Taggart. The stone garage to the rear of the property is noteworthy.

**2034 South 10th Street.** Architect unknown. Built in 1938 for David Espenlaub, son of Gottlieb Espenlaub, this Tudor Style home displays elaborate stone and brick patterning. In addition, there is an original stained glass window in the principal gable.

**2105 South 10th Street.** Architect unknown. Based on the Shingle Style with its side-gabled roof and asymmetrically placed tower, this home adds to the wide variety of architectural expressions in the 10th and Shawnee Road district. Based on style and detailing, an estimated construction date of before 1910, and possibly before 1900, would seem likely. This was the original house on the tract that formed an outparcel when Sauer Highlands was platted.

### Conclusions

In an area consisting of a large number of modest frame houses situated on small urban lots, there is a stretch of prominent, high-style homes, each sited on several acres of land. The land on the high ridge that overlooks the Kansas River was originally divided into larger estates. Presumably selling at a relatively high market value, these lots afforded an expansive view and provided a high degree of privacy. Taking these factors into consideration, it is not surprising

that the residences that were built on this section of Shawnee Road were of high quality. As a group, they express a wide range of architectural influences; individually, they rank as rare examples, in Wyandotte County, of a particular tradition. The semi-isolation that led to their construction has also contributed to their preservation, but has also resulted in their being relatively unknown to the larger community.

### Recommendations

The following are recommendations based upon the completion of the 10th and Shawnee Road survey area:

1. A district nomination to the National Register of Historic Places would be preferred, but given the number of non-contributing structures in the survey area, this type of nomination would be unlikely; or,
2. Individual nominations to the National Register of Historic Places.



# HANOVER HEIGHTS

## Early History

The neighborhood now known as Hanover Heights was originally part of the Shawnee Indian reservation, established in 1825. In 1854, following the passage of the Kansas-Nebraska Act, the Shawnee Reserve was drastically reduced in size and the remaining land divided into individual allotments of some 200 acres each. Most of the Shawnee soon sold their allotments (or were cheated out of them), but some managed to retain title until well after the Civil War.

The 1870 Heisler and McGee map of Wyandotte County shows the Hanover Heights area as being the property of R. Fitzpatrick, occupied by Hall and Wrenn's Nursery. R. Fitzpatrick was presumably Rebecca Fitzpatrick, a granddaughter of Captain Joseph Parks, one time Head Chief of the Shawnee Nation. The roads forming the south and west boundaries of the neighborhood were already in place at this time, the south road being the old road that led from the town of Westport to the Shawnee Indian Manual Labor School and Shawneetown beyond.

The town of Rosedale was platted in 1872 by James G. Brown and A. Grandstaff, in the Turkey Creek valley at a train stop on the St. Louis and San Francisco Railroad. The initial center of the town was in what is now known as the Whitmore neighborhood. A post office was established on August 17 of that year, but real growth did not begin until 1875, when the Kansas Rolling Mill was located to the east of the little town. Incorporation as a city of the third class came on August 3, 1877.

The rolling mill closed in 1883, but the city expanded in the boom years of the late 1880s, growing steadily down the valley to the east.

As it was separated from Kansas City, Kansas by the Kaw River and the Shawnee ridge, Rosedale's orientation was always toward the adjacent Kansas City, Missouri. In the eastern and southern areas of Rosedale, even the street numbering system followed that of the Missouri city.

Rosedale's major link to Kansas City, Missouri was Southwest Boulevard, an extension of Rosedale's main street. The Boulevard was established in 1887 largely through the efforts of Dr. Simeon B. Bell, a prominent landowner. Rosedale became a second class city in 1889 and a city of the first class in 1897, at which time it had a population of over 2,000.

In the 1887 G. M. Hopkins Kansas City, Kansas atlas, the south and west roads were still the only ones in the Hanover Heights area. Forty-third Avenue was labeled as Shawnee Boulevard, while the north-south road was Hudson Avenue. The property was now broken into seven ownerships, four of them apparently the heirs of R. Fitzpatrick. A portion of the frontage along Hudson was platted as Miami Place, and a school was already in place at the northwest corner of the property, but the interurban line had not yet been built on what is now Olathe Boulevard. At this point the property was still outside the city limits of Rosedale. The school in question was the Malvern Hill School, District 39, a one-room, frame country school built in 1876. Other than this, the area was still largely undeveloped.

The first new plat in the area was filed on October 9, 1890, for six lots at what is now the northeast corner of 41st and State Line. The owners of the new plat, called Hanover Heights, were Henry and Mary Gieseler, and it seems reasonable to assume that the Hanover referred

to was the state in Germany. Other property owners within the area, such as Peter Muehlebach and Henry Thies, were also of German descent.

The second plat to be filed, for Hanover Heights No. 2, was on May 17, 1898. The owners of this tract, west of the Gieseler property, were Henry and Sophia Thies. But actual development was some time in coming, in part because of the Panic of 1893 and the subsequent national depression.

The only house in the area that may actually predate 1900 is the house at 4044 State Line, on Lot 1 of Hanover Heights. Originally addressed as 4124 State Line, it was the home of Henry and Sophia Thies. Thies was a prominent livestock merchant and broker, owner of H. Thies and Company with offices in the Livestock Exchange Building. Four sons - Alfred C., Edward J., Frederick W., and Henry Jr. - lived within the Hanover Heights neighborhood and at various times were employed in their father's firm. Edward lived at 4130 Cambridge and Frederick at 4101 Frances<sup>3</sup>. All three Thies houses were standing by 1912, but for some reason water permits were not issued until 1914. In 1920, Henry and Sophia moved into a new house at 1910 West 41st, and sold their former residence to Dr. Asa Field, a chiropractor.

The early 1900s brought the development that served to both spur the neighborhood's growth and define its northern boundary. In 1904, construction began on the Missouri and Kansas Interurban Railway, popularly known as the Strang Line after its founder, William B. Strang. Beginning just across the line in Missouri, the interurban line ran southwest to Olathe by way of Overland Park, where the car

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<sup>3</sup>Despite the current street signs which read "Francis," the street name is spelled "Frances" on the original plats and all older City maps.

barns were located. Its course across Peter Muehlebach's property became the present Olathe Boulevard.

The next two plats in the neighborhood came shortly after the Strang Line went into operation. The Continuation of Hanover Heights No. 2 was platted on July 28, 1908 by Henry and Sophia Thies, and William R. and Leila Sanders. (The Sanders lived on Hudson Avenue, south of Malvern Hill School.) This was soon followed by the plat of Hanover Heights No. 3 on August 4, again filed by Henry and Sophia Thies. Three years later, on April 8, 1911, the Robbins Addition was platted by C. W. Robbins, completing most of the platting within the area. In that same year, the Hanover Heights neighborhood was finally annexed into the city of Rosedale, and the Malvern Hill School was replaced by Maccochaque School, a 2-1/2 story, eight-room building of brick completed in 1912.

The Muehlebach property along either side of the Strang Line was platted as Muehlebach Place in 1913. (A near war broke out in that year, when Rosedale officials demanded that the interurban line be regraded to conform to the established street grades.) But despite all of the various activities within the area, actual home construction did not really get underway until about 1914. Over the next 15 years, a full 75% of the houses within the neighborhood were built, a sizeable number of them in 1920 and '21. The water supply for this development came from Kansas City, Missouri, metered at the state line and resold to Rosedale residents at a slight profit, while electrical service was provided by the Standard Electric Light Company, a subsidiary of Kansas City Power and Light.

By far the most prevalent architectural style of the homes constructed in Hanover Heights in that era was the Craftsman, accounting for more than 50% of the houses built. The name of the style comes from the popular Craftsman magazine, published by Gustav Stickley from 1901 to 1916. Stickley considered himself an American disciple of the multi-talented English designer and social reformer William Morris, and The Craftsman served to bring the principles of the English Arts and Crafts movement to the American public.

The Craftsman published designs for houses, interiors and furniture, much of it designed by the magazine's staff. (Stickley was primarily a furniture manufacturer, and his simple pieces of fumed oak, dubbed Mission furniture, soon spawned many imitators.) The magazine also helped to publicize the California bungalow designs of such architects as Greene and Greene and Alfred Heineman, as well as the Mission Style designs of Irving Gill and the Prairie Style of Frank Lloyd Wright and his followers.

All of these design influences, except perhaps the Mission Style, were reflected in Hanover Heights. The houses tended to be of a generally horizontal disposition under a broad roof with widely overhanging eaves, often with projecting rafters or purlins, and in many cases with angular struts or brackets. Wall surfaces may be of clapboard, but more often were shingle or stucco, emphasizing the flat wall plane. Windows were often grouped together to help reinforce the horizontal feeling, while wood muntin patterns repeated the linear geometry of the overall design. Materials were used in a manner which was supposed to emphasize their natural qualities, and "natural" colors

were originally used as well - browns, olives, and various sand tones ranging from oyster shell white to soft rose to a deep golden tan.

Found in many sections of Kansas City, Kansas, the Craftsman Style home was often the answer to an affordable place to live. As it could be small in scale and low in cost, yet with a design flexible enough to adapt to an array of local materials, the Craftsman bungalow became a popular tradition. In the Hanover Heights area the extreme popularity of the Craftsman Style bungalow is evident. Although the basic floor plan and form of this style of architecture remains fairly constant, it is the variety of detailing that gives each home distinction. Exterior materials include stucco, brick, stone, wood, shingle, and clapboard and are often combined for tactile and visual richness. Window forms vary as do the ever present front porch and roof profiles. Found throughout the area, the Craftsman Style home gives the neighborhood a certain intimacy and a strong visual cohesiveness sadly lacking in many Kansas City, Kansas neighborhoods.

Much of this cohesiveness stems from the fact that many of the houses were built by a single individual, contractor William P. Faulkner. Between 1914 and 1924, Faulkner built at least 27 houses in the area, including 20 on Eaton Street alone. Most of these houses are within the Craftsman Style, although a few show Prairie Style influences as well. Faulkner sometimes repeated floor plans with varying but complementary exteriors, a standard builder's practice. There are also strong similarities in the materials and detailing of the interiors, including wood trim, doors, and fireplaces. These interior touches also occur in a number of owner-built houses such as

2014 West 41st, suggesting that Faulkner may have been the contractor in those instances as well.

Faulkner's own house, built in 1919 at 4168 Eaton, was one of the largest Craftsman Style residences in Hanover Heights. With its dominant roof form, shingled walls, and rough stone work on the porch and chimney, it also came as close as any house in the area to duplicating the type of design favored by Stickley and his magazine. Faulkner lived there with his wife Fannie, and ran his business out of his home. One thing remains unexplained, however; for some reason the 1922 city directory lists him as a teller at the First National Bank.

Advertisements for Faulkner's bungalows first began appearing in the real estate section of the Sunday Kansas City Star in June, 1919. The advertisement for June 8, 1919 read:

NEW BUNGALOWS: The bungalow plan that is a masterpiece; 22-ft. living room, 18-ft. dining room; built-in chiffonier; ideal kitchen cabinet; clothes chute; massive stone piers and porch; beautiful floors; east front. Level lot, room for drive; price \$1,000 under the market; open today. Take Roanoke car to 42d st., walk south 1 block and west 2 blocks. W. P. Faulkner 4170 Eaton Ave.

By that time Faulkner had already completed a number of houses within Hanover Heights, including the row of seven bungalows between 4166 and 4178 Eaton. Between 1919 and 1922 he built at least thirteen more houses in the area, and in May and June, 1922, placed another series of advertisements in the Star. The ads varied in content, each one pointing out different features of the development. The rather lengthy advertisement for May 21, 1922 read:

COME OUT TODAY. Most beautiful bungalows. Make your choice today; these homes are being sold as fast as completed; there is a reason; fine level lots with separate drives and garages; big stone porches, chimneys and fireplaces; living room 24 x 12, dining room 12 x 18, big sleeping porches 20 x 19 with ten



windows; tile bath and base tubs; a housefull of closets, built in chiffoniers, clothes chute, linen closets and hat boxes; restricted neighborhood and all new homes; prices \$1,000 to \$2,000 below the present market prices. Why pay more, when you can buy the best for less on a reasonable payment down and easy monthly payments, interest at 6 per cent? Take Roanoke car to 43rd st., walk back north 1 block and west two blocks. W. P. Faulkner, Owner 4168 Eaton Ave. Will build to suit.

In 1923, following Rosedale's consolidation with Kansas City, Kansas, Faulkner placed a new series of advertisements in the real estate section of The Kansas City Kansan. A careful inspection shows that they still seem to be addressed to the person employed in Kansas City, Missouri, however, emphasizing among other points the neighborhood's accessibility from the Roanoke street car line. The ad for Sunday, March 4, 1923 read:

**MOST BEAUTIFUL BUNGALOWS:** Two blocks west of the state line between 41st and 42nd Streets. Buy your home in Kansas, out on the Roanoke Car line. No viaduct to cross. No packing house district to go through. A district of all new homes; large level lots with drives and garages; big stone porches; living rooms, 24 x 12; and a wonderful sleeping porch 20 x 19, with ten windows; tile bath; clothes chute; built-in chiffoniers; a house full of closets; big stone fireplace to burn coal or gas; priced at a special bargain for quick sale. Take Roanoke Car to 43rd and State Line, walk back north one block and west two blocks. - W. P. Falkner (sic) 4168 Eaton Ave.

Another person who built several houses within Hanover Heights (although not in Faulkner's numbers) was banker Charles C. Ehlers. The Security State Bank of Rosedale opened in 1912 at 39th and State Line. It was subsequently acquired by Gus H. Ehlers of Kansas City, Missouri. Charles C. Ehlers was vice president of the bank, and secretary-treasurer of the Security Savings and Loan Association. In 1919 Ehlers and his wife Eleanor built the large Prairie Style house at 4142 Eaton. He also built two houses on Frances directly behind his home, and two on West 42nd, the latter on three of the six lots in Ehlers'

Subdivision. The subdivision, consisting of just three lots facing 42nd and three facing 43rd, was platted by Gus H. Ehlers and his wife Kathryn on June 23, 1923, with Charles C. Ehlers as witness and notary. The Ehlers' bank changed its name to the Roanoke State Bank in 1922, and closed on December 21, 1926, although Charles C. Ehlers was still listed as vice president in '27.

There were obviously a number of houses within Hanover Heights that were architect designed, but unfortunately identification is often lacking. The problem stems in part from Rosedale's position as a separate city prior to 1922, and the resulting lack of continuity in public records. Even the city directories prior to that time often did not include Rosedale addresses. The movement to consolidate Rosedale with Kansas City, Kansas began in 1910, and was favorably voted on in 1913, but the Rosedale city council was able to block any action. By 1920 Rosedale was again actively pursuing consolidation. After considerable legal maneuvering, Rosedale became part of Kansas City, Kansas on April 25, 1922.

Among the architect designed structures in Hanover Heights that have been identified, several have sadly been demolished. John Leroy Marshall, the young architect who designed the Rosedale World War I Memorial Arch, had his home and studio at 2106 West 41st Avenue, in one of the houses demolished by Kansas University Medical Center. In 1920, Marshall designed the first building for the Twin City State Bank at the northwest corner of 43rd and State Line. H. W. Gates was president of the new bank, and C. E. Williamson was cashier. The bank, which like Maccochaque School anchored one of the four corners of the

neighborhood, was demolished and replaced in 1950, with a large addition to the new building made in 1972.

A third neighborhood anchor, but one still standing, was the H. W. Gates Funeral Home at 1901 Olathe Boulevard. Designed by Rosedale architect Fred S. Wilson, the Neoclassical style funeral home was built in 1922. Horatio W. Gates, the nephew of Dr. Simeon Bell, was a prominent figure in Rosedale. In the late 1880s he operated the State Line Livery at State Line and Southwest Boulevard. In 1892 he married, and his wife Mary L. Gates was the first woman to be licensed as an embalmer in the state of Missouri. They operated as H. W. and Mrs. M. L. Gates, Funeral Directors, at the livery business' Southwest Boulevard location, until their new funeral home was built closer to the bank which Gates headed. The family's descendants continued to operate the funeral home until 1981, when the house was attractively restored and converted into the Ronald McDonald House, a hostel for the families of critically ill children.

As noted, the anchor at the northwest corner of Hanover Heights was the Maccochaque School, a very attractive brick building of 2 1/2 stories. It was later enlarged to include twelve classrooms and an auditorium. In June, 1958, the building and property were sold to the Kansas University Medical Center for use by K. U.'s nursing school, and the pupils transferred to Snow and Edison Schools. In the Spring of 1968, K. U. demolished the school building to provide more parking for the medical center.

The fourth anchor was also demolished. A handsome row of one-story, brick shops in the Tudor Style stood at the northeast corner of 43rd and Rainbow. Adjacent to these shops was the Rosedale Post

Office, built in 1951 as the office's fifth location. Both shops and post office were cleared to make way for a McDonald's Restaurant, built in 1976.

With the school, bank, funeral home, and shops all in place by the mid 1920s, Hanover Heights had reached its full growth, with only a handful of houses constructed after 1929. Three other structures deserve mention, however. One of these is the house at 4146 Cambridge, designed by Clarence E. Shepard and built in 1922-23. This was the home of Judge Louis R. Gates (apparently unrelated to H. W. Gates), who played a very active role in the civic life of Rosedale. As both City Attorney for Rosedale and a State Representative, he was as much responsible as anyone for Rosedale's successful consolidation with Kansas City, Kansas. He was on the committee which oversaw the siting and construction of the Rosedale Arch, and for years was active in the drive to construct 7th Street Trafficway. His home, one of the finest examples of Prairie Style architecture in Kansas City, Kansas, is presently on the National Register of Historic Places.

One of the conditions of Rosedale's consolidation with Kansas City, Kansas was the construction of a new fire station "on the hill." Immediately adjacent to Hanover Heights, Fire Station No. 12 at 4224 Rainbow Boulevard was built in 1923-24, and went into operation just a few months after the opening of the new Bell Memorial Hospital three blocks to the north. Its architect, J. G. Braecklein, designed it in a Craftsman Bungalow style that made it very compatible with the houses in the neighborhood. It is presently a designated Kansas City, Kansas Historic Landmark.

The last structure to be noted was constructed some years after the bulk of the neighborhood had been developed. The Boulevard Apartments at 1919 Olathe Boulevard was designed by Norman Wilkenson in 1938. It was one of three Art Deco style apartment buildings erected in Kansas City, Kansas during the late 1930s, possibly all designed by Wilkenson. But the others, at the northeast corner of Olathe and Eaton and the southeast corner of 8th and Barnett, have both been demolished, leaving the Boulevard Apartments as the only apartment building of its kind in the city.

The Boulevard Apartments remained the exception. In the 1930s only three houses were built in Hanover Heights, and just seven between 1950 and 1960. One of these was the residence of Frank Rushton at 4134 Cambridge, built in 1954. Although the Ranch Style house is not particularly notable in and of itself, Frank Rushton was of considerable significance. He followed his father as owner of the George Rushton Baking Company on Southwest Boulevard. He served with his future neighbor, Judge Gates, on the Rosedale Arch committee. And he was president of both the Rosedale School Board and later of the Kansas City, Kansas Board of Education, heading the latter at the time of Wyandotte High School's construction. The nearby Frank Rushton Elementary School was named in his honor.

In the years after World War II, Hanover Heights came under increasing pressure, both from commercial development along 43rd Avenue and Rainbow Boulevard, and from an aggressively expanding University of Kansas Medical Center to the north. Many houses between Olathe and 41st (including John L. Marshall's), were lost to K. U. along with Maccochaque school. Other losses have been noted above. But despite

this, the core of Hanover Height retains its attractiveness and viability as a residential neighborhood, and in the last ten years has been one of the few older neighborhoods in Kansas City, Kansas to see an influx of young professionals intent on rehabilitating the original residences. Location has obviously played a part in this, but many are undoubtedly attracted by the visual qualities of the area that give it its charm and architectural cohesiveness. Should this trend continue, the area may retain its position as a neighborhood of particular significance to Rosedale and Kansas City, Kansas.

#### Overview of Housing Stock

Approximately 75% of the homes in the Hanover Heights area were built between 1913 and 1929. By far the most prevalent style of architecture in that period was the Craftsman, with more than 50% of the residential structures built in that style. Furthermore, that once popular tradition accounts for more than one-third of the total number of homes built in Hanover Heights.

In addition to the Craftsman Style home, residences were also designed in the American Foursquare, Prairie Style, Neoclassical, Colonial Revival, Tudor (Cotswold Cottage), and vernacular tradition. This second group comprises just less than 10% of the total number of homes built in the survey area, and are not concentrated in any particular section.

From the Depression years through World War II to 1950, few residences were constructed. In the 1930s, there were only three houses constructed; two in 1930 (Craftsman and vernacular), and one vernacular home in 1939. One Art Deco apartment building was

constructed in 1938. During the post-war years, there were about a dozen homes built in the Minimal Traditional, Cape Cod, and Ranch tradition. A few vernacular homes were also built.

In the last decade of residential construction, from 1950 through 1960, seven homes were built. These include one Minimal Traditional; three Ranch; one Split-Level; and two vernacular.

In addition to the residential construction in the Hanover Heights area, a number of commercial structures were built, including one in 1925; two in the 1950s; one in 1965; and one in 1976. All of these structures are located on West 43rd Avenue.

A motel, built in 1953, and a church, built in 1927 with additions in 1957, were constructed on the western boundary (Rainbow Boulevard) of the survey area.

#### Individual Structures of Note

**4130 Cambridge Street.** Architect unknown. An example of an early, prominent residence sited on a large corner lot. Built circa 1912 for Edward J. Thies, son of Henry and Sophia Thies.

**4134 Cambridge Street.** Architect unknown. Although of a contemporary Ranch design, this home is worth noting. Frank Rushton, son of George Rushton (Rushton Bakery), was the original resident. He was the president of the Rosedale and Kansas City, Kansas Boards of Education, and worked for the consolidation of Rosedale with Kansas City, Kansas in 1922.

**4143 Cambridge Street.** Architect unknown. An unusual example of the Craftsman Style bungalow with its jerkin-head gable roof, this home



also displays quality workmanship in the porch details. Built for Frank Y. Bell in 1923.

**4146 Cambridge Street.** Clarence E. Shepard, architect. Designed in 1922 , this house is a fine example of the Prairie Style. Judge Louis R. Gates, attorney for the City of Rosedale and State Representative, was the original owner. Listed in the National Register of Historic Places in 1980.

**4156 Cambridge Street.** Architect unknown. An excellent example of the Craftsman bungalow. Built in 1922 for George Liddle, it provides an appropriate complement to its Prairie Style neighbor, the Gates house.

**4161 Cambridge Street.** Architect unknown. Another early prominent home, this vernacular structure was built in 1914 for Armon P. Vaughn.

**4130 Eaton Street.** Architect unknown. Sited on a large corner lot, this prominent home was inspired by the Greek Revival style. Built in 1914.

**4132 Eaton Street.** Architect unknown. A rare example of a duplex built in the Neoclassical tradition. Built in 1924 for Dr. W. W. Woody, a chiropractor.

**4142 Eaton Street.** Architect unknown. This large home, built in 1919, has its roots in the Prairie Style. Charles C. Ehlers, vice president of Roanoke State Bank at 39th and State Line and secretary-treasurer of Security Savings and Loan, was the first resident.

**4157 Eaton Street.** Built in 1922 by W. P. Faulkner, this Craftsman Style home features unusual flared roofs at the dormers and porch entry.

**4167 Eaton Street.** A fine example of the Craftsman Style, this home features triple front-facing gables and well-crafted detailing. Built in 1921 by W. P. Faulkner.

**4168 Eaton Street.** This was one of the largest of the Craftsman Style homes in the area, built in 1919 as the residence of William P. Faulkner. Faulkner was the builder responsible for the construction of at least 27 houses between 1914 and 1924. Of particular note are 4178 Cambridge and 4171 Eaton, both in the Prairie Style, and 1901 West 42nd.

**1910 West 41st Avenue.** Architect unknown. An interesting variation of the Craftsman Style with its inset, front-facing balcony, this home was built in 1920 for Henry Thies. Henry and his wife Sophia owned and platted much of the property in the Hanover Heights area. They previously resided at 4124 (4044) State Line. The house at 1911 West 42nd Avenue would seem to be a twin of the Thies house.

**1901 West 42nd Avenue.** Although many homes built by W. P. Faulkner were designed in the Craftsman tradition, this example, one of the earliest in this area (1914), displays a particular sophistication in detailing and building technique.

**1909 West 42nd Avenue.** Architect unknown. Built in 1914 for Dr. Roger B. Brewster, this home is an unusual variation on the Prairie Style, with its stucco wall surface decorated with flat wood banding. It may represent an early example of the "modernization" of an older house.

**4100 Frances Street.** Architect unknown. An interestingly detailed Colonial Revival house with pent roofs, it was built in 1929 for Earl B. Swarner, Assistant County Attorney and later (1955-1967)

City Finance Commissioner. His brother, Joseph D. Swarner, lived next door at 4104. (This house was demolished by the K.U. Medical Center following the completion of this survey.)

**4101 Frances Street.** Architect unknown. This house was built circa 1912 for Frederick W. Thies, son of Henry and Sophia Thies, and is one of the earliest houses in Hanover Heights.

**1901 Olathe Boulevard.** Fred S. Wilson, architect. Designed for Mr. and Mrs. H. W. Gates in 1922, this imposing Neoclassical structure was a funeral home. H. W. Gates was funeral director, and was also president of Twin City Bank at 43rd and State Line. It is presently the Ronald McDonald House.

**1919 Olathe Boulevard.** Norman Wilkenson, architect. A late example of the Art Deco style, this apartment building, constructed in 1938, features a geometric-styled parapet of limestone at the entrance mass. A companion building formerly stood at the northeast corner of Eaton Street and Olathe Boulevard.

**4224 Rainbow Boulevard.** John G. Braecklein, architect. Although outside the Hanover Heights survey area, this fire station, designed in 1923-24, displays the influence of the popular Craftsman Style. Its erection was one condition of Rosedale's consolidation with Kansas City, Kansas in 1922.

**4044-4046 State Line Road.** Architect unknown. Perhaps the oldest home in the survey area, this newly renovated National Folk style home exhibits fine craftsmanship in the turned porch supports and window treatment. Built circa 1900, this was originally the home of Henry and Sophia Thies, platters of Hanover Heights.

4146 State Line Road. Architect unknown. Built in 1914 for F. Huback, this large home features an unusual porch configuration with Classical detailing.

#### A List of Houses Built by William P. Faulkner

1901 West 42nd Avenue, 1914  
 4178 Cambridge Street, 1921  
 4155 Eaton Street, 1924  
 4157 Eaton Street, 1922  
 4159 Eaton Street, 1922  
 4161 Eaton Street, 1922  
 4163 Eaton Street, 1922  
 4164 Eaton Street, 1922  
 4165 Eaton Street, 1921  
 4166 Eaton Street, 1919  
 4167 Eaton Street, 1921  
 4168 Eaton Street, 1919 (own house)  
 4169 Eaton Street, 1921  
 4170 Eaton Street, 1916  
 4171 Eaton Street, 1921  
 4172 Eaton Street, 1916  
 4173 Eaton Street, 1921  
 4174 Eaton Street, 1916  
 4175 Eaton Street, 1921  
 4176 Eaton Street, 1917  
 4177 Eaton Street, 1921  
 4178 Eaton Street, 1918  
 4147 Frances Street, 1924  
 4149 Frances Street, 1924  
 4168 Frances Street, 1924  
 4170 Frances Street, 1923  
 4172 Frances Street, 1922

#### Conclusions

Found in many sections of Kansas City, Kansas, the Craftsman Style home was the answer to an affordable place to live. Often small in scale and low in cost, and with a design flexible enough to adapt to an array of local materials, the Craftsman bungalow became a popular tradition. As a nation, we became familiar with this style not by architects, but by the publication of builders' plans in such popular magazines as The Craftsman, House Beautiful, and The Ladies' Home

Journal, the more technical monthlies such as Architectural Record and Western Architect, and a surprising number of "bungalow books."

In the Hanover Heights area, the dominance of the Craftsman Style home gives the area a certain intimacy and cohesiveness. This dominance is in part the result of the work of a single builder, William P. Faulkner, who built at least 27 of the houses within the neighborhood, most of them in the Craftsman Style or showing the influence of that style. He was also responsible for the construction of several residences in the Prairie Style. Fortunately, as a whole there has been little modification to these structures.

The more high-style homes in Hanover Heights, generally built during the early years of development, are found sprinkled throughout the area, yet even these more prominent homes are without pretension. Even the Cape Cod and Ranch Style homes are modest interpretations of the textbook form. As in any neighborhood, economics dictate the style of a home and the degree of lavishness in which it is decorated. Despite the presence of a number of prominent citizens, Hanover Heights reflects the hopes and values of the emerging American middle class, at a time when the dream of ownership of a comfortable and affordable home was becoming increasingly a reality for many.

### Recommendations

The following are recommendations based upon the completion of the Hanover Heights survey area:

1. Individual structure nominations to the National Register of Historic Places:
  - a) H. W. Gates Funeral Home, 1901 Olathe Boulevard.
  - b) Fire Station #12, 4224 Rainbow Boulevard.

2. Consideration of district nomination of the Hanover Heights residential area as a Kansas City, Kansas Historic District, with possible nomination to the Register of Historic Kansas Places.

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