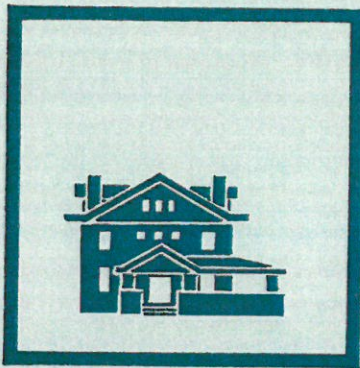
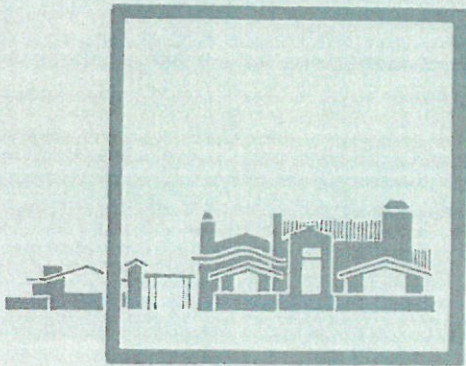


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**KANSAS CITY, KANSAS
CERTIFIED LOCAL GOVERNMENT PROGRAM
HISTORICAL AND ARCHITECTURAL SURVEY**

**KERR'S PARK, ARICKAREE, AND
WESTHEIGHT MANOR NO. 5**



ST. PETER'S PARISH



KANSAS CITY UNIVERSITY

**CERTIFIED LOCAL GOVERNMENT PROGRAM
FY 1987 October 1, 1987 - August 31, 1988
GRANT NO. 20-87-20018-006
HISTORIC INVENTORY - PHASE 2 SURVEY
KANSAS CITY, KANSAS**

**Prepared by
Cydney Millstein
Architectural 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 2 SURVEY

INTRODUCTION

The City of Kansas City, Kansas contracted for an historical and architectural survey of three neighborhoods in Kansas City, Kansas, including Kerr's Park, Arickaree, and Westheight Manor No. 5; St. Peter's Parish; and a selected number of individual structures in the area known as the Kansas City University neighborhood. The survey, the subject of this final report and the second to be carried out in Kansas City under a Certified Local Government grant, commenced in October, 1987 and was completed by August 31, 1988. 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 either 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.

Kerr's Park, Arickaree, and Westheight Manor No. 5: Orville Avenue through 20th Street to the south; 18th Street to the east; State Avenue to the north; Washington Boulevard and its intersection with Westview Drive to the west. There are approximately 380 structures within this survey area.

St. Peter's Parish (northern one-half): Orville Avenue to the south; Grandview Boulevard and 14th Street to the east; Minnesota Avenue to the north; 18th Street to the west. There are approximately 280 structures within this survey area.

Kansas City University District: Only a select number of structures were surveyed along Parallel Parkway, Tennyson Avenue, North 32nd Street, and North 34th Street. Approximately 10 structures within this area were surveyed.

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 1887-1888, 1907-08, and 1931 Sanborn atlases of Kansas City, Kansas.
6. American Institute of Architects, Kansas City Chapter, 104 W. 9th Street, Kansas City, Missouri. This AIA office maintains files on local architects.
7. Western Historical Manuscripts Collection, Newcomb Hall, University of Missouri, Kansas City. This collection includes architectural blueprints and biographical information on prominent local architects.
8. Landmarks Commission, Kansas City, Missouri. Files on local architects.

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. Following the above is an appendix covering architects included in the survey.

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).

KERR'S PARK, ARICKAREE, AND WESTHEIGHT MANOR NO. 5

Early History

The area south of State Avenue and west of 18th Street originally had two owners under the allotments following the Wyandot treaty of 1855. The area east of 22nd Street, as well as part of the future Westheight Manor to the north, belonged to a Wyandot named John Sarahess. The area west of 22nd Street belonged to John D. Brown, uncle of the well-known Nancy Brown Guthrie. Patents to the titles for the various Wyandot allotments were not issued until between January 19, 1860 and December 4, 1861, well after property sales to new settlers had begun.

The 1870 Heisler and McGee map of Wyandotte County shows the north half of the Sarahess property owned by W. Sarahess (sic), while the south half, the future Arickaree subdivision, had become the property of T.W. Combs, called "Raspberry Farm." The Brown property west of 22nd is shown as now belonging to one John Campbell.

In 1886, the incorporated cities of Wyandotte, Kansas City, Kansas, and Armourdale were consolidated together to form a single city called Kansas City, Kansas, with the new western city limits at the present 18th Street. In the following year an atlas of Wyandotte County was published which shows further shifts in ownership in the survey area. Sarah Ann Kerr, eldest daughter of Hanford N. and Sarah Kerr, had married T.W. Combs. The atlas shows the Combs property being owned by S.A. Combs and heirs, but this is puzzling since T.W. Combs lived to sign the Arickaree plat in 1910. The remaining Sarahess

property between the Kerr and Combs farms was purchased by the Kerrs that same year (1887), giving the extended family control over some 434 acres just west of the new city limits.

The atlas also shows that the property west of 22nd had again changed hands. B. Hanrion had acquired a 12 acre tract south of Muncie Road (the present State Avenue), while two larger tracts were owned by Kansas City, Missouri investors, J. J. Squires with 34 acres, and Bunker and Bullock with 27 acres.

The boom of the late 1880s in the two Kansas Citys which had encouraged such land speculation was ended by overbuilding and the Panic of 1893. Development did not really begin to revive until the early 1900s. The first property in the area to be platted for subdivision was that of the Kerrs, on May 22, 1905. The plat of the Kerr's Park subdivision was signed by Sarah Kerr and her husband H. N. Kerr, and their children, Corydon W. Kerr and his wife Katharine, and Hanford L. Kerr and his wife Nettie. The two younger Kerrs were in real estate, and this may actually have been their development. (It is interesting to note that Sarah Kerr could not write; her mark was witnessed by Mrs. Eliza Davis and notary James L. Smalley.) For the most part, actual development in Kerr's Park did not begin until the 'teens.

The second tract to be platted was The Uplands, a small, two block area to either side of the present Washington Boulevard between State and Minnesota. The plat, developed by surveyor W. J. Thomson, was filed by John L. Sartin and his wife Bertha on October 20, 1909. Thirty feet was subsequently taken off of the west side of Block 2 for the establishment and widening of Washington Boulevard as part of the

City's new parks and boulevard system laid out by George E. Kessler. As with Kerr's Park, no development was to take place for quite some time in the Uplands, and then only after an apparent change in ownership.

The third area to be platted was Arickaree, the former Combs farm south of Kerr's Park. The plat was filed on April 4, 1910, by Sarah Ann and T. W. Combs. According to Morgan (1911), a widowed Sarah Ann Combs subsequently retired to Florida. The plat of Arickaree excluded two out-parcels adjacent to 18th Street. These were presumably properties retained by the family, and this would seem to be borne out by the survey data which located Thomas W. Combs (Jr.) at 414 North 18th and his brother Kirkland A. Combs at 456 North 18th Street. The earlier Combs farmhouse was at the southwest corner of 18th and Barnett, the future site of Providence Hospital.

The growth in the city was gradually reaching out to the area west of 18th Street. In 1909, the City annexed a substantial amount of new property, completely surrounding the Kerr family's holdings but for some reason leaving them untouched, like the hole in a donut. Hanford N. Kerr died on February 17, 1909, and in 1910 all of the area in question was annexed into Kansas City, Kansas.

The fourth area to be platted, not unexpectedly, was the Hanrion tract between Kerr's Park and The Uplands. Hanrion Place was platted on May 21, 1914, by Harriet F. Hanrion, Vincent C. Hanrion, and Herbert F. Hanrion, presumably the heirs of B. Hanrion. But again, development would wait.

It is at this point that developer Jesse A. Hoel enters the picture. While it seems probable that the properties south of

Minnesota and west of 22nd were at one point owned by the Kerrs, by 1915 the tract was owned by J. A. and Besse Hoel. On May 4, 1916, just three months after the completion of the platting of the first three parts of Westheight Manor, the Hoels platted this property as the subdivision of West Grandview. The Hoels had also acquired control of Hanrion Place and the Upland Addition. The development of this area proceeded concurrently with that of Westheight proper, with many of the houses being built for the Hoel Realty Company. Moreover, Hoel Realty in its advertising and maps included this area as part of Westheight Manor, apparently viewing the entirety as a single development.

West Grandview remained largely undeveloped and unsold, however, except for nine properties on the west side of North Washington Boulevard. Instead, the bulk of the property was eventually developed as the Westheight Manor Golf Club, for the use of Westheight residents. A three story, \$80,000 club house designed by Fred S. Wilson was announced early in 1922, but the structure built in the fall of that year was considerably more modest. The course itself was laid out by James Watson, referred to in the Kansan as a noted golf expert.

Although Kerr's Park developed largely in the 'teens, development in the rest of the area did not really get underway until after World War I. In 1922, the Board of Education acquired the portion of Hanrion Place lying between 22nd and 24th Streets for the construction of the first phase of Mark Twain Elementary School, designed by Rose and Peterson. Shortly thereafter, the remaining parts of Hanrion Place and The Uplands were developed by Hoel, who built some 36 houses in the area in 1925 and 1926, thereby bridging the gap between the northern portions of Westheight and the golf club property. Among the

homeowners in this new development were two employees of Hoel Realty Company, Gus A. Sandstrom, manager of the Westheight Manor Department, and Mahlon S. Weed, manager of business property.

The golf club itself may not have been profitable, as Hoel and the nine other property owners referred to above replatted West Grandview as Westheight Manor No. 5 on December 10, 1926. (Westheight Manor Nos. 1, 2, and 3 are the present historic district, while No. 4 is a panhandle stretching along either side of Washington Boulevard to the east of 18th Street.) The new lots and streets in Westheight Manor No. 5 generally matched those in West Grandview, so it seems possible that the replat was for legal purposes only.

By the mid-1920s, the Kansas City, Kansas Board of Education was looking for property on which to build a new high school. The site that they settled on, possibly at the suggestion of Board secretary George Widder who lived across the street, was the golf course. In July, 1927, the board entered into an agreement with Hoel to exchange the old athletic field at 14th and Armstrong and \$125,000 for the golf club property. The sale and exchange of properties was completed on February 16, 1928. The Board then hired the noted landscape architecture firm of Hare and Hare to prepare a master plan for the new campus.

The master plan was completed in 1928 and subsequently closely adhered to. The first element to be constructed was a new athletic field and stadium, designed by H. T. Caywood. These first improvements cost \$62,500 and were dedicated in October, 1929. Subsequent high school construction was postponed indefinitely by the onset of the Great Depression. (A photo exists showing the first game to be played

in the new stadium that fall, with the golf clubhouse and a portion of the golf course still visible in the background.)

The development of the Arickaree area in the 'twenties would seem to have more in common with the St. Peter's neighborhood to the east across 18th Street than with Kerr's Park and Westheight Manor No. 5 to the north. This was largely because the two areas were separated until 1936 by a formidable divider, a deep cut containing the Kansas City Outer Belt and Electric Railway (later purchased by the Kansas City Southern Lines). A major factor in the development of Arickaree came in 1917, when the block that had been the site of the Combs farmhouse was purchased by the Leavenworth Catholic Diocese for the construction of Providence Hospital. The original Y-shaped hospital building designed by Wight and Wight, together with its separate power plant and laundry building, was completed in 1919 at a cost in excess of \$300,000.

Construction of homes in the Arickaree neighborhood, at least some of them architect-designed, continued though the 1920s and on into the 1930s, largely through the efforts of real estate developer Wayne P. Jenkins. Jenkins' own house, at 2003 Sandusky, was an excellent example of the Craftsman style and one of the most impressive residences in Arickaree. The actual extent of Jenkins' involvement is unclear, however, as his name does not appear on the individual water permits. The area gained added distinction in 1922, when iron street lamps with white globes and underground wiring were installed by subscription of the property owners. Arickaree was the third Kansas City, Kansas neighborhood to install such lights, the other two being Parkwood and Westheight Manor.

The Catholic Church's investment in the area increased in 1924, when the Mother House of the order of the Sisters Servants of Mary began construction on 18th Street two blocks north of Providence Hospital. Architect for the \$130,000 structure was Henry W. Brinkman of Emporia. In 1925, Brinkman was engaged by Bishop John Ward to design a new boy's high school for the block between Providence and the Mother House, but construction was delayed until 1930. Funds for the new school were finally raised during a two week campaign in the fall of 1929. The \$250,000 structure was dedicated on October 11, 1931, and named in honor of Bishop Ward, who had died before he could see his project to completion.

As noted above, construction of non-institutional buildings continued in Arickaree through the 1930s. The area's most attractive commercial structure was built in 1931 on the northwest corner of 18th and Orville. This was a grocery store with a single large apartment on the second floor, designed for Andy Bukaty by Besecke and Swanson. The brick structure included restrained Art Deco ornament in its detailing, with a detached, two-car garage as part of the overall design. A similar combination of imaginativeness and restraint was shown in the various residences in Arickaree designed by Joseph B. Shaughnessy Sr., although the second house for Harry Butler, built in 1933 at 1917 Tauromee, displays a certain flamboyance in its handling of ornamentation.

The last part of the survey area to be platted and developed was Lombardy Park. The northwest corner of Arickaree (Blocks 1, 2, and 3), was separated from the balance of the subdivision by the railroad cut. A single, stone house in the Prairie Style had been constructed (or

extensively remodeled) in 1920 at 807 North 22nd (originally 1909 Armstrong), but the rest of the property remained undeveloped and presumably under just one or two ownerships. The replat was filed on February 9, 1931, by Dr. J. Arthur Jones, president of the Brotherhood State Bank, and his wife Hattie, and Clarence Gridler and his wife Mary, owners of the stone house. Given the times, it is not surprising that the first houses in Lombardy Park were not built until 1940, with the majority not constructed until after World War II.

In the interval, one of the largest single construction projects in Kansas City, Kansas took place in the heart of the area. The old Kansas City, Kansas High School burned on March 3, 1934, forcing the Board of Education to proceed with a new building as proposed in Hare and Hare's master plan of 1928. The architects, Hamilton, Fellows and Nedved of Chicago, were hired within 33 days of the fire, while Hare and Hare were placed in charge of the landscaping and grounds layout. (The Superintendent of Schools, F. L. Schlagle, lived in Arickaree, while the Board secretary, George Widder, lived across from the school site on North Washington Boulevard and oversaw all aspects of the school's furnishing and equipment.) A Kansas City, Kansas architect named Joseph W. Radotinsky was made associate on the project, and is often unfairly credited with the design.

Ground was broken for the new building on July 19, 1935, with construction essentially completed by March 4, 1937. Work on equipping the building and finishing the grounds continued through the summer. Wyandotte High School opened for classes in September, 1937, and was immediately hailed as one of the finest educational facilities in the

country. Final costs were nearly \$3,000,000, with a substantial portion of that being a Public Works Administration (PWA) grant.

Construction of Wyandotte was the apparent impetus for the construction of a bridge on 22nd Street over the railroad cut, finally linking Arickaree to the area to the north. First proposed in 1930, the reinforced concrete structure was finally erected in 1936. As designed by City Engineer Charles E. Peterson, the bridge echoed Wyandotte in its detailing and included four iron lamp posts like those lining the Arickaree streets.

Development in the survey area in the years after World War II was limited, the most significant being the new houses in Lombardy Park (including a surprising late example of the Art Moderne), and First Pilgrim Congregational Church on the northeast corner of 22nd and Minnesota. Designed in 1946 by noted church architect Arthur Kriehn, the latter is the most accomplished example of the Colonial Revival style in Kansas City, Kansas.

The Kerr Family

Hanford Newell Kerr was born September 9, 1820, in Miami County, Ohio, the son of James and Sarah (Thompson) Kerr. His future wife, Sarah Ann Morris, was also a native of Miami County and was born in February, 1821. They were married on December 31, 1840, and for the next ten years farmed on rented land. They were eventually able to purchase 242 acres.

The Kerrs raised six children: Sarah Ann, James Wayne (born 1848), Laura L., Corydon Weed (born 1857), Emma, and Hanford Lester

(born 1860). One daughter, Abigail, died at the age of eight years, while an eighth child died in infancy.

In about 1854, H. N. Kerr contracted measles, which so affected his health that his doctors recommended that he move west. The farm in Ohio was sold for \$1,000, and Kerr journeyed to Illinois looking for a suitable site to settle. He purchased land near Bloomington, Illinois, and moved his family there on March 5, 1855. In 1859 the family moved again, to Wyandotte County, Kansas. Not yet sure that they would permanently settle in Kansas, Kerr farmed and raised cattle on rented land in Johnson County. It was there that the youngest son, H. L. Kerr, was born.

On April 4, 1864, Kerr purchased 105 1/2 acres in Wyandotte County from Jacob Whitecrow, a Wyandot, for just 33 and 1/3 dollars in gold. With this beginning, he bought, sold, and traded land until by 1887 the Kerr estate consisted of 380 1/2 acres. The 1870 map of Wyandotte County labels the Kerr farm as "Walnut Grove," but it is not known if this simply describes a physical feature of the property, its formal name, or both. The Kerrs built a large house near the present 2100 Washington Boulevard, with dairy barns in the vicinity of Westheight Manor Park and a vineyard on the slopes to the south of the house. At its greatest extent, the property stretched from Armstrong Avenue on the south to Wood Avenue on the north, and from 16th Street to 26th.

Kerr soon became a prominent citizen of the county and was active in Democratic politics. Despite the overwhelmingly Republican nature of the county and state, he was eventually elected to one term in the Kansas State Legislature. Together with three other men he organized the First National Bank, one of the first banks in the county. When

the bank failed in the Panic of 1873, Kerr personally made sure that all of its financial obligations were met. And in a major act of philanthropy, he gave \$60,000 for the eventual establishment of a college in the area, presumably Kansas City University.

By the 1880s, the Kerr children had become active in the life of Wyandotte County. Sarah Ann married T. W. Combs, a fruit farmer whose land adjoined the Kerr farm on the south. (Kerr purchased the intervening Sarahess property in 1887.) James raised fruit on a 132 acre farm, but died in 1899, leaving a wife and five children. Laura married James Miller, another farmer. C. W. Kerr attended a business college in Kansas City, Missouri, farmed briefly, then spent two years in the commission business in Denver, Colorado. He then returned to Kansas City and entered the real estate business. Emma married David Taylor, who like most of the family was a farmer. In 1889, H. N. Kerr built a large house in the Queen Anne style for the young couple which still stands at the present 2014 Washington Boulevard.

The Kerr's youngest son, Hanford L. Kerr, married Nettie M. Cash on November 30, 1883, when he was only 23 years of age. By 1887, the couple had built the house that still stands at 2310 Washington Boulevard, in the center of the Kerr estate. The house is popularly known as the Sarah Kerr house, and it would seem that the elder Kerrs did live there, but it was actually the home of the younger Hanford Kerr and his wife. The 1887 Wyandotte County Atlas shows the main house still standing to the east of H. L. and Nettie's. This was presumably demolished about 1896. On January 13 of that year, Hanford N. and Sarah Kerr conveyed 29 1/2 acres to their son, in consideration for the \$11,000 he had already expended on improvements and, "that the

grantee Hanford L. Kerr shall support and maintain the said Sarah Kerr and Hanford N. Kerr during their natural lives..." H. L. Kerr farmed on the family estate, raising fruit and grapes, but he also followed his elder brother C. W. into the real estate business, the two of them sometimes collaborating on projects.

By 1887, when the present city of Kansas City, Kansas was newly formed, the Kerr farm had reached its greatest extent. However, the northwest corner of the farm was now given over to Chelsea Park. This was a private recreational development west of 22nd Street in the area of Jersey Creek, and in later years some people have confused it with Westheight Manor Park to the east. Chelsea Park was developed by Col. David W. Edgerton in 1887 as a terminus of his rapid transit line, the Inter-State Consolidated Rapid Transit Railway. Initially, at least, the land was apparently leased rather than sold by the Kerrs. H. N. Kerr gave ten acres to Col. Edgerton's company for the transit line, and donated and built the baseball grandstand in the park.

Other than Chelsea Park, the only part of the Kerr estate to be disposed of in the boom years of the late 1880s was the portion lying to the east of 18th Street, which was divided into five equal parcels and given to five of the Kerrs' children (for some reason omitting Laura). The boundaries of the farm then remained stable until after 1900. Then on October 23, 1901, C. W. and H. L. Kerr and their wives platted the portion of the estate lying between Chelsea Park and Wood Avenue as the subdivision of Wallbrook. This was followed within a year or two by the platting of the former Chelsea Park (the exact date is not legible on the plat). This new subdivision, called Chelsea, was

platted by J. Deniston Lyon and his wife Mable B. Lyon, so at some point H. N. Kerr must have sold the property outright.

The portion of the Kerr farm lying south of State Avenue was the next to be platted and developed. Called Kerr's Park, the plat was filed on May 22, 1905. On August 15, 1905, just three months later, Sarah Ann (Morris) Kerr died at the age of 84.

Other family properties were also platted in these years. On May 7, 1908, Corydon W. Kerr and his wife, Katherine Oler Kerr, platted their tract northeast of 18th and State as Kerwood. And on April 4, 1910, the Combs' farm south of Kerr's Park was platted by Sarah Ann Combs and her husband, T. W. Combs. This new subdivision was named Arickaree.

Hanford N. Kerr lived on with H. L. and Nettie Kerr in the big house in the center of the estate, while all around, Kansas City, Kansas was growing. The city limits for many years had remained fixed where they were set in 1886, at 18th Street. Then, in 1909, the City took in a substantial amount of new property, completely surrounding the Kerr family's holding. Hanford Newell Kerr died at the age of 88, on February 17, 1909, with a front page obituary in the Kansas City Gazette; he was buried in Quindaro Cemetery. The Kerr estate and related properties were annexed the following year.

Following H. N. Kerr's death, the estate was broken up, with portions going to his four surviving children and various areas soon being sold off. H. L. Kerr retained title to the 29 1/2 acres centered around his house, in the area that eventually became Westheight Manor No. 2. The northern portion of the farm was leased to Reed's Dairy. Much of the rest of the estate became the property of J. O. Fife and

his son-in-law, Jesse A. Hoel. The last reduction prior to the development of Westheight came on April 16, 1915, when Hanford L. and Nettie Kerr platted Chelsea Annex from the portion of their property north of Everett, west of 22nd Street, and south of Chelsea Addition (the old Chelsea Park).

The stage was now set for the development of Westheight Manor, beginning just four months later. Westheight involved the bulk of the former Kerr farm north of State Avenue. The property was controlled variously by Hoel, Fife, and H. L. Kerr, but most of the development capital was apparently Fife's. The plans for Westheight Manor were prepared by Hare and Hare, with engineering by R. L. McAlpine. The area was then platted in three phases: J. A. and Besse Hoel platted Westheight Manor No. 1 on August 28, 1915; Hanford L. and Nettie Kerr platted Westheight Manor No. 2 on December 17, 1915; and Hoel, Kerr, and Fife platted Westheight Manor No. 3 in February, 1916. H. L. Kerr's role in the development of the subdivision was apparently a passive one, although he did build the store and apartment building at 1702 North 18th Street in 1916.

Hanford Lester Kerr died on January 7, 1921, at just 60 years of age. His widow, Nettie Kerr, subsequently sold most of the remaining property adjoining the Kerr house in Block 16 of Westheight Manor, a total of five lots, to contractor Thomas M. Torson. The house itself was sold to George W. Biggs in 1923, and with it the last of Hanford Newell Kerr's legacy in Kansas City, Kansas.

Jesse A. Hoel

Jesse Adrian Hoel was born in Coles County, Illinois, on May 23, 1880, the son of William B. and Clemenza Victoria (Stevens) Hoel. He was the third of eleven children. The family moved to a farm near Burden in Cowley County in southeastern Kansas when he was three years of age. When he was seven, the family traveled overland by wagon to homestead near Spurgeon in Grant County in western Kansas. There they lived in a sod house for five years and reportedly experienced considerable hardship. They then returned to the original farm in Cowley County in order that the children could receive an education.

Thus, Hoel's formal education did not start until 1892, when at the age of twelve he entered the first grade in Burden, Kansas. Nevertheless, he was able to graduate from the Burden High School at the age of seventeen. He then attended one session at the Cowley County Normal School and was able to receive a Class A teacher's certificate. After teaching for two years, Hoel attended Southwestern Methodist College for a year. This was followed by a year teaching at Oxford High School in Oxford, Kansas, but apparently Hoel was beginning to formulate larger ambitions.

For a period of time he studied law in the office of a Winfield, Kansas judge. Then, in 1904-05, he attended the School of Law at the University of Kansas. He was unable to complete his legal education, however, reportedly forced to quit by a lack of funds. On leaving school, he came to Kansas City. He hoped to continue his law studies, but necessity forced him to take a job with the Kansas Realty Company. He proved so successful that by the end of his first week he was taken into the firm. By 1907 he had entered into a real estate partnership

with C. F. Hutchings Jr. as Hoel-Hutchings & Co. Hurt by the Panic of 1907, this partnership only lasted for two years, after which Hoel continued on his own until 1911.

On April 8, 1908, Hoel married Besse Fife, daughter of John Oscar and Leafa M. Fife. Besse Fife was born in Humboldt, Kansas, in 1882, while her father was serving as county attorney of Allen County. The family moved to the city of Wyandotte in January, 1883. J. O. Fife established a prosperous legal practice in Wyandotte, residing at 630 Nebraska Avenue. Around 1914, he bought the house at 2014 Washington Boulevard that H. N. Kerr had built in 1889 for his daughter and son-in-law, Emma and David Taylor. It was Fife's ownership of this property that was apparently one of the first steps leading to the development of Westheight Manor. Jesse and Besse Hoel eventually had four children: J. Adrian Hoel Jr., John F. Hoel, Robert C. Hoel, and Raleigh K. Hoel.

There were four real estate developments prior to Westheight Manor known to have involved Hoel, at least two of them, Brenner Heights in 1907 and Queen's Garden in 1911, initiated by J. O. Fife. It was at the time of the development of Queen's Garden that Hoel briefly formed a partnership with his brother-in-law, George C. Fife, as Hoel-Fife & Co., with his brother William B. Hoel as salesman.

In 1912, Hoel established the Hoel Realty Company at 610 Minnesota Avenue, and most of his subsequent projects were in that firm's name. For a brief time a second brother, Ray A. Hoel, was with the new firm. Hoel's next recorded development was Westheight Manor, begun in 1915 (see Kerr family history). One of the first houses to be erected in

the new subdivision was Hoel's own residence at 2108 Washington Boulevard, designed by Louis S. Curtiss and built in 1915-16.

A fourth plat related to Westheight soon followed the first three, although it was apparently not part of the Hare and Hare design. On May 4, 1916, Jesse A. and Besse Hoel platted their property south of Minnesota Avenue and west of 22nd Street as the subdivision of West Grandview. The Hoels had also acquired control of Hanrion Place and the Upland Addition. The development of this area proceeded concurrently with that of Westheight proper, with many of the houses being built for the Hoel Realty Company. Moreover, Hoel Realty in its advertising and maps included this area as part of Westheight Manor, apparently viewing the entirety as a single development. Most of West Grandview remained unsold and undeveloped, however, except for nine properties on the west side of North Washington Boulevard. Instead, the bulk of the property was eventually developed as the Westheight Manor Golf Club, for the use of Westheight residents.

While most of the larger houses in Westheight were architect-designed, the smaller structures were often builder's houses, with Hoel Realty Company responsible for many of them. This was particularly true in the early 1920s. Most notable of the Hoel Realty projects in Westheight was Westminister Court, designed by Courtland Van Brunt and Edward Buehler Delk and built in 1924. At the same time there were a number of Hoel Realty projects which never got off the drawing board, including the Westheight Manor Walkway at Freeman Avenue designed by Victor J. DeFoe, and a swimming pool at 20th and New Jersey in Westheight Manor Park designed by Fred S. Wilson.

J. A. Hoel and Hoel Realty were also involved in a number of commercial projects in downtown Kansas City, Kansas, with Victor J. DeFoe as architect. Most of these projects remained unbuilt, but the construction and/or remodeling of 841 through 853 Minnesota Avenue as "The New England Shops" was carried out in 1924-25. Hoel was active in the Chamber of Commerce and Elks Club, and during his one-year term as Exalted Ruler of the local chapter he was instrumental in acquiring the property for the Elks Club Building at 905 North 7th Street (the present Huron Building).

Other civic activities on the part of Hoel included a seat on the first City Planning Commission and the organization of the Kansas City, Kansas Real Estate Board. He served as initial president of the board, as well as president of the Kansas Association of Real Estate Boards. Hoel's position with the local board combined with his work in developing Westheight in 1925, when the board joined with the Kansas City Kansan newspaper in sponsoring the construction of "The Ideal Home" at 2235 Washington Boulevard, designed by Charles E. Keyser.

On December 10, 1926, J. A. and Besse Hoel and the nine property owners along North Washington Boulevard replatted West Grandview as Westheight Manor No. 5, making the area part of Westheight in name as it had always been in practice. The ground occupied by the Westheight Manor Golf Club was again subdivided on the plat, suggesting that Hoel still intended to eventually dispose of the property.

The sale and exchange of properties between Hoel and the Kansas City, Kansas Board of Education (see history section) that was completed on February 16, 1928, allowed Hoel to propose a development for the site of the old Carnival Park amusement park. For this sizable

tract, a subdivision to be called Fife Park was designed by architect Charles E. Keyser and platted in June, 1931. At the same time a second architect drew up plans for fifty-three houses and five apartment buildings to be erected in the new development. But the middle of the Great Depression was obviously not a time for such an ambitious development proposal. On June 27, 1932, the property was sold to the Leavenworth Catholic Diocese for continued use as an athletic field, for the new Bishop Ward High School. J. A. Hoel reportedly went bankrupt, and at least some of the Fife family felt that they had been cheated by a man who had seemingly built his career on his father-in-law's money.

In 1935, the Hoels' beautiful house in Westheight was lost in foreclosure to the Home Owners Loan Corporation, and they moved to Excelsior Springs, Missouri, to raise horses. In 1941 they returned to the city, buying a house at 638 East Meyer Boulevard in Kansas City, Missouri. And in 1945, Hoel returned to the real estate business when he formed a partnership with his son, Robert C. Hoel, with offices at 4101 Main. Jesse A. Hoel died September 10, 1951 at the age of seventy-one, and was buried at Floral Hills Cemetery. Besse Fife Hoel died December 21, 1963, and was buried beside her husband.

Overview of Building Stock

The residential structures built during the early years of development, from 1907 (two years after the Kerrs' property was platted), through World War I to 1920, yielded a very narrow range of styles only to include five (5) Craftsman and one (1) National Folk. In

addition, approximately forty-one (41) domestic structures were built in the vernacular tradition, half of which were built in 1916.

The years following the First World War saw a peak number of homes built in this survey area, which produced a wide variety of architectural styles. Approximately 223 homes were built from 1920 to 1929, accounting for 64% of the total number of homes constructed in the survey area. The largest percentage of this group (75%), were again styled in either the Craftsman or vernacular traditions, with 84 and 85 built respectively. The remainder of the homes built during this period included four (4) American Four-Square, eight (8) Colonial Revival, six (6) Tudor, eleven (11) Cotswold Cottage, twenty-two (22) Monitor-Top (airplane) bungalows and one (1) National Folk. Only one Prairie Style home was built during this decade, in addition to a rare example (in Kansas City, Kansas) of a Spanish Eclectic styled bungalow.

Not surprisingly, there were a very low number of homes built during the Great Depression. From 1930 to 1939, a total of 24 homes were constructed, with the majority (10) styled in the Tudor tradition. The remaining styles included two (2) Craftsman, two (2) Colonial Revival, one (1) Cotswold Cottage, one (1) Cape Cod, one (1) Spanish Eclectic, and seven (7) vernacular homes.

From World War II through the 1950s, approximately 50 homes were constructed, with the majority of residential development taking place from 1939 to 1951. Of the total number of homes built during these twelve years, almost one-third were styled in the Minimal Traditional manner with over another third built in the vernacular style. Other designs of this period include: Colonial Revival, Cape Cod, Tudor,

Split Level, Ranch, and one home built (a rather late example) in the Art Moderne tradition.

There was only one home erected in the 1970s, a vernacular styled residence built in 1971.

The commercial structures built in this survey area are mostly concentrated along Minnesota Avenue and the northern portion of 18th Street. Out of twenty structures built between 1922 and 1986 (none were erected from 1932 to 1949), only three were fashioned in a particular style. These include a combination commercial/residential structure (1931) with Art Deco detailing and a Colonial Revival structure (1950) located on Minnesota Avenue. In addition, there is a single commercial structure located on Hoel Parkway, built in the Pueblo Revival style in 1946.

Extant institutional structures built in the survey area include three schools, one church, one convent, and one hospital, the latter all built between 1930 and 1946. (As previously mentioned, the 1917-1919 Wight and Wight structures for Providence Hospital have been razed.) Three of these structures are accomplished, high-style designs: Bishop Ward High School (1930) built in the Jacobethan style, the First Pilgrim Congregational Church (1946) built in the Colonial Revival style, and Wyandotte High School (1934-37), styled in the Romanesque tradition.

In addition, there was one bridge and one high school stadium constructed in the Kerr's Park, Arickaree, and Westheight Manor No. 5 survey area.

Individual Structures of Note

1911 Armstrong Avenue. Architect unknown. Although a great number of homes in the survey area are designed in the Craftsman Style, this home, built by prominent local contractor Harry Oldfather for himself in 1924, represents a fine, unaltered example of a once popular trend in architecture. Note the varying textures, including a combination of shiplap and clapboard siding.

1900 Elizabeth Avenue. Architect unknown. A vernacular interpretation of the Prairie Style, this home features two principal entrance porches with a connecting porch unit. Built in 1924.

1901 Elizabeth Avenue. Architect unknown. Frank L. Schlagle, a long time resident at this location, was a prominent Kansas City, Kansas educator who played a major role in the building campaign for Wyandotte High School. Built in 1923.

1917 Elizabeth Avenue. Architect unknown. Built in 1929 for Charles W. Brenneisen, this home represents a good example of the brick wall clad Tudor Style. Note the large oriel window at the main elevation.

2023 Elizabeth Avenue. Architect unknown. Prominent multipaned windows and unusual porch and gable detailing are features of this home built in 1924. William C. Tanner was the first resident.

1024 Hoel Parkway. Architect unknown. This small office building is a rare example in Kansas City, Kansas of the Pueblo Revival Style. Built in 1946 for L. L. Childers.

115 Lombardy Drive. Architect unknown. Even though modifications have been made and neglect has occurred, this home still remains its original integrity. Built in the Art Moderne tradition for Eskey

Davidson in 1949. A rare example of this streamlined style in Kansas City, Kansas.

1888 Minnesota Avenue. Architect unknown. Prominent triangular knee-bracing and triple front-facing gables are the more outstanding features of this home built in 1921. The recent addition of siding is the only noted alteration. The first resident was Lester M. Crary.

2120 Minnesota Avenue. Arthur Kriehn, architect. Designed in 1946, First Pilgrim Congregational Church represents one of the more accomplished examples of the Colonial Revival style in Kansas City, Kansas. Window configuration and use of cast stone are notable.

2501 Minnesota Avenue. Hamilton, Fellows and Nedved (Chicago), architects; Joseph W. Radotinsky, associate architect; Hare and Hare, landscape architects; Emil Zettler (Chicago), sculptor. Listed on the National Register of Historic Places, Wyandotte High School was built in 1934-37.

1902 Sandusky Avenue. Architect unknown. Another home built by local contractor Harry Oldfather in 1922. Contrasting use of materials, in addition to classically inspired porch detailing, demonstrate Oldfather's fine craftsmanship.

1920 Sandusky Avenue. Architect unknown. Built in 1924, this residence features unusual decorative brick window surrounds.

2003 Sandusky Avenue. Architect unknown. One of the largest Craftsman Style homes in the survey area, this residence is an excellent example of high quality design and detail demonstrated by local labor. Built in 1924, the home remains virtually unaltered. The first resident was Wayne P. Jenkins, the real estate developer responsible for much of Arickaree's growth in the 1920s. For some

reason he occupied the house for less than three years before returning to his former address at 323 North Grandview Boulevard.

1819 Tauromee Avenue. Architect unknown. Built by local contractor Walter May in 1924, this home remains one of two rare examples of the Spanish Eclectic style in Kansas City, Kansas. (See 1917 Tauromee.)

1917 Tauromee Avenue. Joseph B. Shaughnessy, Sr., architect. This Spanish Eclectic style home was designed for Harry Butler in 1933. Note the massive stone door surround, carved parapet, tile-roofed chimney, and elaborate capitals.

2008-2010 Tauromee Avenue. Architect unknown. A cleverly designed 1 and 1/2 story Craftsman Style duplex featuring separate porches. Built in 1930.

2011 Tauromee Avenue. Joseph B. Shaughnessy, Sr., architect. Designed for Dr. Lawrence E. Gowney in 1936. Some alterations have occurred.

2118 Tauromee Avenue. Architect unknown. Built in 1925, with 1928 alterations and additions by local architect Charles E. Keyser, this nicely sited home features Tudor Style detailing. Built for Anthony C. Fasenmeyer, Jr.

714 North Washington Boulevard. Architect unknown. One of the last houses to be built in Westheight Manor No. 5, this is also one of the largest. A two-story, wood frame house in the Tudor Style, it is faced in brick on the first story, stucco with false half timbering on the second, with horizontal boarding in the several gable ends. Of particular note is the recessed segmental entry, placed within a

projecting, patterned brickwork gable. Built in 1940 for Luke D. Russell, owner and publisher of The Shopper, a weekly newspaper.

802 North Washington Boulevard. Architect unknown. A story and one-half Tudor Style house with stuccoed walls, the symmetry and massing have overtones of the Colonial Revival. Of particular interest are the steep, front facing gable with prominent exterior chimney flanked by a pair of shuttered windows, and the offset arched entry with its buttressed surround of brick and stone. Built in 1933 for Floyd L. Talmage, a supervisor with the Ismert-Hincke Milling Co., Kansas City, Missouri.

804 North Washington Boulevard. Architect unknown. A two-story, wood frame house in the Colonial Revival style which features a prominent exterior chimney and an off-center hooded entry with carved brackets. The exaggerated eaves reflect the influence of the Prairie Style. Built for C. Robert Barnes, owner of Barnes Furniture Co., in 1925. He and his wife Ruth were among the nine original property owners in this part of Westheight, and participated in its replatting as Westheight Manor No. 5 in 1926.

808 North Washington Boulevard. Architect unknown. Built in 1925-26, this two-story, wood framed house is in the Colonial Revival style, its gambrel roof with continuous shed dormers giving it a strong resemblance to the nearby Edwards and Falconer houses. First owner George A. Widder was secretary and purchasing agent for the Kansas City, Kansas Board of Education. He played a significant role in the construction of Wyandotte High School, and may have influenced the Board's decision to purchase the golf club property for the school's new site. Widder and his wife Dorothy were among the nine original

property owners in this part of Westheight, and participated in its replatting as Westheight Manor No. 5 in 1926.

812 North Washington Boulevard. Architect unknown. Built in 1924 for Charles L. Edwards, this two-story, wood framed structure eclectically blends a Dutch Colonial roof form with massive, Tuscan style columns of a type often seen in Craftsman pattern books. Such columns are rather rare in Kansas City, Kansas, but not uncommon across the state line in Missouri. At the time the house was built, Edwards was an assistant timekeeper with the Kansas City, Kansas Water and Light Department. In 1925 he went into business as a general contractor, building numerous houses for Hoel Realty Co. as well as for himself. He also built the house of his brother-in-law, Harold C. Falconer, at 906 North Washington Boulevard. Edwards and his wife Mable were among the nine original property owners in this part of Westheight, and participated in its replatting as Westheight Manor No. 5 in 1926.

900 North Washington Boulevard. Architect unknown. Built in 1924 for Callie G. Falconer, this two-story, wood frame house with side gambrels and prominent, continuous dormers is a more "correct" example of the Colonial Revival than the house built more or less simultaneously for Mrs. Falconer's daughter and son-in-law, Mable and Charles L. Edwards. Edwards may have been the builder of both houses. The widow of furniture store owner J. C. Falconer, Mrs. Falconer's two sons also resided on North Washington Boulevard, at 906 and 1024 respectively. Mrs. Falconer was among the nine original property owners in this part of Westheight, and participated in its replatting as Westheight Manor No. 5 in 1926.

906 North Washington Boulevard. Architect unknown. A two-story, wood framed house in the Tudor style, combining hipped and gable roof forms. The projecting upper story above the main entry and the attached garage are unusual elements, while the original wooden gate in front of the entry door (now dismantled) was a particularly imaginative touch. The house was built in 1927 by Charles L. Edwards for his brother-in-law, Harold C. Falconer, co-owner of Falconer Furniture Company. Edwards also built the house at 1014 North Washington Boulevard for Hoel Realty Co. in 1926 that was subsequently purchased by his other brother-in-law, Clarence E. Falconer.

910 North Washington Boulevard. Architect unknown. An unusual blending of Craftsman and Tudor Revival styles, this large and prominently sited house was built in 1924 for Ray H. Painter, a tailor. He and his wife Minnie were among the nine original property owners in this part of Westheight, and participated in its replatting as Westheight Manor No. 5 in 1926.

400 North 18th Street. Besecke and Swanson, architects. This address includes a storefront/apartment and detached garage built for Andy Bukaty in 1931. The structure features Art Deco chevron ornamentation in terra-cotta.

414 North 18th Street. Architect unknown. One of the older structures (built 1911) in the survey area, this home was the residence of Thomas W. Combs. Combs was the son of T. W. and Sarah A. Combs, who were responsible for platting Arickaree on April 4, 1910.

438 and 444 North 18th Street. P. H. Anthony, architect. These twin apartment buildings were designed in 1926 for the Belgrave Development Co., and were originally intended to be part of a group of

five. Although basically unadorned, the structures feature classically inspired columns and entablature at the main entrances.

456 North 18th Street. Architect unknown. Kirkland A. Combs, son of T. W. and Sarah A. Combs, resided at this residence, built in 1910. Kirkland's brother Armour also lived at this location.

608 North 18th Street. Architect(s) unknown. Originally the site of the Combs farmhouse, this property was purchased in 1917 for the construction of Providence Hospital. The original portion, designed by prominent Kansas City, Missouri architects Wight and Wight, was razed with the exception of the separate laundry and heating plant building. It is presently the home of Donnelly College.

708 North 18th Street. Brinkman and Hagan (Emporia), architects. Named in honor of Bishop John Ward, Bishop Ward High School was designed in 1930 and dedicated on October 11, 1931. This structure is the sole example of the Jacobethan style in Kansas City, Kansas. An addition by Brinkman and Hagan was completed in 1941.

800 North 18th Street. Henry W. Brinkman (Emporia), architect. Echoing the massing and roofline of Ward High School to the south, this structure was built in 1924-25. This three-story building is the Mother House of the Sisters Servants of Mary, an order founded in Central America in 1855.

616 North 20th Street. Joseph B. Shaughnessy, Sr., architect. One of a back-to-back pair of identical homes designed by Shaughnessy, this residence was built in 1937. Guy Stanley, Jr. was the first resident. (See 617 North Orient.)

1028 North 21st Street Place. Architect unknown. Although modest in scale, this Tudor Style home features six front-facing gables and an interesting stone coping. Built in 1935.

1032 North 21st Street Place. Architect unknown. A vernacular descendant of the 19th-century American farmhouse, this home displays Craftsman influenced detailing and wall treatment. Built in 1931 by contractor Thomas Cobb, this type of home is sometimes called the Homestead House.

807 North 22nd Street. Architect unknown. Built (or remodeled) along Prairie Style lines in 1920 for Clarence Grider, this home displays a sophistication in its use of stone. The first house in the portion of Arickaree northwest of the railroad cut, it was originally addressed off of Armstrong Avenue. Additions have been made to what was the north, front side of the house.

1020 North 25th Street. Architect unknown. One of the best examples of the Cotswold Cottage style in the survey area. The style is derivative of the English country style (influenced by Tudor and Jacobethan design), as interpreted by American craftsmen in varying expressions. Built by Charles Edwards in 1926 for the Hoel Realty Co.

Conclusions

Residential development in Kansas City, Kansas spread from the heart of the city to the west. By 1920, the area just east of 18th Street adjacent to the Kerr's Park, Arickaree, and Westheight Manor No. 5 survey area was almost completely filled with single-family housing and stabilized by the prominence of the Catholic Church. It seemed

natural, then, that development further expanded to the west, taking in the land in proximity to an already established neighborhood.

The Kerr's Park section of the survey area was actually the first substantial block of land to be developed, although the Combs residences located at the southern end of 18th Street were both constructed by 1911. The majority of these were modest, wood-frame homes mostly concentrated along Armstrong Avenue, the majority of which were originally sold to blue-collar and middle-class individuals. Like the houses along Armstrong Avenue, the early development along Minnesota Avenue was much the same, consisting of simple, vernacular housing stock, although much more dispersed.

Distinctive housing, from solid, Craftsman bungalows to formidable, two-story structures appeared during the 1920s, when the survey neighborhood found itself in the midst of a building boom. With the building of two schools during the early years of the 1920s, more and more people found the area convenient. In addition, many affordable homes were contractor built, allowing average income families the chance to buy trademark designs by skilled, local craftsmen. On Orville, Sandusky, Tauromee, and the west end of State Avenue, and from 19th Street to 25th Street, a number of homes were contractor built. The list of local contractors includes: J. H. Yoakum, Harry Klassen, Martin Nelson, Andrew J. Bucher, Jesse Chowning, David F. Miller, Walter May, and John McKeniff, all of whom are listed in the city directories from the '20s. The two most prominent contractors in the survey area were Harry L. Oldfather, owner of Oldfather Contracting Company for 15 years, and Charles L. Edwards, who

received many building commissions from the Hoel Realty Company. Both Oldfather and Edwards lived in the survey area.

While the middle-class family dominated the survey area through the 1920s, a more affluent socio/economic group entered the area during the 1930s through the 1950s. Vacant lots interspersed between previously improved properties and undeveloped sections of land were now being filled with high-styled designs based on older traditions, and with new variations of the more modern styles. The talent of local architect Joseph B. Shaughnessy, Sr., was applied to the design of four eclectic-styled homes built during the 1930s. In addition, there were a number of more pretentious homes (architects unknown), styled in the Tudor tradition. The popular, yet compromising Minimal Traditional style was the dominant choice for many during the 1940s, and the Ranch and Split Level styles, that eschewed traditional details, were commonplace during the early '50s. The southern end of Washington Boulevard (and its connection to Westview Drive), portions of 19th Street through 22nd Street Place, and Lombardy Drive are the areas that experienced this shift in style and economy.

Commercial and institutional development in the survey area yielded some landmark structures, yet because of their ever expanding needs, sheer "progress" has already threatened the original fabric of the neighborhood. Unfortunately, the survey area has experienced many of the same negative impacts in this period as were common in other older urban neighborhoods. In the vicinity of 18th and Minnesota, houses and older commercial structures were cleared to make way for such uses as a car wash, a drive-in cleaners, a fast-food restaurant eventually converted into a private club, and the ubiquitous parking

lot. Adjacent residential portions of Kerr's Park began to show some signs of deterioration. Mark Twain Elementary School was doubled in size, but in the process much of the ornamentation of the original building was removed in a mistaken attempt at modernization. A major expansion and remodeling of Providence Hospital took place in 1953, but this was not enough to halt obsolescence in a rapidly changing field. In 1976, Providence merged with the city's other Catholic hospital, St. Margaret's, and the new institution was relocated to the city's western suburbs. After sitting vacant for six years, the Providence complex was taken over by another Catholic institution, Donnelly College, but only after the original Wight and Wight Y-shaped building was demolished.

This was to be the most significant architectural loss suffered in the survey area. Wyandotte High School, now on the National Register of Historic Places, remains virtually unaltered after 50 years of use, while the residential areas developed by J. A. Hoel around the school site have largely maintained their appearance and value. The same is true of Lombardy Park and Arickaree.

Recommendations

The following are recommendations based upon the completion of the Kerr's Park, Arickaree, and Westheight Manor No. 5 survey area:

1. Continuation of the Westheight Manor National Register of Historic Places district to include that area west of 22nd Street, north of Minnesota Avenue, and south of State Avenue, to and including all properties on North Washington Boulevard; and,
2. Nomination of the Arickaree neighborhood as a Kansas City, Kansas Historic District.

ST. PETER'S PARISH

Early History

Prior to 1886, the city limits of the city of Wyandotte were at 14th Street, and that was the western edge of the original plat of Wyandotte as well. On Heisler and McGee's 1870 Map of Wyandotte County, the area between 14th and 18th, State to Ann, was a fruit and vegetable farm owned by C. E. Wilcox. The segment between Ann and Tauromee was split between I. Jonte on the east and C. Gordon on the west, while the land between Tauromee and Orville was owned by Zelinda Armstrong, widow of Silas Armstrong.

In 1886, the city of Wyandotte was consolidated with the neighboring, smaller cities of Kansas City, Kansas and Armourdale, and the new city named Kansas City, Kansas. The western city limits of the new city were set at 18th Street, taking in the area now called St. Peter's Parish. According to the city atlas published in 1887, most of the Wilcox farm was now owned by developers James D. Husted and William L. Wood, and on January 11, 1888, they platted their property as the subdivision of West Lawn, Blocks 1 through 7. The Jonte property was now owned by Moses Walker, while the Gordon tract was owned by Haskell and Husted. Zelinda Armstrong's property had been split into two, the west half owned by real estate developer James I. Reynolds, while the east half was part of the 40 acre nursery of George L. and Sarah (Sadie) P. Kroh.

An event that would have a profound effect on the future of the neighborhood took place shortly thereafter, on November 15, 1891. At that time the seat of the Catholic Diocese of Leavenworth was moved from that city to Kansas City, Kansas by Bishop Fink. The new Bishop's

residence was in a large, Queen Anne style house at 1228 Sandusky Avenue, a short block and one half to the east of the area in question. The house had been built in 1884 as the residence of Luther H. Wood at a cost of \$25,000 (George S. Colby, architect), and was purchased by the Diocese in 1890.

The George Kroh referred to above was vice-president of the Wyandotte Loan & Trust Co., as well as proprietor of the Wyandotte Nursery. The main part of the Kroh estate ran from what is now 13th to 16th, and from Tauromee to Orville. The address given for the Kroh house varies, the most common description being the southeast corner of 15th and Tauromee. The house itself was quite large, an impressive brick structure in the Queen Anne style.

The Krohs had several children who lived with them, including Clifford E. Kroh and Ormand P. Kroh. After George Kroh died (circa 1891), Clifford initially took over the nursery business. By 1903, however, Clifford and Ormand had also followed their father into the loan business.

In 1905, some two thirds of the Kroh estate was sold to George W. Tourtellot of the Chicago Real Estate and Building Co. The land was subsequently platted on June 1, 1905 as the subdivision of West Lawn, Blocks 8, 9, 10, 11; this was the first new plat in the area since 1888. At the northwest edge of the plat, the Krohs retained ownership of a four acre tract where their home was situated. At the same time, Clifford Kroh gave up the nursery business to become a general contractor, the profession for which he is best known. Clifford built a new house in 1906 at 424 North 15th, just south of his parents' home.

As development in Kansas City, Kansas accelerated in the early 1900s, other plats soon followed that of the Kroh estate. The former Reynolds property west of the Kroh property was platted as Graceland Annex on July 6, 1906 by Albert J. Davies. Development would follow within a few years.

Nineteen hundred and seven was a particularly significant year for the neighborhood. In February of that year, banker Peter W. Goebel and his wife Mary took up residence in the city. He was president of three financial institutions: Commercial National Bank, the Citizens State Savings Bank, and the Kansas Trust Company. The Goebels initially lived at 333 North 18th south of Orville, but would eventually acquire most of the remaining Kroh property.

On May 25, 1907, Carnival Park opened on 9 acres at 14th and Armstrong. This large amusement park, labeled "Kansas City's White City" in reference to the 1893 Chicago World's Fair, was the project of the Carnival Park Amusement Co., a corporation of local business men headed by John C. Horton. Plans for the park began in the fall of 1906, with the formation of the Carnival Park Amusement Association. The plans were drawn up by an architect from Indianapolis, John H. Stern, who was presumably a specialist in such matters. Ultimately the park was not a success, but it seemed to serve as a catalyst for additional development in the area.

Bishop Fink had died on March 17, 1904, and was succeeded by Thomas F. Lillis. The need for a Catholic high school, as well as a new parish in the vicinity of the Bishop's residence, was expressed by several prominent parishioners. Accordingly, in 1907 the Catholic Diocese of Leavenworth purchased most of Block 10 in West Lawn, the

former Kroh property, for the construction of a school and church. St. Peter's Catholic Parish was formally organized on Sunday, December 8, 1907, with a mass in the chapel of the Bishop's residence. This was followed in 1908 by the construction of two buildings. St. Peter's Chapel and School, with the two functions in a single building, was erected at 400 North 14th Street (the present Grandview Boulevard) with the Rev. Bernard S. Kelly as pastor. He initially resided at Bishop Lillis' house, but soon moved into a new rectory, at 415 North 15th Street across from the house of Clifford E. Kroh. In 1909 Father Kelly was replaced by the Rev. Bernard D. Mohan, former pastor of St. Bridgid's in the West Bottoms.

P. W. and Mary Goebel made their first substantial investment in the area on September 19, 1908, when they platted Tauromee Addition to the west of Carnival Park. This may have been former Kroh property, for by 1909 the Goebels had acquired the original Kroh house and were living in it, Sarah Kroh now residing with her son Ormand at 905 North 15th Street. Tauromee Addition was gradually built up, but not by any one builder or developer.

As Tauromee Addition would seem to indicate, proximity to the amusement park was apparently no deterrent to home building. On August 2, 1909, the two blocks just south of Carnival Park were platted as West Lawn Annex by Albert J. Davies, the platter of Graceland Annex. Much of the building in West Lawn Annex was done by two large real estate investment firms, Merriam, Ellis & Benton on the west and the Portsmouth Investment Co. on the east. At the same time, both firms were building in Graceland Annex as well. In particular, the

Portsmouth Investment Co. built sixteen houses in a row along the east side of 17th Street, from Orville to Tauromee.

The Leavenworth Diocese was also continuing its investment in the area. In 1910, Rose and Peterson were hired to draw up plans for a new Catholic high school to better serve the students attending St. Peter's School. The site chosen was at 1236 Sandusky, adjacent to the Bishop's residence. The following year, Bishop Lillis was transferred to Kansas City, Missouri. His successor as head of the Leavenworth Diocese was the Rt. Rev. John Ward, former rector of St. Mary's Church. Bishop Ward's vicar general, the Rev. Francis M. Orr, became the new pastor of St. Peter's and moved into the rectory at 415 North 15th. These two men were to have a profound effect on the city, as they carried out an ambitious building program over the next twenty years.

As development expanded around it, Carnival Park experienced serious financial difficulties within a few years of opening. The causes were various, but a major factor may have been the difficulty in competing with similar parks in Missouri where beer could be served. After changing hands at least once, the property was sold to Elizabeth T. Lysaught on June 7, 1911. The last scheduled event in the park was on October 9 of that year, and the park structures were subsequently dismantled and sold to the Bargain Lumber and Salvage Company. The two mortgages on the amusement park were nevertheless paid off in full in September, 1912.

It was also in 1912 that the new Catholic High School opened, with St. Peter's School continuing to serve the neighborhood as an elementary school. Close by St. Peter's, P. W. and Mary Goebel platted the remainder of the former Kroh estate around their house, while

retaining a particularly large lot for themselves. The subdivision was called Pinehurst, and the plat was filed on January 27, 1913. An agreement apparently was reached with Merriam, Ellis & Benton to develop the entire subdivision, resulting in the construction of fourteen houses.

There may have been a fifteenth house, on the southeast corner of 16th and Tauromee, but the present 1519 Tauromee Avenue was not built until 1937. A son of the Goebels, A. Frank Goebel, lived in one of the M. E. B. houses at 441 North 16th Street, just behind his parent's residence in the former Kroh house. The younger Goebel was assistant cashier at the Citizens State Savings Bank, and secretary and treasurer of the Kansas Trust Company.

Despite the two plats which he filed, Peter W. Goebel was apparently not active as a developer. Only two houses within the neighborhood were actually built by him, at 1514 and 1516 Tauromee in 1911. As these houses were just across the street from the Goebel property, they may have originally been part of some scheme that it was later given to M. E. B. to carry out. It should also be noted that the Goebels were devout Catholics, and presumably played an active role in the growth of the parish.

Development in the area continued at a steady pace, and this apparently prompted the Kansas City, Kansas Board of Education to consider the establishment of a public school. Accordingly, on October 27, 1915, the Board purchased the former site of Carnival Park from Elizabeth Lysaught for use as a possible school site. This may have been premature, however, for a public school was not to be built for another six years, and then on a different property.

The final plat to be successfully developed in the neighborhood came on December 9, 1915, when Laura W. Witmer platted the Haskell and Husted tract as the Witmer Addition. Many of the houses subsequently built along either side of 17th Street between Barnett and Tauromee were apparently architect designed, but the northern two thirds of the subdivision, some 27 houses in all, were developed by William L. Witmer, owner and publisher of the Gazette Globe newspaper. The exact relationship between W. L. and Laura Witmer remains to be determined, other than that they were apparently not husband and wife. Witmer's newspaper folded in 1918, but he continued to build houses within the area as late as 1930, and briefly lived at 717 North 17th himself.

In 1916, Father Orr commissioned Rose and Peterson to design a new rectory for St. Peter's somewhat closer to the school and chapel building. The resulting residence at 409 North 17th had wide eaves and a strong horizontal character, more reminiscent of the Prairie School in style than Rose's usual mixture of Arts and Crafts forms with classical details. Following completion, Rose and Peterson then designed an addition to and remodeling of the first rectory, to house the Sisters of Charity Convent.

Other projects of the Leavenworth Diocese followed, one after the other. In 1917 work began on the new Providence Hospital on the neighborhood's western edge. Construction of the Wight and Wight designed structure was completed in August, 1919. Shortly thereafter, a new Bishop's residence was designed by Rose and Peterson, the largest of their residential commissions. In a major undertaking, the former Wood house was moved to make way for the new structure, becoming part of the St. Margaret's Hospital complex. Completed in 1920, the new

house occupied the site of its predecessor and had the same address, 1228 Sandusky Avenue.

Other houses of note were erected in this same period. Rose and Peterson's house for dairyman Frederick Meyer, at 601 North 17th Street, was designed in 1917 but not completed until 1919, after the end of World War I. Across the street at 606 North 17th was the Prairie Style house of Paul C. Baltz. Baltz was the secretary of the Western Terra Cotta Co., and consequently much of the exterior trim of the house is in that material rather than in wood or stone. Immediately north of the Meyer house was the residence of Francis Ryan, designed by David B. Peterson in 1926. Here the light colors and clean lines make for a strong contrast to the darker, heavier Meyer house, while the highly original terra cotta ornamentation gives the design particular distinction.

With the continuing expansion of population in the area, the Kansas City, Kansas Board of Education finally implemented the proposed construction of an elementary school in 1921. The site chosen was not the Carnival Park property, however. Instead, a temporary building housing McKinley Elementary School was erected on the northeast corner of 14th and Tauromee, and the Carnival Park site became the athletic field for the Kansas City, Kansas High School at 9th and Minnesota. A permanent building designed by Rose and Peterson replaced the temporary structure in 1923. And as population growth continued, a substantial addition designed by Rose and Ridgway was made just four years later, in 1927, effectively completing the original design.

The end of significant development within the St. Peter's Parish neighborhood came in the mid 1920s, and was marked by the construction

of three churches. The first to be built was Trinity English Lutheran Church at 801 North 17th Street. Designed by Phillip T. Drotts in 1923, the church was an attractive mixture of Tudor Revival and Gothic, with all functions combined within a single extended structure. Unfortunately the large nave proposed for the north end of the building was never realized, presumably because of financial restraints.

The second church to be erected was the new St. Peter's. The chapel within the school building was probably less than adequate by the mid '20s, and in any case a separate church building had always been intended. Plans were prepared in 1924 by Henry W. Brinkman of Emporia for an impressive Gothic structure to be built north of the school, at 414 North Grandview Boulevard. Construction took three years, during which time the architectural firm changed from Brinkman, to Brinkman and Steele, to Brinkman and Hagan. The church was formally dedicated in 1927. Of particular note is the freestanding bell tower on the south, highly unusual in a Gothic design.

The third church to be built had a longer and more disjointed history than either of the others. The First Church of Christ, Scientist at 1719 Tauromee Avenue was originally designed in 1917 by Henry F. Hoit, but only the basement was built at that time. Further work was carried out in 1927, although the extent is uncertain. Finally, in 1934-35, the building was remodeled and completed by David B. Peterson. As there is no obvious disunity in the appearance of the building, it must be assumed that its present form is largely the work of Peterson.

Another 1924 project was the Mother House for the order of the Sisters Servants of Mary, two blocks north of Providence Hospital, at

800 North 18th Street. The architect was again Henry W. Brinkman. Completion came in 1925, at which time Bishop Ward proposed the construction of a new Boy's Catholic High School for the block between Providence Hospital and the Sisters Servants of Mary. Brinkman was named as the architect, but the Diocese was apparently overextended as construction was indefinitely delayed.

In 1929, Bishop Ward died. He left more than \$15,000 in his will for the school project, which was taken up by his successor, the Rt. Rev. Frances Johannes. Funds for erection of the new building were subscribed in a two week campaign in the fall of 1929. With plans by Brinkman and Hagan, construction began in the fall of 1930 and the building was dedicated on October 11, 1931.

With the completion of the new high school, it became apparent that there was also a need for a proper athletic field. The former Kansas City, Kansas High School athletic field at 14th and Armstrong (the Carnival Park site) was now owned by Jesse A. Hoel as the result of a real estate deal in 1928, in which Hoel had traded the Westheight Manor Golf Club property at 22nd and Minnesota to the Board of Education in exchange for the athletic field property and \$125,000. Subsequently, in 1930 Hoel proposed a housing development on the athletic field site. A subdivision plat for the development, to be called Fife Park, was drawn up by Charles E. Keyser and filed on June 12, 1931. At the same time a second architect, Hal A. Stonebraker of Kansas City, Missouri, drew up plans for 53 houses and five apartment buildings to be erected in the new development. The investors were Hoel's mother-in-law, the widowed Leafa M. Fife, Ernest L. and Edna Fife Betton, J. A. and Besse

Fife Hoel, George C. and Carrie M. Fife, Raleigh O. and Maxine Fife, and George L. and Esther Fife Schmutz.

But the depth of the Great Depression was obviously not a time for such an ambitious development proposal. Following the failure of the Fife Park development scheme, the property was sold to the Leavenworth Diocese, with Bishop Johannes receiving a quit claim deed on June 27, 1932. On July 31 of that year, the property was dedicated as the Ward High School Athletic Ground. In 1934, a reinforced concrete stadium was erected on the property. It is now known as Tom Dorney Field.

The Witmer Family

In 1888, The Gazette Publishing & Printing Co. was formed by William L. Witmer, his brother Daniel W. Witmer, and George W. Martin. They purchased the Kansas City, Kansas Gazette newspaper from Russell B. Armstrong and Asa N. Moyer, and continued its publication as a daily with a fairly large circulation. William L. Witmer was president and manager of the company, his brother was secretary and assistant manager, and Martin served as editor.

By 1892, the Witmer brothers were living in Kansas City, Kansas, William at 612 Tauromee and Daniel at 543 Everett. At the same time, they operated W. L. Witmer & Co., an advertising agency, in Kansas City, Missouri. They both changed addresses several times, and by 1903 William was living in Kansas City, Missouri. This situation continued through 1908, when they purchased the Kansas City, Kansas Globe, a weekly newspaper, and merged it with the Gazette as the Gazette Globe. By 1912, Daniel Witmer had also moved to Kansas City, Missouri to manage the advertising agency, and William was listed as residing in St. Louis, although both retained their ownership of the Gazette Globe.

Witmer Addition, a large, irregularly shaped tract from 16th Street to 18th Street and Tauromee to Armstrong was platted on December 9, 1915 by Laura W. Witmer. Her relationship to the Witmer brothers is uncertain, other than that she was apparently not the wife of either. In 1916, she is listed as residing at 327 North 17th Street, while William had returned to Kansas City, Kansas and was living at 1600 Tauromee Avenue, in the one pre-existing house in the Witmer Addition (built in 1904).

That there was a relationship is made clear by the fact that William L. Witmer was apparently the developer of the northern two-thirds of the Witmer Addition. From 1915 to 1930, his name appears on some 27 water service permits for houses, as well as on several Western Contractor entries. Laura Witmer's name is on two water permits, both corroborated by entries in Western Contractor. The latter also lists her as the owner and builder of at least three houses which were never constructed.

The Gazette Globe published its last issue on September 1, 1918, and the Witmer brothers apparently left the publishing business. The advertising agency continued, with Daniel as manager. In 1919, Western Contractor announced a house for William L. Witmer, to be constructed at 17th and Tauromee with William E. Harris as architect. This was apparently never built. Instead, in 1920, William and Laura are both listed (separately) as residing at 405 North 17th Street, in one of the houses built in 1909 by the Portsmouth Investment Company. William is not listed in the city directory in 1922, while Laura is listed again at 405 North 17th, in such a way that she seems to be the wife of one Luther W. Witmer, a building contractor. Perhaps not surprisingly,

this is the only time Luther Witmer ever appears in a Kansas City, Kansas directory.

William L. Witmer is next listed in 1924, at 717 North 17th Street, in a house noted in Western Contractor as being owned and built by Laura. The city directory states that he is in real estate. There are no further Kansas City, Kansas directory listings for any of the Witmers, but William last appears in Western Contractor in 1930 as owner of several houses under construction on North 18th Street.

Obviously there remains a good deal about the Witmers and their relationships that needs clarifying. For example, consider the confusing similarity in names: William L. Witmer, W. L. Witmer, Laura W. Witmer, Luther W. Witmer, L. Witmer... Unfortunately, it is a puzzle that at this late date may be past solving.

Overview of Building Stock

The development of residential structures in the St. Peter's Parish survey area began in the late 19th century, yet only two examples of housing stock from that era survive. Both extant homes are styled in the Queen Anne tradition and date from 1890 and 1896.

By 1920, 75% of the St. Peter's Parish survey area was already developed, with the majority of homes within that period constructed from 1907 to 1915. During those first two decades, there was a predominate number of vernacular homes built, from modest frame houses to three-story vernacular adaptations of more traditional styles. This group accounted for approximately 120 structures built in the survey area. The remainder of the types of residential building stock

included Queen Anne, American Four-Square, National Folk, Colonial Revival, Craftsman, and Prairie.

From 1921 through 1930, less than 20% of the total number of residential structures in the survey area were constructed. Again, the majority of homes were styled in the vernacular, accounting for almost 50%. Other identifiable architectural styles from that period include American Four-Square, Tudor, Craftsman, Monitor-Top bungalow, Colonial Revival, Prairie and Italian Renaissance.

Very few homes were constructed in the survey area from the Great Depression through World War II to the 1960s. During a period of more than thirty years, there were only nine houses built. The 1930s produced five homes, including four styled in Minimal Traditional and one vernacular. While there was no single-family residential construction during the 1940s (there were two apartments built in 1946), the 1950s produced only three homes, all built in the vernacular. The last home in the survey area was constructed in 1961, again in the vernacular expression.

Commercial growth in the St. Peter's Parish survey area is concentrated on the northern boundary, on Minnesota Avenue, and at the far northeast corner of 18th Street, where most of the construction took place during the 1920s. (Before this period, only one commercial building was constructed. This was in 1908.) It was during this decade that two buildings were styled in the Spanish Eclectic; one in 1924 by local architect Charles E. Keyser, and the other built in 1926, architect unknown. These two post-World War I structures are the only commercial buildings in the survey area built in an identifiable architectural tradition. The largest commercial structure built in the

survey area was the 1925 Grandview Club Transfer and Storage Company, designed by P. H. Anthony. In addition, eight other commercial structures were produced during this period, all one-story vernacular storefronts.

Over a forty-year period, from 1931 to 1971, only eight commercial structures were constructed. Two modest structures were built in the '30s; the '40s also produced two buildings, and the remaining commercial stock sporadically appeared until 1971.

Several institutional structures, many of which are high-style examples of architecture, anchor the survey neighborhood. To the south is the Gothic Revival Cathedral of St. Peter's, designed in 1924 by Henry W. Brinkman, and St. Peter's School, a modern facility erected in 1954. At the western edge of the survey area are two other religious structures, the Neoclassically styled First Church of Christ, Scientist, built in 1917 (Henry F. Hoit), with additions in 1927 and 1934-35 (David B. Peterson); and the Macedonia Missionary Baptist Church (originally Central Church of the Nazarene), built in 1958. Toward the northern edge is Trinity English Lutheran Church, a structure designed in a curious blend of Gothic Revival and Tudor, by Phillip T. Drotts in 1923. McKinley Elementary School, built in 1923 (Rose and Peterson) with an addition in 1927 (Rose and Ridgway), anchors the eastern edge of St. Peter's Parish.

Only one recreational structure was built in the survey area, a reinforced concrete stadium dedicated in 1934 as the Ward High School Athletic Ground. It is now known as Tom Dorney Field.

Individual Structures of Note

1600 Armstrong Avenue. Architect unknown. Built in 1904, this house is a good example of the Queen Anne/Free Classic style. It is the oldest house in the area of the Witmer Addition (platted 1915).

414 North Grandview Boulevard. Henry W. Brinkman/Brinkman and Steele/Brinkman and Hagan (Emporia), architects. Initially designed in 1924 by architect Henry W. Brinkman of Emporia, Kansas, this Gothic style church was dedicated in 1927. Originally St. Peter's Catholic Church, it is now St. Peter's Cathedral, seat of the Archdiocese of Kansas City in Kansas.

422 North Grandview Boulevard. Architect unknown. One of the last major building projects in the St. Peter's Parish survey area, this modern school was erected for the parish in 1954.

1427 Minnesota Avenue. Architect unknown. In the latter part of the 19th century through the first decades of the 20th century, Minnesota Avenue was lined with residential structures. This Queen Anne home, although modified through the years and neglected, was typical of the late 19th century homes. Built for Johnathan H. Lasley in 1890, this home remains one of the very few extant examples of that tradition once common on Minnesota Avenue.

1519-1523 Minnesota Avenue. Architect unknown. Built for the Prairie Brew Bottling Company in 1926, this Spanish Eclectic style structure has been modified over the years with the addition of a new metal clad storefront unit to the main facade.

1711-1721 Minnesota Avenue. P. H. Anthony, architect. This massive commercial structure was designed for the Grandview Club Transfer and Storage Company in 1925.

1228 Sandusky Avenue. Rose and Peterson, architects. Built in 1919-20 as the new residence of Bishop John Ward, this massive structure in the Georgian Revival style was the largest house ever designed by Rose and Peterson. It replaced the earlier Queen Anne style bishop's residence, which was moved to become part of the St. Margaret's Hospital complex.

1236 Sandusky Avenue. Rose and Peterson, architects. This rather plain, two-story brick structure was built in 1910-12 to house the city's first Catholic High School, replacing the original St. Peter's School. It was in turn replaced by the present Bishop Ward High School in 1931. After a variety of uses, it became the first home of Donnelly College in 1949.

1420 Tauromee Avenue. Architect unknown. Built in 1910, this is one of several homes in the St. Peter's Parish survey area constructed by the Portsmouth Investment Company. Note the large wrap-around veranda.

1518 Tauromee Avenue. Architect unknown. Exaggerated eaves, arched porch openings, and contrasting horizontal detailing, are features of this Prairie and Craftsman influenced home. Built in 1922 for John Guilfoil.

1719 Tauromee Avenue. Henry F. Hoit, architect (1917); David B. Peterson, architect (1934). The building campaign for this Neoclassical church building for the First Church of Christ, Scientist spanned 18 years. Portions were constructed in 1917, 1927, and the final phase was completed in 1934-35.

611 North 14th Street. Rose and Peterson, architects. Replacing a temporary school structure, McKinley Elementary School was designed in 1923, with an addition designed by Rose and Ridgway added in 1927.

409 North 15th Street. Rose and Peterson, architects. In 1916, the architects were hired to design this new rectory for St. Peter's. Sophisticated masonry work in porch rail, window sills, and lintels are hallmarks of this structure.

415 North 15th Street. Architect unknown. Built in 1908, this rectory became the residence of Rev. Bernard S. Kelly, the first pastor of St. Peter's. Following construction of the new rectory, it was remodeled and added to in 1917 by Rose and Peterson to serve as a convent.

424 North 15th Street. Architect unknown. Built in 1906 by Clifford Kroh, son of landowner George Kroh.

431 North 15th Street. Architect unknown. Maurice L. Breidenthal, son of pioneering banker and realtor J. W. Breidenthal, lived at this residence built in 1914.

401 North 16th Street. Architect unknown. Built in 1913, this Prairie Style influenced home features nicely executed brickwork and entry hood. William M. Clarke was the first resident.

423 North 16th Street. Architect unknown. Possibly designed by local architect Victor J. DeFoe, this Prairie Style duplex was built in 1917.

704 North 16th Street. Architect unknown. The inset dormer of this Craftsman home features an oriel window at the central bay, creating two individual second-story porches. The first resident of this home, built in 1909, was L. DeWitt Darrow.

400 North 17th Street. Architect unknown. One of the more substantial homes in the survey area, this residence is representative of the work of skilled local masons. Built in 1907 for Burdette B. Nance, it was subsequently the home of attorney Edwin S. McAnany.

408 North 17th Street. Architect unknown. Built for Jimmie D. Wright in 1907, this prominent home is yet another example of the talents of local craftsmen. Window treatment and masonry work are notable features.

429 North 17th Street. Architect unknown. This home, built in 1909, is one of the more interesting of the 16 homes in a row built by the Portsmouth Investment Company. The prominent wrap-around veranda with its carved stone railing and truncated, rusticated stone piers are unusual details.

430 North 17th Street. Architect unknown. Built for Dr. George I. Blanchard in 1916, this eclectic home features a profusion of interesting detailing including carved stone coping, wooden modillions, oriel windows, and wide canopies.

435 North 17th Street. Architect unknown. Another curious home built by the Portsmouth Investment Company. The steeply pitched principal gable, dominant dormer, window glazing, and tile roofing material combine to give this home a unique flavor. Built in 1909.

450 North 17th Street. Architect unknown. This Craftsman influenced home, built in 1912, uses a wide variety of materials to create a visually pleasing array of textures. Dominant wrap-around porch features half-timbering in the gabled entry.

456 North 17th Street. Architect unknown. The gabled parapet above the principal entrance is an unusual feature of this home built

for Charles Miller in 1912. The window surround, north elevation, echoes the main entry roof motif.

601 North 17th Street. Rose and Peterson, architects. Undoubtedly one of the most expressive and artistic designs of Rose and Peterson, this home displays a plethora of outstanding details and embellishments. Built in 1917-19 for Frederick H. Meyer, owner and president of Meyer Sanitary Milk Company.

606 North 17th Street. Architect unknown. Built in 1918 for Paul C. Baltz, Secretary of the Western Terra Cotta Company, this home, built in the Prairie tradition, features terra-cotta detailing.

609 North 17th Street. David B. Peterson, architect. This Italian Renaissance residence was designed for Francis Ryan and built in 1926-27. It displays a highly original use of polychrome terra cotta.

701 North 17th Street. Architect unknown. This eclectic home, built in 1924, features interesting window and entry treatment, and fine masonry work. Lambert W. Siebers was the first resident.

723 North 17th Street. Architect unknown. Influenced by the Tudor tradition, this home features interesting brick work, in addition to ceramic tile detailing above the main entrance. John Eckert was the first resident of this home, built in 1930.

801 North 17th Street. Phillip T. Drotts, architect. Designed in 1923, Trinity English Lutheran Church blends Tudor (the rectory) and Gothic Revival (church proper) traditions in one unified structure. Unfortunately, the projected church nave at the north end of the structure was never built.

901-903 North 18th Street. Charles E. Keyser, architect. This Spanish Eclectic style commercial structure was designed in 1924 for A. B. Colfy. The first occupant was Edwin McShane Drugs.

Conclusions

Early development in the St. Peter's Parish survey neighborhood was undoubtedly kindled by the construction and completion of a single structure housing St. Peter's Chapel and School in 1908. In fact, the continual financial commitment to the area by the Catholic Church is, perhaps, one of the most significant factors in keeping the neighborhood unified. Besides linking itself to the community by strong spiritual ties, the Catholic Church has contributed a certain aesthetic through their building campaigns.

In addition to the development in the neighborhood on behalf of the Catholic Church, two local businesses also made a significant impact on the growth and subsequent appearance of the neighborhood. The first company to invest in the St. Peter's Parish neighborhood was the Portsmouth Investment Company, a business owned by two Kansas City, Missouri residents, Arthur E. Russell, president, and Roy R. Russell, vice-president. In 1909, with their efforts concentrated on the east side of the 400 block of 17th Street and the eastern end of Tauromee, they constructed some of the first residences in the area. Although their homes are apparently not architect designed, they still display an interesting sense of design and craftsmanship.

Another local company to invest in the neighborhood was that of Merriam, Ellis and Benton, a local real estate and insurance firm owned by Willard Merriam, Frank Ellis, and Arthur S. Benton. From 1911 to

1913, they constructed smaller frame houses on the southern end of 18th Street, on the east side of the 400 block of 16th Street, on Tauromee Avenue and on 15th Street.

There were also other factors that helped to shape the character of the St. Peter's Parish survey area. William L. Witmer, from 1915 to 1930, made a sizeable real estate investment that created a certain uniformity to the northwestern section of the neighborhood. In addition, several architect-designed and contractor-built structures added a wide range of architectural influences to the neighborhood, from high-style traditions to expressive, vernacular adaptations.

With a number of firm commitments to the area from local businesses, prominent individuals, and the Catholic Church, in addition to the implementation of impressive architecture to the neighborhood, it is no wonder that the St. Peter's Parish survey area attracted middle-class to upper-class families. As expected, their homes, in style and size, reflected their prominence in their profession, yet it was not uncommon that employers and employees lived "side-by-side." Fortunately, through the years the neighborhood as a whole (the only exception being the structures along 18th Street) has suffered little damage, either from "modernization," neglect or demolition.

On the other hand, the commercial strip, which is concentrated on Minnesota Avenue and the northern tip of 18th Street, has experienced several significant changes since Kansas City, Kansas extended its city limits to 18th Street in 1886. Before the turn of the century, Minnesota Avenue was dotted with substantially-sized Queen Anne style homes, but by 1930, most of these Victorian structures were demolished for the construction of commercial buildings. Since then, a

substantial majority of these later buildings have been altered, while some have been razed for used-car lots.

Recommendations

The following are recommendations based upon the completion of the St. Peter's Parish survey area:

1. Individual nominations to the local register to include the Francis Ryan house (609 North 7th Street), the Frederick Meyer house (601 North 17th Street), and the Bishop's Residence at 1228 Sandusky Avenue; and,
2. Upon completion of a survey of the south portion of St. Peter's Parish neighborhood, it may be justifiable to recommend designation of the entire area as a Kansas City, Kansas Historic District; and,
3. Upon completion of a survey of the surviving structures by W. W. Rose and David B. Peterson, it may be justifiable to recommend a thematic nomination to the National Register of Historic Places.

KANSAS CITY UNIVERSITY

Early History

On Heisler and McGee's 1870 Map of Wyandotte County, the area west of the present 33rd Street where Kansas City University was subsequently located was divided in ownership between Theodore Praun on the east and Joseph Praun on the west. The area east of 33rd, north of Wood and south of Parallel, was part of a single large tract owned by one Castle H. Spencer.

Following the consolidation of 1886, development began to move west of the new city limits at 18th Street, particularly in the area between Wood and Parallel. According to the 1887 City Atlas, Samuel F. Mather now owned the property of Theodore Praun, while the area to the east, between Tennyson and 33rd, was owned by Edwin L. Browne. The latter area was subsequently platted as the subdivision of Tennyson Heights on July 24, 1889, by Edwin and Katherine Browne, George T. and Julia J. Lynn, Samuel F. Mather, and Chester and Addie M. Bullock. Like much else, the development plans represented by the plat would not come to fruition for some time, presumably as a result of the Panic of 1893 and the ensuing depression. Only one house in the neighborhood would appear to have been built before 1900, and it had ties to Kansas City University.

The history of Kansas City University began in 1892, when a board of trustees appointed by the General Conference of the Methodist Protestant Church of Pittsburgh, Pennsylvania met in order to establish a higher institution of learning in the western part of the United States. Among the members of the board were Dr. D. S. Stephens, editor

of the Methodist Recorder of Pittsburgh, and Henry J. Heinz, the Pittsburgh food products manufacturer.

In the early fall of 1894, Kansas City, Kansas Samuel Fielding Mather, whose lifelong dream was to found an educational institution in Wyandotte County, wrote to Stephens, stating a proposition to the board of trustees of the Methodist Protestant Church. Mather wrote that he was willing to bequeath a considerable portion of his real estate holdings in order to establish a co-educational university, provided the Methodist Protestant Church would expend at least \$25,000 in the construction of a building(s) by October 15, 1896.

In response to Mather's letter, the board sent H. J. Heinz and Dr. Stephens to Kansas City, Kansas in October, 1894 to consider his proposal. Both Heinz and Dr. Stephens accepted the offer and through a written contract, they requested a period of six months in which to canvass the church to ascertain what they would contribute to this enterprise. The final decision had to be made by May 1, 1895.

After a final vote was taken, the board accepted Mather's offer by unanimous decision. On May 1, representatives of the board returned to Kansas City, with \$50,000 that had already been secured for the building fund. Too ill to attend a formal meeting, Mather met with the board at his home, so that the necessary papers could be signed. Just two hours after the legal acceptance of his offer, Samuel F. Mather died at the age of 84.

Newspaper accounts claim that while Samuel Mather was still alive, he had donated twenty-three acres to the Methodist Protestant Church for the future development of a university, but it appears that it wasn't until his will was read that the ownership of his total real

estate holdings was transferred to the university. After Mather's death, a total of 105 acres were acquired by the terms of his will by the newly formed university trustees, and an additional 18 1/2 acres were given by the following individuals: J. S. Chick, Chester Bullock, I. W. Bigger, Hanford N. Kerr, S. N. Simpson, F. Fanteck, Joseph Meninger, Willard Merriam, and Eunice M. White.

Mather also owned property immediately north of Parallel (where the Mount Hope Cemetery is today), and had apparently acquired still more acreage in the area, both north of Parallel and south of Wood. These properties were part of the lands which he bequeathed to Kansas City University, and they were later platted and sold to provide income for the school. Among these tracts were University Park in the vicinity of 32nd and Cleveland, and University Place south of Wood. The latter plat was signed by Mark Weissenborn, president of the executive committee, Kansas City University, and dated October 24, 1906.

The exact location for the new campus was chosen by the board of trustees of the Kansas City University on June 2, 1895, and in November of that year, workmen began to clear the old Theodore Praun farmhouse from the site that Mather had donated. Excavation began shortly after demolition, and by Christmas, the foundations were completed. The architects for the project were Martin U. Vrydagh and Thomas Barnes Wolfe, who had formed a partnership in 1893 in Pittsburgh, Pennsylvania shortly after Vrydagh moved there from Kansas City, Missouri.

The original plan for the campus of Kansas City University called for five buildings, including a main hall and auditorium, a laboratory building, a library and reading room, and two dormitories. Vrydagh and

Wolfe's rendering of the design showed five linked structures running north and south, with the main hall in the center on the highest point of ground. The entire complex was to have been Richardsonian Romanesque in style, and the tower originally proposed for the main hall was to have been much more massive, with a tall peaked roof rather like a bell tower. Financial limitations dictated that the first structure to be completed was the main building, Mather Hall, but initially without its tower or auditorium. As the campus subsequently developed, two additional buildings were erected, but Vrydagh and Wolfe's master plan was not followed.

The cornerstone for Mather Hall was put in place on May 23, 1896, when the General Conference of the Methodist Protestant Church held its annual meeting in Kansas City, Kansas with over 1,000 in attendance. When Mather Hall opened its doors on September 23, 1896, Kansas City University officially began its first semester of classes, with six faculty members and 50 male and female students. Dr. D. S. Stephens was the first chancellor.

By 1899, Kansas City University consisted of seven separate departments, each with its own faculty, and courses of study leading to appropriate degrees. The schools were as follows: Mather College, the literary department of the university; College of Theology; College of Music, with its headquarters in the Ridge building, Kansas City, Missouri; The Kansas City Academy; The College of Oratory and Elocution, located at 1012 Walnut Street, Kansas City, Missouri; The College of Physicians and Surgeons, which was organized independently in 1894, and located at the corner of Sixth and Ann Streets in Kansas City, Kansas; and The College of Homeopathic Medicine and Surgery,

which was organized in 1896. In addition, Kansas City University had a natural history collection, an athletic association, and several other college organizations.

Wilson Hall, which opened in 1908 as Wilson High School, was the second building to be completed on the university campus. It housed the former Kansas City Academy, a college preparatory school which functioned in conjunction with the university. Named after the late W. S. Wilson, who for a number of years was president of the board of trustees of Kansas City University, the two story, Classical Revival style building cost \$35,000. Most of the money was contributed by Wilson.

A photographic postcard exists which shows the campus of Western University as it appeared shortly after the completion of Wilson Hall. The view from the east makes clear that, at the time, the Tennyson Heights neighborhood was still largely undeveloped despite the presence of the university. The only residential structure visible in the photo is the large, Queen Anne style house at 3200 Garfield Avenue, which is identified as a dormitory. The Renaissance Revival tower atop the entry of Mather Hall had not yet been built, although it was in place by 1911.

Most residential development in the neighborhood occurred between 1910 and 1930. A major element in the neighborhood's growth was the establishment of public transit systems to serve the area. A streetcar line ran along Parallel Avenue, and the Kansas City Western Electric Co's. interurban line ran up the west side of 33rd Street, across the frontal length of the university campus. Both lines provided transportation for neighborhood residents and university students alike, an

important factor considering Kansas City University's off-campus departments.

As part of a plan proposed in July, 1912, Campbell College in Holton, Kansas was to merge with Kansas City University in 1913. The plan was sanctioned by the six conferences of the United Brethren Church (another branch of the original Methodist movement), of which Campbell College was a representative institution. Under the plan, Kansas City University had to agree to raise \$200,000 to construct three new buildings and complete Mather Hall. On February 14, 1913, board president Henry J. Heinz, who assisted in bringing about the consolidation of the two institutions, donated \$10,000 for the construction of a new dormitory. Named after Henry's late wife, S. S. Heinz, Heinz Memorial Hall was the third and final structure to be built on the campus. It opened as a dormitory with additional classroom space, at the close of 1913.

Heinz Memorial Hall was designed in a simplified Romanesque style that complimented Mather Hall. It was placed to the south and a bit to the west of Mather Hall, in a position more or less corresponding to one of the two dormitory buildings in Vrydagh and Wolfe's original campus plan. (Wilson Hall, as an auxiliary building, apparently did not enter into the original proposal.) Within a few years of completion, Heinz Hall was renamed Union Hall in honor of the merger, but the other conditions of the merger remained unfulfilled.

On May 6, 1919, Cyrus J. Kephart, President of The Kansas City University Association, platted a portion of the university property as Mather Park. The L-shaped plat lay to the west and south of the campus proper, effectively dividing the university property in two. The plat

contained a total of 49 lots in three blocks, but apparently no more than two or three houses were ever built. The purpose of the plat was presumably to generate income for the university, but the great majority of lots were never sold, and the university retained ownership. The one house of note was the two story, tile block structure at 1863 North 34th Street. Strongly influenced by the Craftsman style, it was originally the home of Clarence O. Van Dyke, a teacher at the university.

As Tennyson Heights developed in the 'teens and early '20s, most of the homes were relatively modest, with only a few possessing any particular architectural distinction. Among the more notable structures were a Prairie Style house at 1945 North 32nd Street (1921), and two Craftsman style houses, one at 1876 North Tennyson (1922) and one at 1876 North 32nd Street (1926), the latter across the street from the earlier Queen Anne style house/dormitory noted above.

The most substantial construction in the neighborhood consisted of two churches, both of them tied to the university. The University Methodist Protestant Church began with a meeting of about 25 people at Kansas City University in the late summer of 1920. The first service was held by the Rev. S. C. Benninger in a private home at 3141 Parallel Avenue on September 19, 1920. The present building, designed by the architectural firm of Brostrom and Drotts, was built in 1921 at 1937 North 32nd Street, on the site of the former home of the Rev. H. T. Stephens. In 1927, the church was renamed Stephens Memorial Methodist Protestant Church in honor of both Rev. Stephens and Dr. D. S. Stephens, first chancellor of the university.

The University United Brethren Church was first organized in the Kansas City University Chapel in 1919 by Dean W. S. Reese. The Rev. C. R. Fralick was appointed as the first formal pastor by the Kansas Conference of the United Brethren in Christ in the fall of 1920. The present building at 3148 Parallel Parkway, with its rough stone facing and Doric portico, was designed by C. W. Bulger and Son, a Dallas, Texas architectural firm, and was completed in 1922. (An addition designed in 1958 by Neville, Sharp and Simon wraps around the original building on the east and north without altering its basic form or appearance.) A rectory was built to the north of the church in 1930, the first resident being the Rev. Stanley B. Williams.

Following the merger of Campbell College with Kansas City University, the two religious denominations jointly operated the university until 1926, when the Methodist Protestant Church withdrew from the school it had founded 30 years before, and its interest was bought out by the United Brethren. Financial difficulties followed, and in 1930, with the Great Depression at hand, the United Brethren Board of Education decided to drop all support for the school.

The Kansas City University campus was closed in 1931, and fall classes were not held. In August of that year the Wyandotte University Association, an organization of Kansas City, Kansas business men and civic leaders, had planned to meet with the board of trustees of the university to seek a lease on the United Brethren Church's holdings. If this could be accomplished, they could open a college at the campus under the present management and faculty. But by unanimous vote, the Kansas City University board of trustees agreed that it would not be feasible to lease their school to an association which did not have the

proper financial backing. Soon thereafter, Kansas City University was moved to York, Nebraska, where it later failed.

The mortgage on Kansas City University was foreclosed on April 1, 1932, by the Mercantile Commerce Bank and Trust Company of St. Louis, Missouri, and on May 17, the holdings, three buildings and a twelve acre campus, were sold at public sale. Mercantile Commerce Bank purchased the property for \$33,600.22 - the amount of the mortgages with interest and penalties.

On January 13, 1935, the campus and buildings were acquired by the Order of Augustinian Recollects, a Catholic monastic order, and renamed the Monastery of St. Augustine. Mather Hall became St. Augustine Hall, Heinz Hall/Union Hall became St. Thomas of Villanova Hall, and Wilson Hall became St. Nicholas of Tolentine Hall. The order made one major addition to the campus, a large chapel on the west side of Mather Hall where the original campus plan had called for an auditorium. The chapel, designed by H. T. Liebert of Chicago, is quite modern in design yet blends well with the original structure. Of particular note is the unique enframement of the chapel windows, with glass and stone interlocking in an abstract pattern.

In 1987, the complex was purchased by the Central States Conference of Seventh Day Adventists, for use as Conference headquarters, for regional conferences, and for religious retreats.

Overview of Housing Stock

As previously stated, only a select number of structures were surveyed in the Kansas City University neighborhood. Individual structures, located on 32nd and 34th Streets, Parallel Parkway,

Tennyson and Garfield Avenues, were originally selected for the survey solely on their architectural merit.

On the basis of a general reconnaissance survey, the area, roughly from Parallel Parkway to Wood Avenue and from Tennyson Street to 34th Street, has seen several different eras of construction dating from the late 1910s through the 1950s. Housing stock includes simple frame houses, Craftsman style bungalows, and post-World War II architecture reflecting the beginning of the modern age. There are also what was originally a university campus and two churches located in this neighborhood.

The specific homes that were individually surveyed include two structures built from around the turn of the century to 1910. One is the oldest extant home in the area, a Queen Anne styled structure located at 3200 Garfield Avenue. The other, located in the midst of the western section of the former Kansas City University campus, is a vernacular structure perhaps dating as early as 1900, and possibly as late as 1920. In addition, there are four other residential structures that were surveyed: three 1920s Craftsman styled homes, and a Prairie Style residence built in 1921.

The most interesting aspect of this neighborhood is, of course, the university campus itself, which includes three separate structures. In addition, there are three churches in Kansas City, Kansas that were surveyed, two in the immediate neighborhood, and one outside the area. All three were originally loosely affiliated with the Kansas City University: The Peoples Church (c. 1896), located at 716 Nebraska Avenue; The University Methodist Protestant Church located at 1937 N.

32nd Street; and University United Brethren Church located at 3148 Parallel Parkway.

Individual Structures of Note

3200 Garfield Avenue. Architect unknown. The oldest extant residence in the survey area is this turn-of-the-century Queen Anne/Free Classic style home. In the early 1900s it served as dormitory housing for Kansas City University, presumably reverting to a private dwelling after the construction of Heinz Memorial Hall. Its original owner is unknown, although it may have been the home of Edwin L. Browne.

716 Nebraska Avenue. Architect unknown. The People's Church (Methodist Protestant) was a modest Richardsonian Romanesque style church built in the downtown area in the mid 1890s. It originally did not have a regular pastor, but depended on the faculty of Kansas City University to fill that need. D. S. Stephens, chancellor of the university, lived nearby at 802 North 7th Street.

3148 Parallel Parkway. C. W. Bulger and Son (Dallas), architects (1922); Neville, Sharp and Simon, architects (1958). Originally known as the University United Brethren Church, this structure was built in 1922 with an extensive addition in 1958. While the columned portico is Classical in derivation, the rough stone work and angular forms suggest a more inventive strain of church design dating back to the 1890s. The art glass is of particular note; that above the entry still proclaims the church's original name.

3301 Parallel Parkway. The three buildings of the Kansas City University campus share a single address:

1. **Mather Hall.** Vrydagh and Wolfe (Pittsburgh), architects. This Richardsonian Romanesque structure was built in 1895-96 at a cost of \$40,000, the form and massing based on H. H. Richardson's Allegheny County Courthouse and Jail (Pittsburgh, Pennsylvania, 1883-1888). In place of the originally projected pyramidal roofed tower, a much higher tower influenced by early Renaissance examples was constructed circa 1908. The chapel to the rear (H. T. Liebert, Chicago, architect; Joseph W. Radotinsky, consulting architect) was added in 1937-38 in a more modern idiom. Despite the seemingly disparate styles of the three building segments, the whole is surprisingly unified in effect.
2. **Wilson Hall.** Architect unknown. Construction of the university-affiliated high school building began in 1907 and was completed in 1908. The hipped-roofed structure was relatively plain except for its Classical Revival style stone entry, with its wide arch flanked by coupled Tuscan columns on stone plinths and topped by a wide, molded entablature.
3. **Heinz Memorial Hall.** Architect unknown. Money for an on-campus dormitory building was promised by H. J. Heinz as early as 1896, but for some reason the donation was continually delayed. Finally, in 1913 Heinz donated \$10,000 in memory of his late wife, resulting in the third and last of the campus' three buildings. The airy, three-story loggia gives grace and emphasis to what would otherwise be a rather austere structure. The round-headed arches of the loggia's first floor relate this design to the more

robust Romanesque of the nearby Mather Hall, but in its straight-forward plainness, Heinz Memorial Hall reflects more of vernacular tradition than high style.

1876 North Tennyson Street. Architect unknown. This Craftsman style bungalow was built in 1922. It features a wrap-around porch with truncated and battered stucco piers on brick plinths, and a complex roof line with multiple gables and exaggerated eaves.

1876 North 32nd Street. Architect unknown. Another Craftsman bungalow, this example was built for Dr. Luke F. Herlac, a dentist, in 1926. The handling of the brick and stone work is particularly attractive.

1937 North 32nd Street. Brostrom and Drotts, architects. Built as the University Methodist Protestant Church in 1921, this church was the work of Ernest Brostrom, an architect noted for his many church designs as well as for a few spectacular ventures into the Prairie and related Sullivanesque styles (Rushton Bakery, 1919-20; Newbern Apartments, 1921-23). As with many of Brostrom's church designs, University Methodist takes Gothic forms, simplifies and geometricizes them, and brings them down to earth in a most un-Gothic manner. The remaining original windows are of particular note. Additions were made in 1955 and 1964. In 1983 a fire destroyed the sanctuary and office, but repairs were completed the following year.

1945 North 32nd Street. Architect unknown. One of the few Prairie Style houses in Kansas City, Kansas outside of Parkwood, Westheight Manor, or Hanover Heights, this structure was built in 1921 for George A. Bradbury. The centered, second floor oriel window and

dormer with stepped parapet above are reminiscent of the designs of George W. Maher, a Chicago architect at one time as influential as Frank Lloyd Wright. Also of note is the porte-cochere topped with an enclosed sun porch.

2031 North 32nd Street. Architect unknown. The rectory for the University United Brethren Church was built immediately north of the church in 1930. It is a good example of the Craftsman style, albeit a very late example.

1863 North 34th Street. Architect unknown. This two story house of tile block with brick trim is an interesting variant on the Craftsman style. It is one of only two or three houses built in the university-owned subdivision of Mather Park, and at one time housed a member of the university faculty.

Conclusions

Although the Kansas City University campus was a significant part of the overall history of Kansas City, Kansas and Wyandotte County, it appears that its implementation had little effect on the subsequent development of the surrounding area beyond the construction of two loosely affiliated churches.

Recommendations

The following are recommendations based upon the completion of the Kansas City University survey:

1. An amendment to the Mather Hall National Register of Historic Places nomination to include Heinz Hall, Wilson Hall, and campus property as a complete district; and,
2. Nomination of the Kansas City University buildings and campus as a Kansas City, Kansas Historic District.

APPENDIX

ARCHITECTS

WALTER A. BESECKE

Walter A. Besecke was a Kansas City, Missouri architect who, in the early years of his career, drafted for the architectural firms of H. J. Simons, Matt O'Connell, Root and Siemens, and Smith, Rea and Lovitt among others. In 1925, he became a partner with Victor Jacques DeFoe, forming the firm of DeFoe and Besecke (later Besecke and DeFoe), with numerous projects in both Kansas Citys. In 1928, that partnership was dissolved, and Besecke formed a new firm with Hubert Swanson. In 1931, they joined with J. G. Braecklein as the architectural firm of Braecklein, Besecke and Swanson, but the partnership with Braecklein lasted less than one year.

HENRY W. BRINKMAN

Henry William (Heinrich Wilhelm) Brinkman was born in the German province of Westphalia on April 30, 1881, the son of Theodore and Fredricka Maria (Voeste) Brinkman. He was one of twelve children. He learned to walk while on shipboard when the family subsequently emigrated to America. They initially settled in Decatur, Illinois, then moved to Garnett, Kansas in 1883. The family moved once again in January, 1885, when they relocated to the thriving German settlement of Olpe in Lyon County, some 10 miles south of Emporia. There Theodore Brinkman established himself as a merchant, and was a director of the Olpe State Bank.

Henry W. Brinkman graduated from the school of architecture at Kansas State College in 1907. While still in school, he had designed two houses in Manhattan. Following graduation he set up an independent practice in Emporia, and on June 24, 1908, married Elizabeth K. Kuhlmann in Olpe. The couple eventually had three children: Joseph Jerome (Jerome J.), James Warren, and Gloria.

The Brinkmans were devout Catholics, very active in church affairs, and this may have led Henry to specialize in the design of churches and related facilities. One of his earliest commissions was for St. Joseph's Catholic Church, built in 1910 in his former home town of Olpe. This was immediately followed by a Methodist Episcopal Church in Americus, Kansas. The next year saw the construction of Sacred Heart Catholic Church at First and Exchange in Emporia. This prominent Gothic structure for his own parish was one of Brinkman's first major commissions, and brought him considerable attention.

Brinkman's practice expanded during the 'teens, and included two Catholic churches in Kansas City, Kansas, St. Thomas' and St. Joseph's, although the latter was not completed until after the end of World War I, in 1920-21. He was also the architect for a high school building in Grand Island, Nebraska, an indication of the increasingly wide range of his practice. As Brinkman's prosperity increased, so did his civic involvement in Emporia. He became the owner of a number of downtown

properties, many of which he subsequently remodeled. He was one of the most active lay members of the Sacred Heart parish, a member of the Knights of Columbus and the Rotary Club, and for 16 years a director of the Citizens National Bank of Emporia.

Prominent buildings designed by Brinkman in Emporia during this period included the Mutual Building and Loan building, St. Andrew's Episcopal Church, and the Dougherty Garage. From 1922 to 1924, Brinkman was the senior partner in the firm of Brinkman and Steele, although this may have been an intermittent arrangement as some of the designs from this period were credited to Brinkman alone. The firm's work in the Kansas City area included Our Lady of Sorrows Catholic Church at 2554 Gillham Road in Kansas City, Missouri, and several unbuilt projects in Kansas City, Kansas.

By 1924, Brinkman was again practicing alone, and began two major projects in Kansas City, Kansas. The Mother House for the order of the Sisters Servants of Mary was completed in 1925. The work on a new church for St. Peter's parish (the present St. Peter's Cathedral) continued for three years, and was not completed until 1927. Whereas Brinkman's earlier churches in the Kansas City area - St. Thomas', St. Joseph's, and Our Lady of Sorrows - had all been carefully handled mixtures of the Romanesque and Italianate styles executed in brick, the stone St. Peter's was in the Gothic style and featured a distinctive freestanding campanile or bell tower.

Nineteen Twenty-five saw work begin on St. Catherine's Home for Working Girls in Kansas City, Missouri, and the Church of the Holy Family at 6th and Ohio in Kansas City, Kansas. The latter was Brinkman's last and finest use of the Romanesque style in the Kansas City area, with careful siting on an awkwardly shaped lot and beautifully handled masonry of brick with stone trim. It was also in 1925 that Brinkman entered into a new partnership, with Stanley Hagan of Emporia. The firm of Brinkman and Hagan continued for 23 years, and was responsible for the design of more than 125 churches, in addition to many civic and institutional buildings, in a five state area. One of their first joint commissions was also one of their most famous, for the massively Gothic St. Mary's Cathedral in Grand Island, Nebraska (1926-28).

Examples of institutional buildings designed by the firm of Brinkman and Hagan included the Kansas Avenue and Mary Herbert elementary schools in Emporia, executed in the late 1920s. These were followed by the Bishop Ward High School in Kansas City, Kansas (1930-31), a design for which Brinkman alone had previously done a preliminary version in 1925. The firm was later called on to do a substantial addition to the high school, carried out in 1941.

In the early years of the Depression the firm's work apparently slacked off somewhat, although obviously not to the extent felt by many in the architectural profession. Brinkman took advantage of the lull to take his family on several lengthy vacations. One (in 1932) took them from Emporia to Washington, D.C., to New York, thence by boat to San Francisco by way of Havana and Panama, and then, after a month in

Los Angeles, back to Emporia by way of the Grand Canyon. Brinkman expressed a keen interest in the architecture of Panama, and spent two weeks in Havana, but there is no indication that these contacts with Spanish Colonial sources had any influence on his executed designs.

Work for the firm increased in the late 1930s, in part due to the federally funded relief efforts of the P.W.A. building program. Two extensive projects were begun in 1938, for a new \$300,000 high school in Hoisington, Kansas, and for an equally expensive Civic Auditorium in Emporia, both with P.W.A. involvement.

During World War II, Brinkman was asked by the Emporia city commission to take over the job of designing, scrounging for materials, and personally supervising the construction of two buildings for the Emporia Municipal Airport, in anticipation that the facilities would be needed for the war effort. At the same time, he served on the Lyon County draft board. Despite these demands on his time, a few private projects were also carried out during the war years by Brinkman and Hagan. One of their last churches in the Kansas City area was St. Agnes' Catholic Church, built in the Gothic style at 53rd and Mission Road in 1942-43. They also designed a new high school for Westphalia, Kansas, to replace an earlier building designed by Brinkman which was destroyed by fire in 1943.

Immediately following the war the firm resumed its activities, designing a \$90,000 addition to the Hoisington Memorial Hospital, and a Catholic church for the town of Blue Springs, Missouri. After an active career which produced an impressive array of structures, Henry W. Brinkman retired from practice on January 1, 1948, at the age of 66. He died on December 7, 1949 and was buried in the St. Joseph Cemetery at Olpe.

ERNEST O. BROSTROM

Ernest Olaf Brostrom was born in Sweden in 1888, and subsequently emigrated to the United States with his parents. He attended public schools, but had no formal architectural training. By 1907, he was employed as a draftsman with the Eisentraut-Colby-Pottenger Company, Architects, in Sioux City, Iowa. He came to Kansas City in that year with the firm's president, John P. Eisentraut, to set up The Eisentraut Company, Architects, with offices in the Scarritt Building. The Scarritt, with its Sullivanesque ornament, was one of the finest examples of Chicago School architecture to have been erected in Kansas City, and must have exerted a strong attraction on the young would-be architect.

Brostrom became a strong admirer of the work of Louis Sullivan and Frank Lloyd Wright, and would remain so for the rest of his life. In 1910, he traveled to Chicago in the hope of working for Wright, only to find the Oak Park Studio closed and Wright fled to Europe. Brostrom then returned to Kansas City, where in 1911 he briefly worked as an architect for a local contractor, Harry Bliss.

In 1912, the twenty-three-year-old Brostrom established his own office in the Brent Building at 1113 McGee, and for a while apparently set up residency in his office space. His earliest known independent design was for the Swedish Evangelical Mission Church, built in 1912 at 1501 West 42nd Street. The church was simple and straightforward, a Greek cross in plan with a squat corner tower. Executed in brick and stucco with wood trim, the design utilized Gothic decorative elements but geometricized them in a manner suggesting an Arts and Crafts influence. This style, which Brostrom himself termed "Pseudo Gothic," was subsequently used for the majority of his church designs.

Within a surprisingly short time, Brostrom became an acknowledged specialist in small church design. Just seven years later, in 1919, he published a book entitled Churches, in which he offered advice to those about to undertake the building of a church. The book was illustrated with over 35 of his own designs, including churches in Iowa, Nebraska, Missouri, and Kansas. One of these was the First Baptist Church in Rosedale, Kansas, built in 1916 at 901 Southwest Boulevard. It was this design that may have led to the commission for the George Rushton residence of the following year, across the street at 815 Southwest Boulevard.

The Craftsman style Rushton residence was built of fireproof construction, in an apparent response to a fire that had destroyed an earlier building housing the Rushton Bakery. But the house was not yet completed when, for a second time, the George Rushton Baking Co. on the opposite side of Southwest Boulevard burned on September 8, 1917. Brostrom was hired to design a temporary replacement building, and began work on plans for a new fireproof bakery building on the site of the old. Shortly thereafter, Brostrom received the commission for the Jensen-Salsbery Laboratories building at 520 West 21st Street in Kansas City, Missouri, which as chance would have it would be completed before the Rushton construction finally began.

Both the Rushton Bakery and the Jensen-Salbery Laboratories building were superb examples of what is now called the Prairie Style, but which Brostrom and others of his generation referred to as the Chicago School. It was at about this time that Brostrom actually met Louis Sullivan at an A.I.A. convention in Chicago. "He was then pretty frail," Brostrom recalled later. "At that time a terra cotta company had taken him over and given him something to do to keep him from starving. He seemed so pleasant to talk to. There was not any feeling of bitterness that I can recall."

It is important to note that the Jensen-Salsbery and Rushton designs were among the very few commercial/industrial buildings in the United States to actually be designed in the Prairie Style. The only other examples that come readily to mind are Wright's E-Z Polish Factory of 1905 (a design probably unknown to Brostrom), Purcell and Elmslie's International Leather and Belting Corporation of 1917-1918, and of course Wright's Larkin Company Administration Building in Buffalo, completed in 1906 and the evident inspiration for both the Jensen-Salsbery and Rushton designs. The laboratory building is a simple three-story brick structure marked by brick piers that terminate

with banded brick courses. Two figurative sculptures by the Norwegian-born artist Jorgen C. Dreyer add further emphasis to the central entry. This entry is a flattened version of the end elevation of the Larkin Building, while the flanking portions of the front facade are derived from the Larkin side walls.

The undertaking of larger commissions did not mean an end to Brostrom's church designs. Two particularly fine buildings, both for African-American congregations, were completed in Kansas City, Kansas concurrent with the Jensen-Salsbery Laboratories. The First Baptist Church at 500 Nebraska Avenue and Mason Memorial Methodist Church at 1417 North 9th Street both eschewed Brostrom's earlier use of Gothic detailing in favor of a stronger geometry and a concern for surface texture. In the case of First Baptist, the forms were essentially Classical Revival, including the use of engaged columns on the south and east facades, but in place of the expected Classical detailing Brostrom designed ornament based on a more abstract geometry. The capitals of the engaged columns and their flanking piers were particularly effective.

Another church design of note was for the First Baptist Church in Caney, Kansas. This was Brostrom's one known church project to be fully in the Prairie Style. While the detailing again recalled the Larkin Building, the massing was similar to that of William Drummond's design for the First Congregational Church of Austin, in Chicago. Unfortunately, the Caney design was to remain unbuilt.

Construction of the Rushton Bakery finally began in 1919, after the end of World War I. While it has many similarities to the Jensen-Salsbery Laboratories, it is arguably a more accomplished design. Where Jensen-Salsbery is blocky and the entry does not appear to be well integrated with the remainder of the front facade, the Rushton Bakery is strongly horizontal with all its parts carefully subordinated to the overall design. The thoughtful proportioning extended to the entry sculptures (now removed) as well, which were again executed by Jorgen C. Dreyer.

In 1920, Brostrom entered into a partnership with Philip T. Drotts, and Drotts was consequently listed as associate architect on the Rushton project. The firm continued to specialize in churches, and designed several in Kansas City, Kansas including the London Heights Methodist Episcopal Church at 1418 Garfield Avenue and the University Methodist Protestant Church at 1937 North 32nd Street. The latter church was of stone, a material that Brostrom used only occasionally but with considerable skill.

The major Brostrom and Drotts commission was for the Newbern Apartments at 525 East Armour Boulevard, probably Brostrom's best known design. The two towers were built in 1921-23, with the connecting entry and lobby added in 1925. Unlike the Rushton and Jensen-Salsbery designs, elaborate Sullivanesque ornament was used throughout, at cornice and parapet, on the pier capitals, and in the marvelous surround of the entrance with its highly inventive iron and stained glass light standards. The terra cotta ornament did not consist of

"stock" pieces purchased from a catalog, but was all designed by Brostrom and manufactured by the Kansas City Terra Cotta Company, while the light standards were cast by a forerunner of the Benson Manufacturing Company. Kansas City architect D. Kent Frohwerk recalled Brostrom working on the design of the ornament in the summer of 1921, while Frohwerk was employed as a draftsman with the firm during school vacation.

Brostrom and Drotts ended their partnership late in 1921. Brostrom continued in the firm's offices on the sixth floor of the Reliance Building, where he had been since 1918, and also continued to specialize in small church design. In 1926, Brostrom and his wife Esther moved from 4217 Wyoming to a new house which he had designed at 3725 Valentine Road. The house was of stucco, with multiple gables, and like many of his churches combined Gothic elements with a more abstract geometry. His most accomplished residential design, perhaps the closest parallels are to the unpublished, 1920s' quasi-Tudor designs of Prairie School architect William Drummond.

As the Midwest economy declined in the late 1920s, Brostrom's church commissions may have begun to dwindle in number. In 1927, he diversified his practice by organizing and becoming president of the Con Tee Company. The company made products for use in reinforced concrete construction, such as spacer bars and column clamps, an area where Brostrom's experience with structures such as the Rushton Bakery gave him considerable expertise.

Although his Prairie and Sullivanesque designs were now largely behind him, Brostrom never lost his enthusiasm for what then seemed to be a lost cause. He owned Sullivan's Autobiography and A System of Ornament, both published by the A.I.A. in 1924 following Sullivan's death, and he was a friend and long-time correspondent of William Gray Purcell. When called upon in 1926 and 1930 to make additions to the Rushton Bakery, Brostrom faithfully continued the Prairie Style idiom of the original design. "Architecture did not start when bricks were piled together," he once asserted, "but when some dreamer layed them in a pattern and design with a motive in his thought."

"Sullivanesque grew naturally, but few grasped that they were dealing with life and character during those days, even as now. We knew so little of the basic theme, and base from which it sprang."

As with many architects, Brostrom's fortunes declined in the 1930s. He only executed three projects in Kansas City, Kansas during the decade, two of them quite minor, and this seems to reflect his practice in general. By 1935 he had closed his office in the Reliance Building and was working out of his home. His home address also changed in 1939, to 5828 Wyandotte, and during World War II he drops entirely from view, not even being listed in the 1945 city directory.

By 1947, Brostrom and his wife were residing at 4302 Oak, and there they would remain for the next eighteen years. Brostrom still carried on a practice out of his home, but he was at least semi-retired. One of his last projects of note was for the St. Stephen

Baptist Church at 1414 Truman Road, built in 1945-47. Like a significant number of his early churches, it was executed for an African-American congregation. It is essentially an Art Moderne design, but certain ornamental touches recall the earlier church and school designs of yet another Prairie School architect, Barry Byrne.

In the mid 1960s, Ernest O. Brostrom retired to Bridgeville, Pennsylvania. He died in Pittsburgh on August 28, 1969. He was 80 years old. "The people," he said in an interview with Donald Hoffmann, "don't appreciate the jewels that are dropped among them."

PHILLIP T. DROTTS

Although not one of the better known local architects, Phillip T. Drotts worked as an architect from 1904 until the early 1950s in both Kansas City, Kansas and Kansas City, Missouri. From 1907 to 1910, and again in 1914-15 and 1917-18, he was a draftsman with the prominent Kansas City, Missouri architect John McKecknie. From 1920 to 1922, he was a partner with Ernest O. Brostrom in the firm of Brostrom and Drotts. Although most attention is usually focused on Brostrom, there are numerous indications that Drotts was a skilled designer in his own right. To date, more is known about his Kansas City, Missouri projects than those in Kansas.

Brostrom was particularly known as a prolific designer of churches, but during his career Drotts also designed a number of churches, including the Broadway Baptist Church (3931 Washington, 1922), and the Immanuel Lutheran Church (4201 Tracy, 1924), both in Kansas City, Missouri, and Trinity English Lutheran Church (801 North 17th Street, 1923) in Kansas City, Kansas. In 1921, the firm of Brostrom and Drotts designed the Newbern Apartments at 523 East Armour Boulevard, an elegant high-rise featuring Sullivanesque ornamentation. This structure, listed in the National Register of Historic Places in 1980, was subsequently bought by Berne H. Hopkins who had the lavishly decorated entrance added in 1925. In addition to the Newbern, Drotts also designed the Aladdin Hotel (1214 Wyandotte, 1925), which won a third-place award in a new structures contest sponsored by the Business District League of Kansas City, Missouri. It is also listed in the National Register.

One of the more noted residential structures designed by Drotts is the 1938 home for cement contractor Emil Rohrer, at 4425 Terrace. Exterior construction of this International Style home is of concrete blocks faced with stucco and insulating plaster, while the floors are concrete slabs supported by precast concrete joists. The smooth wall surfaces combined with flat roofs, metal-railed balconies, and glass block windows make the house unique in a neighborhood dominated by more traditional styles.

HENRY F. HOIT

Born in Chicago on August 4, 1872, Henry F. Hoit became one of the most prominent architects in the history of Kansas City, Missouri. He became interested in architecture while a student at Manual Training School in Chicago, from which he was graduated in 1892. Shortly after graduation, his father prompted Hoit to take advantage of the World Columbian Exposition of 1893, an opportunity, he said, that was the chance of a lifetime. Henry studied the fair - the exhibits and the structures - and in doing so, became even more convinced he wanted to pursue a career in architecture. After the exposition ended, Hoit found work as a draftsman and then as a construction superintendent. Later, he enrolled at the Massachusetts Institute of Technology, where he was graduated in 1897. By the time of graduation he had won the Boston Society of Architects' annual prize.

His first job with an architectural firm was with Cabot, Everett and Meade in Chicago. At one point he left the firm for a two week period, working at a lithography business owned by a close friend. In 1904, on the advice of another close friend, Will Cutler, he moved to Kansas City, Missouri. There he took a job with Van Brunt and Howe, a prominent firm where Cutler also worked. For a year, Hoit worked on the Varied Industries Building for the 1904 World's Fair in St. Louis and other projects handled by the Kansas City firm. The next year, in 1905, Van Brunt retired and Hoit and Cutler were made partners, the firm becoming Howe, Hoit and Cutler. Their most distinguished project was the landmark structure, the R. A. Long Building at 10th and Grand, built in 1906.

In 1907, Cutler passed away and the firm was then known as Howe and Hoit. In 1909, Frank M. Howe also died, and Hoit continued to practice on his own until 1920, when he formed the partnership Hoit, Price and Barnes. Some of their designs include the Southwestern Bell Telephone Company Building at 324 East 11th, completed in 1929; the Kansas City Power and Light Company Building, an impressive Art Deco skyscraper at 1330 Baltimore, completed in 1931; and The Fidelity Bank and Trust Company Building at 911 Walnut, also completed in 1931.

After a long and distinguished career, Henry Hoit retired in 1941. He died 10 years later, on May 30, 1951.

CHARLES E. KEYSER

Charles Edward Keyser was born in Philadelphia, Pennsylvania, on March 25, 1895, the son of Charles and Amelia (Petersile) Keyser. He grew up in Philadelphia, the youngest of six children. He reportedly decided to become an architect at the age of 14, and immediately turned what had been at best a mediocre academic career into an outstanding one. This in turn encouraged his parents to undertake the expense of private schooling. He subsequently attended the Germantown Academy and studied as a special student under Paul Cret at the University of Pennsylvania, where he graduated in 1917.

At the time that the United States entered World War I, Keyser was working for an architectural engineering firm in Roanoke, Virginia. It was there that he enlisted in the Army on December 3, 1917. He was assigned to the Quartermaster Corps and stationed at Fort Leavenworth, Kansas, where he rose in rank from Sergeant to 2nd Lieutenant. While at Fort Leavenworth he met Bernice (Beryl) Mary Nelson (born March 3, 1896), who was employed at the fort as a secretary. Following Keyser's discharge in 1919, he returned to Leavenworth and set up an architectural practice. Keyser and Bernice were subsequently married on February 15, 1920, in neighboring Wyandotte County.

Opportunities for a young architect were somewhat limited in Leavenworth, and Keyser's family had grown with the birth of a son, Morris Robert, on January 13, 1921. Consequently the Keyser family moved to Kansas City, Kansas in 1923, where they lived in an apartment building at 1412 North 6th Street. Keyser's office was originally in the Portsmouth Building, but on May 6, 1925, he moved into the adjacent Merriam Building, which he had recently remodeled for Mrs. Willard Merriam. His office was to be located there for the remainder of his career in Kansas City.

One of the first commissions that Keyser obtained after moving to Kansas City was for the new Washington Avenue Methodist Episcopal Church at 7th Street and Washington Boulevard. The design for this large and locally prominent church virtually assured the 28-year-old architect of success in his new home. The church was followed by various business buildings and a number of houses, culminating in Keyser's selection in closed competition to be the architect of the "Ideal Home," a joint project of the Kansas City, Kansas Real Estate Board and The Kansas City Kansan newspaper. His residential work, while somewhat less than half of his practice, included at least eight other designs for the prestigious Westheight Manor subdivision between 1923 and 1931, in addition to the Ideal Home.

Despite his early success, ill health forced Keyser to move to Albuquerque, New Mexico in 1926. His lungs were weak, and it was feared that he might have tuberculosis. Following his recovery, he briefly returned to Leavenworth, then became associated with the firm of Layton, Hicks & Forsythe in Oklahoma City, preparing the drawings for the original Oklahoma City Civic Center. It was during this absence that he designed the new plant and offices for The Kansas City Kansan. The working drawings and job supervision were carried out by local architect David B. Peterson.

Keyser reopened his office in Kansas City, Kansas late in 1928, although he was again residing in Leavenworth. The family eventually returned to Kansas City, where they lived in rented quarters at three different locations. Their own house in Westheight Manor, at 2421 Washington Boulevard, was under construction by 1929. That year was significant for Keyser in other ways as well, as he received the commission to design the Kansas City, Kansas City Hall Annex and Fire Headquarters, completing the work begun in 1911 by Rose and Peterson.

In the early 1930s, with the Great Depression at its worst, Keyser's work consisted mostly of small commercial jobs. One of his more interesting projects from this period was the completion of the upper portions of the bell towers on St. Anthony's Catholic Church. By 1935, he had begun to design factory and warehouse buildings in the Fairfax Industrial District. Most of these projects were commissioned by the Kansas City Industrial Land Company, a subsidiary of the Union Pacific Railroad. Over the next six years there were at least 18 Fairfax projects, making Keyser the principal architect for the industrial district. It can therefore be assumed that Keyser's practice was in general more prosperous than those of many local architects in the '30s.

Keyser's designs in the 1920s were above average examples of the various academic revivals, with clean lines and a restrained use of ornament, the latter often in the form of carefully placed shields or heraldic devices in a repeating pattern. It was probably an easy step from this to his work in the 1930s, which was generally in the Art Moderne style. Perhaps the most notable example of the latter was the Anchor Savings and Loan building of 1937, with its blank wall of black-banded white vitrolite punctuated by a single large glass block window trimmed with polished aluminum. It should also be noted that Keyser was an accomplished renderer of his own designs, published examples including the Washington Avenue Methodist Church, the Kansan building, and the Chrysler Motors Parts Corp. warehouse.

Thanks in part to his work in Fairfax, Keyser came to be recognized as an expert on warehousing and industrial facilities, noted for the long, sleek "Moderne" lines of his industrial buildings. In addition to the work for the Kansas City Industrial Land Company, he also did extensive designing for Safeway, Inc. throughout the United States. This included several Safeway Stores distribution centers: one in Kansas City, Missouri, one in Denver, and one in Garland, Texas. At the time of construction, these three buildings alone had a value in excess of 25 million dollars.

Along with his expanded architectural work in the industrial field, Keyser's personal life took a turn in the late '30s with the birth of a daughter, Ida Suzanne, on January 15, 1937, sixteen years after the birth of his son. His business life also expanded with the ownership of the Drexel Supply Company at 612 State Avenue, in a building that Keyser probably designed. The company specialized in supplies for architects and engineers, and was a distributor for Ozalid reproduction equipment.

A variety of personal and professional factors led to Keyser and his wife obtaining a divorce in August, 1944. He subsequently married Revena Van Winkle on June 8, 1945, in Ottawa, Kansas. The couple located in a surprisingly modest house at 2700 West 68th Street (now 4000 West 68th Street) in Prairie Village, although Keyser continued to maintain his architectural office in Kansas City, Kansas. By this time, although his work remained concentrated in the Fairfax District, Keyser was registered in Kansas, Missouri, Nebraska, Colorado, and Texas, and for a period maintained branch offices in Dallas and Denver.

One of the more interesting of his later buildings was the Avon Products building at 85th Street and U.S. 71 Highway in Kansas City, Missouri.

In the fall of 1955, Keyser and his wife took an extended trip to Europe. On their return, he fell ill and was diagnosed as having lung cancer. He sold the Drexel Supply Company but continued his architectural practice, working on plans for the American Beauty Macaroni Company building to be erected in Fairfax until several weeks before his death. Charles E. Keyser died at his home on August 23, 1956, at the comparatively early age of 61. He was buried in Mount Moriah Cemetery in Kansas City, Missouri.

ARTHUR KRIEHN

A resident of Kansas City, Missouri, Arthur Kriehn drafted for J. H. Felt and Company from 1910 to 1915, and again from 1920 to 1927. In 1928, he was made a partner with the firm of Felt, Dunham and Kriehn, which became Felt and Kriehn in 1934. He was particularly noted as an architect of churches, including Central Christian Church (1939-1940) in Westheight Manor and the nearby First Pilgrim Congregational Church (1946-47).

DAVID BURTON PETERSON

David Burton Peterson was born in Vandalia, West Virginia, on June 29, 1875, the son of Nicholas E. and Margaret V. (Hyre) Peterson, of Swedish, Scotch-Irish and German descent. He grew up in West Virginia and near Triplett in rural Missouri, where his family settled on a farm in 1885. While still in his teens, he designed and built a home for his parents. This accomplishment set the stage for the future. He had a limited formal education, although at some point in his career he did special architectural work with Professor Gabriel Ferrand, head of the architecture department at Washington University in St. Louis. This latter was probably some time after he settled in Kansas City in 1897.

For the first ten years of his residence in Kansas City, Peterson was employed as a carpenter, rising from apprentice to superintendent of construction. On January 23, 1901, he married Elizabeth M. Hardy of Triplett, Missouri. By 1903, they were living at 408 Waverly Avenue in Kansas City, Kansas. The Petersons eventually had four children: Russell H. (born November 16, 1903), Ailene (born August 2, 1911), Karl B. (born April 28, 1914), and Paul E. (born November 6, 1917).

In 1906, W. W. Rose moved his architectural office from Kansas City, Missouri, to Kansas City, Kansas, and Peterson joined the firm as a draftsman and structural superintendent. His work must have been impressive, for just three years later, in December, 1909, the young carpenter-turned-architect was made a partner and the firm renamed Rose and Peterson. Peterson eventually became a registered architect in the state of Illinois, at a time when neither Kansas nor Missouri required registration.

The production of buildings by Rose and Peterson continued for almost fifteen years. The firm's many notable designs in this period included a substantial number of schools, the result of Rose's position as official architect for the Kansas City, Kansas Board of Education. At the same time Rose and Peterson did the preliminary design and first phase of the Kansas City, Kansas City Hall, and the Soldiers and Sailors Memorial Building, the City's public auditorium. The major exception to this apparent local dominance was the new Wyandotte County Court House of 1924-27, whose architects, Wight and Wight, were selected as the result of a competition.

The buildings designed by Rose and Peterson seem somewhat more polished than those designed by Rose alone, but that may simply be a reflection of changing architectural styles. Rose is generally credited (perhaps unfairly) with being the designer within the firm. Alternatively, there are strong indications that Rose increasingly concentrated on the business aspects of the firm, leaving design as well as supervision in Peterson's capable hands. There is an apparent stylistic consistency in Rose's work, with its rather free adherence to the Classical blended with interior touches of the Arts and Crafts. The principal variations to this Classical emphasis were the brick Kansas City, Kansas High School, executed in the Richardsonian Romanesque style somewhat typical of public buildings in the 1890s in Kansas, complete with a tower that dominated the downtown skyline, and Rose's own house, completed in the Westheight Manor subdivision in 1923. The latter was strongly influenced by the Prairie School, suggesting that Rose's personal tastes were somewhat at variance with his professional practice, a dichotomy not uncommon among architects of the period.

Rose's larger buildings can occasionally seem awkward or unresolved in appearance, as if the architect was uncomfortable with complex programs containing varied uses. Smaller structures are a different matter, however. Of particular note are the elementary schools of the 1920s. Carefully proportioned and nicely detailed, these structures remain among the most attractive designs ever executed in Kansas City, Kansas.

During World War I, Peterson contributed to the war effort by working as an inspector in ship construction at Hog Island, Pennsylvania. At war's end he returned to his partnership with Rose. The school work alluded to above began with the passage of a major bond issue in 1921. Over the next four years some 25 different school projects, for additions, alterations, and at least eleven new buildings, were completed by the firm. Other projects were carried forward at the same time, and the pressures must have been intense. In the summer of 1925, the firm was dissolved, and Peterson and his wife left for an extended trip to Europe, eventually visiting eleven different countries.

On their return, Peterson began an independent architectural practice. His office was initially in his home at 818 Minnesota Avenue, next door to the former Wells and Haren residences. He was never again to receive any really significant public commissions within

Kansas City, Kansas, and this was apparently a matter that he felt (with reason) quite bitter about. According to a reliable source, this situation resulted from an incident that occurred during the last stages of construction on the Soldiers and Sailors Memorial Building. While Peterson was out of town inspecting another job, a local subcontractor carried out the unscheduled installation of the terrazzo floor within the Memorial Hall portion of the building. On Peterson's return, he personally drilled a core sample, found that the work did not meet specifications, and ordered the subcontractor to do the work over.

The next day, a gentleman from the City's Finance Department showed up at Rose and Peterson's office. He placed a blank check on Peterson's desk, and suggested that he forget the whole thing. Peterson literally threw the man out of the office, and was told in turn that he would never get another job in Kansas City, Kansas. As the gentleman was prominent in the then-dominant Republican Party, he would certainly have had the political clout to see that his threat was carried out, particularly once Don McCombs became mayor in 1927.

Once Peterson had established his independent practice, one of his first jobs was the completion of the Kansas City, Kansas Y.M.C.A. This put him back into association with W. W. Rose, working on a building they had begun together in 1911. A third architect was also associated on the project. This was Harry F. Almon of Kansas City, Missouri, and the association must have proved to be congenial as the two were to collaborate again over the next two years.

After years spent in Rose's shadow, Peterson must have been eager to show what he could do on his own. He got his chance in 1926, with the design of a residence for Francis Ryan at 609 North 17th Street. The new house adjoined Rose and Peterson's Fred Meyer residence of 1917-19, and the contrast is striking. Although both are fine designs, the Meyer house is dark, massive, and just a bit top heavy. In comparison the Ryan house seems light and clean-lined, less original perhaps but more polished. Of particular note was the use of polychrome terra cotta for ornamentation, including a highly original enframing of the front door.

Unfortunately, the Ryan residence was to remain the high point of residential design in Peterson's practice. In 1927 he joined with Harry F. Almon to form the firm of Peterson and Almon, with offices soon relocated from Peterson's home to the Huron Building. Although the firm continued to design an occasional residence, most of their work was of a business or institutional nature. Most notable perhaps were the designs for Turner Elementary School and Washington High School, both begun in 1931. Here Art Deco ornamentation was used for the first time on public buildings in Wyandotte County, with a golden tan brick similar to that of the Ryan house.

In 1928, Peterson and his wife moved to a house at 915 Grandview Boulevard. This was an older, two story structure adjacent to Northrup Park which had previously served as the German Deaconess Home and was without any particular architectural distinction. Peterson left the

exterior largely unchanged but thoroughly remodeled the interior and furnished it with many of the objects that he and his wife had brought home from Europe. It seems a rather odd choice, but it may reflect the fact that, except for the occasional school commission, most of Peterson and Almon's projects were relatively small. By 1932, with the Great Depression at its worst, Peterson and Almon began to work on commissions separately, and never jointly after the fall of 1933, although the firm of Peterson and Almon continued to be listed in the City Directory through 1936. At approximately the same time as the split occurred in the firm, the Petersons moved once more, to an older house at 733 Washington Boulevard.

Despite indications of limited resources, Peterson still managed to obtain a number of substantial commissions during the Depression. Most of Peterson's work in these years tended to be outside of Kansas City, Kansas, however, for schools and other public buildings in communities scattered across Kansas, Missouri, and Oklahoma. He had very much wanted to be considered for the design of the new Wyandotte High School, but local public commissions were apparently still barred to him. David B. Peterson died of a heart attack on November 2, 1937, at the comparatively early age of 62, while in Chanute, Kansas supervising the completion of the Chanute Junior College. He was buried in Memorial Park Cemetery.

W. W. ROSE

William Warren Rose was born in Oyster Bay, Long Island, on March 12, 1864, the son of George B. and Charlotte N. (Warren) Rose. He grew up in Ogdensburg, New York, and graduated from the Ogdensburg Academy in 1882. Following graduation he went to New York City where he studied architecture as an apprentice in the office of G. A. Schellinger. He then spent three years in the architectural offices of Charles T. Mott and J. C. Cady Company. A first attempt to establish an independent architectural practice in Birmingham, Alabama, in 1885 was unsuccessful, and while there he worked for W. Sutcliffe, Armstrong and Willett.

In December, 1886, Rose arrived in Kansas City, Missouri. This move was followed by marriage on November 14, 1887, to Clara D. Grandy, a fellow New Yorker. The Roses eventually had two children, Spencer G. (born November 25, 1891) and Pauline (born December 18, 1893). As Rose is not listed in the 1887-88 city directory, it is uncertain as to where he lived or where he was employed. By 1889, however, the Roses were living in Kansas City, Kansas, and he had established an architectural partnership with James Oliver Hogg of Kansas City, Missouri, with offices in the Baird Building at 6th and Wyandotte.

Both Kansas Citys were booming in the late 1880s, and Rose was just one of a number of young eastern architects who arrived to take advantage of the expansion then occurring. Hogg, born in Madison, Wisconsin in 1859, had also come to Kansas City in 1886. He was better educated than his younger partner, having studied under Professor M. C. Rickes in the architectural program at the University of

Illinois, and then as an apprentice to the well-known Chicago architect S. S. Beman.

Hogg and Rose, with their residences divided between the two cities, carried on a practice in both. For a brief time they even maintained an office in Kansas City, Kansas, in the Beard Building at 538 Minnesota Avenue. In 1891, Rose was appointed architect for the Kansas City, Kansas Board of Education, a position which he held until 1926. While this may have meant additional income for the firm, it may also have exacerbated any tensions between the two partners. The building boom ended in the Panic and depression of 1893, and the firm of Hogg and Rose was dissolved in 1894.

Despite Rose's residence in Kansas City, Kansas, and his arrangement with the school board, he continued to maintain his office in Kansas City, Missouri, first in the Builders & Traders Exchange and then, after 1897, in the Postal Telegraph Building at 8th and Delaware. The Roses changed their residence in 1898, moving from 414 Troup to 415 Everett in Kansas City, Kansas. The Missouri office continued until 1906, when it was finally moved to Kansas City, Kansas during Rose's term as Mayor. A notable achievement during this period was the winning of second place in the competition to design the new Kansas City Convention Hall, although he was almost disqualified when it was discovered that he lived in Kansas.

A member of the Scottish Rite, Masons and Elks, Rose became very active in local politics, being called "...perhaps the boldest and most original political thinker that has attracted attention in Wyandotte County." A Democrat, he was a strong advocate of home rule and municipal ownership of the water system. In 1897 Rose ran for Mayor of Kansas City, Kansas. Despite extensive opposition against him, he lost to Robert L. Marshman by only 600 votes.

Rose's next try for office was in 1905. He again ran for Mayor, and this time won by some 800 votes. At that time prohibition was in effect in Kansas, but Kansas City, Kansas with its large immigrant population was decidedly wet. Attempts to close the local saloons had never been successful, and large beer wagons made daily deliveries across the state line from Missouri. Rose refused to try to enforce the law, saying that it would cost the City \$100,000 a year in fees from liquor licenses and in any case would be an exercise in futility. The State therefore brought an ouster suit against him on September 23, 1905.

The case against him was carried to the Kansas Supreme Court, and the Court issued an injunction prohibiting him from serving as Mayor. On April 3, 1906, three days before he was served with the ouster papers, Rose resigned, and then announced his candidacy for office in the special election called for May 8 to fill the vacancy.

He won by a majority of 1,600 votes, and another injunction was secured against him. He violated the injunction by presiding over the city council, and the Supreme Court fined him \$1,000. Rose was finally forced to resign again on September 7, 1906. This time he backed a

Democrat candidate, Michael J. Phelan, a railroad engineer, for Mayor, with the understanding that Rose would be "the power behind the throne." The opposing candidate was Dr. George M. Gray, who won the special election by only 260 votes. Dr. Gray's subsequent term of office only lasted 5 months, the shortest term of any Kansas City, Kansas Mayor. In the next regular election, in the Spring of 1907, Rose was free to run again and did so. He was defeated by Dudley E. Cornell, and thereafter retired from active politics to concentrate on architecture.

Rose's architectural work had proceeded concurrently with his political involvement. Prior to his term as Mayor, he had designed two of the most prominent civic structures in Kansas City, Kansas, the high school completed in 1899 and the Carnegie Library completed in 1904. Following his ouster, Rose's career as a designer of public buildings continued unabated. In December, 1909, he entered into partnership with David Burton Peterson. Peterson, born in West Virginia in 1875, had come to Kansas City in 1897. He worked as a carpenter, and joined Rose's firm as a draftsman and structural superintendent in 1906 when the office moved to Kansas City, Kansas. This new office was located in the since-demolished Barker Building, at 715 Minnesota Avenue.

The production of buildings by Rose and Peterson continued for almost fifteen years. The firm's many notable designs in this period included a substantial number of schools, the result of Rose's position as official architect for the Kansas City, Kansas Board of Education. At the same time Rose and Peterson did the preliminary design and first phase of the Kansas City, Kansas City Hall, and the Soldiers and Sailors Memorial Building, the City's public auditorium. The major exception to this apparent local dominance was the new Wyandotte County Court House of 1924-27, whose architects, Wight and Wight, were selected as the result of a competition.

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After a brief period of working alone, Rose then formed a new partnership, with Joseph A. Ridgway of Kansas City, Missouri, and Fred S. Wilson, a Rosedale architect who served as the staff engineer for the Kansas City, Kansas City Planning Commission. For some reason, Wilson's participation in the partnership lasted less than one year. The firm of Rose and Ridgway maintained an office in the Brotherhood Block at 8th and Minnesota, but Rose suffered a nervous breakdown in the fall of 1928, and retired from active practice. Over the next two years, he spent much of his time in Florida, trying to regain his health. The handful of projects by Rose and Ridgway executed during this time must therefore be seen as largely the work of Ridgway. In 1930, the firm was formally dissolved. Peterson, after two years on his own, joined with his sometime associate Henry F. Almon in offices in the Huron Building. He maintained an active practice until his death in 1937.

Many of the buildings designed by W. W. Rose remain in active use. The principal losses are the Kansas City, Kansas High School, destroyed on March 3, 1934, in one of the most spectacular fires in the city's history, and the wonderfully ornate Carnegie Library, demolished by the Board of Education for a parking lot in 1965. W. W. Rose did not live to see these losses. He died in his home on Saturday, May 23, 1931, at the age of 67. He was buried in Woodlawn Cemetery.

JOSEPH B. SHAUGHNESSY, SR.

Joseph B. Shaughnessy was born in Kansas City, Kansas on August 21, 1898. He attended St. Benedict's High School in Atchison, Kansas and was graduated in 1918. He attended Kansas City Jr. College in Kansas City, Missouri for one year (1919) and then spent three years at Notre Dame where he was graduated in 1922 with a B. S. in architecture.

Although he designed residences, Shaughnessy is most noted for his church and school projects while he was a principal in the firm of Shaughnessy, Bower and Grimaldi of Kansas City, Missouri. Some of the better known structures are St. Peter's Church (Meyer Boulevard and Holmes, 1944) and the Benedictine Sanctuary of Perpetual Adoration (1409 East Meyer Boulevard, 1947-49). Undoubtedly his most accomplished project was while he was working as associate architect with Barry Byrne of Chicago on the design for St. Francis Xavier Catholic Church, 1001 East 52nd Street, Kansas City, Missouri. This steel and masonry structure is in the shape of a fish, representing an early Christian liturgical symbol for Christ, and is considered to be one of the finest of Byrne's church designs. Noted Chicago sculptor Alfonso Iannelli, a long-time associate of Byrne, also participated in the work. St. Francis Xavier was built in 1948-50.

Shaughnessy was active in his architectural practice until the late 1960s. Retired, he resides in Kansas City, Missouri.

MARTIN U. VRYDAGH and THOMAS BARNES WOLFE

Martin U. Vrydagh appeared as a partner with Charles E. Shepard in Kansas City, Missouri in 1887. Like many other young architects, both Vrydagh and Shepard undoubtedly were attracted to Kansas City because of the building boom of the 1880s. Their origin appears unknown, although they possibly came from Indiana, according to Kansas City, Missouri architectural historian, Dr. George Ehrlich. While in Kansas City, their designs included The Warner Grand Opera House (1887, later razed), the Independence Boulevard Methodist Episcopal Church (1889), and the Central Building (Union Board of Trade), at 5th and Central in Kansas City, Kansas (1889, destroyed by fire in 1909). Vrydagh left Kansas City, Missouri in 1893 for Pittsburgh, Pennsylvania, possibly on business. Thomas B. Wolfe (1860-1923), who was one of the earliest practitioners in Pittsburgh, teamed with Vrydagh in 1893. Within a few years, Vrydagh returned briefly to the Kansas City area when his new firm was hired to design the campus and main building of Kansas City University (1895-96).

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