

**Historic Resources Survey  
of the 1893  
Parks & Boulevard System**



**Kansas City, Missouri**

**HISTORIC RESOURCES SURVEY  
of the 1893  
Parks & Boulevard System  
Kansas City, Missouri**

Prepared by  
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for the  
Prairie Gateway Chapter,  
American Society of Landscape Architects



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**SUMMARY REPORT**  
**1893 Parks and Boulevard System Survey**  
**Kansas City, Missouri**

The survey of the parks and boulevards which were planned in 1893 for Kansas City, Missouri was begun in August, 1988. The plan was funded by the Prairie Gateway Chapter of the American Society of Landscape Architects with a matching grant through the Missouri Department of Natural Resources, Historic Preservation Program, which receives allocations from the Historic Preservation Fund of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Additional matching funds for the survey grant were provided by the Kansas City, Missouri Parks and Recreation Department.

The survey was conducted by Deon Wolfenbarger, who was hired as the consultant by the Prairie Gateway Chapter of ASLA. The project coordinator for ASLA was Frank Theis, chairman of the chapter's Historic Preservation Committee. The project coordinator for the Kansas City Parks and Recreation Department was Jim Shoemaker. Survey coordinator for the Missouri Historic Preservation Program is Gerald Lee Gilleard.

A survey of the historic cultural resources in the Kansas City Parks system resulted from the emergence of interests in historic landscapes, both locally and nationwide. Even prior to the passage of the Olmsted Bill, the National Park Service has expressed a commitment to surveying and registering historic landscapes. In 1984, the Park Service produced a publication on the identification, evaluation, and registration of rural cultural landscapes. More recently, National Register Bulletin 18 addresses the evaluation and registration of historic designed landscapes. The American Society of Landscape Architects developed a national survey form in an attempt to encourage local chapters to begin inventorying significant designed landscapes.

This growing national interest coalesced with groups in Kansas City who were interested in local historic landscapes, the most notable of which is the park system. The Historic Preservation Committee of the Prairie Gateway ASLA Chapter had conducted preliminary research on George Kessler's work, as well as that of the firm of Hare & Hare. After corresponding with National ASLA, it was decided that the local chapter would be the logical group to apply for a grant to fund a survey of Kansas City's historic parks and boulevards. As it was not feasible to survey the entire park system in one grant cycle, and as this was the first time the Missouri State Historic Preservation Office has been involved in the survey of historic landscapes, it was decided that the 1893 plan was an appropriate limit for the first phase of survey. In addition, the Parks and Recreation Department is beginning to prepare for the centennial celebrations of the formation of the Parks Board (in 1992) and the first plan for an entire parks system (in 1993). As this survey will undoubtedly prove to be of vital importance to any historical celebration, the Parks Department agreed to provide some of the matching funds for the survey.

## METHODOLOGY

### Boundaries

For reasons mentioned earlier, it was decided to limit this first phase of historic landscape survey in Kansas City to those parks and boulevards recommended in 1893 by the Board of Park and Boulevard Commissioners (see Figure 1). In addition, only those parks and boulevards which were within the 1893 city limits would be surveyed in this phase. The first published report lists the "parks and pleasure-grounds" as: Penn Valley Park, West Terrace, North Terrace, The Parade, The Paseo, Walnut Grove, High School Square, Holmes Square, North Square, and Independence Plaza. The proposed boulevards were: Independence Boulevard, East Boulevard, South Boulevard, Grand Boulevard, and The Paseo. Of these, Grand and South Boulevards were not within the 1893 city limits, and were therefore not surveyed. Of the small pleasure-grounds, North Square and High School Square were never developed, and Holmes Square was sold in 1961. Independence Plaza was not proposed for survey. Budd Park, which preceded the 1893 park system plan, was instead substituted as it was felt to be more significant, as well as retaining more of its historic integrity.

Thus the parks surveyed for this project were: Penn Valley, North Terrace (Kessler), West Terrace (Case, Jarboe, and Mulkey Square), The Parade, Walnut Grove (The Grove), and Budd Park. The Paseo, more correctly categorized as a parkway, was also surveyed. Independence Boulevard (Independence & Gladstone) and East Boulevard (Benton) were surveyed for only those portions which were proposed in 1893.

### Research Sources

The Kansas City Parks & Recreation Department provided the vast majority of historic data, which included historic maps and plans, historic photographs, Park Board annual reports and meeting minutes, and newspaper clippings. In addition, the Missouri Valley Room of the Kansas City Public Library and the Jackson County Historical Society Archives and Research Library also contained some data. The problem with the historic research was not a lack of data, as is very



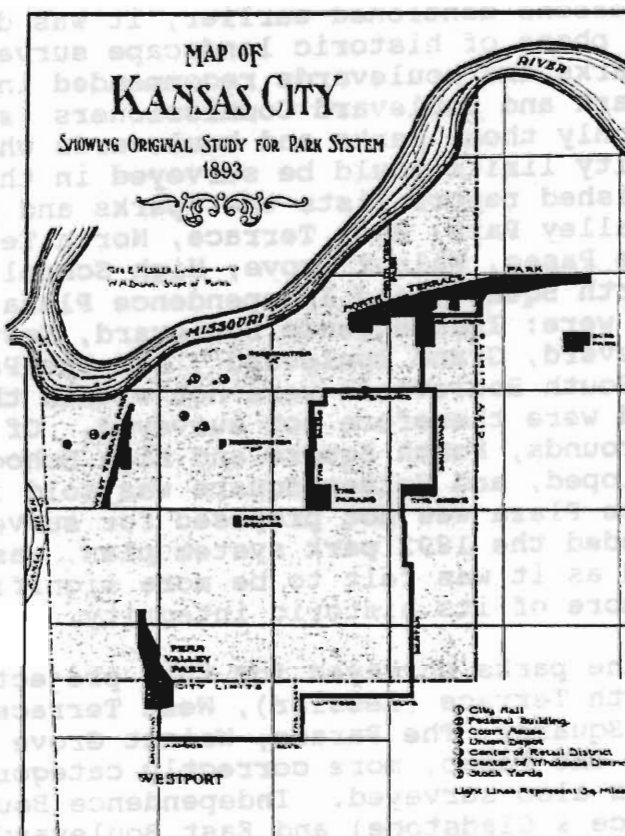


Figure 1.

often the case with landscapes. Instead, it was generally an overwhelming amount of facts and figures, which required much more time than initially planned for.

Even in these circumstances, there were still some important dates which were not readily available due to the project's funding. Most notable are demolition dates, especially of the historic swimming pools and bathhouses. Further research is recommended in this area, as it could prove to be vital in determining integrity for a National Register nomination. What was the reason for the removal of virtually every historic pool? Since most were replaced with another pool in the same location, is this another example of how landscapes (more so than buildings) can change over time, yet retain their basic design form and function?

### Field Survey

An intensive survey was conducted for above-ground landscape resources in the designated parks and boulevards. This resulted in their documentation in sufficient detail which could permit their evaluation and registration in the National Register of Historic Places. On-site field observations were made, revealing those historic features which were still extant, and those which were modern. Several trips were required to each park and boulevard throughout the various seasons in order to notate all features and overall design. The features of the parks included buildings, structures, objects (such as memorials), circulation systems, drainage and engineering structures, major vegetation groupings, site furnishings, and natural features. Style, materials, and condition of the features were recorded.

### Recording of Survey Data

#### **Survey Forms**

The American Society of Landscape Architects' National Survey Form was the standardized form which was used to record the majority of data which was gathered. In every instance, the information for Sections 8, 9, 10, and 11 were recorded on separate continuation sheets. For some parks, individual features within those parks were singled out and their historic data recorded with additional continuation

sheets. A discussion of this survey form follows in the "Recommendations" section.

In all cases, the historic form of the park or boulevard provided the basis for the survey form. For example, the original proposal for Independence Boulevard in 1893 was to become in reality two boulevards - Independence and Gladstone. Only one survey form was utilized, but two boulevards were inventoried. In another instance, West Terrace Park remained fairly intact until the construction of various highways from the 1960's through the 1980's. Today, it is separated into three distinct parks - Jarboe Park, Mulkey Square, and Case Park. Each park has its own identifying sign, and is treated by park staff as different parks. However, even the most recently published Parks Department manual still lists West Terrace Park as having over 30 acres, and as containing Jarboe Park and Mulkey Square within it. Case Park is listed as having only 1.6 acres, even though in common usage, the entire north end of the former West Terrace Park is referred to as Case Park. As the Parks Department hasn't quite yet decided whether West Terrace Park still remains, and as historically these three parks were indeed one park, only one survey form was used to record the data.

### Mapping

Many historic maps were available for review; only those which could reasonably be reproduced and which were relevant to the discussion were included. Base maps which indicate current conditions and the location of major features were not available for any of the boulevards and for some of the parks. It was not within the proposed funding of this grant to produce new base maps. In the cases where base maps were missing, aerial photographs were used to indicate the location of major features. In addition to historic maps and current base maps, a map which indicates locational information of the photographs is provided. In some cases, this information was recorded on an aerial photograph. The maps were coded and numbered for each park and boulevard. The following abbreviations were used: Penn Valley (PV), Kessler (K), West Terrace (W), Budd (B), The Grove (G), The Parade (P), The Paseo (PS), Independence Boulevard (I), and Benton Boulevard (BB).

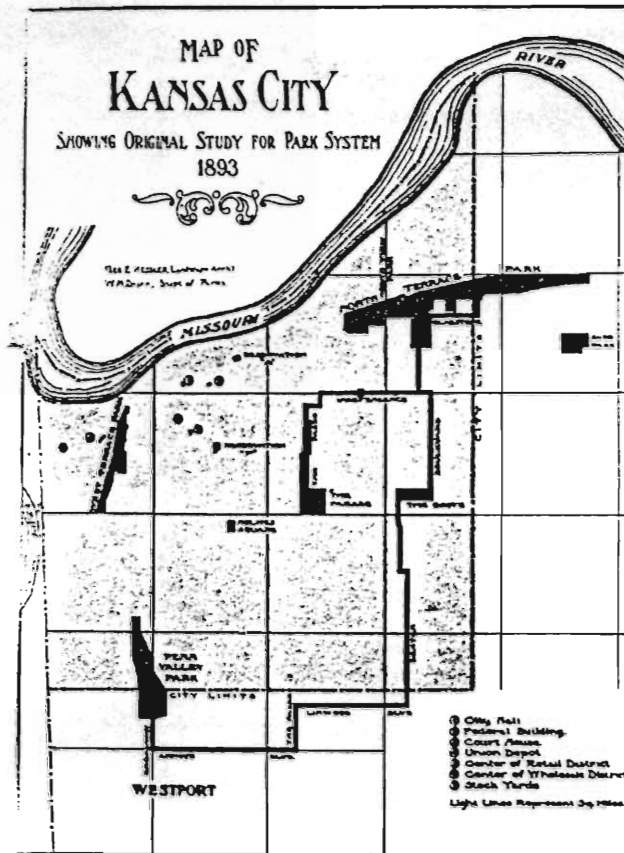
### Photography

A black and white 5 x 7 inch photograph was taken for each significant individual feature, and for general, overall shots. 5 x 7 inch copies were also made of important historic photographs when available. The individual photographs follow each survey form, and are keyed in the same manner as mentioned previously for the maps.

### Evaluation

The integrity and significance of the surveyed parks and boulevards were evaluated individually with the National Register criteria, as outlined in National Register Bulletins 16 and 18. However, these parks and boulevards were designed, and function today, as part of an entire park system. Therefore, it is only logical to also assess their integrity and significance as they relate to the entire system. While this may be logical, it was not possible to accomplish at this stage with only six parks, one parkway, and two boulevards surveyed. (See Figure 2 for an idea of how the Kansas City park system grew from the original proposal of 1893.) Further survey and research is required in order to place these parks within their proper historic context.





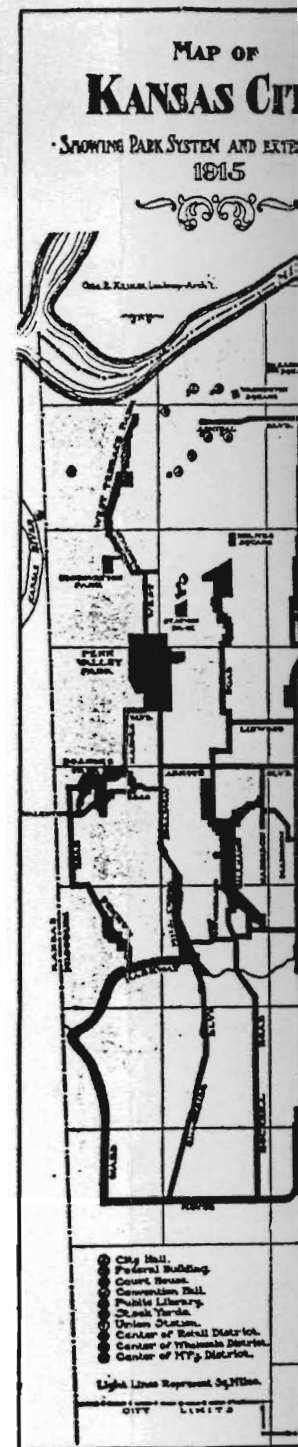
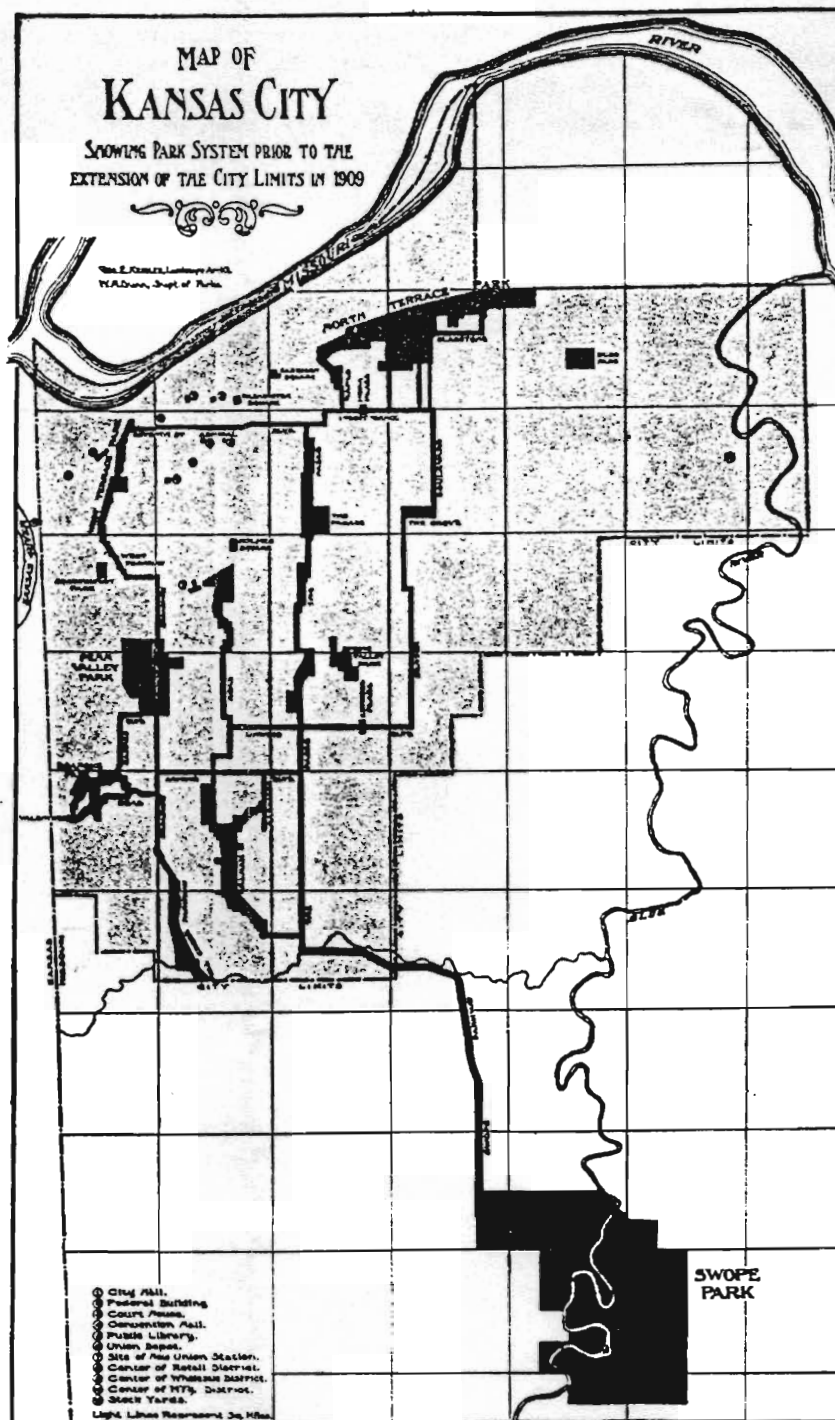
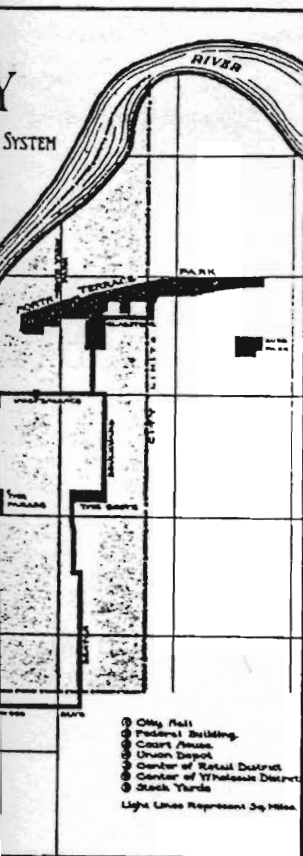
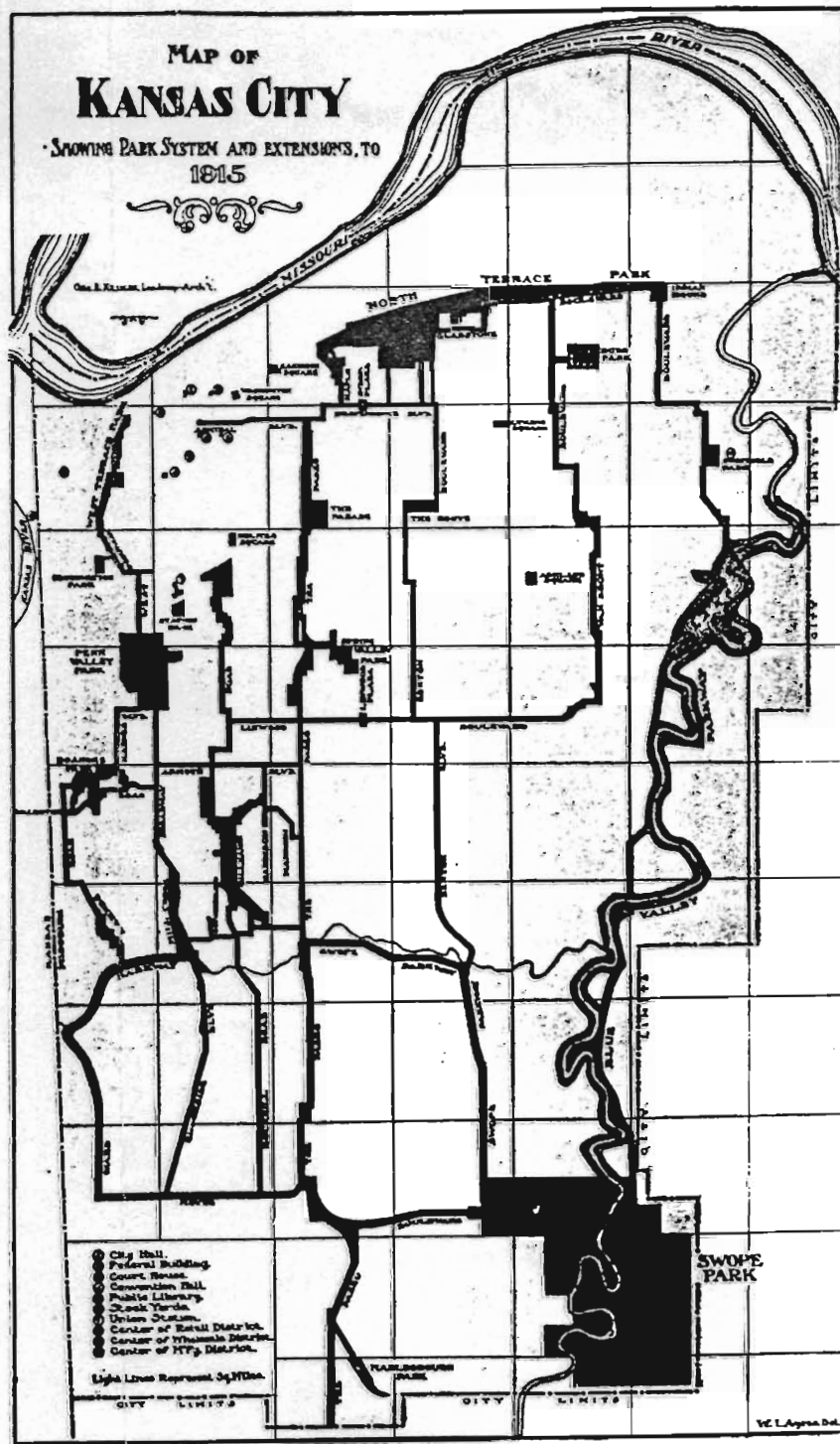
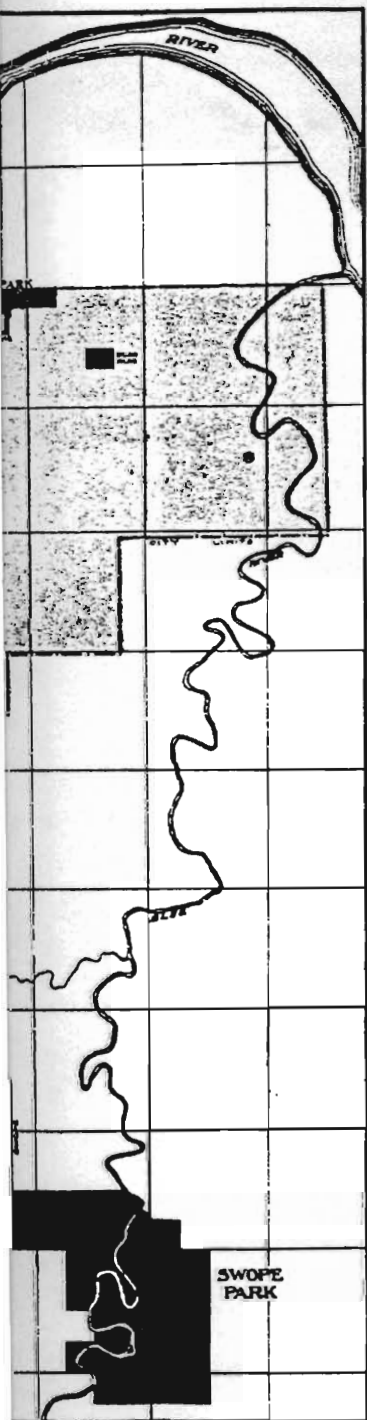


Figure 2.



## SUMMARY

The history of the development of the parks and boulevards system in Kansas City is also the history of its early city planning efforts. Inevitably linked with the City Beautiful movement, the Kansas City parks system actually accomplished what most City Beautiful movement efforts across the country did not - it introduced rational planning and civic design to the community.

The City Beautiful movement is generally credited as having its origins in the Columbian Exposition of the Chicago World's Fair in 1893. The "White City" as it was called, featured gleaming structures, peaceful lagoons, and an orderliness to the site which was selected by landscape architect Frederick Law Olmsted. Many people assume that the beginning of modern city planning in the United States occurred at this time. The key implication of the Columbian Exposition - that comprehensive planning could harness the technology that was sweeping American cities and could produce an attractive living environment - was indeed a key component of city planning. However, most Americans were enchanted with the more cosmetic aspects of the fair - the classical architecture, the broad thoroughfares, and the generous landscaping.

The Chicago World's Fair of 1893 actually represented the culmination of a movement which had been building in the United States since before the Civil War. Beginning with Olmsted and Vaux's design for New York's Central Park in 1858 and continuing with the subsequent development of urban park systems, the Fair only accentuated urban design concepts which had been maturing for over twenty years. As was the case in Kansas City, the concept for a parks system was developed before the Columbian Exposition and the term "City Beautiful".

The original old town plat of Kansas City was on the south bank of the Missouri River, east of that river's eastward bent and the junction with the Kaw. By the 1870's, the city's boundaries expanded to the south, east, and west of the original plat. The city was enjoying a commercial and industrial boom as the result of the first railroad bridge across the Missouri River in the 1860's. Some citizens of this period tried to donate various parcels of land to the city to use for park purposes, but were defeated in their



attempts. However, one of these attempts at donating land may have led the local newspapers to join the efforts to secure city parks. The Times and the Journal began their editorial efforts in 1872. The Star, founded by William Rockhill Nelson, is often given the entire credit for the founding of the Kansas City park system. However, the paper was not founded until 1880; by then the other two newspapers had already had several editorials with glowing praises of urban parks. However, Nelson's Star, along with many other groups and citizens, had an important role in the eventual development of the park system. William H. Wilson's The City Beautiful Movement in Kansas City thoroughly outlines the historical and political events leading up to and through the establishment of the early parks and boulevards. As this early history is quite complex, those desiring a complete understanding should refer to that monograph.

Before the Kansas City park system could become a reality, it was necessary to build upon several layers of legal works. It required a board free from political interference (not an easy thing to accomplish in nineteenth century Kansas City), a board with necessary powers to condemn and control land, and one with an adequate and independent source of income. Many legal setbacks occurred until a board was appointed on March 5, 1892 which was finally able to met all the requirements. This board quickly went to work, and after one year presented the significant Report of the Board of park and Boulevard Commissioners of Kansas City, Mo. Largely the work of the hired landscape architect, George E. Kessler, this bold report was the board's greatest early achievement.

The 1893 report outlined Kessler's bold vision for an entire park and boulevard system in Kansas City. The community had grown haphazardly over rough terrain and topography, and by this date had its fair share of slums and shanties balanced by areas of expensive residences. The tendency at this time in park planning, by Olmsted and others, was to focus the park system on a large, rural park. While Kessler recognized the future growth of the city and the need for this type of park, he felt that the already developed portions of the city required attention first. His 1893 plan for the system followed this logic (Figure 1). Considering the legal battles which quickly ensued over these first choices for parks, it is well that the park board concentrated their first efforts on acquiring land in the already developed portion of the city. As it were, Colonel Thomas H. Swope gave the city 1331 acres of land outside the

city limits to use as a park. Swope Park soon became the focus of the entire system.

Groups in Kansas City organized their opposition to the 1893 park system plan. The most vocal and active of these groups was the Taxpayers League. They were responsible for many of the early lawsuits against the park board and their actions. However, the end result of their lawsuits was that the Kansas City park board was formed on a solid legal basis. Many of the parks which were surveyed for this report played an important role in these legal battles, as several lawsuits were over their condemnation proceedings (see individual survey sheets, Section 8). If for no other reason, these parks and boulevards are very significant for the role they played in the legal establishment of the entire parks system.

In addition, the surveyed parks and boulevards are the first efforts of community planning in Kansas City. They were the result of a detailed and comprehensive look at Kansas City's topography, traffic patterns, population and growth, commercial, industrial, and residential sections. While the proposed improvements were "merely" for parks and boulevards, they reinforced the growth in some areas of town, and completely realigned it in others. Although hired only by a park board with a limited agenda and authority, Kessler's plan did include the redevelopment of three blighted areas in Kansas City - the west bluffs, the Penn Street ravine, and the narrow block which was to become The Paseo. Although it was not his job to be concerned with the slum-dwellers which were displaced, Kessler was able to note that no new slums sprang up to replace those beautifully transformed.

These early parks and boulevards are also significant as representatives of Kessler's work. One of his most distinctive skills was the creative use of the natural, rough topography. He utilized the existing contours for park roads, and avoided as much as possible forced routes and construction for the boulevards. He did feel constricted by the grid-system of streets which had already been imposed on Kansas City's topography, but was able to find boulevard routes which made the most of the terrain.

As significant as these early parks and boulevards are, it is important to note that they never existed together as a system except in the 1893 report. By the time the legal battles were completed for some of the parks, new parks had been added to the system, and the boulevards extended. A

final evaluation of the 1893 parks and boulevards cannot be made until they are placed in the proper context. For their relation to the design of the entire park system as it exists today, extensive further survey and evaluation is required.

### Boulevards

All of the early boulevards shared common design features (except for The Paseo, the only elaborate formal boulevard recommended.) Kessler's plan called for 100-foot boulevards, containing forty-foot roadways and thirty feet of parking on each side. The parking would consist of turf, three rows of trees, and an eight foot walk. This gave the boulevards a parklike effect, which was radically different from the other residential streets. Curbing and walks were to be of granitoid (concrete), and the roadways would be paved in macadam. Kessler put forth a vigorous argument in favor of the macadam paving, which was not favored in Kansas City because of the continual upkeep. However, Kessler felt that the maintenance of macadam was much less expensive than the rebuilding of other paving, which was so often necessary. In any event, he felt that "No person at all familiar with horses, or that is fond of driving or riding, will deny that, next to a good dirt road, a macadam street is most desirable."

Luckily, Kessler's original generous boulevard width allowed for the inevitable widening, necessary when horses were no longer in use. Although the movement of traffic was obviously part of Kessler's consideration in the planning of the boulevards, in the 1893 report he states that "The chief objects sought in making this class of improvements are to fix for residence purposes the character of the districts through which the boulevards lead, and to provide pleasant driveways leading from populous centers through proper surroundings to points of especial interest." To do this, the boulevard routes had to meet four requirements developed by Kessler:

1. "The routes must offer good grades"
2. "They must be located in a naturally sightly locality."
3. "The lands that abut upon such boulevards must be of a character satisfactory and suitable for good residences."
4. "There must be no costly natural or artificial obstacles to remove to permit proper widening of the streets selected."

The trees, as mentioned earlier, were planted in three rows along each side of the boulevards. At first, double the number of trees were planted. Kessler used the early boulevards as nurseries for the parks and later boulevards, eventually removing every other tree. The first trees recommended for use were elm, Carolina poplar, Norway maple, linden, ash, and soft maple. Later, Chinese elm seed imported from China were grown and placed on the boulevards, where they grew until a freeze in 1940 killed many of them.

The boulevards also served as the connecting links between the parks, and for the entire city as well. Their construction resulted in the development of many new residential neighborhoods. The boulevards immediately and greatly enhanced surrounding property values, while the lands adjoining the parks responded somewhat less quickly. J.C. Nichols, Kansas City's most successful developer, wrote that "The most attractive headline that you can run for an advertisement is 'on a boulevard' or 'near a boulevard.'" All Kansas Citians were justifiably proud of their boulevard system. A 1908 annual of the Business Men's League had this to say about the Kansas City system:

No rich citizen is so rich that he does not take pride in driving along the boulevards and none is so poor that he does not feel that a part of the splendid system belongs to him. . . . A trip over the entire system is sure to increase one's admiration for the system as a whole and to bring to light many delights which had been hidden from him. Such a trip is a succession of surprises and at last, as the comprehensiveness and completeness of the system breaks upon him at the close of the trip he is prouder than ever of the great system which . . . will equal that of any city in the country.



## RECOMMENDATIONS

### Additional Survey

As previously mentioned, additional survey is required before any evaluation or conclusions can be made about Kansas City's parks and boulevard system. To break future survey efforts into manageable phases, the idea of surveying chronological development units should be continued, although Swope Park encompasses such a vast area that it would make sense to inventory it by itself. However, any boulevard should be studied in its entirety. For example, in this report it would have been more logical in terms of gathering data to inventory all of The Paseo and Benton Boulevard, instead of just those portions proposed in 1893.

Estimates for the costs of the remaining phases should come after conferences with potential funding sources (such as the Missouri State Historic Preservation Office) and this project's consultant. As this was the first attempt at historic designed landscape survey in the State of Missouri, there were no examples on which to base the grant application. The result was an under-funded project. The State of Missouri, realizing the experimental nature of this project, included as a milestone a mid-term report which was to hopefully foresee problems such as this. Due to the nature of this project however, the majority of the work was in the preparation of the survey sheets. These were prepared after the mid-term report, and therefore the funding shortage was not clearly evident at the time of the mid-term report.

Lack of funds prevented adequate base maps to be made for those parks and boulevards not already having a base map. Future grant survey projects could utilize the formulation of base maps as a match for the grant funds. Plant identification was also not included in this project; if it is felt to be necessary for future survey, this too could be used as match. For this and for ease of administration, it would be preferable if the Kansas City Parks and Recreation Department would be the grant recipient for future survey projects. The Prairie Gateway Chapter performed a vital service to the city in initiating and administering this project, and would undoubtedly want to play a part in any future historic landscape surveys.

Before any future survey work begins, members of the Historic Preservation Committee of the local ASLA chapter, Parks department staff, and interested parties should consider whether the ASLA National Survey Forms are appropriate for the recording of survey data. The purpose of a survey form should be to facilitate integration of the information into current park planning, statewide survey efforts, and the nomination of park properties. As it was developed, the ASLA National Survey Form was only appropriate for one of the above tasks - National Register nominations. The key words in the preceding sentence are "was appropriate". The ASLA form is directly derivative of the old National Register nomination forms. These forms were changed significantly, and since October of 1988, the old National Register forms were no longer accepted.

In addition, "inventory", or survey, is a completely separate phase of historic preservation planning which always precedes "evaluation" (in this case, National Register nomination). All the data must be recorded before the issues of integrity and significance can be addressed. It is not really appropriate in the survey phase to discuss these issues at any great length. This was brought to light most clearly in this survey project, where a complete evaluation of integrity and significance of these parks and boulevards cannot be made without additional survey. The parks and boulevards must be placed in the context of historic landscapes, which cannot yet be done for this project. Therefore, Sections 10 and 11 of each of these survey forms may prove to be useless in the future.

Lastly, a different survey form could vastly improve the presentation and facilitation of information gathered. As these forms are arranged, the material is presented in narrative form. While some narrative is obviously needed in order to incorporate the complex variabilities found in the entire range of historic landscapes, a simpler inventory form utilizing checklists and illustrations should prove to be more useful. Only preservation consultants (36-CFR61) with a dual background in historic landscapes are capable of applying the National Register criteria in assessing integrity and significance. If ASLA wishes local chapter members to become involved in the survey of historic landscapes, a different form with an accompanying handbook should be considered. Cues should be taken from the multitude of architectural survey forms, as well as those historic landscape survey forms currently being developed by

the National Park Service. More importantly in today's technological society, the current ASLA National Survey Form is not computer-compatible.

### National Register

As has been mentioned several times earlier, further research is required before a complete evaluation can be made of the significance of the 1893 parks and boulevards. It is very likely that they would be contributing elements of a multiple property nomination of the entire park system. The nationwide significance of the Kansas City park system is widely acknowledged. Further studies of other systems designed by Kessler, and of other cities similar and contrasting in development to Kansas City will be necessary to determine the exact level of significance. The potential for even National Historic Landmark designation should not be ruled out at this stage.

Several of the parks and features undoubtedly have the potential to be listed individually. Kessler Park remains today as an excellent example of George Kessler's design in the pastoral, or naturalistic style. Budd Park is an excellent example of a "vernacular" park which evolved over time, yet remained true in spirit with the design intent of the Kessler-designed parks. Liberty Memorial is a significant Kansas City landmark which retains a great deal of its historical integrity. In the interest of economy however, it would be best to approach any National Register nominations with the entire system in mind, rather than single sites.

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## SURVEY FORMS

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_  
1 LANDSCAPE NAME Historic North Terrace Park  
Common Kessler Park

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 302.87  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
& Blvds.  
Street Address 5605 E. 63rd Street  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:  
☒ Urban Landscape ☐ Rural Landscape ☐ Institution  
☐ Residence ☐ Garden ☐ Public Building  
☐ Estate ☐ Botanical Garden ☐ Square/Commons  
☐ Streetscape ☒ Park ☐ Parkway  
☒ Park System (part) ☐ City/Town ☐ Battlefield  
☐ Cemetery ☐ Water Feature ☐ Settlement  
☐ Fort ☐ Monument Grounds ☐ Farm  
☐ Enclave ☐ Ceremonial ☐ Commemorative  
☐ Other \_\_\_\_\_

5 LANDSCAPE STATUS Please describe as required below:  
Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) Missouri  
Pacific Railway on the north; Belmont on east; Gladstone, Lexington, & St. John on south;  
and The Paseo on the west.

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

\_\_\_\_ Nat'l Register      \_\_\_\_ Nat'l Landmark      \_\_\_\_ State Designation

\_\_\_\_ Local Designation      \_\_\_\_ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_  
George E. Kessler

\_\_\_\_ Gardener/Horticulturalist Name(s): \_\_\_\_\_

\_\_\_\_ Builder/Engineer Name(s): \_\_\_\_\_

\_\_\_\_ Client/Community Leader Name(s): \_\_\_\_\_

\_\_\_\_ Date(s) of Construction: \_\_\_\_\_

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☒ Excellent

\_\_\_\_ Good

\_\_\_\_ Fair

\_\_\_\_ Deteriorated

\_\_\_\_ Severely deteriorated

CHANGES:

\_\_\_\_ Unaltered

\_\_\_\_ Altered

\_\_\_\_ Added to

\_\_\_\_ Loss, removal

\_\_\_\_ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet



10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒ Design/Plan    ☒ Architectural Features    ☒ Property Boundary  
☒ Design Intent    ☒ Spatial Relationships    ☒ Vegetation  
☒ Use    ☒ Topography/Grading    ☐ Site Furnishings  
☒ Circulation System

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☐ Important Artistic Statement  
☒ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☒ Unique Regional Expression  
☒ Important Landmark  
☒ Example of Particular Style  
☐ Example of Particular Type  
☒ Example of Particular Time  
☐ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

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State Missouri

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INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

**KESSLER PARK  
(NORTH TERRACE PARK)  
Continuation Sheets**

**8. HISTORIC INFORMATION**

The humble beginnings of North Terrace Park, and the inauspicious struggle over its acquisition, belies its reputation as what many would later consider one of the best representations of George Kessler's work in Kansas City. Its history as a park begins with a tiny portion of the park, a five and one half acre tract on Prospect Point, which was purchased in 1870 by Jackson County. The site was improved by nearby residents out of fear that the city would use it as a site for a pest house. (Some sources claim it was used as a pest house and burial ground for contagious diseases until 1885, when it became city property.)

In 1893, the Board of Park and Boulevard Commissioners of Kansas City outlined their plans for a city-wide park system. Kansas City's rugged topography presented both difficulties and advantages to this group in selecting the lands for the larger interior parks. The picturesque beauty and scenic views into the broad Missouri River valley made North Terrace Park a natural selection. However, as an interior park being planned for a previously settled portion of Kansas City, the rugged site also represented one of the few choices available. There were many who were critical of the site selection, as well as of the professed need for a park system in general. They called the site a "squirrel Pasture", with land "Too rugged for a goat to climb." North Terrace Park became the battleground over which the opposing forces in the park movement in Kansas City fought.

Under the provisions of the 1893 Act which established the Commission, a park, a portion of which would become North Terrace Park, was sought to be acquired by condemnation. This case was appealed by a property owner to the Missouri Supreme court, which declared the Act invalid in 1895. The defects of the Act were corrected in a city Charter amendment in 1895, and first acquisition of park lands began in 1895 and 1896.

In the meantime, opposition to the park system plan had been organizing. Led by the powerful Taxpayers League, the anti-park forces held rallies and mass meetings. Repeal ordinances were introduced to the city council, but were

eventually voted down. Lawyers for the opposition decided to again challenge the condemnation proceedings making a test case of the \$603,000 assessed for North Terrace park. This time, the state Supreme Court upheld the city's Charter amendments in 1898. The park system opponents were defeated for a while, and acquisition plans began again. Just to keep matters in court a bit longer, in 1900 a bitter enemy of William Nelson, a major park proponent, succeeded in getting the U.S. Circuit Court to grant a temporary injunction against selling North Terrace Park certificates. The court eventually ruled in favor of the park.

The 1893 Report contained George Kessler's preliminary sketch for North Terrace park, which he claimed "will be one of the finest parks in the country". (Map K-1) The drive around the bluffs would make the "park famous for its beauty and variety of scenery." (See separate continuation sheet for further information on Cliff Drive.) He felt that few roads or paths were needed in the park, and they "should be constructed only where absolutely necessary to furnish convenient communication between different points of interest". Two existing promontories, Scarritt Point and Prospect Point would be connected by the drive (Photo K-1). Few plantings would be needed, except in some places where portions of the valley needed to be screened, and in some places where Kessler would produce vistas through "frames of foliage". The northern exposure of the park, protecting it from the heat of the summer sun, gave it a luxuriant vegetative cover that would not be possible for many years at the planned West Terrace park. A "Wilderness" of native trees and bushes, north of St. John Avenue and west of Walrond Avenue already existed, providing many scenic views from various points.

A major portion of the park, 197.2 acres from Gladstone Boulevard to Monroe, was acquired in 1899. The area from Monroe to Elmwood was acquired in 1901, and one block of Wabash along Lexington avenue in 1903. By 1905, the site had only been partially improved with the construction of the driveways, which had to also serve pedestrians.

By 1896 (before the courts had decided the fate of the park), The Concourse was under construction. The broad, level expanse with a panoramic view of the Missouri River and hills was originally one of the north bluff's deep valleys. A huge excavator drawn by twelve horses plowed up the earth below, which was then carried up a belt and fell into a waiting wagon. Wagon after wagon eventually dumped tons of

earth into the valley to form The Concourse. In the meantime, all of this early construction activity provided much needed physical proof of the feasibility of the park system plan, which proved to be very helpful in the passage of the entire park system.

Pedestrian walkways were finally begun in 1906. A cinder walk was laid from Wabash to Bellefontaine Avenue, constructed so it would be possible to add a cement top at a later date. Steps of rough stone and cinder paths were constructed from Lakota Avenue to Cliff Drive, allowing public access to and from the East Bottoms. The frontage along Lexington Avenue was graded in the fall of 1906, and the park space along the north side of the avenue was planted with elms and sown with bluegrass. In that same year, several shrub plantings were established, and approximately ten acres of lawn was also seeded. The lake at Cliff Drive and Chestnut Avenue developed a leak, which prevented it from filling. Instead, the basin was drained and the leak repaired.

While Kessler felt that North Terrace Park was an example of a property on which improvements could be made over many years, he also stated that it "should be always maintained as a rugged, picturesque place, and very little attempt on the hillsides and valleys at the so-called improvement in the form of fine lawns and garden schemes." However, on the upper level of the park next to the residential districts, he allowed that "there may be considerable fine embellishment", such as "The Colonnade" at the corner of Gladstone Boulevard and St. John Avenue. Foundation work on The Colonnade was begun in 1906, and the structure was finally completed in November of 1908 (see separate continuation sheets).

In 1907, considerable general grading and seeding was carried out in the park, including most of the grading for the approach from Lexington and Wabash reaching Cliff Drive (Photo K-2). Shrub groupings were established in the bend of Cliff Drive opposite Brooklyn Avenue, and embankment slopes below Cliff Drive were planted with willows, nursery stock from Swope Park, and "wild stuff from the adjacent woods".

Natural gas lights were first lit in 1908. They were spaced one hundred feet apart for the whole length of Cliff Drive and its approaches. A total of 147 lights were installed in 1908, and when lit at night, presented a striking effect along the north bluffs, which were visible to

train travelers approaching the city.

Condemnation proceedings were completed in 1909 for the western extension of the park to Maple Boulevard and Missouri Avenue. The 24.31 acre tract contained twenty-seven buildings, and were obtained for \$102,939.50. A plan for North Terrace Park was completed by Kessler in 1911 (Map K-2). It shows many of the improvements and acquisitions made to date, as well as some features which were never built. Not shown on this map were four tennis courts, which were established in 1910 when a block of ground south of The Colonnade and west of Gladstone Boulevard was graded and seeded.

Further acquisitions were made, including two blocks at St. John Avenue and Wabash in 1912, the extension at Maple and Linden in 1913, and from Elmwood to Belmont in 1912.

Grading, paving, sidewalks, and curbing were finished at Traber Point in 1914, a triangular piece of ground at the intersection of Pendleton Avenue and woodland avenue. A part of North Terrace Park, it included a formal rose garden in its center. A quarry was maintained in the park for the use of the Welfare Board in providing work for the unemployed during the winter months. The Park Board purchased from the Welfare Board enough crushed rock to finish summit Drive, which had been graded in 1914. Also, a scenic path was built connecting Cliff Drive with Gladstone Boulevard at Bale Avenue, which opened up a previously unused portion of the park. 175 trees and shrubs from the Swope park nurseries were planted at North Terrace Park that year.

The Thomas Hart Benton Memorial, located at the intersection of St. John Avenue, Gladstone Boulevard, and Benton Boulevard, was dedicated in 1915. The four ton granite boulder commemorating the U.S. Senator from Missouri. Scarritt Point Memorial on the west side of Walrond at Norledge Street had an unknown dedication date. It was designed by E.F. Corwin, and features a bronze plaque mounted on a limestone mound. Nathan Scarritt, D.D., a leading citizen of early Kansas City, owned the elevated land bearing his name.

The Board of Fire and Water Commissioners built a reservoir on Prospect Point sometime between 1915 and 1921. They purchased some of the land in 1909, and the Board of Park Commissioners condemned the block to the south and west to complete the park line. The building of the reservoir was

deferred at first, as the East Bottoms was receiving the desired water pressure. Once it was constructed, it only remained in use until 1930.

In the late 1920's, the lake near Lexington and Chestnut Avenues was abandoned when plans were made to fill in the site. After appeals by the residents of the northeast section, work started in 1941 to restore the lake. It contained a small "duck island" near the west end, and was approximately 600 feet long with a maximum width of 169 feet. It was bordered with paved pathways, and the surrounding grounds landscaped and a parking area provided near the northwest corner of the tract.

The city-wide "Ten-Year Plan" bonds, voted in 1931, included the extension of Cliff Drive east to Indian Mound at Belmont Boulevard. Also provided for in the bonds was the "beautification" on Indian Mound, where artifacts had been found. According to legend, it was a promontory from which the Indians watched for the river boats of traders coming to Westport Landing. (See separate continuation sheets for further information of Indian Mound). By 1943, parking areas had been provided along Cliff Drive at scenic views at Scarritt Point, Prospect Point, and Reservoir Hill.

The Scarritt Point Band Shell was constructed in 1948. The reflector type roof directed sound to the audience, and the 40' by 20' frame structure provided room for 25 musicians. In 1939, a sail pond was added, which also serve as a pool for casting practice. This was later converted to a fountain.

In 1965, the John F. Kennedy Memorial was dedicated on The Concourse. The grey sandstone pillar took the place of the former fountain at the Colonnade. The William R. Royster Memorial was dedicated on The Concourse in 1974 in memory of a northeast political leader.

## 9. DESCRIPTION

North Terrace Park is naturally divided into two sections, east and west, by a ravine occupied by today by Chestnut Trafficway (Aerial Photo 22-10 and 23-10). Two large natural rock promontories are in each section, Prospect Point in the west, and Scarritt Point in the east (Photo K-3). The panoramic views from these rock outcroppings of the Missouri River valley below are spectacular, in spite of the many industries located in the bottoms.

Cliff Drive meanders through the entire rugged, picturesque park, and connects Scarritt Point and Prospect Point with a bridge over Chestnut Trafficway (Photo K-4). Today, it is approximately six and one half miles in length, extending eastward to Belmont and westward to Highland Avenue where The Paseo was extended north to meet it. Stone columns and walls with iron railings are situated at the entrances to the park on Cliff Drive (Photos K-5, K-6).

In addition to the rough terrain, the park also contains many level or gently sloping areas suitable for recreation activities. The western section, east of Wabash in particular, possesses open ground which today is furnished with contemporary playground equipment (Photo K-7). A historic concrete reservoir, oval in shape and approximately 590' long by 230' wide, is surrounded by an iron fence and is currently unused and overgrown with weeds (Photo K-8). Fairly level ground exists above Scarritt Point, with an iron railing protecting park visitors at the edge of the cliff. Rough cut stone steps, blending with the park setting, provide access from the upper portions of the park to Cliff Drive, as well as to the bottoms below. In some places today, the steps are covered with dirt and trash.

North Terrace Lake, an irregularly-shaped body of water in the ravine west of Chestnut Trafficway, contains a small island in its southeast portion. Concrete sidewalks surround and protect the entire water's edge, and provide two separate casting docks (Photos K-4 and K-9).

The Concourse is a two-block, rectangular level area of the park bounded by Gladstone Blvd. on the north, Benton Blvd. on the east, and Anderson Avenue on the south. A fountain is the main focus today in the center of The Concourse (Photo K-10). It is a large, rectangular pool surrounded by a low stone wall. A spray ring is the central



water feature, with several other water jets, some of which arch inward, and others straight up. Modern concrete benches are around the pool. At the south end of The Concourse is a small stone, gable-roof building, with a south gable-roof bay, and a north hipped-roof bay (Photo K-11). Some historic shrub groupings remain at the south end of The Concourse. At the very southern edge, steps with historic decorative iron rails lead down to Anderson Avenue by the Gladstone Bridge (Photo K-12): Directly north of The Concourse is The Colonnade, a Beaux Art structure featuring a memorial to John F. Kennedy (Photo K-13; see separate continuation sheets). West of The Concourse and Gladstone Boulevard are four lighted tennis courts, and a smaller hard-surfaced playing court (Photo K-14).

From the eastern terminus of Cliff Drive (at approximately Elmwood), North Terrace Park narrows between the Missouri River valley and Gladstone Boulevard, containing just native vegetation and bluffs. This strip extends to the eastern edge of the park to Indian Mound, a twelve acre site (see separate continuation sheets).

Kessler's overall master plan of North Terrace Park, with its emphasis on natural scenery, native plant materials, lack of formal design, and curvilinear circulation system, represents a park designed in the American Romantic style (Photo K-15). Many features within the park, such as retaining walls, steps, etc., were constructed with native stone quarried on the site so as to blend with the natural features. On the edges of the park, which were adjacent to an upper-class residential district, more formal features such as The Colonnade and the pools in The Concourse were allowed.

## 10. INTEGRITY

The overall master plan for North Terrace Park retains the majority of its integrity in the above marked categories. The major feature, the circulation system as represented by Cliff Drive, varies only slightly from the original 1893 plan. In that plan (Map K-1), the proposed bridging of the ravine now occupied by Chestnut Trafficway was situated further north. However, the present location of the road is as it was built, and it today serves its original design intent of providing panoramic views of the river valley below.

The integrity of the design intent of the park not only remains in the circulation system, but in the major usage areas and their spatial relationships within the park as well. The level portion west of Wabash still provides passive recreation areas as well as a playground. The reservoir, although no longer retaining its integrity of use, does retain its original materials and design. North Terrace Lake remains in approximately its original location, although the shape of the lake was altered somewhat in the 1940's.

The many stone walls and steps retain their integrity of design, although some of the materials have been compromised with recent mortar repairs. In addition, some steps have not been used in recent years. The fountain at The Concourse has been altered somewhat in changing its usage from a sailboat and casting pool.

The portions of the park vegetation which were left in their native state have still remained as such, and retain their integrity of design, intent, materials, and usage. Even though individual specimens have undoubtedly changed in some places, the vegetation can also be said to retain its integrity in the "wilderness" areas. The proportion of planted areas to lawn is still retained in its historic balance, although in some specific areas the vegetation has lost its integrity. Obviously, all the elm plantings were lost to Dutch Elm disease, and these have not all been replaced with a comparable species. Several specific groupings of shrubs no longer remain, and most all of the formal flower beds are gone.

No historic park benches or light fixtures remain. However, the light fixtures along Cliff Drive have been replaced with more powerful fixtures which serve the same

function with fewer fixtures. Some of the park seating has been replaced with modern fixtures, but not in the same number. Many of the stone retaining walls, originally intended to also serve as seating, still provide that service.

## 11. SIGNIFICANCE

North Terrace Park is an extraordinary resource interwoven with the history and the culture of Kansas City. As the park which retains the greatest degree of integrity as designed by George Kessler (in the 1893 park plan for Kansas City), it is unique as a representation of the work of a master.

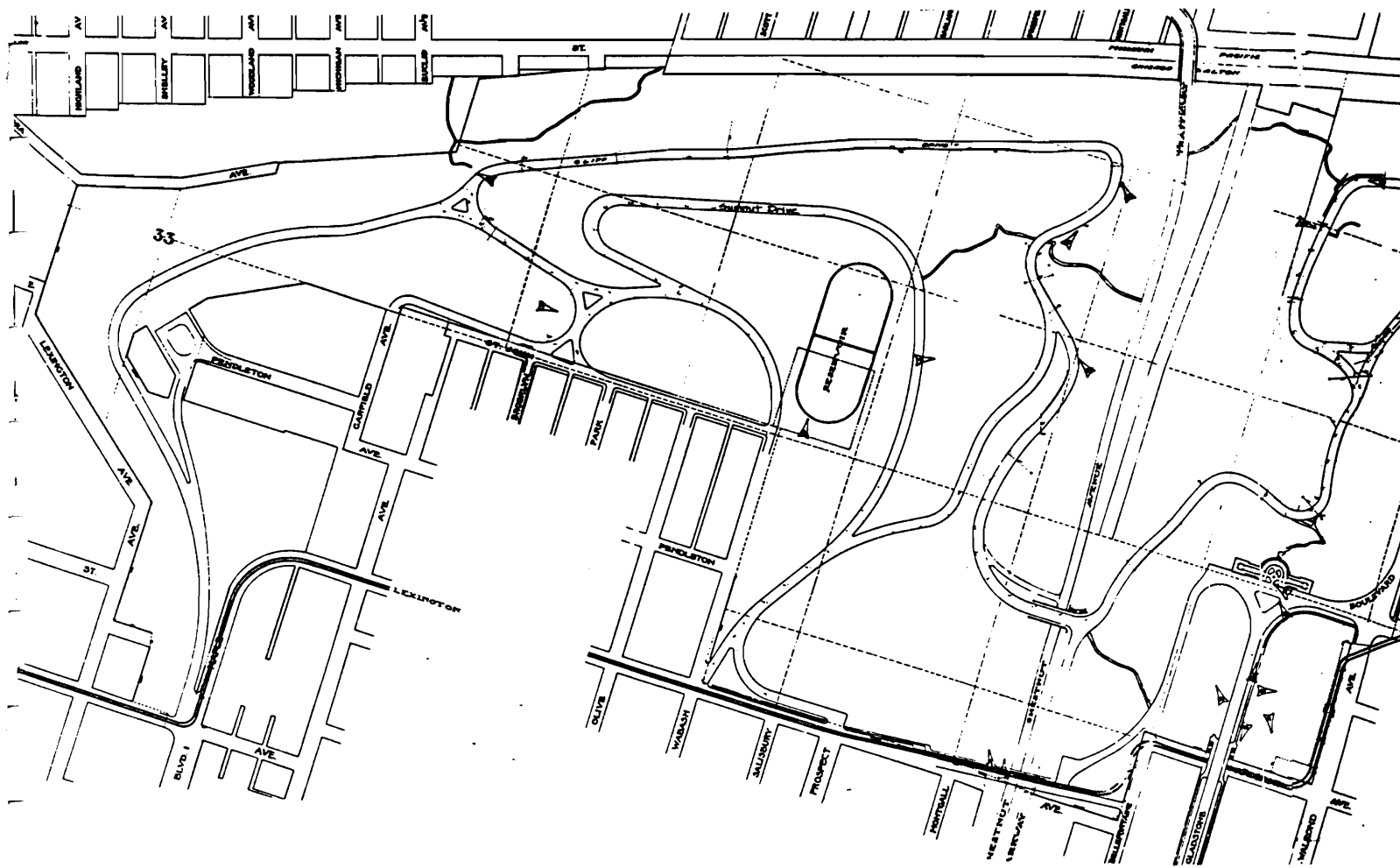
Park and parkway systems were a key component of the American Renaissance and the City Beautiful Movement. As an urban planning tool, park systems were a method of bringing the country to the city, in order to escape the evils of urban living. For the important role it played in the beginning of the park movement in Kansas City, especially in establishing the legality of the condemnation procedure in the Kansas City park system plan, it is significant to the culture of the community.

Landscape architecture and community planning are the areas of significance for which the North Terrace Park could be nominated to the National Register of Historic Places. The park embodies the distinctive late 19th and early 20th century characteristics of American landscape design traditions. North Terrace Park represents an outstanding local design interpretation which is harmoniously responsive to local conditions. Although it was designed in a previously settled area, it was to become a key part of Kansas City's urban design legacy.

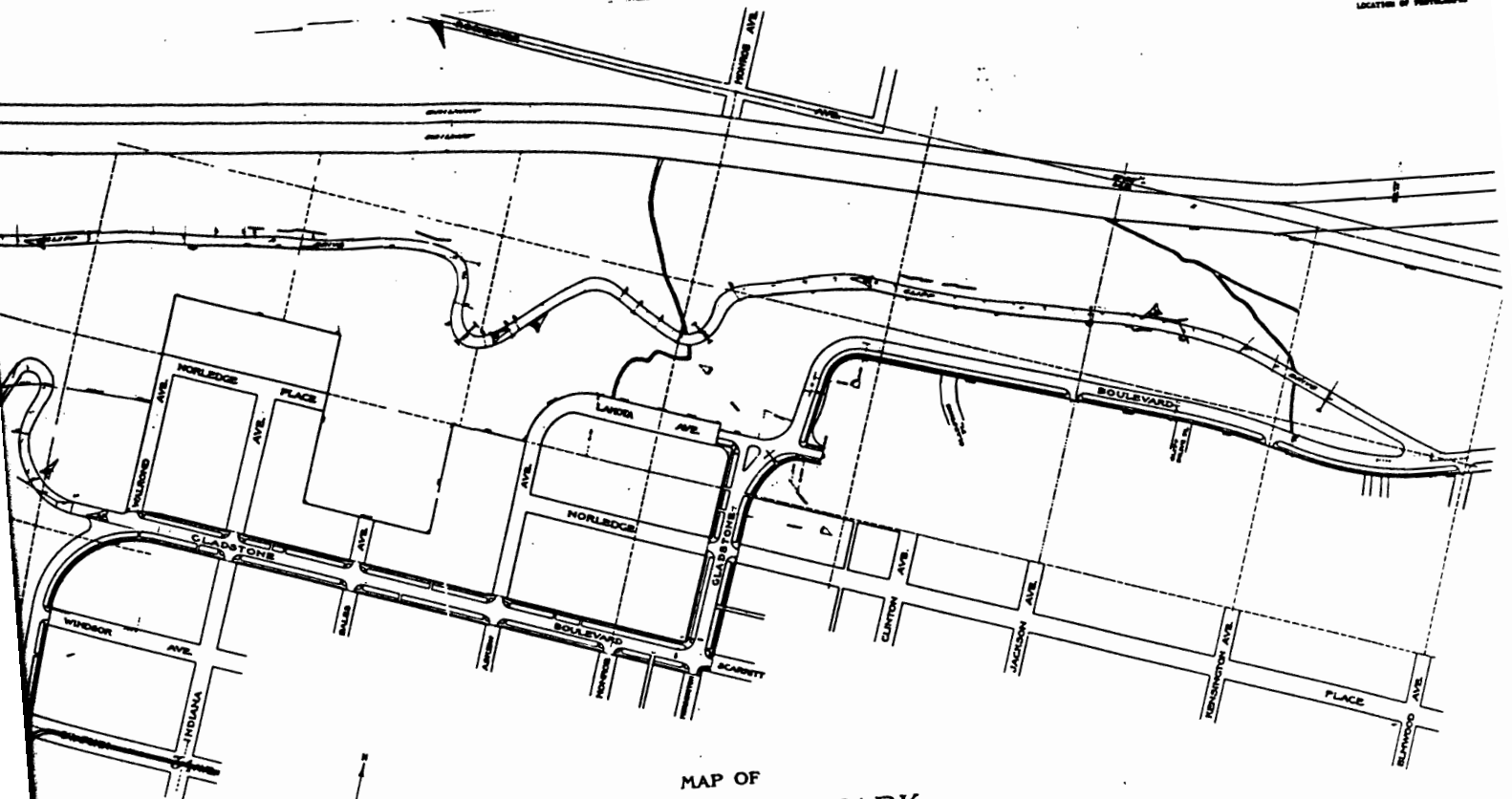
North Terrace Park is an excellent representation of a park designed in the American Romantic style, with its emphasis on natural scenery, native plant materials, lack of formal design and curvilinear circulation system.

Some of the individual features incorporated in the park, such as The Colonnade and Cliff Drive, have a specific importance not encompassed by the cited areas of significance (see separate continuation sheets). Those areas include engineering and architecture. In addition, the possibility exists for archaeological significance, although this would require further research before that can be stated with certainty.

Lastly, North Terrace Park is in itself an individual work of art. Kessler's design is such a perfect marriage of man-made and natural features that the park was known as "one of Nature's beauty spots in Kansas City's park system".



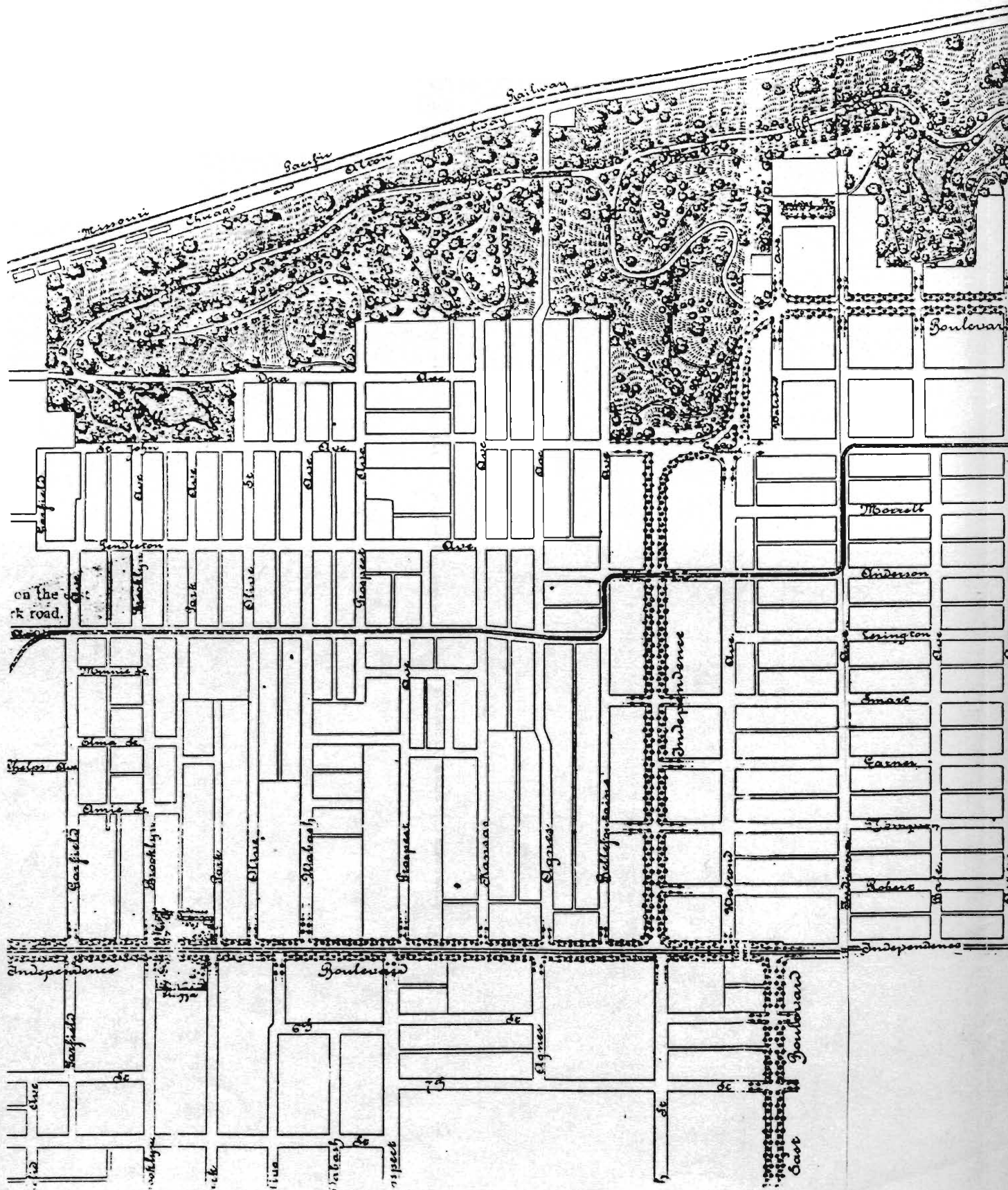
K-4  
LOCATION OF PHOTOGRAPHS

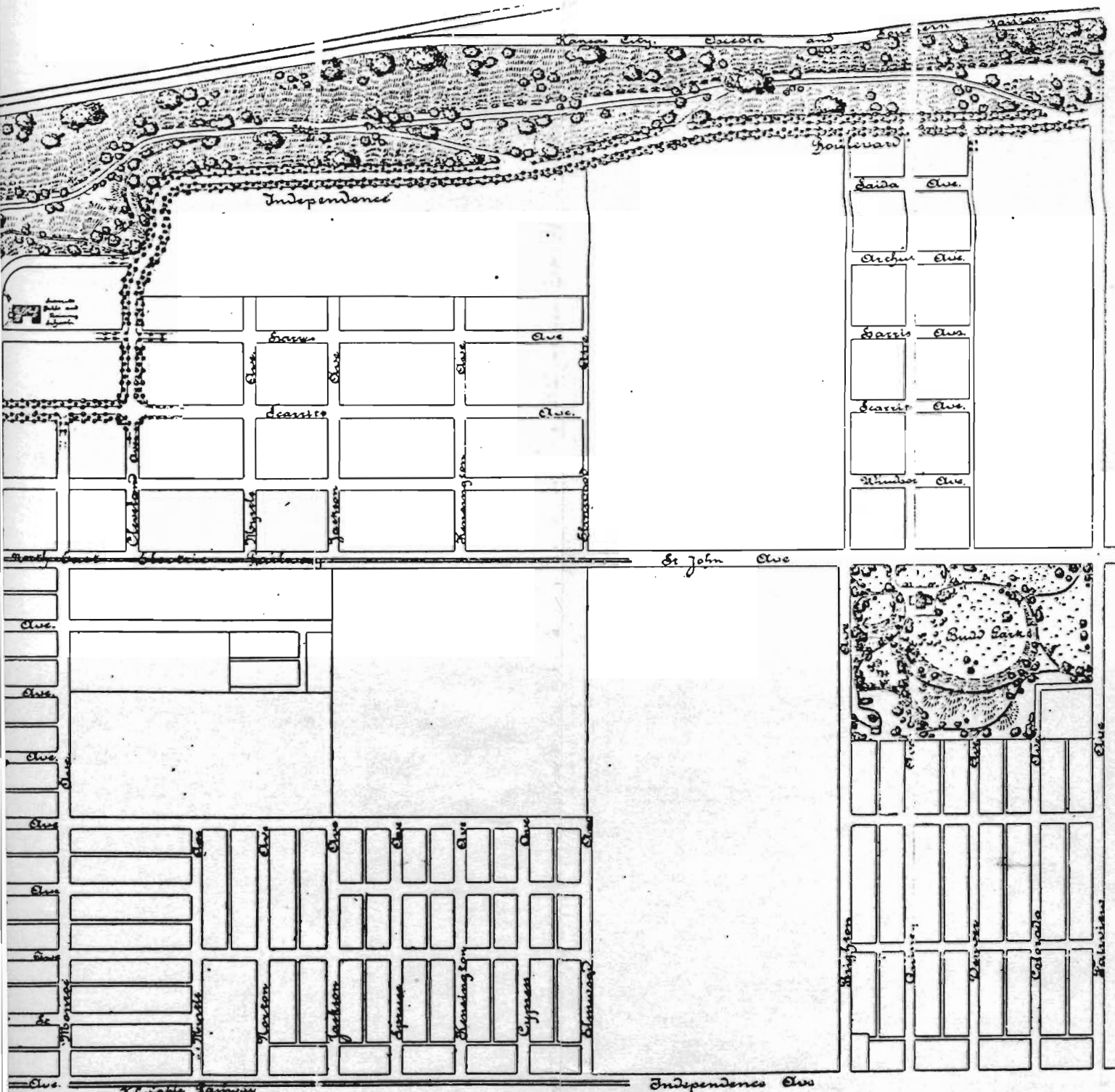


MAP OF  
**NORTH TERRACE PARK**

BOARD OF PARK COMMISSIONERS  
KANSAS CITY, MISSOURI.  
1921

22224





**North Terrace**

*Preliminary Sketch for*

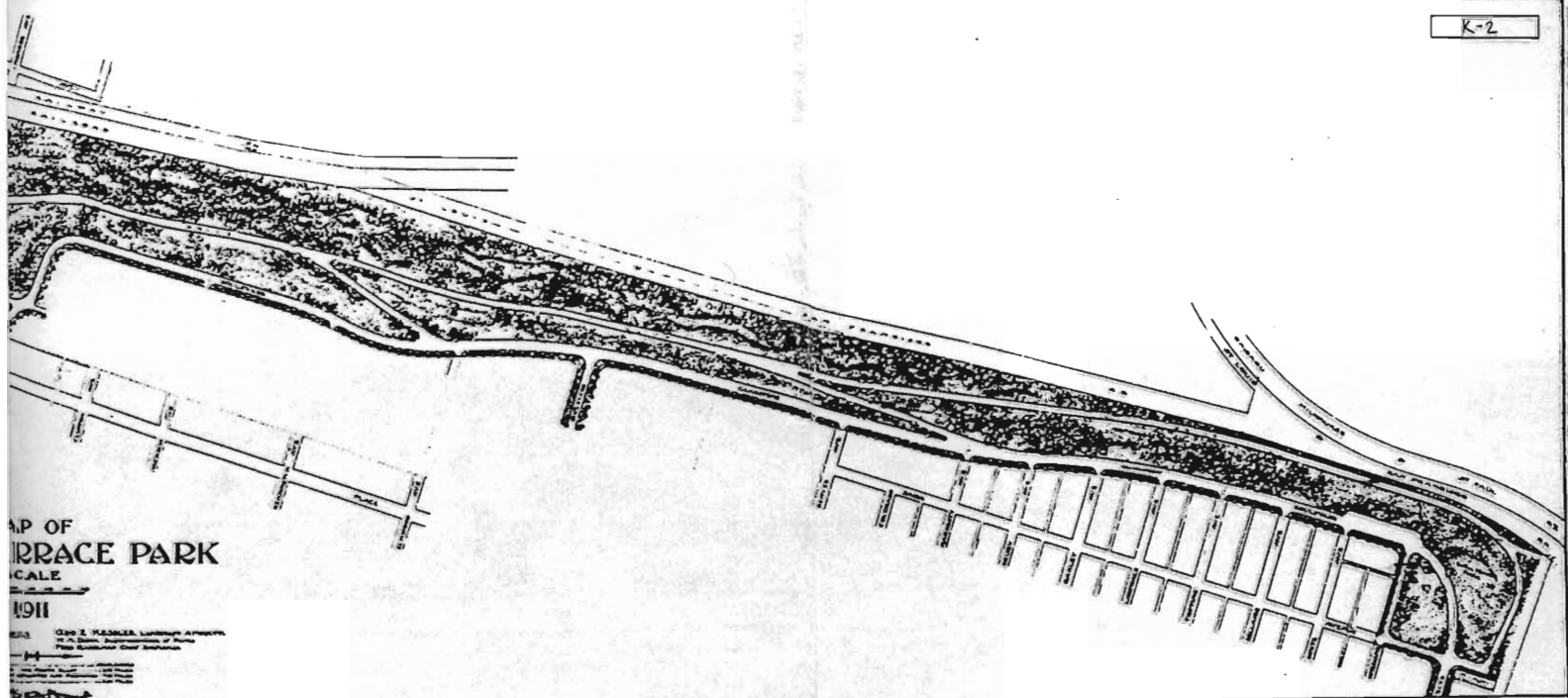
Reservation 3 and 3rd Deck

Scale per anno





K-2



MAP OF  
TERRACE PARK  
SCALE  
1911  
Geo. E. Wiegman, Landscape Architect  
10 N. 2nd St., Philadelphia, Pa.  
Phone 100-1000



K-1 View from Prospect Point of Scarritt Point 1907

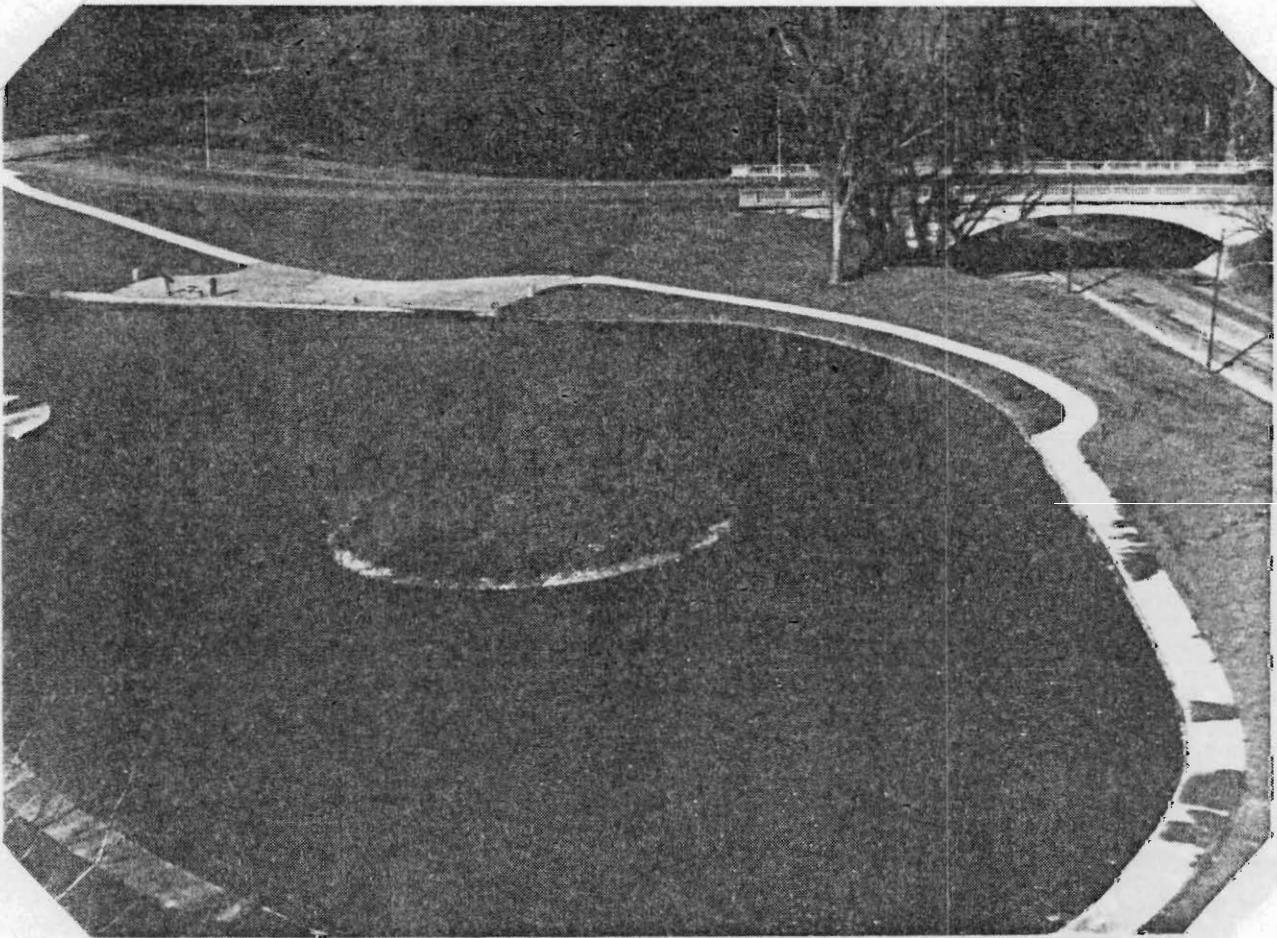


K-2 1907

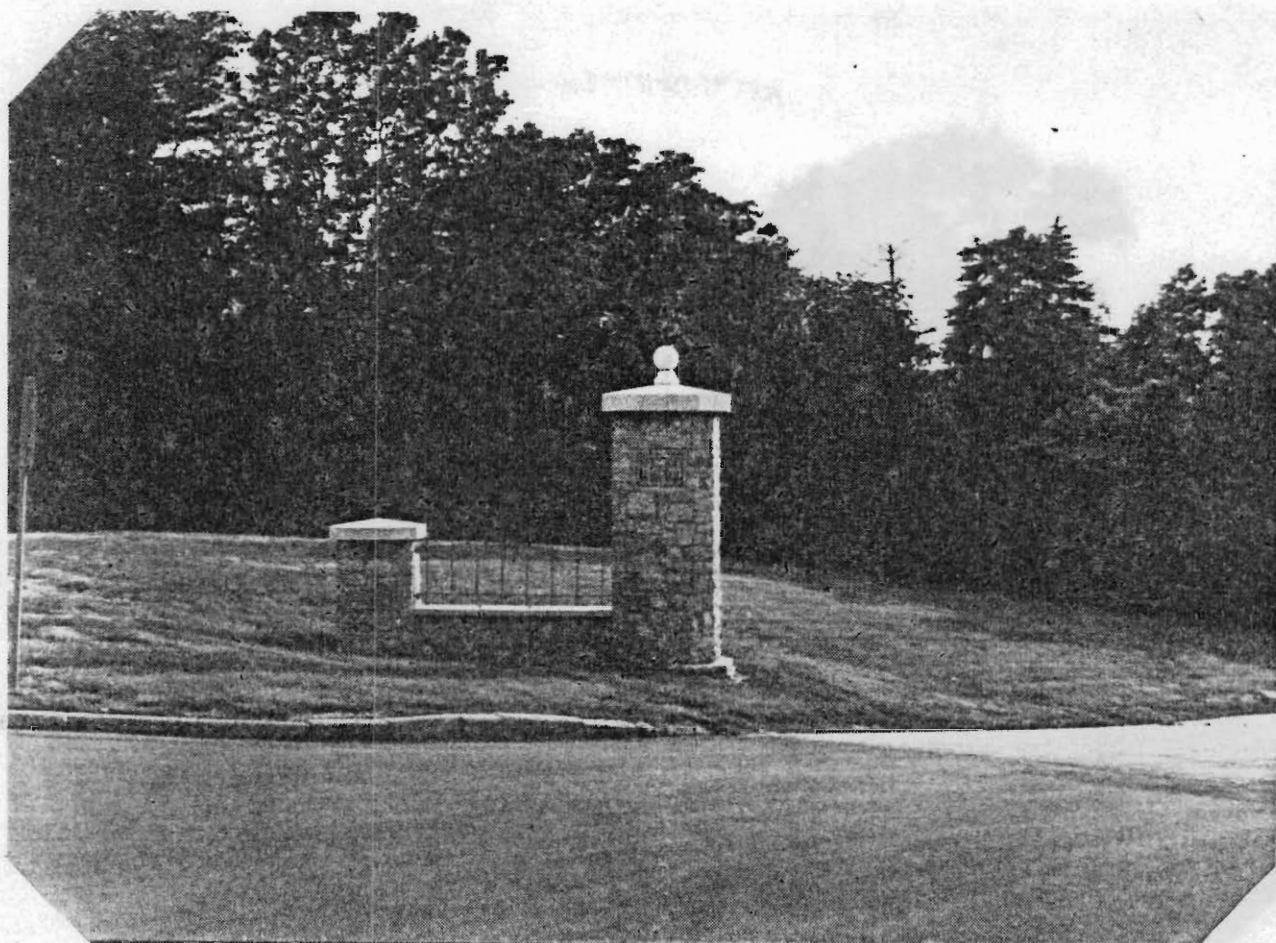




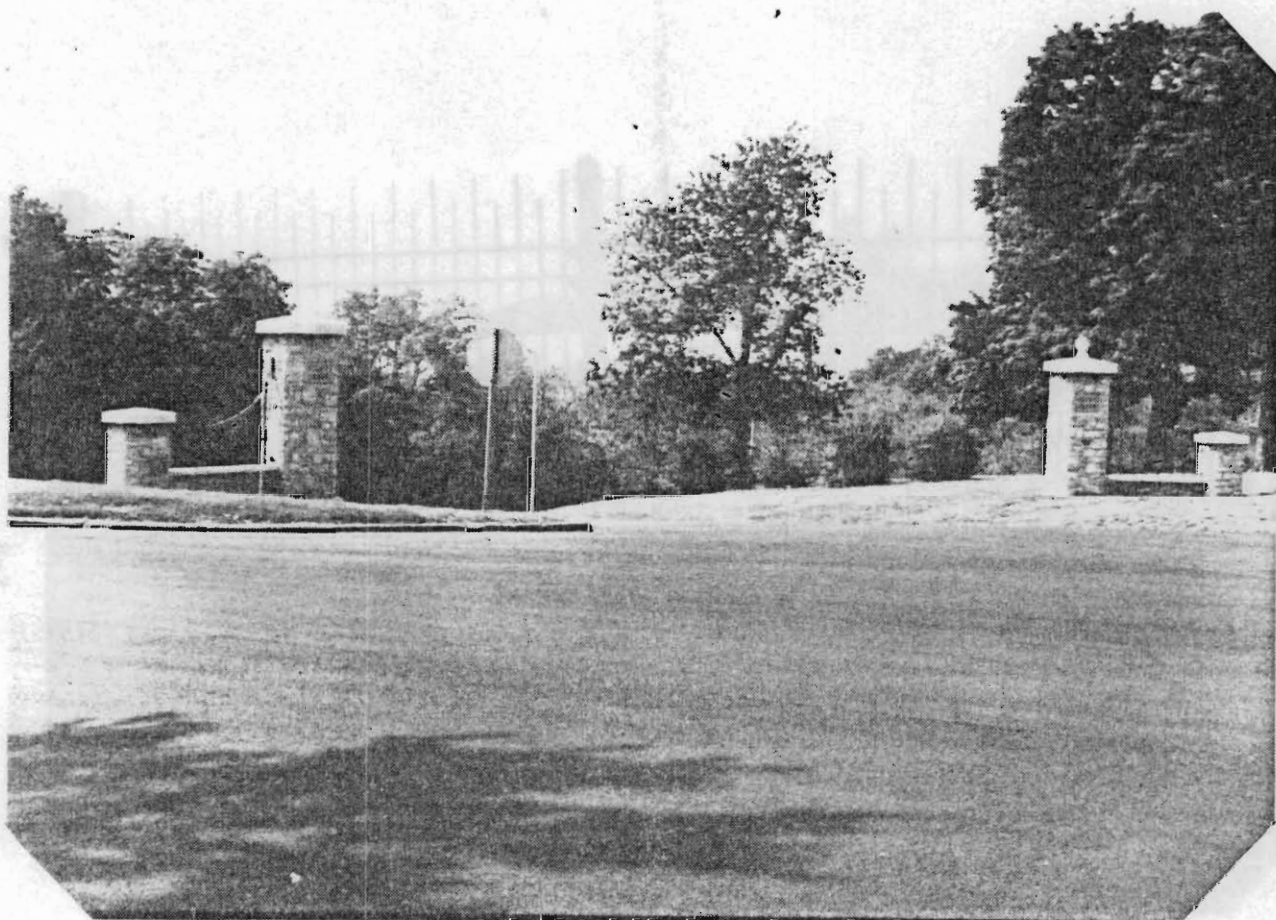
K-3



K-4



K-5



K-6

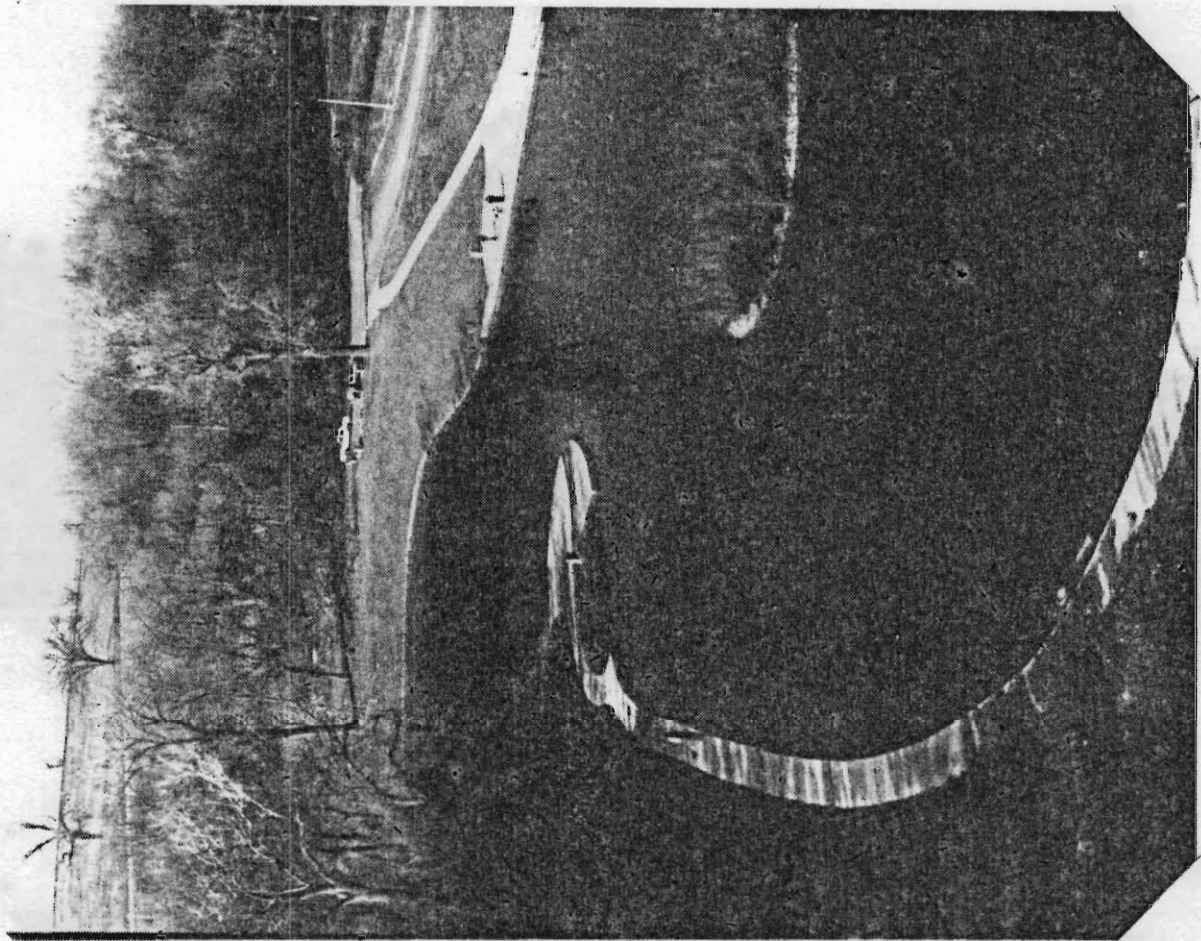




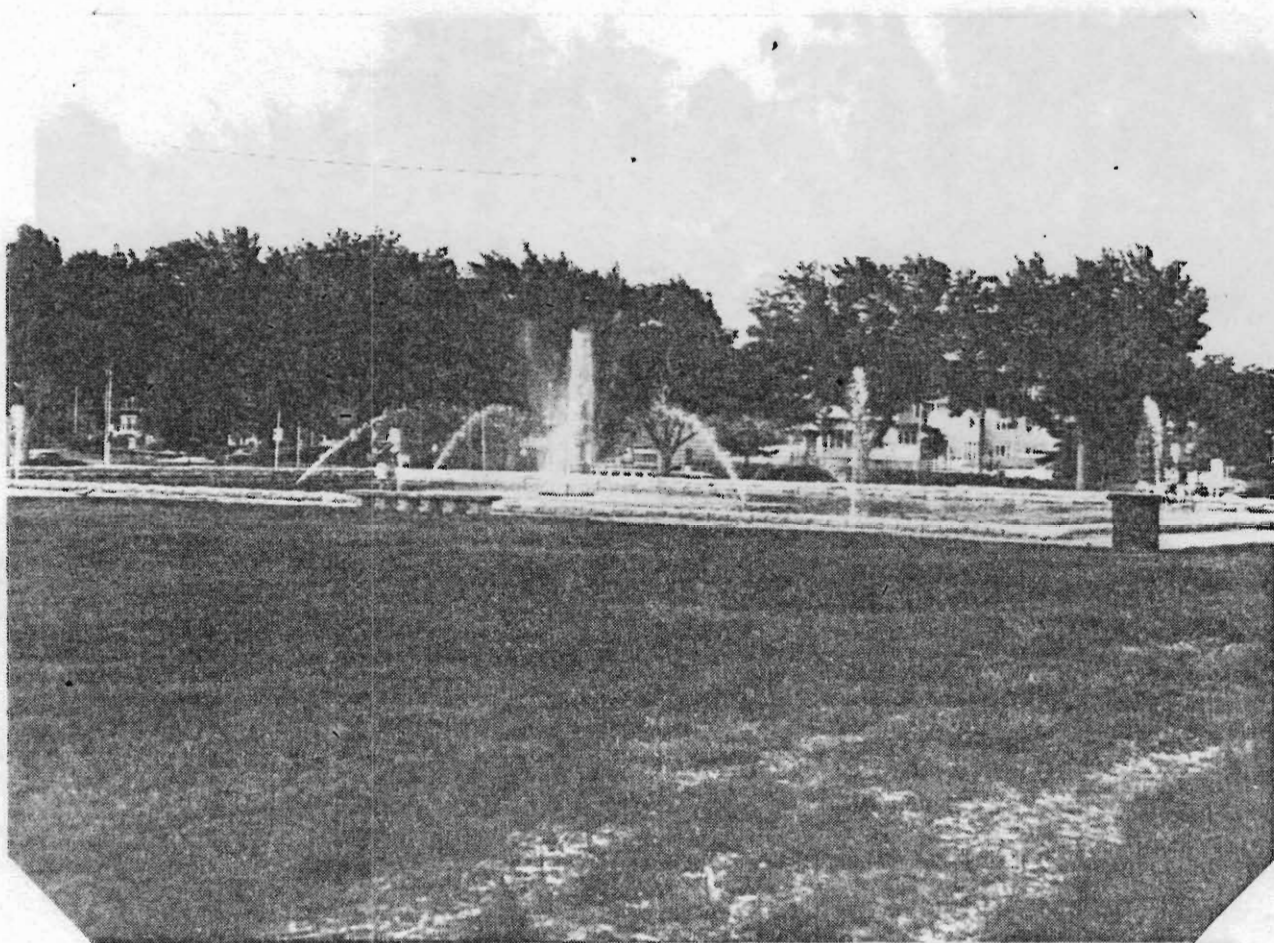
K-7



K-8

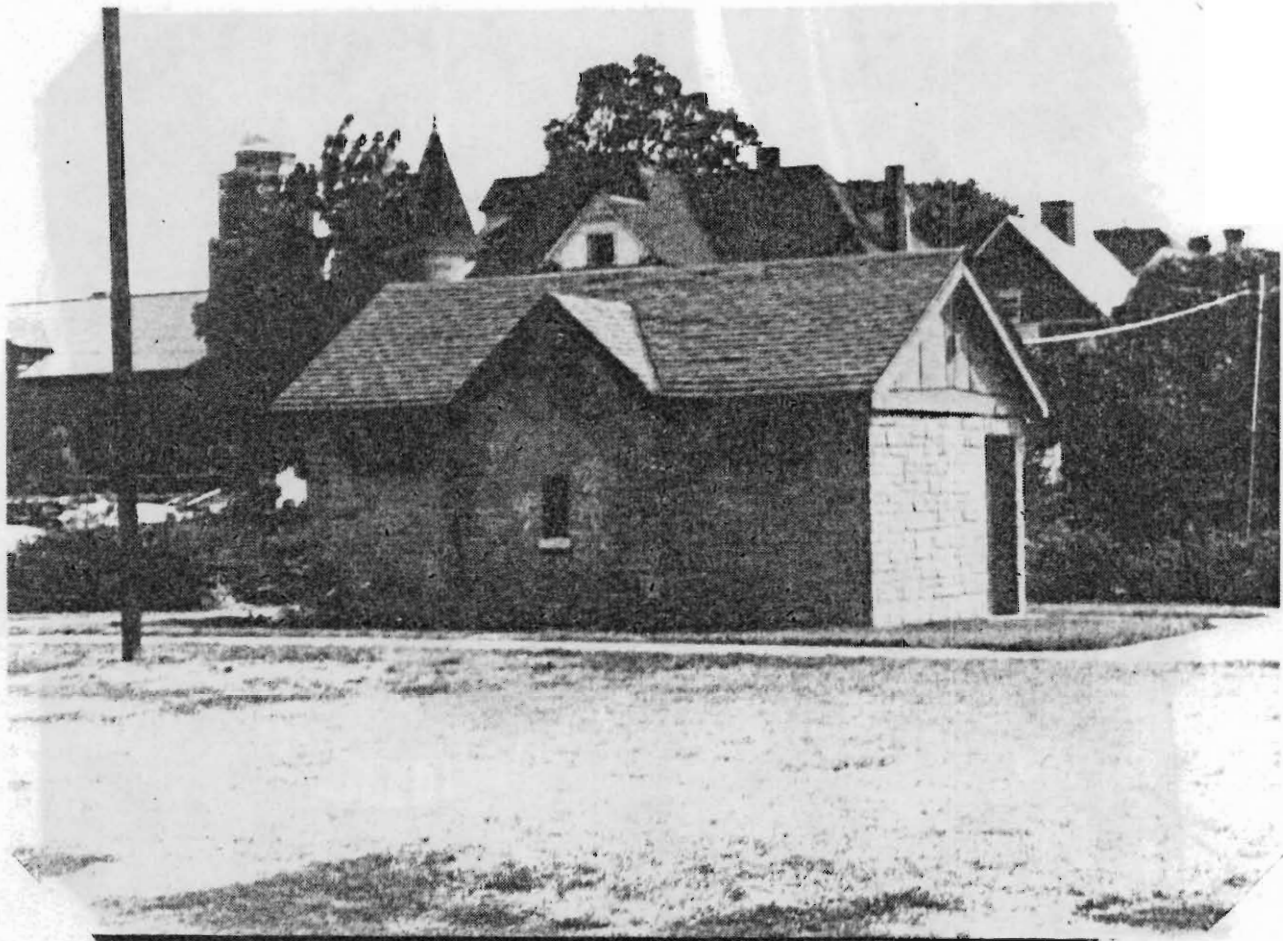


K-9

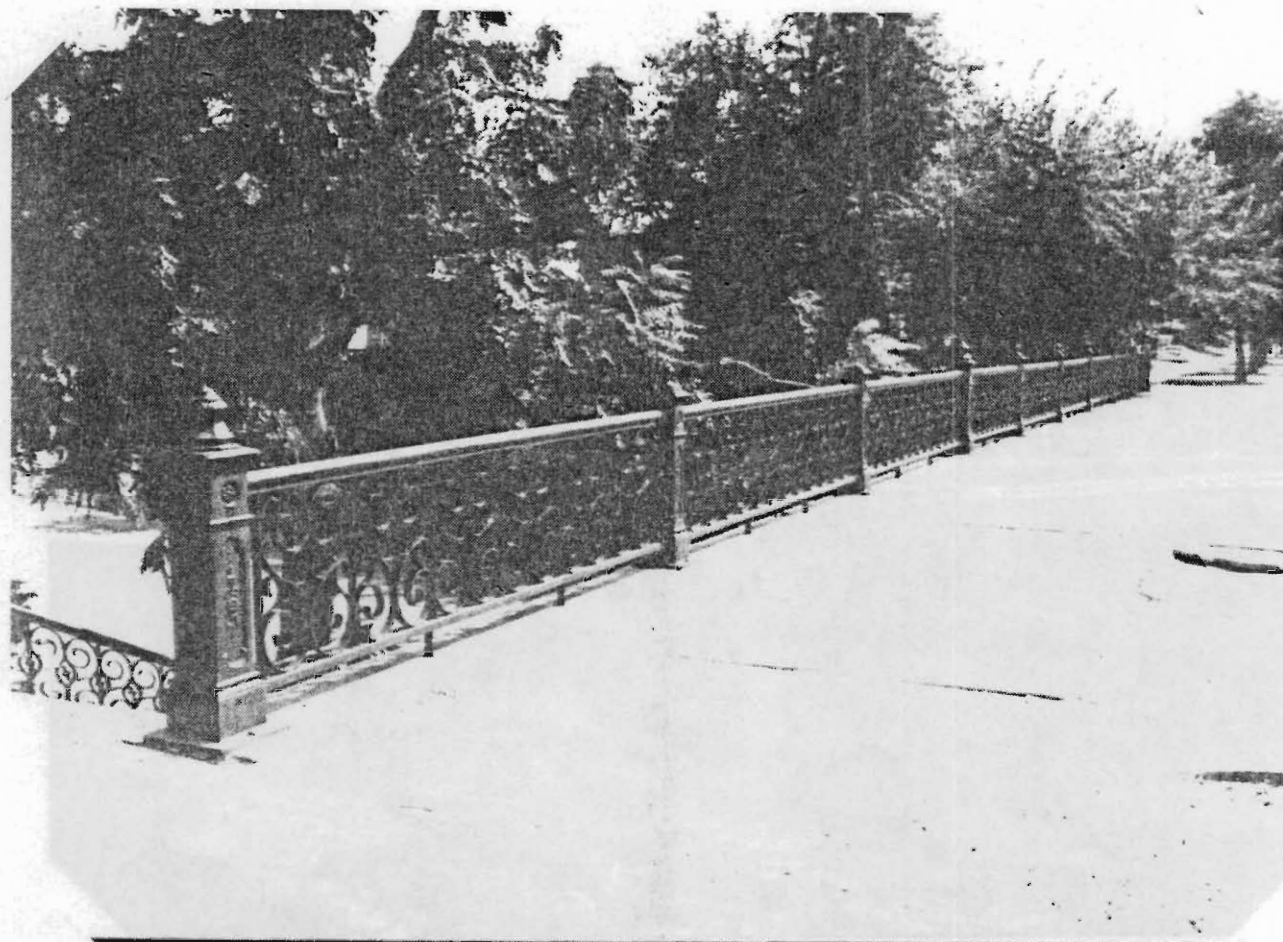


K-10



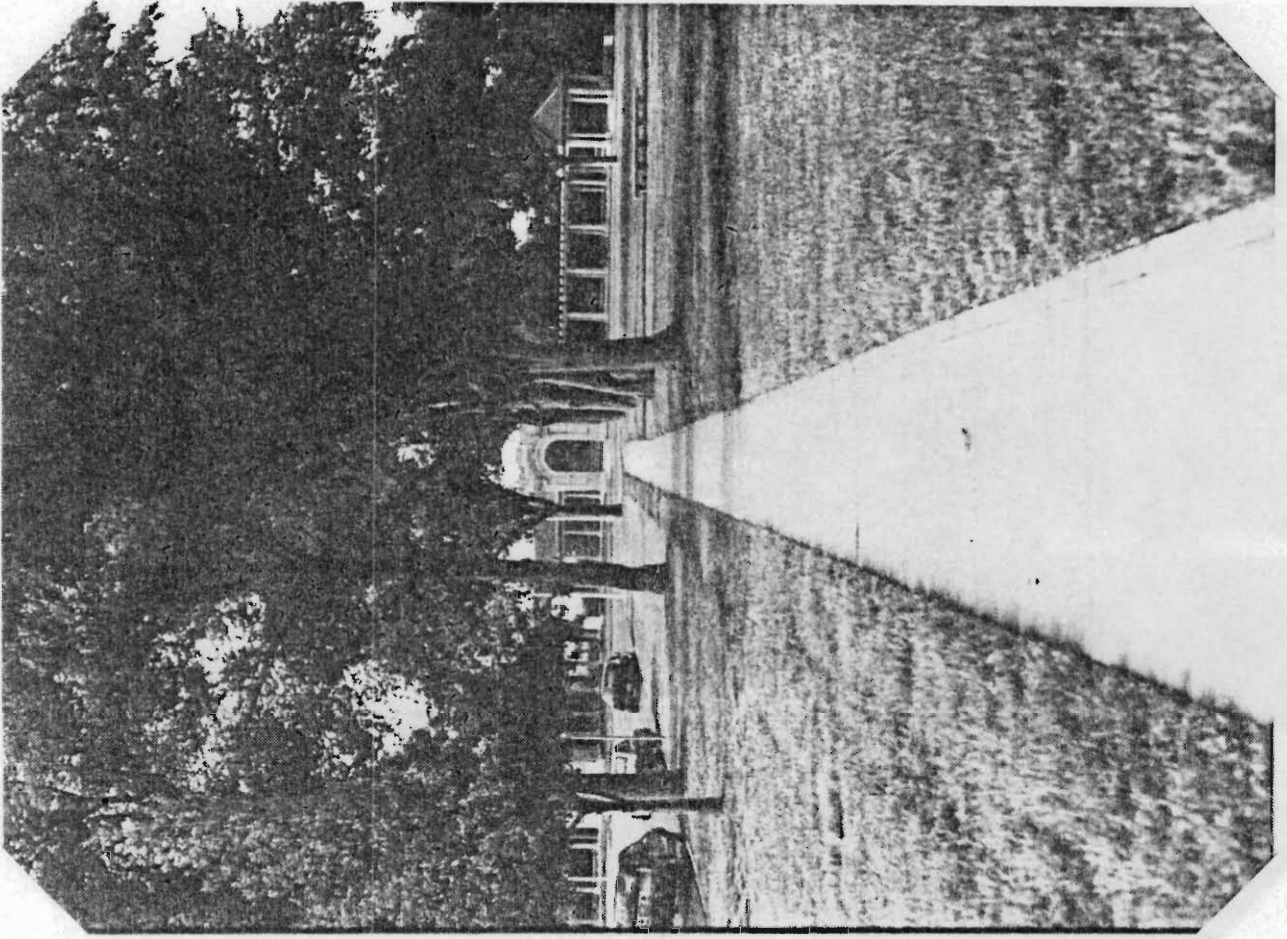


K-11

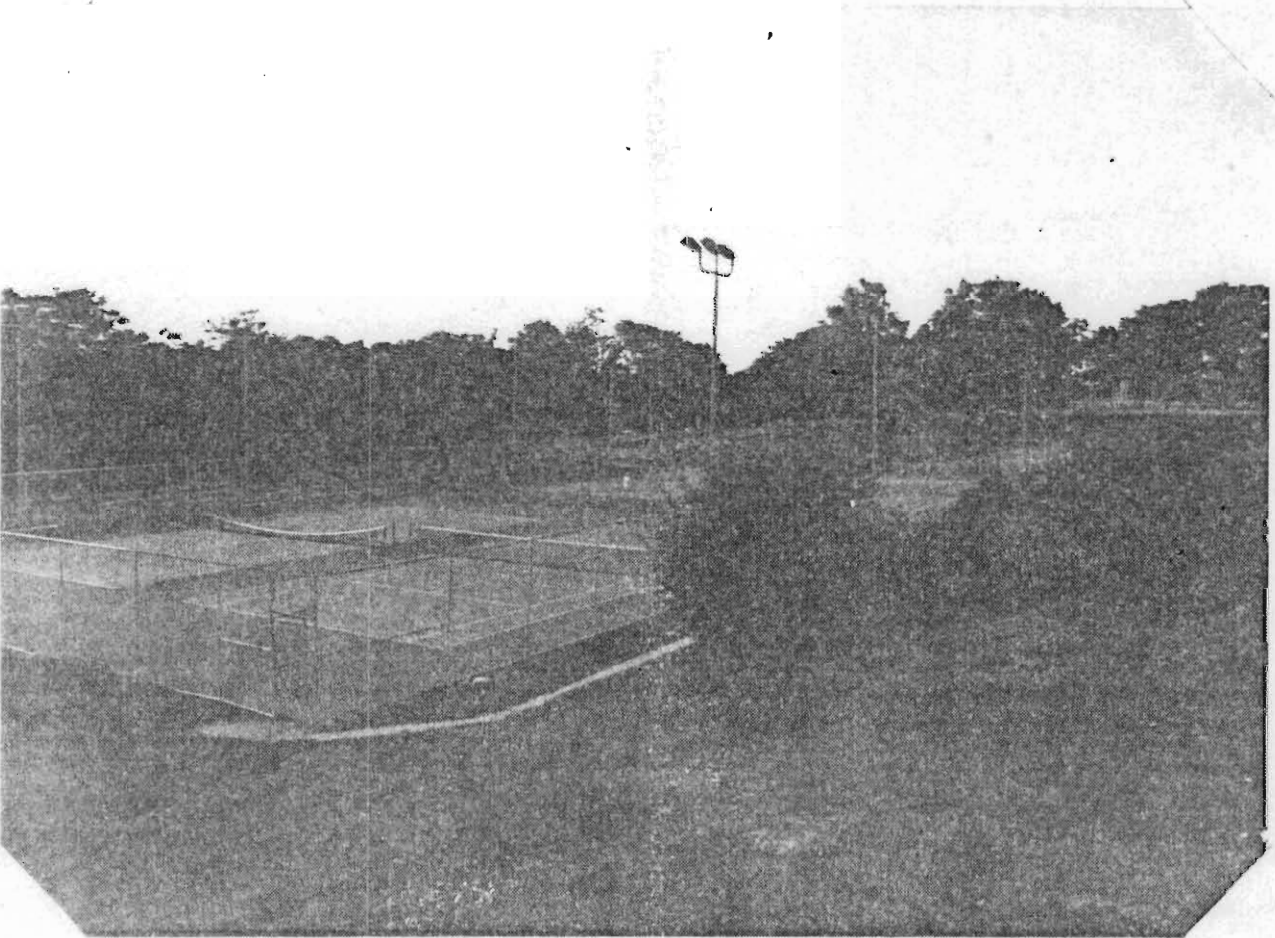


K-12

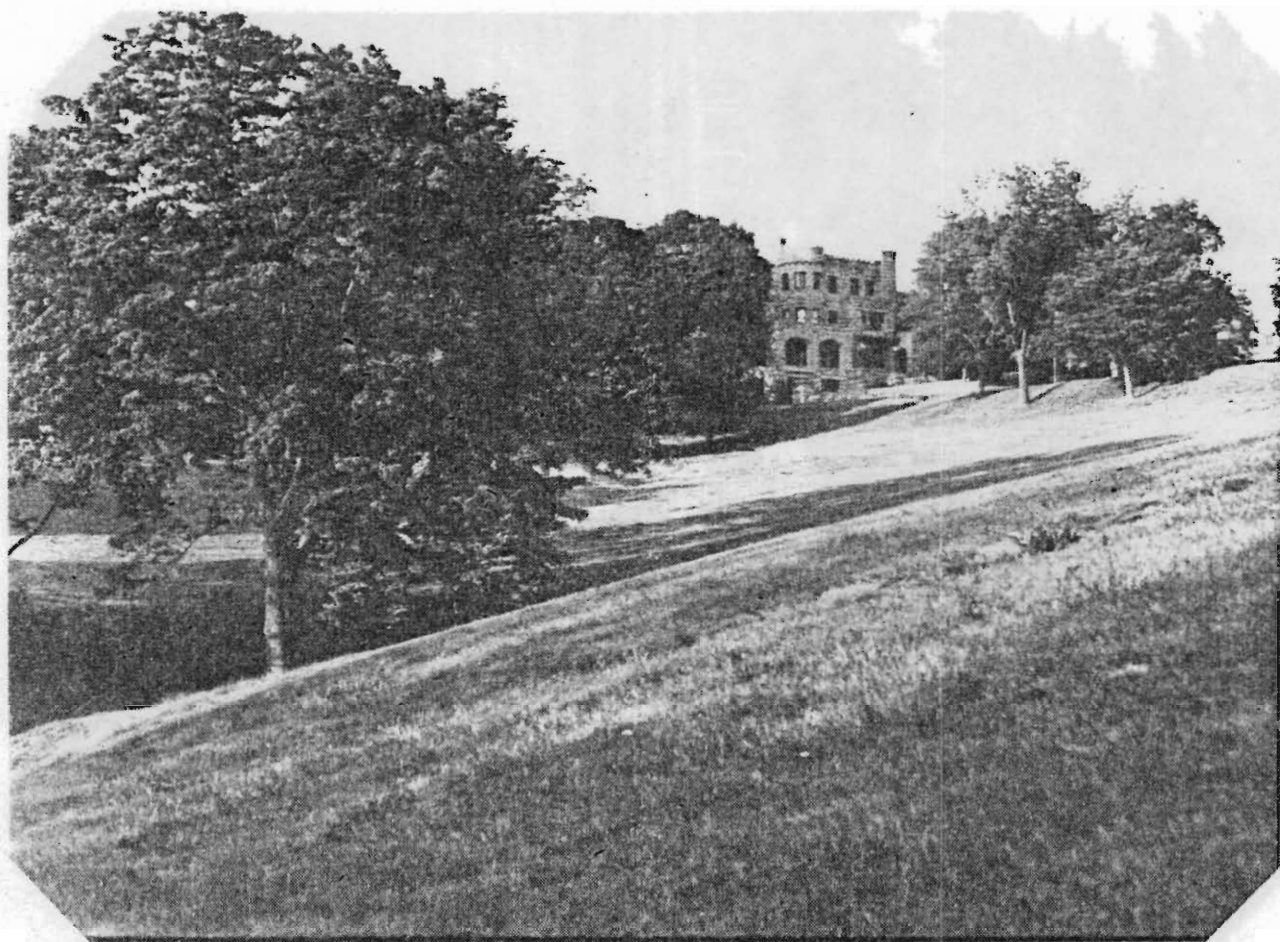




K-13



K-14



K-15



**INDIAN MOUND  
KESSLER PARK  
Continuation Sheets**

**8. HISTORIC INFORMATION**

There have been several theories about the original use of Indian Mound, varying from burial ground, center of religious activities, as well as a sentinel station and signal point. Its history since the turn of the century, however, is well recorded as an example of botched amateur archaeology.

Another mound was located nearby, within a few hundred of the Scarritt home. Mr. Scarritt's father is believed to have been the first person to excavate the mound, sometime before the turn of the century. He made a small excavation in the top and found a bed of ashes and a few pieces of flint. He then "restored" the mound. The larger mound, known now as "Indian Mound" is at the eastern terminus of Gladstone Boulevard, and North Terrace (Kessler) Park (Map K-2).

In 1907, about five or six men dug into the mound, motivated by a legend of gold. During their excavation, they would not allow any curiosity seekers near, although one onlooker claimed to have seen arrowheads, tomahawks, and an axe head. In 1923, William C. Scarritt, then President of the Park Board, made an informal request that the mound be examined. The city engineer, a Mr. Butts, along with a group of men, opened it and "pronounced it truly of Indian origin."

Over the years, the mound became worn by erosion and by excavations of curio seekers. In 1937, as part of a \$220,000 WPA project, the mound was rounded out and restored to what was believed to be its original shape and form. The park area surrounding it was graded and sloped down to the level of the roadway on the west, and the surface of the ground about the mound itself was lowered. By "restoring" the mound and lowering the surface around it, the mound was greatly accentuated, and "now a very commendable mound adorns this portion of the park". A roadway was built around the north and east side of the mound, connecting Gladstone and Belmont Boulevards. At the point of the bluff, the east side of the roadway was widened out into a parking bay.

## 9. DESCRIPTION

At the extreme end of Kessler Park, the park widens out from a narrow wedge into a square containing about twelve acres. At the northeast corner of the square, on the point of the bluff, is Indian Mound (Photo K-16). The sides of the mound slope up to a level top. The mound is covered in turf. It is surrounded on the north and partially on the west and east with deciduous shrub plantings. Mature trees are scattered about the remainder of the square, and there is a modern playground set. On the point of the bluff (northeast corner), the street widens into a parking area with stone parapet walls.

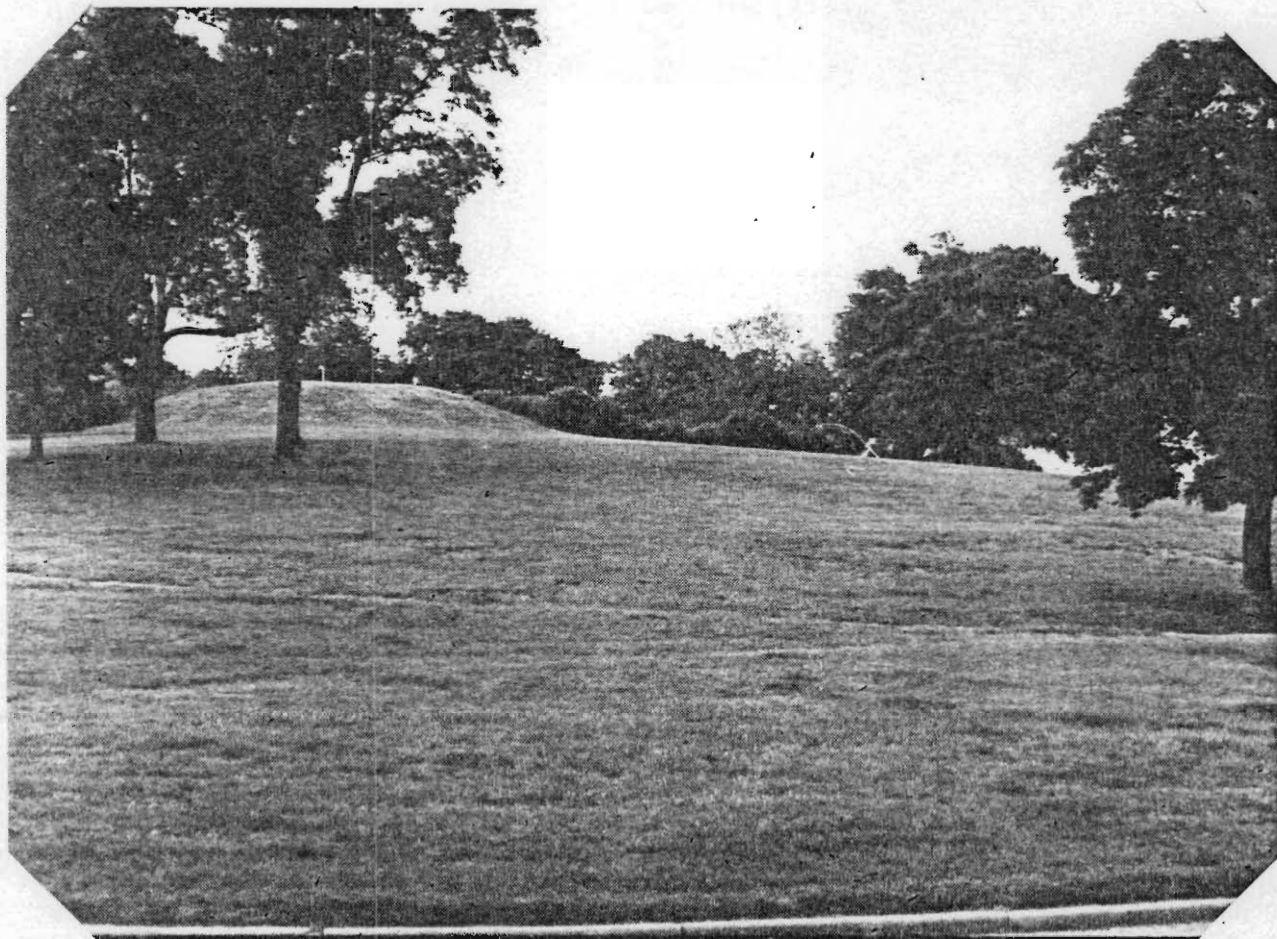
## 10. INTEGRITY

As an archaeological site, Indian Mound retains no integrity. Undoubtedly any information which the site might have had the potential to yield has been destroyed or removed by curio seekers. However, as a physical attempt to recreate our archaeological past, Indian Mound does retain its integrity of location, feeling, and association. There have been no recent attempts on record to further "improve" the mound; therefore it appears that the feature does retain its integrity from the 1930's reconstruction.

## 11. SIGNIFICANCE

Indian Mound is unfortunately no longer significant in the area of archaeology or the history of Native Americans. However, it is significant in the area of parks and recreation as an early attempt to provide a historical representation of early Indian life, even if that attempt would today be considered false and misleading. Federal money was used to "restore" and "enhance" the mound in order to provide a recreational experience for the citizens of Kansas City. Viewed as a representation of a WPA historic preservation project, Indian Mound gains a great deal of significance.





K-16

**THE COLONNADE  
KESSLER PARK  
Continuation Sheets**

**8. HISTORIC INFORMATION**

George Kessler felt that North Terrace Park "should always be maintained as a rugged, picturesque place, and very little attempt on the hillsides and valleys at the so-called improvement in the form of fine lawns and garden schemes." Perhaps due to pressure from the homeowners in the fine neighboring residential district, he eventually allowed that "there may be considerable fine embellishment" on the upper levels of the park. Thus "The Colonnade" was begun in 1906, and finally completed in 1908.

Plans for The Colonnade are on file with the Park Department, and indicate that it was designed in 1906 by architect Henry Wright, although other sources credit John Van Brunt (Map K-3). The contract for construction was awarded to J.B. Neevel & Son for \$26,744.50. The outer retaining wall and steps were constructed by the park labor force, and thus are not included in that cost. By November of 1908, the building was completed with the exception of permanent pavement and walks. Temporary pavement was installed at first to allow the ground to settle (Photo K-17) .

The central focal point of The Colonnade was the fountain, also designed by Henry Wright in 1908. The fountain was eventually removed, and replaced in 1965 with the John F. Kennedy Memorial. The Memorial's eternal flame, for many years unlit, was "made eternal" again in 1989.

**9. DESCRIPTION**

The Colonnade is designed in the grand tradition of the Beaux Arts school. It features two pavilions connected by a semi-circle, double-row peristyle. Those pavilions in turn are flanked on both the east and west with pergolas ending in another set of pavilions, or music stands as they were called (Photo K-18). The inner pavilions feature domed roofs and arched openings with classically derived, intricate moldings, some of plaster (Photo K-19). In the keystone area of the arch is a medallion with the date "1907".

The central curved peristyle has a tile gable roof with a pedimented entry supported by double columns at the central point. A balustrade is on the north side of the peristyle. The approximately 63' long pergolas, lined with benches, lead to the pyramidal roofed music stands, again roofed with tiles. The octagon shaped music stands have square columns at each corner, coupled with a round column. These round columns, as well as those throughout The Colonnade, are fluted along the upper two-thirds of the shaft. The capitals are of a Doric derivative.

The construction of The Colonnade is concrete, reinforced with steel frames, and faced with smooth stone. It is in good condition today, except for missing tiles on the roof.

In the courtyard area formed by the curved peristyle is the John F. Kennedy Memorial. It is an eight foot tall grey sandstone pillar on a one foot high base. A bronze bas-relief of Kennedy's bust and inscription faces Gladstone Boulevard. A vase with an "eternal" flame is on the top of the monument. Annual flower plantings in a formal arrangement surround the memorial.

## **10. INTEGRITY**

The Colonnade retains a high degree of all seven aspects of integrity - location, design, setting, materials, workmanship, feeling, and association. The only noticeable alteration is the removal of the fountain and replacement with the John F. Kennedy Memorial. Although the fountain was a significant feature, its loss does not alter the feeling and association that one still receives from The Colonnade.

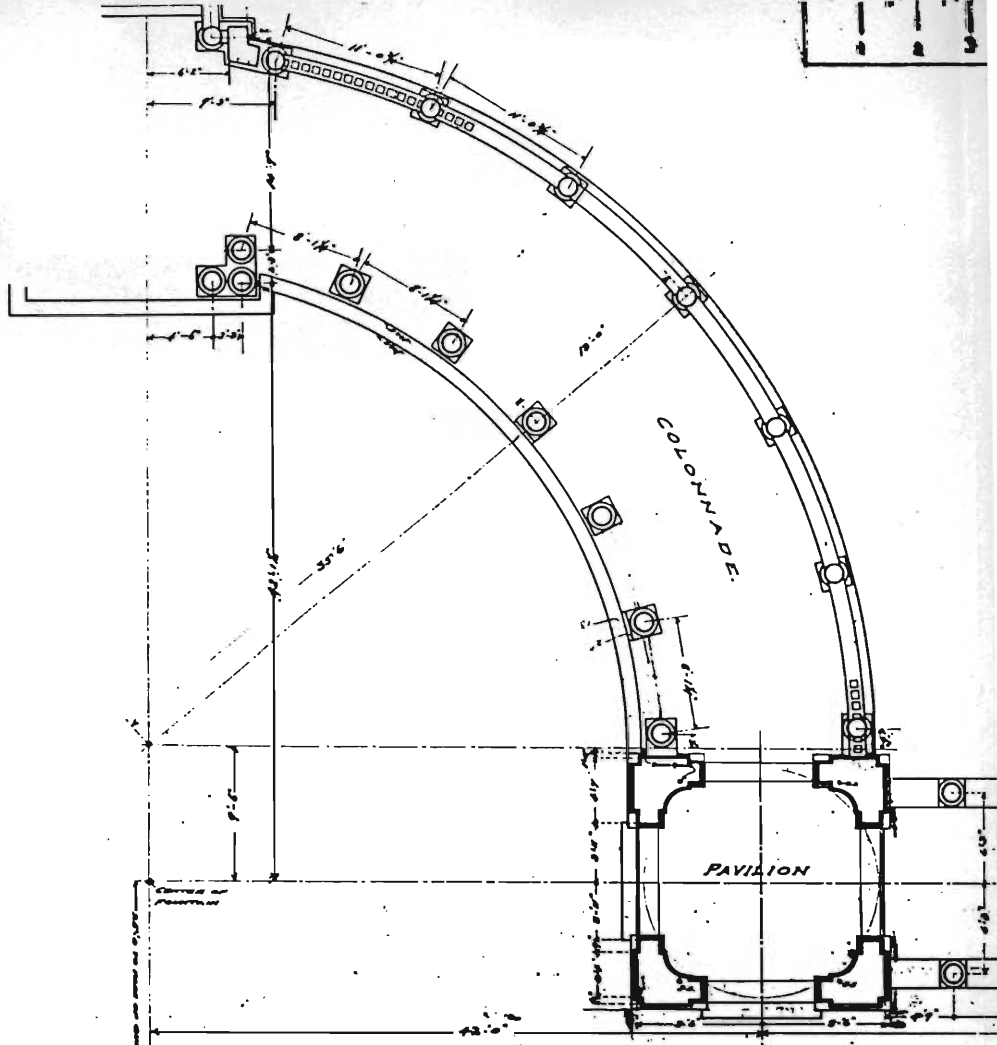
Some roof tiles are missing, but at this point it does not affect the integrity. However, continued maintenance is necessary to retain The Colonnade's integrity of materials and workmanship.

## 11. SIGNIFICANCE

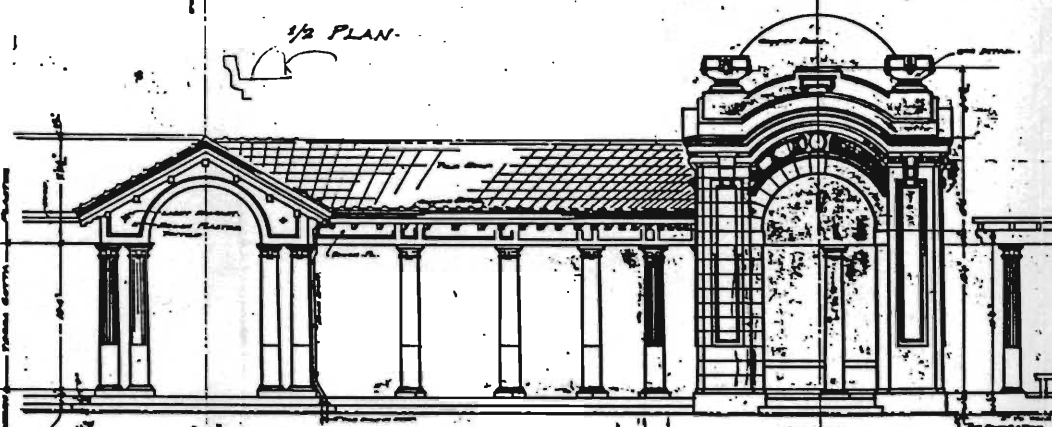
The Colonnade is significant for its association with the development of the Kansas City park system, and as a representation of a particular style and time. The development of the park and boulevard system in Kansas City was closely associated with the City Beautiful movement nationwide. The landscape architect for the system, George Kessler, was particularly adept at utilizing the movement as a land use and planning tool. However, the individual features he designed for the parks were usually executed in a romantic style in native materials. In only a few instances did the early parks have features in the formal Beaux Arts style. The Colonnade is an excellent representation of one of those Beaux Arts features.

North Terrace (Kessler) Park was planned to be rugged and picturesque. However, George Kessler eventually acquiesced that a formal feature could be allowed next to the finer residences. In spite of being formal and classical, The Colonnade was not merely placed on the edge of the park. Instead, it is an example of judicious site planning, being set on the top of a ridge and looking out over "the Wilderness" of North Terrace Park. Running alongside Gladstone Boulevard across from The Concourse, it is an excellent fit with the park.

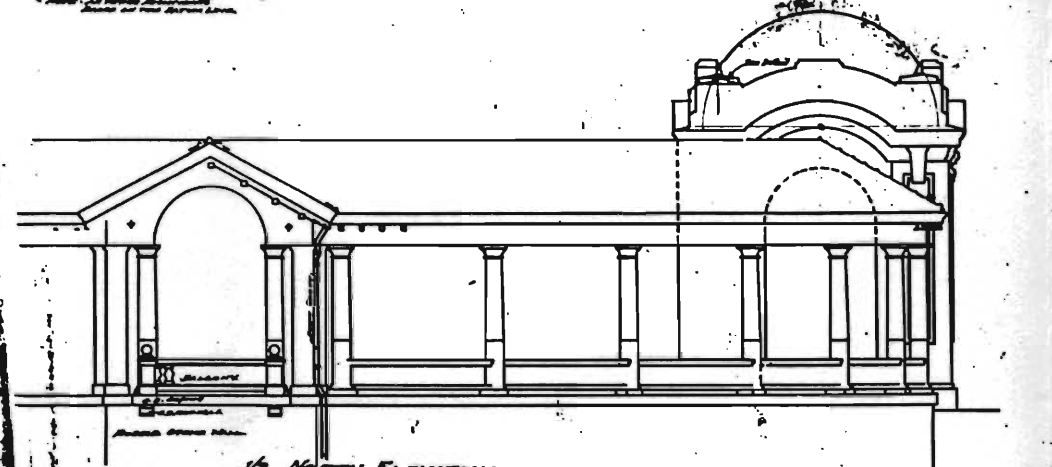




1/2 PLAN.



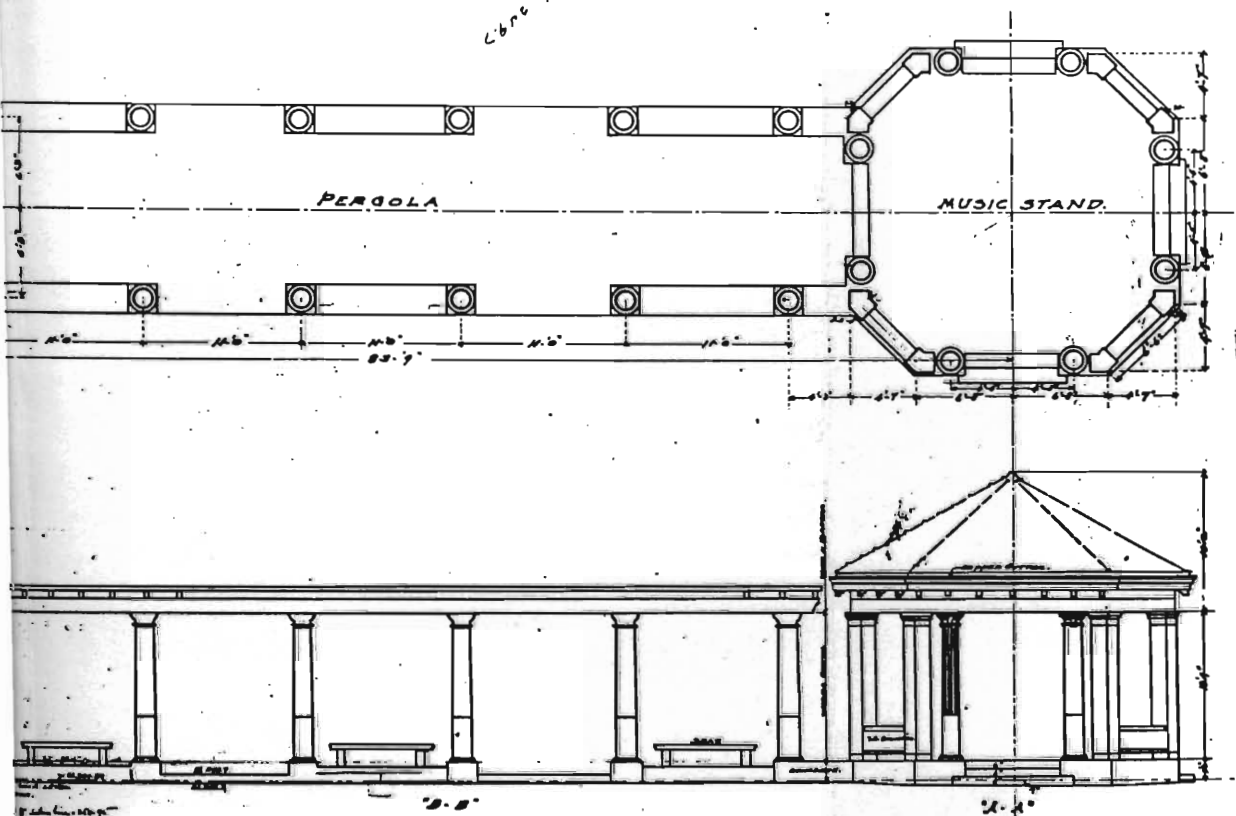
1/2 SOUTH ELEVATION.



1/2 NORTH ELEVATION.

K-3

660 13



PLAN & ELEVATIONS FOR  
COLONNADE & PERGOLAS  
SLABSTONE BOUL. & ST. JOHN AVE.  
KANSAS CITY.

TO BE ERECTED FOR THE  
BOARD OF PARK COMMISSIONERS.

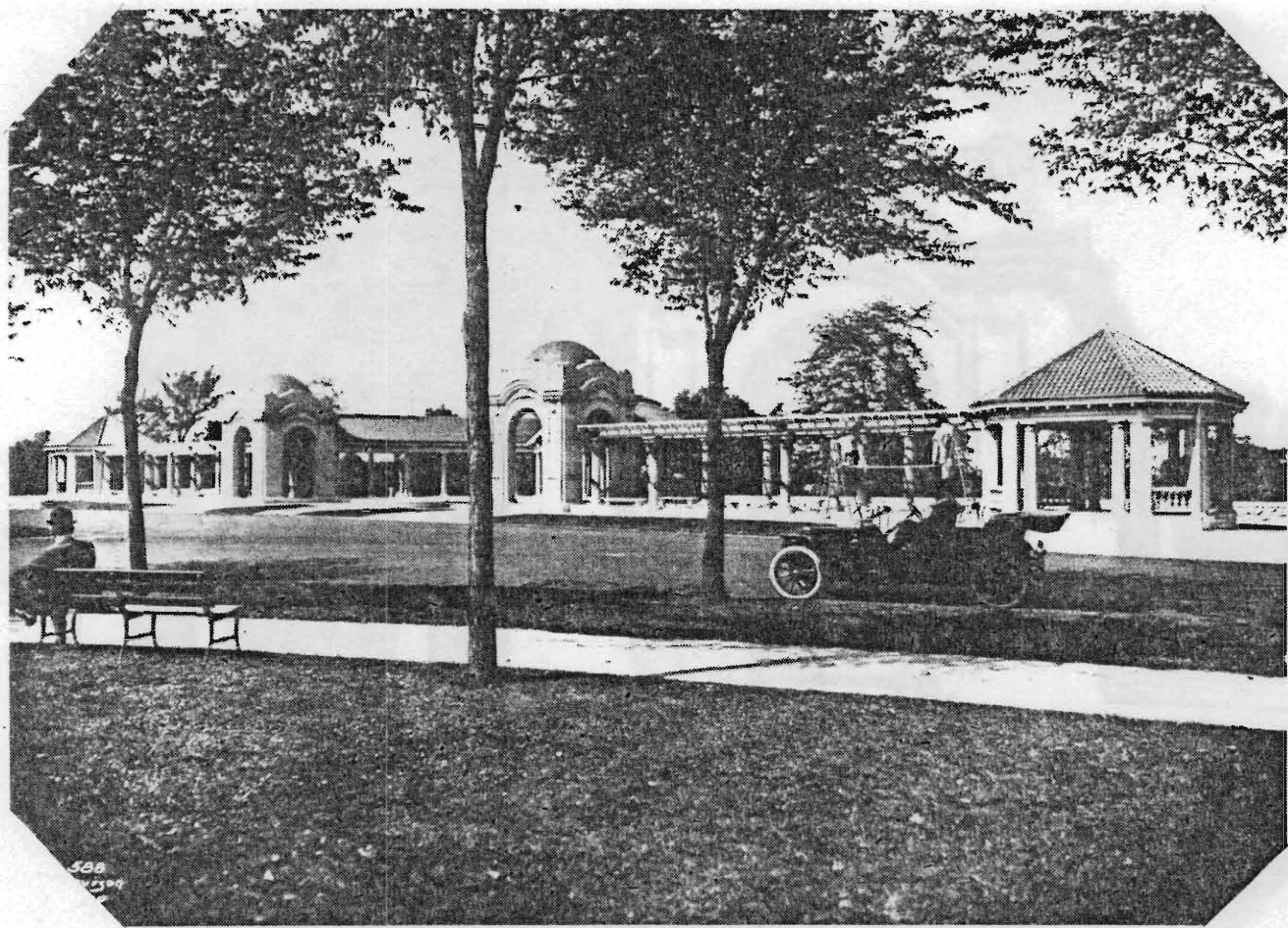
Henry Wright  
Architect.

Scale 3/4" = 1 foot

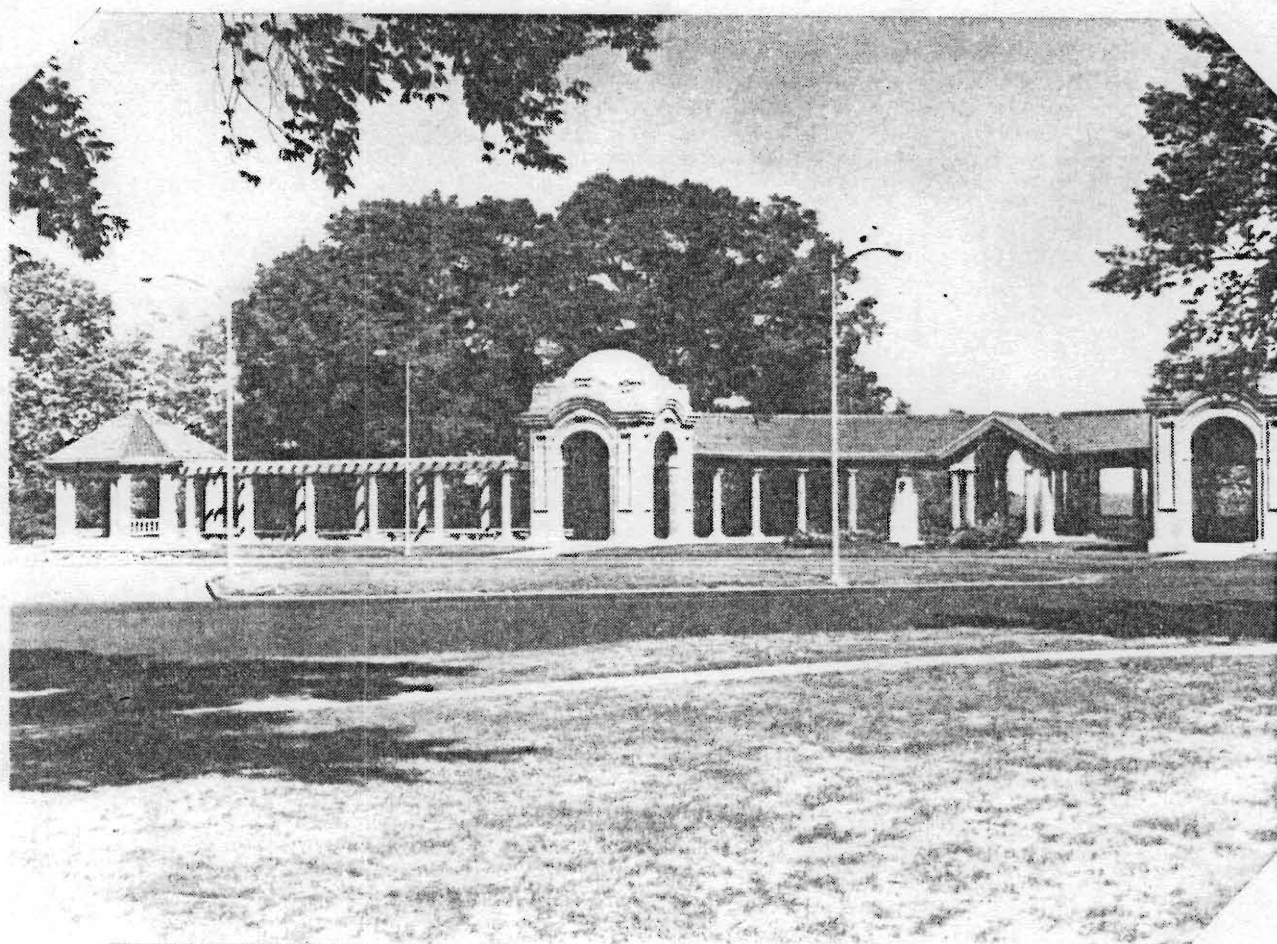
A

6.053

J. R. Brown  
Architect

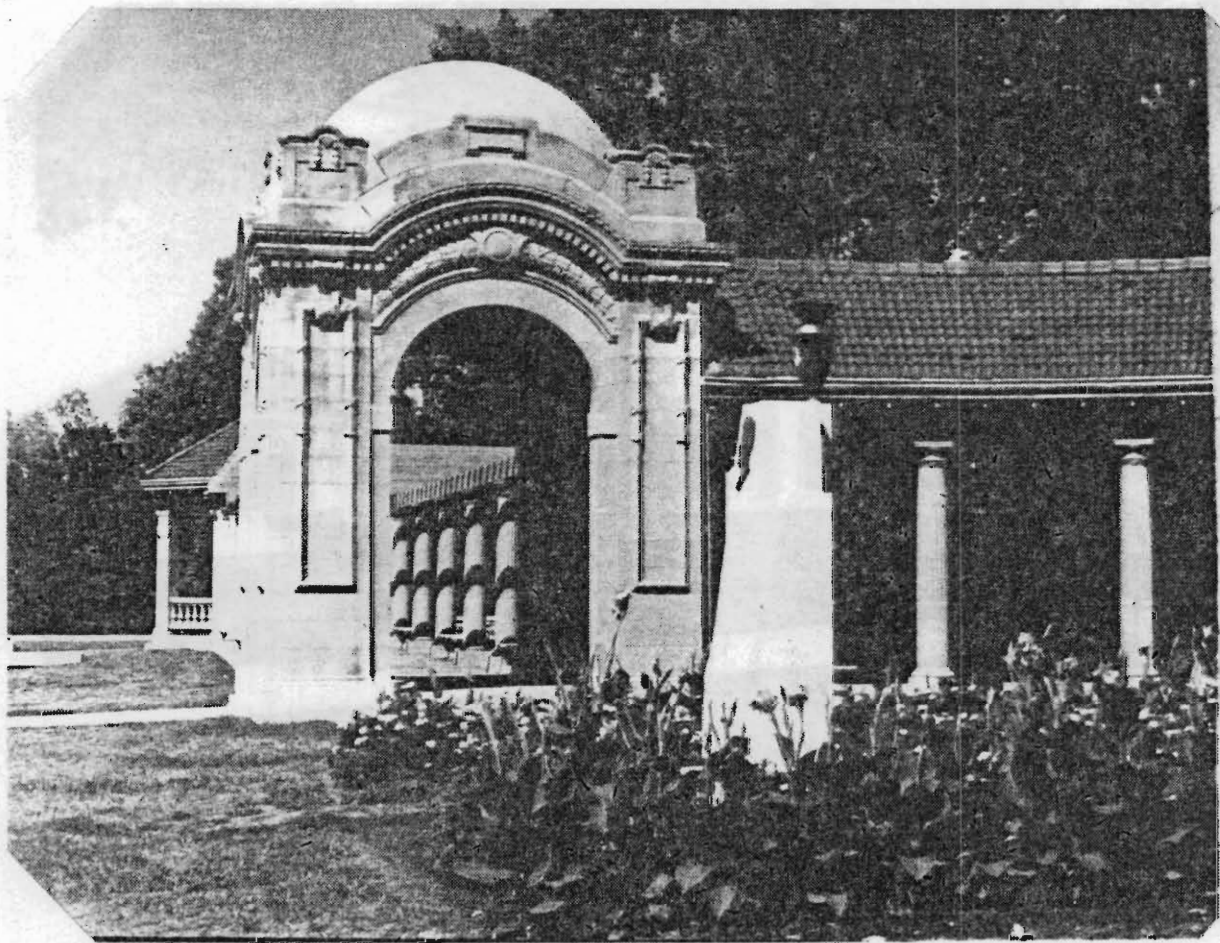


K-17 1910



K-18





K-19



K-19

**CLIFF DRIVE  
KESSLER PARK  
Continuation Sheets**

**8. HISTORIC INFORMATION**

From the very first report of the Board of the Park and Boulevard Commissioners in 1898, it was evident that Cliff Drive would not only be a focal point of North Terrace Park, but of the entire park system. George Kessler felt that the roadway "will make this park famous for its beauty and variety of scenery". A drive would furnish views along the Missouri River valley to the north, and to some extent of the city to the south. Kessler noted that with "a judicious planting of shrubs and trees screening portions of the valley below, and forming in some places vistas through frames of foliage, a great diversity of scene can be produced."

Besides providing for numerous opportunities for viewing the scenery, one of the other functions of a cliff drive would be to connect the two regions on both sides of Agnes Avenue ravine (see Map K-1). This would be accomplished with a stone viaduct leading the road from Scarritt Point (Photo K-20) on the east to Prospect Point on the west (Photo K-21).

Cliff Drive was one of the first features to be constructed in North Terrace Park. By 1905, there were three and a half miles of drive. The majority of expenditures were related in some way to the road, either for grading, retaining walls, lamps, etc. However, Cliff Drive still required work. In 1908, Kessler felt a critical need for additions to the driveway system west of the canyon, as well as an entrance from Bellefontaine and Anderson. Grading for the entrance from Wabash and Lexington was completed in 1909. At this point, he lamented the fact that the driveway system had to serve for pedestrians as well. One of the design features emphasized by landscape architects such as Frederick Law Olmsted and George Kessler was the separation of different modes of traffic. It was Kessler's hope that in time a number of bridle paths could be constructed to give equestrians and pedestrians "opportunity to enjoy the rugged portions of this property . . . in security from the automobile speed-maniacs." Unfortunately, along Cliff Drive at least this never seems to have been the case, as it served throughout its history as a carrier for all modes of traffic (Photo K-22).

In 1910, a wall was constructed to extend easterly from the spring in order to retain the bluff in position above the spring. A classical scallop shell fountain had already been installed at the spring by 1906 which provided cold, refreshing drink for park visitors year round (Photo K-23). By 1911, the construction of the west extension of Cliff Drive from Garfield Avenue west around Traber Point to a connection with Maple Boulevard at Missouri Avenue was completed except for the macadam pavement. As did much of the work on Cliff Drive, it required heavy grading and considerable rock excavation. For much of Cliff Drive, an extensive drainage system was provided for storm water runoff. 3.86 miles of Cliff Drive was completed in 1911; at total of 7.91 miles of drives had been proposed for North Terrace Park (see Map K-2). By 1914, the acquisition of the northern bluffs and the eastward extension of the park brought along a need for the eastward extension of Cliff Drive as well. The need for the extension was completely obvious to Kessler, as he noted in the annual report of 1914. However, it never became obvious to the parks department, as the extension was never constructed.

Although the extensions Kessler felt necessary were never completed, construction continued on Cliff Drive. The Wabash Avenue connection to Cliff Drive was graded and paved in 1914, which again called for heavy grading and extensive landscape work on the rough hillside. The triangular piece of ground at the intersection of Pendleton and Woodland Avenue known as Traber Point was connected to Cliff Drive that same year. In addition, a path leading from Gladstone at Bale Avenue to Cliff Drive made the roadway more accessible to pedestrians.

A 1920 Park Souvenir listed Cliff Drive's eventual length was 5.98 miles from the entrance at the North Paseo extension east to the Indian Mound at Belmont. In reality, Cliff Drive was never extended past the point where it joined Gladstone Boulevard at approximately Elmwood (Map K-4), although as late as the 1940's, its length was still referred to as almost six miles (thus including the portion of Gladstone which ran to Indian Mound).

## 9. DESCRIPTION

Cliff Drive today generally refers to the park drive in Kessler Park which leads from the western end of the park at the northern extension of the Paseo, easterly to where it meets Gladstone Boulevard (Map K-4). However, in historic times it was also used for that portion of Gladstone along the park to Indian Mound, at Belmont. For the majority of its route, the fairly level road meanders and curves (Photo K-24) with the bluffs of the park rising on the north (Photo K-25), and the Missouri River Valley below on the south. It crosses the former Agnes Avenue ravine, (now Chestnut Trafficway) with a single arched concrete bridge (Photo K-4). Non-historic light fixtures are situated along the roadside (Photo K-26).

At various points along the north edge of Cliff Drive, stone walls are provided as a safety measure for automobiles along look-out points. These stone walls vary in their masonry construction, from rubble to squared, coursed (compare Photos K-27 and K-28). At especially strategic view points, the Cliff Drive widens to provide parking spaces for automobiles (Photo K-29). In some places, motorists are discouraged from pulling off to the side of the road by large limestone boulders (Photo K-30). Where the topography is somewhat level next to the drive, a granite curb is sometimes used (Photo K-31).

At approximately Jackson Avenue, a stone retaining wall maintains the cliff at the point where a natural spring comes through (Photo K-32). Stone steps lead down to Cliff Drive from the higher ground at various points, such as those near Scarritt Point (Photo K-33). Steps also lead down to the bottoms from Cliff Drive at approximately Garfield Avenue (Photo K-34).

Summit Drive was formerly connected with Cliff Drive by a short roadway just north of the lake. That roadway has been graded and covered with grass, although light posts still line the former roadway. Large boulders block its former connection off of Cliff Drive (Photo K-35).

## 10. INTEGRITY

Cliff Drive retains its integrity of location, design, setting, feeling, and association. The first design of Cliff Drive showed the bridge across the Agnes Avenue ravine to the north end of the property (Map K-1). This was redesigned to be situated much further south (Map K-2), which did call for realignment of Cliff Drive. However, as shown in the 1911 plan of North Terrace Park, Cliff Drive today retains its integrity of design from that period. As noted earlier, however, the 1911 design also includes the eastward extension of Cliff Drive from approximately Elmwood to Belmont, which was never constructed. The fact that this was not built in no way diminishes the integrity of Cliff Drive today, as what was constructed serves as a finished unit. The eastward extension was probably never more than a hopeful suggestion, as it passes through an extremely narrow and steep portion of the park. With rising labor costs, it undoubtedly would have been an extravagant expenditure, considering that Gladstone Boulevard today serves in very nearly the same capacity as the proposed extension.

Originally constructed in macadam, the roadway of Cliff Drive obviously does not retain its integrity of material. However, Kessler specifically engineered the roadway beds to provide for future hard surfacing if and when funds were available for construction. Although the roadway material does not retain its historic integrity, the retaining walls and steps leading from Cliff Drive do retain their integrity of materials.

Of greatest importance, the areas of setting, feeling, and association of Cliff Drive retain their integrity from the historic period. As Kessler noted in 1914, "There is hardly a point along the entire Cliff Drive in which one does not receive the impression of being isolated from all habitation and all the disturbing intrusions of city life. Its picturesque beauty has, perhaps more than any other one park improvement, given Kansas City its distinctive character." Comparisons of historic photographs with recent ones show that Kessler's words are as true today as they were in 1914 (See Photos K-27, K-31, and compare Photo K-20 with K-25).



## 11. SIGNIFICANCE

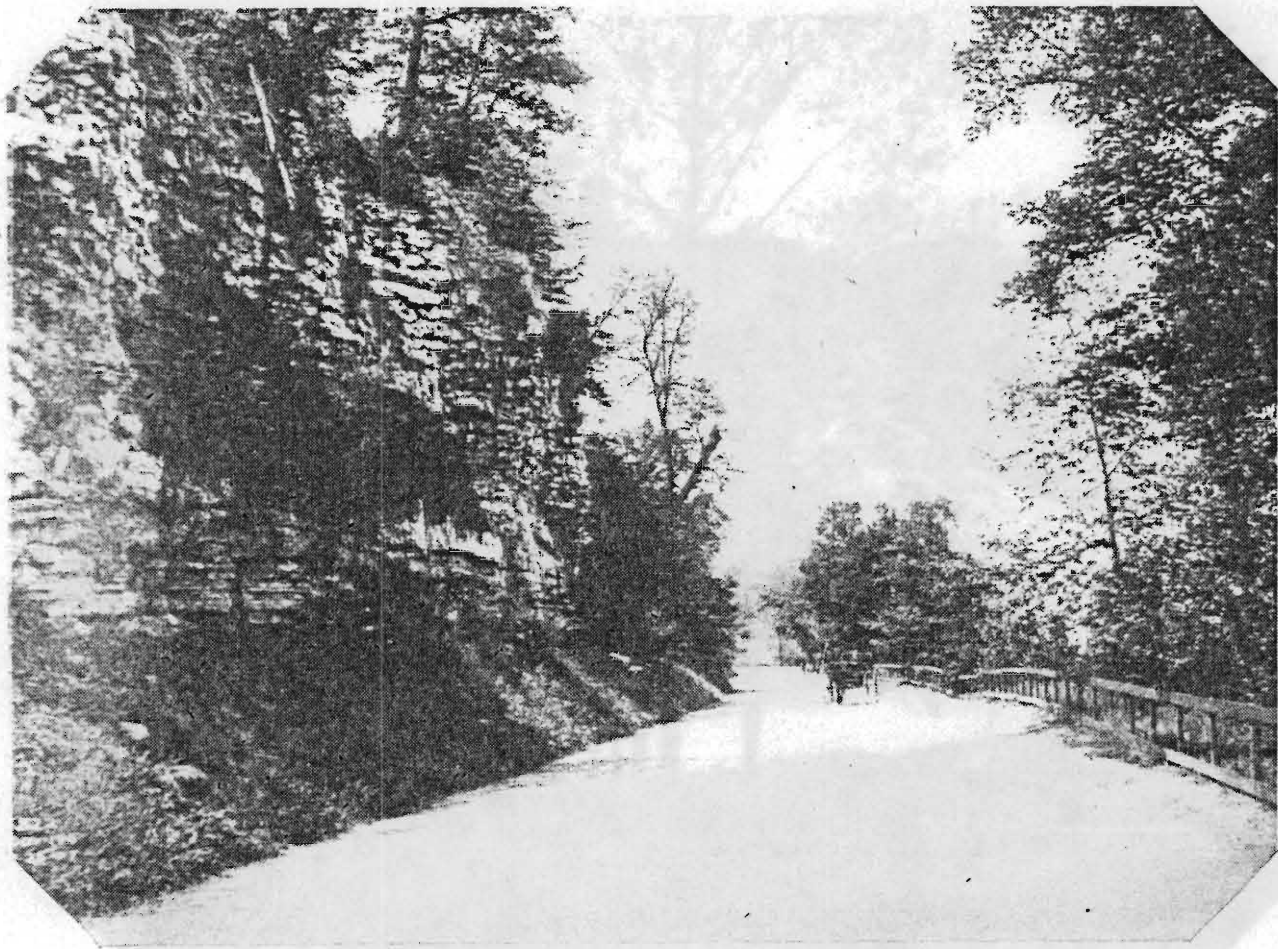
Cliff Drive is significant in the areas of landscape architecture and engineering for Criteria A and C. It is acknowledged as one of George Kessler's masterpieces, and as "the drive that has made Kansas City's park and boulevard system famous". Kessler himself called Cliff Drive "one of the greatest of the many features in the system as developed". Nearly all historic reports, accounts, and promotional brochures of Kansas City from this era refer to Cliff Drive when speaking of the park system. The 1908 Annual of the Business Men's League, for example, calls Cliff Drive the "piece de resistance" and "chef d'oeuvre" of the entire park and boulevard system. Their claim that it was famous "from one end of the country to the other" was not far from the truth. Although such reports are known for their hometown fanfare, the following quote remains as true today as it was when it was penned.

If it were only beautiful or only rugged and striking, the Cliff Drive would not be the "show piece" of the system. But being both, it is doubly attractive. Sweeping around the entrance, which is as graceful as a swan's neck, the visitor enters upon a noble stretch which extends for several miles, with majestic cliffs towering on the right and entrancing panoramas of the East bottoms breaking through the windows in the trees on the left, like beautiful pastoral pictures on a frame of green.

Kessler's design for the roadbed and subsequent grading is a masterpiece, combining both his artistic and engineering skills as a landscape architect. In addition, through skillful removal and planting of vegetation, he arranged which views a traveller on Cliff Drive would see. The stone walls and steps, constructed of native stone, are unobtrusive elements which do not detract from the natural views. Indeed, as with most of the masonry features in Kessler's parks, they add to the romantic feeling associated with Cliff Drive.

The construction of Cliff Drive turned North Terrace Park from the "squirrel pasture" that was "too rugged for a goat to climb" into one of the more popular parks in the first part of this century. It takes topographic conditions which were seen as a definite detriment to this park and turns them into an asset.

1400  
CLIFF DRIVE AT SCARRITT POINT  
1907



K-20 Cliff Drive at Scarritt Point 1907



K-21 Chestnut Av. Viaduct looking N. 1907

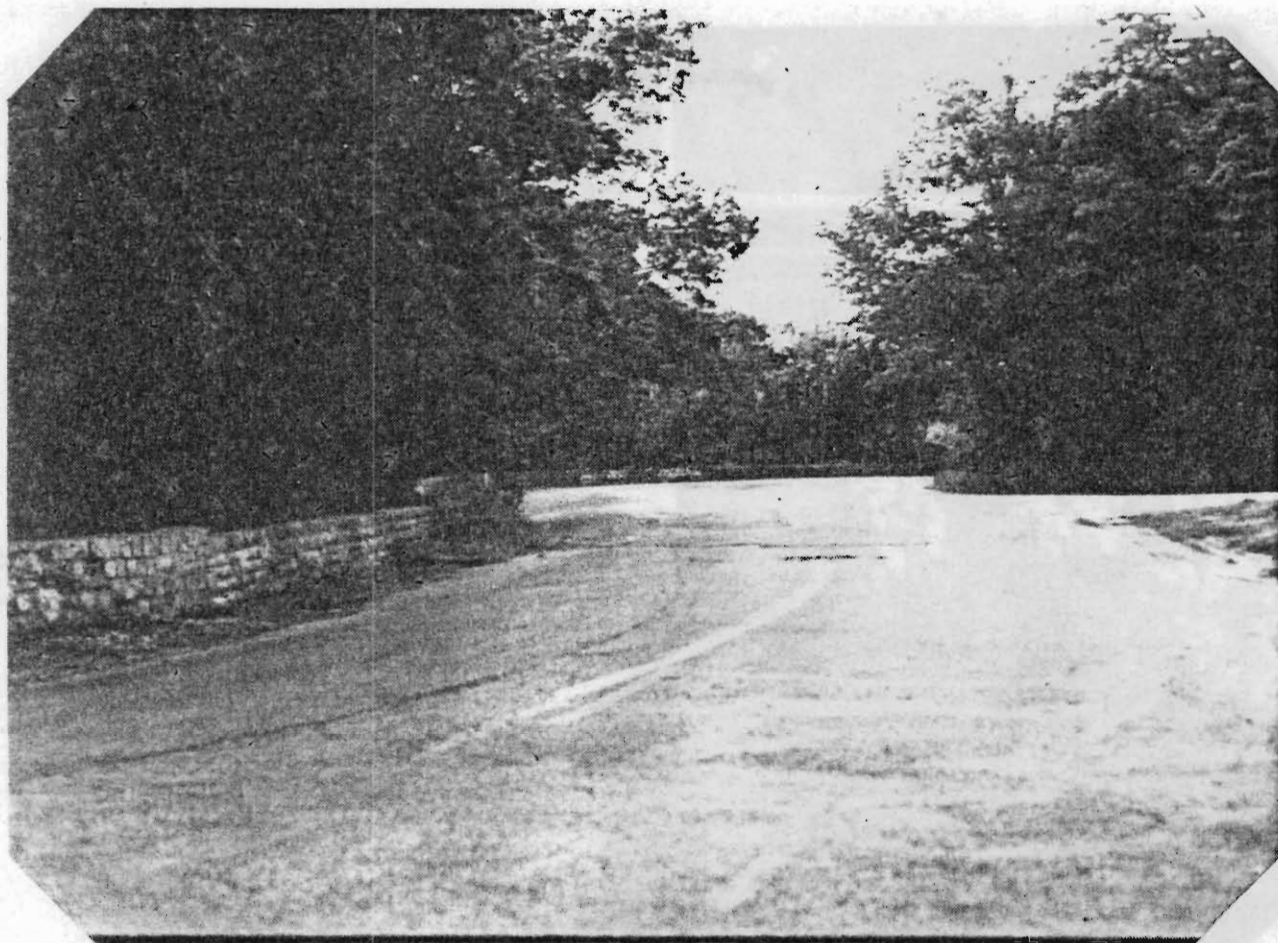


K-22 Scarritt Point entrance to Cliff Drive 1907

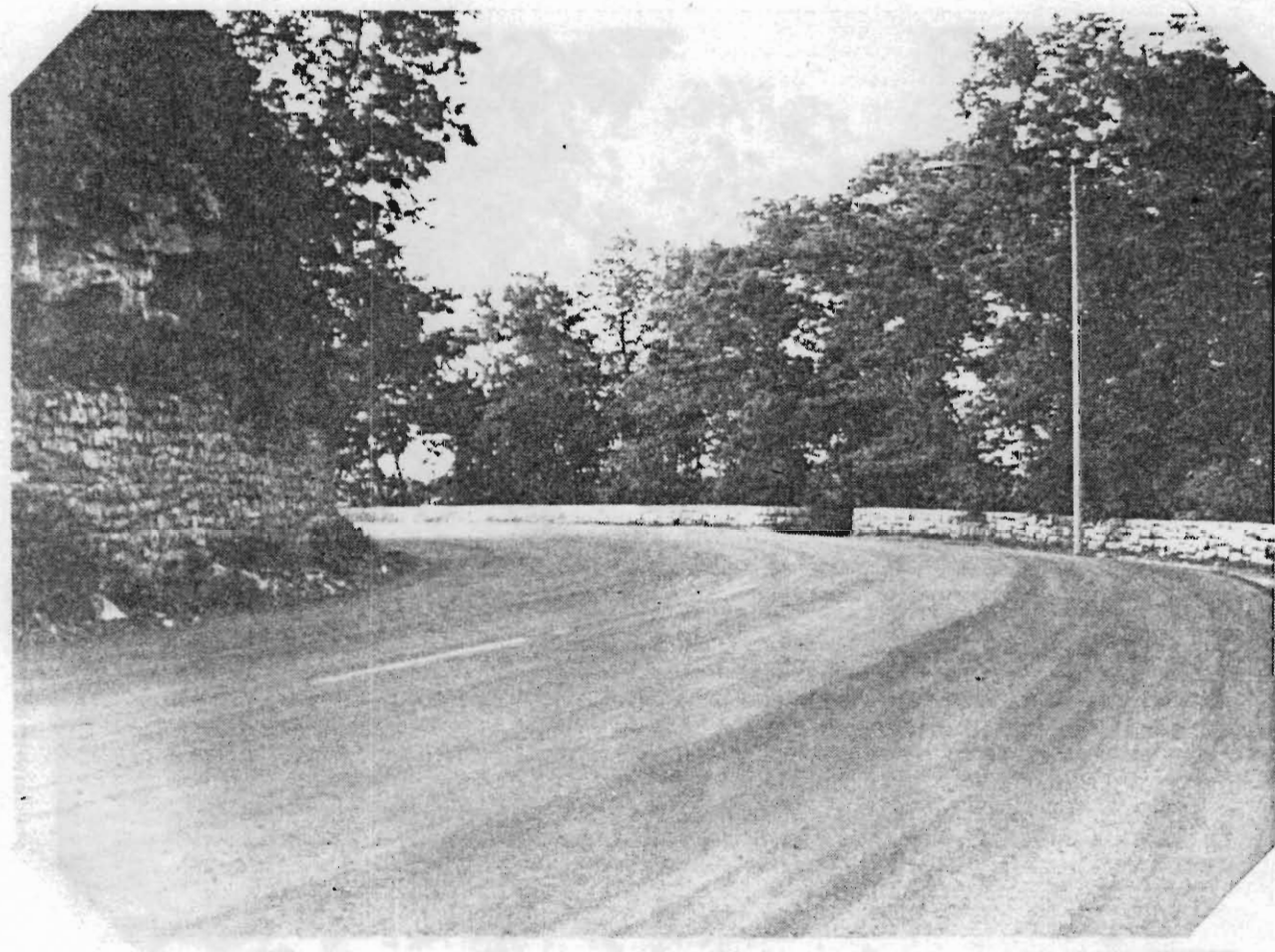


K-23 Cliff Drive 1907

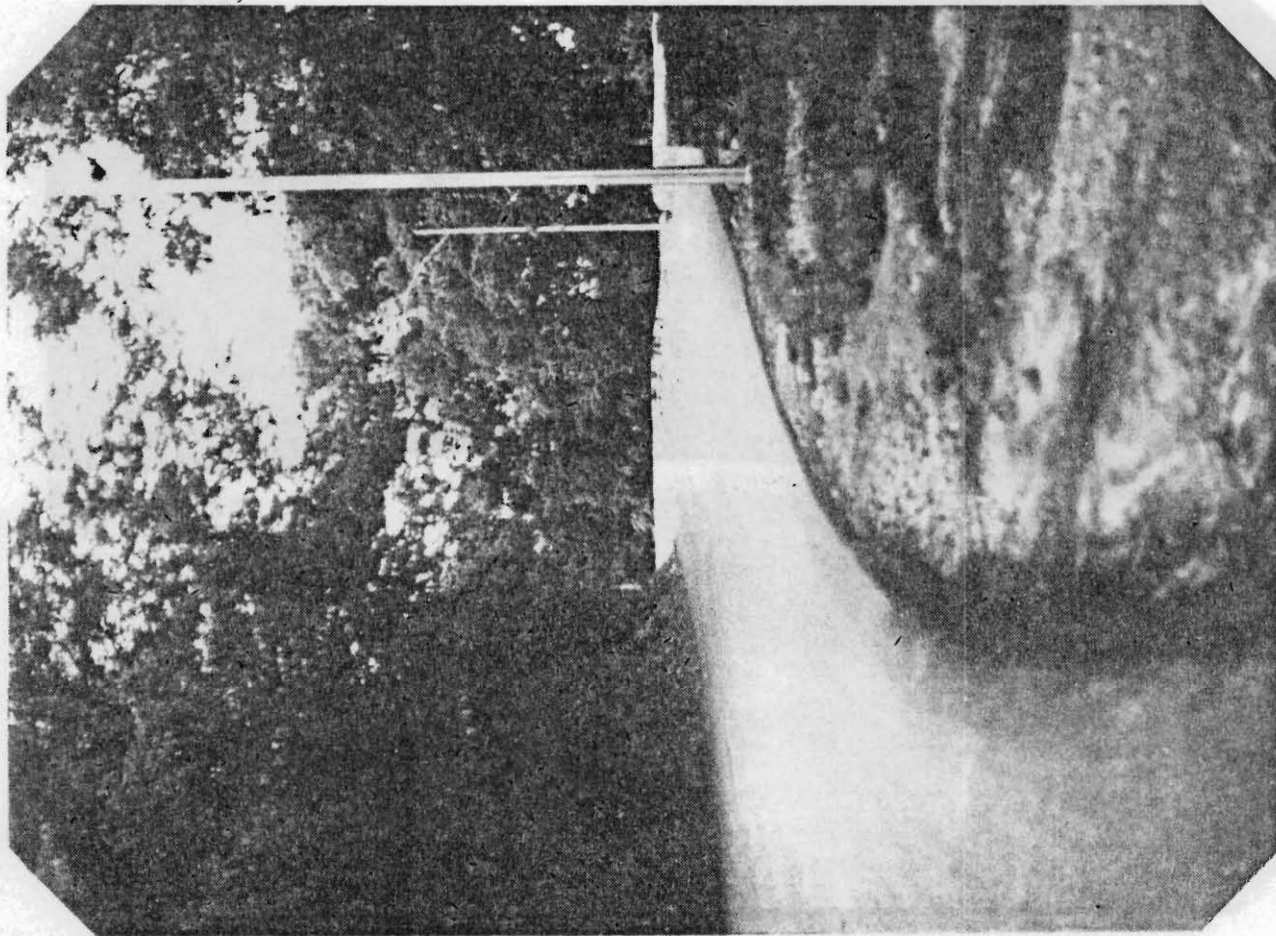




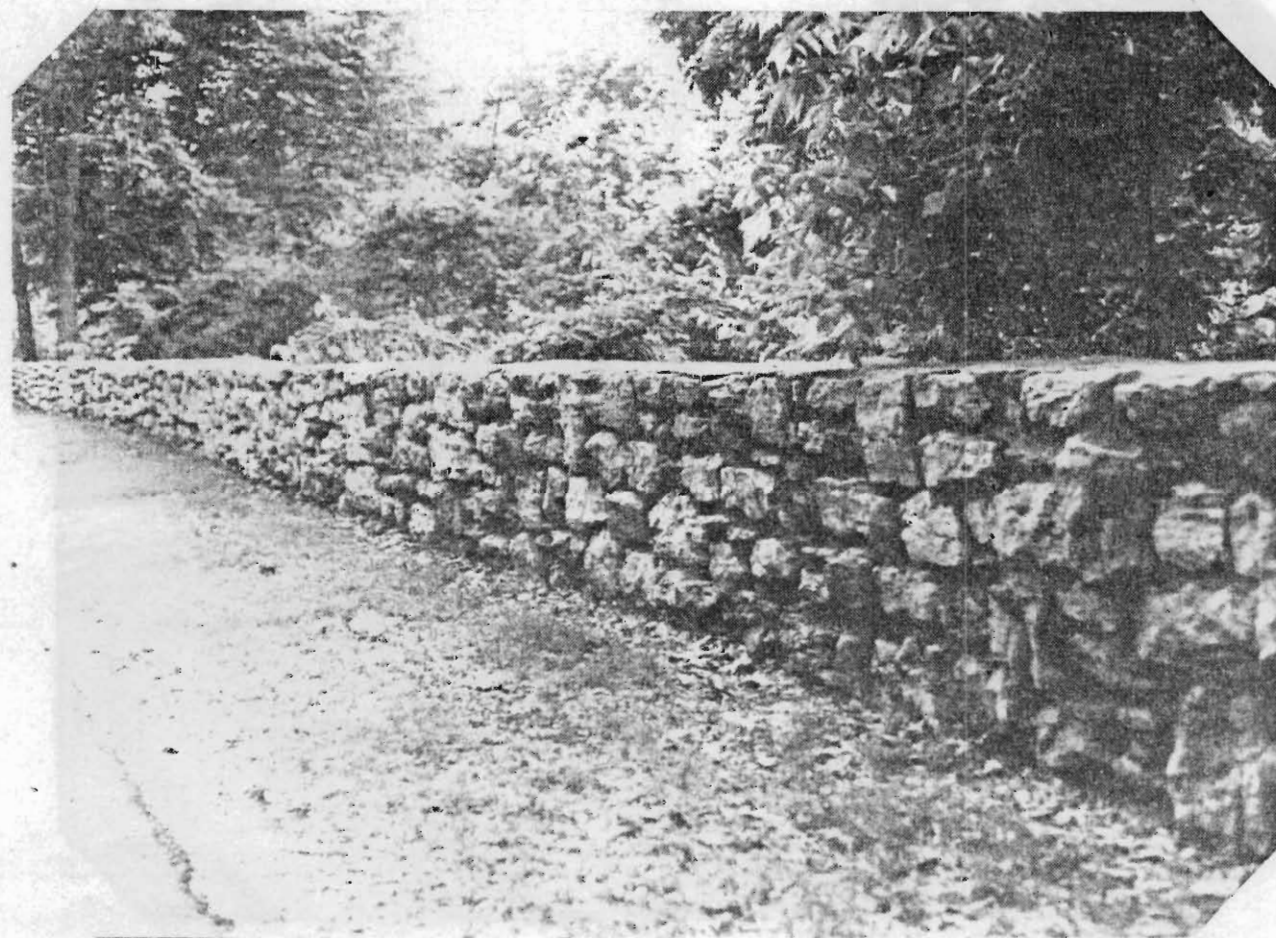
K-24



K-25

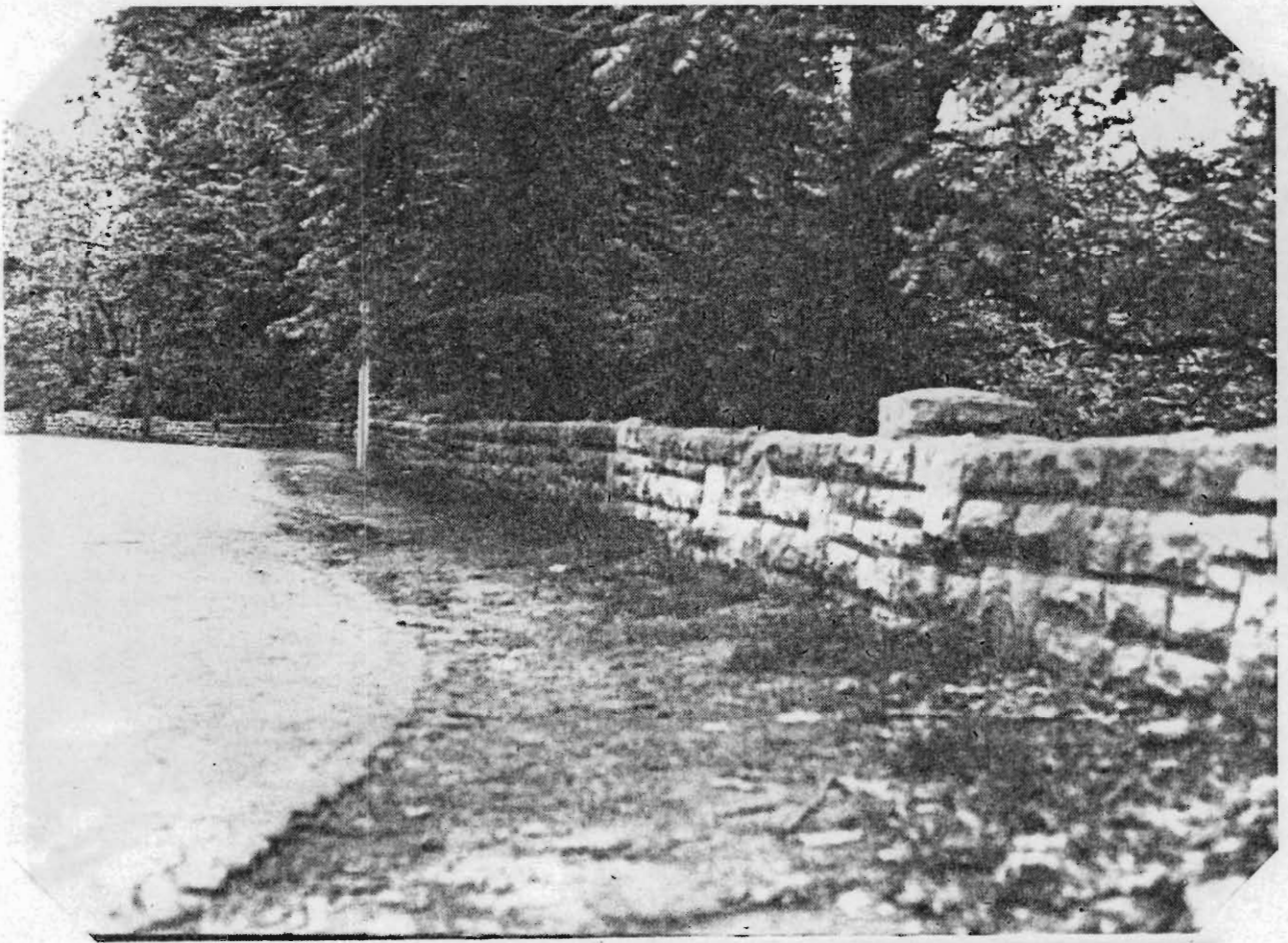


K-26



K-27

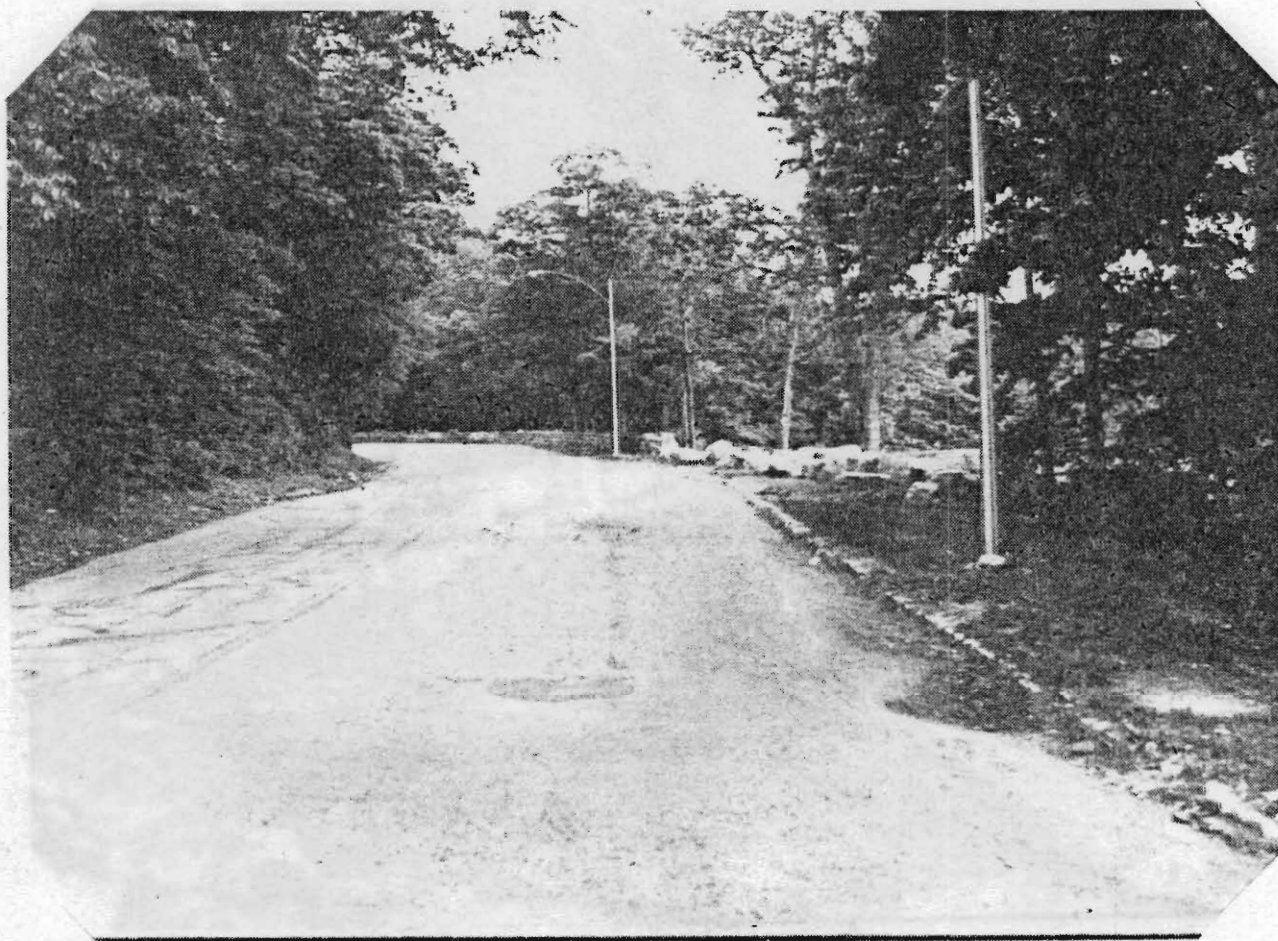




K-28



K-29

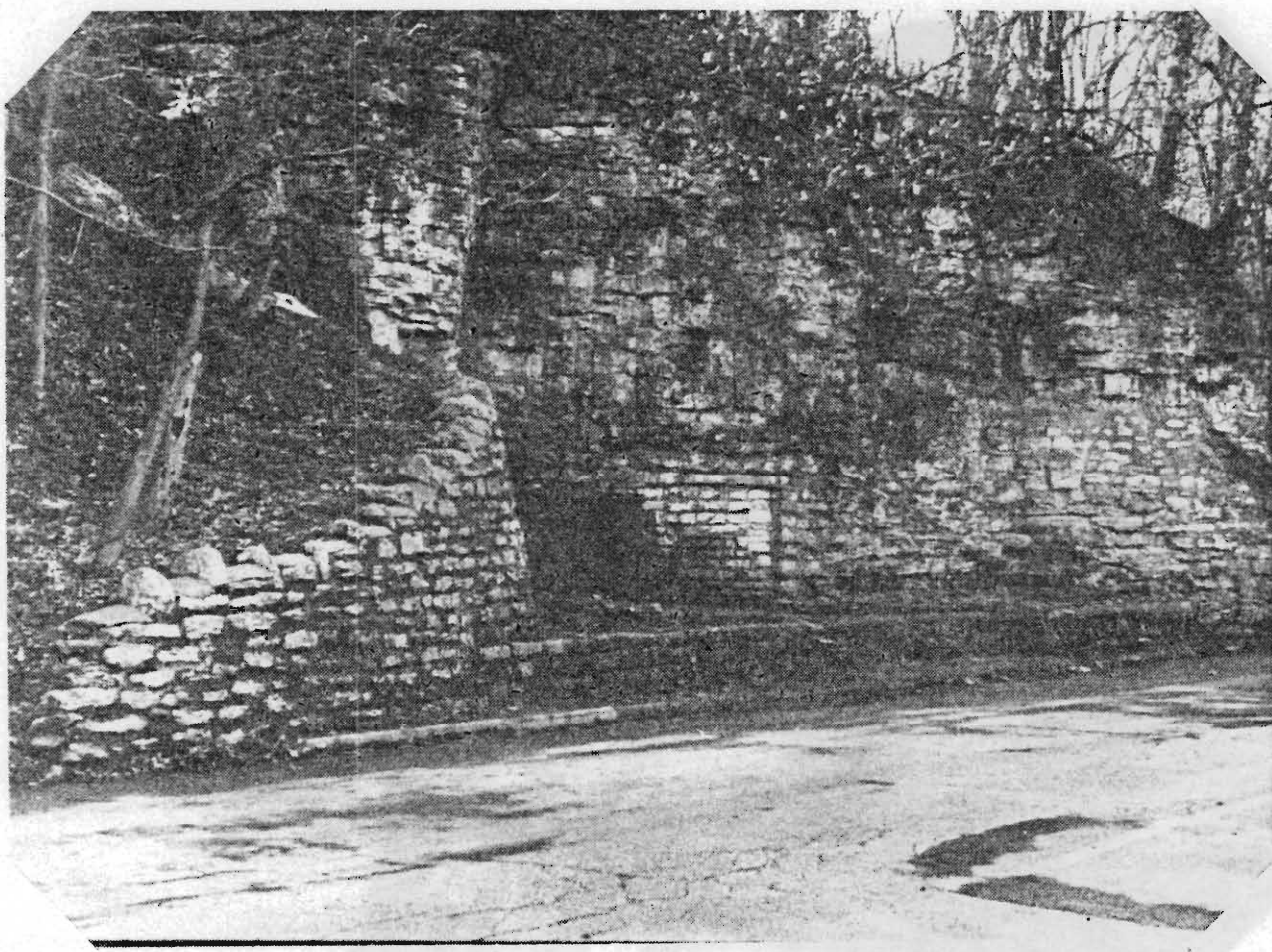


K-30

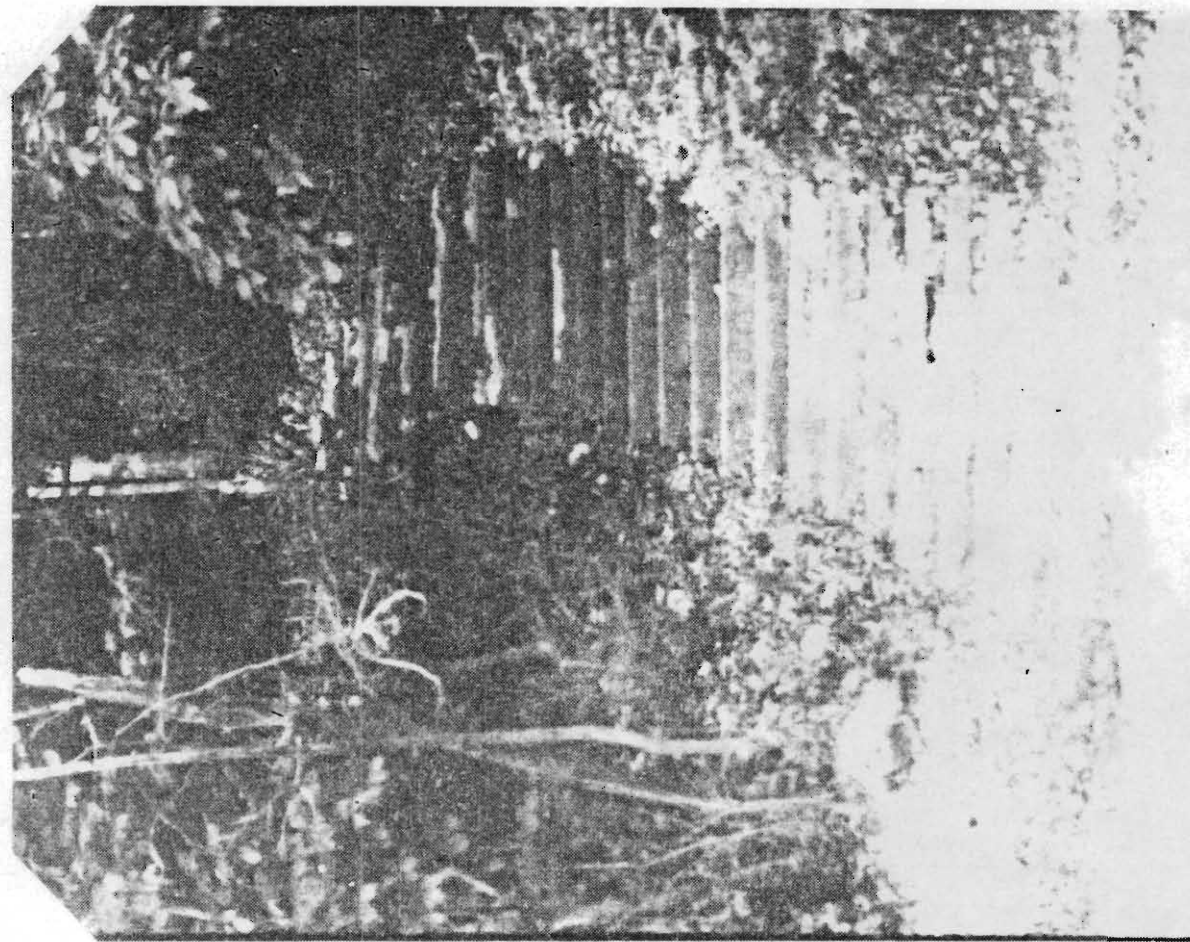


K-31



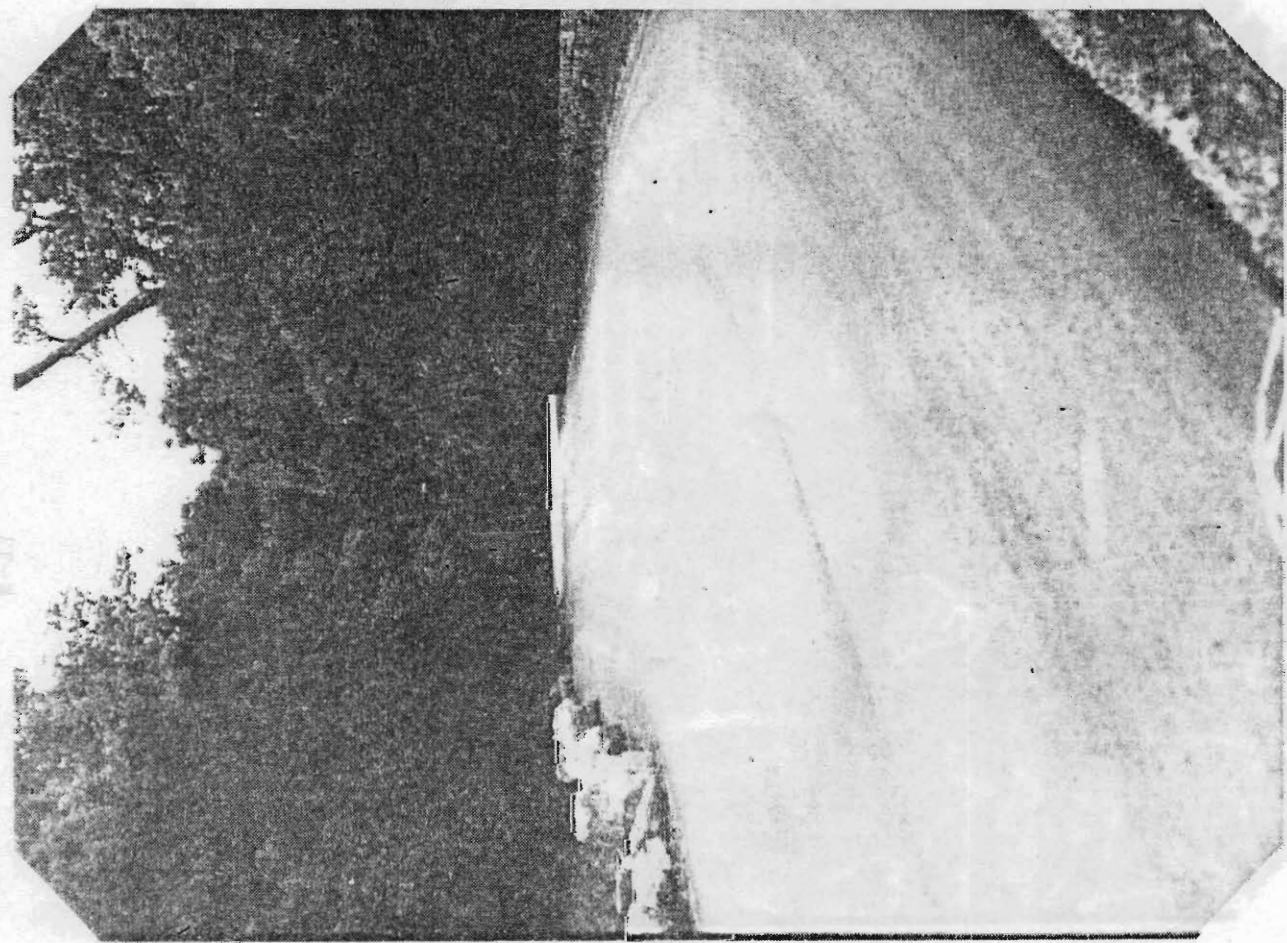


K-32



K-33





K-35



K-34

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic Penn Valley Park (part: Feld Park)  
Common Penn Valley Park

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 176.58 acres  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
Street Address 5605 E. 63rd Street & Blvds.  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:  
☒ Urban Landscape ☐ Rural Landscape ☐ Institution  
☐ Residence ☐ Garden ☐ Public Building  
☐ Estate ☐ Botanical Garden ☐ Square/Commons  
☐ Streetscape ☐ Park ☐ Parkway  
☒ Park System (part) ☐ City/Town ☐ Battlefield  
☐ Cemetery ☐ Water Feature ☐ Settlement  
☐ Fort ☐ Monument Grounds ☐ Farm  
☐ Enclave ☐ Ceremonial ☐ Commemorative  
☐ Other \_\_\_\_\_

5 LANDSCAPE STATUS Please describe as required below:  
Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) 26th St. & Pershing Rd.  
on north; Wyandotte & Main St. on the east; 31st St. on south; SW Trafficway & Kessler  
Dr. on west.

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.  
\_\_\_\_ Nat'l Register      \_\_\_\_ Nat'l Landmark      \_\_\_\_ State Designation  
\_\_\_\_ Local Designation      x Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_  
Kansas City Landmarks Commission; City Hall; Kansas City, MO

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

x Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_  
George E. Kessler

\_\_\_\_ Gardener/Horticulturalist Name(s): \_\_\_\_\_

\_\_\_\_ Builder/Engineer Name(s): \_\_\_\_\_

\_\_\_\_ Client/Community Leader Name(s): \_\_\_\_\_

x Date(s) of Construction: 1900-1938

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

\_\_\_\_ Excellent

x Good

\_\_\_\_ Fair

\_\_\_\_ Deteriorated

\_\_\_\_ Severely deteriorated

CHANGES:

\_\_\_\_ Unaltered

x Altered

\_\_\_\_ Added to

x Loss, removal

\_\_\_\_ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet

10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒ \*Design/Plan    ☒ \*Architectural Features    ☒ Property Boundary  
☒ Design Intent    ☒ Spatial Relationships    ☒ Vegetation  
☒ Use    ☒ Topography/Grading    ☐ Site Furnishings  
☒ \*Circulation System\* (Partial)

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☒ Important Artistic Statement  
☒ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☒ Unique Regional Expression  
☒ Important Landmark  
☒ Example of Particular Style  
☐ Example of Particular Type  
☒ Example of Particular Time  
☒ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

**PENN VALLEY PARK**  
**Continuation Sheets**

**8. HISTORIC INFORMATION**

From the beginning, it was felt that the area which would contain Penn Valley Park was at the minimum a necessary addition to the boulevard system. The drive from Westport north into Kansas City was originally part of the Santa Fe Trail, and passed through a variety of natural conditions which, as a boulevard, would give great diversity to the system. However, the Board of Park and Boulevard Commissioners realized that the lands through which the old Westport road passed were not only quite vast, but offered many conditions which were desirable in a park as well. Thus their proposal in 1893 was to acquire approximately seventy-five acres that was to include a park drive would serve the same function as the boulevards. The seventy-five acres included a site known as "Feld Park" and acreage to the south of it.

In George Kessler's mind, Penn Valley seemed "intended by nature for park purposes." First of all, there was a great diversity of lands within the proposed boundaries, allowing for a variety of recreational activities and features. Secondly, the surrounding area was quite heavily populated and in great need of a place for such recreational activities. Indeed, the Commissioners felt that "There is no locality in the city that is so much in need of park construction and of pleasure-drives as this section."

The Feld Park area contained a lake, which needed to be enlarged and improved according to the Board. As the Commissioners noted, "If there is any one thing that will be needed in our parks, that thing is a liberal supply of bodies of water, for boating use in summer, and for skating use in winter". Although this particular lake did not remain when Penn Valley Park was finally developed, the desire for "natural" water bodies was one reason that a new lake was constructed. The original proposed site contained other favorable natural features, however. A high projection in the north area of Feld Park provided a naturally breathtaking view down the valley and of the cliff to the east (Photo PV-1). A high point in the southern half was proposed as an excellent site for a pavilion (Map PV-1).



While the selection of the site for Penn Valley may have come naturally, the property was not obtained quite so easily. With each visit to the site, more desirable ground was "discovered" and a succession of even finer views were presented, until the Board finally recommended 134 acres, generally south of Twenty-sixth and west of Main Streets. In 1896, an active group of nearby property owners worked closely with the city council and its park committees on the passage of the Penn Valley Park condemnation ordinance. Twenty-five members of the association literally followed the bill through its passage, from its introduction in the upper house, to the lower house chamber where the aldermen ratified it, to the mayor's office where he signed the measure. Fifteen minutes passed from the time the ordinance was introduced in the upper house and the mayor signed it. The improvement association then hired a hall and held a victory celebration.

The victory proved to be temporary, however. The site of the future park was already settled. Known as "Vinegar Hill", some of the houses were in good condition, but most were dilapidated. In 1897, the jury's verdict for the condemnation staggered the park board - nearly \$871,000. This, added to the cost of West Terrace Park, made the west park district (a relatively small district) carry an enormous proposed tax load. The Taxpayers League, an anti-park organization, rallied against all the big parks; the Penn Valley improvement association opposed any reduction in the park, and the park board was caught somewhere in the middle trying to arrange compromises. West Terrace Park was scaled back somewhat, but the park board became weary of the struggle over trying to modify Penn Valley. In the end, the public outcry forced the project to continue with the expensive plan.

While waiting for this ordinance to clear the courts, no construction work could begin. With their houses already condemned, the morale of neighborhood residents began to decline with the condition of the houses. No one would buy a condemned house, the owners did not want to repair houses which would soon be torn down, so people were forced to continue to live in deteriorating conditions. By 1900, three hundred houses were purchased, and by 1904, the park finally had a presentable appearance.

With the addition of so much land and the alteration of park boundaries, very little of the original proposed design for Penn Valley park was implemented. A plan from 1910 shows

the new lake situated in the ravine (Photo PV-2) in what was the northernmost section of the original proposal (compare Maps PV-1 and PV-2). However, the main drive through the park (from 26th to 31st Street) remains nearly identical to the original plan, as this was the old route from the city to Westport. This was the road which was felt to be so necessary to the park and boulevard system. Since it ended up within the park boundaries, it was treated like a park road, although the level of traffic it received was that of a boulevard.

It is believed that the realization that a portion of the Santa Fe Trail passed through the park was partly responsible for hastening its purchase. While that may or may not have been the case, it is true that one of the earlier expenditures was for the placement of the Santa Fe Trail marker, in 1906. Slightly earlier on the development agenda was the vehicular circulation system. The main drive served at first for both vehicles and pedestrians, however. By 1906-07, approximately three miles of the main drive was completed, and thirty-five gas lamps were installed from Twenty-sixth to Thirty-first Street (Photo PV-3). In 1893, the Board felt that any improvements to the park would be very simple in nature, "consisting of trees, shrubbery and shaded walks." However, by 1907 the complete absence of any conveniences, playgrounds, shelters, etc. was greatly lamented. The park was beginning to receive many visitors, and facilities were greatly needed. In fact, in 1907 it was necessary to resurface and widen the main road to forty feet in width (Photos PV-4, PV-5). That same year, grading work was completed in several areas throughout the park and seeded.

Grading work continued in 1908 and '09, when the Main Street entrance was completed, allowing for a broad Plaza designed by Kessler. A combined boulevard and trafficway along Twenty-sixth, from Summit to Broadway, was also graded and prepared for pavement and sidewalks. Gas mains were laid in the park, and 86 natural gas lights were installed along the drives and walks.

By 1909, there was a playground gymnasium which was well patronized. Tennis courts were also maintained, but there was still not enough provision for active recreation at this point in time. In 1910, plans were made for the ten acres in the northwest corner of the park to be transformed into an athletic field, including a ball diamond (Map PV-2). Eight tennis courts were laid out this year next to the playground

on Broadway Hill. Also completed in 1910 was the operations building in the southeast corner of the park facing the road. It was constructed by Alexander Kinghorn for \$20,650.00 (see separate continuation sheet on Stable).

8.5 acres were added to the park in 1913 as a gift from the Kansas City Terminal Railway Company. A more accurate survey at this time estimated the acreage of the original purchase at 131.923 acres.

Plans by architect Herman J. Stroeh were approved by the Board in 1914 for the Field House in the northwest corner playground, just south of Twenty-sixth at Jefferson. The central building, serving for administrative purposes, and a 60'x102' swimming pool were started in 1914, and completed in 1916. The building was constructed of dark rough brick, with cut stone and terra cotta trim and a roof of Spanish tile. In the 1940's, the pool was converted for use as showers for a military camp which had been set up the southwest section of the park. Accommodating 1000 troops, the camp was used by men from the surrounding area military camps and for contingents passing through. The building and the entire northwest playground area was demolished when arterial connections were made with Penn Valley Drive and Southwest Trafficway. This area had previously served as a tourist camp in the 1920's (Photo PV-6).

As an outgrowth of a suggestion on the editorial page of the Kansas City Journal on November 9, 1918, a committee was formed to investigate the idea of a Victory monument for Union Station Plaza as a memorial to honor those who served in World War One. Acting upon this suggestion, the Committee's eventual result was the construction of the commanding Liberty Memorial. As first suggested however, the Union Station Plaza did not end up being the location for the Memorial. A higher and more sightly location was selected on the west side of Main Street just south of Twenty-fifth. The Park Department acquired the land by condemnation in 1920. 32.766 acres were purchased for \$952,050.8 and added to Penn Valley Park. (See separate continuation sheet for further information on "Liberty Memorial").

The fourth tract of land to be added to Penn Valley Park was also acquired by condemnation in 1926, costing \$255,754 for 2.671 acres. It was between Pershing Road and Twenty-fifth, and west from the east line of the vacated Wyandotte Street. It was acquired to make room for Kessler Boulevard.

In addition to Liberty Memorial and the Santa Fe Trail Marker, there were several other memorials or monuments which were located in Penn Valley Park. The Charles Carroll Spalding Memorial was dedicated in 1918 south of Penn Valley Lake at 29th Street and Pennsylvania Drive. Spalding wrote the book "Annals of the City of Kansas and The Great Western Plains", which became a promotional tool for the city in its early days. The Missouri Valley Historical Society raised \$500 for it. The bronze tablet, stolen in 1929, was replaced with a brass plaque (Photo PV-7).

The Scout was designed by sculptor Cyrus E. Dallin for the Panama-Pacific Exposition in San Francisco, where it won a gold medal in 1915. On its way back east, it was temporarily exhibited in Penn Valley Park. It was so well received by local residents that \$15,000 was raised to buy the statue, primarily in nickels and dimes through a fund called "The Kids of Kansas City." It was dedicated in 1922. The statue has been moved three times, all in the vicinity of its present location at 29th Street and Pennsylvania Street, overlooking Penn Valley Lake. Originally exhibited on a flat base, the present pedestal was a proposed WPA project in 1941.

The Pioneer Mother Memorial group was dedicated in 1927. A gift to the city from Howard Vanderslice, an early member of the Kansas City Art Commission, he donated it on two conditions: the cost of the statue would never be revealed, and all molds and plaster casts would be destroyed to prevent duplication. The artist, New York sculptor Alexander Phimister Proctor, complied with his portion of the agreement. However, the city newspapers spent a considerable amount of time and research trying to ascertain the cost of the statue. Newspaper articles are full of itemized accounts of estimates of the memorial's expense. The granite pedestal was designed by the Kansas City architectural firm of Wight & Wight. The bronze memorial is in remembrance of all pioneer mothers who crossed the plains. It is situated west of the entrance to the Liberty Memorial Mall, on the former site of the tennis courts (new tennis courts were constructed on a plateau in the southwest section of the park).

Proctor wrote from Rome that "There is no reason why the group should not stand there for hundreds of years unless destroyed by the hand of man and this does not seem likely to happen as the subject must appeal to all classes of people." This unfortunately did not prove to be the case, as the statues had been damaged and threatened with collapse from

rusting armatures within. The Pioneer Mother group was recently restored and rededicated on May 20, 1989 by the Parks and Recreation Department at a cost of nearly \$250,000. Within the last six months, the road encircling the statues, Pioneer Mother Drive, was removed, and replaced in part with a fitness trail. A parking area was provided at the same time just west of the triangular plot of land containing the "Hiker".

The Hiker is a bronze statue commemorating the veterans of the three conflicts at the turn of the century, the Spanish-American War, the Philippine Insurrection, and the China Relief Expedition. "Hiker" was the name given to infantrymen of these conflicts. Theo A. R. Kitson was the sculptress. The statue was dedicated in 1947, and is situated just south of Liberty Memorial Mall and Memorial Drive.

## 9. DESCRIPTION

Penn Valley Park is a 175.69 acre site with a variety of topography and site conditions. The park is somewhat irregularly bounded: the western portion is fairly rectangular, and is bounded by Southwest Trafficway on the west, 31st Street on the south, Wyandotte on the east, and 26th Street on the north (Map PV-3). The northeast portion, containing Liberty Memorial and the Liberty Memorial Mall, is bounded by Main Street on the east, Pershing Road on the north, and Kessler Drive on the west (for further description of Liberty Memorial Mall, see separate continuation sheets). The main drive, Penn Valley Drive, physically and visually separates the park into two major sections. Also separating the two sections is a high limestone cliff covered with vegetation on the east of Penn Valley Drive.

The Hiker is a bronze statue situated just south of Liberty Memorial Mall and Memorial Drive in a triangular plot of land. Surrounded by hawthorne trees in the rear, the statue is fifteen feet tall, set on a five by five foot Georgia marble base (Photo PV-8). To the west of this statue is a newly constructed parking area, also flanked by hawthorne trees on the west.

Further west of this, at the peak of a high plateau, is the Pioneer Mother group. Recently restored, it features a group of bronze pioneer figures set on a pedestal of Minnesota pearl pink granite and concrete base. The memorial is composed of two horses and four figures, a pioneer mother, her baby and husband, and a guide. The pedestal is 4' 8" high, 37' long, and 28' wide, and is surrounded at the base by a planting bed with concrete edges (Photo PV-9). A newly laid asphalt fitness trail partially follows the former roadbed of the Pioneer Mother Drive which was recently removed. Further west, along Penn Valley Drive, is a heavily vegetated cliff.

North of the Pioneer Mother group is a small picnic area with swings, and a ball diamond (Photo PV-10). A modern restroom structure of concrete is currently not used (Photo PV-11). The site of the ball diamond is at a lower elevation than the Pioneer Mother Memorial area. At the same elevation, Kessler Drive at this point follows along the western edge of Liberty Memorial Mall, and provides excellent views of the Memorial (see Photos PV-12 and PV-13).



South of the Pioneer Mother group, west of Wyandotte, and east of Penn Valley drive is a high grassy plateau dotted with mature trees (Photo PV-14). In the southeast corner of the part, set at a lower elevation than the plateau, is the two-story stone service facility (see separate continuation sheet).

The eastern and western sections of the park are separated by the curving, four-lane Penn Valley Drive (Photo PV-15). The opposing directions of traffic on Penn Valley Drive are separated by a narrow strip of grass. Broadway joins with Penn Valley Drive at the southern end of the park by means of a concrete bridge with stone abutments (Photo PV-16). At the approximate location of the bridge is the drive entrance to the western section of Penn Valley Park. A narrow ravine runs north/south between Penn Valley Drive and Penn Drive, a park road. A stone wall is at the south end of the ravine, on grade with the road (Photo PV-17). A fitness trail meanders through the bottom of the ravine (Photo PV-18), crossing over the creekbed twice with small, arched stone bridges (Photo PV-19). At the northernmost section of the ravine is a 3.08 acre lake containing a small island with deciduous trees (Photos PV-20, PV-21, and PV-22). A stone-faced bridge/overflow structure is at the northern edge of the lake (Photo PV-23). Along the west side of Penn Drive, across from the lake, rock outcroppings left from road construction are supported by dry stone retaining walls (Photo PV-24).

South of the ravine, Penn Drive slopes upward (Photo PV-25), then turns sharply to the right (back north). This road circles around four full tennis courts and a half practice court with a high berm southwest of the courts (Photo PV-26). At the northern point of this road is the promontory site for The Scout, a 10' tall bronze statue of a Sioux Scout on horseback (Photo PV-27). The 8' tall platform is coarsely-laid limestone which is narrower at the base, and gradually widens (Photo PV-28). The Scout faces north over a limestone ledge which drops off several feet to the roadway below.

## 10. INTEGRITY

Several significant historic features remain within Penn Valley Park, although they represent several different points in time. The boundaries have been altered somewhat. The original 1893 recommendation was for a much smaller park, and although this was a serious point of contention in Kansas City politics, it has no bearing on the discussion of boundary integrity except as a historical note. The land that was eventually acquired in 1900 remains today, except for the northwest playground corner, which is now a maze of roadways and entry ramps. The park boundaries were again changed in 1920 and 1926 with the addition of the land which would serve as the Liberty Memorial. Thus the park boundaries retain their integrity from 1926.

In many ways, Kessler's design and intent for Penn Valley Park have remained much the same throughout history. Penn Valley Drive was never really intended to serve as a park drive, but more as a thoroughfare from Kansas City to Westport. The speed of today's vehicles, amount of traffic, and the natural rough terrain do more to separate the eastern and western sections of the park than does Kessler's design. In fact, the natural rough topography separates the park into various use areas - grassy level plateaus for recreation, cliffs and promontories for views, and natural vegetation on the edges - and Kessler's design takes advantage of these features. These have all retained the same basic spatial relationships (compare Maps PV- and PV-). Some use areas have been changed, however. The tennis courts were moved to approximately 29th and Pennsylvania, and two ball diamonds added. In addition, Penn Valley Park became the location for several memorials (see sections 8 and 9).

Penn Valley Drive has retained much of its integrity of design and location, although it no longer has a center row of street trees. Portions of the secondary park drives remain, although one - Pioneer Mother Drive - was recently removed and replaced with a fitness trail. The drive leading to The Scout has also been altered, although the new drive does partially follow the old. In general, the circulation system retains enough integrity to be representative of Kessler's design, although any further changes would begin to affect that integrity (PV-29).

As alluded to earlier, the vegetation retains much of its integrity to the 1910 design. Major groupings of trees remain much as they did, although it is likely that some individual trees have been removed or added. Some historic shrub plantations are also extant. No historic site furnishings remain in areas of the park other than the Liberty Memorial. One major architectural feature, the Field House and pool, has been removed. However, the stable and storage barn remain in use today as a service facility.

The topography is today much the same as it was in its historic period - a combination of rough, natural conditions which were judiciously "enhanced" by Kessler. The roads were engineered to blend in with the topography, although grading was still necessary. The lake is man-made, and except for the island, retains its integrity from Kessler's design.

## 11. SIGNIFICANCE

Penn Valley Park is significant for its association with the events surrounding the park movement in Kansas City. As one of the "triad" of major parks in Kessler's original 1893 park system plan, it was the object of much intense local debate. Many voluntary groups were formed in the mid-nineties for the purpose of supporting various park projects. The most active of these was the "improvement association" formed by the property owners living around the Penn Street ravine. Although Penn Valley was among the Board's original recommendations for acquisition, it was really the local citizens who banded together and saw to it that site purchased for the park was larger than the Board's original proposal. The transformation of the area from the cheap houses and rubble to a finished park of natural beauty so impressed property owners in a neighboring residential district that they purchased a similar tract of land and donated it to the city for a park. This tract became Roanake Park.

Penn Valley Park is significant in the area of landscape architecture as the work of a master, George Kessler. Although the site had natural beauty, for years it was hidden by cheap housing and stores. After the condemnation proceedings, the land was pocked with old cellar excavations and rubbish heaps. Due to the steep topography, runoff water from the higher ground on the south, east, and west was washing away precious topsoil which was so necessary for the new plantings. Kessler's engineering and artistic skills are quite evident in the solutions he devised for this problem. An earth dam was built across the low northwest section, and water allowed to fill the basin to form a lake. As not all of the park drained into the lake, a system of underground drains was constructed to divert the runoff. Over three miles of park drives also carried away water with cement gutters. Kessler's skill in enhancing the natural beauty of the site are also evident in the series of lookout points throughout the park which afforded a variety of views of the city. The circulation system took advantage of these views and of easy grades wherever possible on this difficult site. In places where the roads were cut into limestone cliffs, specially designed masonry foundations blended in with stone ledges above (Photo PV-30).

Penn Valley Park, with the Liberty Memorial (see separate continuation sheets), is an example of a particular style of landscape architecture, while at the same time an example of time sequences as well. The majority of the park retains features of the American Romantic style of park design, while at the same time showing necessary adaptations for modern lifestyles. Like the other parks from this period it has many excellent examples of the stone features which were constructed to blend with the naturalistic park design (Photos PV-31, PV-32).

WESTIN  
CROWN CENTER

LIBERTY  
MEMORIAL

MAIN ST

PERSHING RD

TRAM  
STATION

UNITED STATES  
POST OFFICE

BROADWAY

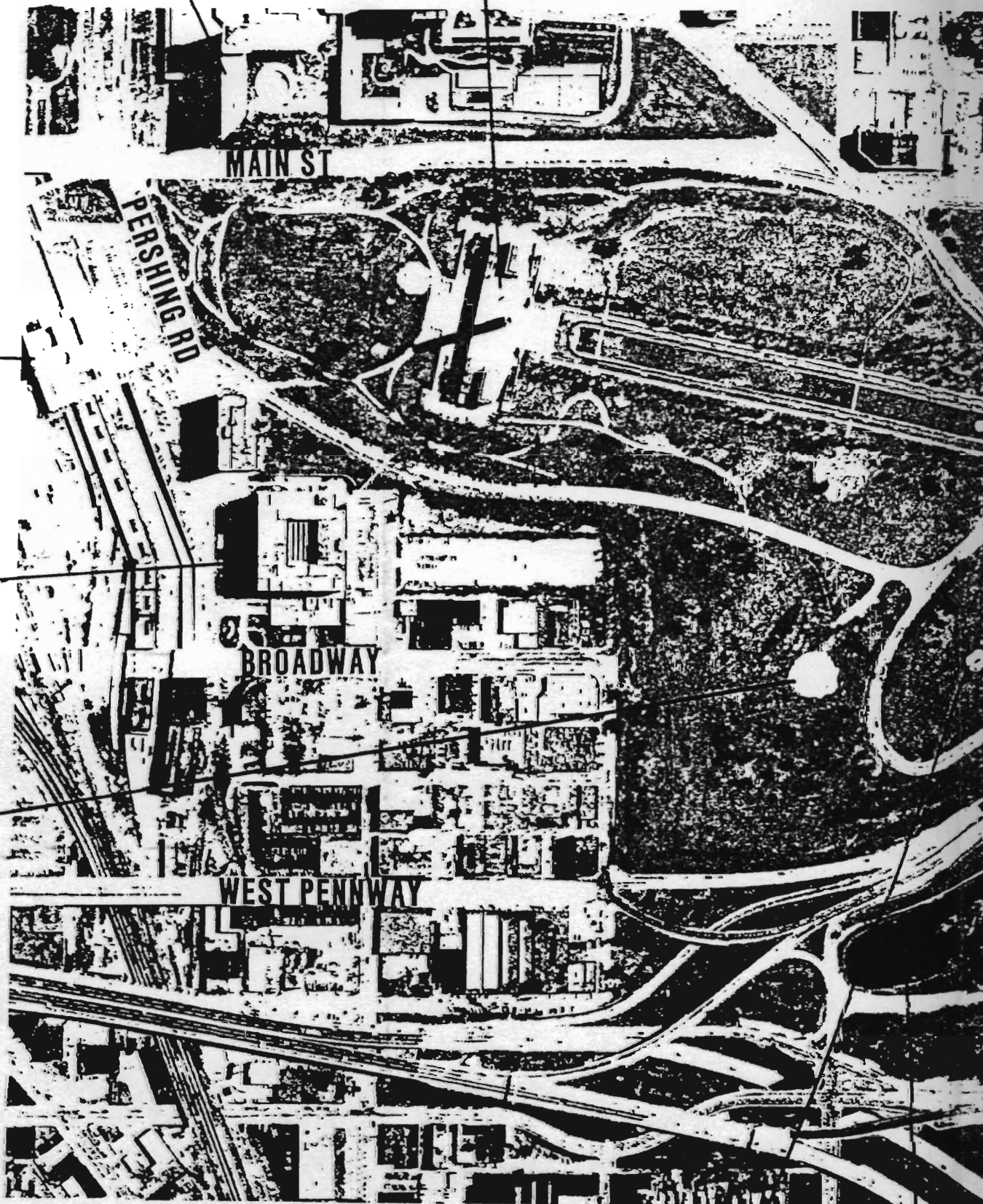
TRAM  
DIALECT

WEST PENNWAY

PIONEER MOTHER

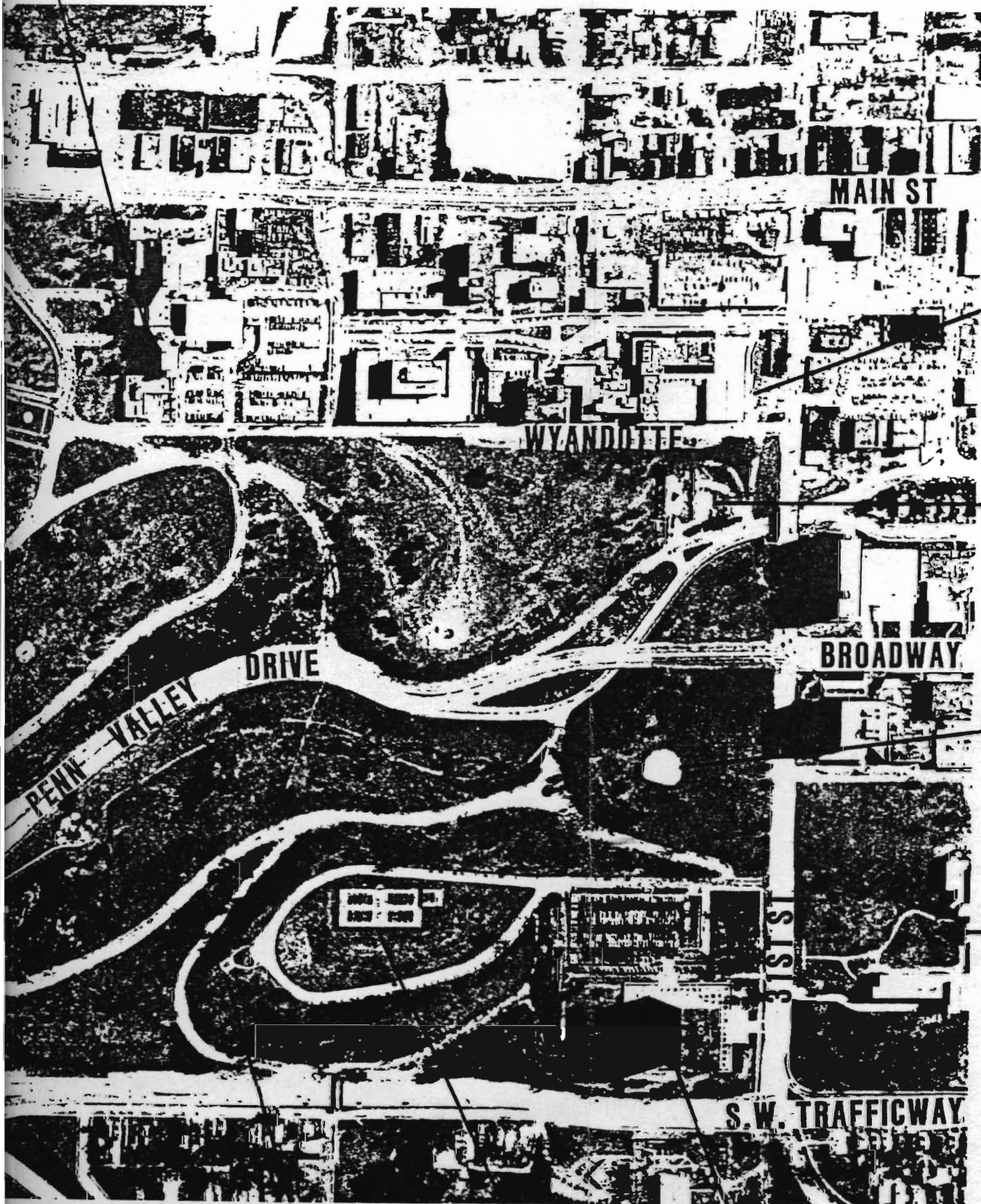
LAKE

PENN VALLEY PARK





ST. MARY'S HOSPITAL



TRINITY  
LUTHERAN  
HOSPITAL

SERVICE  
FACILITY

BALL  
DIAMOND

PENN  
VALLEY  
COMMUNITY  
COLLEGE

TENNIS  
COURTS

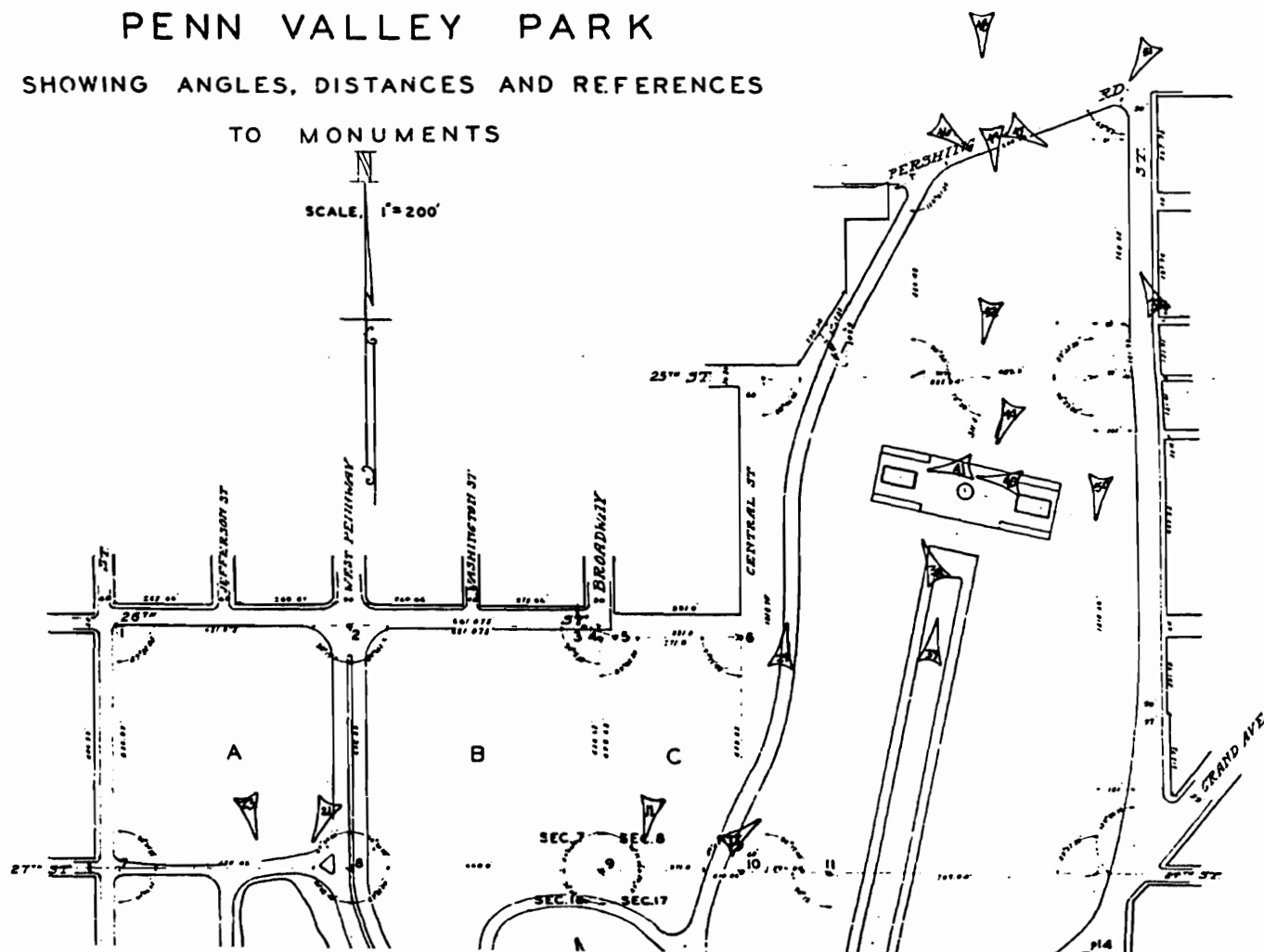
THE SCOUT

B.M.A.

PV-10

LOCATION OF PHOTOGRAPHS  
(PV-)

# MAP OF PENN VALLEY PARK SHOWING ANGLES, DISTANCES AND REFERENCES TO MONUMENTS



MON. 16 Ref 13.71' N of S. on T.P.  
13.71' S of N. on line of M.B.  
17.25' S.E. Nail in 18' Elm 45' up  
12.66' N.W. Nail in 12' Elm 10' up

MON. 17-18 Ref 14.36' NW Nail in 12' Willow Sap  
11 Bar 104.627 28.61' E Nail in 10' " 3' up

MON. 18 Ref 58.82' S.W. Nail in 12' Elm 3' up  
110.62' E. Nail in 20' Locust 1' up  
79.56' N.W. on Lamp Base  
11 Bar 104.627

MON. 19 Ref 28.45' S. to 1 on E. from M.B.  
14.60' N. to nail in 12' mulberry  
46.17' S. of E. 3rd Car C.B.

MON. 20 Ref 26.37' S of M. on Lamp Base  
48.80' S of E. on same from Ref.  
50.6' S. of E. 1st Nail in 20' Locust 1' up  
71.56' S. of E. 3rd Car C.B.  
11 Bar 104.627



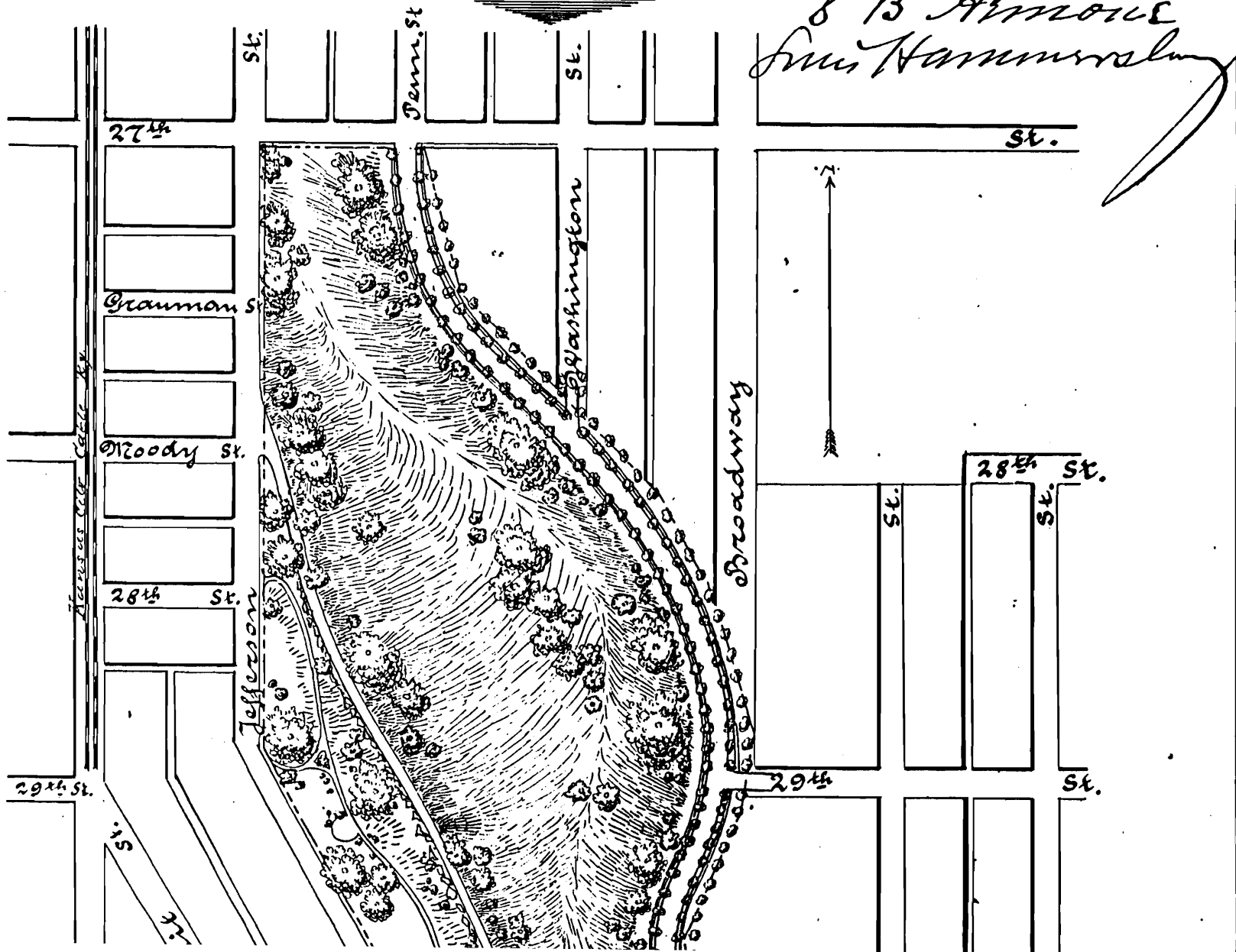
# Proposed System of Boulevards and Park Reservations.

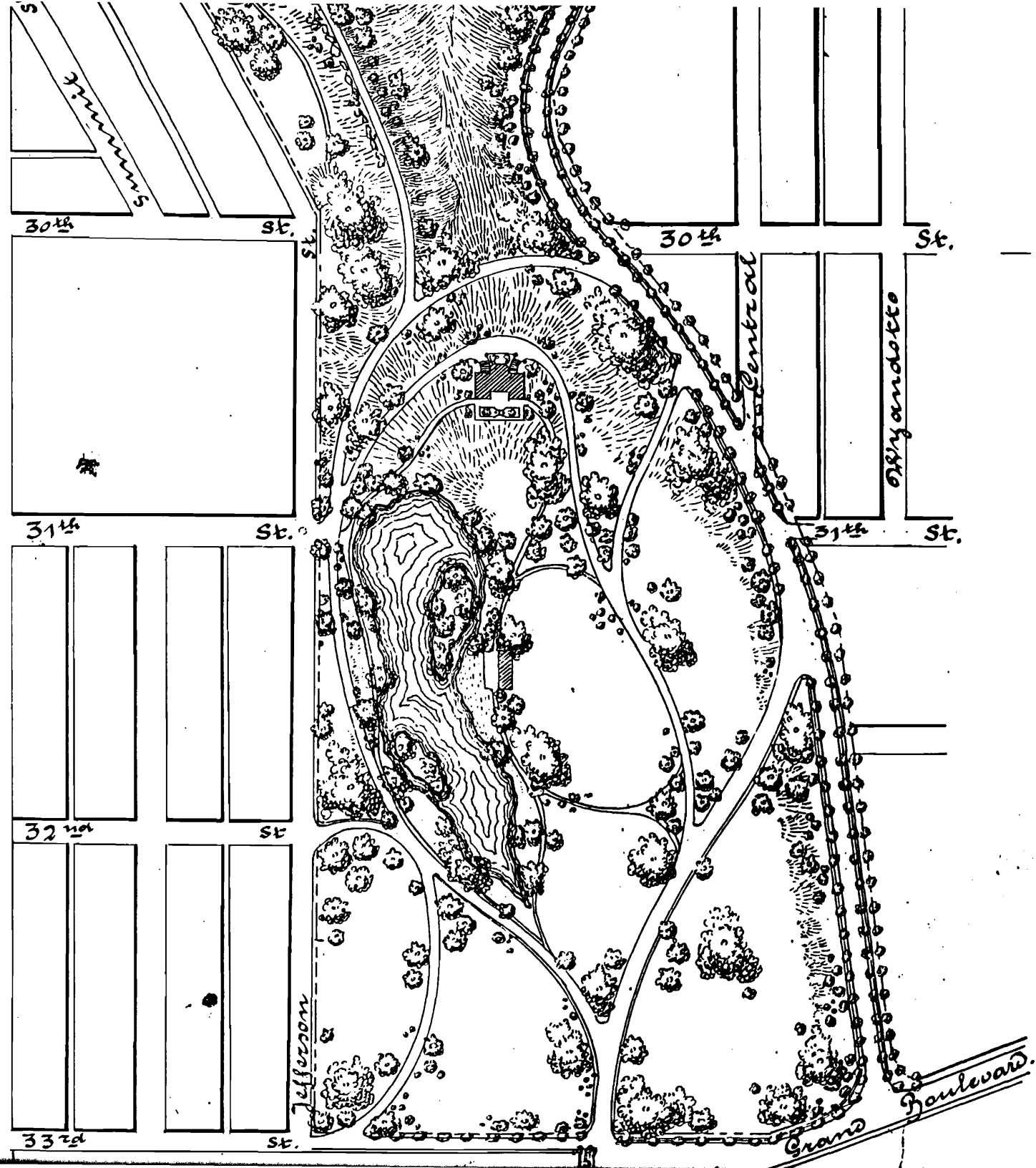
PV-1

Nº 4  
Sept 1<sup>st</sup> 93

Approved October 12<sup>th</sup> 1893  
August P. Meyer  
H. C. Class  
A. C. Bruns  
S B Ammon  
S. H. Hammons

Penn Valley







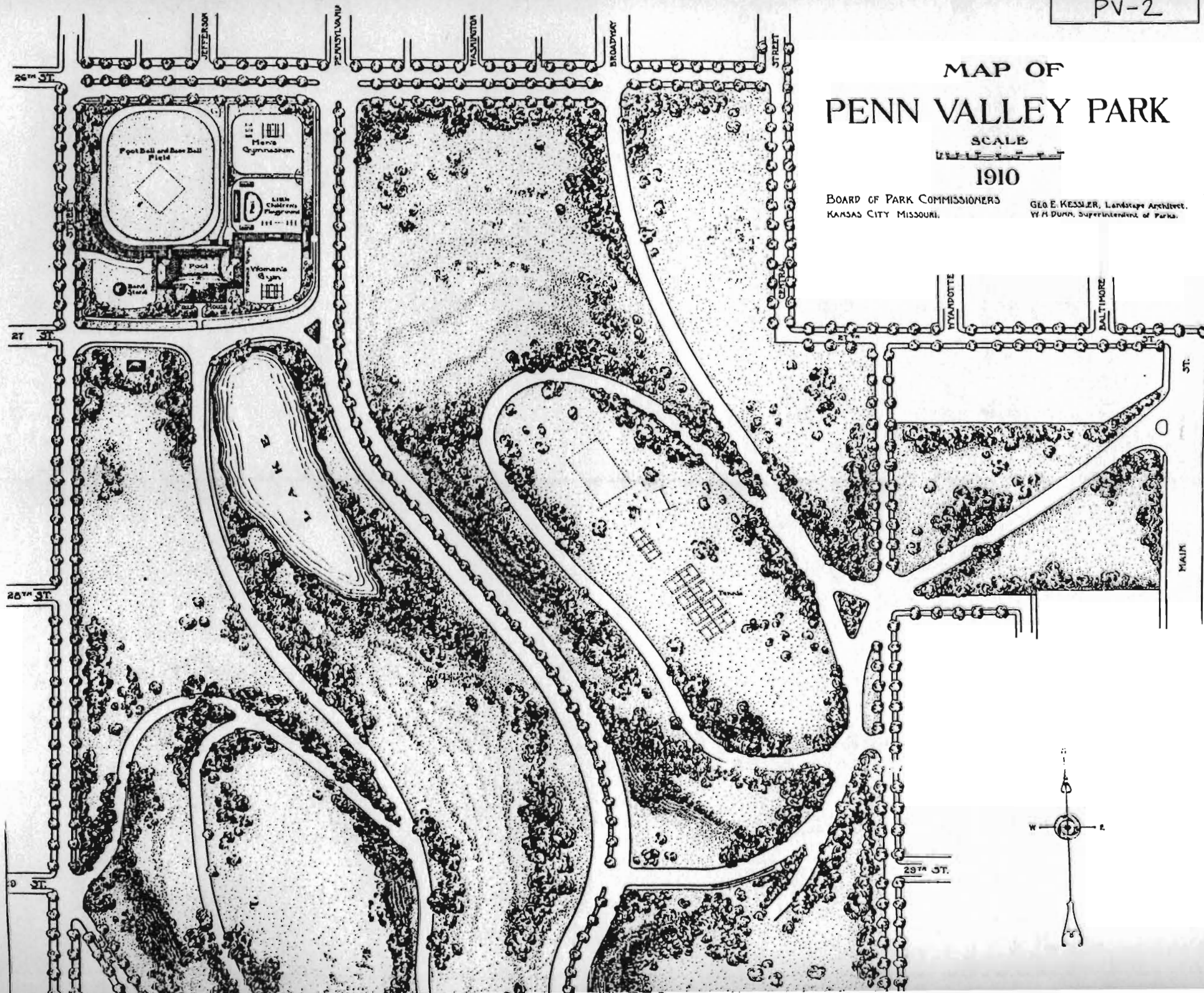
# MAP OF PENN VALLEY PARK

SCALE  
1" = 100'

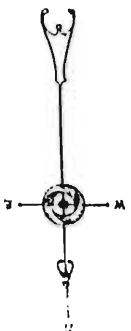
1910

BOARD OF PARK COMMISSIONERS  
KANSAS CITY, MISSOURI.

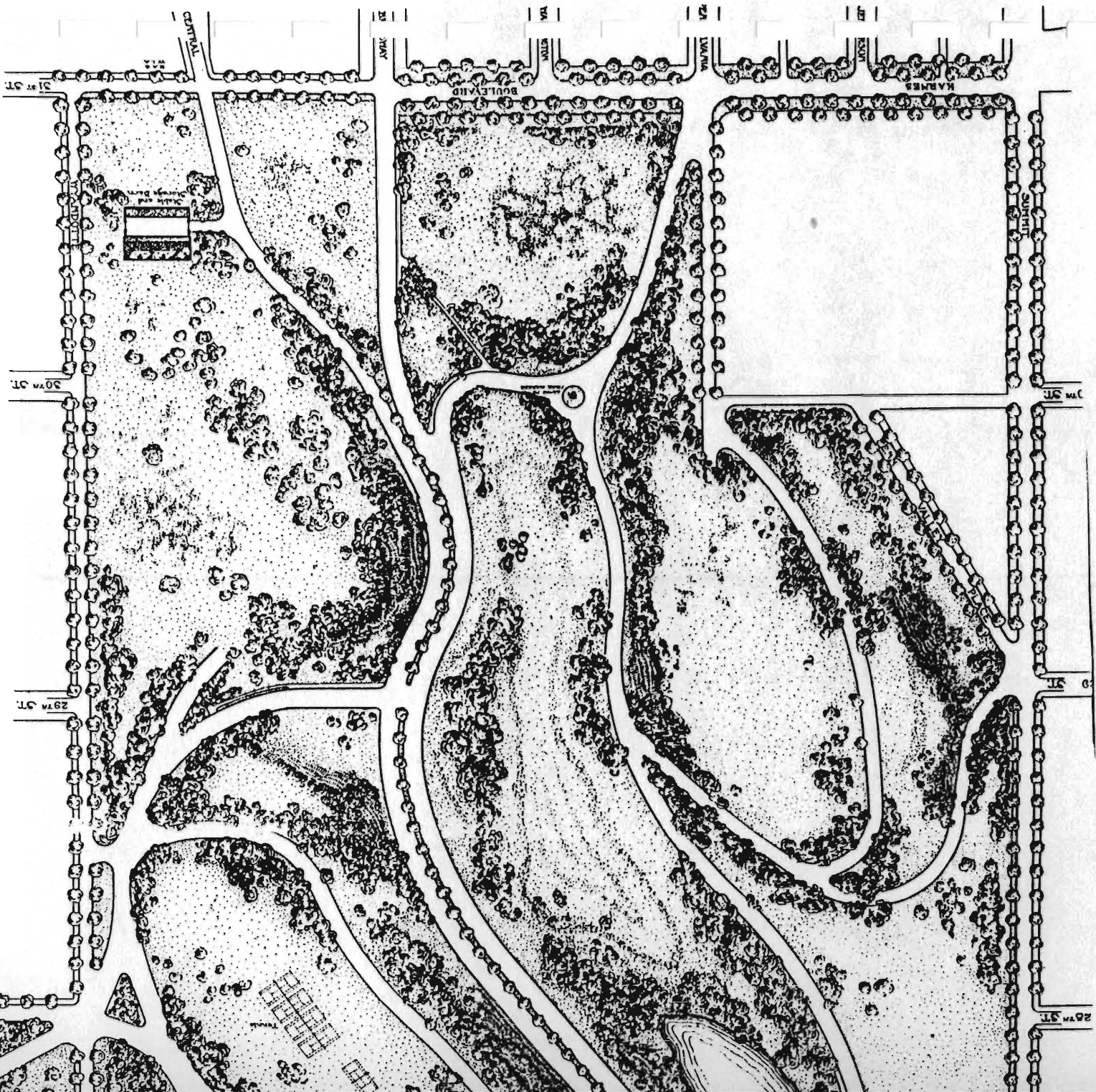
GEO. E. KESSLER, Landscape Architect.  
W. H. DUNN, Superintendent of Parks.

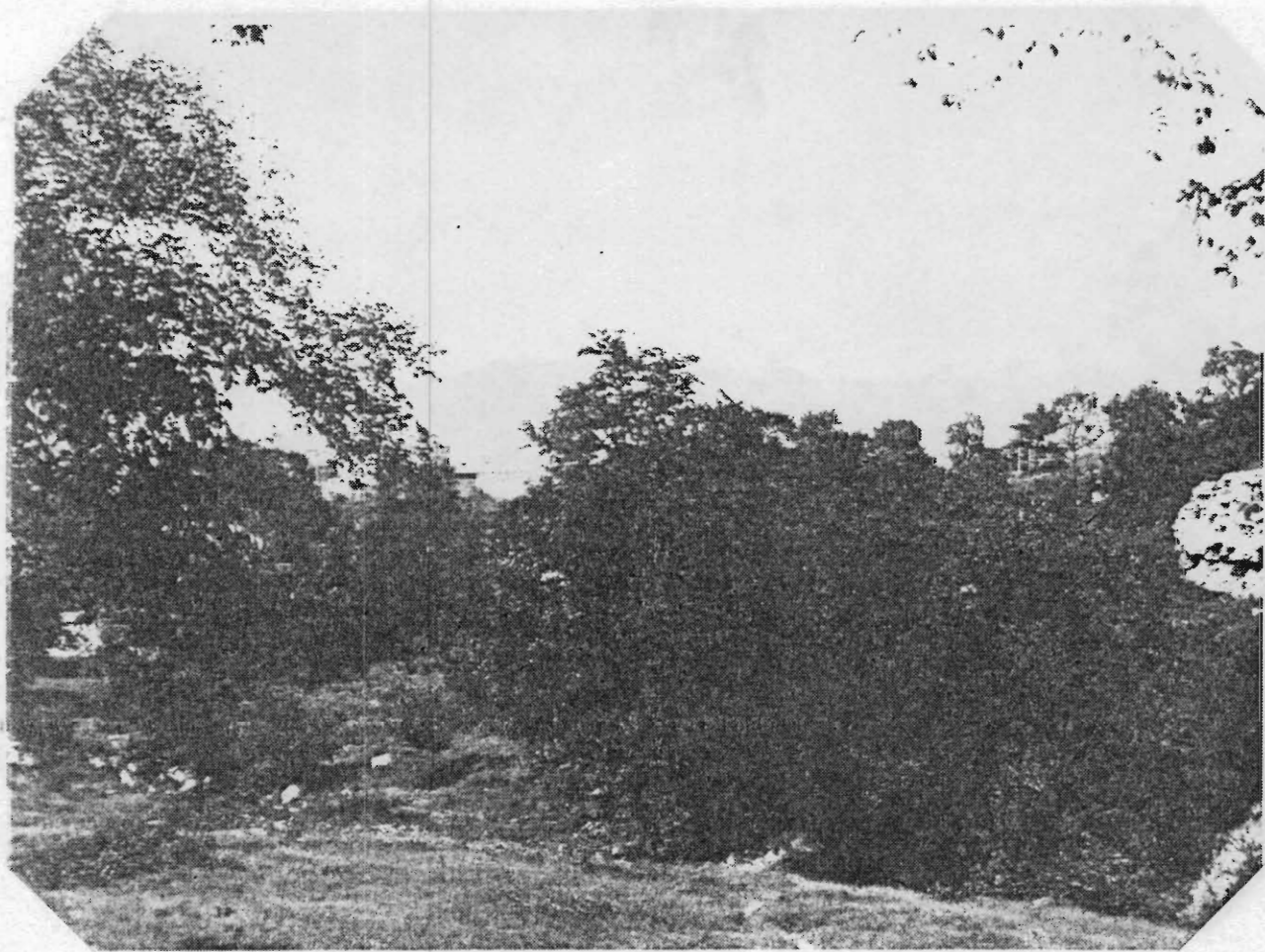






MAIN



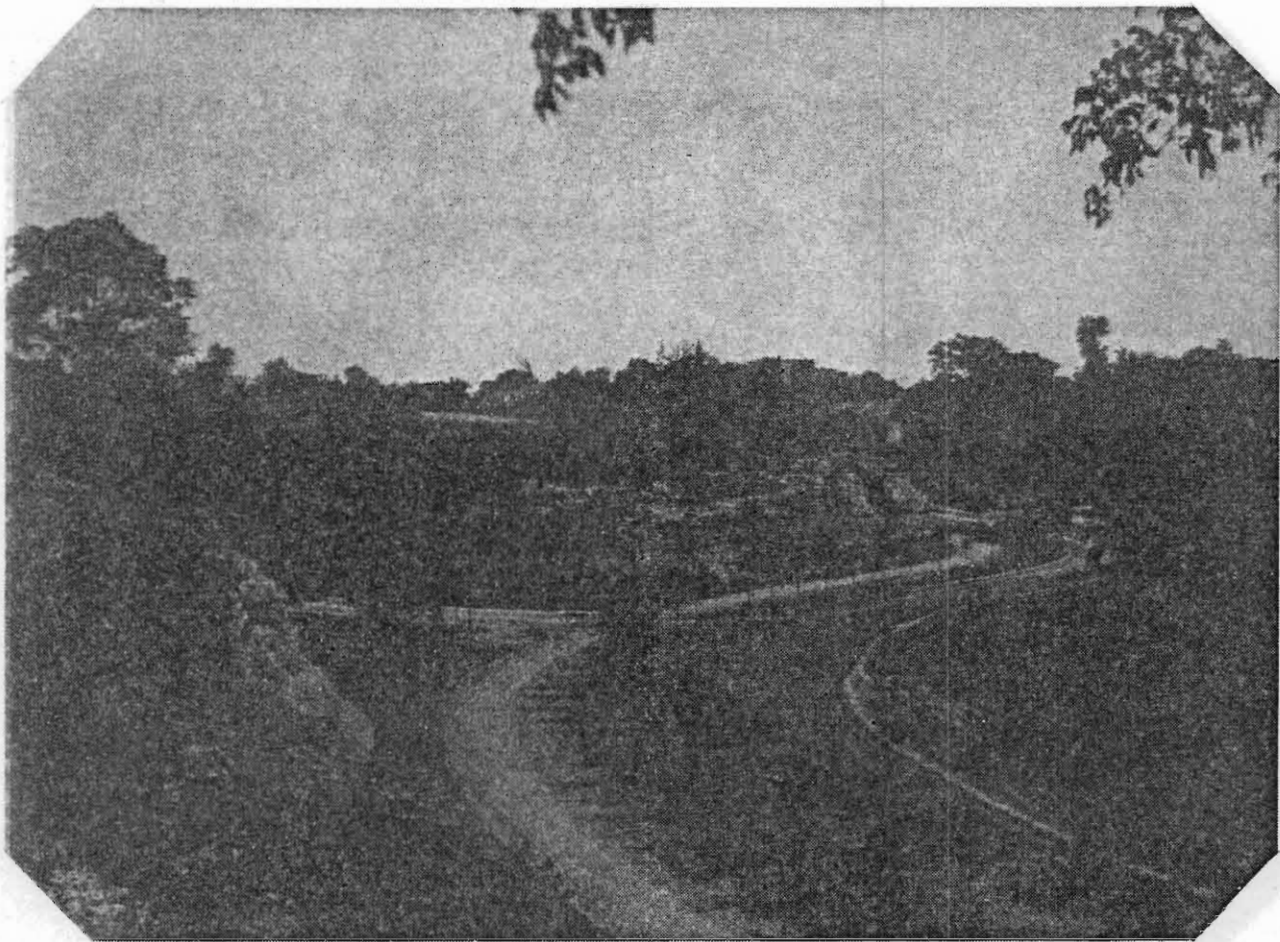


PV-1 View of CBD 1907

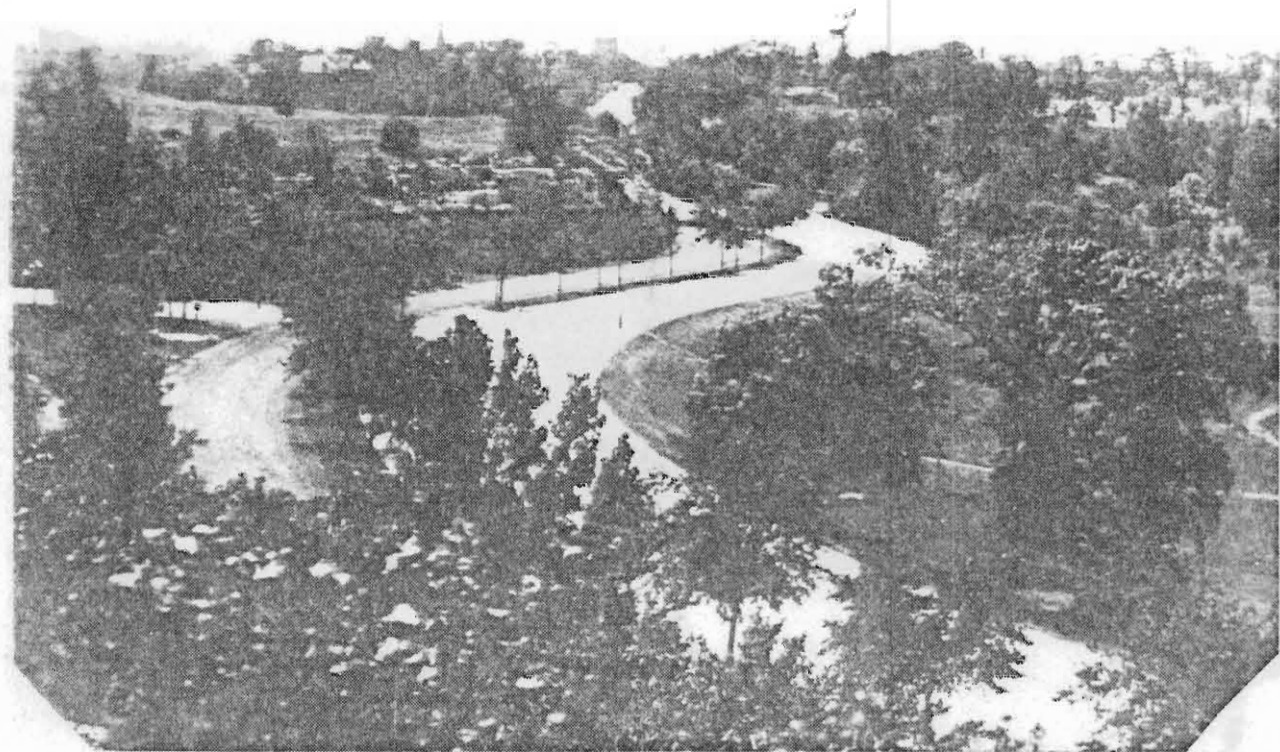


PV-2 29th & Broadway, looking NW 1903

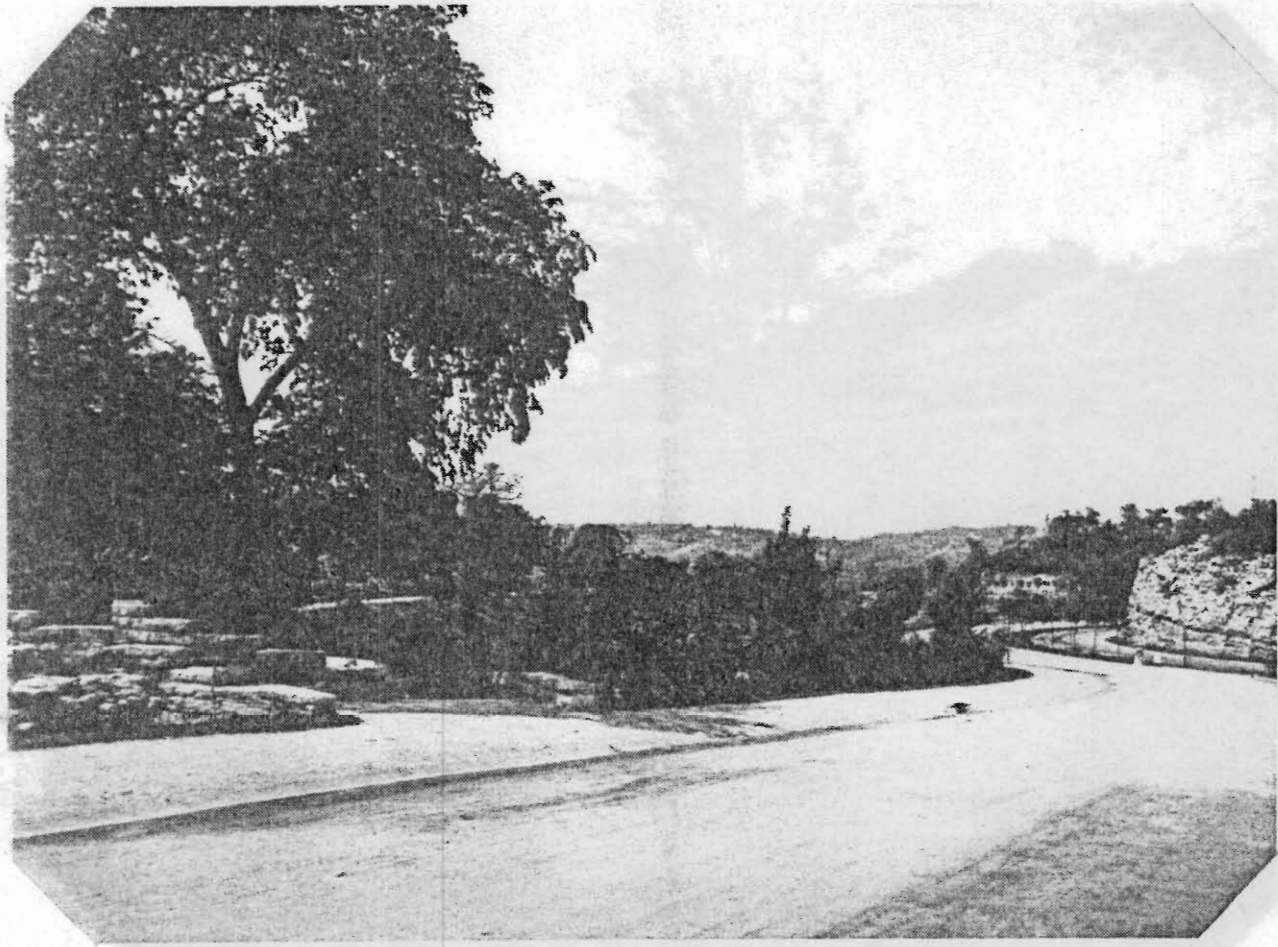




PV-3 Main drive (approx. 28th & Broadway, looking south) 1907



PV-4 28th & Broadway, looking south 1914



PV-5 31st & Broadway, looking north 1907

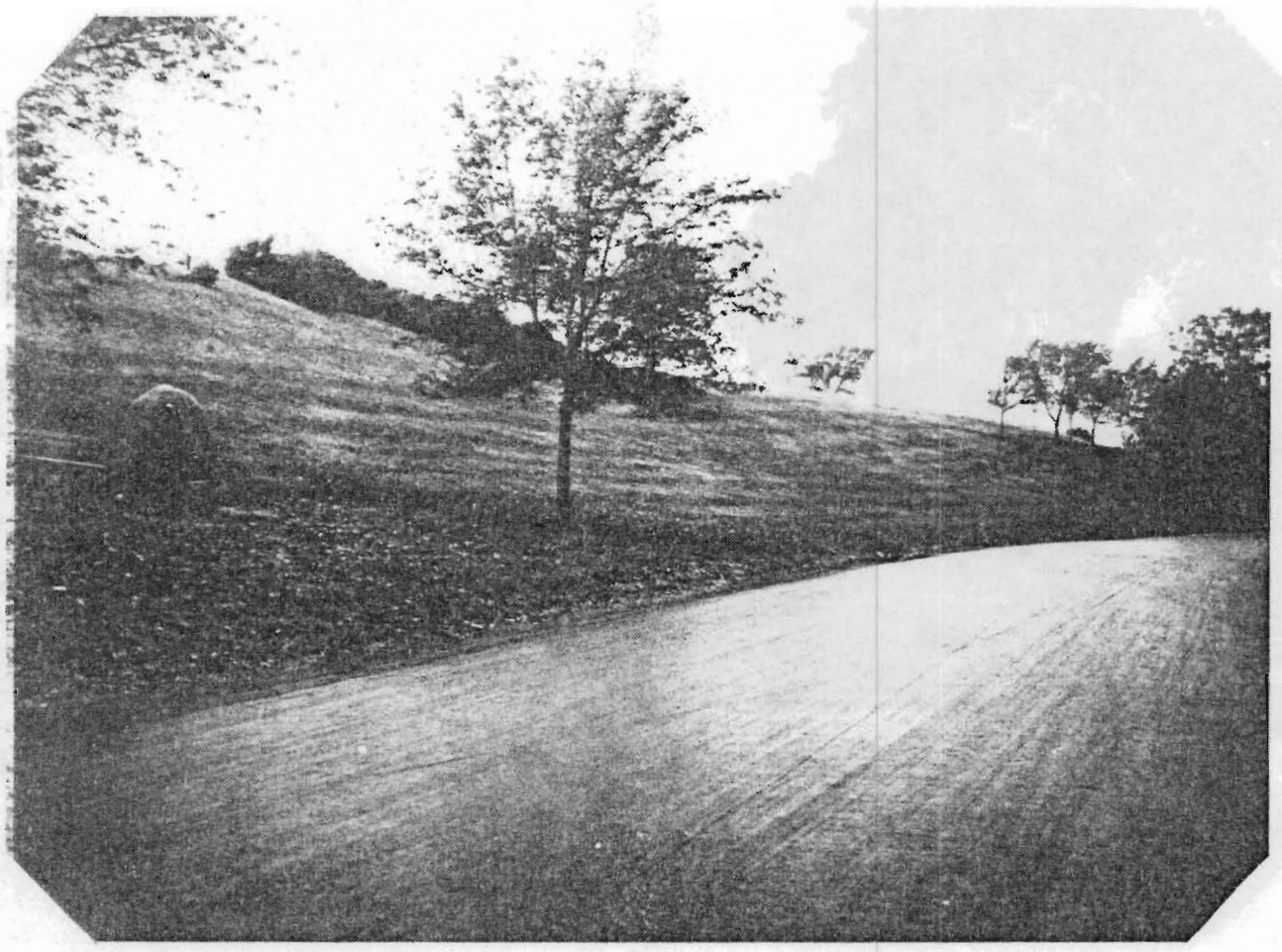


PV-6 tourist camp 1921

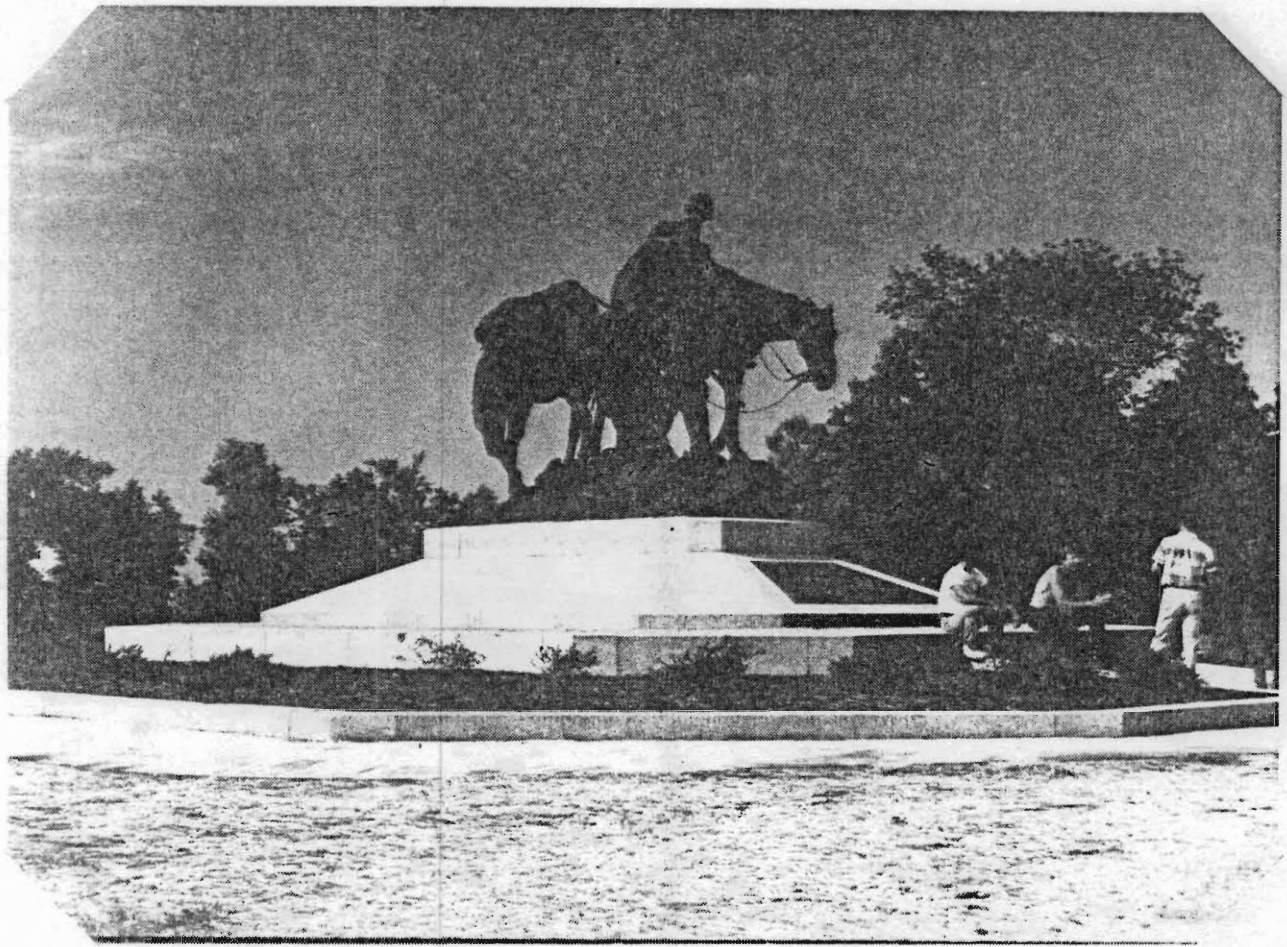




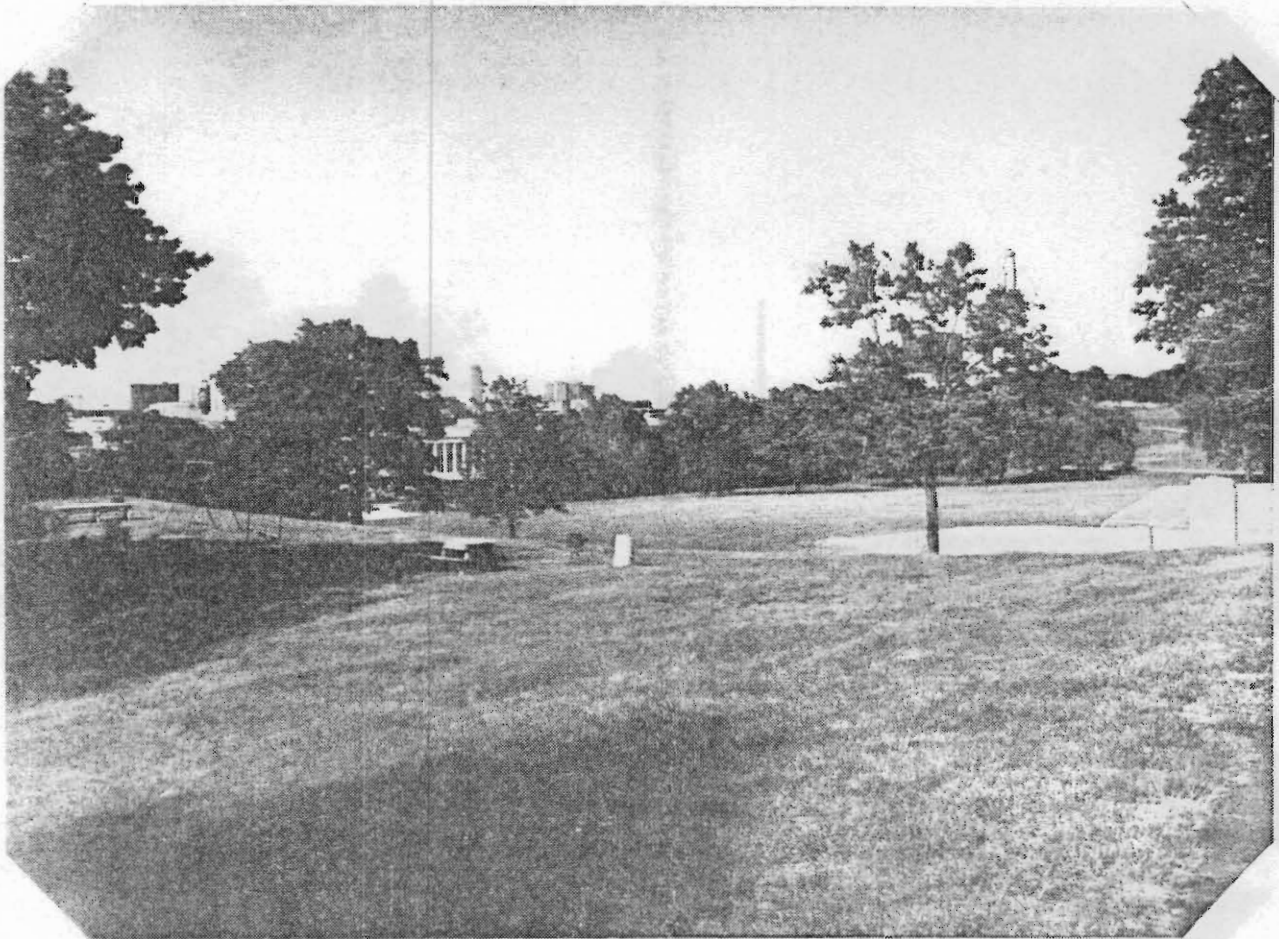
PV-8



PV-7 Scout and Spaulding Monuments 1921

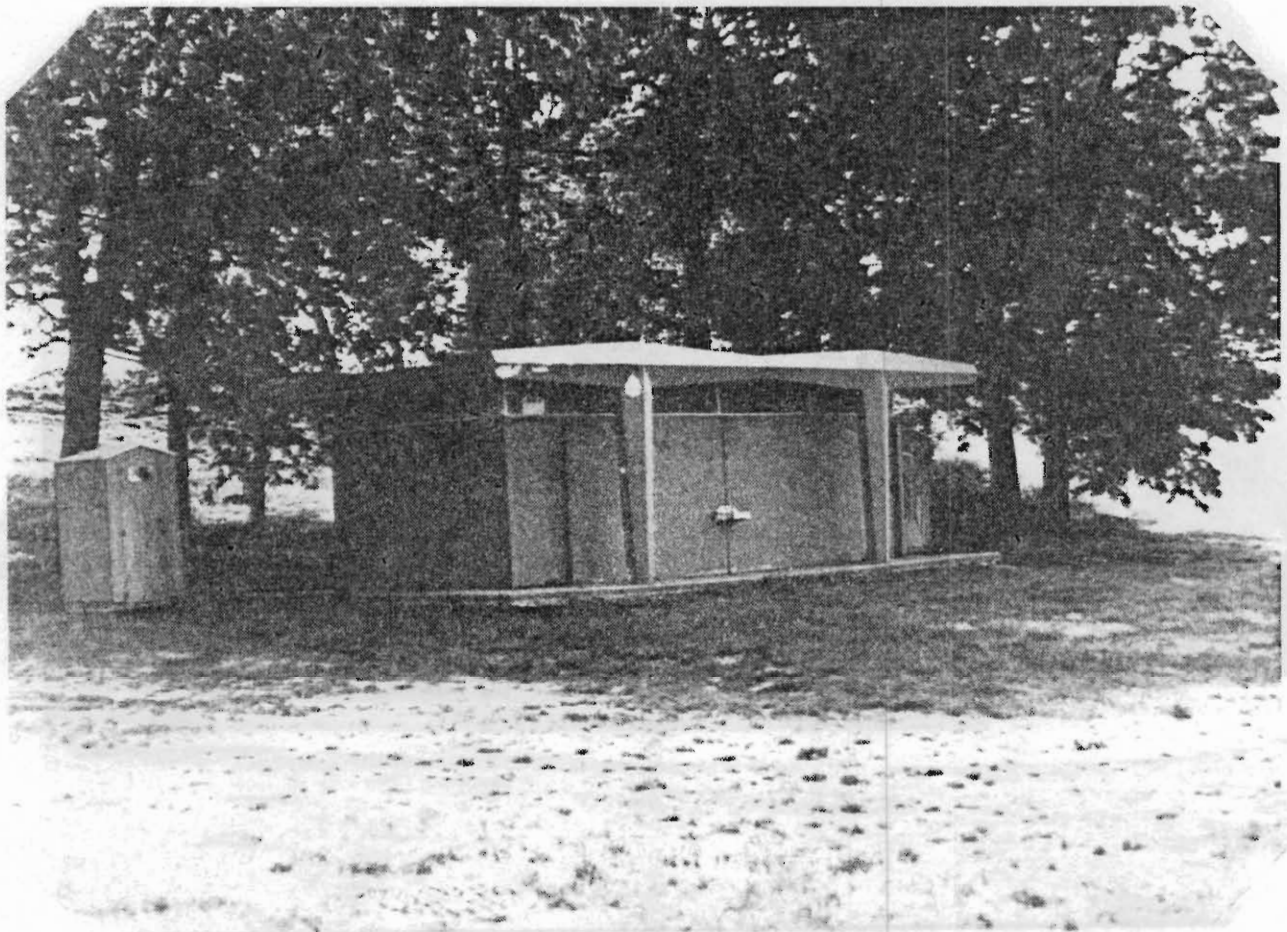


PV-9

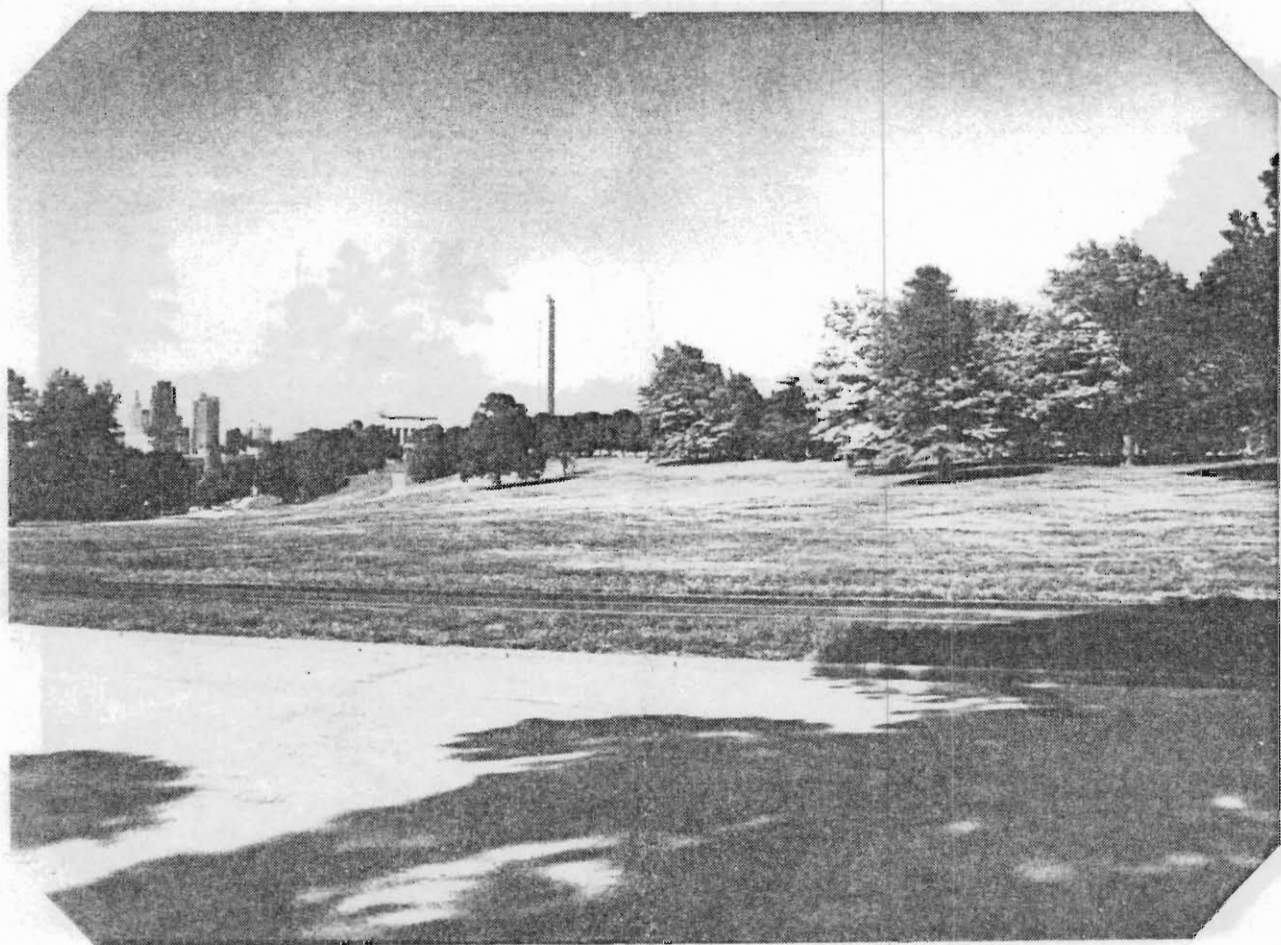


PV-10





PV-11



PV-12



PV-13



PV-14

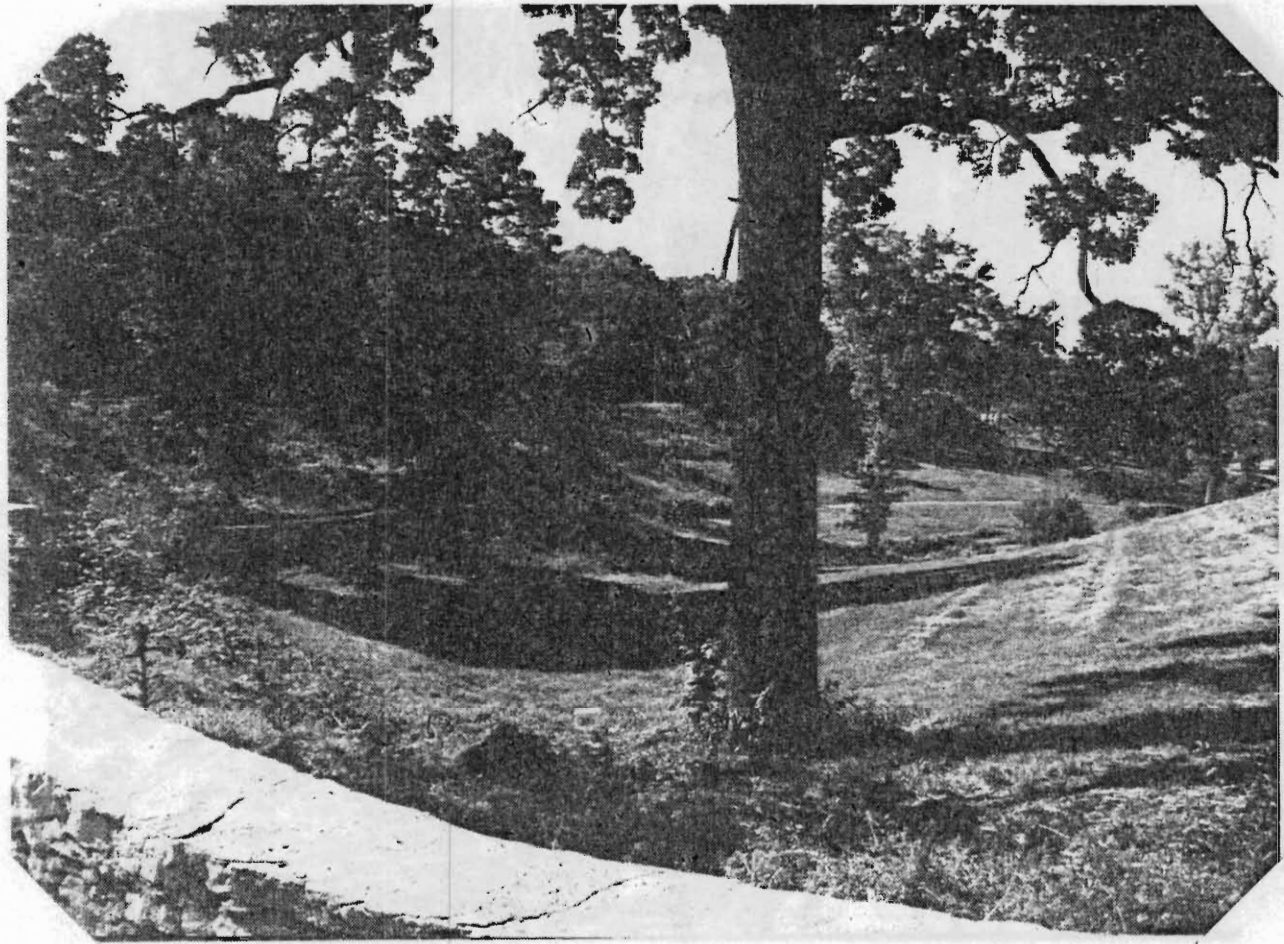




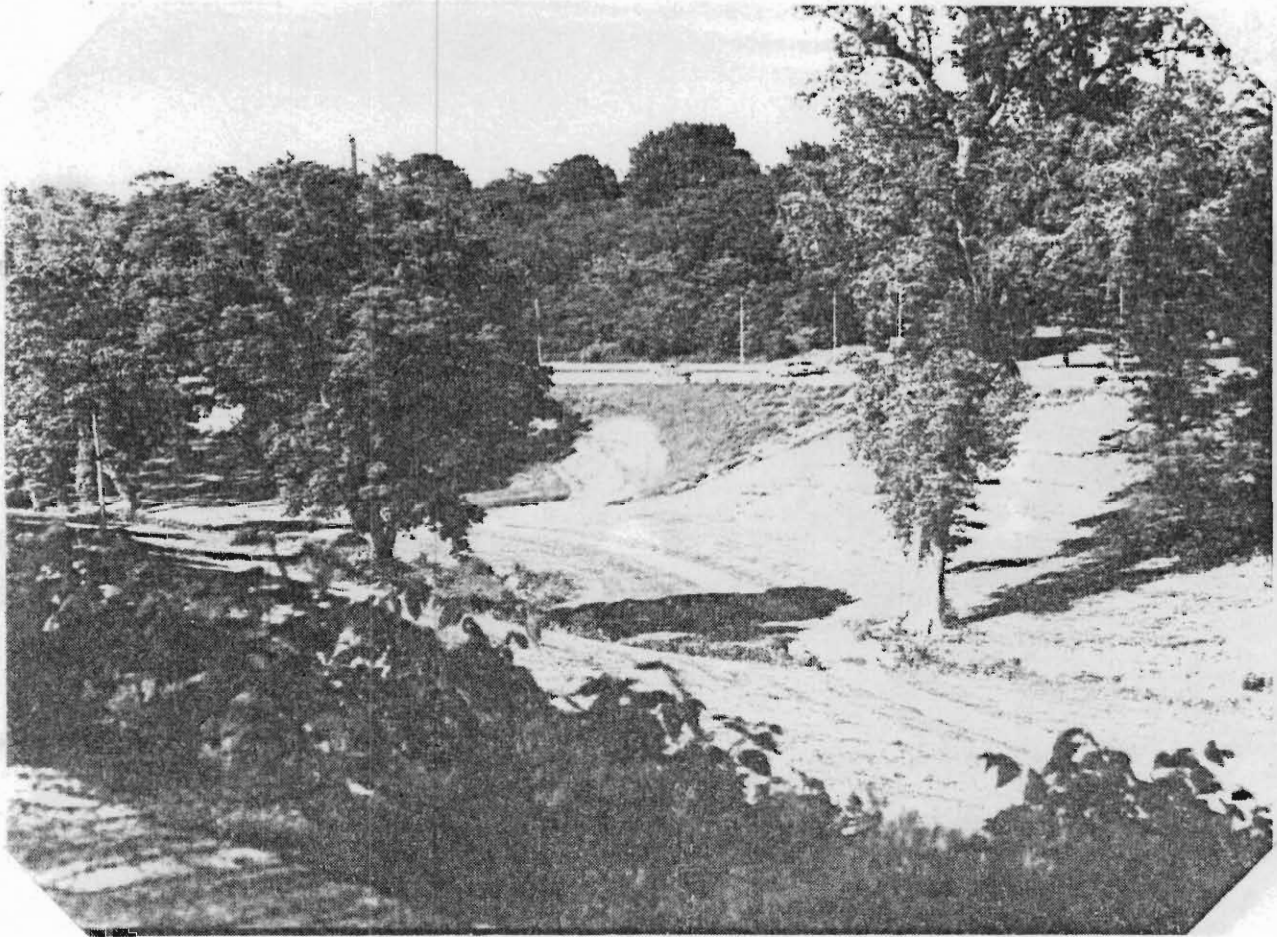
PV-15



PV-16



PV-17



PV-18



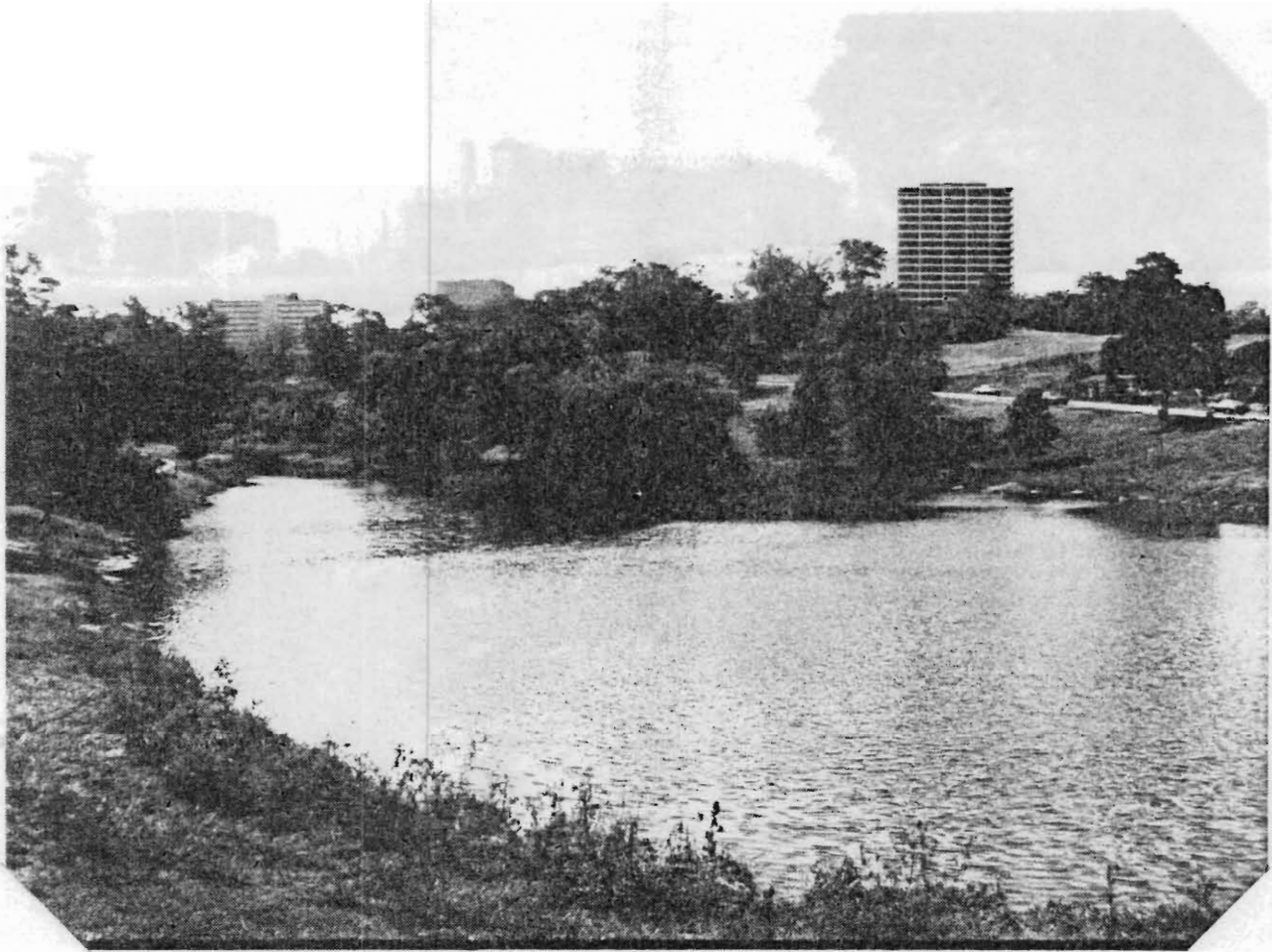


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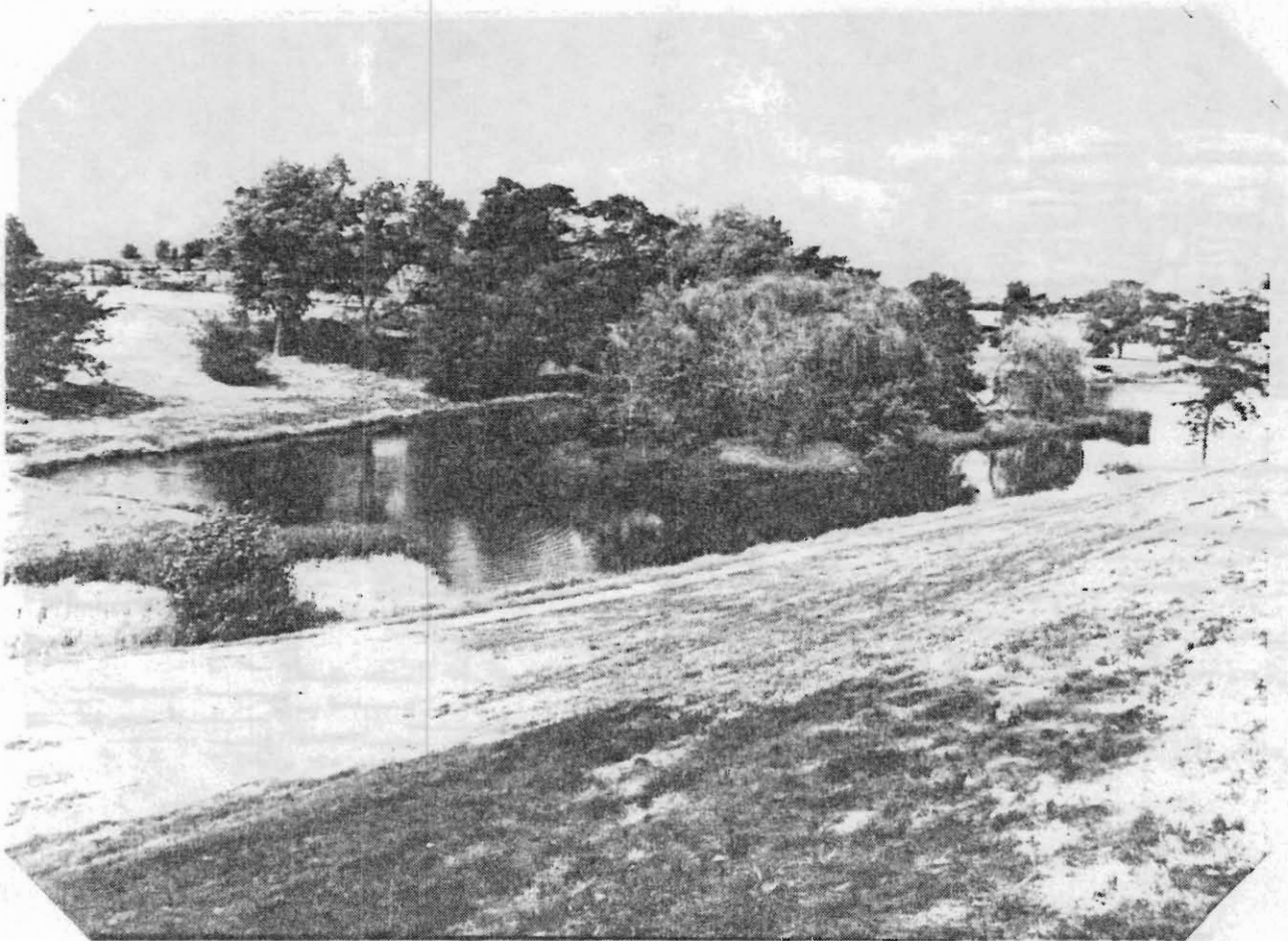


PV-20





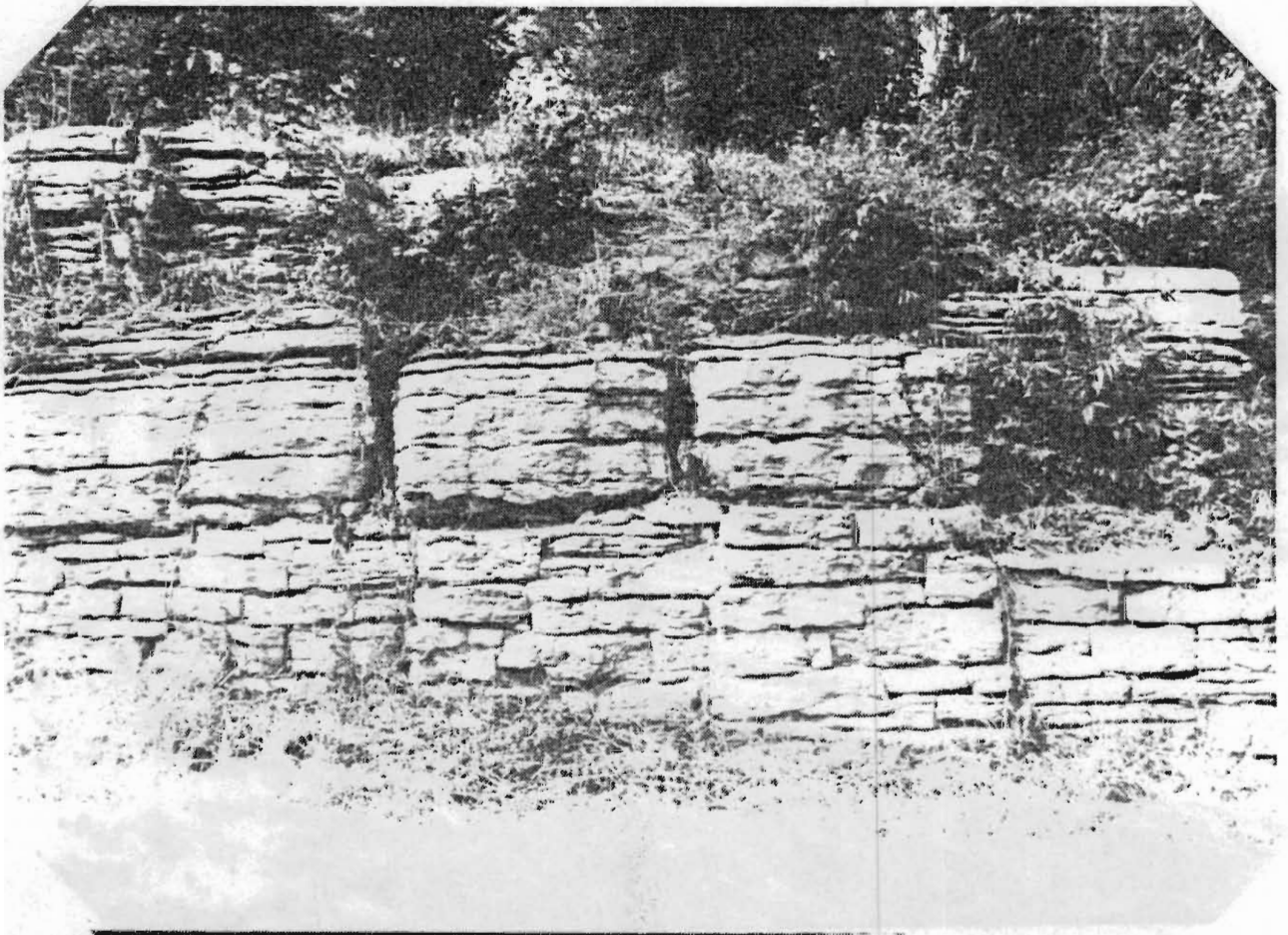
PV-21



PV-22

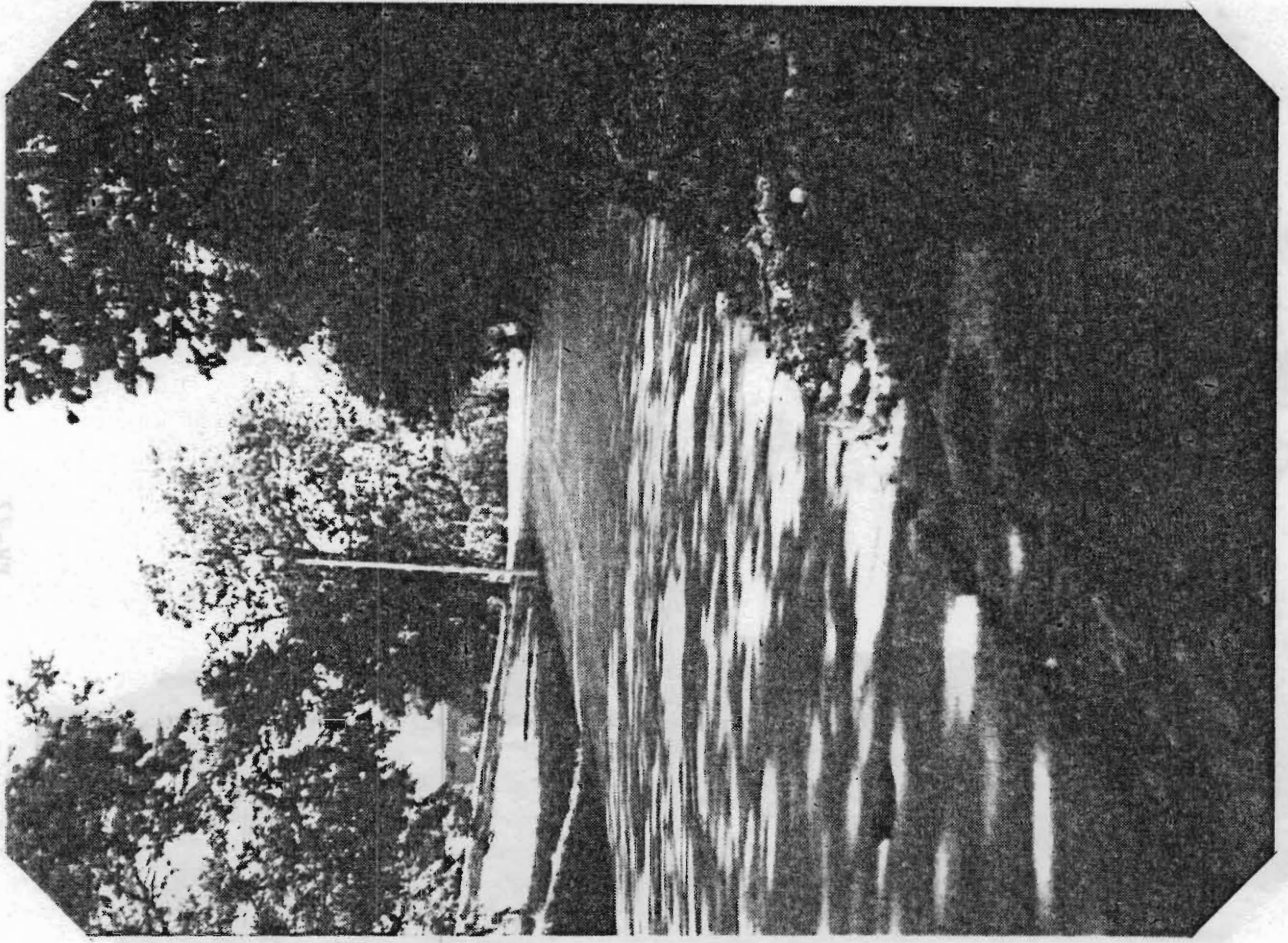


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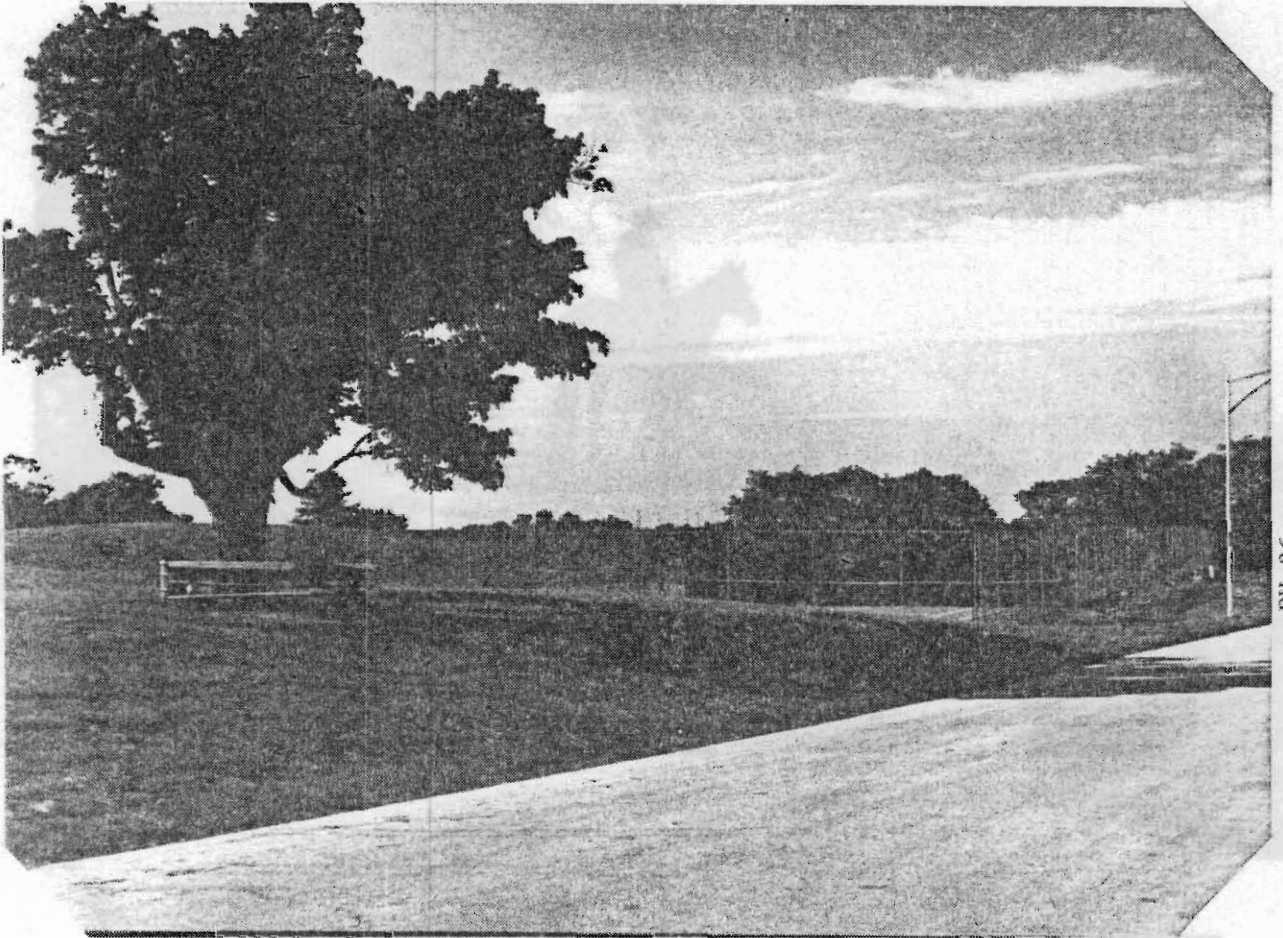


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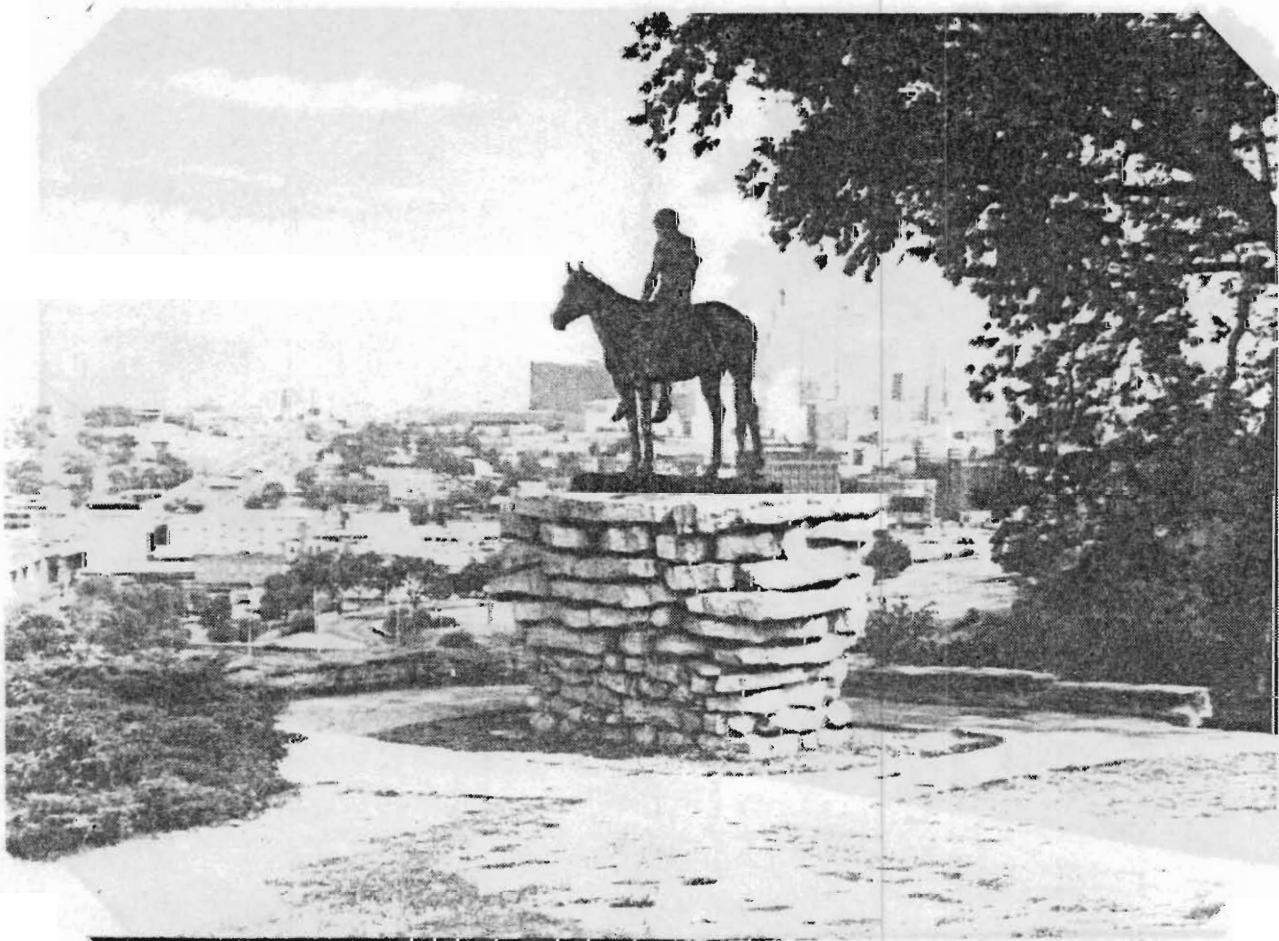
PV-25



PV-26

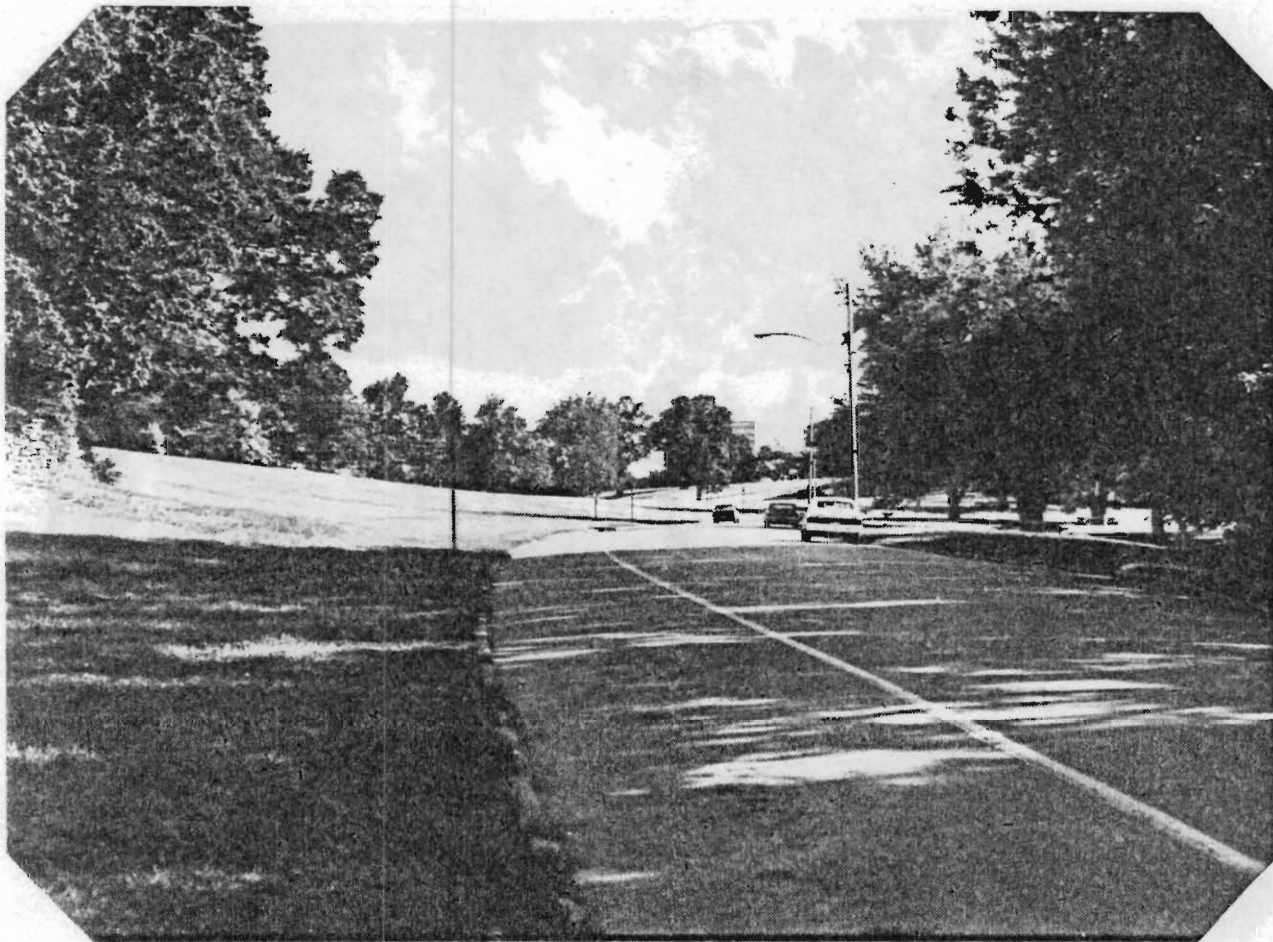


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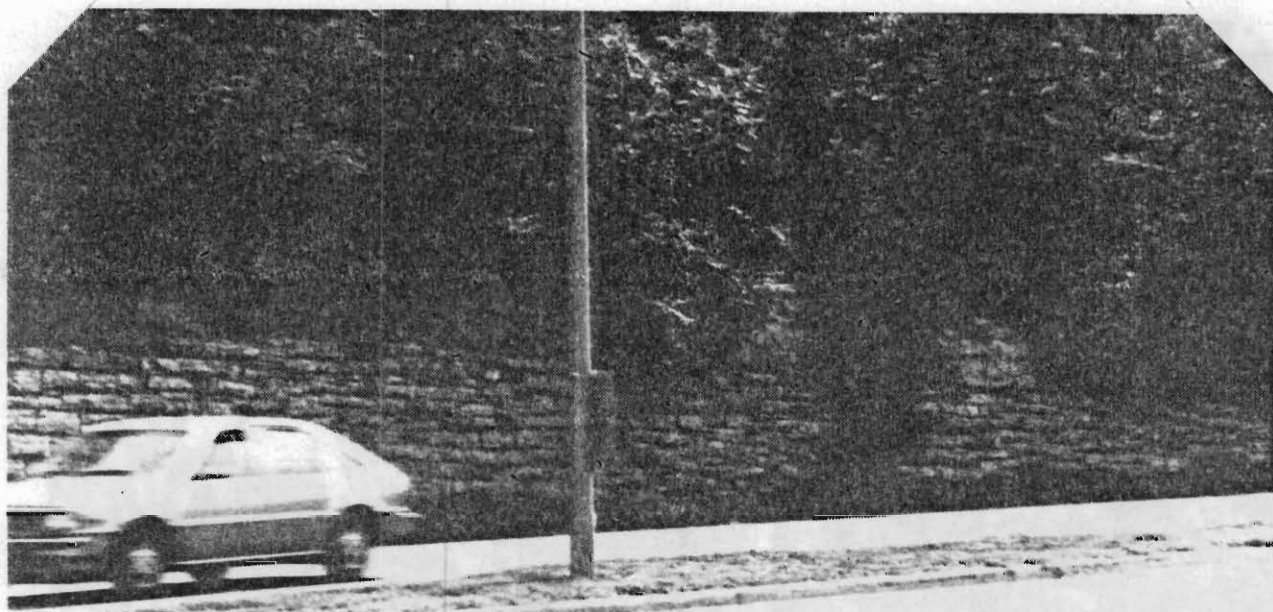


PV-28



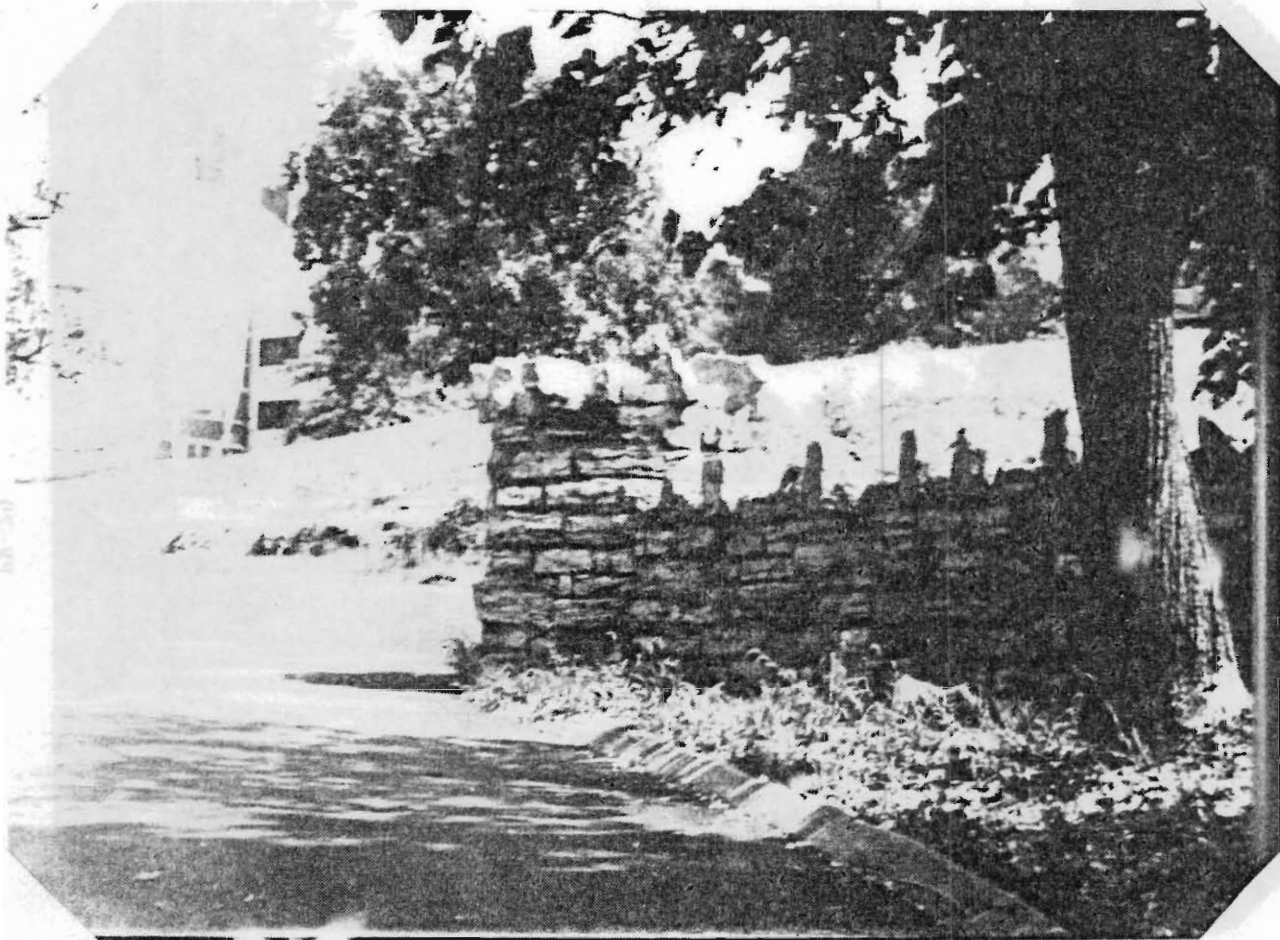


PV-29

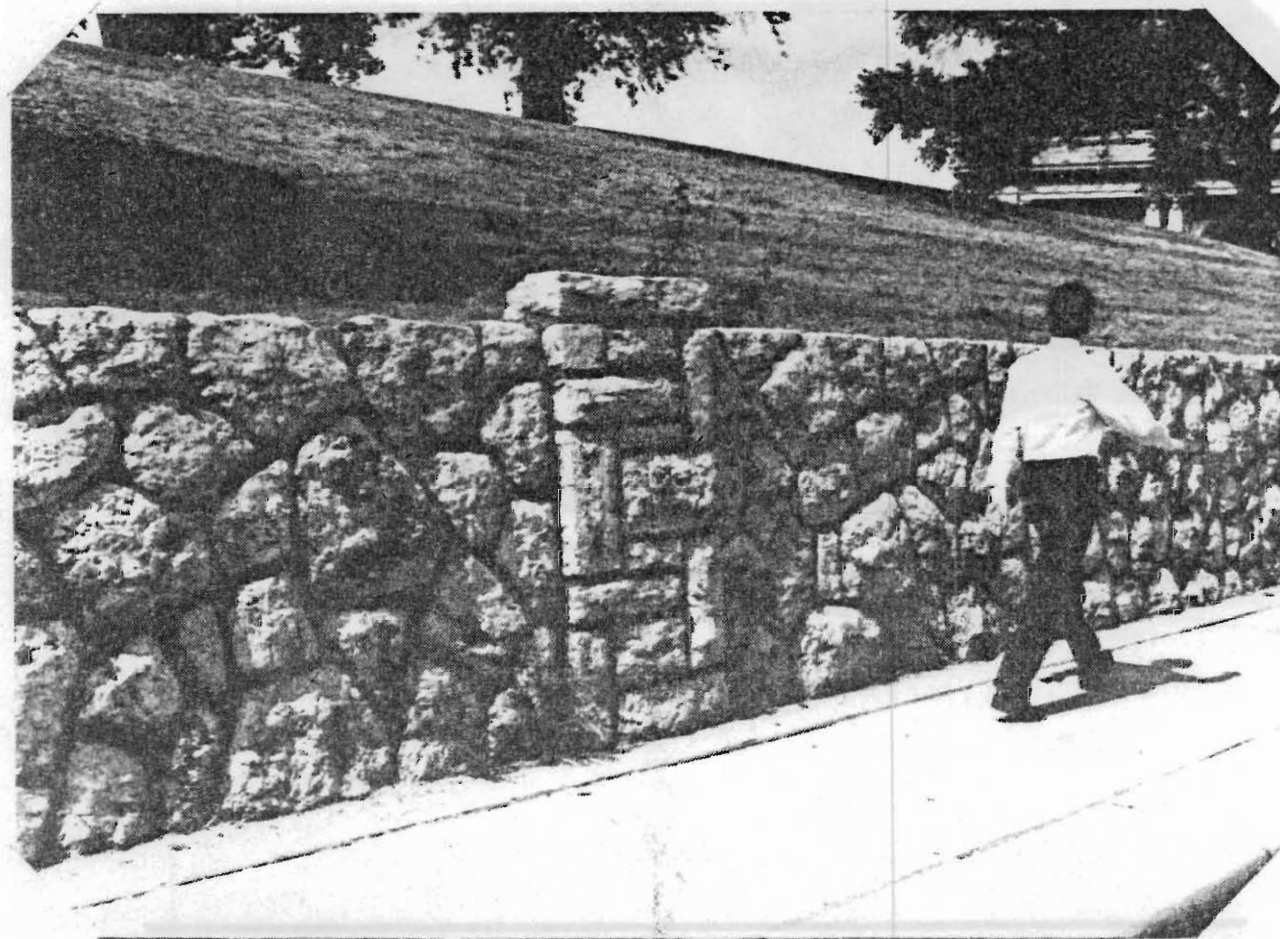


PV-30





PV-31



PV-32

**STABLE AND STORAGE BARN  
PENN VALLEY PARK  
Continuation Sheets**

**8. HISTORIC INFORMATION**

The stable and storage barns, located in the southeast corner of Penn Valley Park, were designed in 1909 by the noted Kansas City architectural firm of Root & Siemens. The construction contractor was Alexander Kinghorn. The complex was completed in 1910 for \$20,650.00. It now functions as a service facility for the Park Department.

**9. DESCRIPTION**

The stable and storage barns in Penn Valley Park are constructed of concrete and natural stone. The complex consists of a rectangular building on the north. From the east and west ends of the structure, castellated walls extend south and across the south end of the complex, forming a rectangle around the stable yard (Map PV-4). One entrance is on the west through gate-height walls (Photo PV-33). Two entrances are on the south - one at a below grade elevation leading to the former wagon shed, and another at a higher elevation leading into the yard (Photo PV-34). The higher arched opening elevation was originally a window identical to the two others to the west.

Originally tile, the hipped and gable roofs of the barn and wagon shed are now shingle, with wide, overhanging open eaves. There are two gable dormers on the south elevation of the building, one gable wall dormer on the west, and one large gable wall dormer on the north elevation (Map PV-5). Two stone chimneys are on the western half of the building, and a pyramidal-roofed ventilation lantern is centered in the gable portion of the structure.

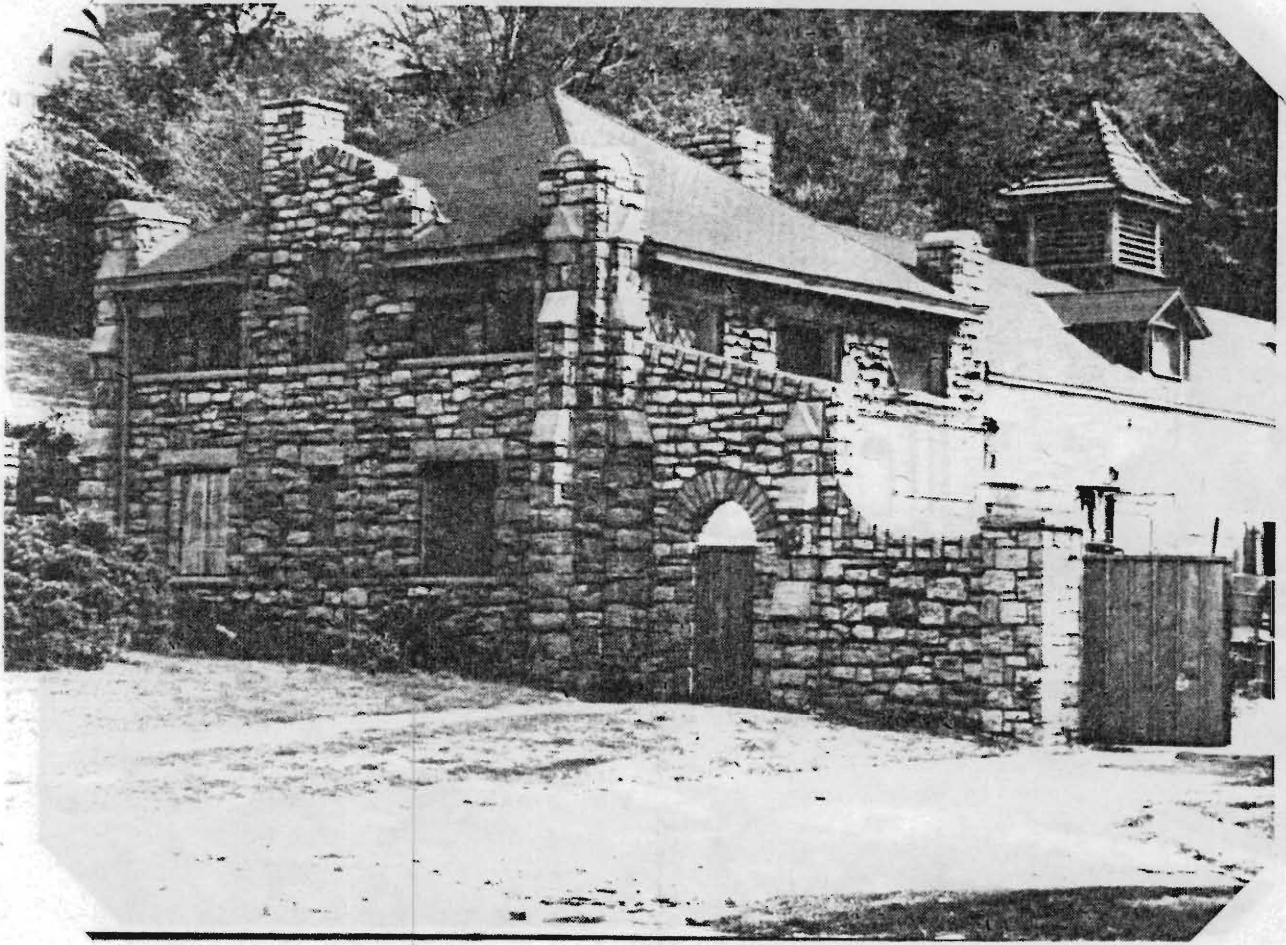
Several window openings have been boarded up; those that remain are deeply recessed and feature casement windows with diamond lights. The natural limestone walls are of random and coursed rubble. Squared, flared pillars at the corners of the pyramidal roofed section feature Mission style parapet caps (Photo PV-35). There are arched openings and windows in the stable yard wall, as well as an arched window in the west facade of the building.

## **10. INTEGRITY**

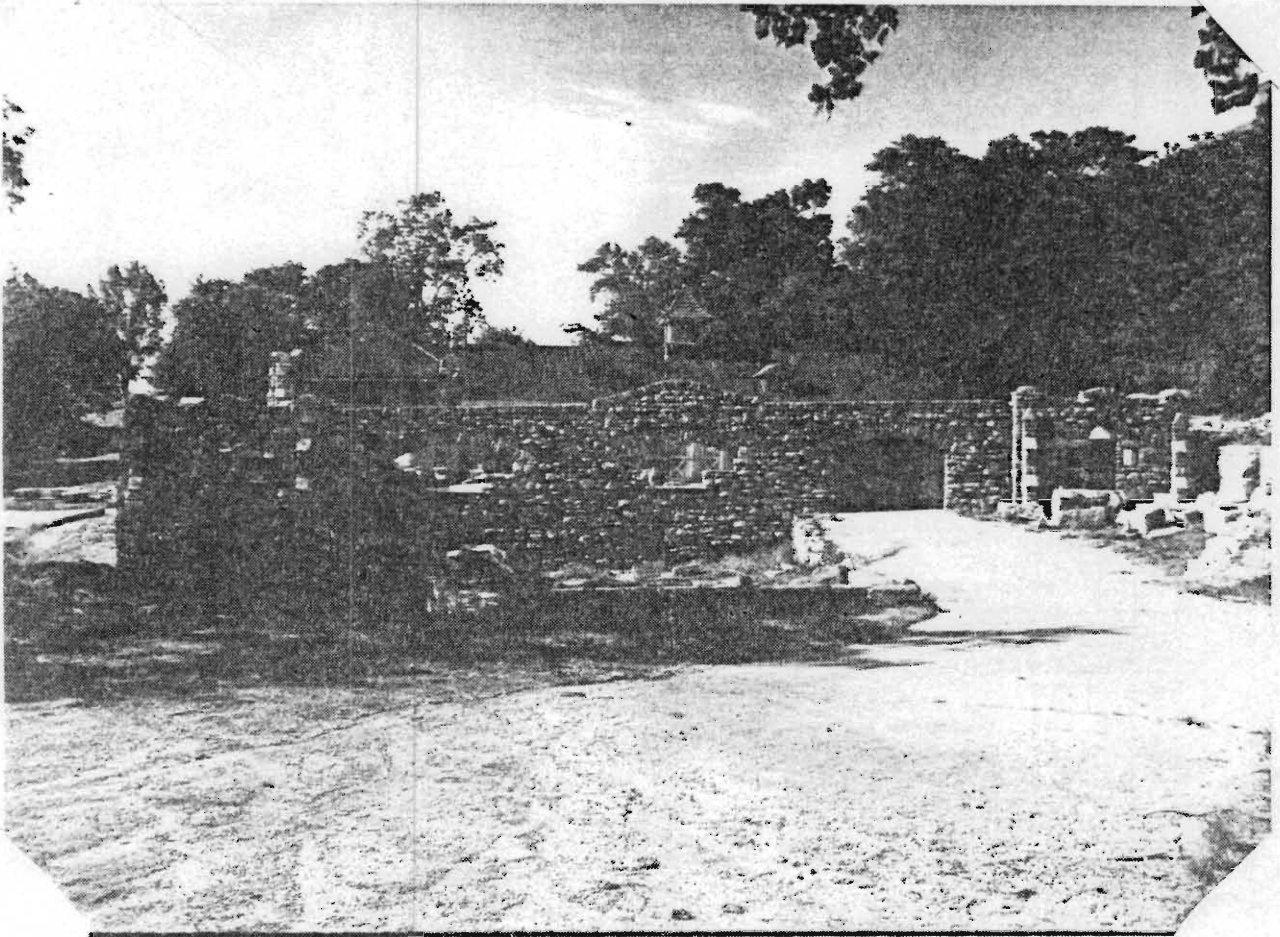
The stable and storage barn retains its integrity of design of location, design, setting, workmanship, feeling, and for the most part, materials. There has been some alteration with the change in roofing material, and the boarded up windows do affect the appearance of the building. While still in fair to good condition today, continued neglect will eventually erode the complex's historical integrity.

## **11. SIGNIFICANCE**

The stable and storage barn complex is significant as a good representative of a vernacular Mission style park structure. The architectural firm of Root & Siemens combined elements of this style in a working park structure. Although imposing in appearance, the buildings still fit in with the romantic and naturalistic design of Penn Valley Park. They are representative of the many fine native stone buildings found throughout the park system, and Kansas City as a whole.

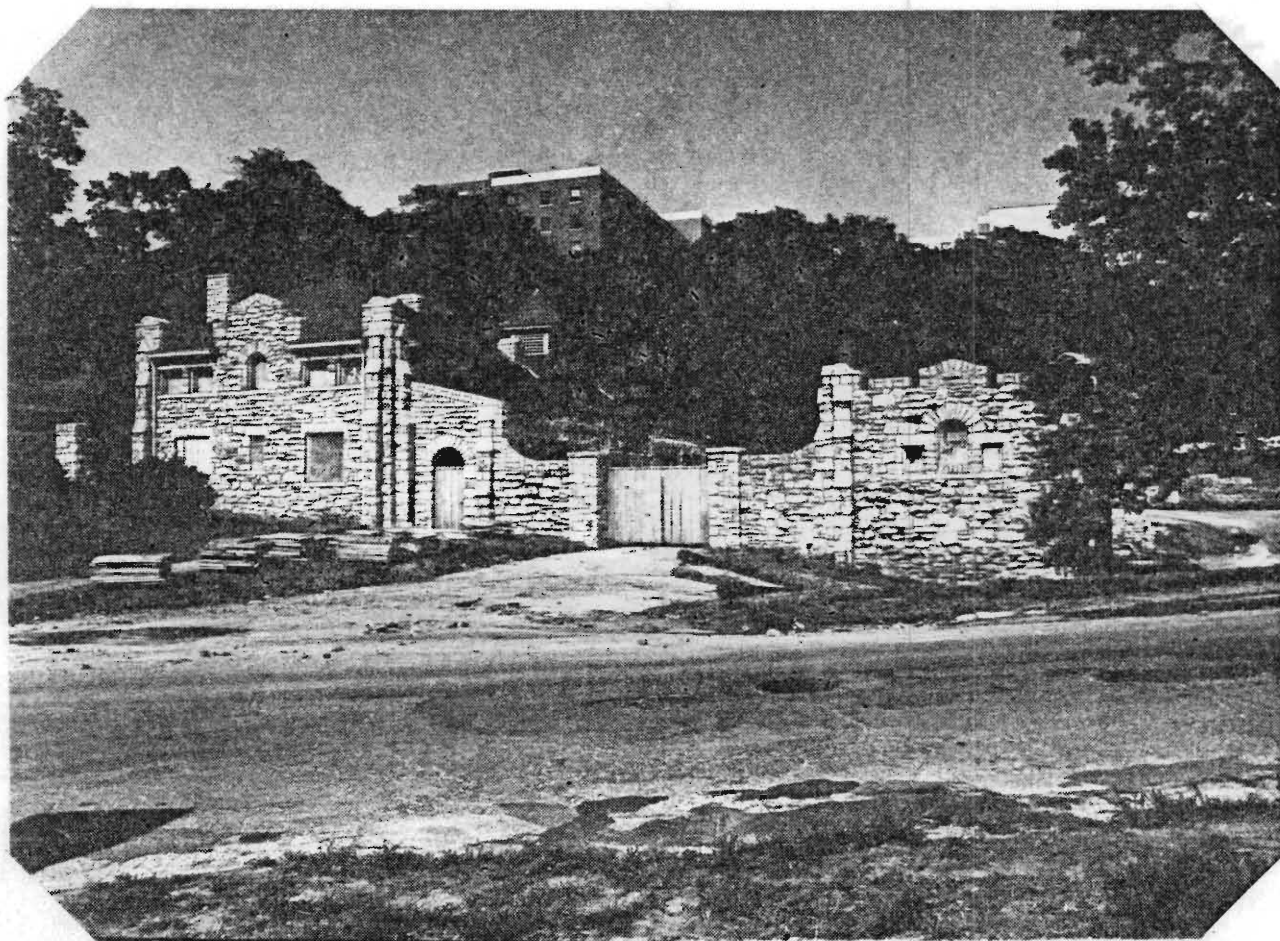


PV-33



PV-34

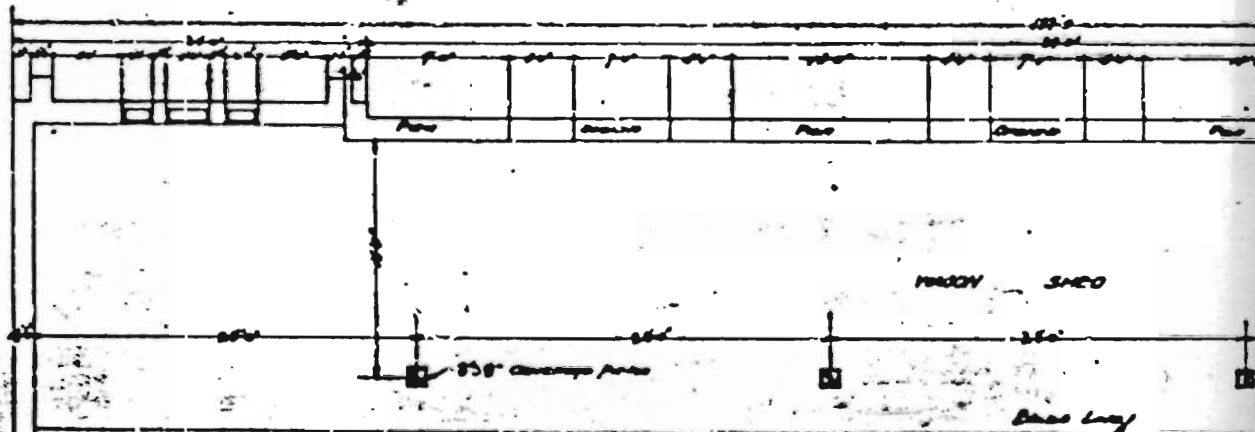




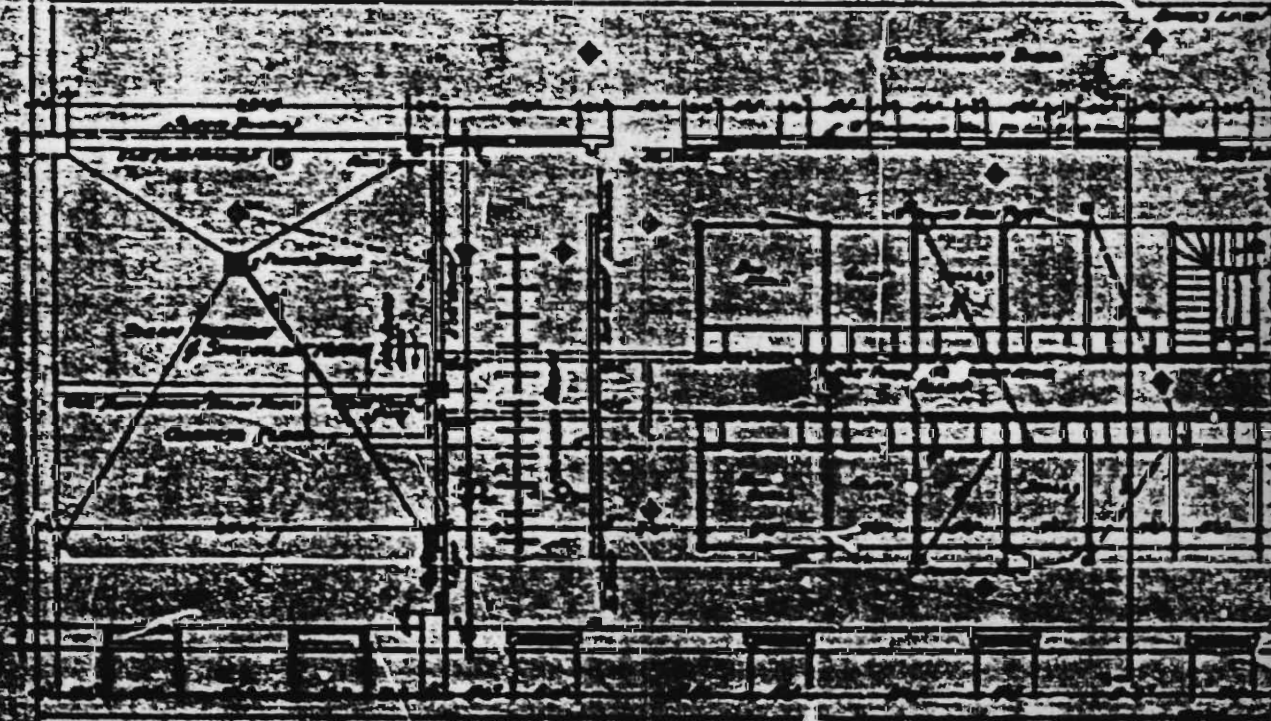
PV-35







YARD



PV-4

PROOV SHEO

5' 6" Clearance From  
Roof top over 61 or 62

Base Line

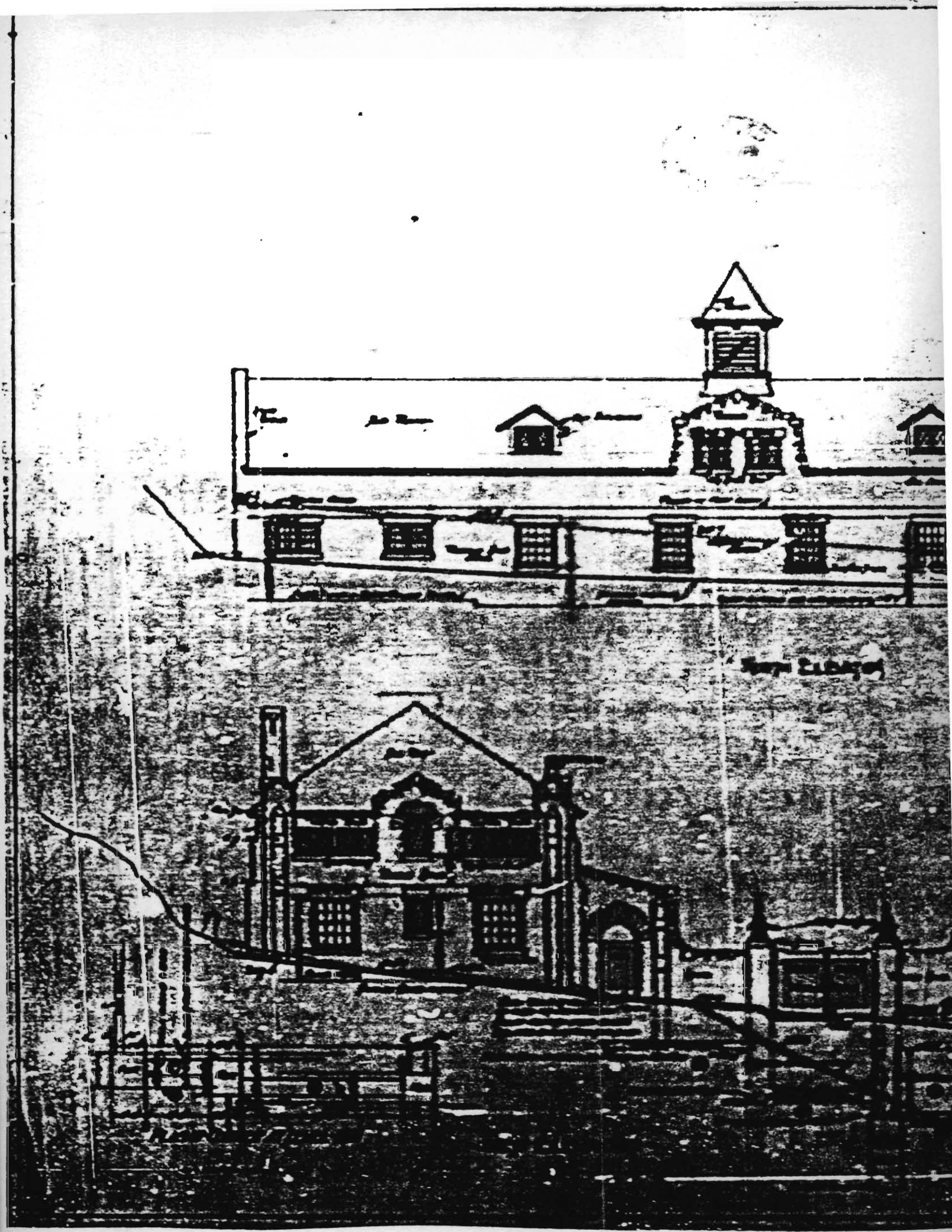


YARD

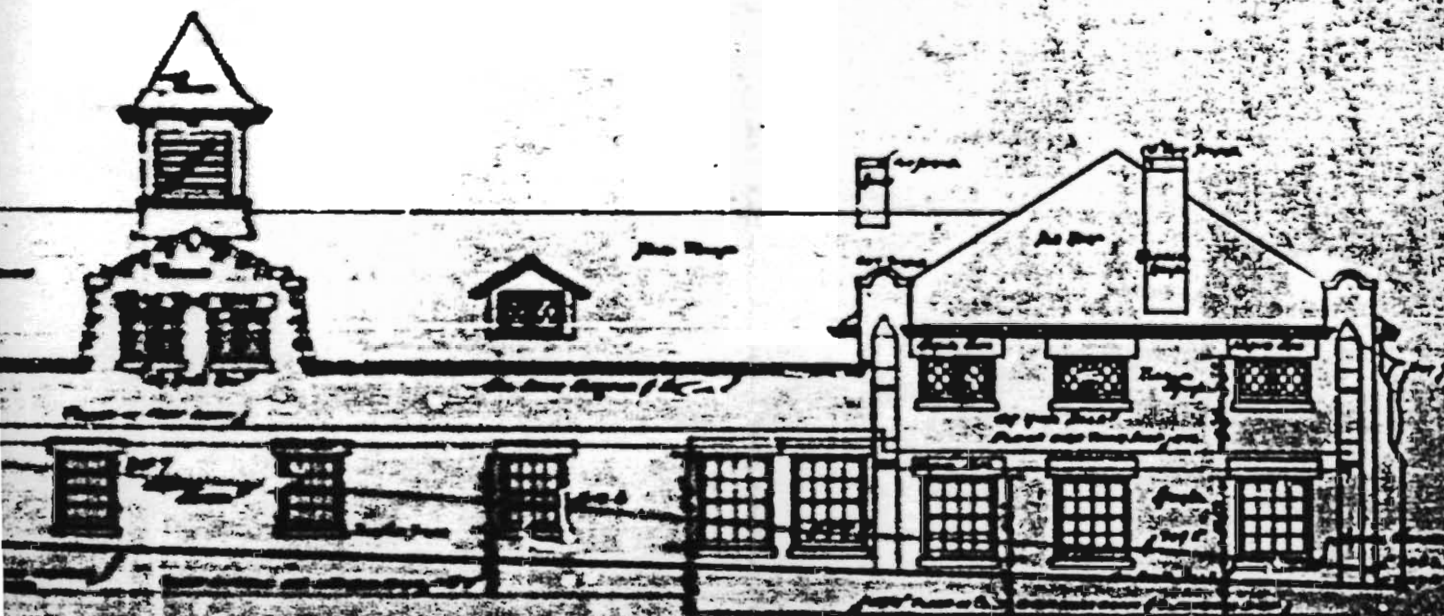
Roofing Area

STABLE AND STORAGE BARN  
FOR DEN VALLEY PARK  
Bldg. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



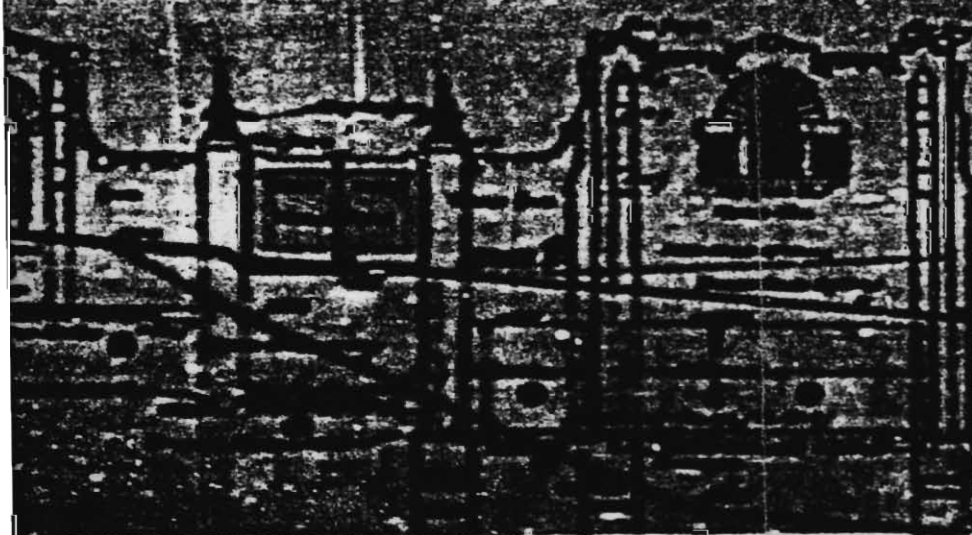


PV-5



North Elevation

Sketch by  
A. L. Kugler



LIBERTY MEMORIAL MALL  
PENN VALLEY PARK  
Continuation Sheets

8. HISTORIC INFORMATION

The Union Railway Passenger Station, designed by Jarvis Hunt and completed in 1914, was Kansas City's most prominent architectural feature in the City Beautiful movement. Before the station was finished however, citizens began to have the same worry they had with the former rail station - that of the view from the new building. They were adamant that Kansas City be represented in the best possible light to the thousands of tourists which would be passing through the station. The architect was even more insistent than the locals on this point. "And what will they see? They'll see. . . Kansas City's front yard, eh? Yes, they'll see those clay banks, if Kansas City doesn't do something. But that's Kansas City, those clay banks."

In a typical move of City Beautiful proponents during that time, a grand and formal civic center was proposed. It was thought that the area immediately south of the station could serve this function, and the railroad donated this area as Station Park to the city. Kessler developed a plan which connected the civic center to Penn Valley Park, removing the bluff in front of the station in spite of his devotion to naturalistic landscape architecture. Between 1911 and 1914, the date of the station opening, a variety of proposals for beautifying the site were presented. However, the earlier city leaders responsible for the parks system were gone. August Meyer was dead; William Nelson had a few months to live; George Kessler was in St. Louis performing minor duties for the park board; and Delbert Haff was never enthusiastic about the civic center plan. It took a new group of citizens, rallying around an entirely different cause, for the development of the area south of Union Station to take place.

On November 9, 1918, just two days before the signing of the Armistice of World War I, the editorial page of the Kansas City Journal suggested that a Victory monument be erected on Union Station Plaza as a memorial to local soldiers. R.A. Long, lumber tycoon and civic leader, took up the idea and became President of the Liberty Memorial Association. The Association featured an active committee of one hundred, and an advisory committee of one hundred and



fifty members. Several meetings were held and polls conducted to ascertain the public's feelings on the memorial. The decision was to construct "a monument plus a building, not for utilitarian purposes, but to house trophies of war." A campaign was started in the fall of 1919 to raise the construction funds. Within ten days, one-fourth of the population of Kansas City contributed. \$2,517,095 was raised from voluntary subscription, a sum greater than any other city in the country for such a purpose at that time.

A juried competition was held for the design of the memorial. H. Van Buren Magonigle, noted New York architect, was the unanimous choice. The hill south of Main Street was selected as the location for the memorial complex. Eight and a half acres had already been given by the Kansas City Terminal Railway Company in 1913. The tract between Main and Central was acquired by condemnation in 1920. Both of these tracts became a part of Penn Valley Park. There were still thoughts of developing the site as an arts complex in the future (Map PV-6). However, when William Rockhill Nelson's money became available for a gallery, it was decided to build it on a different site.

The site for the memorial was dedicated in 1921, the cornerstone laid in 1924, and the final dedication was on November 11, 1926 (Map PV-7). From 1932 to 1938, the grounds around the Liberty Memorial were improved (Photo PV-36), particularly the north approach from Union Station. The terraces were graded and stone wall built. Planting was begun in this period, and carried out over several years. The entrance at the corner of Main Street and Pershing Road, as well as the Dedication Wall and approaches, were designed by E.M. Prellwitz of the Olmsted Brothers landscape architectural firm in 1933. The Kansas City architectural firm of Wight and Wight further refined the design of the Dedication Wall along Pershing Road in 1934 (Map PV-8). The frieze was carved in 1935 by Edmund Amateis, and fountains were installed. The landscape architectural firm of the Olmsted Brothers of Brookline, Massachusetts designed an elaborate planting plan in 1933 for the North Terrace, the Mall, and the grounds immediately surrounding the Memorial (Map PV-9). However, the plan was never fully executed, although the majority of tree planting was completed in 1938 for a cost of \$50,000. Much of the work was provided by federal work relief programs. As many as 1500 men, provided by the WPA and other federal agencies, were employed on all of these related improvements.

The Avenue of Trees, located along the east and west sides of Liberty Memorial Mall, became a memorial project to commemorate the men who served in war. The first commemorative tree in the park, a hackberry, was planted in 1932 northeast of Penn Valley Lake in memory of Mrs. Harry Lee Rust, president of Wakefield National Memorial Association. This dedication must have inspired others to plant memorial trees, and the Liberty Memorial Mall was the obvious site to honor those lost in wars. In 1942, The Heart of America Navy Mothers Club dedicated a tree east of the mall to six sons who died in service. At the same time, three oaks were planted as a tribute to three Kansas City men who were killed at Pearl Harbor. The ceremony that year marked the dedication of the site for future memorials to sailors, marines and coast guardsmen, in the southeast corner of the mall. In later years, trees and plaques were dedicated to men from World War II. Generally, the trees planted in honor of the Navy sailors and Marines are located east of the Mall, and those in honor of the Army men are located west.

The 89th Division Memorial was dedicated in 1948, and commemorates the 89th Division in World War One, whose service men were largely from Missouri. It features a flagpole topped with a gold leaf eagle, and a bronze base with a dedication inscription. It is located at the south entrance to Liberty Memorial Mall.

## 9. DESCRIPTION

Liberty Memorial consists of a tower, a terrace with two large sphinx figures, two buildings containing war relics, a retaining wall facing Pershing Road on the north adorned with a frieze and a fountain, a dedication wall along Pershing Road, and a mall on the south consisting of two long entrance roads separated by a grass terrace and flanked by rows of trees.

The cylindrical tower is a three hundred foot shaft from foundation to top (Photo PV-37). It features an elevator running to an observation platform 217' above the Memorial Court. The grooved shaft has four guardian spirits over forty feet high surrounding the Altar of Sacrifice at the top. The altar's flame is visible for many miles at night.

Two guardian sphinx flank the shaft on the southeast and southwest. They are twelve feet long, fifteen feet wide, and fifteen feet high above a pedestal (Photo PV-38). The sphinx symbolize "Memory" and "Future". "Memory" faces the east (and the battlefields of France), and her head is shrouded in sorrow. "Future" faces toward the west and is also covered, as the future is unknown. Seen from the south, the top of the shaft and the guardian sphinx form a triangular shape (Photo PV-39).

Two limestone-faced buildings are to the east and west of the tower. The west building is the Liberty Memorial Museum, containing a collection of World War One memorabilia (Photo PV-40). The east building is Memory Hall, containing murals, bronze memorial tablets, and battle maps. The flat-roofed Egyptian Revival buildings feature two-story tall, narrow recessed windows and entrances flanked by two large urns (Photo PV-41).

A 488' retaining wall on the north is adorned with a 148' frieze (Photo PV-42). By descending the steps to the Frieze Court and fountains (Photo PV-43), one can view the allegorical sculpture symbolizing the course of war and celebration of peace (Photo PV-44). The two-level fountain has spray rings on the upper level. From there, a series of weirs break the water into separate cascading sheets, which fall to the lower level. The spray jets on the lower portion of the fountain are pointed inward to form arches.

North from the Memorial and Great Frieze, a large grassy area slopes down towards Pershing Road (Photo PV-45). From Pershing Road, stone steps lead to the Dedication wall (Photo PV-46) and around the east and west of the grassy area up to the Memorial site (Photos PV-47, PV-48). The smooth stone wall features plaques of five of the Allied leaders of World War One (Photos PV-49).

The Liberty Memorial Mall is a parkway consisting of parallel entrance roads separated by a level grassy area. The Avenue of Trees on either side of the road features a double row of sugar maples (*Acer saccharum*) immediately next to the drives, followed by rows of hawthornes (*Crataegus phaenopyrum*) and finally pin oaks (*Quercus palustris*). West and east of the formal rows of trees are more naturalistic placed tree groupings (Photo PV-39). Winding walks on either side feature stone steps (Photo PV-50).

The 89th Division Memorial is at the south entrance to the Liberty Memorial Mall. It is a seventy foot flagpole on an octagonal platform on concrete studded with river pebbles. In the center, three stone steps rise to a two foot, nine inch square bronze base. The sides of the bronze base contain inscription tablets and bas relief portraits.

## 10. INTEGRITY

The architectural features of the Liberty Memorial retain a high degree of integrity in location, design, setting, materials, workmanship, feeling, and association. As designed by Magonigle and others, the Memorial Mall and North Terrace retain the same spatial relationships of features, topography and grading, property boundaries, circulation system, and even some original site furnishings (see Photo PV-40). The majority of trees planted for the Avenue of Trees and for the Olmsted Brothers plan remain today. However, many of the shrub groupings have been removed except at some of the entrances (Photo PV-51) and on some of the slopes.

## 11. SIGNIFICANCE

The Liberty Memorial is significant in several areas. First, it is the only major memorial and museum in the country dedicated to World War One. It serves as an important landmark not only for the city of Kansas City, but for the nation as well. The events leading up to its construction, especially the fund-raising, reflect an significant era in Kansas City's history.

It is significant as the work of a master, H. Van Buren Magonigle. Magonigle's classical architectural expertise gave the Memorial several interesting details, such as:

- The top of the north terrace wall is a curved line higher in the center than the ends, and all horizontal joints in the stonework and terrace are parallel to this curve, giving the massive wall an unusual effect of spring and life.

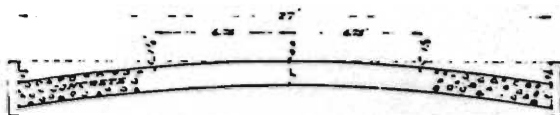
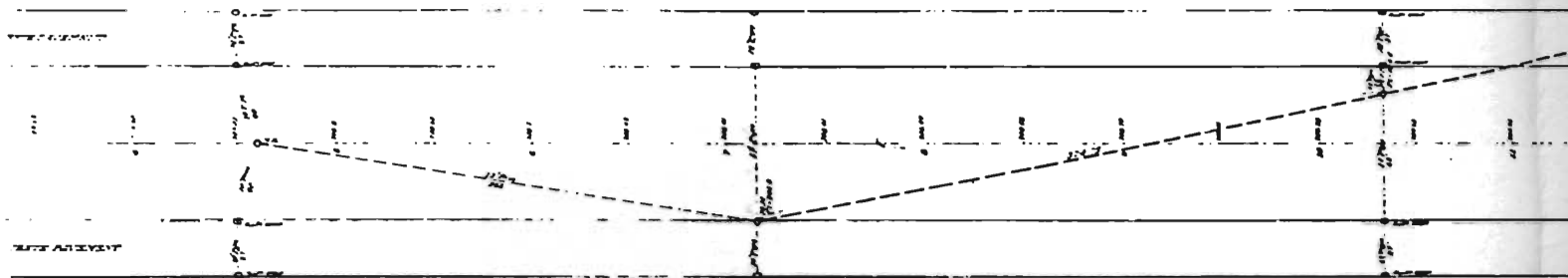
- All walls incline backward one inch every eight feet (called "entasis"), giving them a feeling of greater stability (Photo PV-52).

- From any point in the east or west steps, the outline of the shaft is seen in unison with the lines of the corners of the buildings (Photo PV-53).

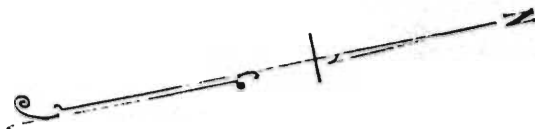
When it was built, and even to this day, it ranks as one of America's outstanding monuments, as well as an excellent example of the Egyptian Revival style. Magonigle's contemporaries were full of praise for this project. An editorial in the American Institute of Architects' Journal



said "The art of architecture in America had made a momentous stride. May at some not far distant date this Memorial be scanned by historians of American architecture with something akin to the belief that it will have to take rank as a turning point or landmark?"



CROSS SECTION OF PAVEMENT  
SCALES: TOP 1/4\"/>



APPROVED FEB. 3, 1926  
ART COMMISSION

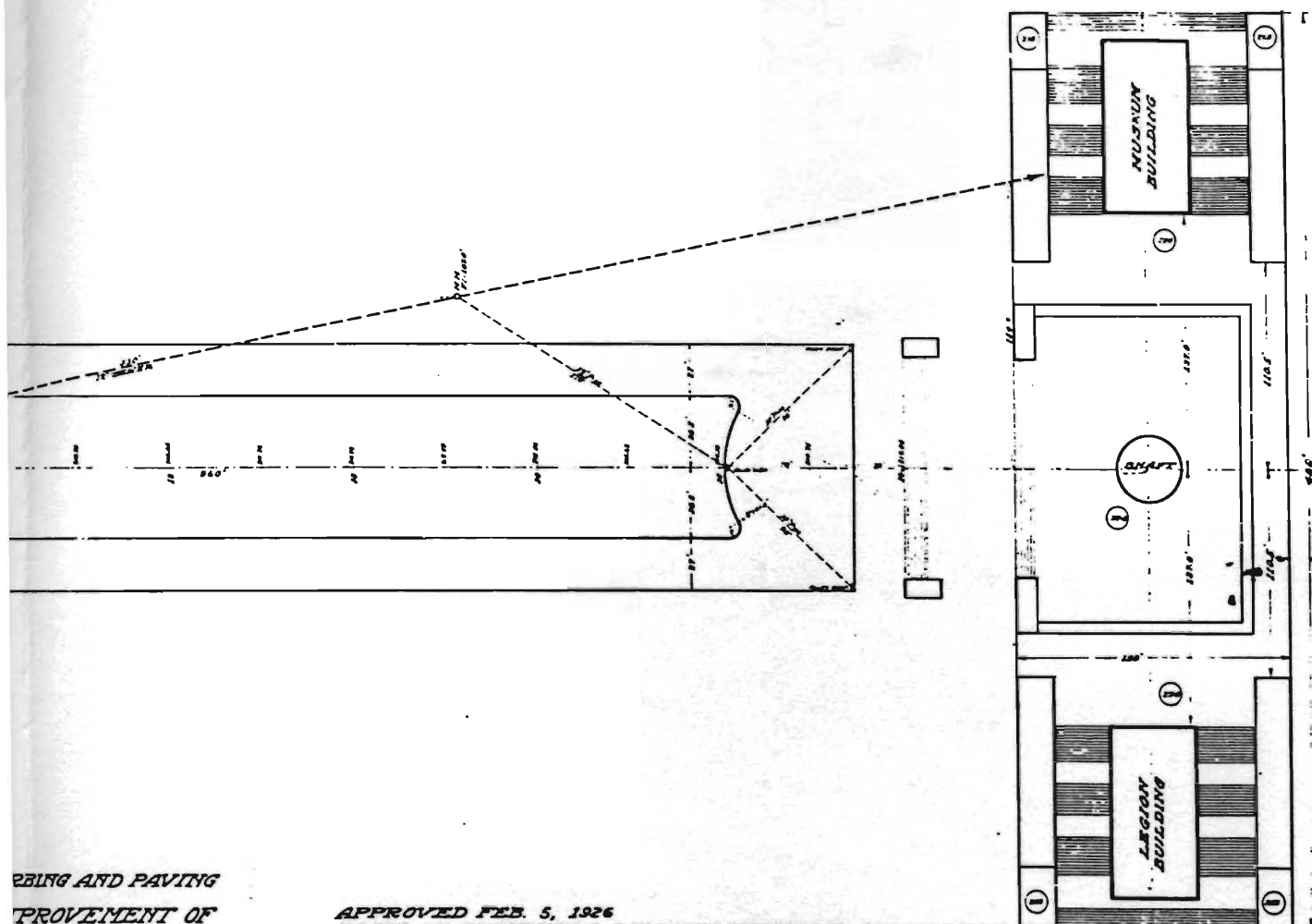
BY *W. S. Smith*

PLAN FOR DRAINAGE, CURBING  
CONFORMING TO THE  
GENERAL PLAN FOR IMPROVING  
THE MALL  
SOUTH OF LIBERTY MEMORIAL

SCALE, 1" = 40'

RESOLUTION NO. 12809 APPROVED  
BOARD OF PARK COMMISSIONERS  
ATTEST: *[Signature]* BY *[Signature]*

PV-7



ERBLING AND PAVING  
PROVEMENT OF  
MORIAL

APPROVED FEB. 5, 1926  
BOARD OF GOVERNORS, LIBERTY MEMORIAL ASSOCIATION  
BY *Charles H. ...*

APPROVED FEB. 4, 1926.  
UNIVERS, KANSAS CITY, MO.  
Y. C. *Chambers*

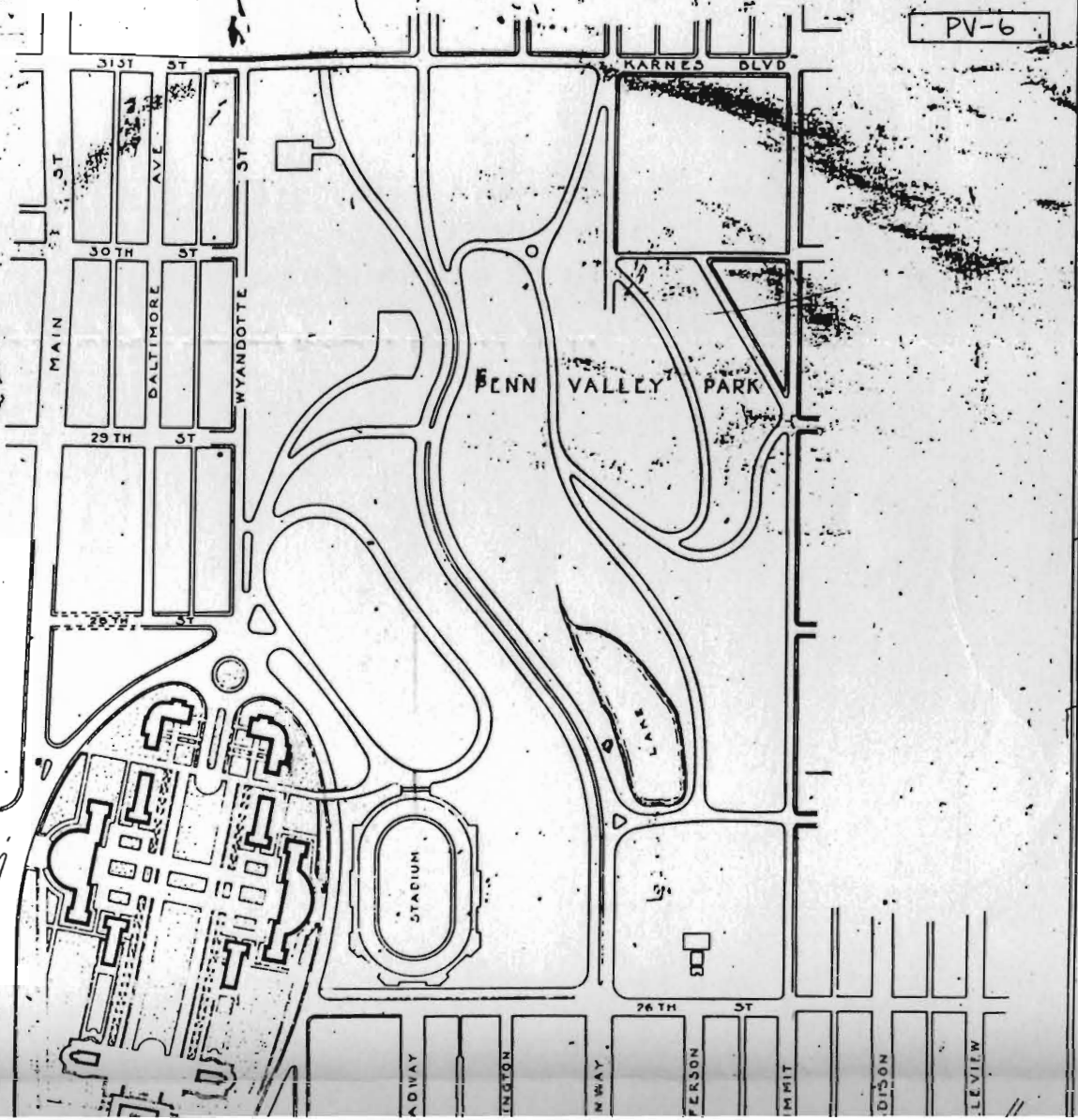
APPROXIMATE ESTIMATE  
12" SEWER PIPE.....370 LK FT  
12" STORM PIPE.....360 LK FT  
ALLEY DRAIN.....11  
MANHOLES NEW.....1  
MANHOLES BUILT UP.....1  
CURBING.....3170 LK FT  
CONCRETE PAVEMENT.....2100 SQ YDS  
MACADAM PAVEMENT.....1350 SQ YDS

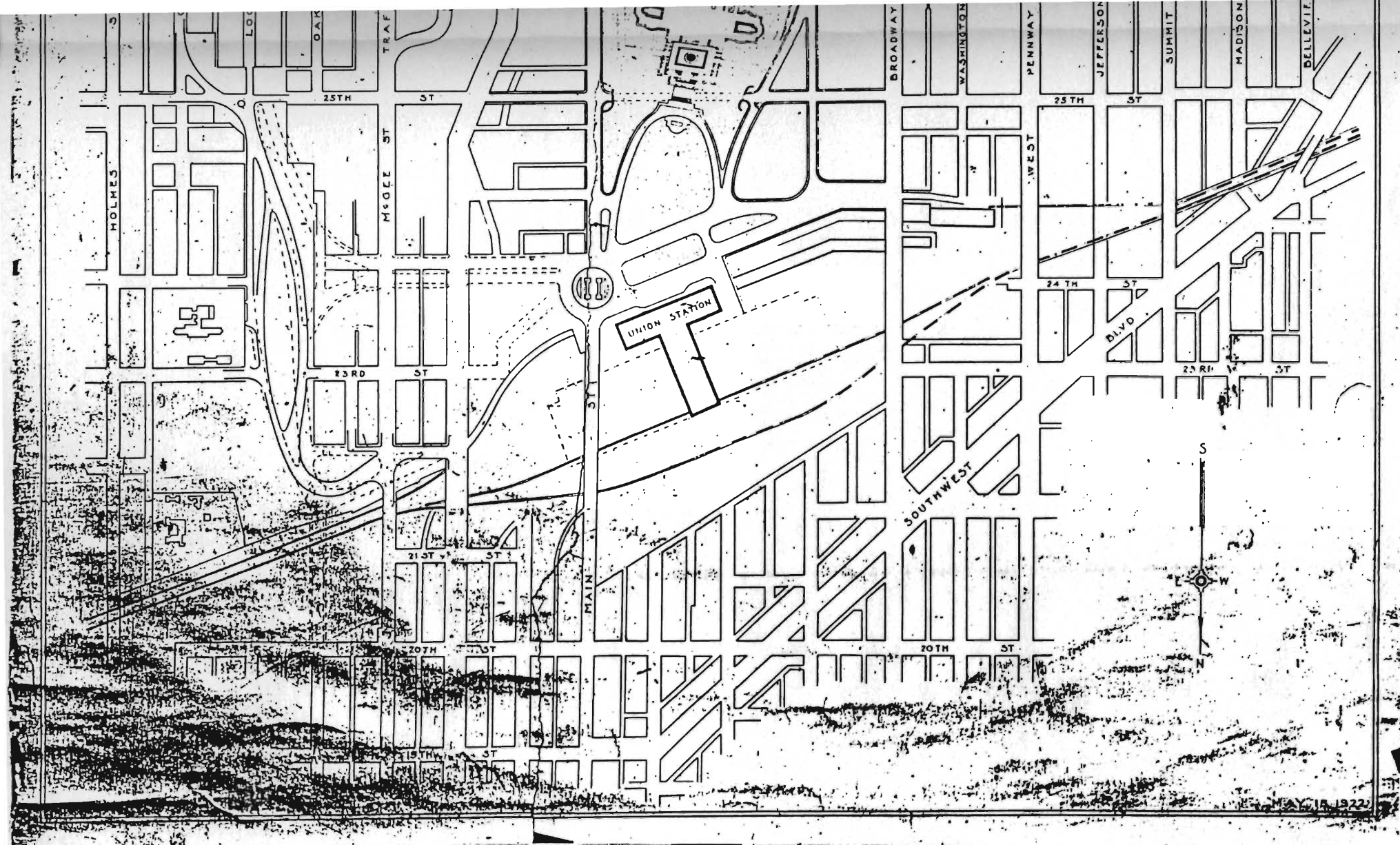
PLAN SHOWING LOCATION OF  
ART CENTER - STADIUM AND  
LIBERTY MEMORIAL  
KANSAS CITY, MISSOURI

GEORGE E. KESSLER - LANDSCAPE ARCHITECT  
H. VAN BUREN HAGONIGLE - ARCHITECT OF LIBERTY MEMORIAL

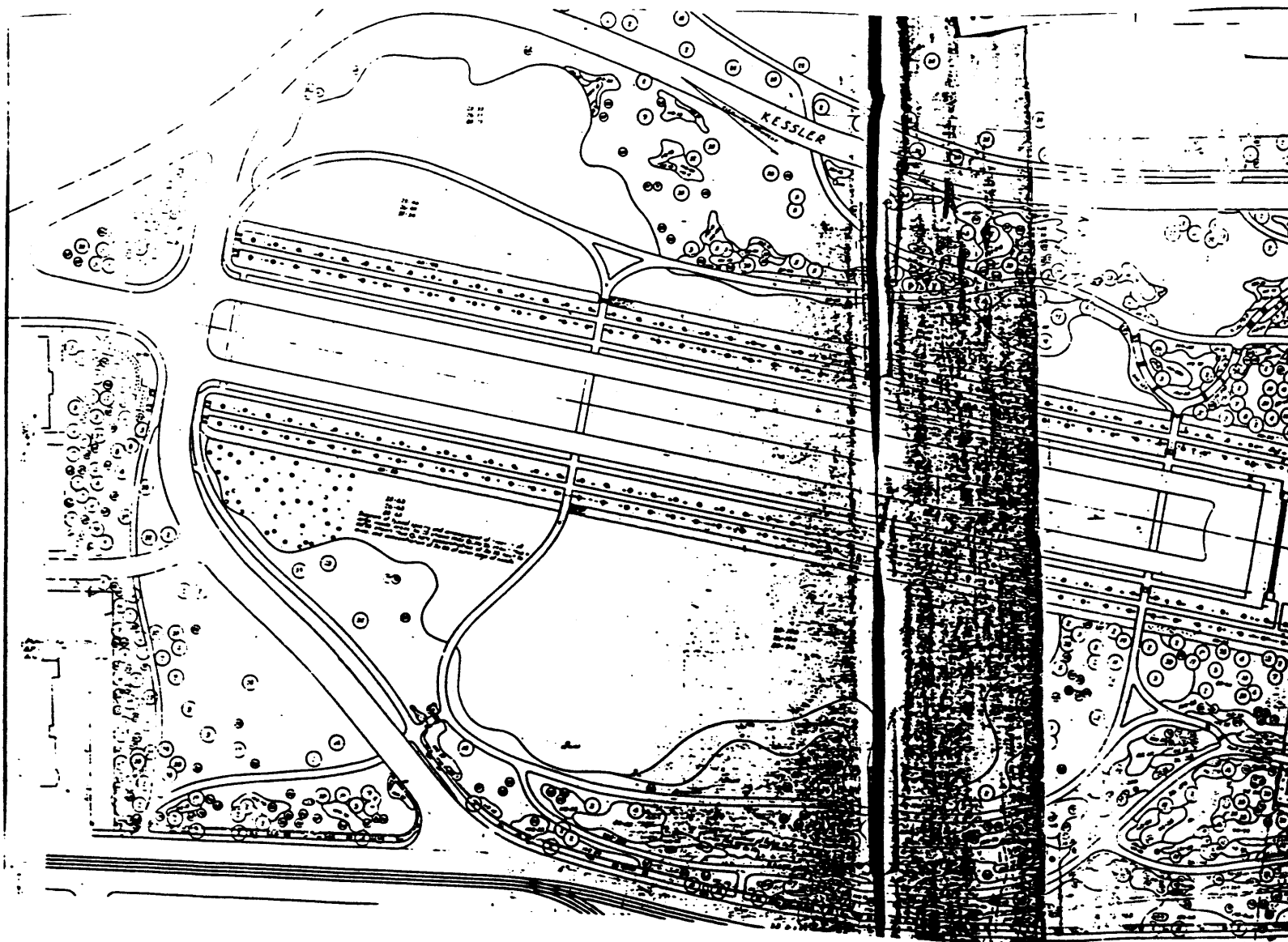


PV-6







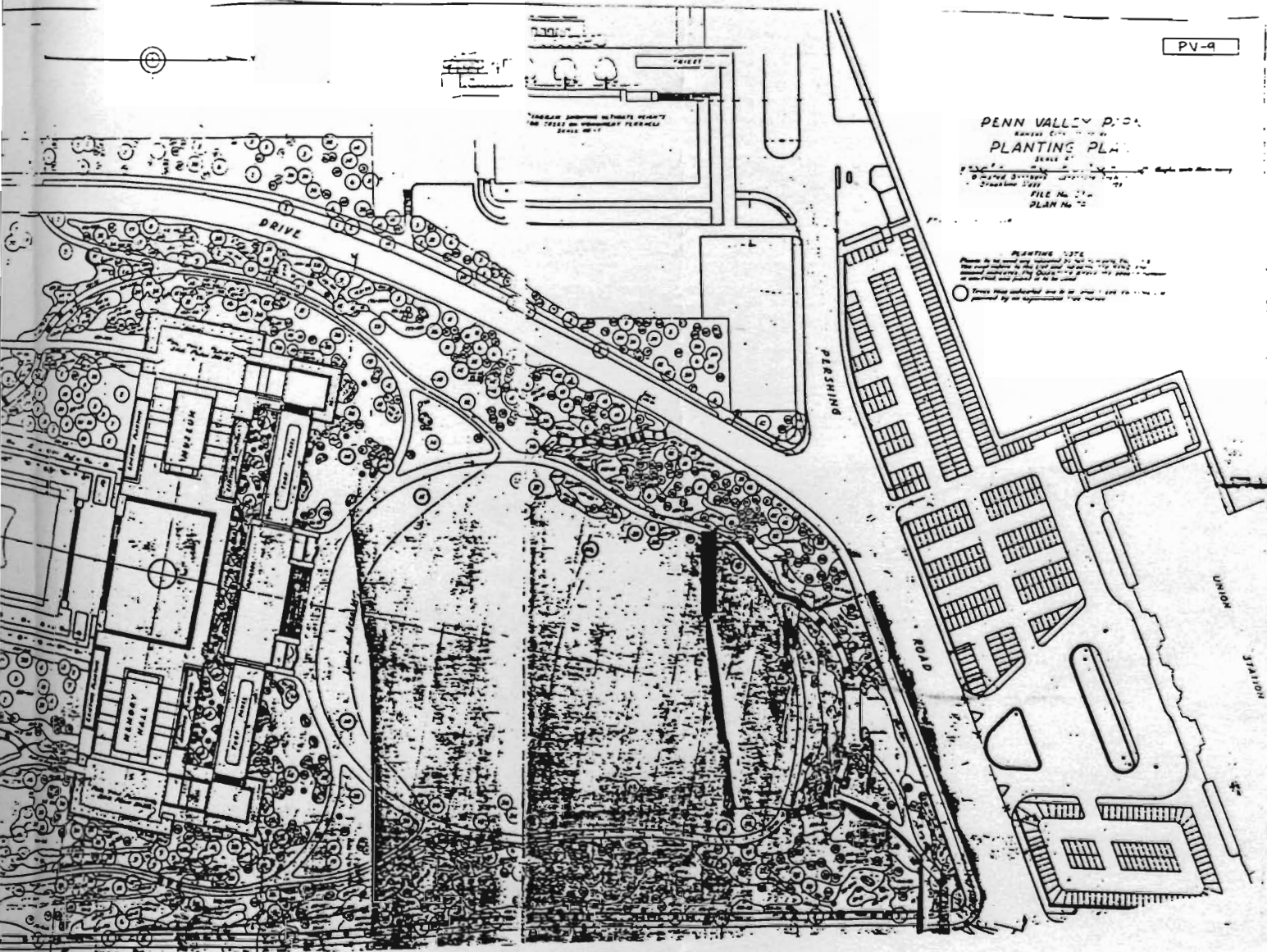


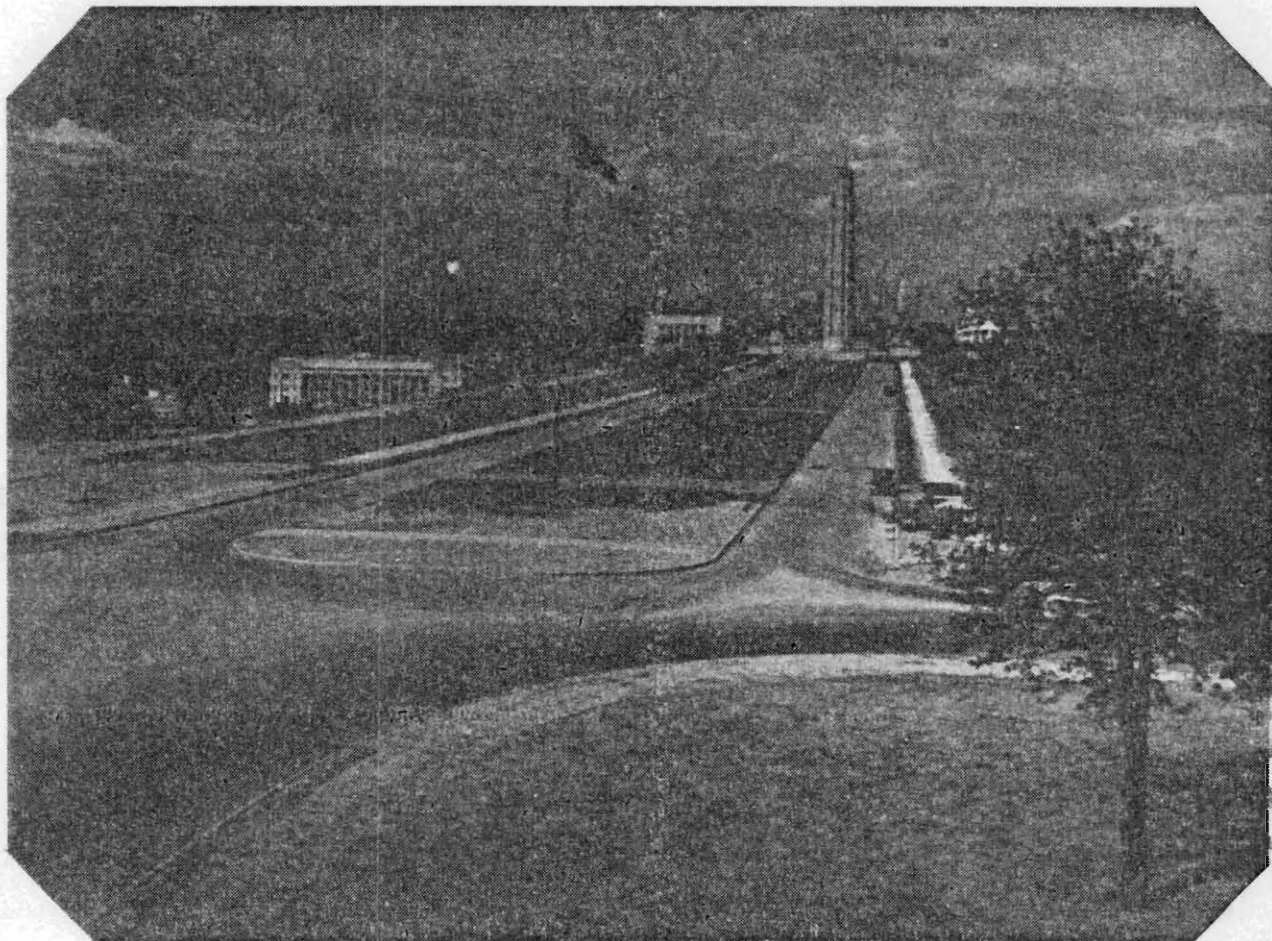
PV-9

PENN VALLEY P.O.  
PLANTING PLAN

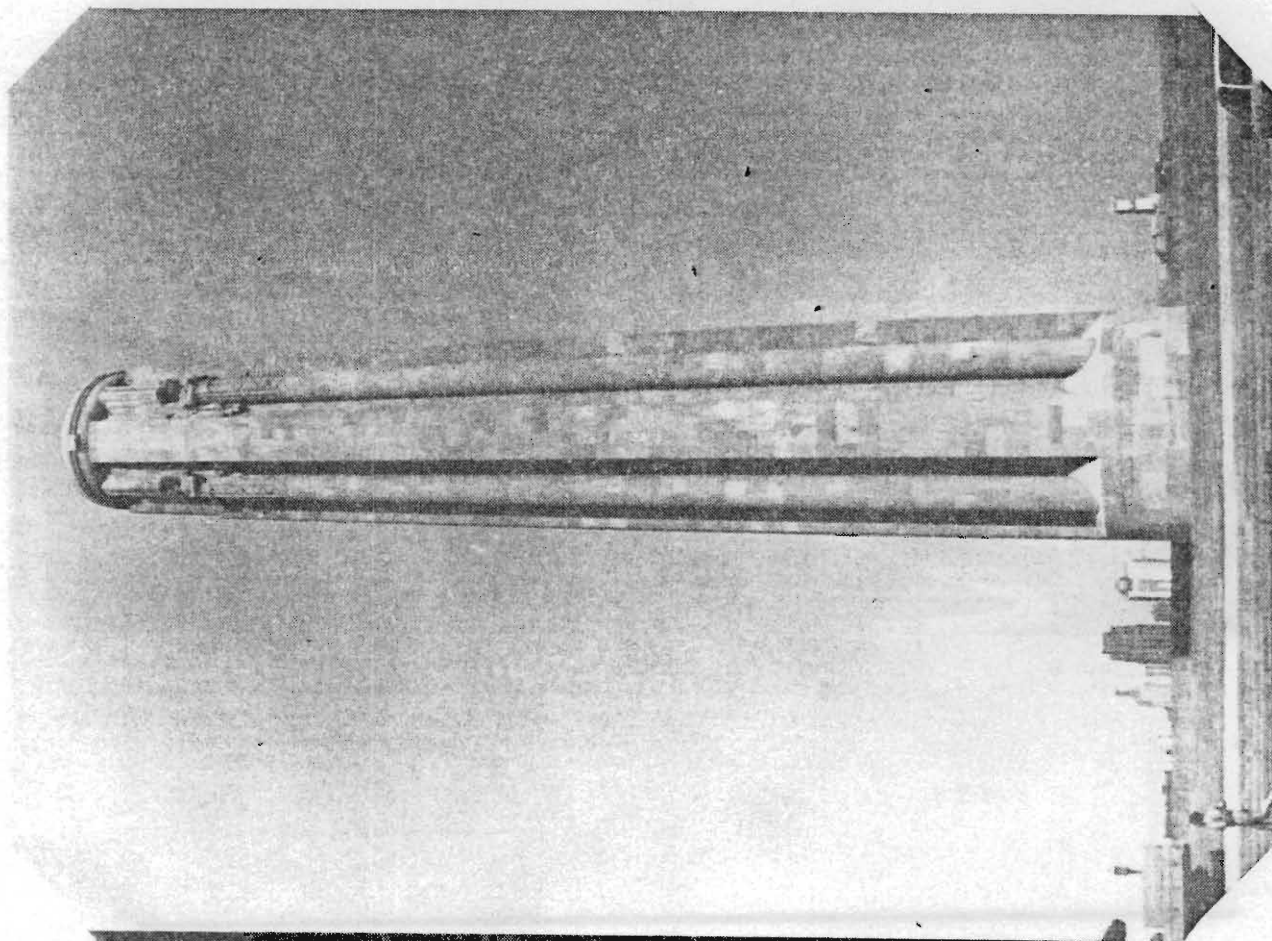
Scale: 1" = 40'  
Drawing Date: 10/1/54  
File No. 21  
Plan No. 12

PLANTING NOTE  
Plants to be used are indicated by symbol in this plan.  
The symbol in this plan and the symbol in the list of plants are  
intended to be used in the same manner. The symbol in this plan  
is intended to be used in the same manner. The symbol in this plan  
is intended to be used in the same manner.





PV-36 1934



PV-37

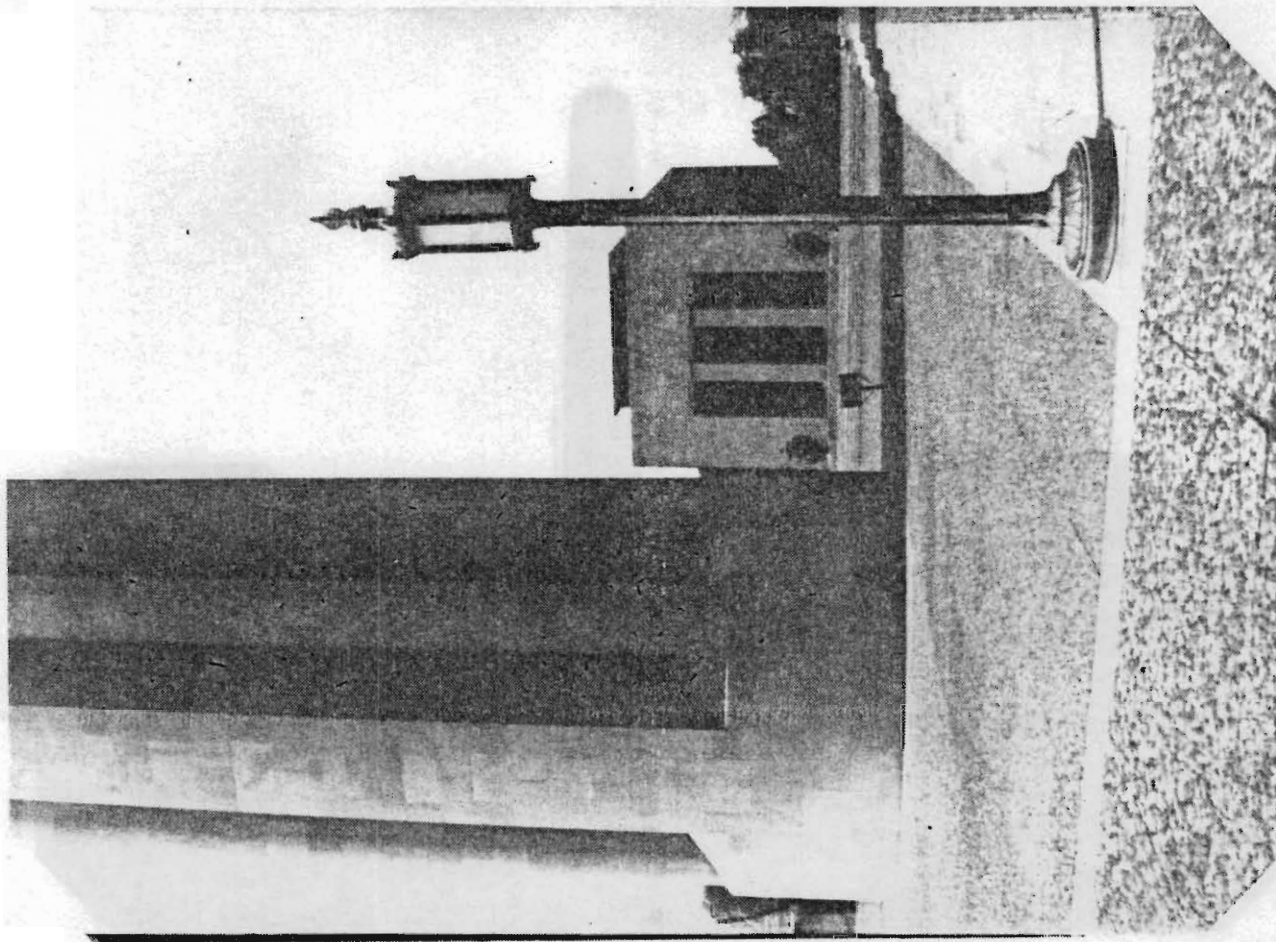




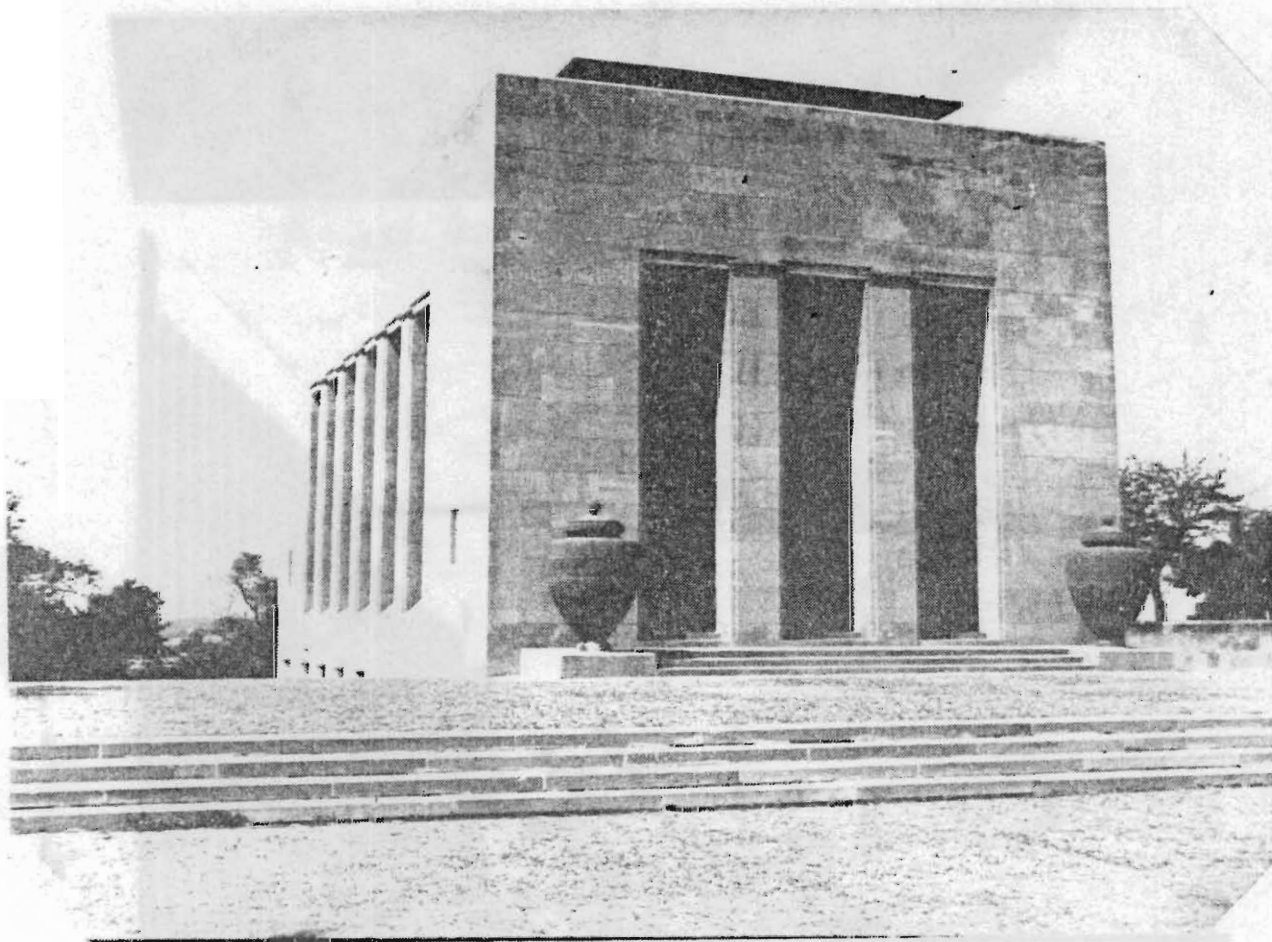
PV-38



PV-39

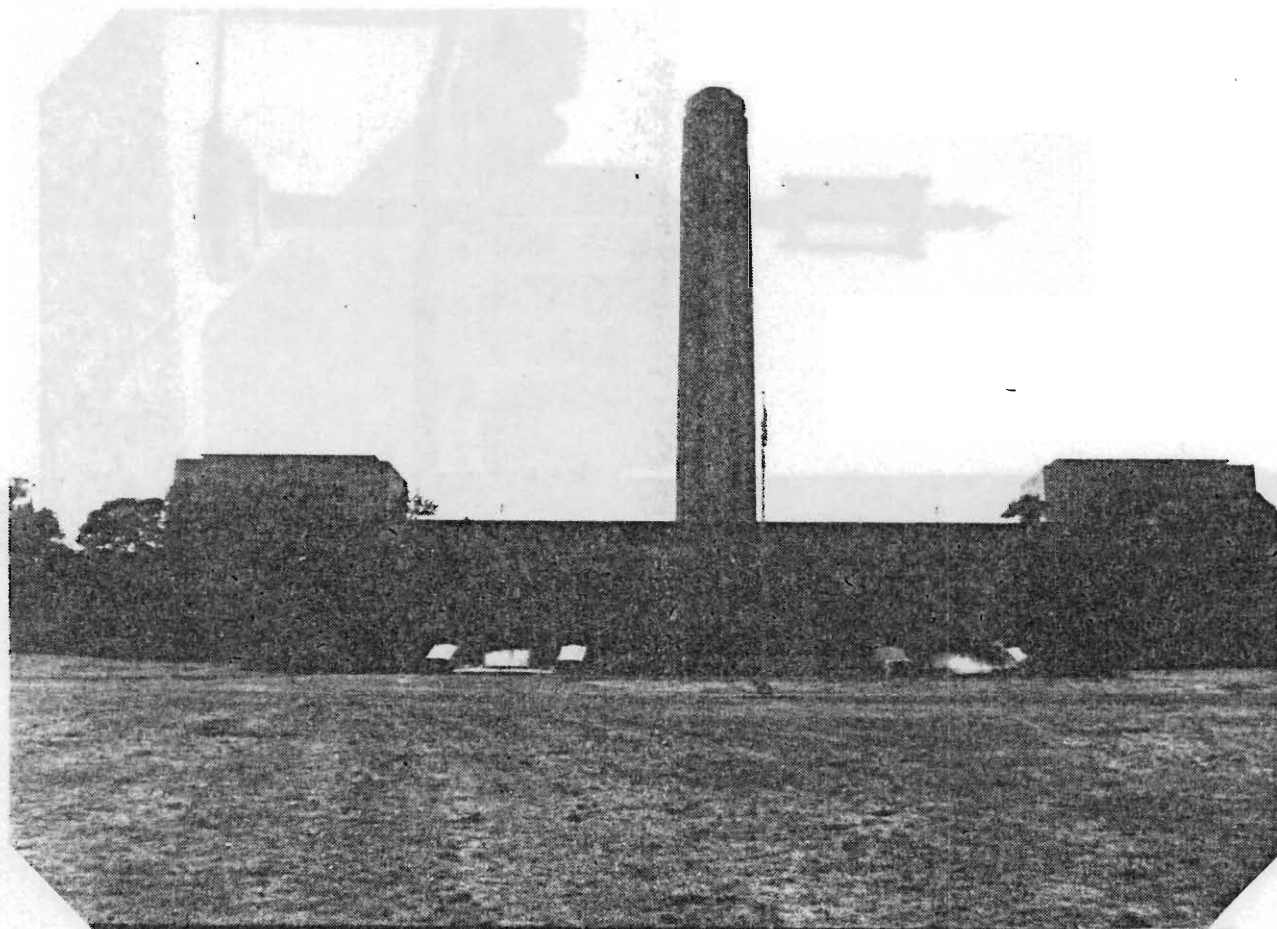


PV-40

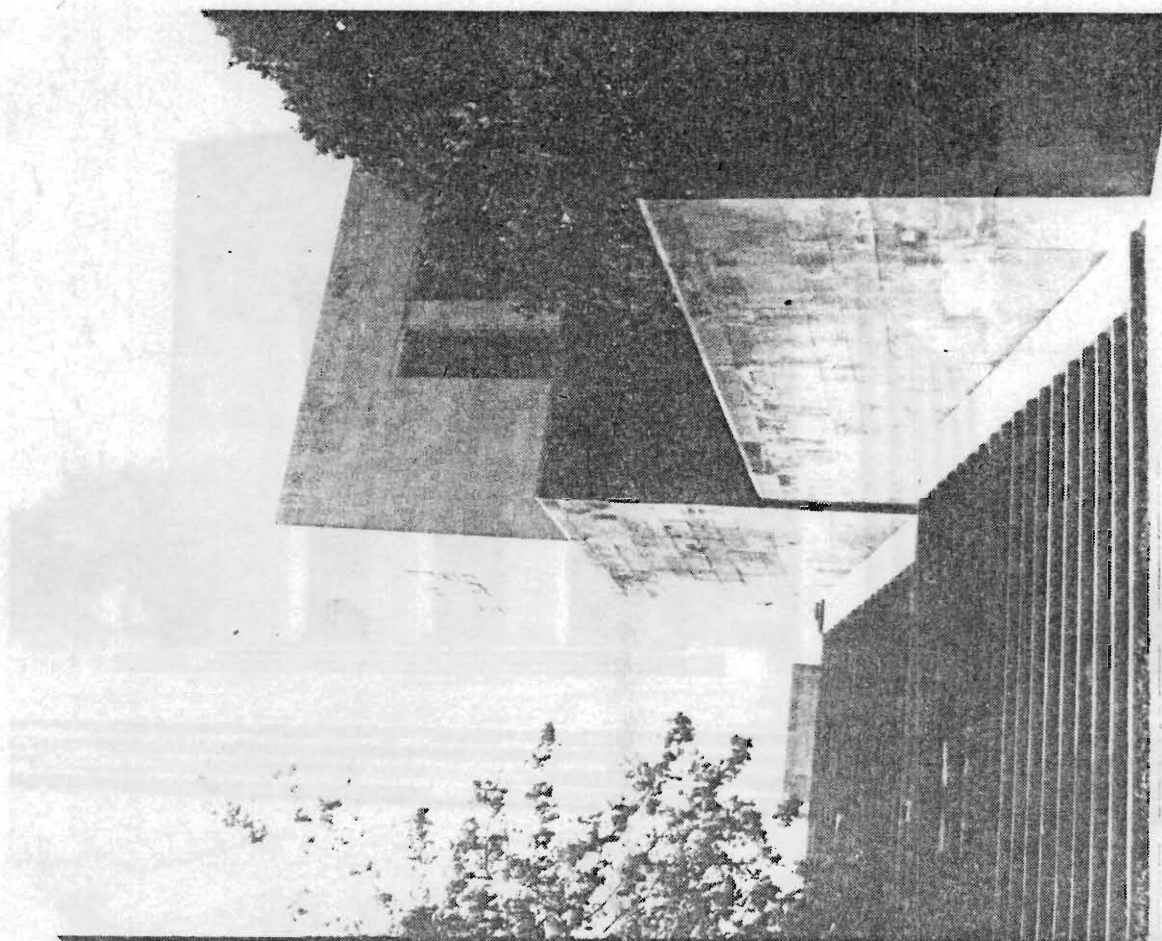


PV-41





PV-42



PV-43

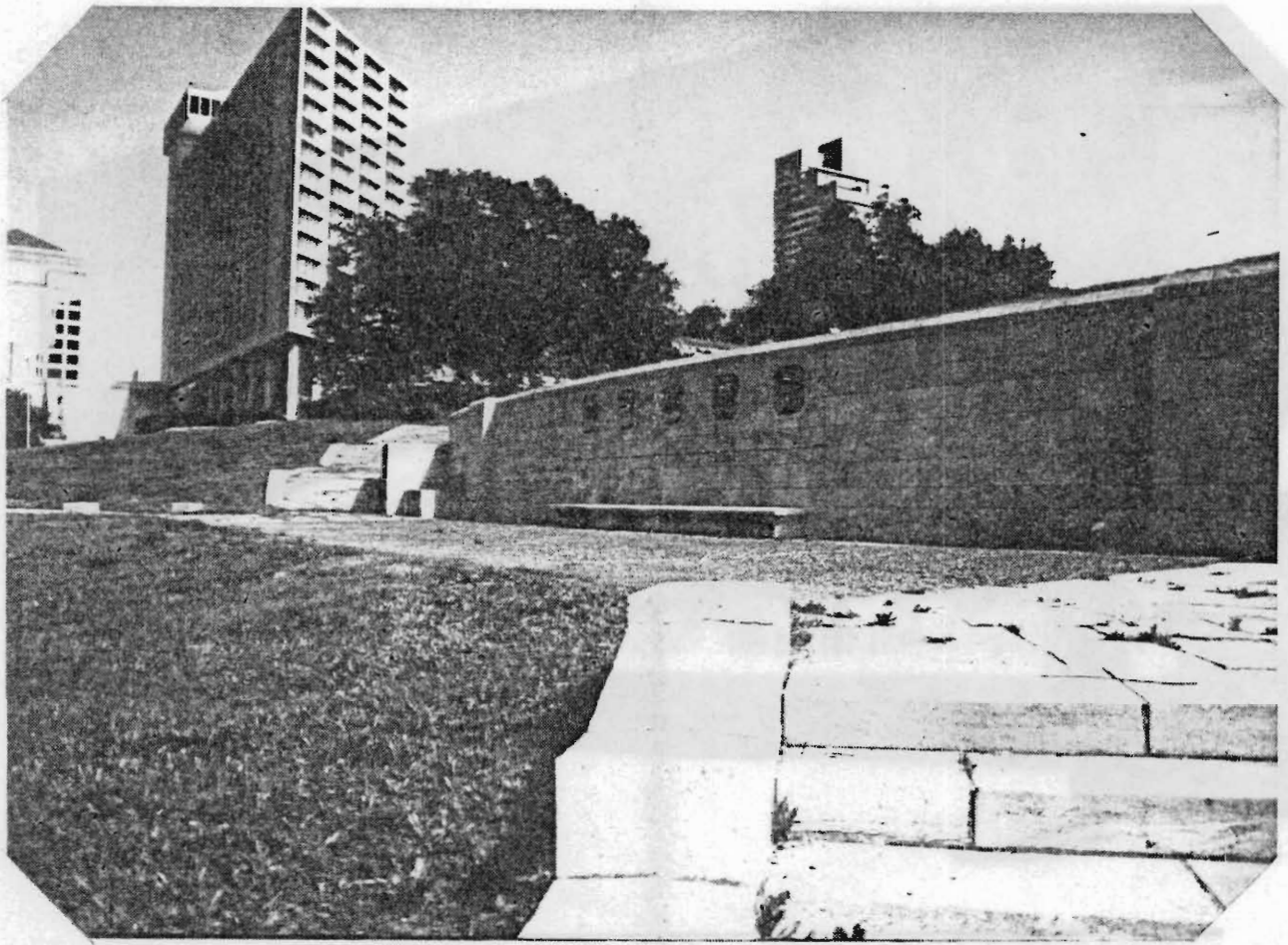


PV-44

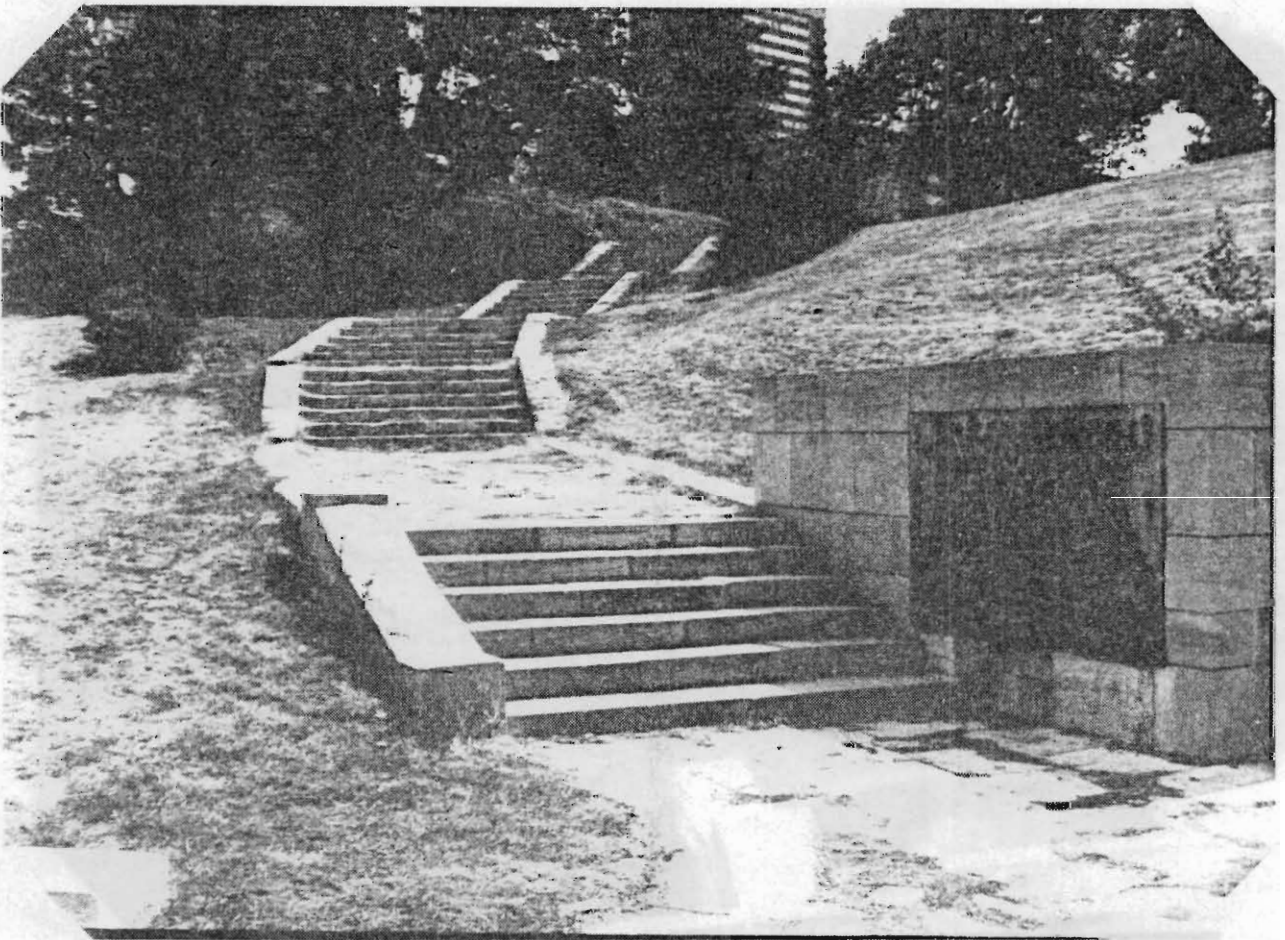


PV-45





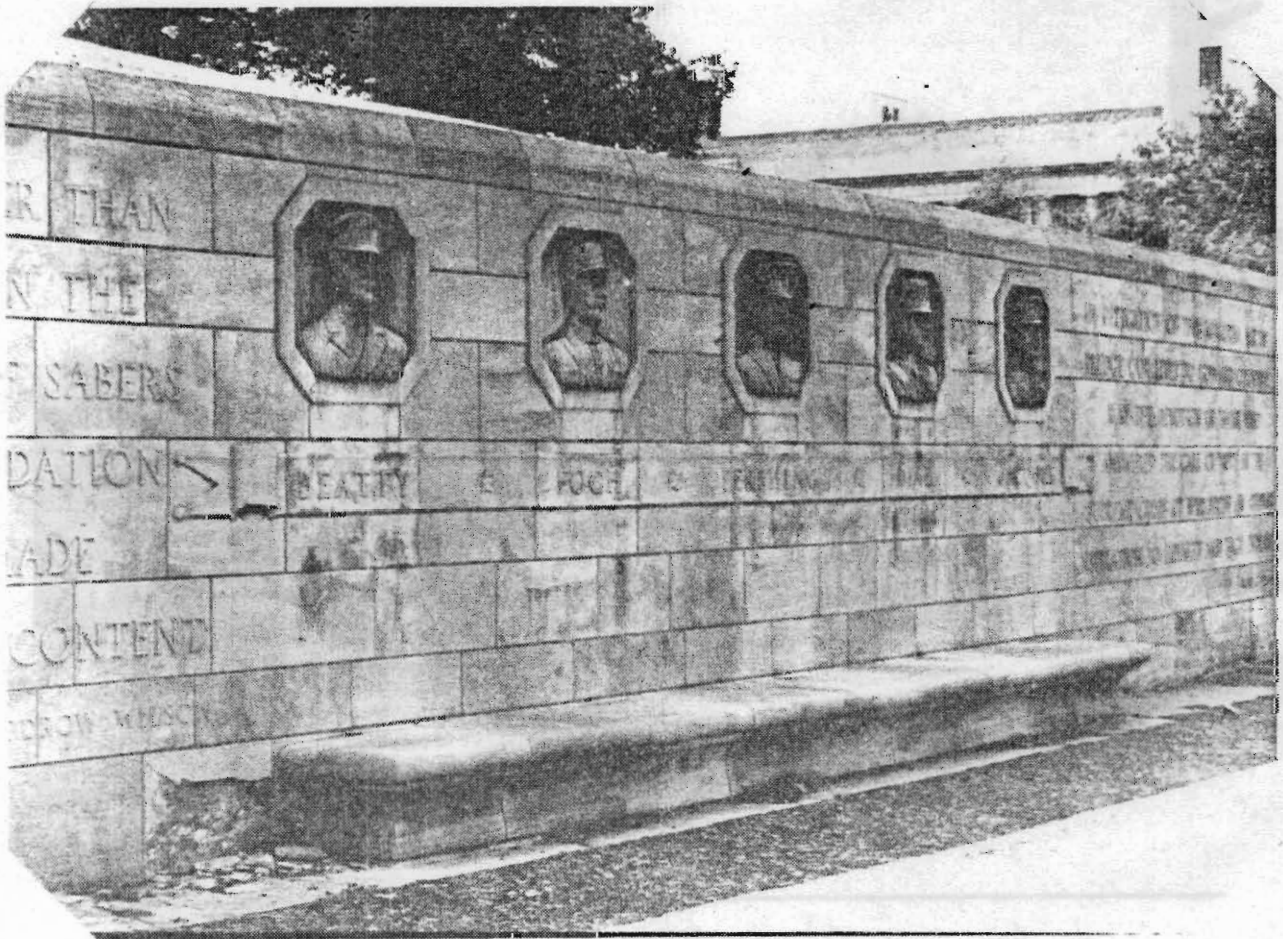
PV-46



PV-47

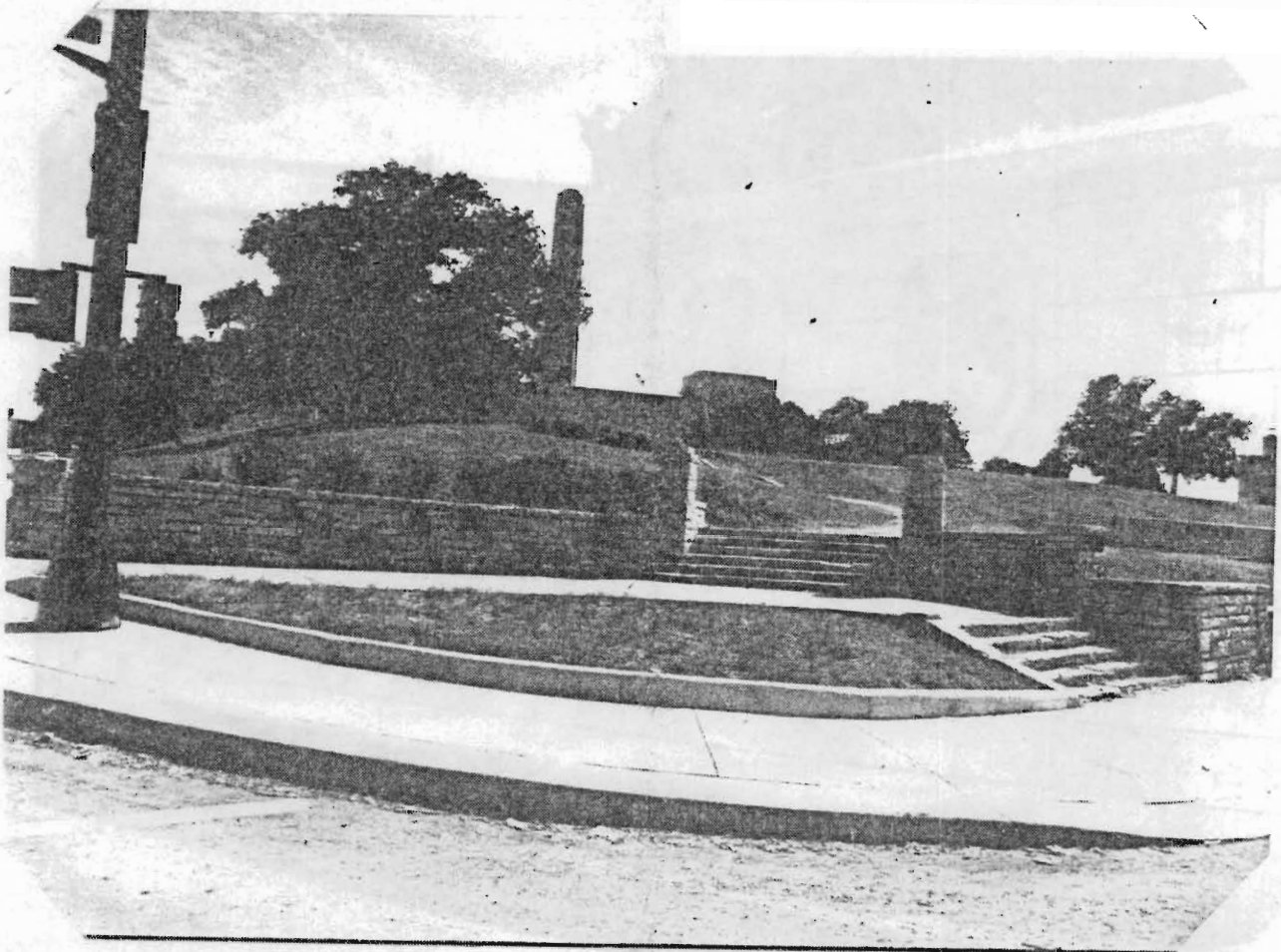


PV-48

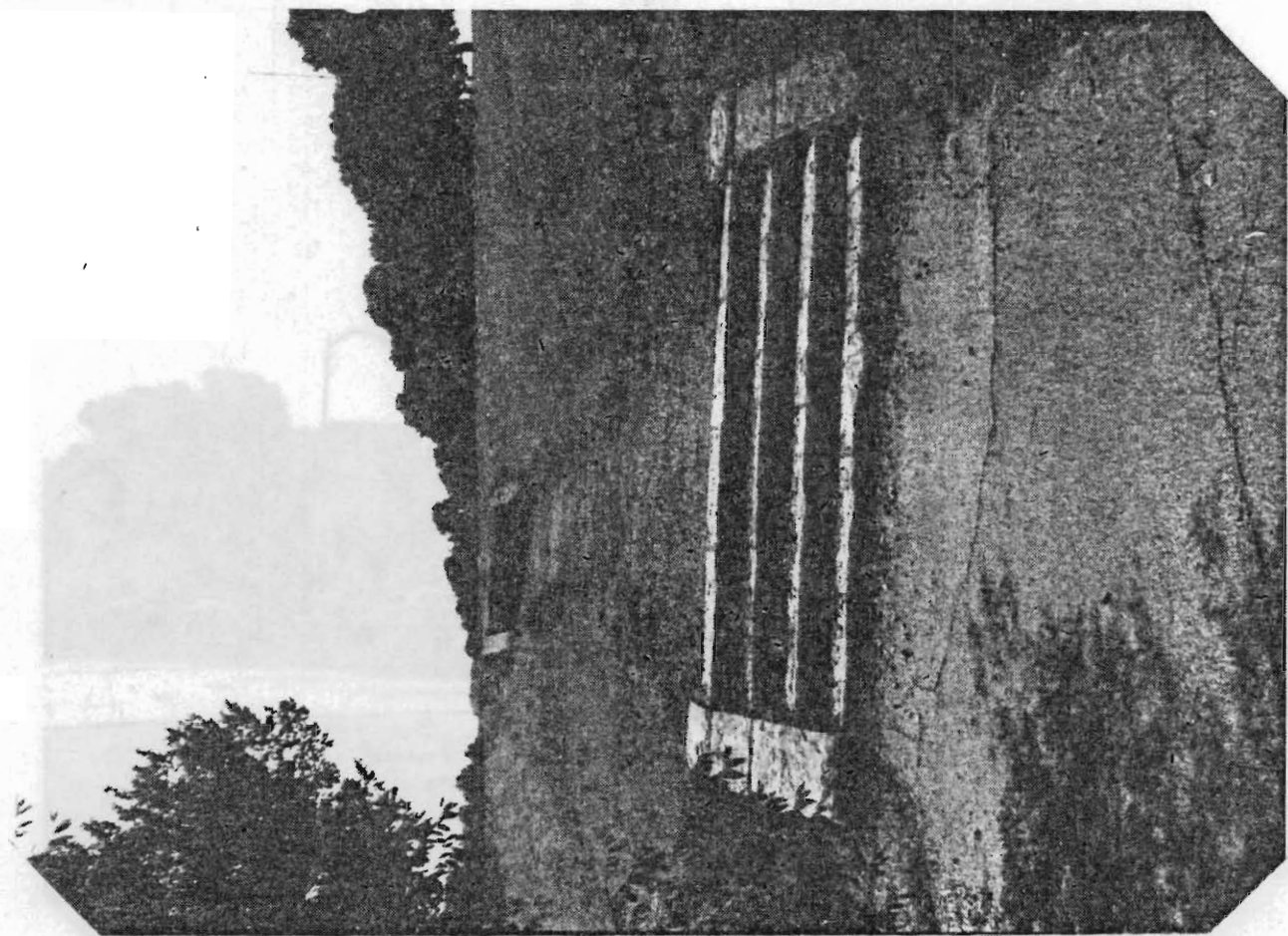


PV-49



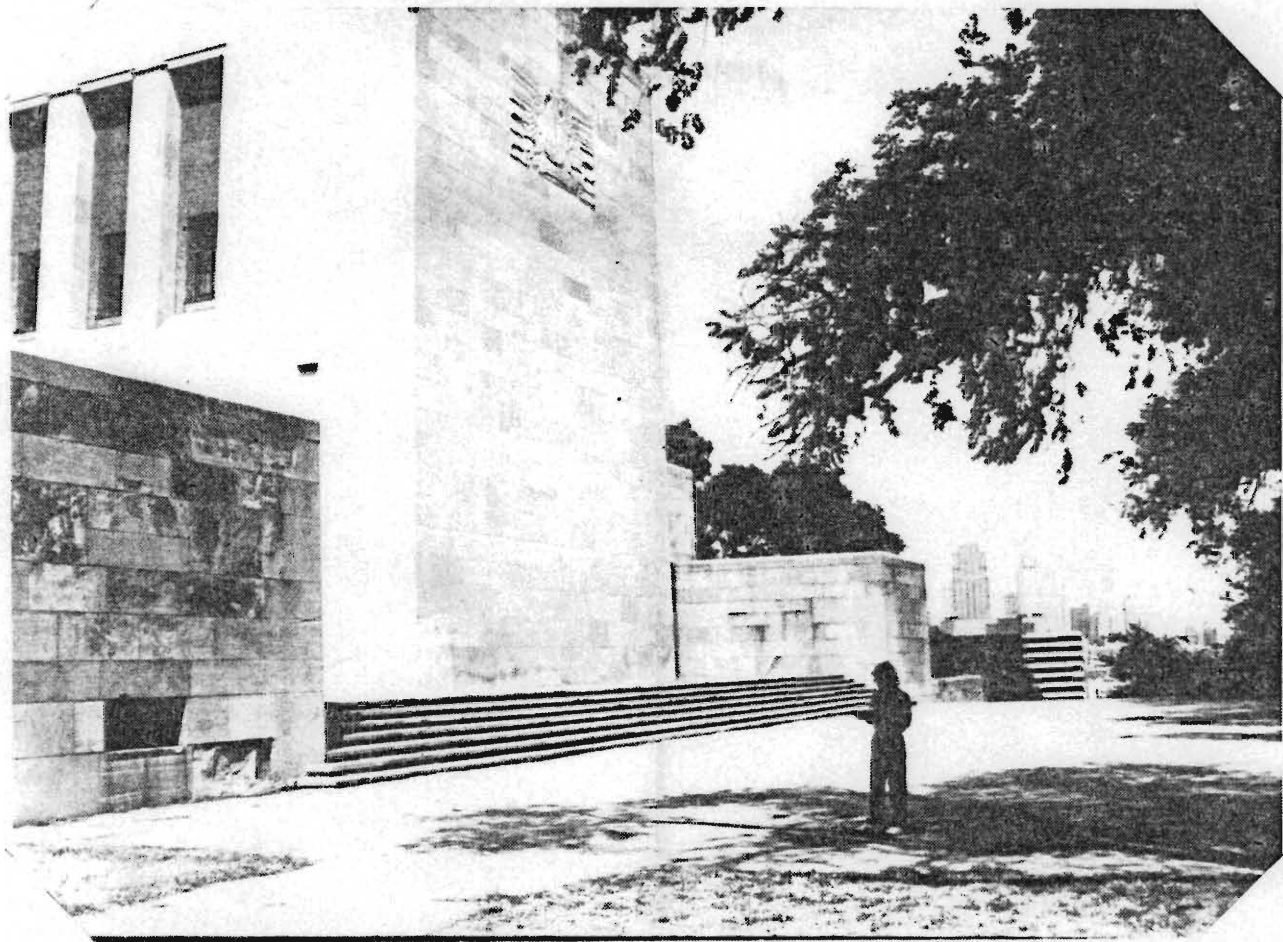


PV-51

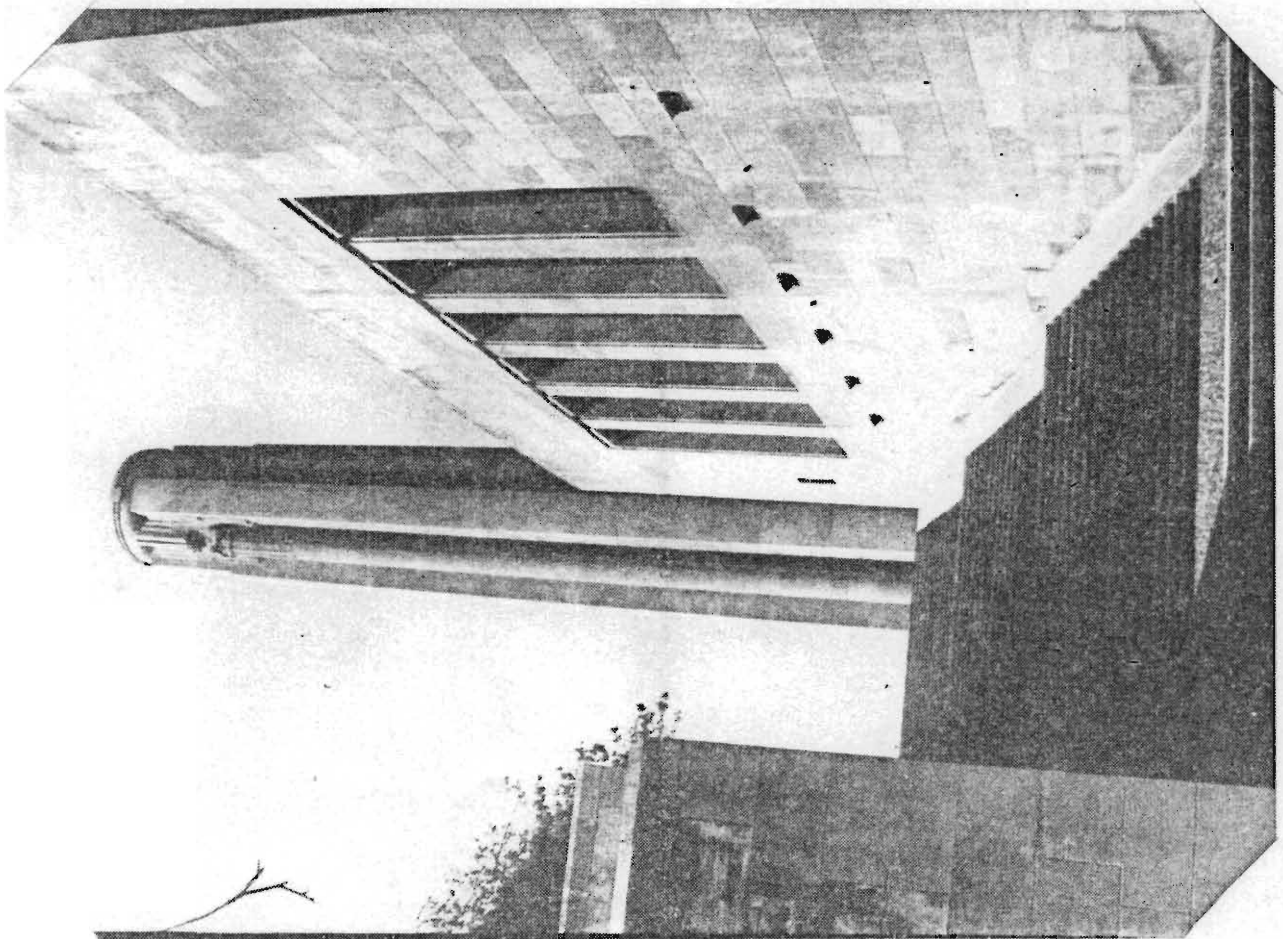


PV-50

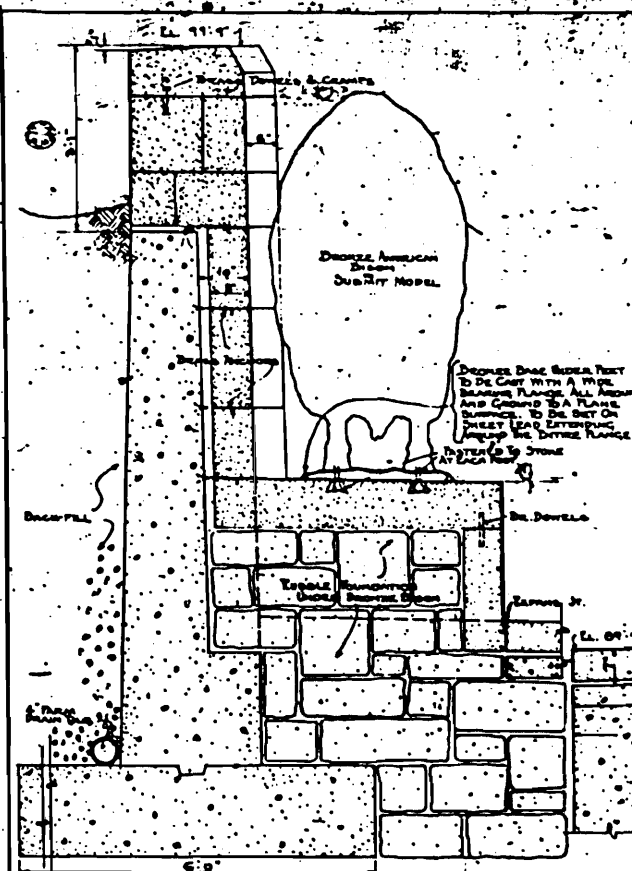




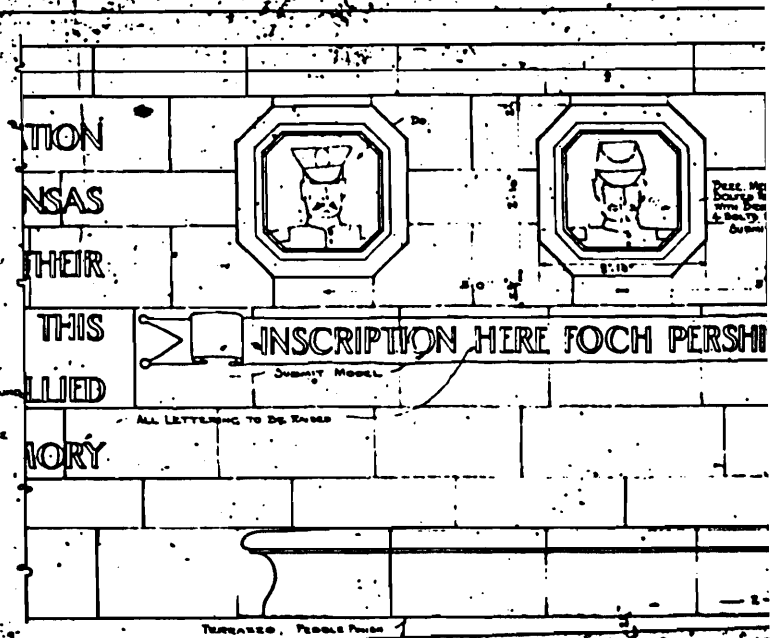
PV-52



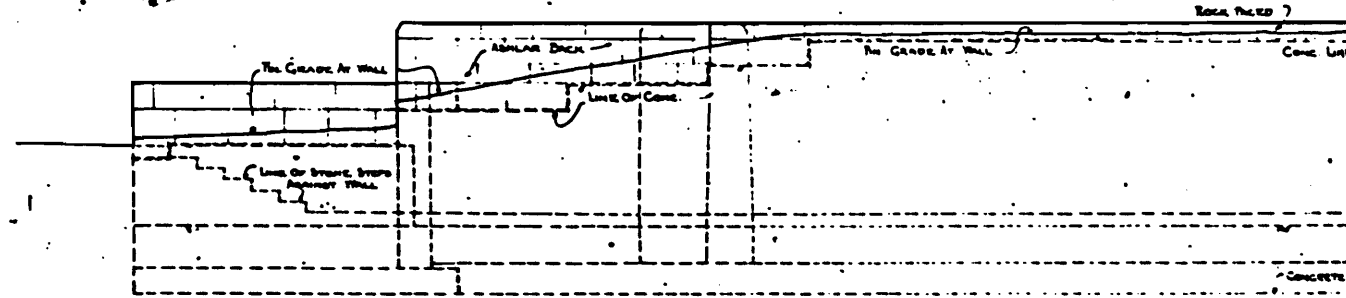
PV-53



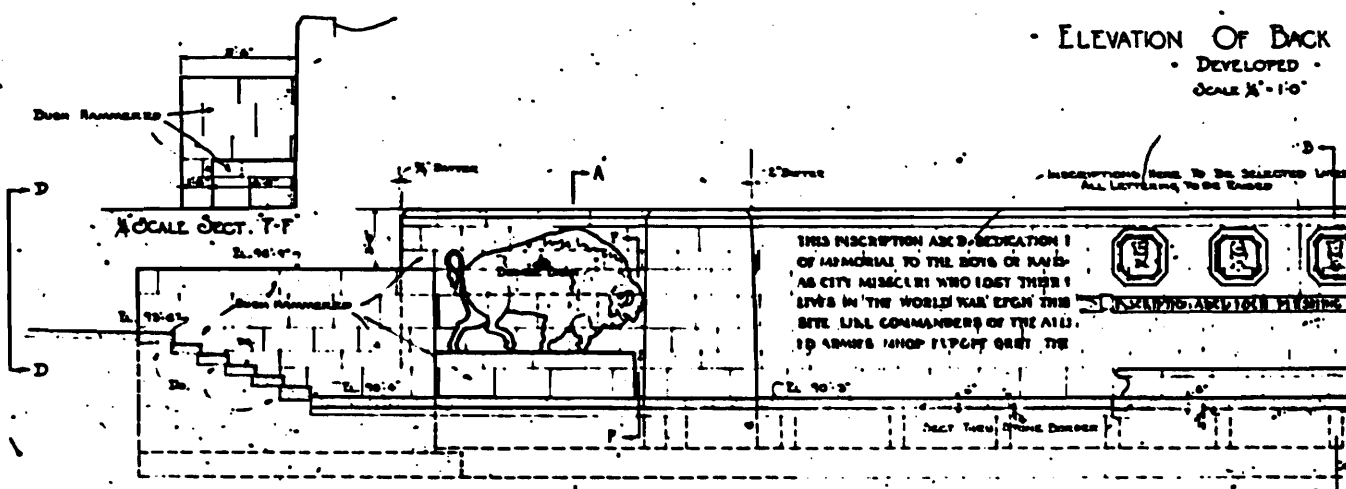
SCALE SECTION AT A-A  
DEVELOPED



ELEVATION, NEAR CENTER  
DEVELOPED  
SCALE 1/2" = 1'-0"

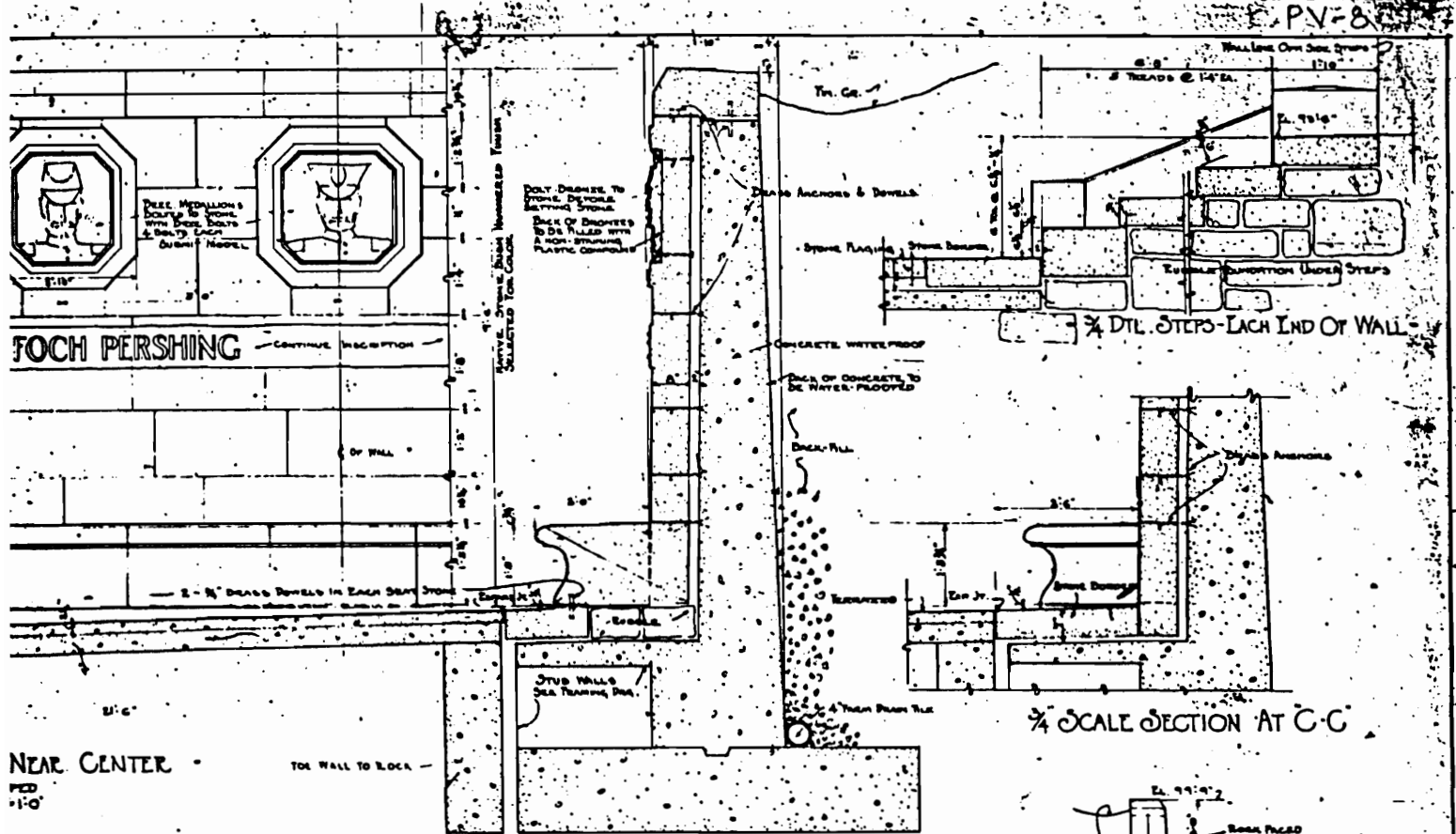


ELEVATION OF BACK  
DEVELOPED  
SCALE 1/2" = 1'-0"



PERSHING ROAD  
DEVELOPED  
SCALE 1/2" = 1'-0"

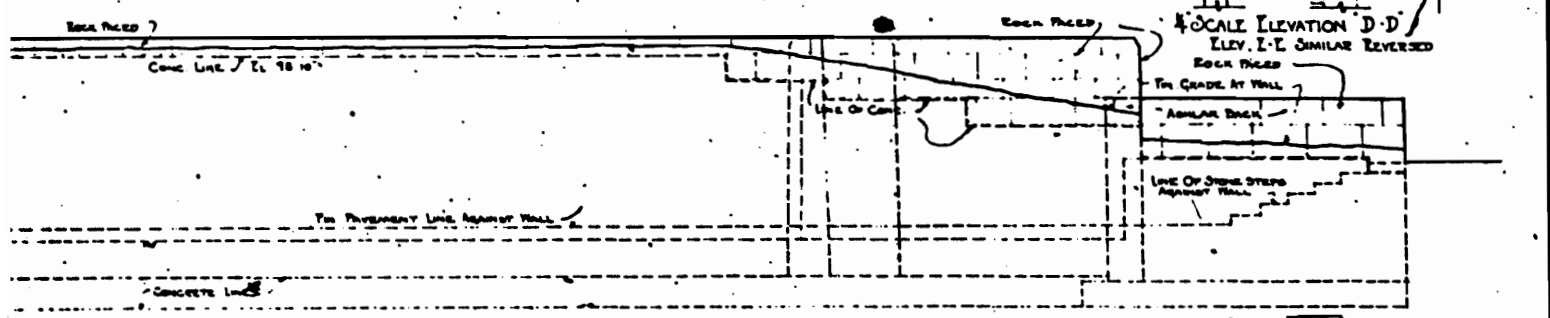
DETAILS OF THE DEDICATION WALL TO THE



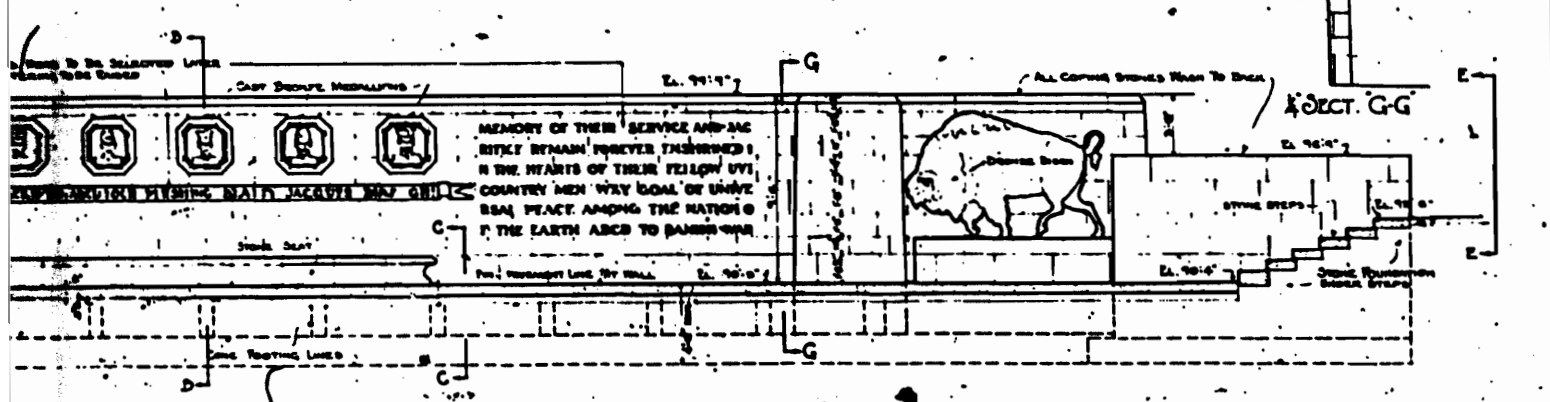
NEAR CENTER  
1:10

SCALE SECTION B-B

SCALE SECTION AT C-C



ION OF BACK OF WALL  
DEVELOPED  
SCALE 1/2\"/>



ERSHING ROAD ELEVATION  
DEVELOPED  
SCALE 1/2\"/>

WALL TO THE LIBERTY MEMORIAL

DEDICATION WALL — LIBERTY MEMORIAL		WIGHT & WIGHT
PERSHING ROAD & MAIN STREET		ARCHITECTS
KANSAS CITY MISSOURI		KANSAS CITY, MO.
		No. DATE: FEB. 2, 24
		2 MADE: E.S.T. CH. W.B.W.

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic West Terrace Park  
Common West Terrace Park (Jarboe Park, Mulkey Square, & Case Park)

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage (30.8 acres - see survey)  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
Street Address 5605 E. 63rd Street & Blvds.  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:  
☒ X Urban Landscape    ☐ Rural Landscape    ☐ Institution  
☐ Residence    ☐ Garden    ☐ Public Building  
☐ Estate    ☐ Botanical Garden    ☐ Square/Commons  
☐ Streetscape    ☐ Park    ☐ Parkway  
☒ X Park System (part)    ☐ City/Town    ☐ Battlefield  
☐ Cemetery    ☐ Water Feature    ☐ Settlement  
☐ Fort    ☐ Monument Grounds    ☐ Farm  
☐ Enclave    ☐ Ceremonial    ☐ Commemorative  
☐ Other \_\_\_\_\_

5 LANDSCAPE STATUS Please describe as required below:  
Ownership: ☒ X Public    ☐ Private    ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered    ☐ In Progress    ☒ X Not Considered  
Access: ☒ X Unrestricted    ☐ Restricted    ☐ No Access  
Status: ☒ X Safe    ☐ Endangered    ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) \_\_\_\_\_  
See continuation sheets for boundary descriptions of Jarboe, Mulkey, & Case  
Location of Legal Description, Give contact person if known.  
Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198



7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation

☐ Local Designation ☐ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_

George E. Kessler

☐ Gardener/Horticulturalist Name(s): \_\_\_\_\_

☐ Builder/Engineer Name(s): \_\_\_\_\_

☐ Client/Community Leader Name(s): \_\_\_\_\_

☒ Date(s) of Construction: 1903-1951

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☐ Excellent

☒ Good

☒ Fair

☒ Deteriorated

☐ Severely deteriorated

CHANGES:

☐ Unaltered

☒ Altered

☐ Added to

☒ Loss, removal

☒ Encroached Upon by highways

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet

10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☐ Design/Plan ☒ Architectural Features ☐ Property Boundary  
☐ Design Intent ☒ Spatial Relationships ☐ Vegetation  
☒ Use ☒ Topography/Grading ☐ Site Furnishings  
☐ Circulation System

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☐ Important Artistic Statement  
☒ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☒ Unique Regional Expression  
☐ Important Landmark  
☒ Example of Particular Style  
☐ Example of Particular Type  
☐ Example of Particular Time  
☐ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

## WEST TERRACE PARK Continuation Sheets

### 8. HISTORIC INFORMATION

At the time of the Board of Park and Boulevard Commissioners' initial recommendation to the city in 1893, the site of West Terrace Park had long been considered an eyesore. It was a cause of much consternation to civic-minded Kansas Citians, because it was facing Union Depot and was seen by thousands of tourists as they arrived in the city. Although the bluffs had great natural beauty, at the time they were covered with shacks and ramshackle buildings, and were generally considered by both locals and visitors to be ugly (Photo W-1).

The Board's initial recommendation for acquisition of West Terrace Park was the land between the edge of the bluff and Freight Street below, and between Seventh and Seventeenth Street. They urgently recommended an immediate improvement in appearance by removing the shanties, general clean-up of the site and trimming vegetation, and by the inexpensive planting of vines. A more "dignified" improvement however, would involve considerably more expenditure (Map W-1). The illustration presented in 1893, however, was meant to serve less as an actual site plan than as mere suggestions for how the park could be improved. The main intent of the plan was to illustrate ways of utilizing the bluff as an integral feature of the park. Several lookouts, steps, and terraces are recommended to provide views of the bottoms below.

George Kessler felt there at least five significant points along the summit which had the capability of being formed into places of "great interest", and which would lend character to the whole park. First, north of Ninth Street at the face of the precipice above the ledge, he recommended a stone turret, gradually merging into the natural wall. Second, south of Ninth Street, along Jefferson, he designed two levels of terraces with formal parterres. Third, at Tenth and Summit Streets, an architectural structure with a broad center stairway leading to the ledge below would form an excellent gathering place for viewing the bottoms, in Kessler's opinion. At Fourteenth and Bellevue Avenue, a fourth site would be treated in a similar manner. Last, Mulkey Place would be developed as a pleasure-ground, serving as a local park with convenient paths from entrances on all sides.



Mulkey Place, or Mulkey Square as it was later known, was at the northwest corner of Thirteenth and Summit Streets. According to the stories, it was the site of an early burying ground. When the town began to encroach upon the grounds, the bodies were moved to Union Cemetery. A peach orchard replaced the cemetery. A William Mulkey acquired the land and built a fine home on the site. This was the same William Mulkey, who along with his wife Catherine, deeded to Kansas City its first Park in 1882. The old Mulkey homestead became park of West Terrace Park, and the house stood on the grounds for several years afterwards.

First however, West Terrace Park was to meet with some opposition before it could be acquired and developed. In 1896, the condemnation jury arrived at a verdict of \$866,237.32, all to be paid by property owners in the west park district. Although the west park district contained sizable wholesale and retail sections, it was also being asked to bear the tax load for Penn Valley Park. As the park was primarily an ornamental feature for travelers alighting at Union Station with a small play area for children on the crest, it was seen as an extravagant expenditure. West Terrace Park became one of the points in the park system plan around which the Taxpayers' League, an anti-park group, rallied. Several anti-park plan petitions were signed opposing the high cost of the bluffs parks, which contained many acres unsuited to recreation and seemed to be devoted solely for ornament.

By 1897, the Taxpayers' League had managed to get several ordinances to repeal the three big park projects. On a tactical blunder by the anti-park councilmen, the repeal for West Terrace Park failed, and the original plan for the park stood. Many citizens however, including August Meyer, President of the Park Board, called for a reduction in the plans for West Terrace. In 1899, the city council reduced the size of West Terrace Park, and therefore the cost. The anti-park group, somewhat appeased, agreed not to carry the proceedings to the Supreme Court. However, it went to court anyway because a resident was unhappy with his settlement. In 1903, the state Supreme Court eventually ruled in favor of the park.

Due to all the legal complications, West Terrace Park was the last of the "triad" of big parks in the 1893 plan to be acquired and developed. The first portion of the park, from Eighth to Seventeenth Streets, was acquired in 1903. In

1907, the section from Sixth to Eighth Streets containing 4.6 acres was added. Sixteen lots at Twelfth Street were added in 1911, and seven lots at Ninth Street, and a tract at Sixth Street in 1920. In 1944, a tract of land adjoining West Terrace Park at Tenth and Jefferson Streets was donated to the Park Department by George Case. More land, acquired by purchase and condemnation, was added until a one and a half acre site formed a separate but adjoining park (called Case Park). In 1966, much of West Terrace Park was taken by condemnation for the highway which now passes the park. It eliminated part of Mulkey Square and all of Kersey Coates Drive. Further highway condemnation has separated the park into three smaller, separate parks.

The first two years of construction within the park concentrated on the driveway and retaining walls. By 1906, West Cliff Drive, as it was first called, was completed from Eighth to Twelfth Street (Photo W-3). The greatest portion of expenses in those first years was on the retaining walls, including an extensive drainage system. In 1906, The wall and towers at Tenth and Summit Streets were completed (Photo W-4). The steps and lower landing were finished in 1908 (Photos W-5, W-6), when the wall was extended north another 200 feet (Map W-2). This structure also was known as Kersey Coates Terrace.

By this time, there were two playgrounds - one at Seventeenth and West Prospect Place (Holly), and another at Thirteenth and Summit (Mulkey Square). A pergola and shelter building with comfort station and shower baths north of Seventeenth was completed in 1914 (Map W-3). Northwest of this, a combined wading pool and swimming basin was constructed in the triangle between the two pergola wings in 1920. Henry F. Hoit, Architect, completed plans in 1912 for the improvement of the playground in Mulkey Square, containing a pavilion, pergola, and wading pool. While Mulkey Square continued to be used as a playground over the years, Hoit's plans were not implemented. The majority of facilities there were completed as a WPA project in the early 1940's. This included softball diamonds in the northeast and southeast corners of the tract, a wading pool and playground near the southwest, and tennis and basketball courts in the center. At Thirteenth and Madison, within Mulkey Square, the James Pendergast Memorial was dedicated in 1913, containing a bronze statue of the Kansas City political boss.

In 1933, Resolution #14524 of the Park Board renamed the plot of ground located at Seventh and Kersey Coates Drive in

West Terrace Park as "Clark's Point". This was in honor of Mr. Charles H. Clark, a former Councilman of the First District. In 1941, the WPA, under the supervision of the Park Board, began turning the bare bluff into a park, playground, and parking area on the observation point at Eighth and Jefferson. It was on this site on September 15, 1806 that Meriwether Lewis and William Clark stood and recorded in their Journal that the location was ideal for a fort. In 1957, the Kansas City Park Board and the American Trails Association dedicated the granite Lewis & Clark Memorial here. In 1951, the Kansas City landscape architectural firm of Hare & Hare designed a seating terrace, and developed planting and grading plans for Case Park (Map W-4).

## 9. DESCRIPTION

The area which was once West Terrace Park today is actually a series of separated parks - Jarboe Park, Mulkey Square, and Case Park (Map W-5). However, the Kansas City Parks Department manual still lists West Terrace Park as having approximately thirty acres, Case Park as having 1.6 acres, and Jarboe Park and Mulkey Square as being within West Terrace Park. Jarboe Park comprises what was the southernmost section of West Terrace Park. It is bounded by Seventeenth on the south, West Pennway on the west, and Jarboe Street on the east. There is a ball diamond at the south end (Photo W-7), and a small pool, playground, and bathhouse to the north of the ball field. The land surrounding these recreational features is well maintained. There are groupings of approximately 20' pine trees buffering the ball field from the street and the playground area. The narrow strip of land which follows the bluff northward from the pool area to the highway is not as well maintained, with some overgrown brush and trash.

Mulkey Square is also now a separate park, in the area of Thirteenth and Summit Streets. Although it has retained its name throughout most of its history, until the highway was constructed, it was considered a part of West Terrace Park. Currently, there is a ball diamond which is in use (Photo W-8), and tennis courts which are not in use. The ball diamond and tennis courts have native limestone retaining walls, with steps leading to the tennis courts. A free-standing limestone wall extends westward from the ball diamond (Photo W-9). West of the tennis courts is the James Pendergast Memorial. Vandalism has destroyed much of the memorial (Photo W-10). The approximate five foot bronze statue of Pendergast is badly discolored, and sits on a five and a half foot tall granite base. The base is missing two bronze tablets, as well as the two bronze statues of children which were set below Pendergast's feet.

To the south of the ball diamond is a block which is heavily overgrown and trashed. There is currently a burned shell of a house (Photo W-11). However, plans are underway for the revitalization of this section of Mulkey Square.

From the tennis courts in Mulkey Square, the view northward over Interstate I-35 shows what was the northernmost section of West Terrace Park (Photo W-12). The entire area is sometimes referred to as Case Park, although

at one time Case Park was just one and a half acres adjoining West Terrace Park. The area today is roughly bounded by Interstate I-35 on the west, Jefferson Street on the east, Eighth Street on the north, and Hereford on the south and east. Between Hereford Drive and the bluffs is the native limestone Terrace. The Terrace is comprised of a series of connecting stairways and landings on various levels which work their way down the bluffs to afford a variety of outlook points and views of the west bottoms (Photos W-13, W-14, W-15). There are two pavilions, often referred to as towers, with round arched openings and pyramidal wood-shingled roofs (Photo W-16). The random work, quarry-faced limestone walls are capped with dressed-face copings. The paving material is concrete of recent construction.

West of Jefferson Street between Tenth and Ninth Streets is the portion which historically comprised Case Park (Map W-4). A curving walkway leads northwesterly from the Terrace to the sidewalk along Jefferson, basically following the topography (Photo W-17). To the west of this walk are the trees and shrubs along the bluff, with a planted flower bed serving as foreground interest immediately along the walkway. In the northwest corner of Tenth and Jefferson Streets, a curved limestone retaining wall with benches forms a small seating plaza which serves as the focal point for this section of the park (Photo W-18). Steps lead from this small plaza up to the sidewalks, which is below the grade of the street. The lawn area is well shaded with mature deciduous trees (Photo W-19).

Immediately to the north of this area is a paved surface recreational court partially surrounded by a chain link fence (Photo W-20). There is a bubbling fountain here, which was once the site of the wading pool. A high limestone retaining wall on the north edge of the court encloses a grassy area on the south section of the highest portion of the park (Photo W-21), the circle observation area at Eighth and Jefferson Streets known as Clark's Point. Clark's Point consists of two levels - the upper level is a circular roadway with parking around the edge (Photo W-22). The Lewis and Clark Memorial is in the center of the roadway, and consists of a four foot by six foot by three foot red granite boulder with an embedded bronze plaque. The outer edge of the circular road is the pedestrian walkway, separated from vehicular traffic with a limestone retaining wall (Photo W-23). The walkway is approximately three feet below the grade of the street (Photo W-24). There is another limestone wall on the outermost edge of the pedestrian walkway serving as



protective railing. The inner retaining wall has sunken areas inset with wood benches (Photo W-25).

On the eastern edge of Clark's Point (north of Eighth Street) is a level grassy area with volleyball nets and poles, as well as another large, sloping grassy section north of this (Photo W-26). There are asphalt paths along the west and north of the level grassy area.

## 10. INTEGRITY

West Terrace Park has suffered an obvious loss of integrity with regards to many specific features. Those features include property boundaries, site-furnishings, architectural features, topography, and vegetation. In particular, the vehicular circulation system (Kersey Coates Drive) has been destroyed by the Interstate highway system. The newly formed separated parks individually serve a portion of the original design intent and use, but except for perhaps Case Park, no one section provides all the visual and recreational features that were once found in West Terrace Park.

For the entire park, the loss of these features adversely affects the integrity of design, setting, feeling and association. However, some individual features still retain their integrity. All of the remaining WPA limestone work from the 1940's retain their integrity of location, design, materials, workmanship, and association. These features, primarily free-standing and retaining walls, are found in Mulkey Square, and Case Park at Clark's Point.

The Terrace is in excellent condition, and remains intact except for the lower portion, which included the Grotto. This feature was a part of what was lost when Interstate 35 was constructed. The Terrace retains its integrity of location, setting, workmanship, feeling, association, and materials (except for recent paving in some areas). It still provides an excellent view of the industrial bottom lands, thus functioning in the same capacity as originally intended.

## 11. SIGNIFICANCE

As the Board of Park and Boulevard Commissioners noted in their original proposal for the Kansas City park system, "The scheme to improve the West Bluffs is probably as old as the city." However, in 1893, the argument to improve the site with the construction of West Terrace Park appears to have been one of the cornerstones of the entire park system plan. Much was said about the value that such a park would have in advertising the city. Although the west side was very much in need of a local recreation ground, the site didn't really seem to hold much promise for that purpose to the Commissioners. They noted that "on account of the location close to the smoke and noise of our great railroad yards, it cannot be expected that the "West Terrace" would be very much used for purposes of recreation." Yet they felt that the view down into the great railway yards in the Bottoms would not only be very interesting to park visitors, but would also be very representative of Kansas City, "Because such a view would give a comprehensive idea of the business interests and the factors upon which the greatness and prosperity of our city so much depend." The view from the park today provides the same types of views to visitors (Photo W-27).

In the minds of early Kansas City residents, West Terrace was a natural site for a park, because it was the first to appear to the eye of a stranger and because, in their view, it was "certainly the ugliest spot in the city". The hope for the improvement of this area was one of the chief selling points of the entire 1893 park system plan. The fight for West Terrace park was long and hard, representative of the entire struggle over the establishment of the park system. For the role it played in this aspect of Kansas City's history, West Terrace would be eligible under Criterion A in the area of social history.

In its historic form, West Terrace Park, and in particular Kersey Coates Drive, was considered one of the best representations of George Kessler's work in Kansas City (along with Penn Valley and North Terrace). Due to its loss of integrity (discussed in Section 10), it cannot today be said to be representative of George Kessler's work as a park. However, the Terrace is an excellent representation of Kessler's work, showing his great skill in manipulating a difficult site to its best advantage. The Terrace not only utilized the numerous views which were possible from above the bluffs, it also provided character to the site when seen

from below. Additionally, the stonework is particularly distinctive among the many fine examples of such work within the Kansas City park system. The walls appear to merge with the natural stone of the bluffs, and are excellent representatives of the type of features which appeared in parks during the American Romantic style of landscape architecture. It was the most outstanding feature of the entire park. Of the view from the Terrace, artist Lorado Taft was said to have commented "I know of no city in America or Europe which has a scene like that. It looks like a hill town in Italy, but is more beautiful than any."

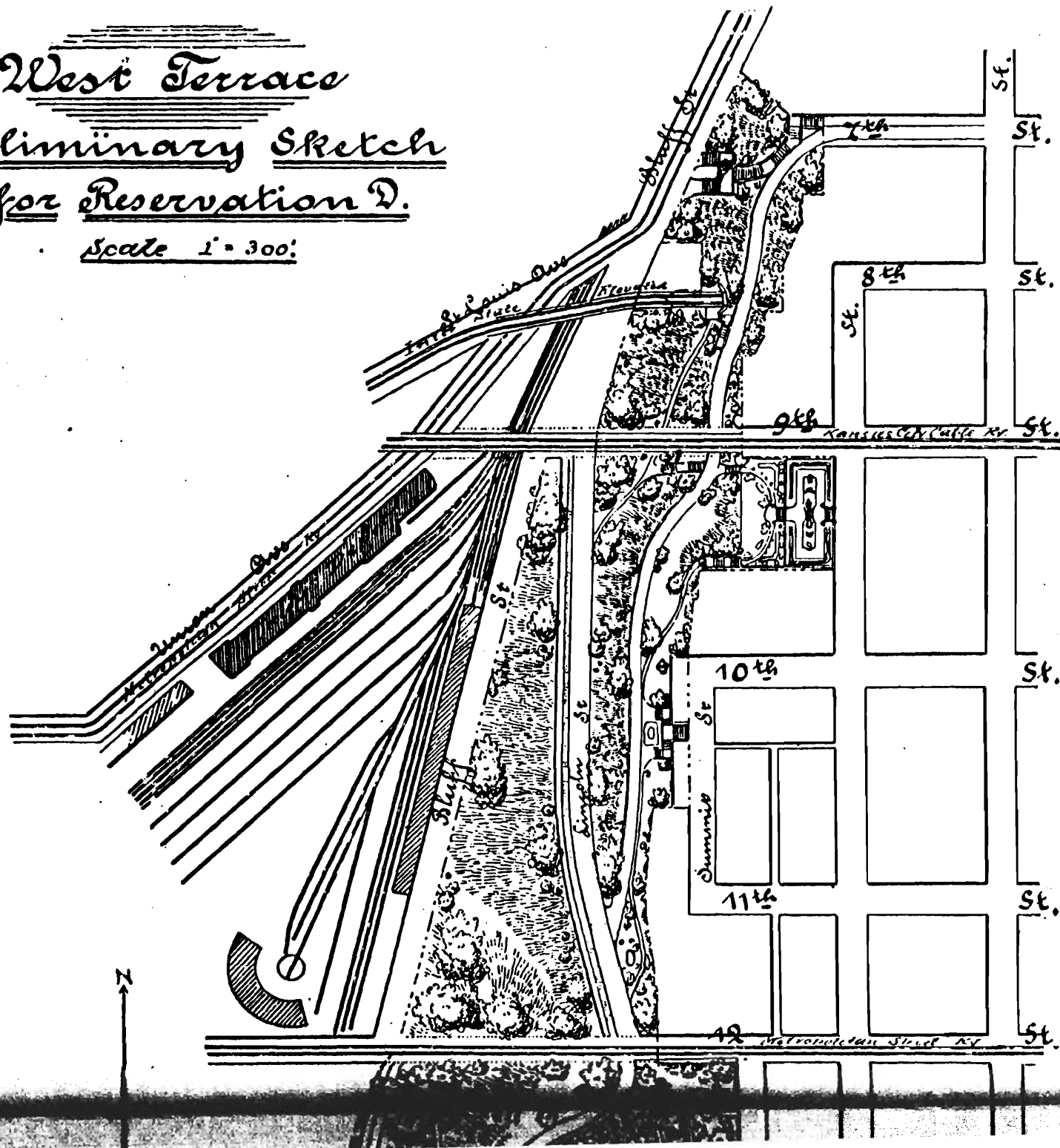
Within Case Park are also many other fine examples on the stonework which continued throughout the history of the Kansas City park system. In these cases, the stone walls of the circular terraces at Eighth and Jefferson Streets were constructed by the WPA, and are significant under Criterion A in the area of social history. Many park projects were carried out by the WPA program, and the observation circle at Clark's Point is a good representative of this type of work. In fact, although not constructed until the 1940's, the observation circle carries out Kessler's original design intents for the site as laid out in his original statement for West Terrace Park in 1893.

Mulkey Square today also contains good representations of stone park features from the 1940's. It is providing the same recreational needs today that was proposed in 1893, except for a playground. The demolition of some of the surrounding neighborhoods during the interstate construction has probably reduced the demands on the park. While it has suffered an obvious loss of integrity with its separation from the remainder of the original park, it is significant for its association with Kessler's design intent for the area.

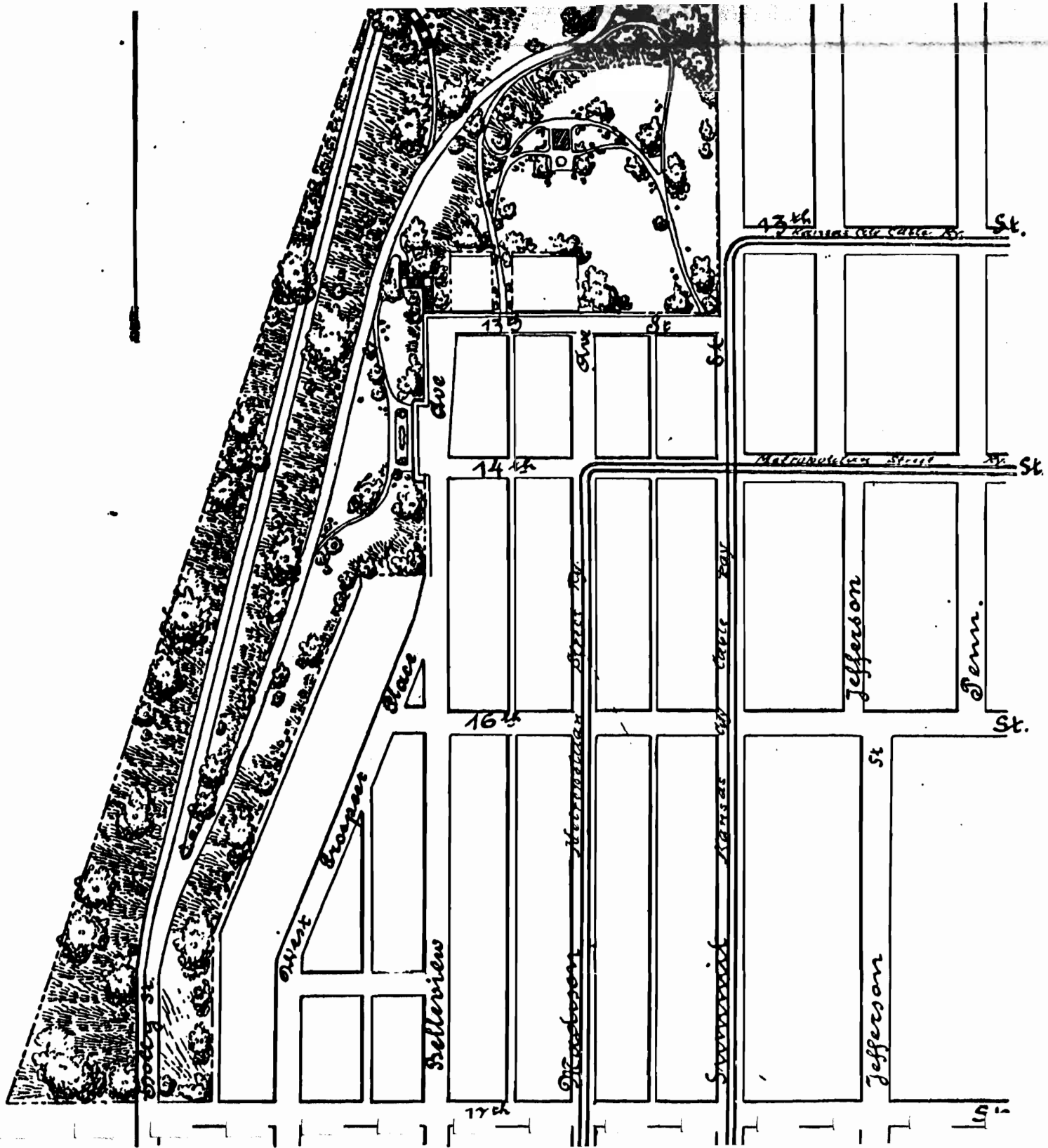
W-1

West Terrace  
Preliminary Sketch  
for Reservation D.

Scale 1" = 300'








W-2

9TH ST.

Plan of  
Terrace and Outlook  
on the Bluff  
in  
**WEST TERRACE  
PARK**

at  
Tenth and Summit Sts.

SCALE:  FT.

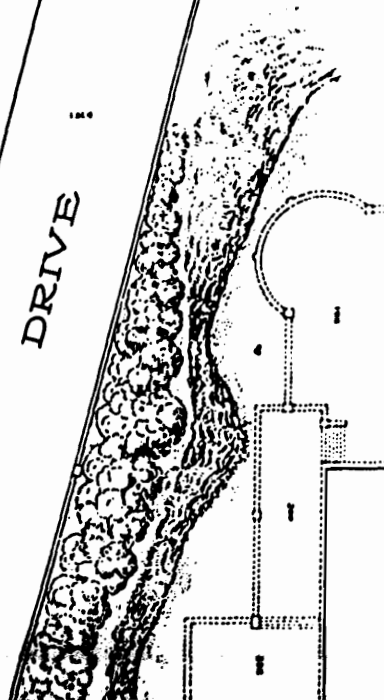
Board of Park Commissioners,  
Kansas City, Mo.  
1908

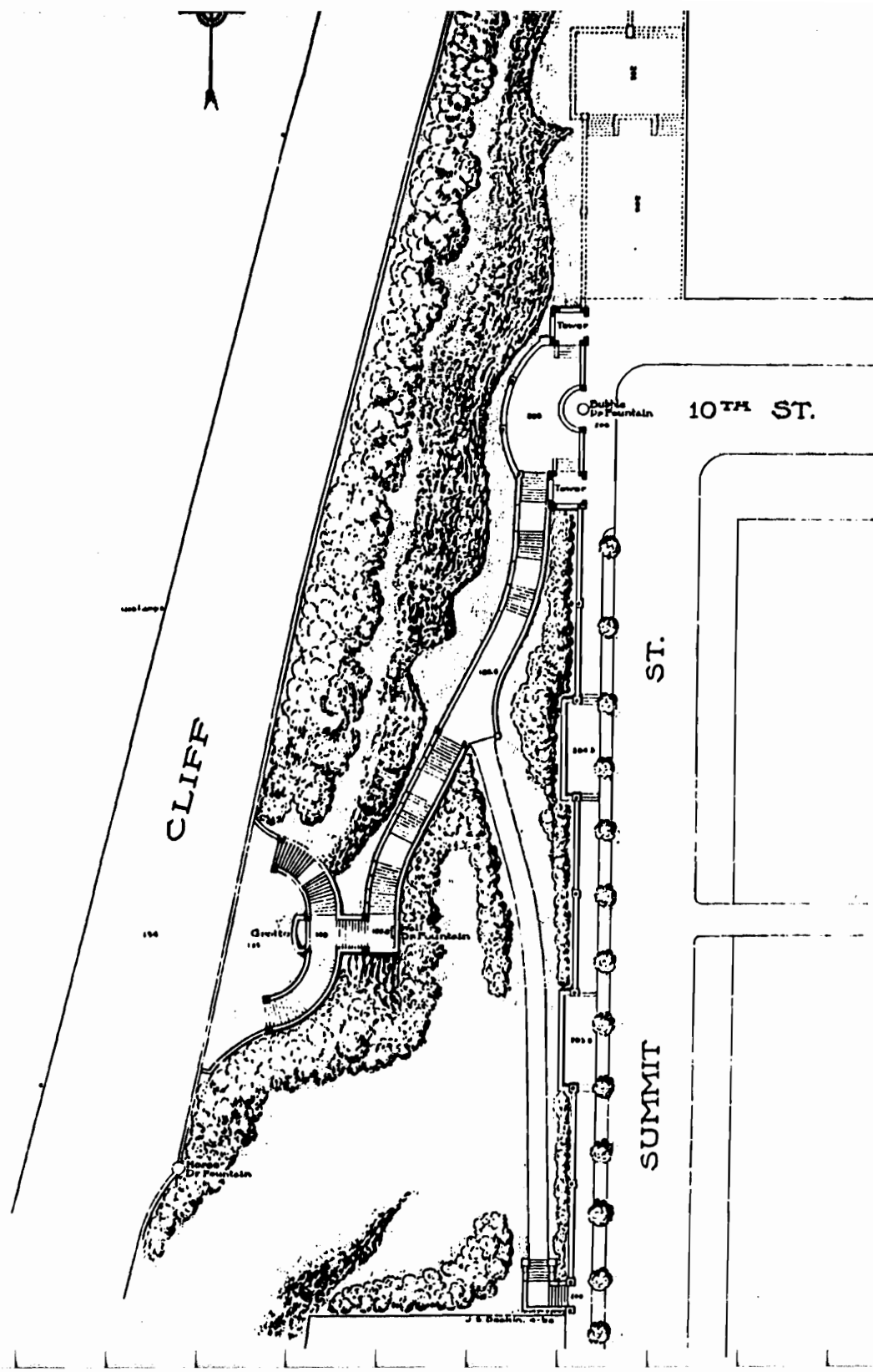
Geo E. KESLER,  
Landscape Architect.

W H DUNN,  
Supt. of Parks.



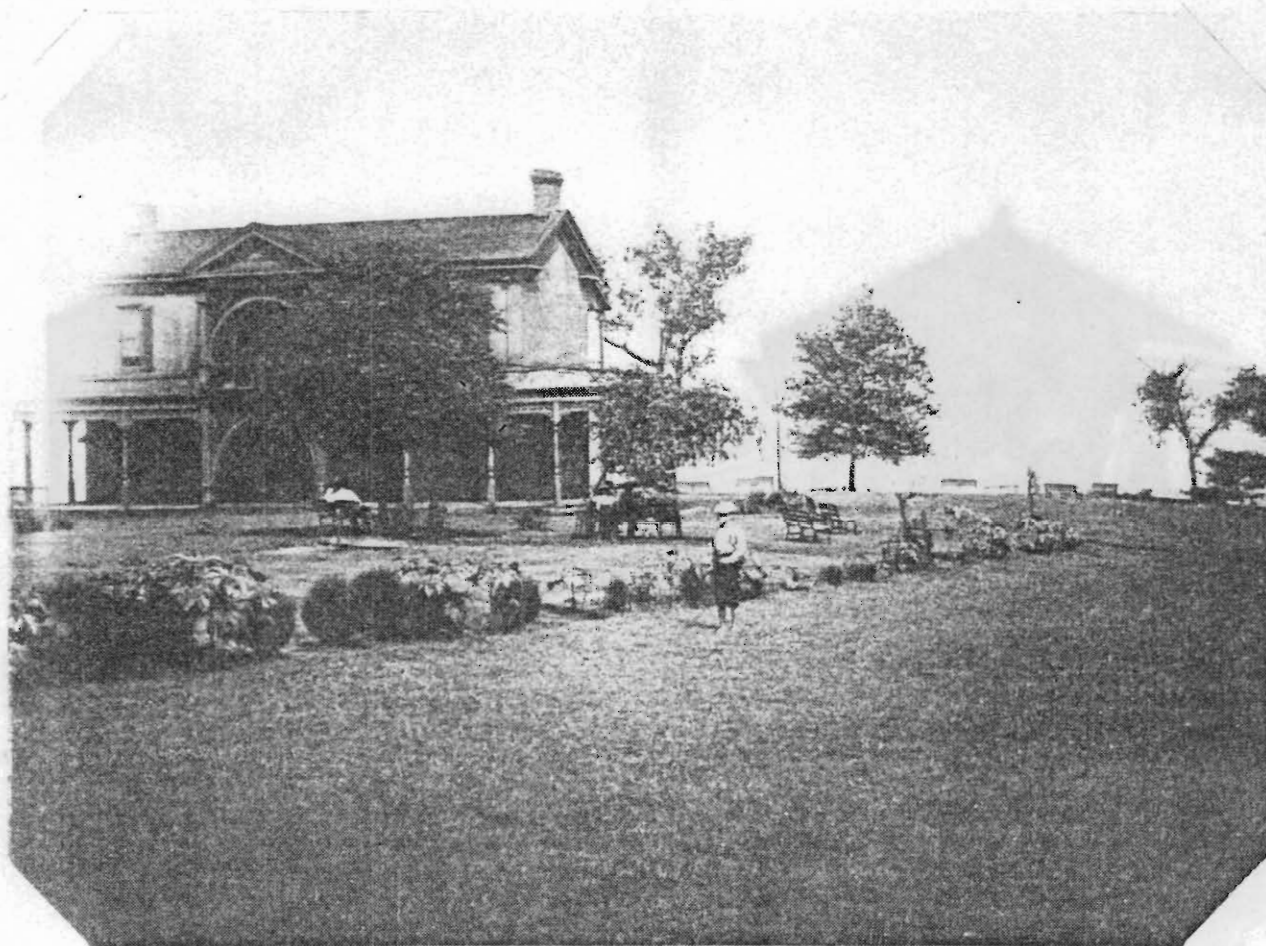
DRIVE



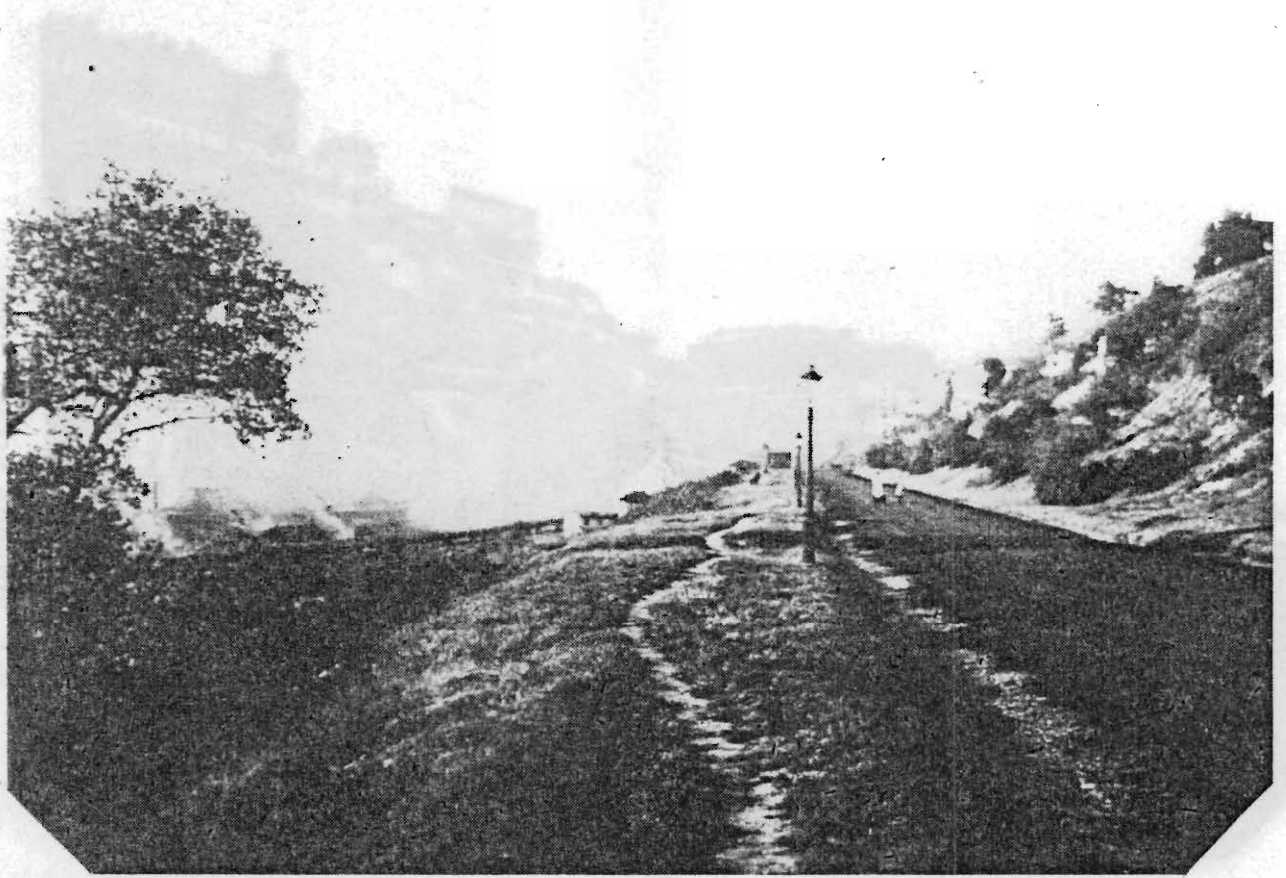




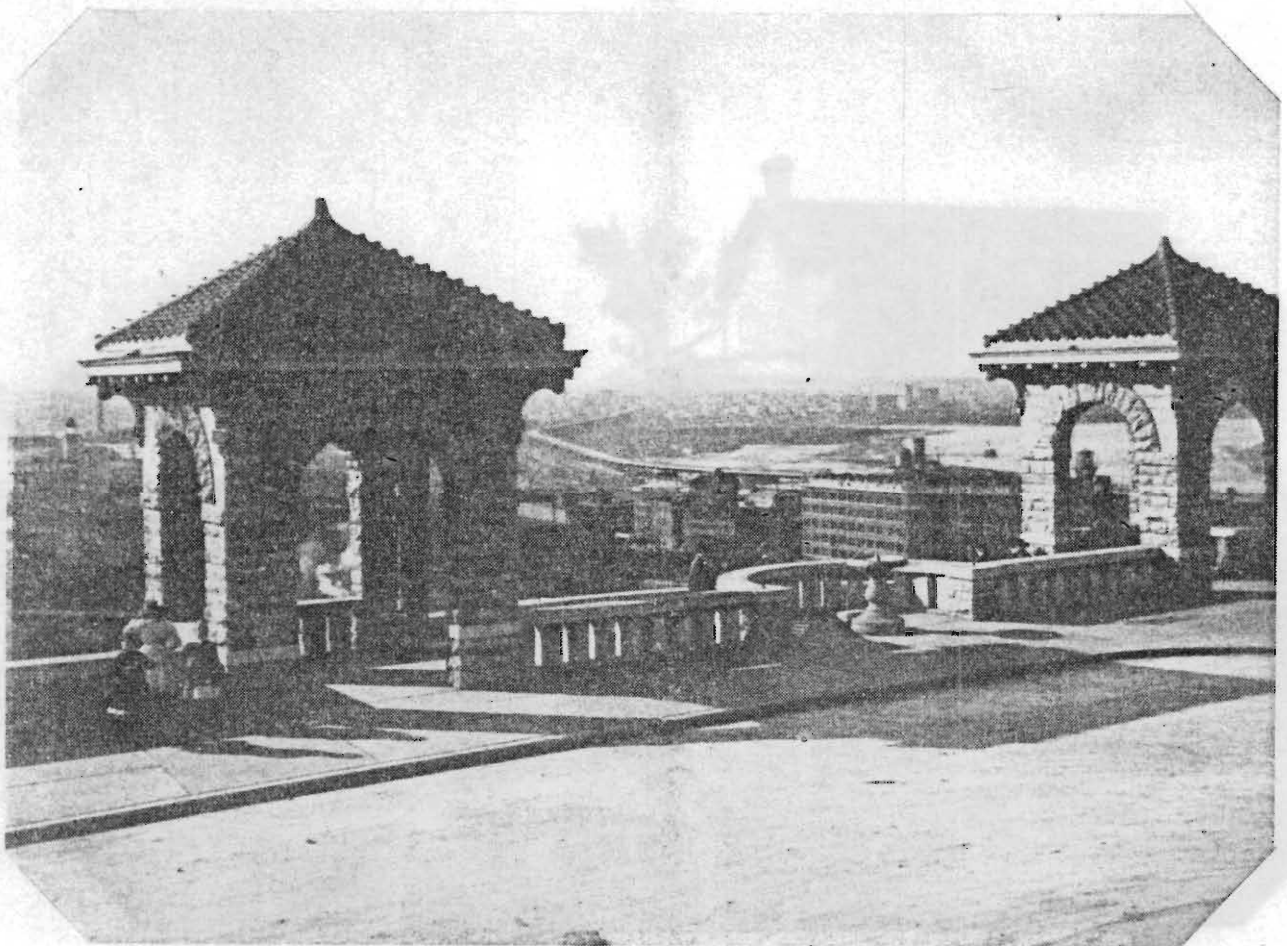
W-1 9th-10th Street 1901



W-2 Mulkey homestead 1904

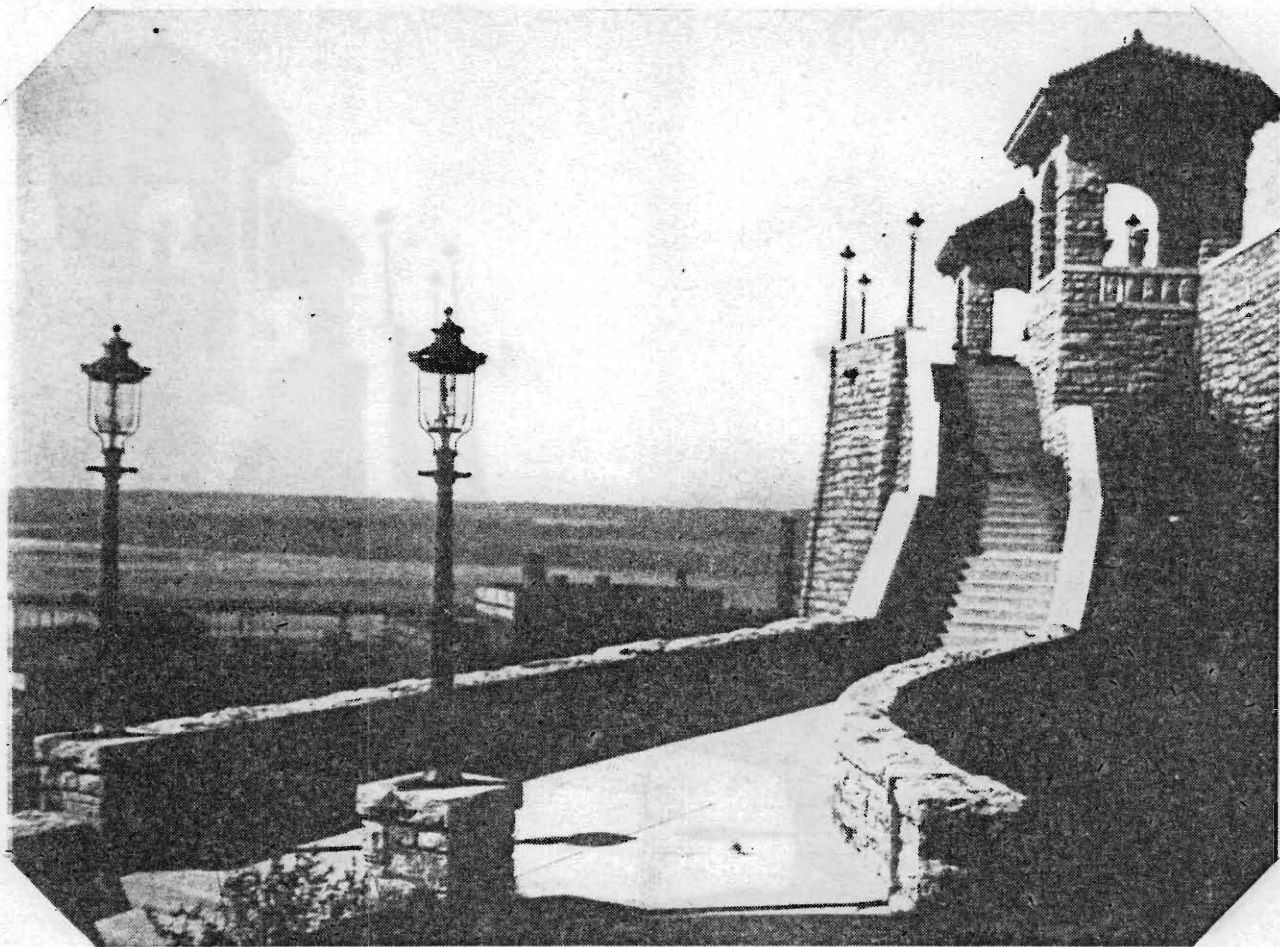


W-3 Kersey Coates Drive (?)



W-4 1910

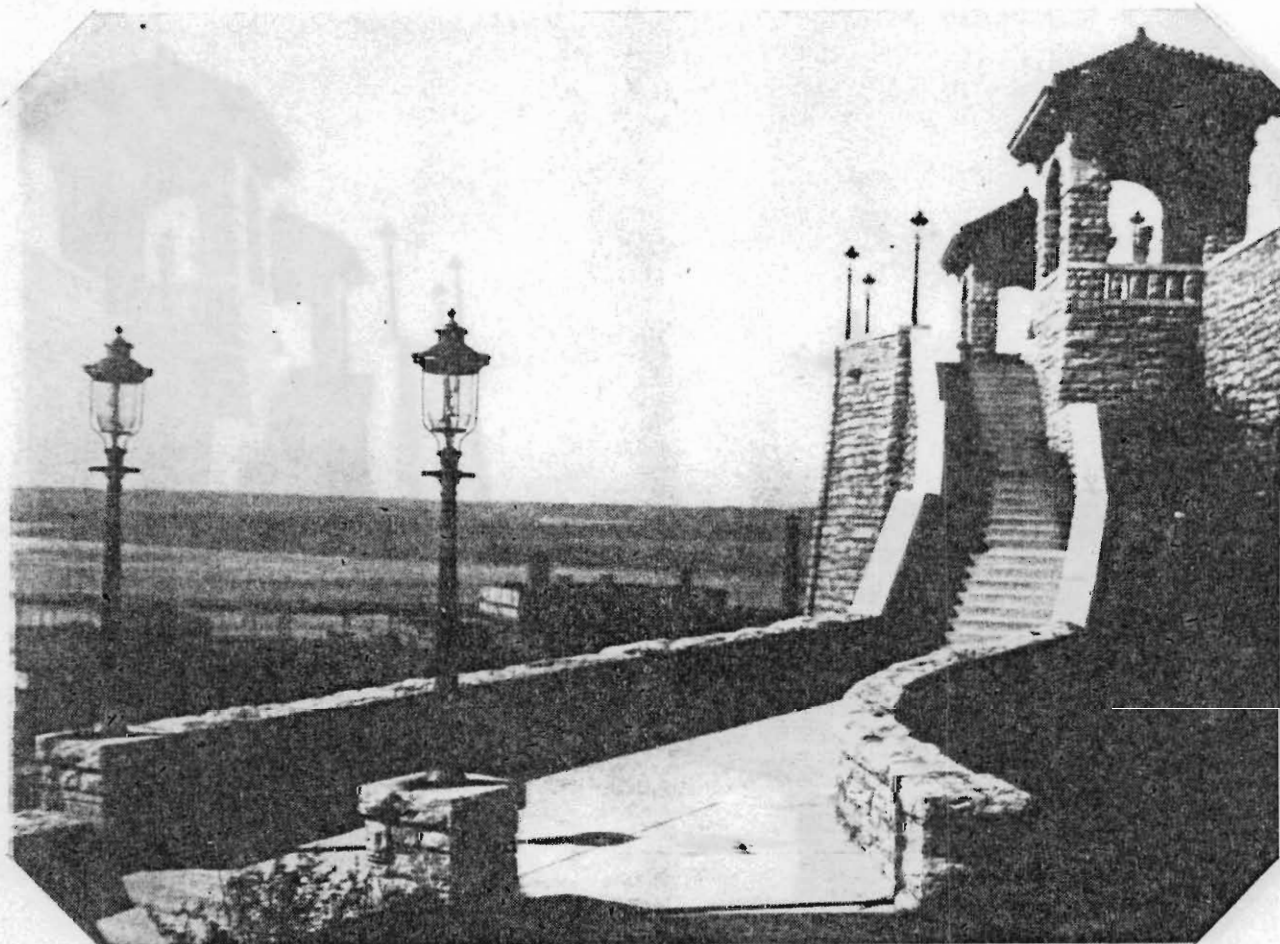




W-5 10th St. Terrace and Outlook 1908



W-6 1908

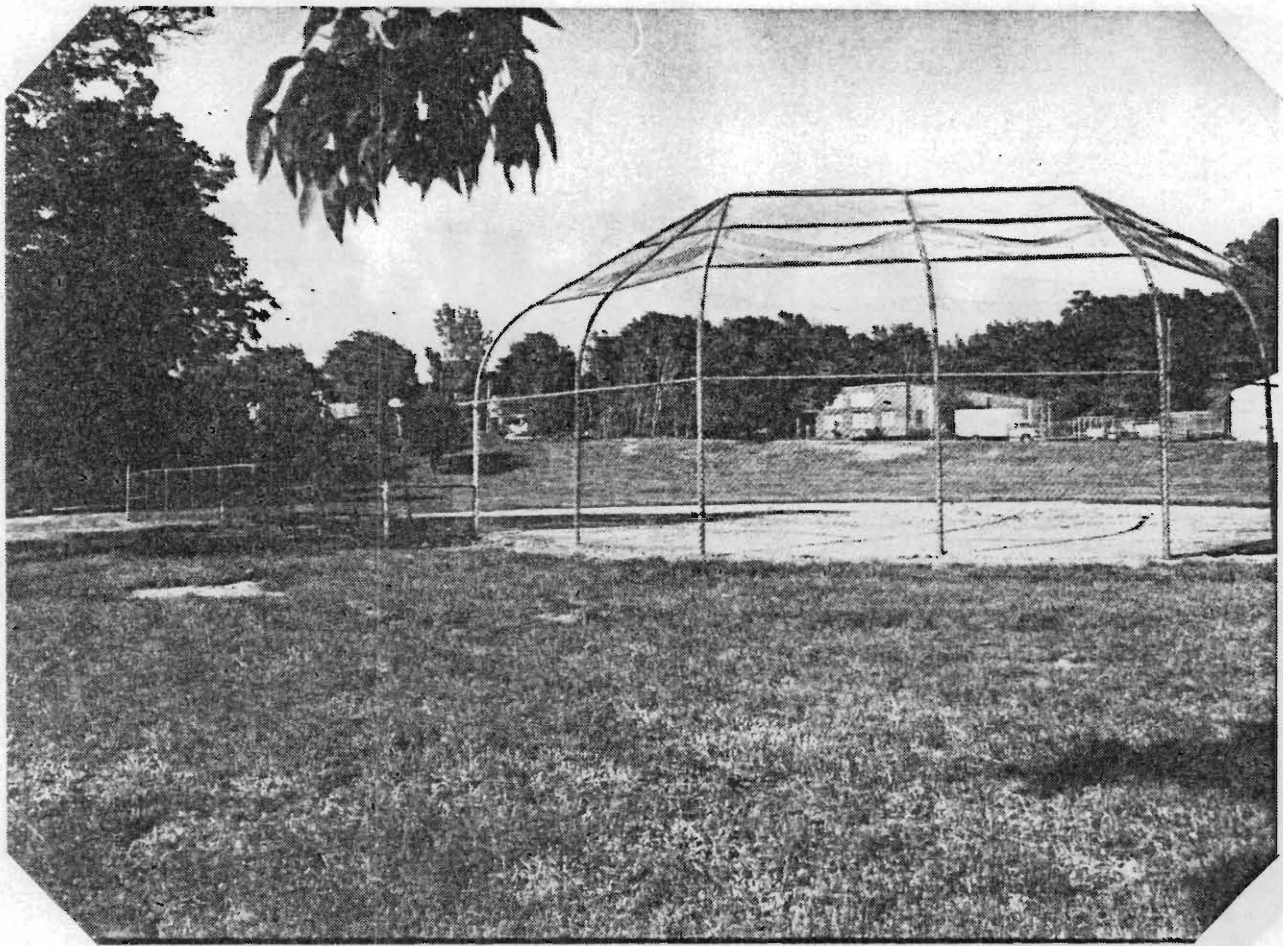


W-5 10th St. Terrace and Outlook 1908

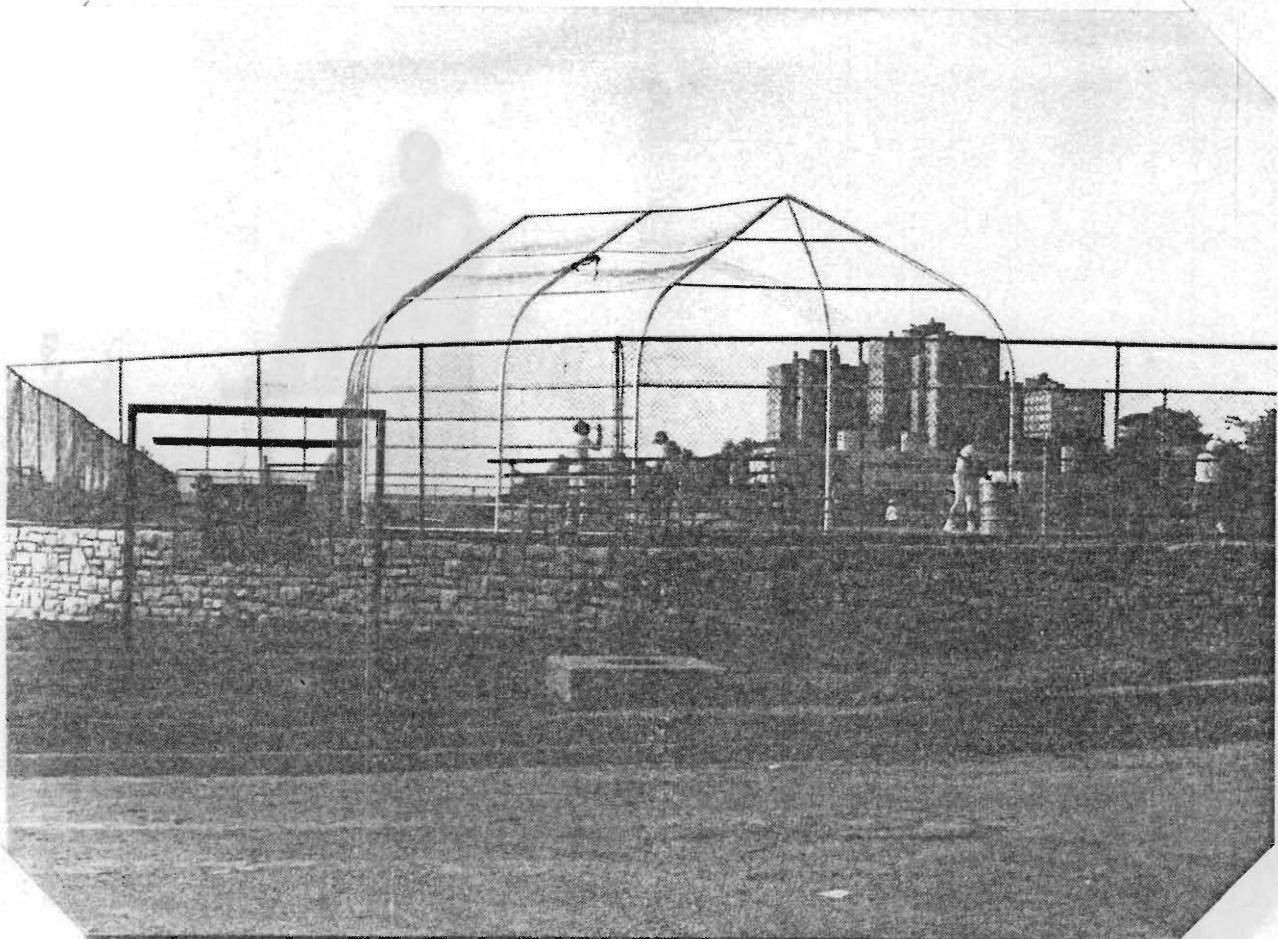


W-6 1908

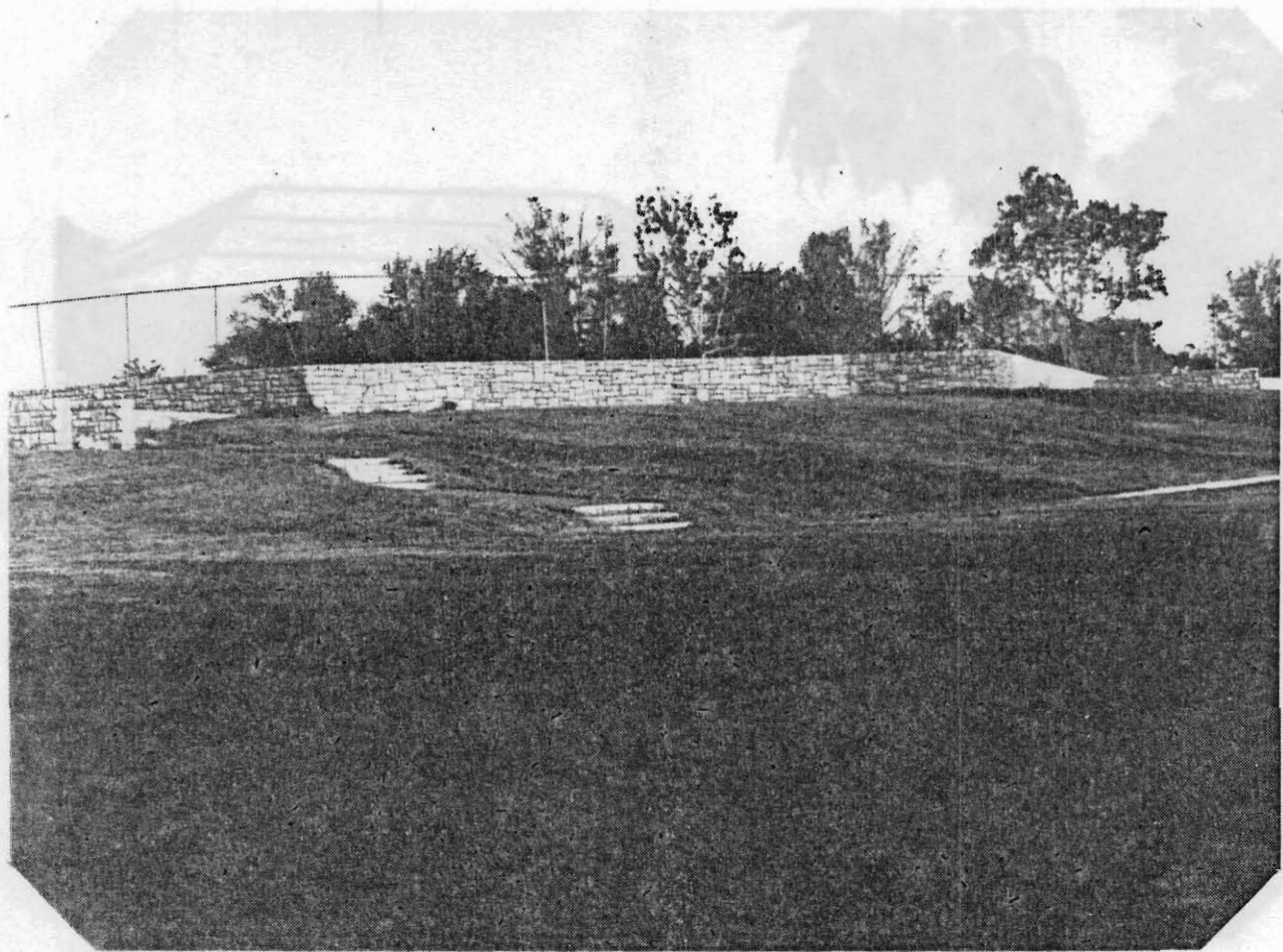




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W-8

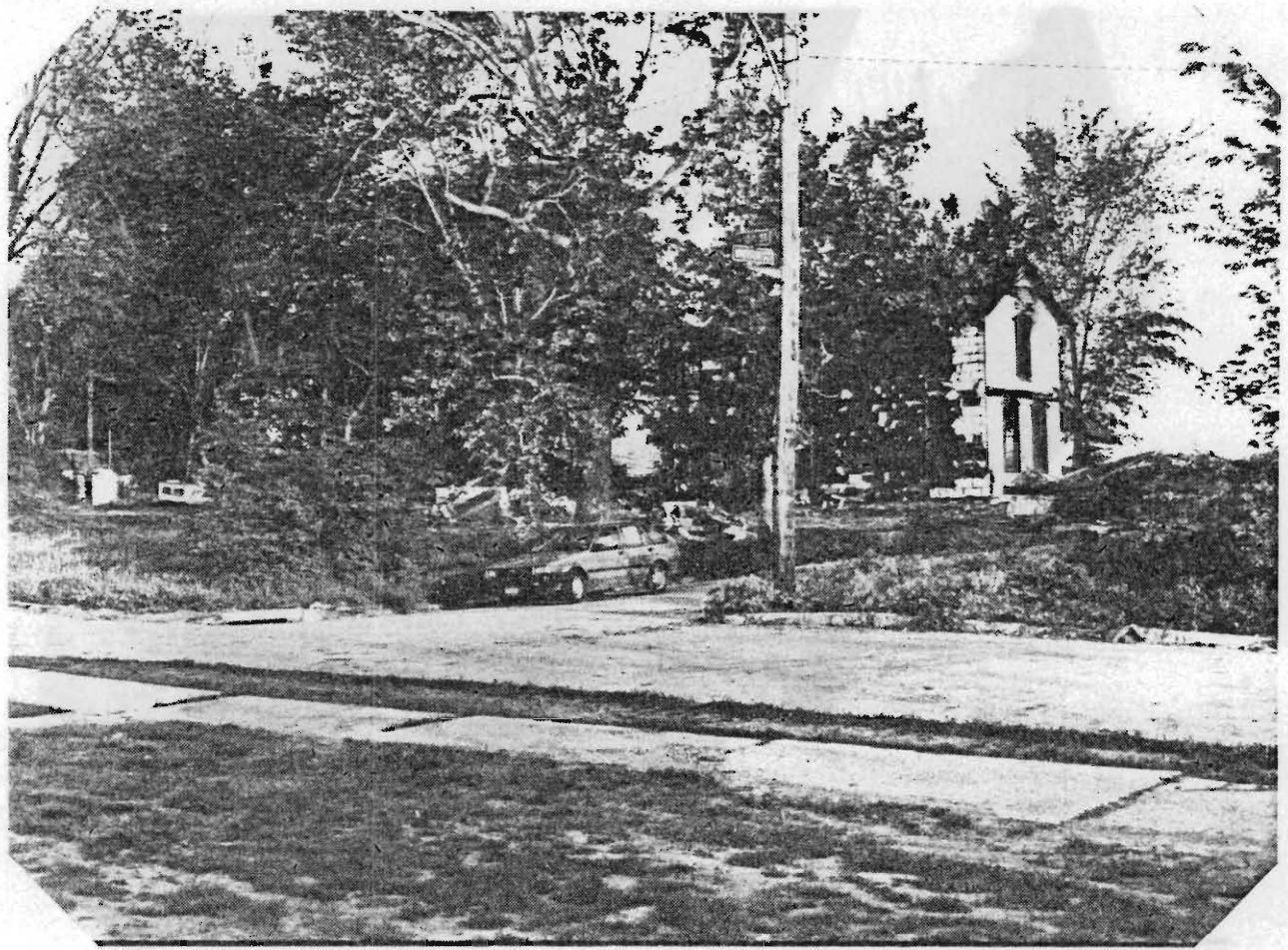


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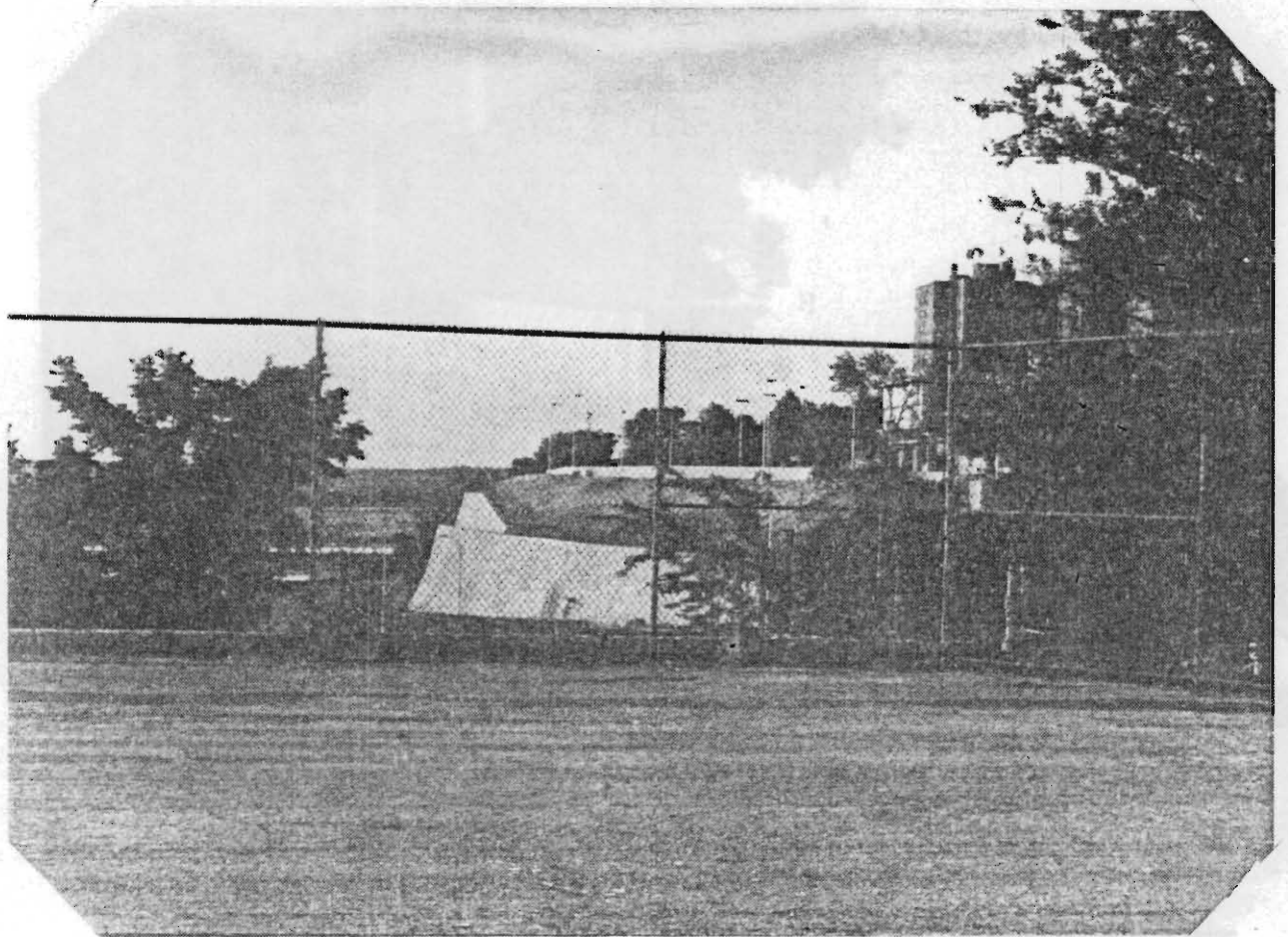


01-M



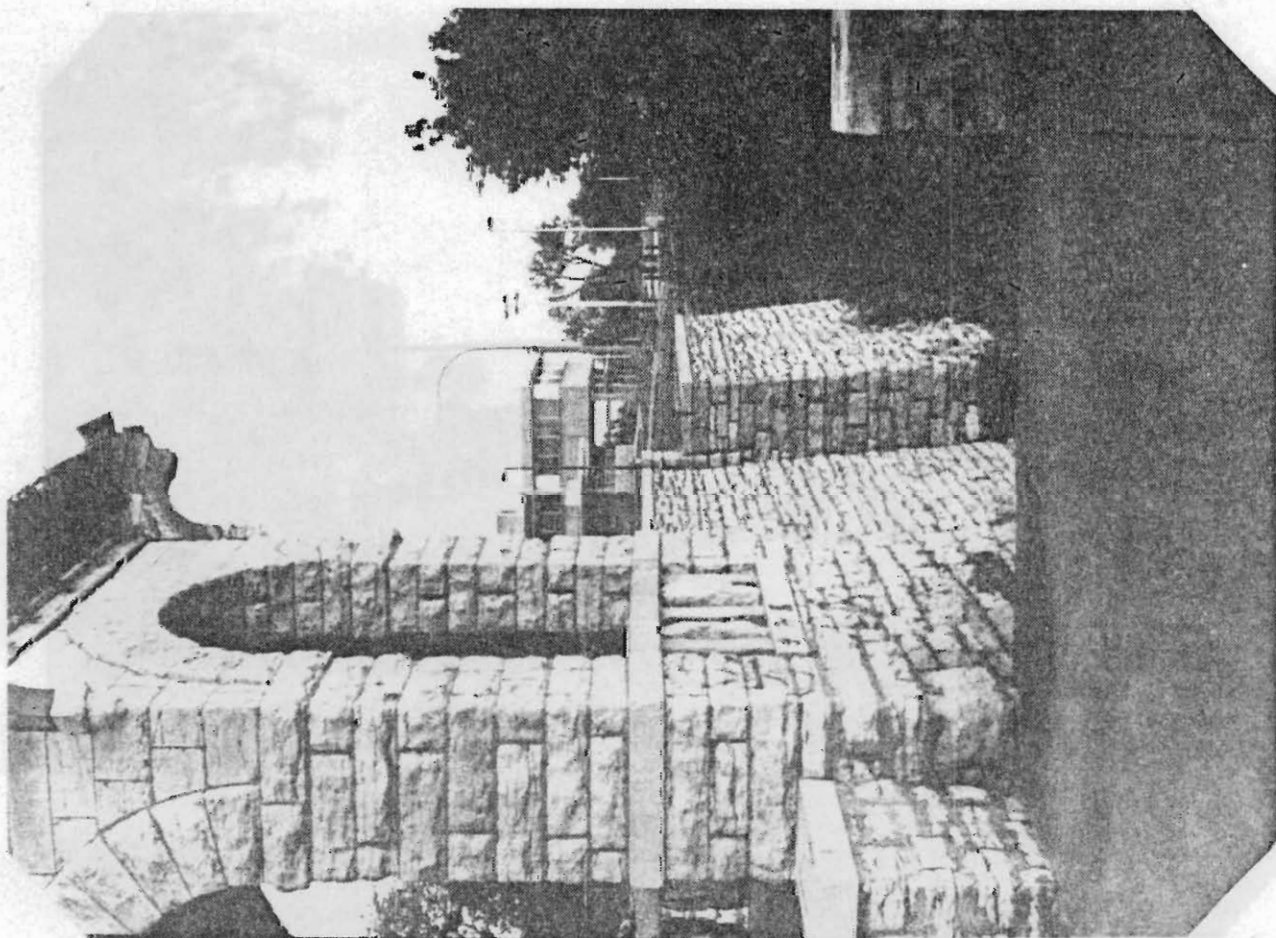


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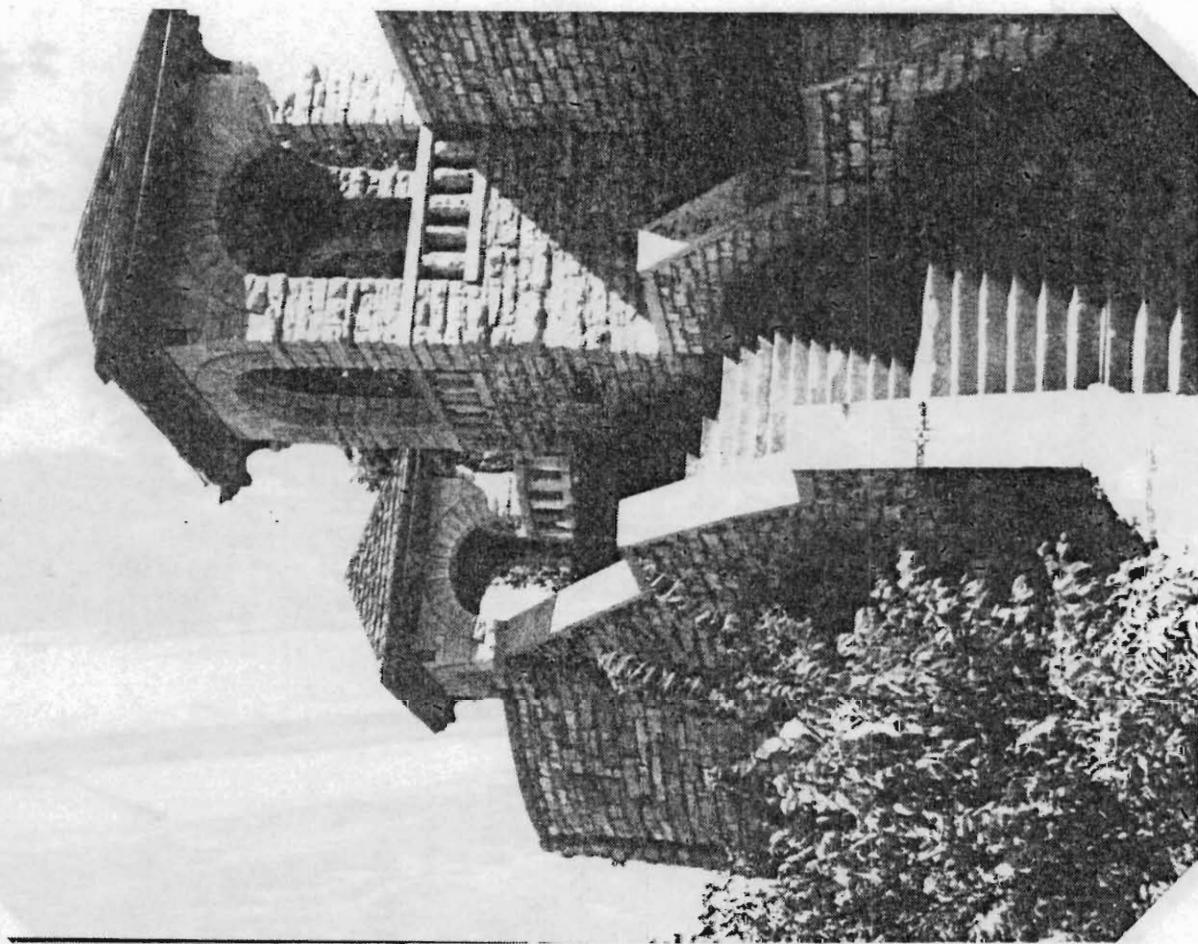


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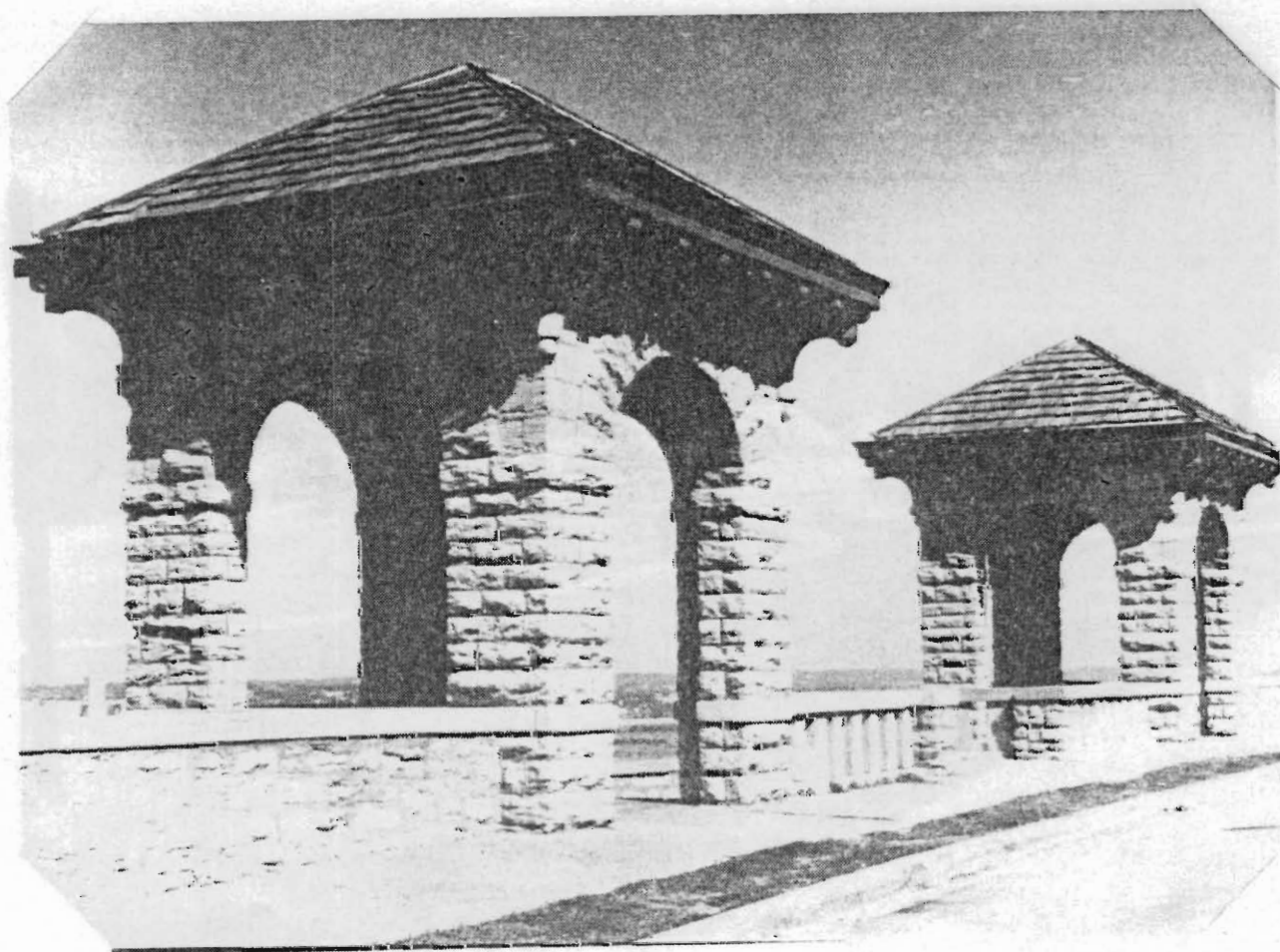
W-14



W-13



W-15



W-16





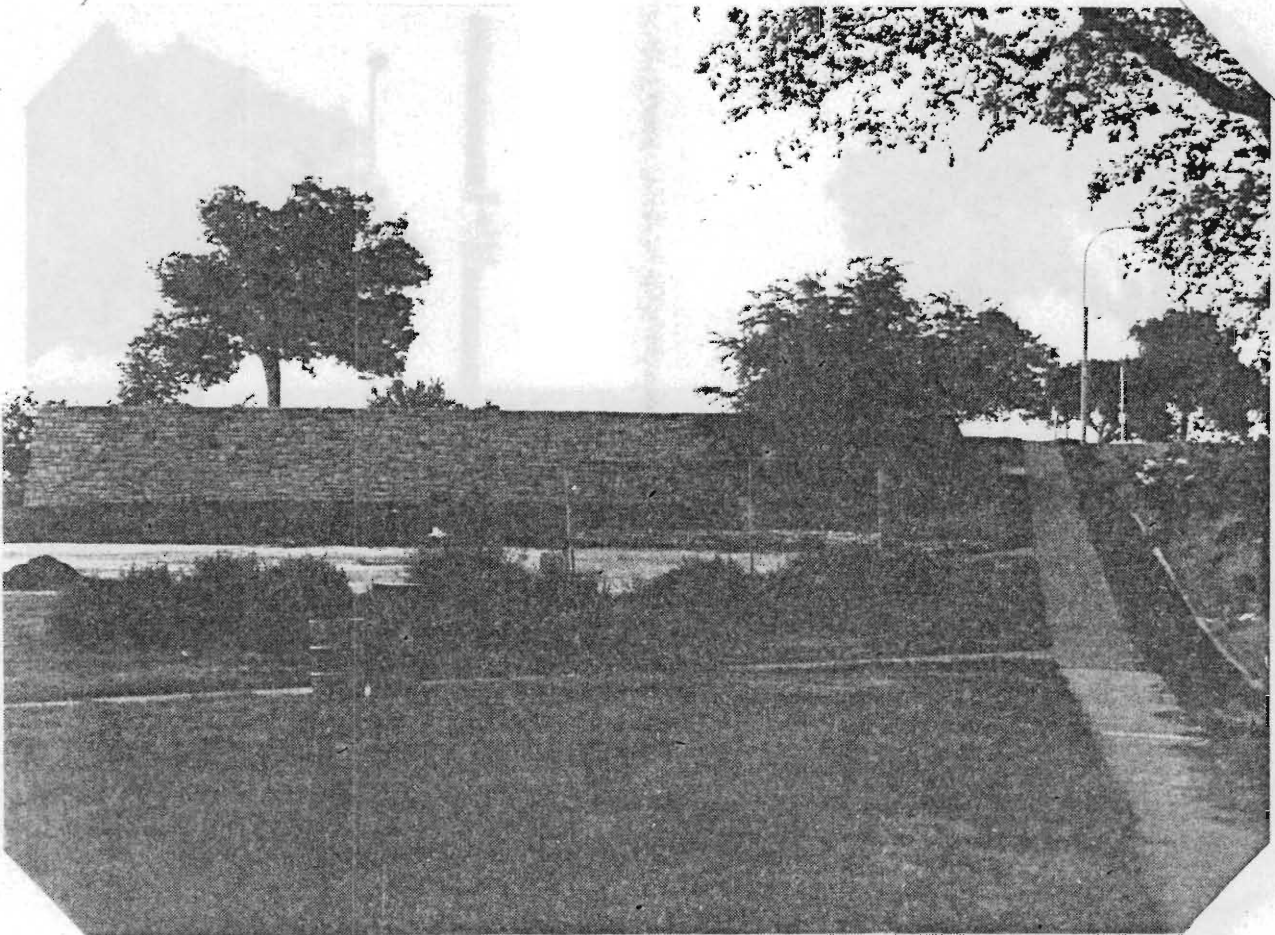
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W-18

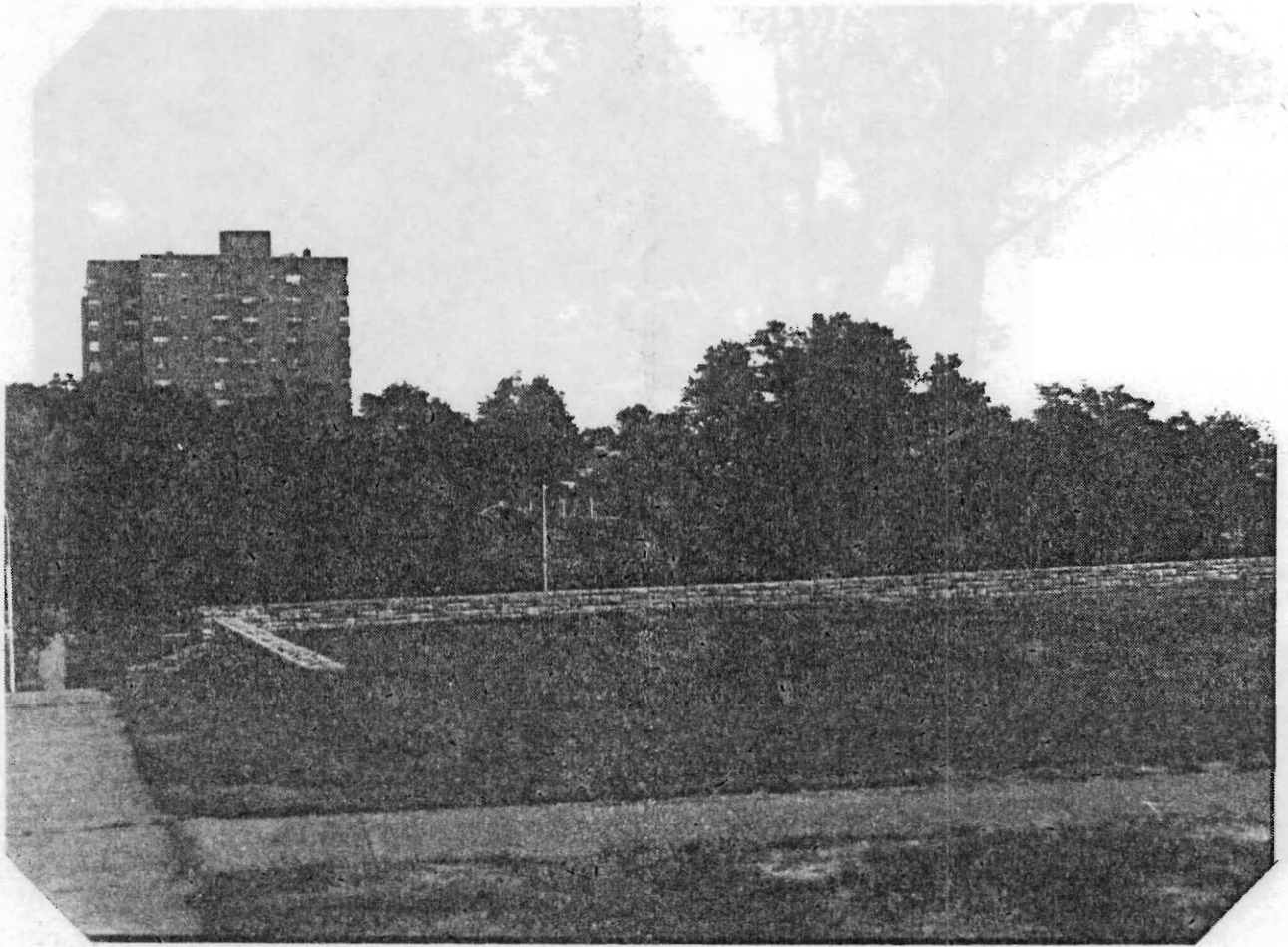


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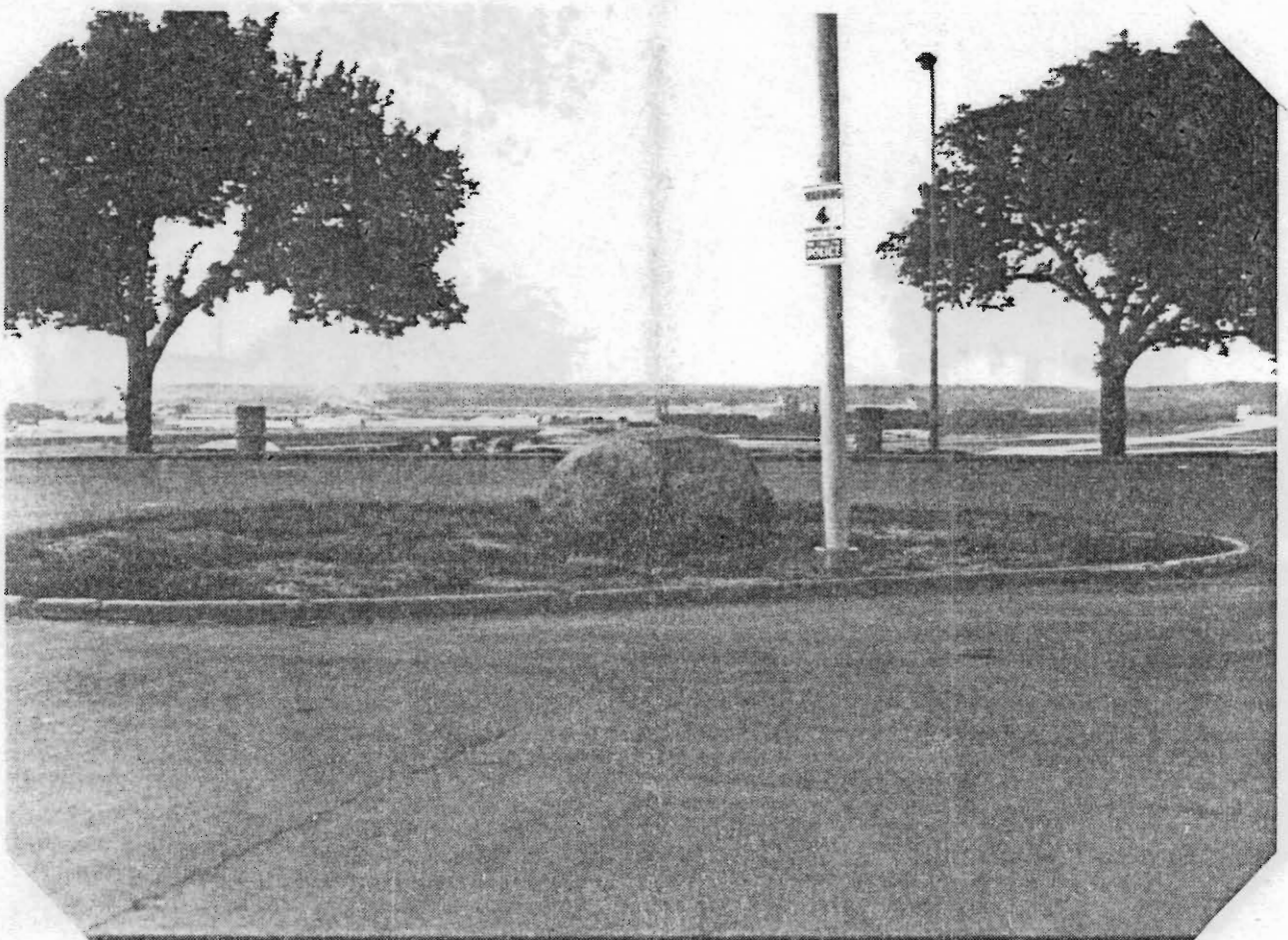


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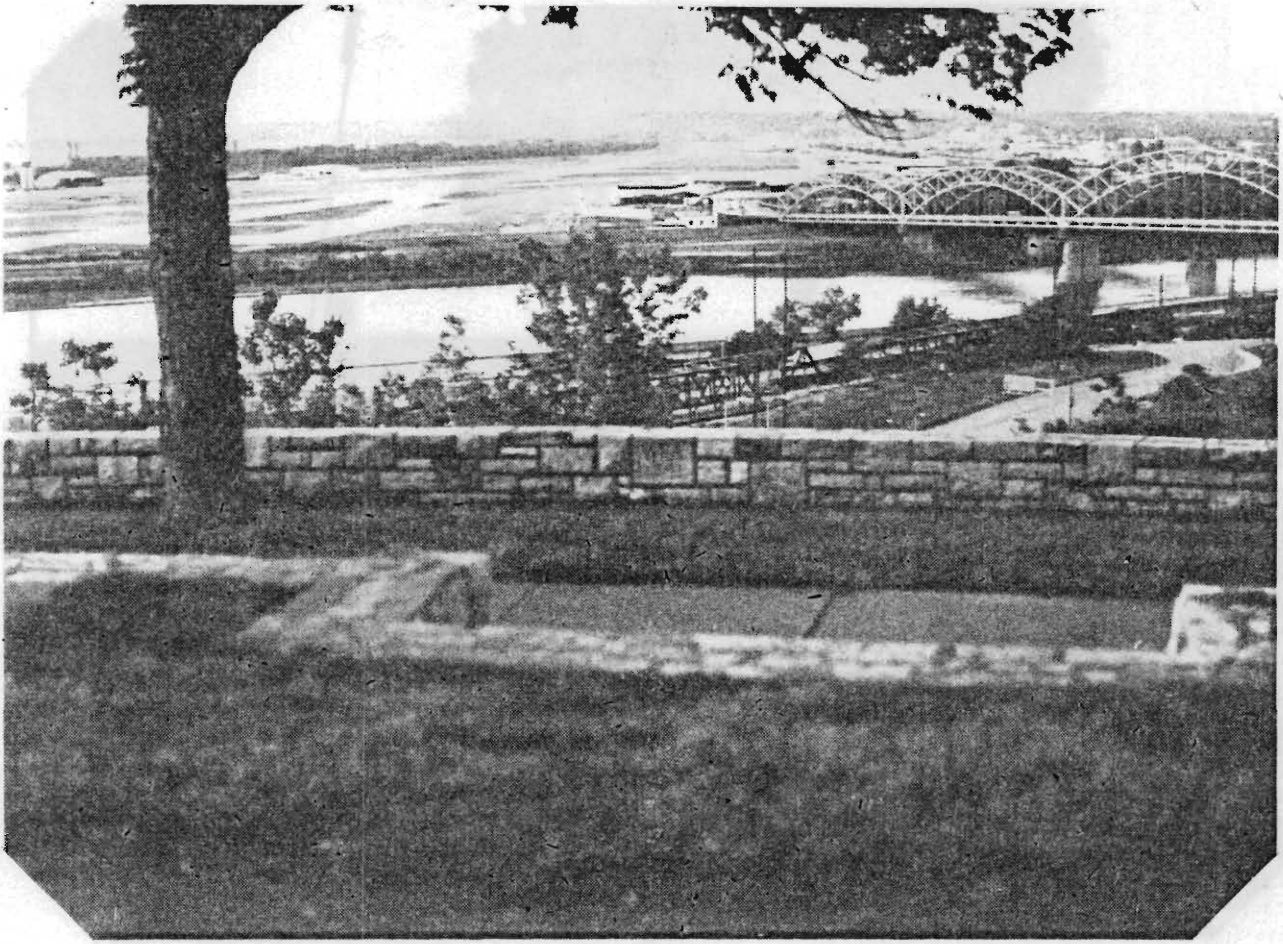


W-21



W-22

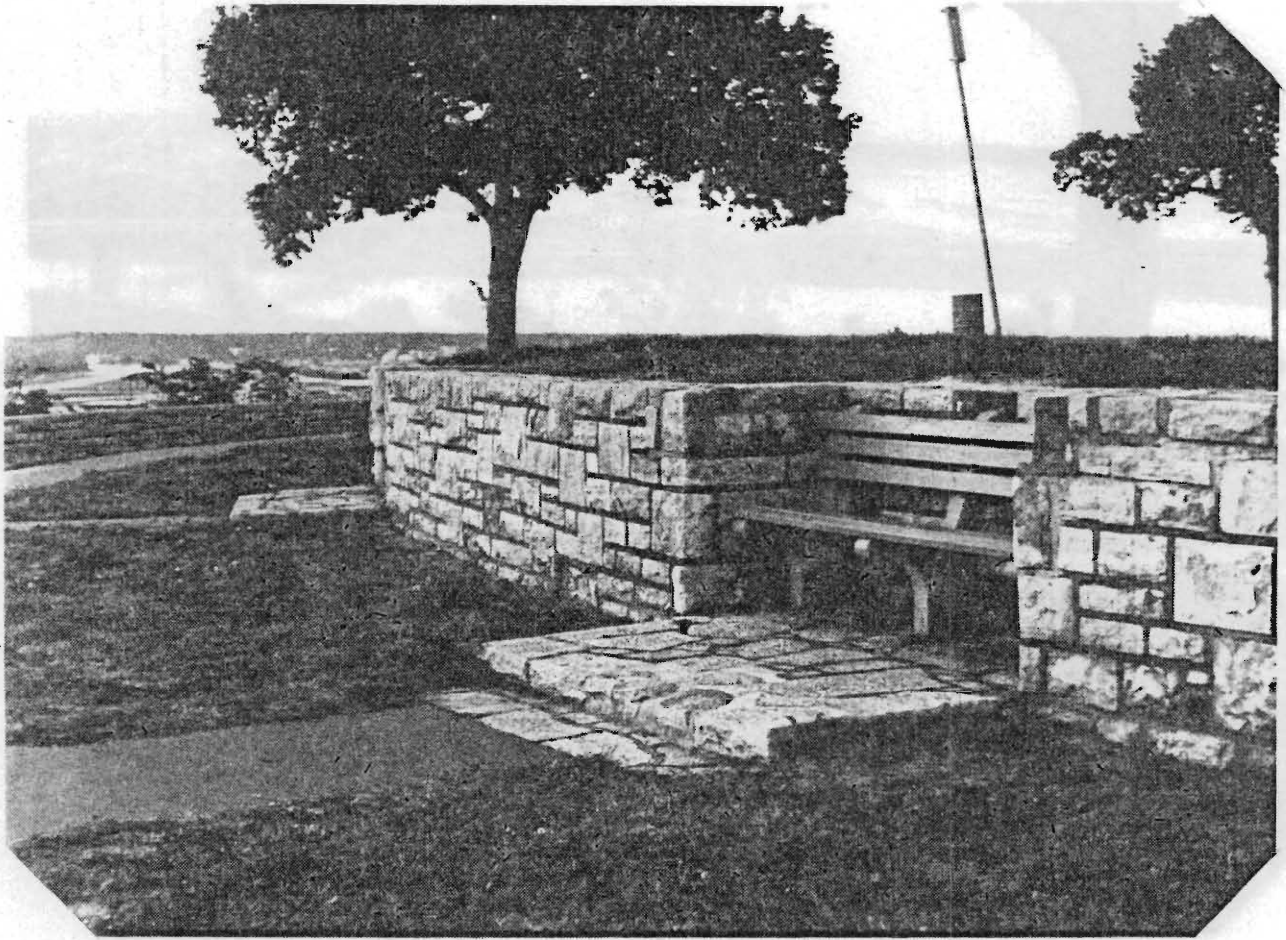




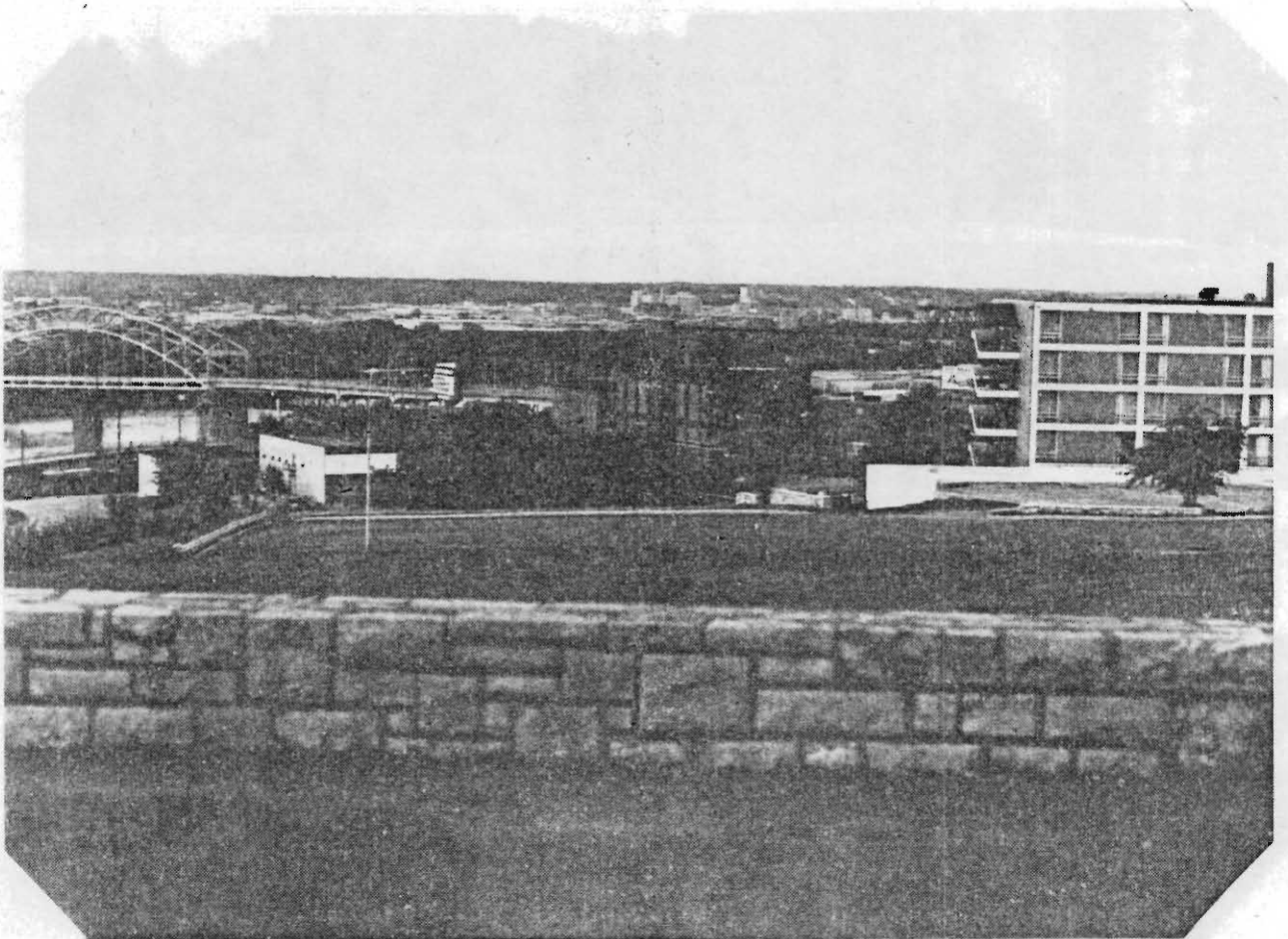
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W-24

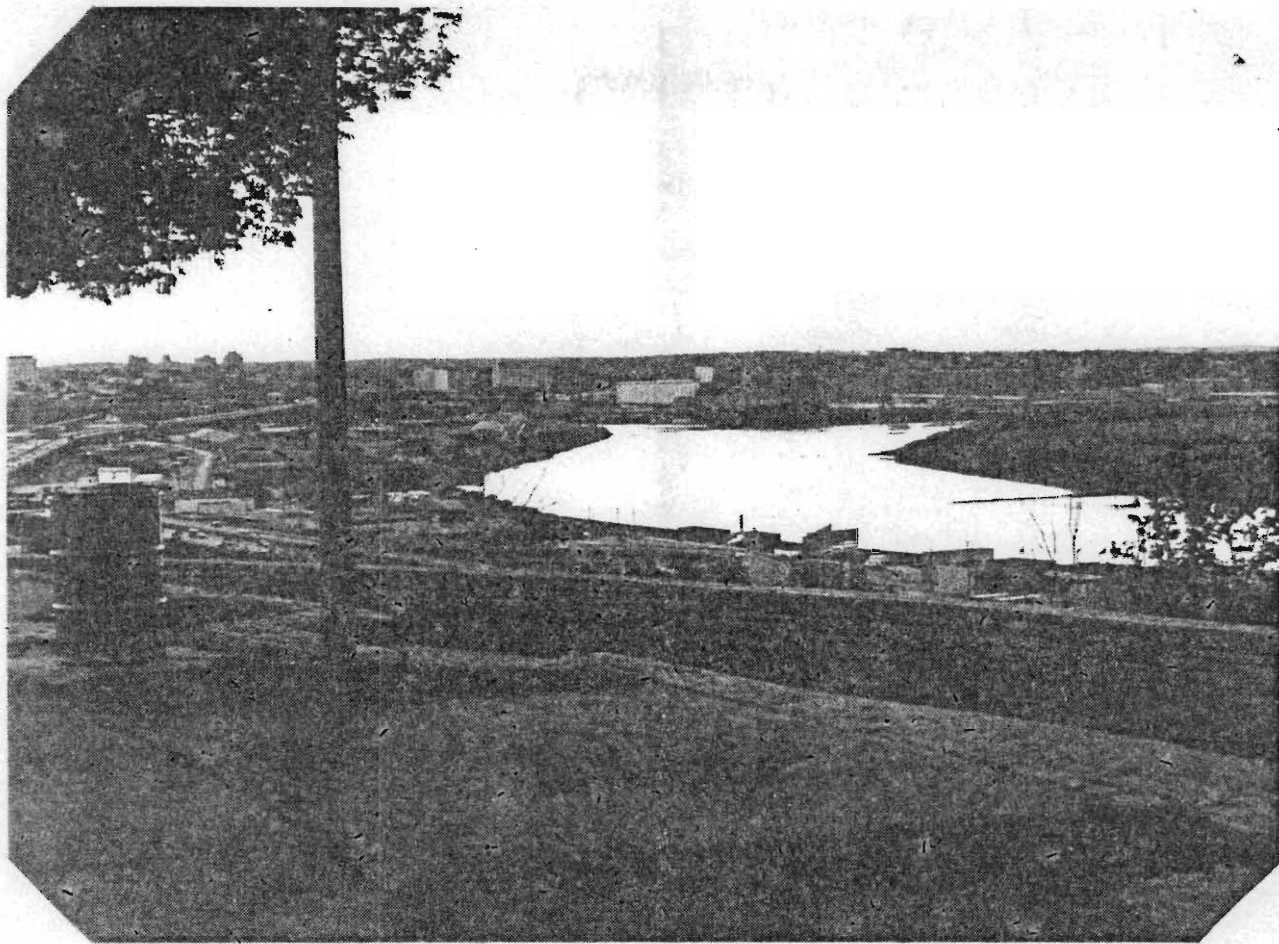


W-25



W-26





W-27

W-3

PLAN FOR PLAYGROUND  
IN  
WEST TERRACE PARK  
at Seventeenth and Holly Streets.

Approved  
Board of Park Commissioners, Kansas City, Mo.  
Attest:

Secretary

President



STREET

ADALINE  
STREET

PLACE

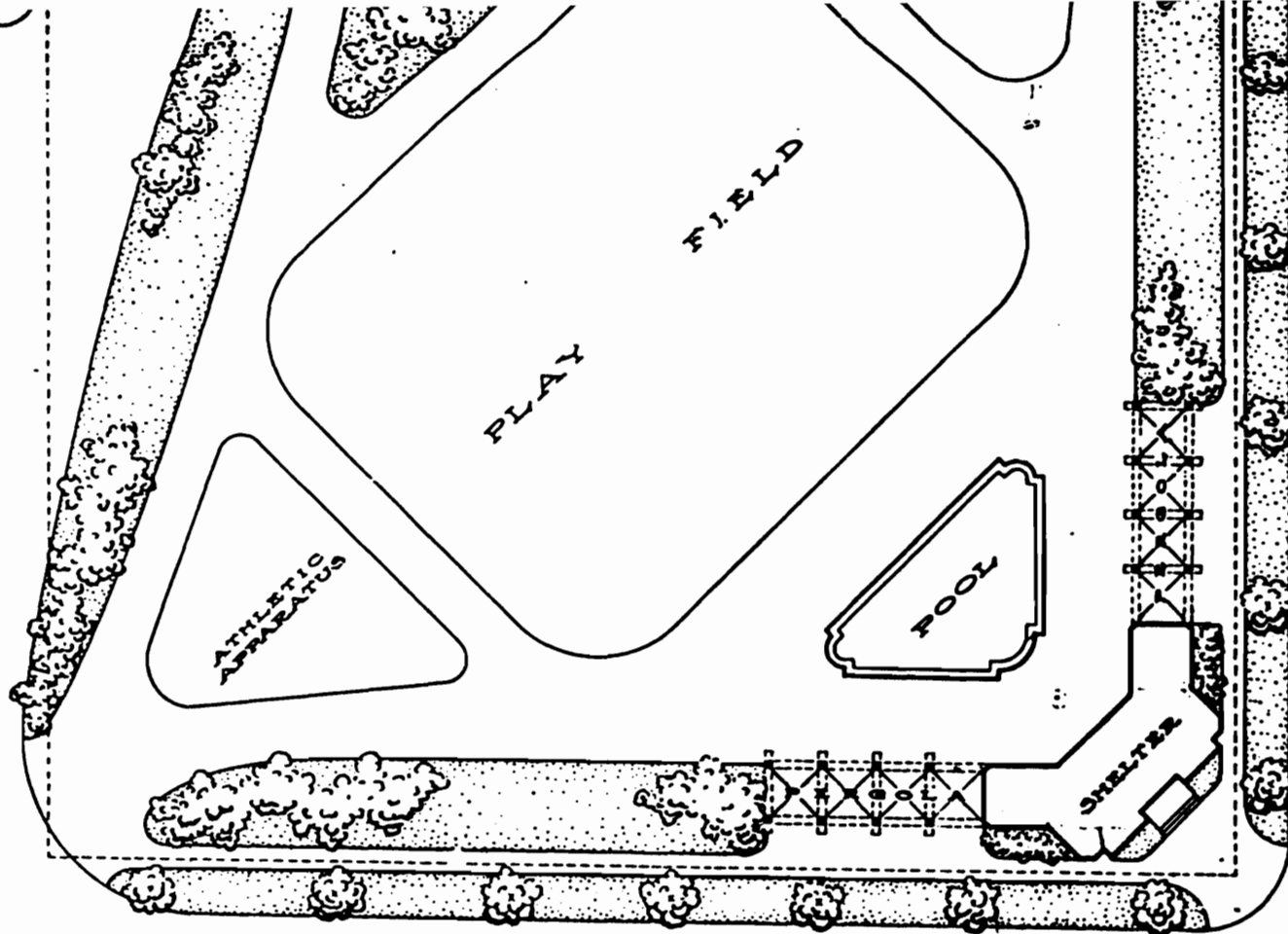
ECT

PLAY  
FIELD

ATHLETIC  
APPARATUS



HOLLY



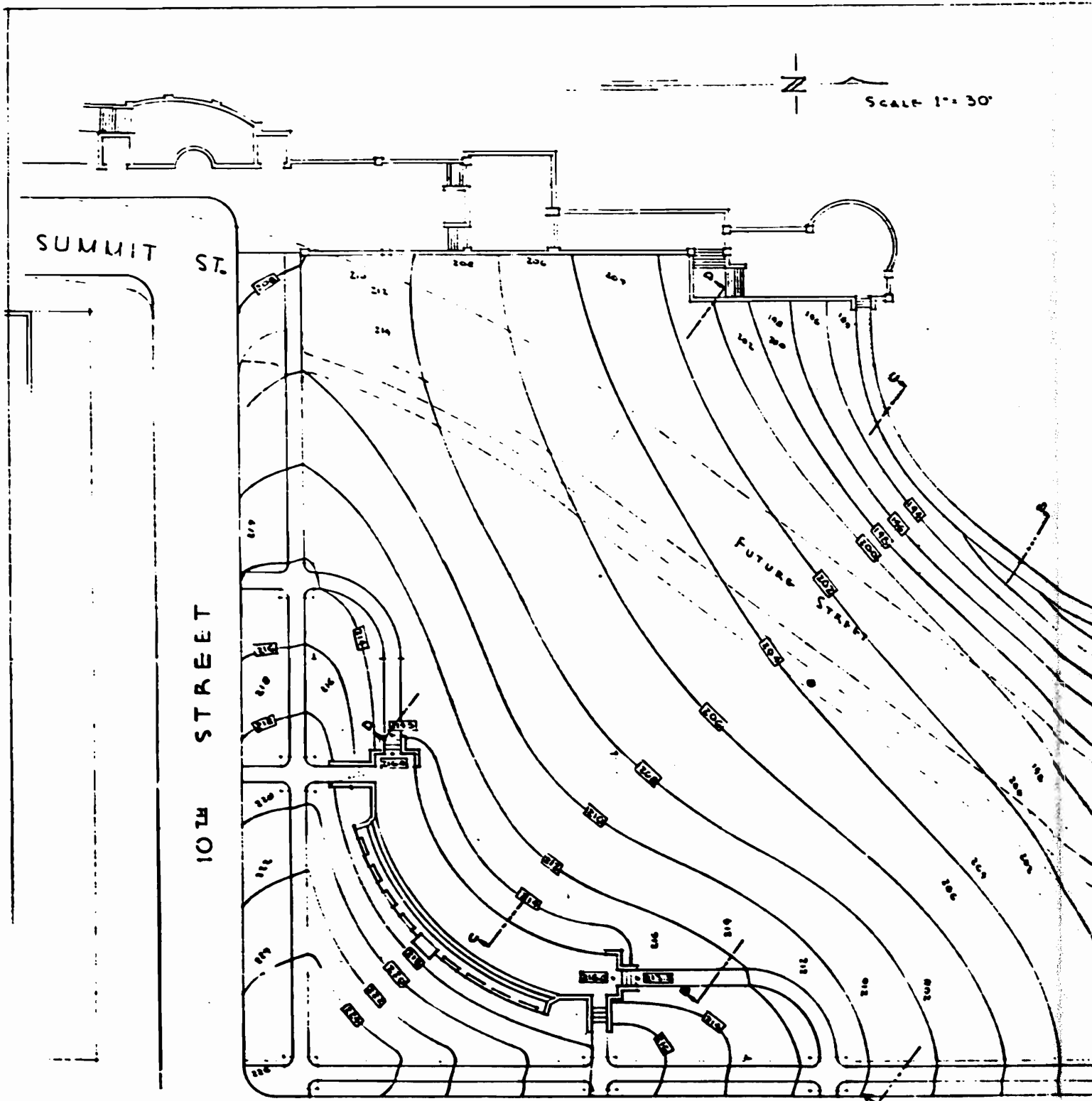
SEVENTEENTH

STREET

WEST PROSPECT

Traced by W.L.A.  
June 10-1912

10.11  
10.11



Scale 1" = 30'

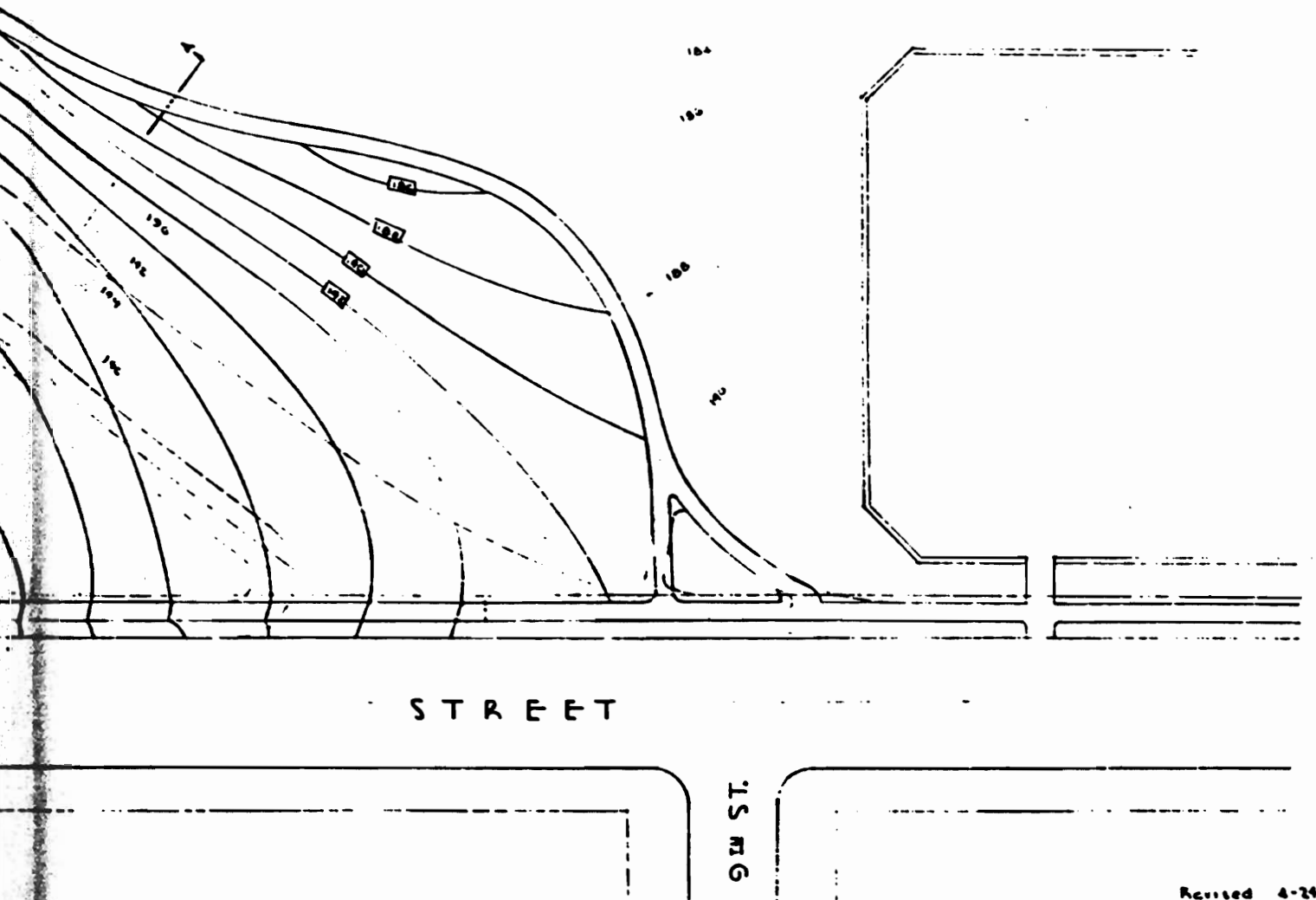
J E F F E R S O N

W-4

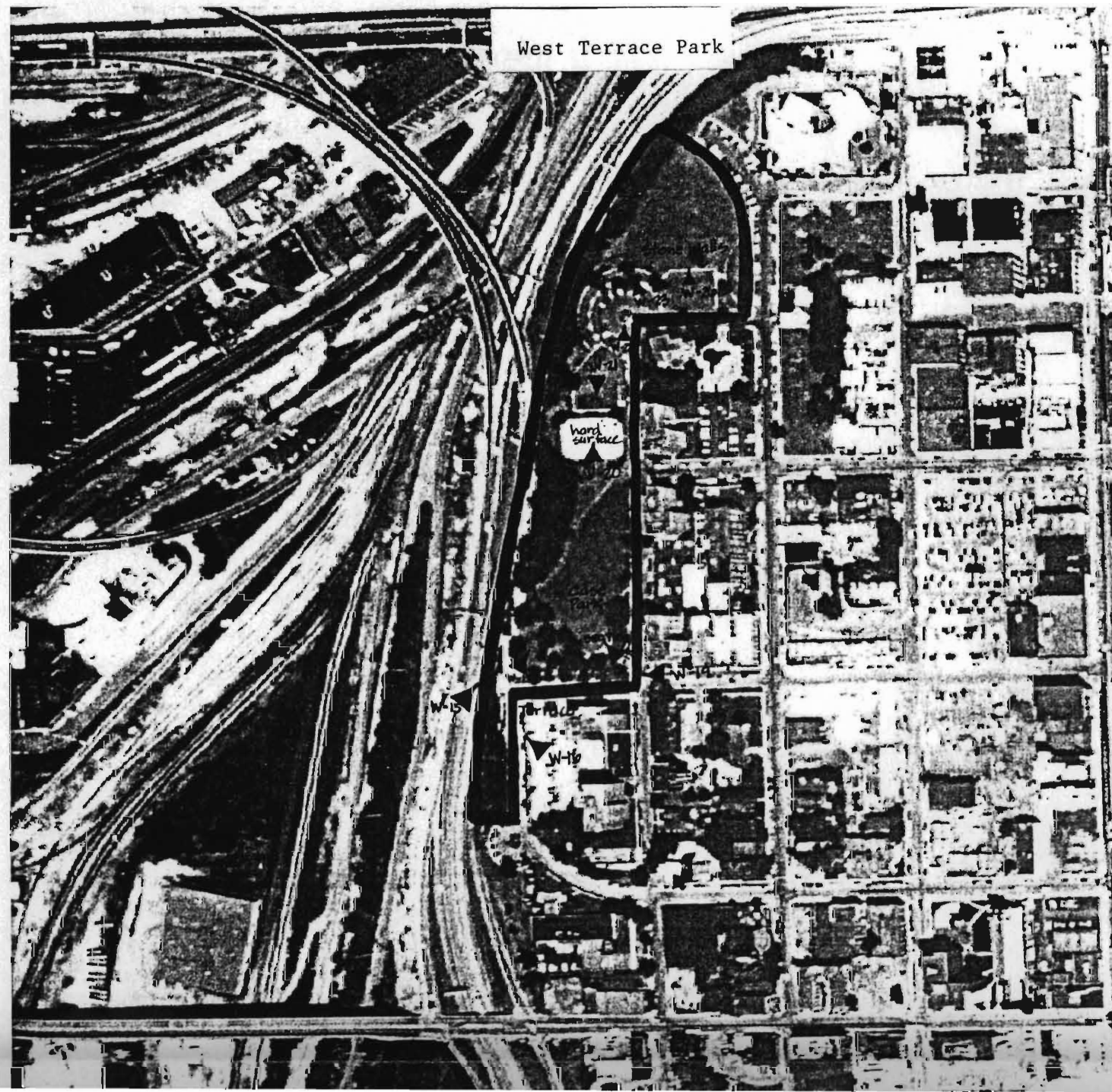
GRADING PLAN FOR  
CASE PARK  
KANSAS CITY, MISSOURI

PREPARED FOR THE  
BOARD OF PARK COMMISSIONERS  
J. V. LEWIS • SUPERINTENDENT OF PARKS

HAARE & HAARE  
*Landscape Architects - City Planners*  
KANSAS CITY, MISSOURI



Revised 4-24-51



West Terrace Park

hard surface

W-15

W-15

W-15





LOCATION OF PHOTOGRAPHS

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic \_\_\_\_\_  
Common \_\_\_\_\_ Budd Park \_\_\_\_\_

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 26.39 acres  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County Jackson Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
& Blvds.  
Street Address 5605 E. 63rd Street  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:

<input checked="" type="checkbox"/> Urban Landscape	<input type="checkbox"/> Rural Landscape	<input type="checkbox"/> Institution
<input type="checkbox"/> Residence	<input type="checkbox"/> Garden	<input type="checkbox"/> Public Building
<input type="checkbox"/> Estate	<input type="checkbox"/> Botanical Garden	<input type="checkbox"/> Square/Commons
<input type="checkbox"/> Streetscape	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Parkway
<input checked="" type="checkbox"/> Park System (part)	<input type="checkbox"/> City/Town	<input type="checkbox"/> Battlefield
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Water Feature	<input type="checkbox"/> Settlement
<input type="checkbox"/> Fort	<input type="checkbox"/> Monument Grounds	<input type="checkbox"/> Farm
<input type="checkbox"/> Enclave	<input type="checkbox"/> Ceremonial	<input type="checkbox"/> Commemorative
<input type="checkbox"/> Other _____		

5 LANDSCAPE STATUS Please describe as required below:

Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) St. John Av. on the north;  
Hardesty Av. on the east; Budd Park Esplanade on the south; & Brighton Av. on the west.

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation  
☐ Local Designation ☐ Other \_\_\_\_\_  
Title of survey and depository of survey records \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

\_\_\_\_ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_  
Arch., Edward Buehler Delk (shelter house).  
☒ Gardener/Horticulturalist Name(s): Col. P.B. O'Connor  
\_\_\_\_ Builder/Engineer Name(s): \_\_\_\_\_  
☒ Client/Community Leader Name(s): Azariah Budd  
☒ Date(s) of Construction: 1891, 1901, 1902, 1907, 1917, 1928.

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☒ Excellent  
☐ Good  
☐ Fair  
☐ Deteriorated  
☐ Severely deteriorated

CHANGES:

☐ Unaltered  
☐ Altered  
☒ Added to  
☒ Loss, removal  
☐ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan. \_\_\_\_\_  
See Continuation Sheet

10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒ Design/Plan    ☒ Architectural Features    ☒ Property Boundary  
☒ Design Intent    ☒ Spatial Relationships    ☒ Vegetation  
☒ Use    ☒ Topography/Grading    ☒ Site Furnishings  
☐ Circulation System

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☐ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☐ Work of Recognized Master  
☐ Important Artistic Statement  
☒ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☐ Unique Regional Expression  
☐ Important Landmark  
☐ Example of Particular Style  
☒ Example of Particular Type  
☒ Example of Particular Time  
☐ Example of Time Sequence  
☐ Other Verifiable Quality



STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

BUDD PARK  
Continuation Sheets

8. HISTORIC INFORMATION

Budd Park is the second earliest park established in Kansas City. Originally, twenty acres was willed to the city as a gift by Mr. Azariah Budd, conditional that the city pay an annuity of \$3,000 to his widow. Budd had obtained the title to the land when he discovered that the original claim to it was defective. He then moved onto the land, filed a claim, and was allowed to remain. He was just as shrewd when he attached the stipulation of payment to his wife when he "gave" the land to the city. After considerable conjecture as to how long the then 63-year-old Mrs. Budd might live, the city accepted the gift in 1891. Four acres in the northeast corner were given to the city by Mrs. Budd ten years later in 1901, and approximately two acres were acquired the following year by condemnation.

In the 1893 Report of the Board of Park and Boulevard Commissioners of Kansas City, Missouri, the Commissioners were so anxious to impress upon the city government the urgent need for park space that they overlooked Budd Park's existence, stating "There is not within the city a single reservation for public use." However, it was true that Budd Park was not originally given to the Park Department. In fact, it was donated even before the existence of the Board of Park and Boulevard Commissioners. First it was at under the management of the Board of Public Works, from whom the Park Department later inherited it.

The Board Report of 1905 states that "no path or other usually accepted improvements have been made" to the park, then goes on to report on the shelter house, settees, lamps, swings, etc. In fact, Budd Park did receive "improvements" (Map B-1), but for the most part, it was (and still is today) simply a large expanse of sloping lawn interspersed with groves of large trees (see Photo B-1). It never appears to have been formally "designed" by a professional, such as George Kessler. In fact, it appears as if Kessler had little to do with Budd Park. He writes of it in 1914 as if his knowledge is second-hand.

Budd Park apparently remains a distinctive property. Its improvement has been of the very simplest form without paths, without roadways, having only the

lands, trees, ample shelter and the usual conveniences, with some playground apparatus. It has from the beginning . . . been the distinctive picnic property for the whole city and seems throughout this entire period to have held this characteristic distinction. It illustrates that paths and roadways do not make parks. It seems to have an individual character that so far has not been applied to any other property in the city. Its management has been exceptionally good in all this time and all the public have felt safe in its use without any special care of small children. From this and other references, it does not appear that Kessler was involved in the design of the park, although historical references show he had many ideas for it.

In spite indications of a "foster child" attitude towards Budd Park, the park was under a regular program of maintenance and construction. In 1896, a frame shelter building was designed by John and Adriance Van Brunt. The hipped roof was supported by turned posts, and the structure featured a semi-circular deck. It was probably in the same location as the present shelter house. This shelter, a stone structure, was built in 1928, and designed by architect Edward Buehler Delk. In 1899, John Van Brunt designed a frame barn and tool house, located in the southwest corner of the park. Water service was provided in 1905, drinking fountains in 1907 and 1909, and the plumbing for toilets in 1908. Sewers expenses were incurred in 1905, and a brick storm sewer was constructed across the south end in 1906, providing necessary connections for storm water. Street trees were planted around the east and north sides in the same year.

George Kessler, as landscape architect for the entire park system, was naturally involved with some design work at Budd Park. He was responsible for the 1904 design of the limestone steps at the northeast corner of the park. Three other cut stone steps were built in 1907, on the north at Denver Avenue and Quincy Avenue, and on the east at Anderson Avenue. By this date, sidewalks and curbing had been completed around the park along both St. John and Hardesty Avenues.

Children's gymnasium and swings were placed in the park at an early date and were always an important feature in the park. In 1906, they mentioned in a maintenance report as being painted and repaired as they were under constant use

(Photo B-2). Several new swings were built in 1909 (by this time the department was manufacturing their own play equipment). A combined wading pool and swimming basing was designed in 1917 and built that same year for \$4,058.22 (Photo B-3).

Recreational opportunities for children were not all that were provided at Budd Park. Roque, a form of croquet played on hard-surfaced court with raised borders, was played quite frequently here. In 1914, Ralph Benedict, Assistant Executive Officer and Engineer of Construction for the Board of Park Commissioners reported of the roque court that the attendance of its patrons has proven conclusively that the Board made no mistake in building the court. This court is one of the finest in the United States. A five-inch cement border surrounds the playing space, the arches are of steel and the surface is kept in the very best shape at all times, making the play fast and accurate.

There were two courts by 1920. The Missouri Valley Annual Roque Tournament was held for several years at Budd Park. The courts were still in use during the 1940's. In addition to roque, tennis courts were also constructed. Rock dust courts were built in the eastern half of the park in 1914 at a cost of \$385.35. By 1963, they had been changed to hard surface.

In spite of provisions for active recreation, from the beginning Budd Park was primarily used for passive activities. It was known as an "excellent family park and children's picnic grounds". The groves of trees provided plenty of shade and the large span of grass was regularly maintained.

Kessler's 1893 plan for the park system shows the location of Budd Park, but does not show it connected to any of the proposed boulevards. As late as 1909, the Commissioners in their annual report noted that "in the very near future the eastern section of the city must receive attention. . . . Budd Park should be brought into the system by a boulevard from north to south." It was not until 1913 that Van Brunt Boulevard was completed, running near the west side of Budd Park from North Terrace Park. Budd Park Esplanade was the final link which connected the park to Van Brunt Boulevard and thus to the entire system. That was completed in 1917 at a construction cost of \$7,828.73.



## 9. DESCRIPTION

Budd Park is a 26.39 acre park surrounded on three sides by residential neighborhoods and on the north by a commercial street. It is four blocks long by one and one-half blocks wide. Its main feature is the large expanse of sloping lawn interspersed with groves of large trees (see Photo B-4). The highest elevation is in the northwest corner, with the ground sloping down to the southeast. Except for the grading which naturally occurred at all boundaries, very little additional earth work has occurred. There has been some grading for the ball diamond in the north central portion of the park, the swimming pool in the southwest corner, and the tennis courts in the east central portion (Map B-2).

There are a large number of picnic tables and ovens, concentrated under the trees in the southwest quarter of the park, and a new small shelter structure in the southeast (Photo B-4). The swimming and wading pool and bathhouse are also situated here, near Budd Park Esplanade (Photo B-6). The softball diamond is on a level expanse directly north of the shelter house (Photo B-7). The lighted tennis courts are in the east section, near Hardesty Avenue (Photo B-8). Stone entry steps are at the northeast corner of the park (Photo B-9), and lead southwest to Budd Park Esplanade. Two triangular-shaped hard court areas are southwest of the tennis courts. The shelter house, situated just slightly south of the center of the park, is discussed on a separate continuation sheet. New curving pedestrian walkways meander around the edge of the park. The paths are of bark chips with a wood edge.

## 10. INTEGRITY

Budd Park retains a significant degree of integrity in the categories noted earlier. There does not appear to have been a "plan" per se, but historic photos, maps, and statements indicate that Budd Park has not undergone any drastic changes since around the turn of the century. The design intent has remained the same - a neighborhood park providing a variety of experiences for the nearby residents. For the most part, the use of the park today has remained consistent. When new facilities or structures were constructed, such as the shelter house or pool, they were located in the same spot as the facility they were replacing. The only area of the park which has received a change in use is the softball diamond. This was a section formally reserved for passive use, but was also probably the site of many informal active games.

The major architectural feature, the stone shelter house, is discussed on a separate continuation sheet. The stone steps on the northeast corner of the park retain their integrity of materials, design, setting, workmanship, etc. The new pool and bathhouse are not historic, but as mentioned earlier, the area has retained integrity of use and spatial relationship with the remainder of the park. In fact, the spatial relationship of the major features and use areas are nearly identical to those of the historic period (compare Maps B-1 and B-2).

As mentioned in Section 9, very little grading work has occurred in the park, therefore retaining its integrity in topography. The property boundaries have remained the same since 1902.

The original vegetation was not mapped in the early plans of Budd Park. Except for tree plantings along the streets and some areas of shrub "plantations", the major horticultural focus in Budd Park was in maintaining the status quo of groves of large trees. Some transplanting was necessary to replace damaged or dying trees. Without an actual plant materials map from the historic period, it is difficult to make a completely accurate assessment of vegetation integrity. However, from historic photos and descriptions of the park, it appears to retain integrity of feeling in vegetation.

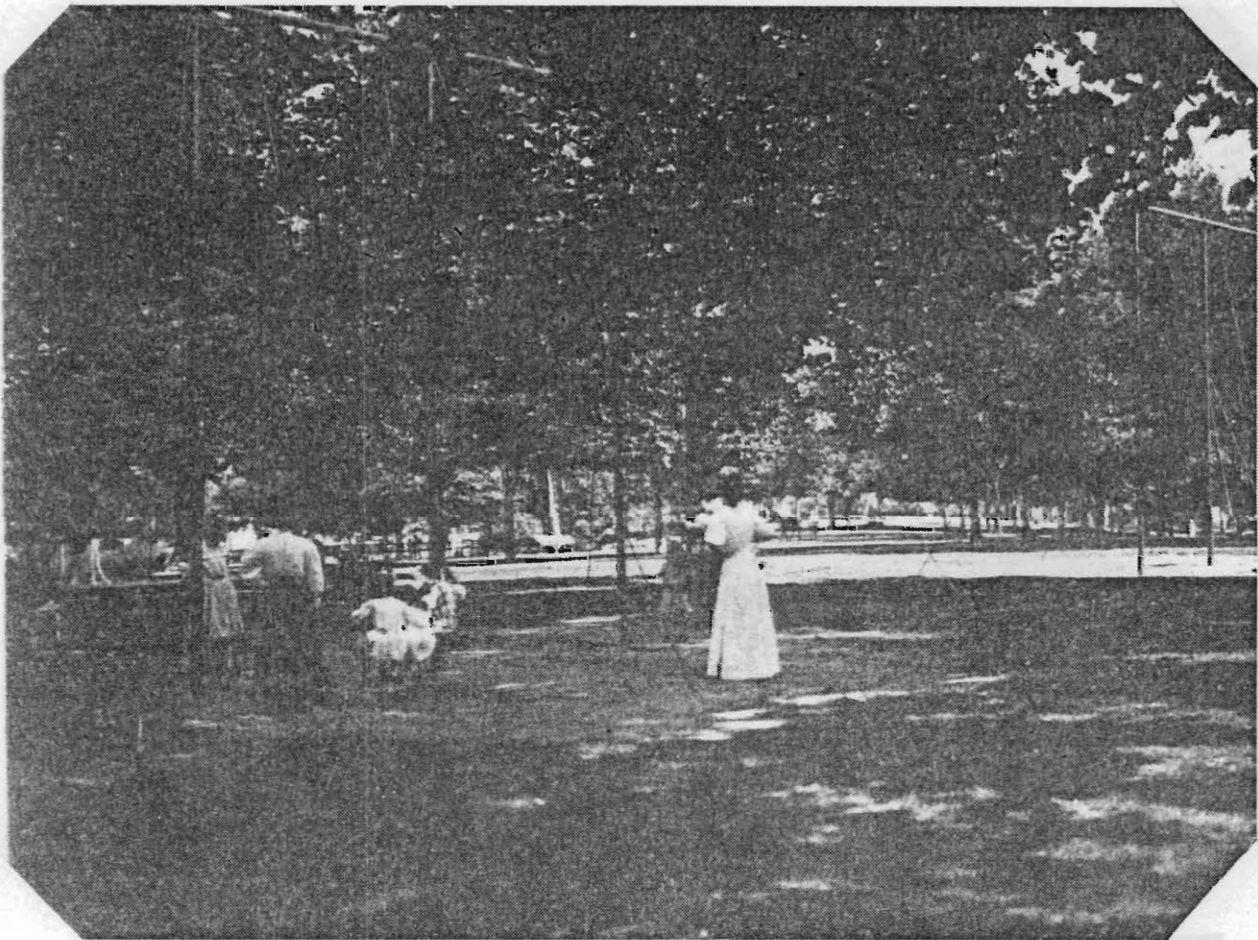
## 11. SIGNIFICANCE

Budd Park is significant for its association with the events and trends of the Park Movement in Kansas City. As the second oldest park in Kansas City, it represents the attempt of local citizenry to establish a haven from the evil influences of urban life. While Kansas City was quite fortunate to be able to establish an extensive park system in areas of the city prior to its development, the need for parks was most acutely felt in the already developed sections of town. Budd Park was one of the larger parks in the already urbanized portion of Kansas City (West Terrace, North Terrace, and Penn Valley were larger). Its association is therefore with the social history of Kansas City as it pertains to the development of the park system.

It is also significant under Criterion C as a good representative of a type of park. Although few features were added to Budd Park, the stated purpose of the park was to take advantage of its natural features. Its size and use did not dictate the addition of a circulation system, for example. The major man-made feature, the shelter house, was constructed of native limestone to blend with the natural features. In general, the park reflects the American Romantic style with its emphasis on natural scenery, native plant materials, and lack of formal design.

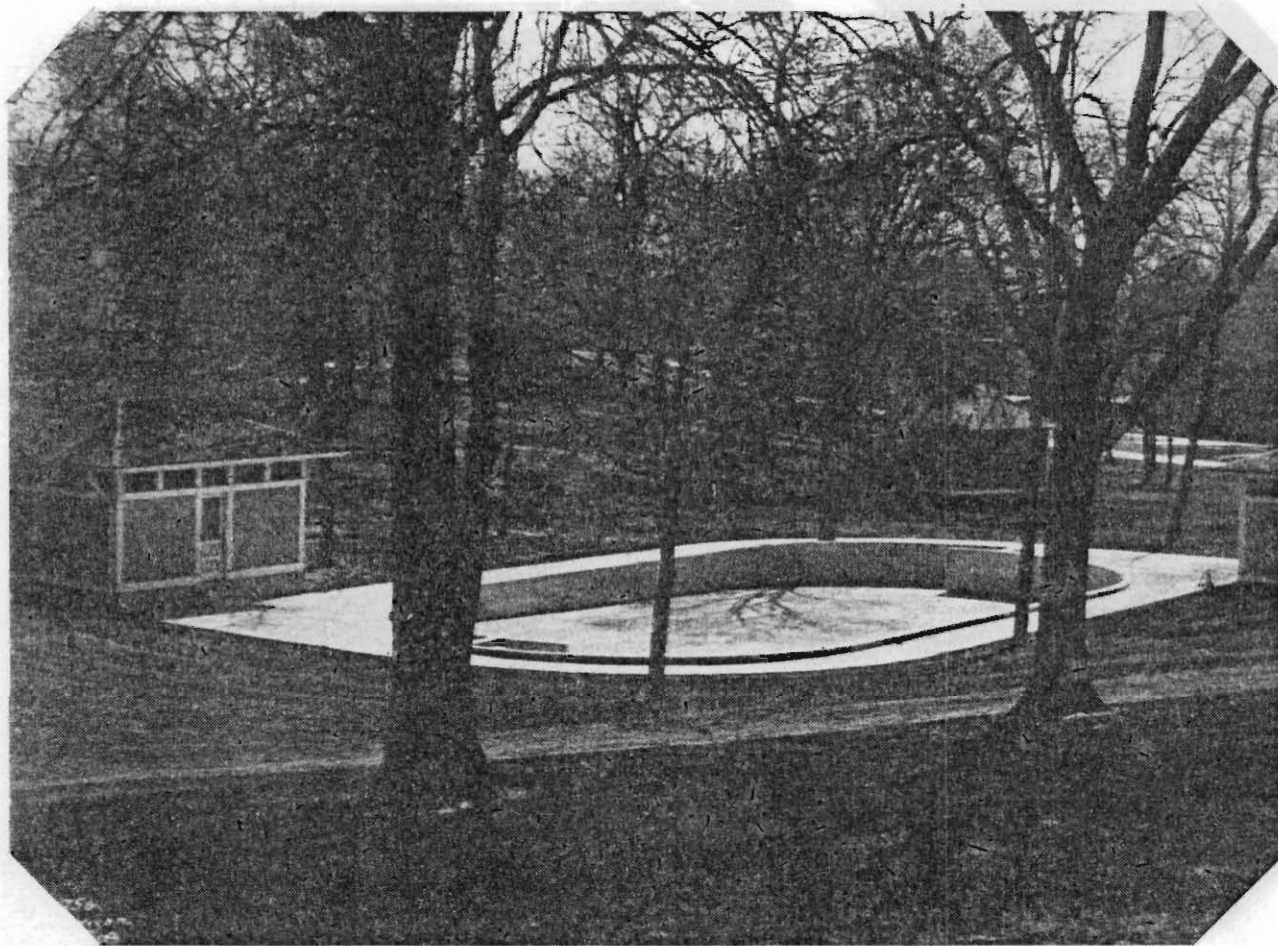


B-1 1907



B-2 1907

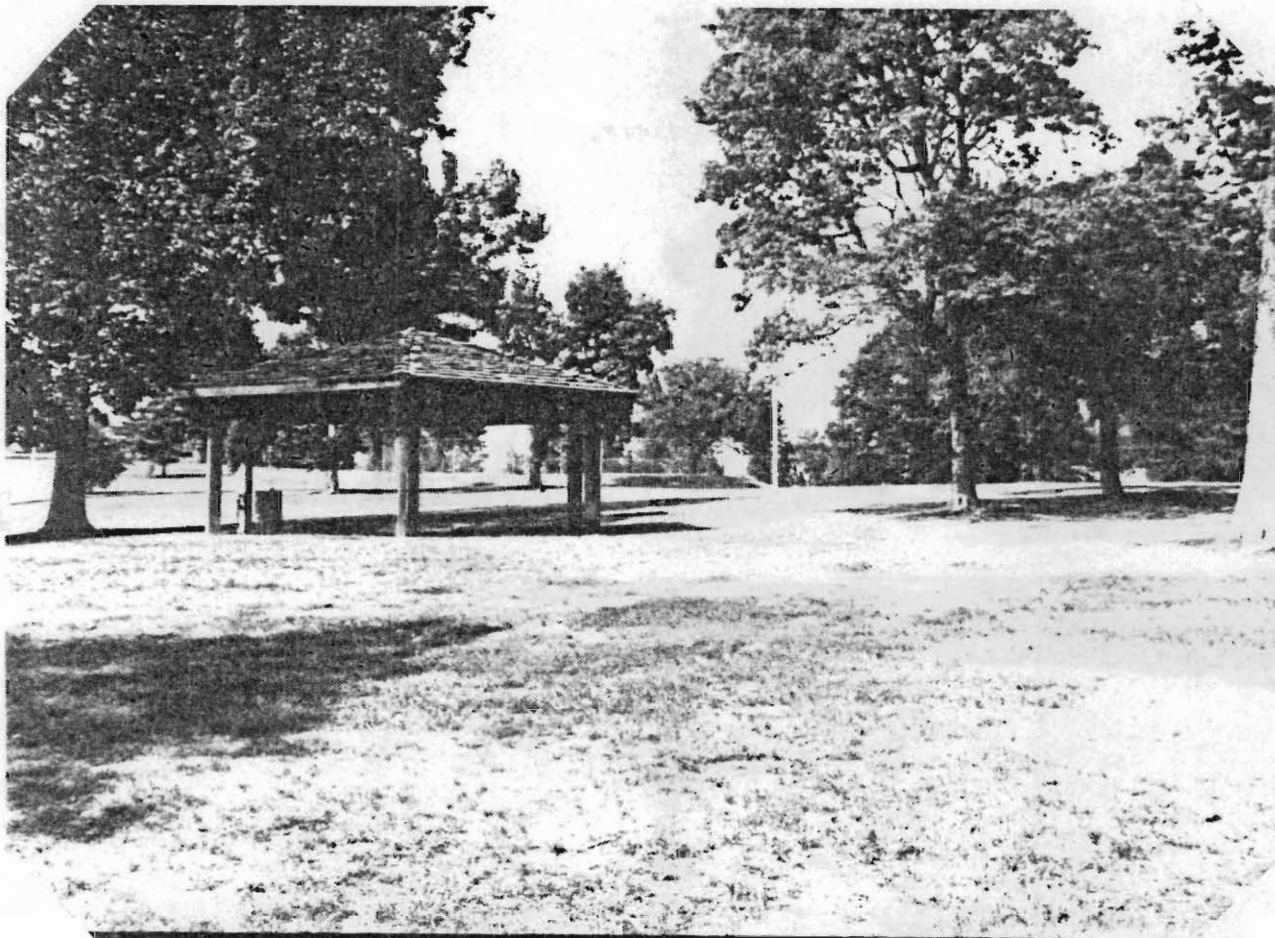




B-3 Pool 1918



B-4

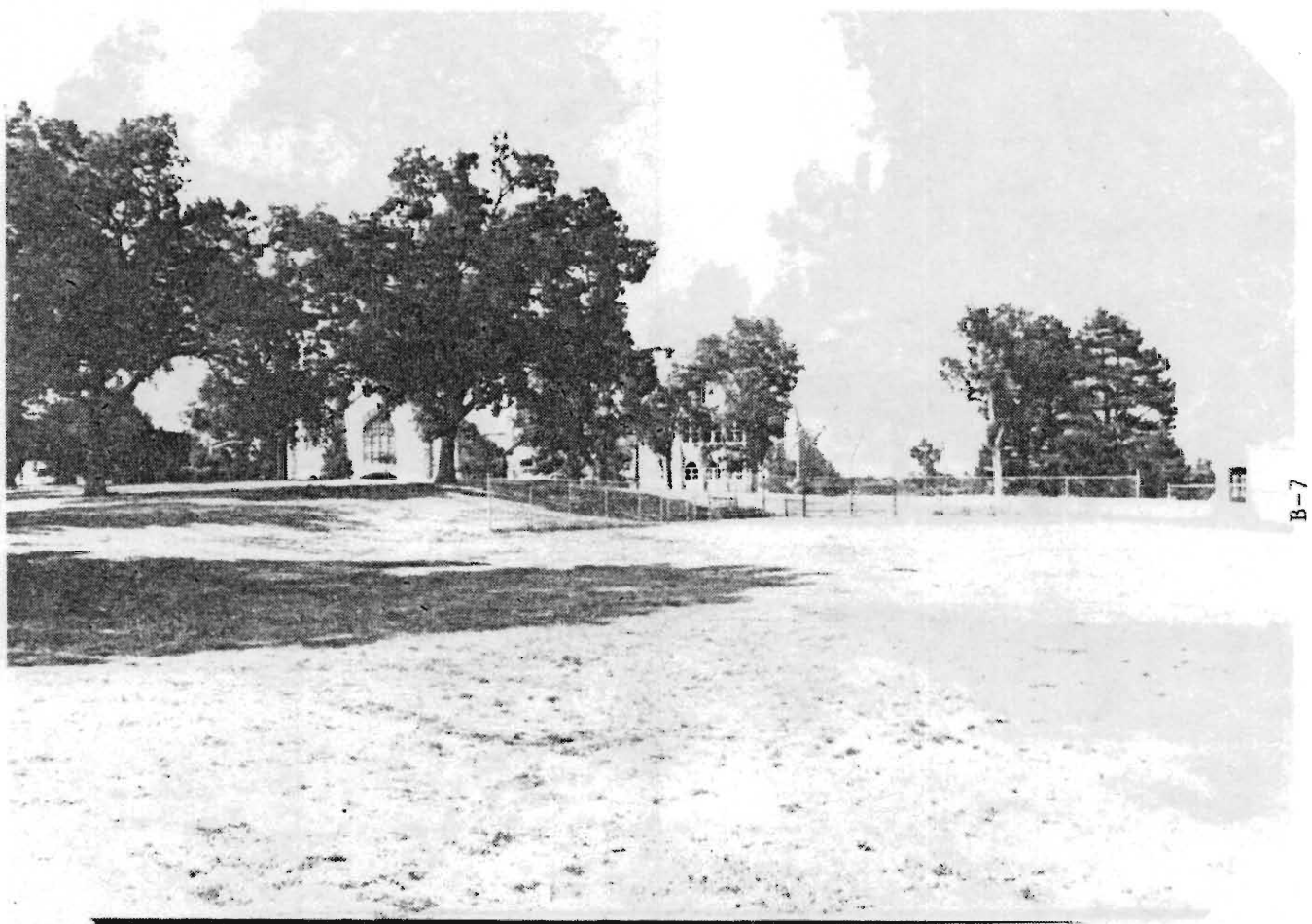


B-5

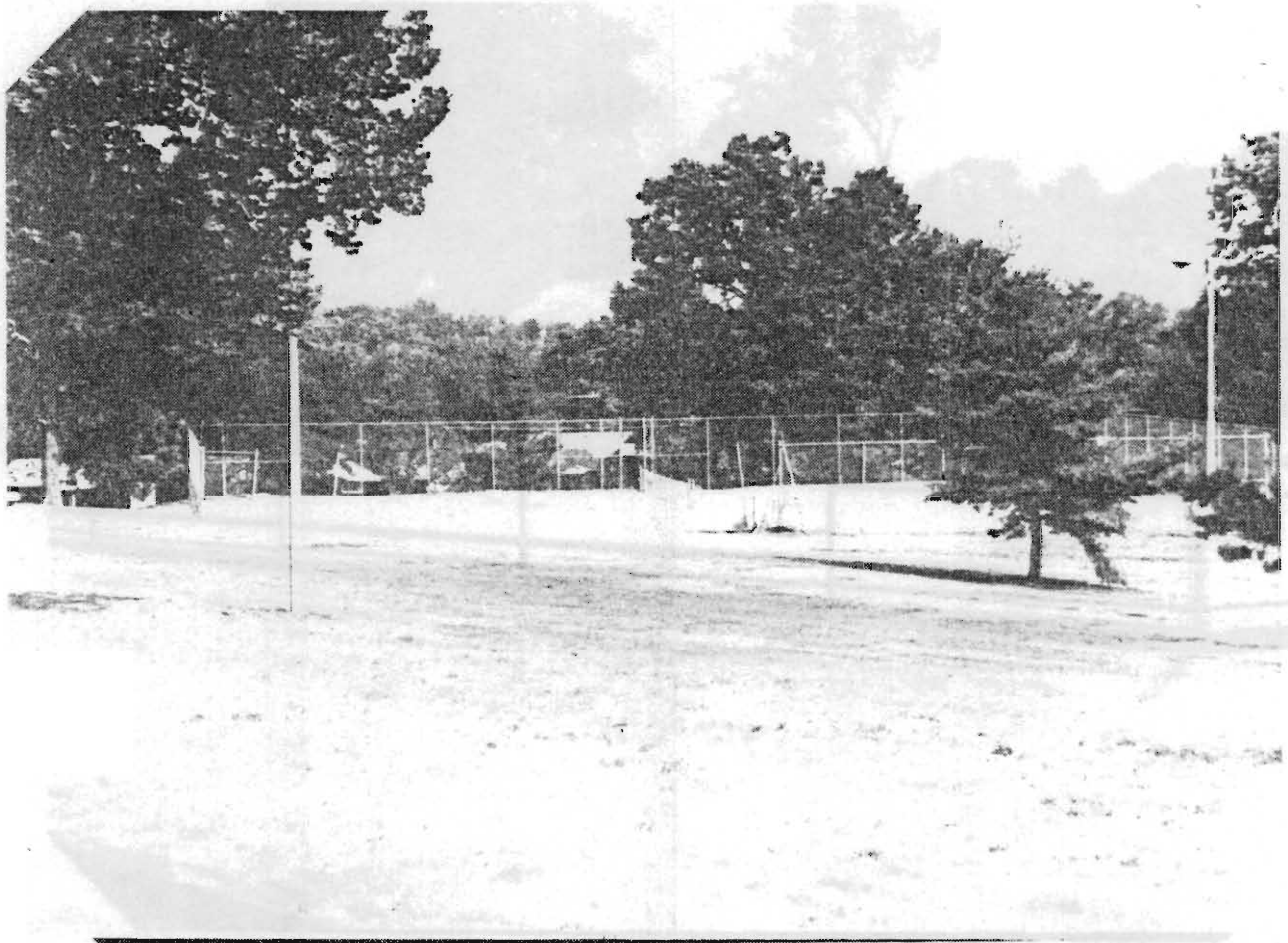


B-6

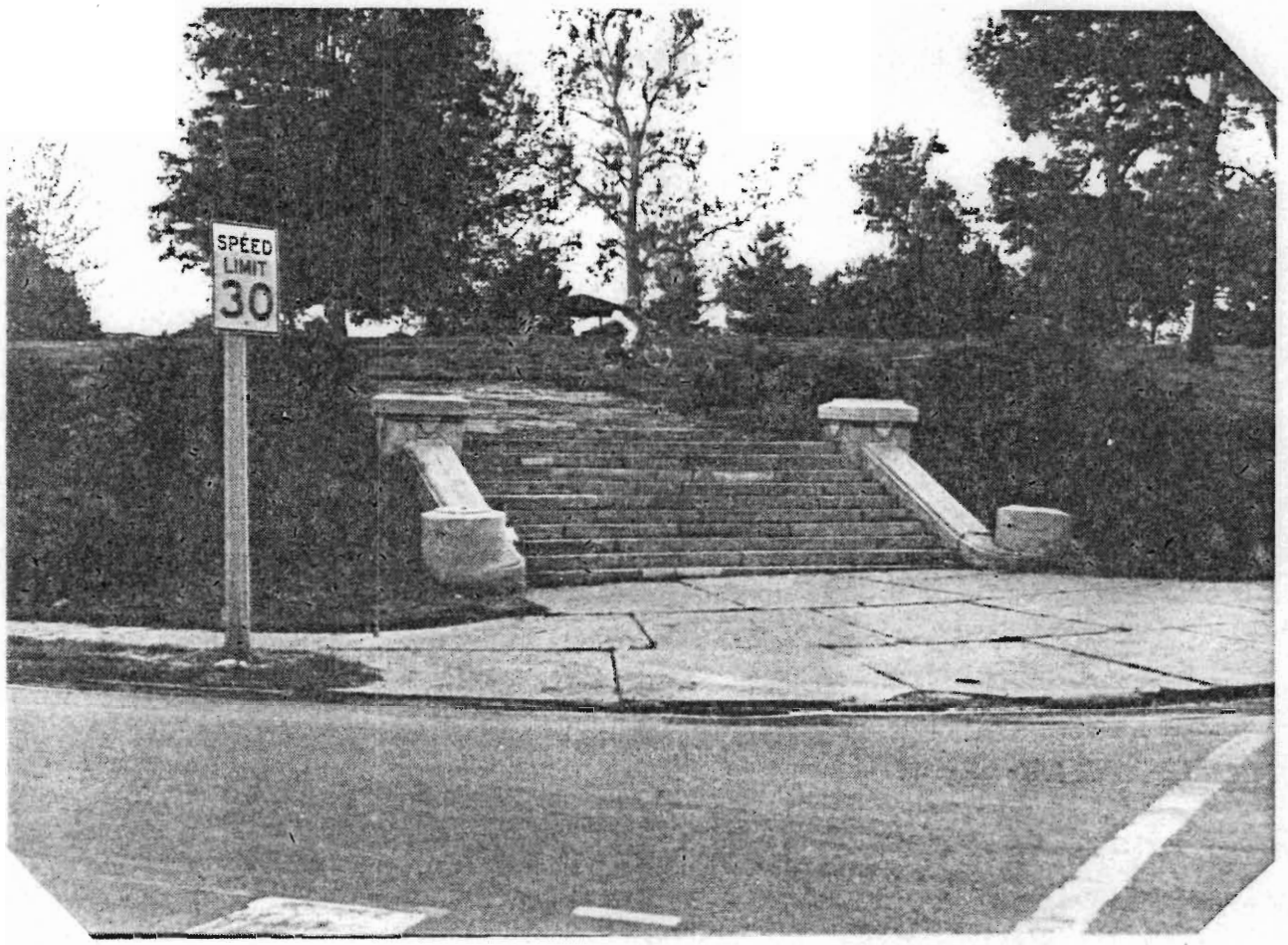




B-7



B-8



B-9



**SHELTER BUILDING  
BUDD PARK  
Continuation Sheets**

**8. HISTORIC INFORMATION**

In 1927, architect Edward Buehler Delk submitted plans for a brick shelter building to replace the frame structure designed in 1896 by Adriance Van Brunt. The new structure was to be sited in the same location as the former shelter building, which had featured an half-circle deck. Delk's choice of construction material was changed to native stone, and construction began in 1928 on what was called Shelter No. 1.

**9. DESCRIPTION**

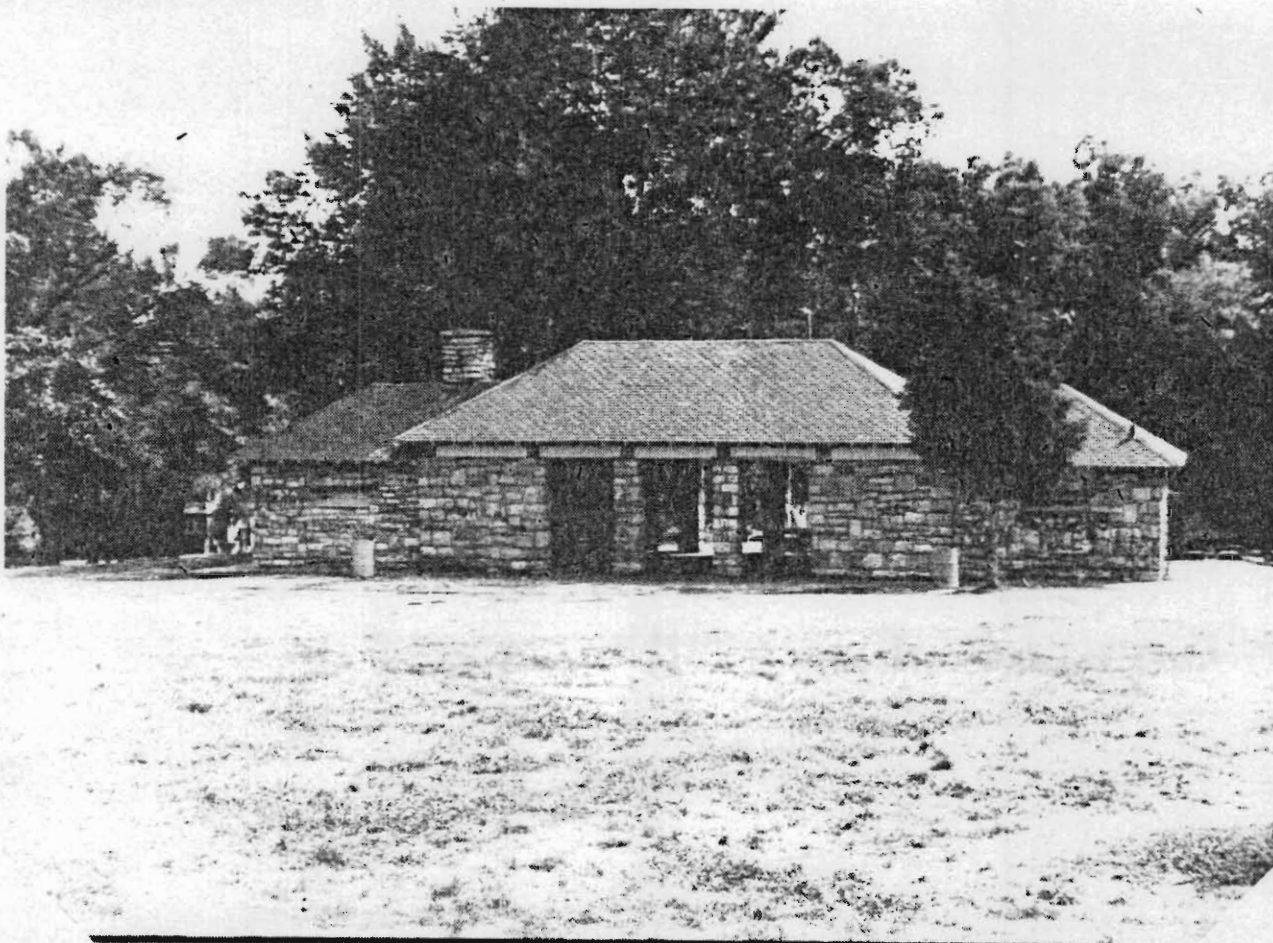
The Budd Park shelter building consists of a center, open-air rectangular pavillion with a hip roof. Two small square wings with hip roofs extend east and west containing the men's and women's restrooms (Photo B-10). The current roofing material is asphalt-type shingle, and wide, overhanging open eaves. The native stone structure features concrete floors, white pine doors and sash, and the remaining woodwork in cypress. The center portion of the shelter has five doorway openings on the south elevation, and three on the north. The restroom wings have doorways on the south elevation, and stone chimneys where they join with the center pavillion (Photo B-11). The fireplace openings are in the center section.

**10. INTEGRITY**

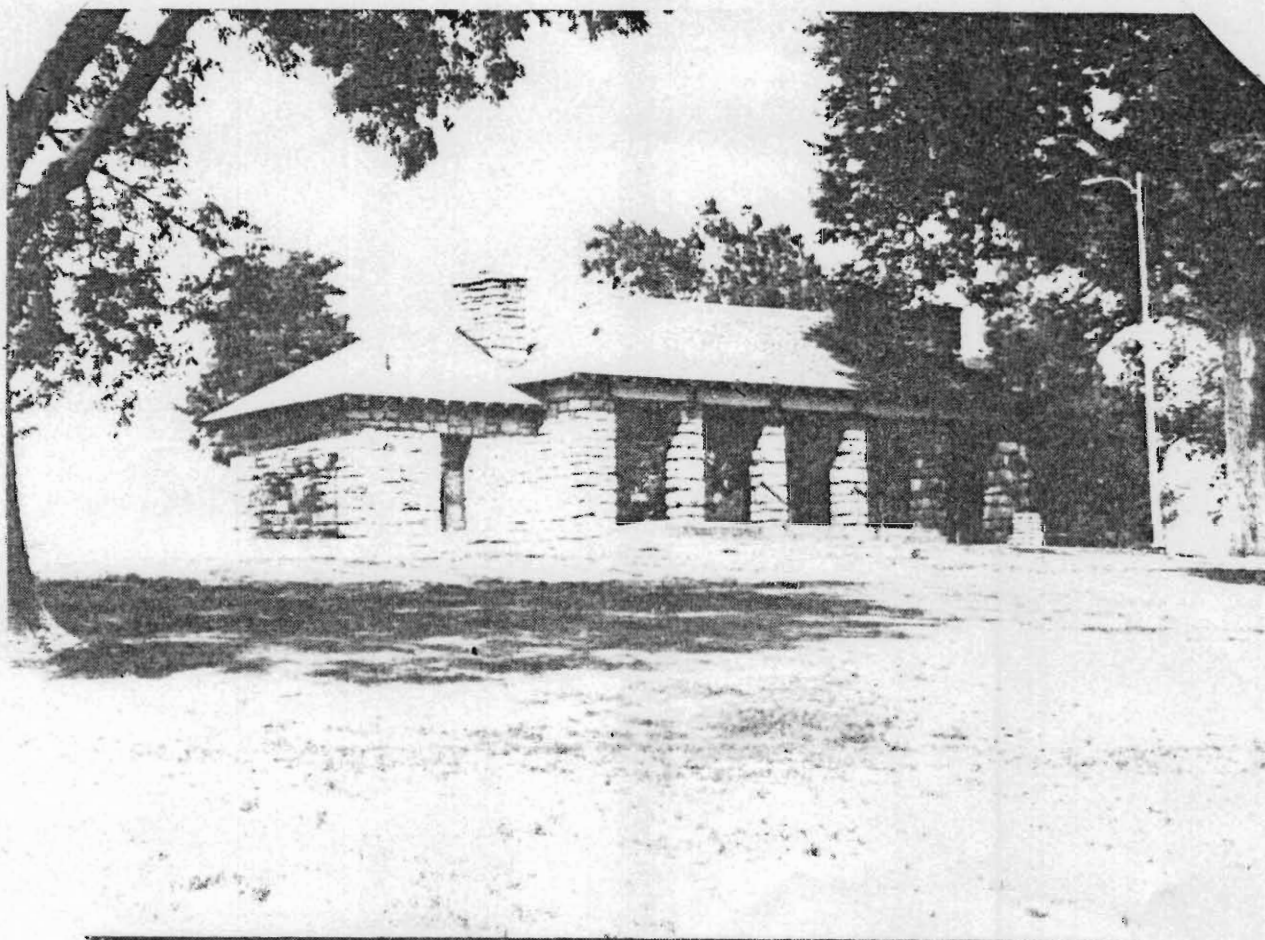
The Budd Park shelter building retains its integrity of location, design, setting, workmanship, feeling, association, and materials (except for a probable roof replacement from tile to shingles). It retains all features necessary to convey its historic appearance and association.

## 11. SIGNIFICANCE

Shelter Building No. 1 (as it was called in 1927) is a good example of a simple recreational structure in the Kansas City Park system. The majority of park buildings were constructed in natural stone so as to complement the naturalistic, romantic landscape designs were built before 1915. It is significant that even park structures built after the "heyday" of the Kansas City Park system, such as this shelter building, continued to be designed so as to fit in with a naturalistic park like Budd Park. The quality of workmanship is also characteristic of the fine masonry work found in park buildings and within Kansas City in general.



B-10



B-11

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic Walnut Grove  
Common The Grove

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 11.33 Acres  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County Jackson Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
Street Address 5605 E. 63rd Street & Blvds.  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:  
☒ Urban Landscape ☐ Rural Landscape ☐ Institution  
☐ Residence ☐ Garden ☐ Public Building  
☐ Estate ☐ Botanical Garden ☐ Square/Commons  
☐ Streetscape ☒ Park ☐ Parkway  
☒ Park System (part) ☐ City/Town ☐ Battlefield  
☐ Cemetery ☐ Water Feature ☐ Settlement  
☐ Fort ☐ Monument Grounds ☐ Farm  
☐ Enclave ☐ Ceremonial ☐ Commemorative  
☐ Other \_\_\_\_\_

5 LANDSCAPE STATUS Please describe as required below:  
Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_  
Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) Truman Road on  
the north, Benton Blvd. on the east, Benton Plaza on the south, & Benton Blvd. on the  
Location of Legal Description, Give contact person if known. west.  
Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198



**7 REPRESENTATION IN OTHER SURVEYS** Yes or No, explain briefly.

☐ Nat'l Register      ☐ Nat'l Landmark      ☐ State Designation  
☐ Local Designation      ☐ Other \_\_\_\_\_  
Title of survey and depository of survey records \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8 HISTORIC INFORMATION** Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_  
Landscape Architect, George Kessler. Arch., Wilder & Wight (demolished structure)  
\_\_\_\_\_  
Gardener/Horticulturalist Name(s): \_\_\_\_\_  
Builder/Engineer Name(s): \_\_\_\_\_  
Client/Community Leader Name(s): \_\_\_\_\_  
☒ Date(s) of Construction: 1898, 1911, 1914.

**BRIEF CHRONOLOGY** Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

\_\_\_\_\_  
See Continuation Sheet  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

**9 DESCRIPTION** Begin with overall description, then note specifics.

**CONDITION:**

☐ Excellent  
☐ Good  
☒ Fair  
☐ Deteriorated  
☐ Severely deteriorated

**CHANGES:**

☐ Unaltered  
☒ Altered  
☒ Added to  
☒ Loss, removal  
☐ Encroached Upon

**DESCRIBE EXISTING CONDITIONS** Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan. \_\_\_\_\_  
\_\_\_\_\_

See Continuation Sheet  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Verifiable Quality \_\_\_\_\_

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

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Non-Local Sources of Documents (Same as Above)

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### 13 FORM PREPARATION

Date April, 1989

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FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

**THE GROVE**  
**Continuation Sheets**

**8. HISTORIC INFORMATION**

"The Grove" was the first park acquired in Kansas City by condemnation proceedings. 12.21 acres were purchased in 1898 for \$155,277.53. In the 1893 Park System Plan, it was referred to as "Walnut Grove", for its fine stand of native walnut trees, and was proposed to contain 9.7 acres. A plan of the site dated September 1, 1893 is titled "Reservation 'H'", and only indicates boundary lines (Map G-1).

George Kessler considered The Grove as belonging to the smallest of the four classes of parks, that is, the smaller local playgrounds. However, in the 1893 Report of the Board of Park and Boulevard Commissioners, he noted that "It is somewhat larger, and sufficient to serve not only for children's play, but can be made a pleasure-ground of considerable beauty." The four other proposed playgrounds or public squares were much smaller, ranging in size from 1.25 acres to 2.8 acres. Indeed, "Walnut Grove" as it was known was much more comparable in size to the original proposal for "The Paseo"; however, size alone did not dictate the function (and therefore, the form) of a park.

The Grove's relegation to the smallest class of parks probably had something to do with its fairly slow planned rate of development. Its original condition was sufficient to serve for many simple recreational activities. More importantly, it was probably viewed primarily as an interesting turning point for the proposed East Boulevard. Due to an existing exposition building and race track north of Fifteenth Street, the proposed boulevard could not continue northward along what was Chestnut. Therefore, Walrond Avenue, approximately four blocks to the east, was selected as the northernmost route of "East Boulevard" (later called Benton Boulevard). (see Figure 1, Summary Report) The Park Board in 1893 stated that Walnut Grove would "materially add to the beauty of the East Boulevard, and as the eastern central part of the city becomes more closely built up, will be of great value as a local pleasure and play-ground." Its earliest function, therefore, was a beauty spot to be viewed by travellers on the boulevard system. It wasn't until the city grew that it became needed for more intensive recreational activities.



In 1905, it was still considered unimproved, containing only the grove of trees and an "excellent" lawn. However, maintenance costs were recorded for lamps (probably for the boulevard edges) and for a gymnasium outfit. Up to that year, nearly 6000 cubic yards of dirt had been deposited by local contractors at the park, which was grading surplus from all the construction work going on in the area. This fill was used in all the low ground on the site. The main storm sewer had been constructed through the park, some shrub groupings planted, and the lawn area graded and seeded by 1905 as well.

Kessler's early ideas for the park were quite simple. In his original proposal of 1893, he stated that:

The ground is already well wooded. Its improvement would be simple in form; including walks, arranged to lead through shady groves, and possibly some interesting plantation of flowering shrubs around the borders of the property, and the construction of convenient entrances, and perhaps passages through the ground (see original conditions, Map G-2).

By 1907, Kessler realized that the property had more potential than originally stated in 1893. He noted that an "interesting little water garden" could be formed by creating a small water basin in the old creek channel. At this time, he still felt that all the Grove needed to give it a good appearance were a few more shrub groupings and tree plantings, and a more complete playground "paraphernalia" to make it more valuable. Already the park was well used for croquet, and the outdoor gym apparatus was well patronized.

Continued growth in the surrounding neighborhoods put increasing pressure on the few improvements provided in the park. In 1910, George Kessler prepared a general improvement plan (Map G-3), which was approved by the Board in 1911. Work began almost immediately. The wading pool, constructed in the ravine in 1911 at a cost of \$6,700, was immediately popular with children. In fact, as Kessler lamented, "each new wading pool brings about demands on the part of boys and men too old to use the pools for an opportunity for swimming".

Kessler's plan divided the park into three fields of recreation. The central portion was heavily wooded and considered a "resting place" of sorts. The main feature was the unusually large wading pool, discussed above, which featured "natural" curved edges overshadowed by trees and fringed with shrubbery (Photo G-1). The western third was for the outdoor sports of women and children, "segregated from the field of rougher sports of boys and men at the extreme eastern third by the central grove". Also in the east was the outdoor swimming pool (Public Bath), used primarily by men and boys, as mentioned above.

The Public Bath was designed in 1912 by the Kansas City architectural firm of Wilder & Wight. Designed in the Italian Renaissance style, it soon became commonly known as the "Roman Bath". The rectangular structure featured an open air pool in the center. Pavilions on the east and west ends were connected by open colonnades (Photo G-2). The building had year-round, 24-hour comfort stations, year-round 12-hour shower bath service, and all the features necessary for the summer outdoor swimming pool, such as shower & locker rooms. Administrative offices were housed there as well. The cost of the structure was nearly \$100,000.

By 1914, the construction of Kessler's plan was completed. In addition to the wading pool, swimming pool and bath house, a ball field, tennis courts, comfort station, pergola, and playground equipment combined to make The Grove the most complete combined park and playground in Kansas City. As finishing touches, in 1914 the entire park was graded and sodded, and formally designed beds of flowers and shrubs were planted (Map G-4). Two cut limestone landings and steps were constructed at the ends of the cross paths at Bellefontaine and Kansas Avenues, as well as at the east and north ends of the wading pool.

## 9. DESCRIPTION

The Grove is an approximate eleven acre park which is four blocks long and one block wide. The eastern boundary edge follows Benton Boulevard, forming a curve around the southeast corner. The topography generally slopes downward from the western edge to the northeast corner. There is much variation in grade around the former wading pool in the southern portion between Kansas and Bellefontaine. The concrete bottom and edge of the wading pool still remain, collecting water after a rain as well as broken glass. Stone steps with rough stone retaining walls are still extant on the south side of the wading pool (Photo G-3). Directly across the pool are stones which are possibly remnants from the former landing. At the southwest corner of the wading pool is a large, semi-circular retaining wall (Photo G-4).

There are several large, old deciduous trees remaining, primarily around the wading pool. There are some trees still lining the boundaries (north and southeast), as well as a grouping of eight in the north central section. There are a few older walnuts and oaks and some more recently planted maples and ash. There are shrub groupings along the southern edge and around the wading pool - spirea at the entrance at Kansas, and mockorange, spirea, and lilac around the wading pool and steps.

The southern boundary along Benton Plaza has the remnant of an asphalt sidewalk. Another remnant asphalt sidewalk leads directly north from the entrance at Kansas, and from the entrance at Bellefontaine. There are no other paths in the park other than the one leading to the new pool. Two stone landings, each with two sets of stairs and iron rails, from entrances at Kansas and at Bellefontaine (Photos G-5, G-6).

A drinking fountain, possibly historic, is north of a playground area containing modern equipment in the center of the park. To the west of the playground is a circular paved half-court area with one basketball hoop. There are two ball fields with metal backstops, one at the southwest corner and another at the southeast (Photo G-7). Both field areas are naturally of dirt and are graded level with a gentle slope for drainage. A new pool and a concrete block bathhouse are in the eastern third of the park, west of the ball field (Photo G-8). There is a bank of land which drops from the pool area about five feet down to the southeast ball diamond (Photo G-9).

## 10. INTEGRITY

Very few actual features remain from the 1910 plan of George Kessler. The large stone entrances off of Benton Plaza are all that remain of the former north/south Beaux Arts plazas (Map G-3). The individual stair landings retain their integrity of design, materials, and location. The wading pool, a major feature of the park, retains its integrity of location and setting, and partially of design and materials (noticeably lacking the water; compare Photos G-1 and G-4).

As in all parks surveyed, the historic pool and bathhouse have been replaced, in the same general location as before. In addition, the playground equipment is modern, but also in the same general area as indicated on the historic plans. One southeast ballfield is in the same location, although the backstop has moved. The southwest ballfield is located on the former sunken field, which was used for baseball. There are no longer any tennis courts. The circulation system has virtually vanished, with just deteriorating asphalt paths at the former north/south plazas.

The removal and/or addition of the above individual features compromises the integrity of Kessler's 1910 design, although not necessarily the intent of that design. The park is still divided into thirds, with active recreation at both the west and east ends. The general spatial relations of the use areas therefore retain their integrity. The central portion conveys the character of the original design and planned use, with visual emphasis on the wading pool. The vegetation, although reduced in number, gives a feeling of time and place, again particularly around the wading pool where several large, old trees remain along with groupings of shrubs.

## 12. SIGNIFICANCE

The Grove is significant in the history of the Kansas City park system as the first park acquired by condemnation proceedings. The long battle with public sentiment and the many legal battles were finally settled with this first park acquisition by the new special powers of the city. Its association with broad patterns in Kansas City history is especially notable in the field of community planning and development.

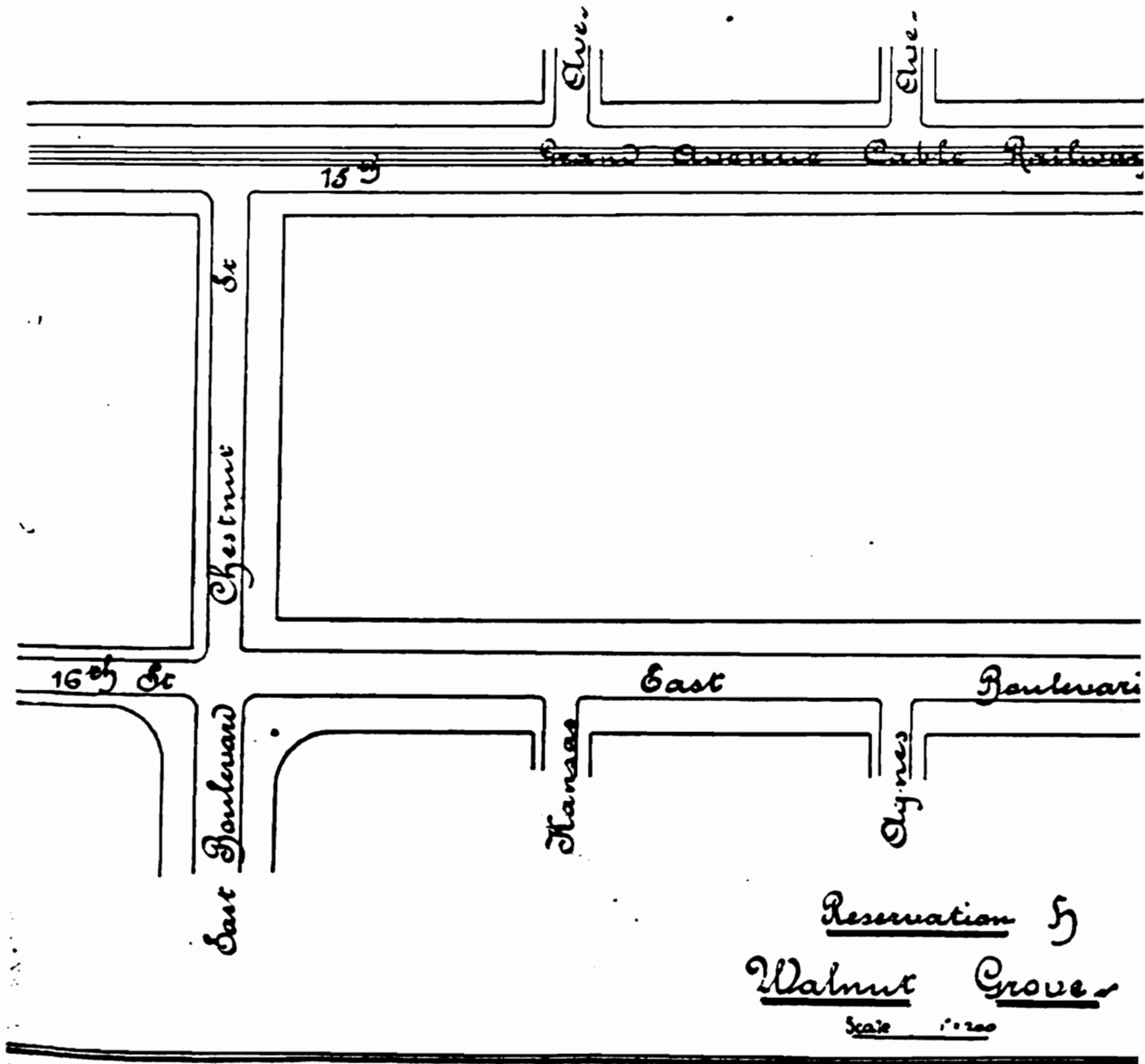
The Kansas City park system was based on a hierarchy of park classes, or property types. The Grove was the largest and most significant of the smallest of the four classes of parks in Kansas City, the local playgrounds. From the 1893 park system plan, The Grove is the only remaining site of this property type. The smaller playgrounds were very important features of the overall plan, which depended upon the availability of a park within walking distance of every child in the city. Without the smaller playgrounds, it was felt that the quality of life in Kansas City would suffer.

For its association with athletic sports, play, and leisure activities, The Grove is significant in the area of recreation. It was felt to be a necessity to be able to provide every child and adult a chance to escape from the ills of the urban society. Outdoor recreation was considered a safe route to avoid evil.

The Grove was also significant as it related to the park and boulevard system as a whole, and therefore to the physical development of Kansas City. It was planned as an interesting visual feature in a jog in Benton (or "East") Boulevard. Approaching the southwest corner of The Grove from Benton Boulevard today, and travelling east along Benton Plaza, the remaining integrity of the vegetation and stone entrances combined add to the conveyance of a feeling of place (Photo G-10).

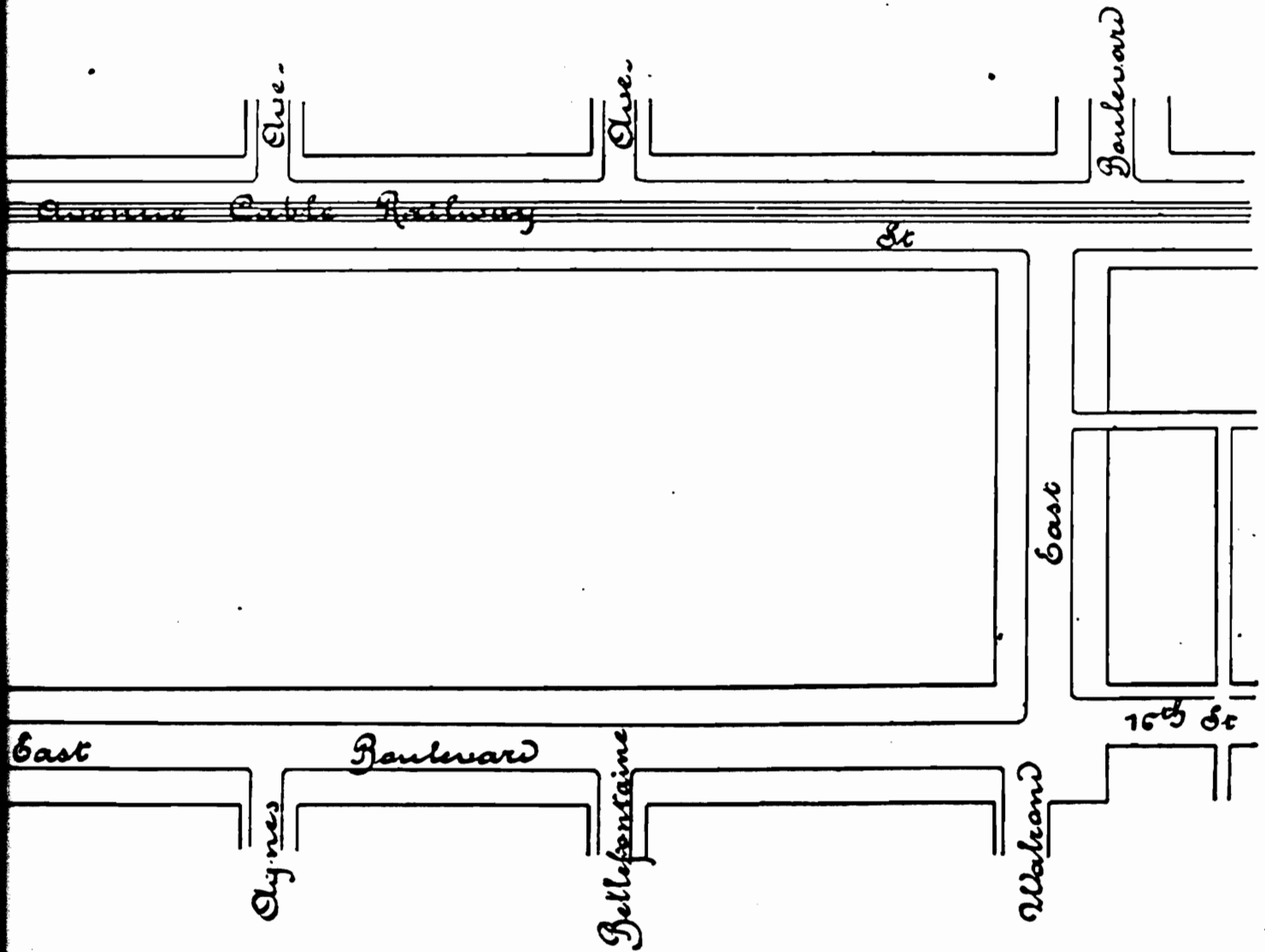


Proposed System of Boulevards  
and Park Reservations



G-1

No 9  
Sept 1903



Reservation of  
Walnut Grove

Scale 1" = 200'

FIFTEENTH

SUNKEN PLAYFIELD  
FOR  
TENNIS, BASKET BALL &  
SHATING

BASIN

CHILDREN'S  
PLAYGROUND

OUTDOOR  
GYMNASIUM

DENTON

BOULEVA



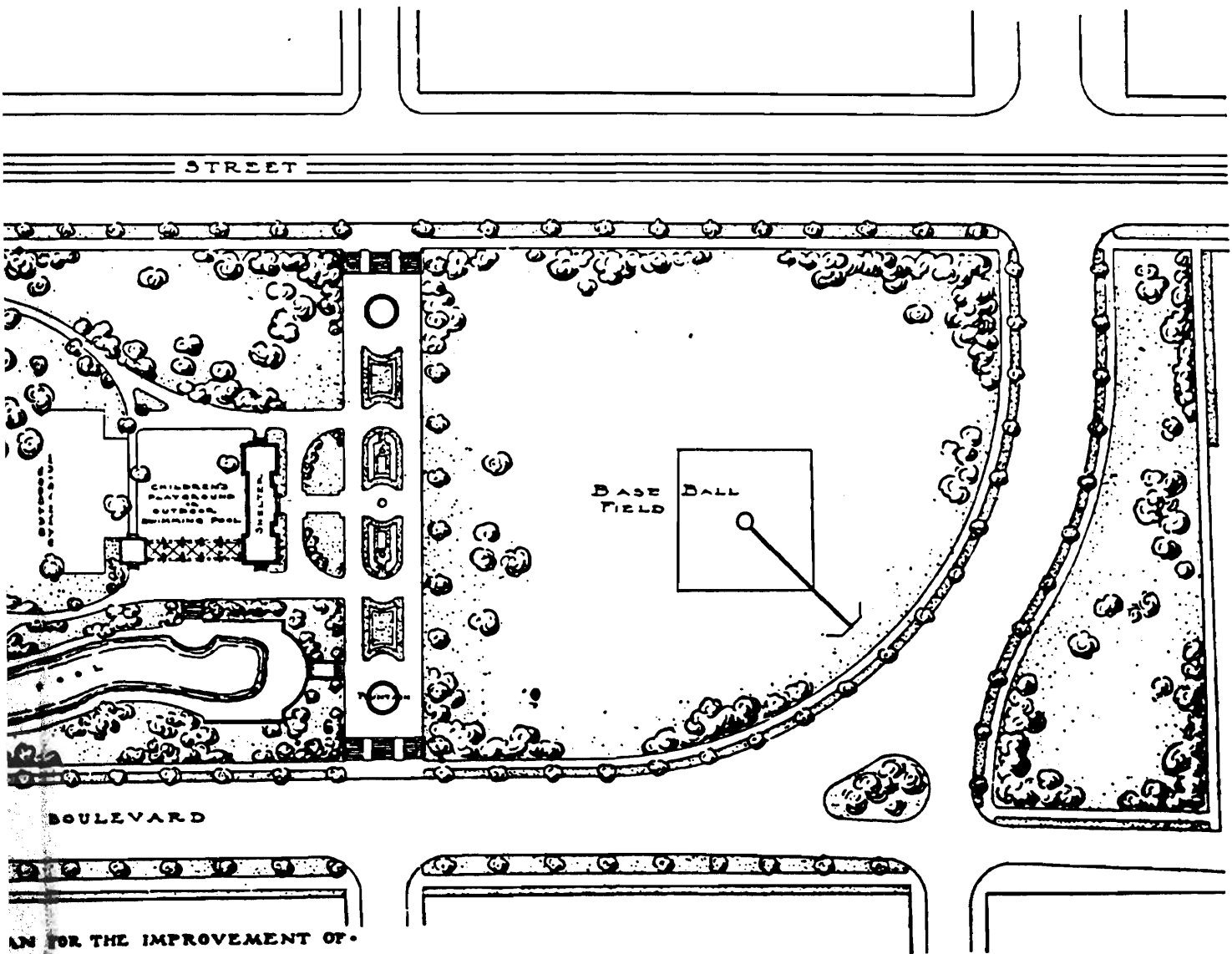
PLAN FOR THE IM  
THE GR

PREPARED FOR THE BOARD OF PARK

BY GEO. E. KESSLER

SCALE 1" = 100'

G-3



PLAN FOR THE IMPROVEMENT OF  
THE GROVE.

THE BOARD OF PARK COMMISSIONERS OF KANSAS CITY MO.  
J. E. SMITH - LANDSCAPE ARCHITECT  
SCALE IN FT. 100 200

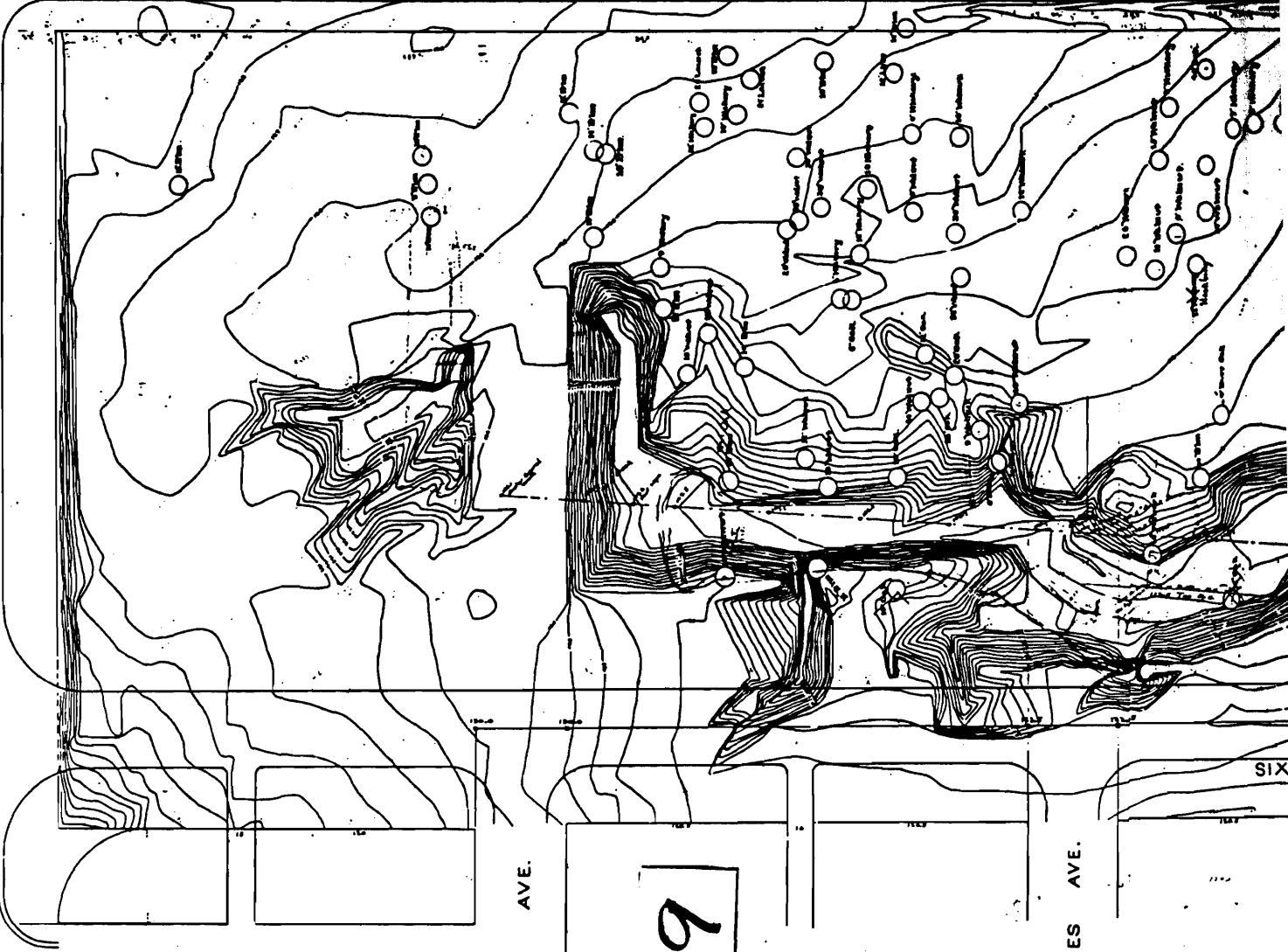
TH

AGNES

FIFTE

BANTON BOUL. (CONSTRUCTION ST.)

2.12 1/2 Scale



KANSAS AVE.

AGNES AVE.

6000

SIX

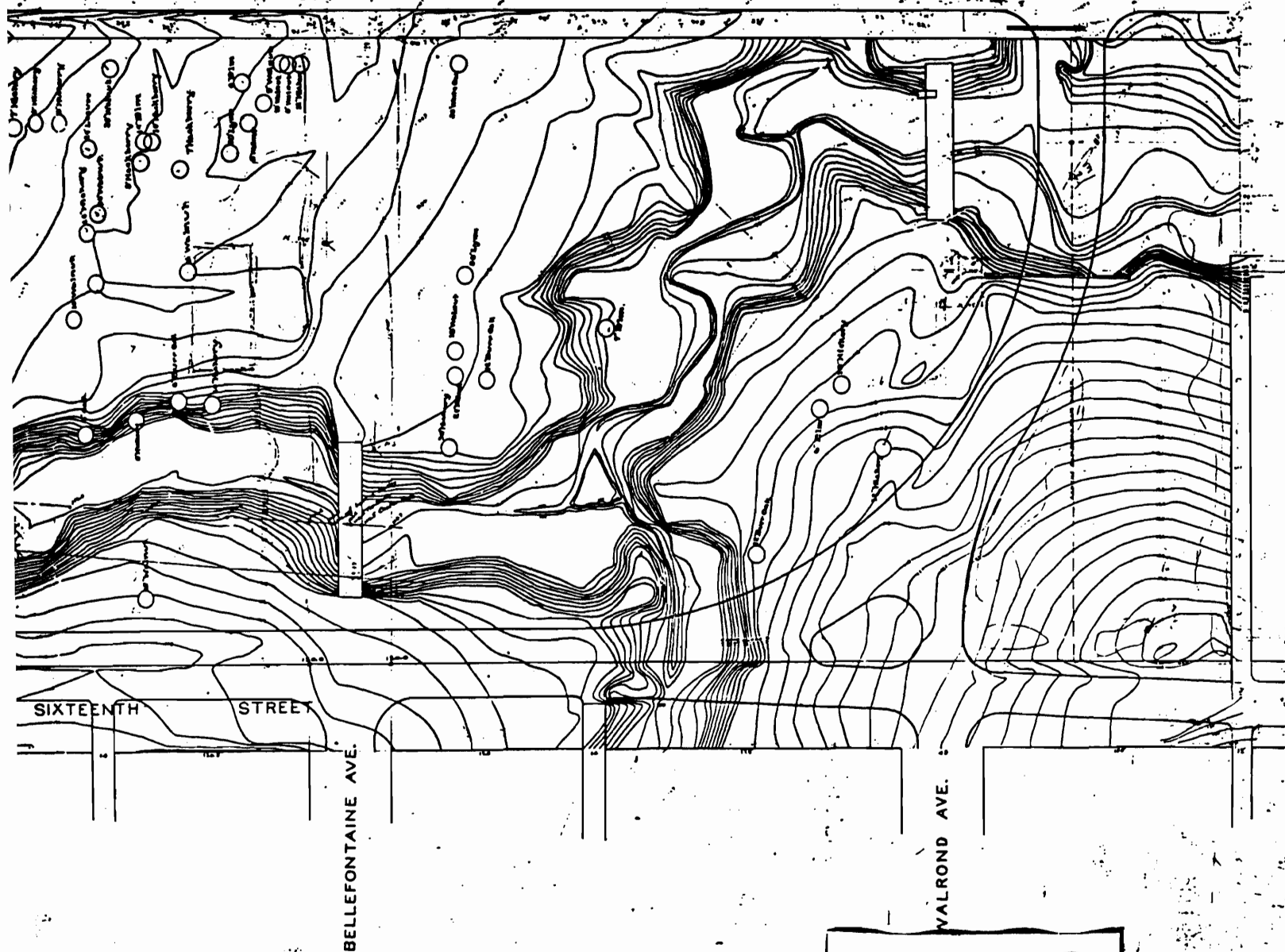


# THE GROVE

Sheet 22  
SCALE 1" = 30 FT.

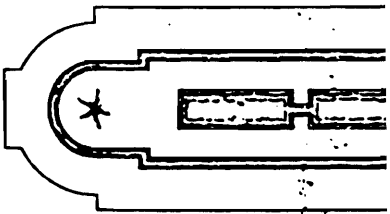
G-2

FIFTEENTH STREET

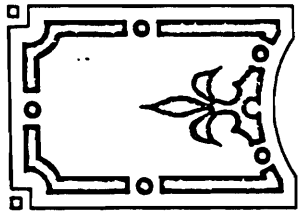


10.009

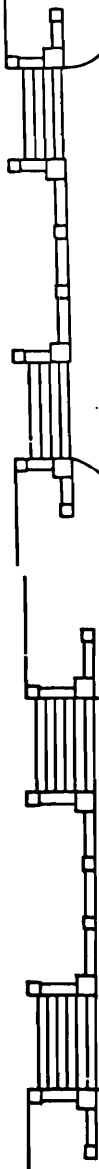
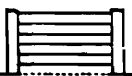
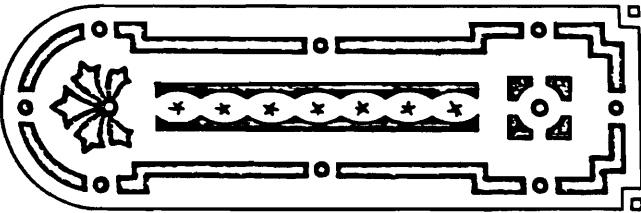
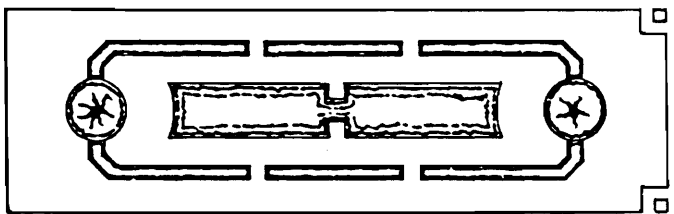
KANSAS AVE.



FLORAL DESIGNS  
in the Pathways  
across  
**THE GROVE**  
at Kansas and Bellefontaine  
Scale: 1" = 10'  
April 28th 1914.  
Board of Park Comm.



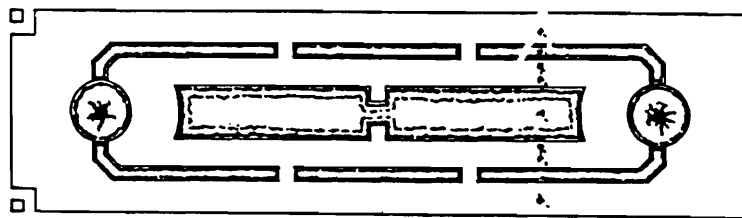
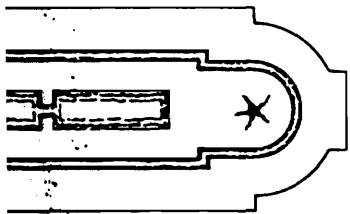
BELLEFONTAINE AVE.



BARTON BLVD.

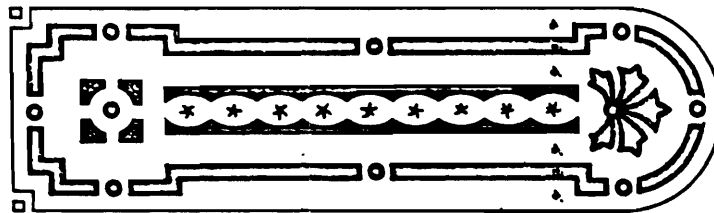
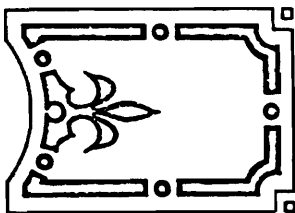
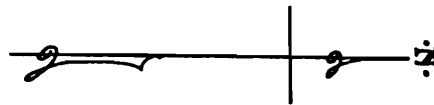
BARTON BLVD.

AS AVENUE

Signs  
waysOVE  
d Bellefontaine Avenues

1914.

Commissioners, Kansas City, Mo.



PINEHURST STREET.

PINEHURST STREET.

ONTAINE AVENUE.







CITY DEVELOPMENT DEPARTMENT

CITY OF KANSAS CITY, MISSOURI

0 400 800 1200

Scale 1"=400'

21-9

March 1965

NORTH









CITY DEVELOPMENT DEPARTMENT

CITY OF KANSAS CITY, MISSOURI

0 400 800 1200

Scale 1"=400'

22-10

NORTH

MARCH 1985









CITY DEVELOPMENT DEPARTMENT

CITY OF KANSAS CITY, MISSOURI

0 400 800 1200

Scale 1"=400'

23-10

NORTH

March 1988

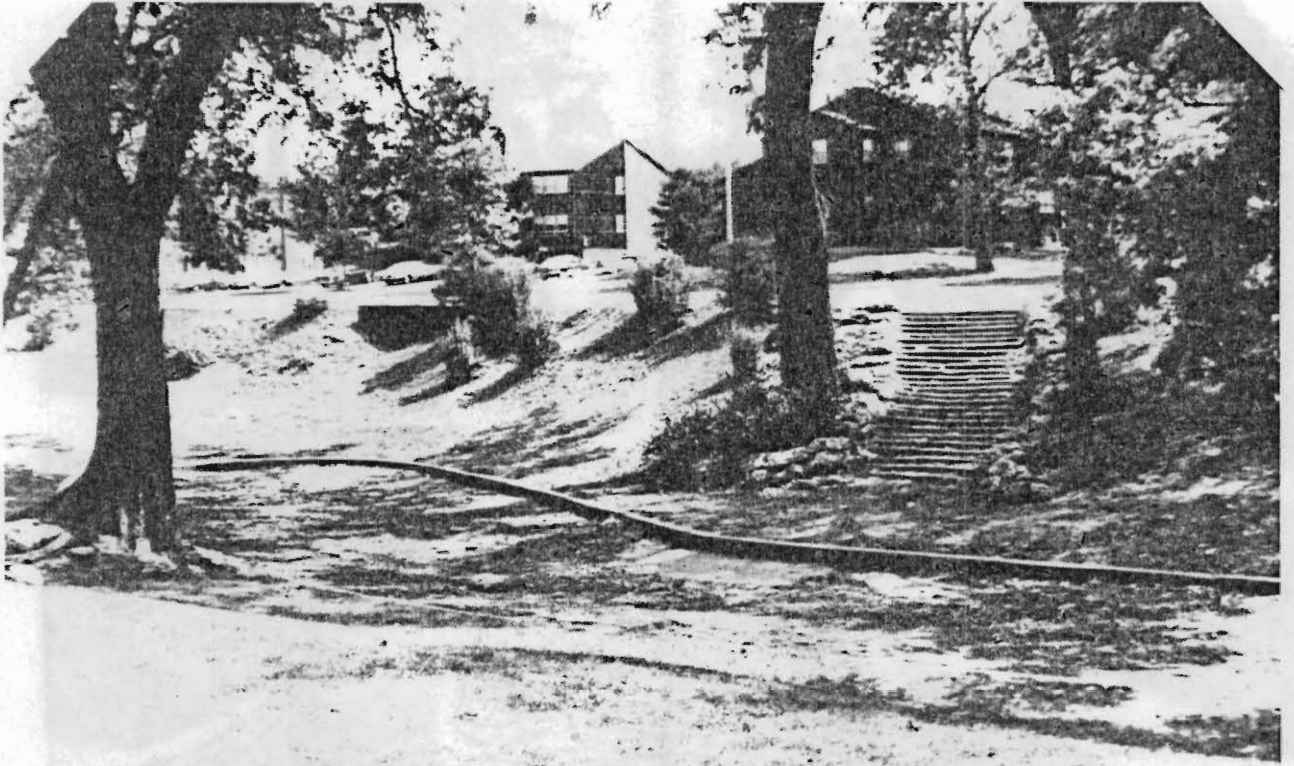


G-1 1914



G-2 Public Bath House 1913

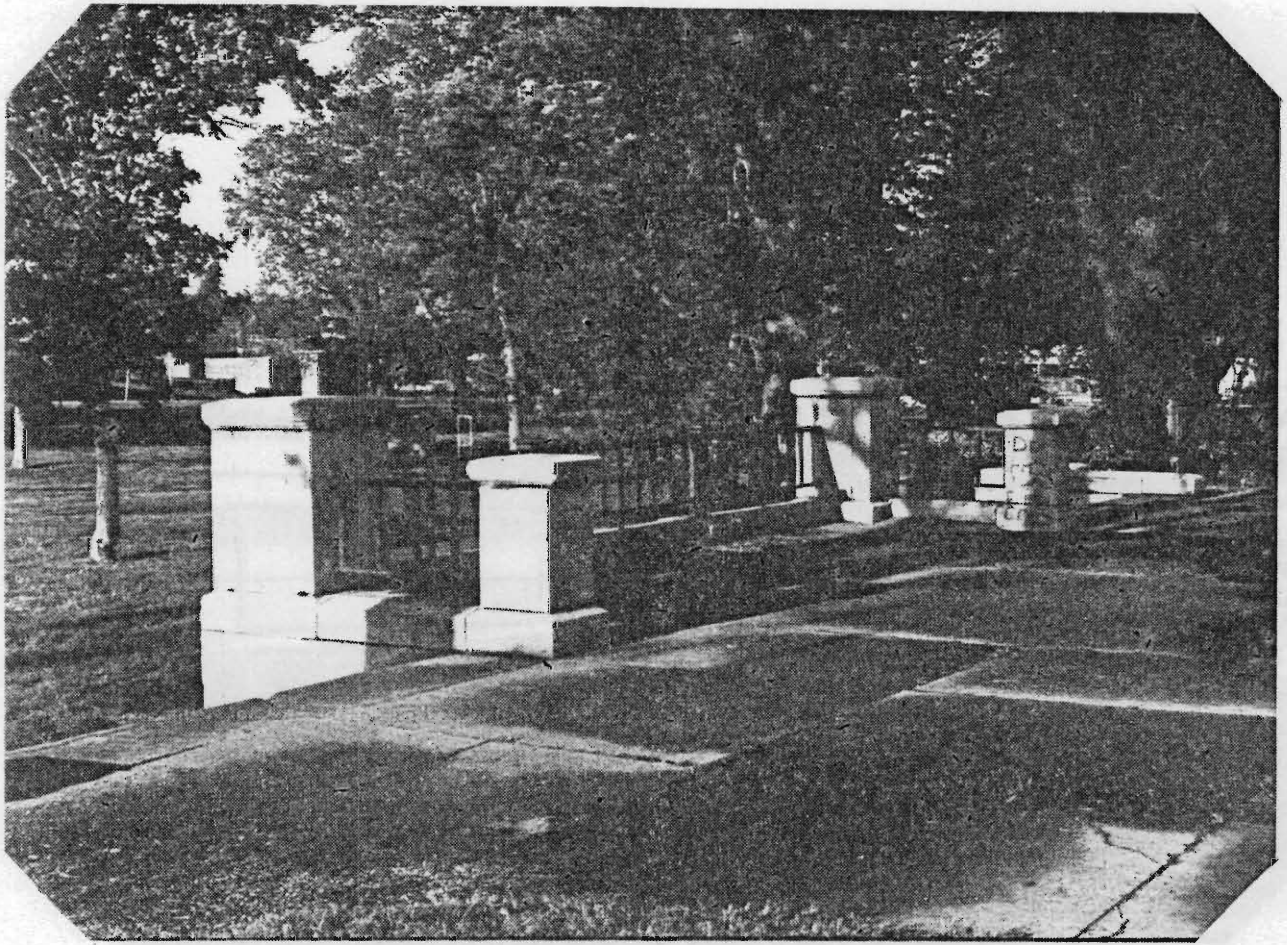




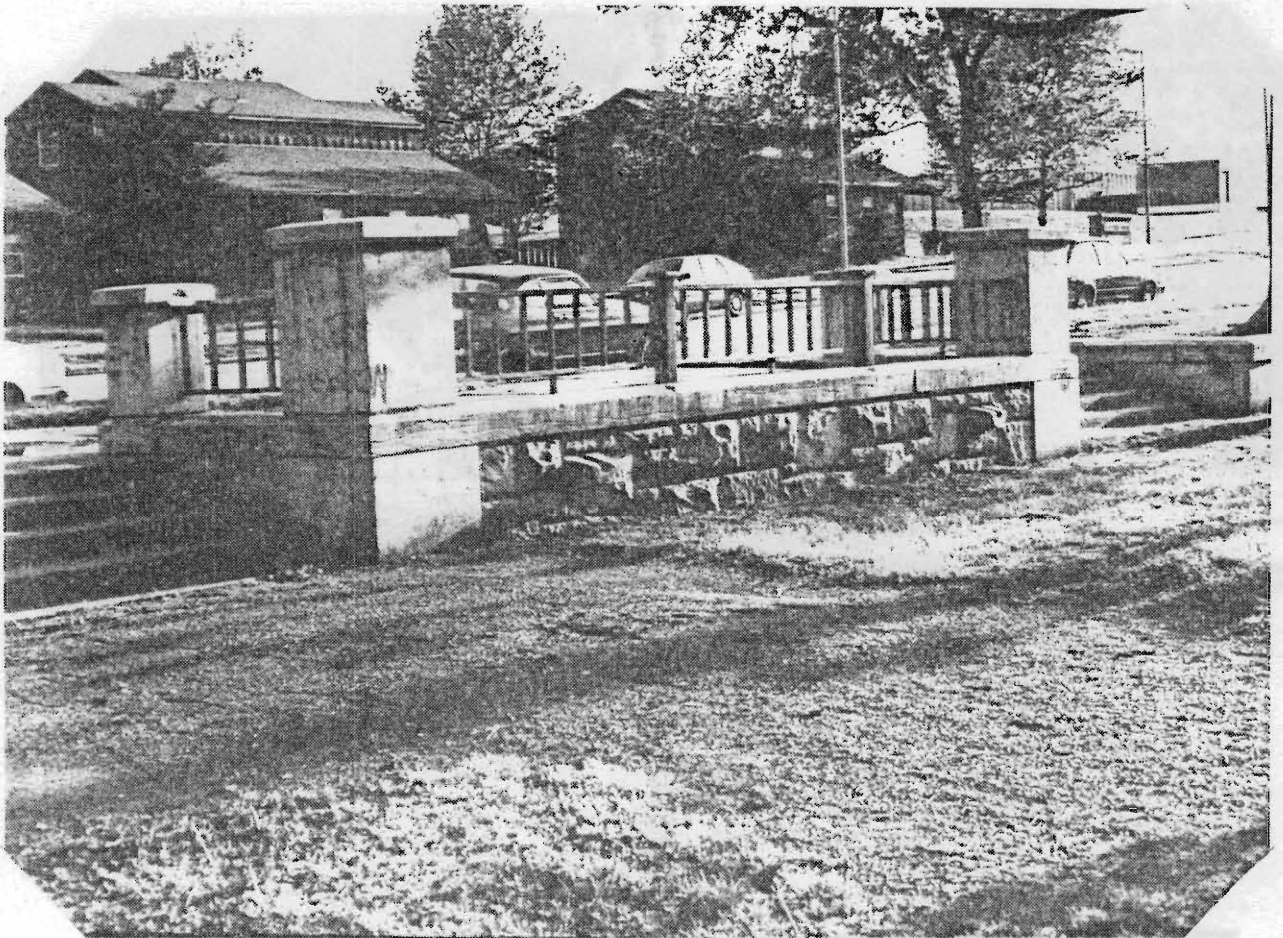
G-3



G-4

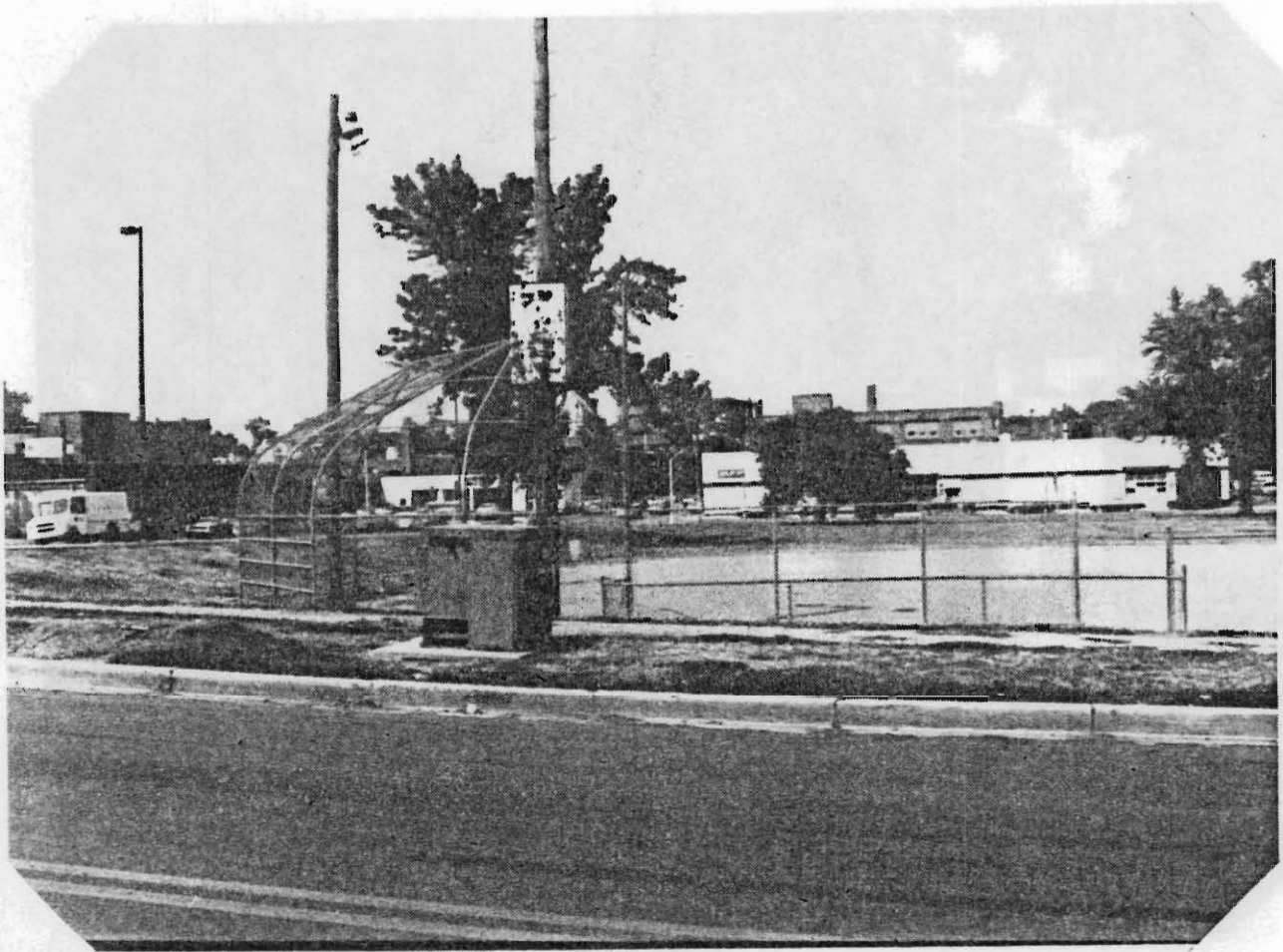


G-5

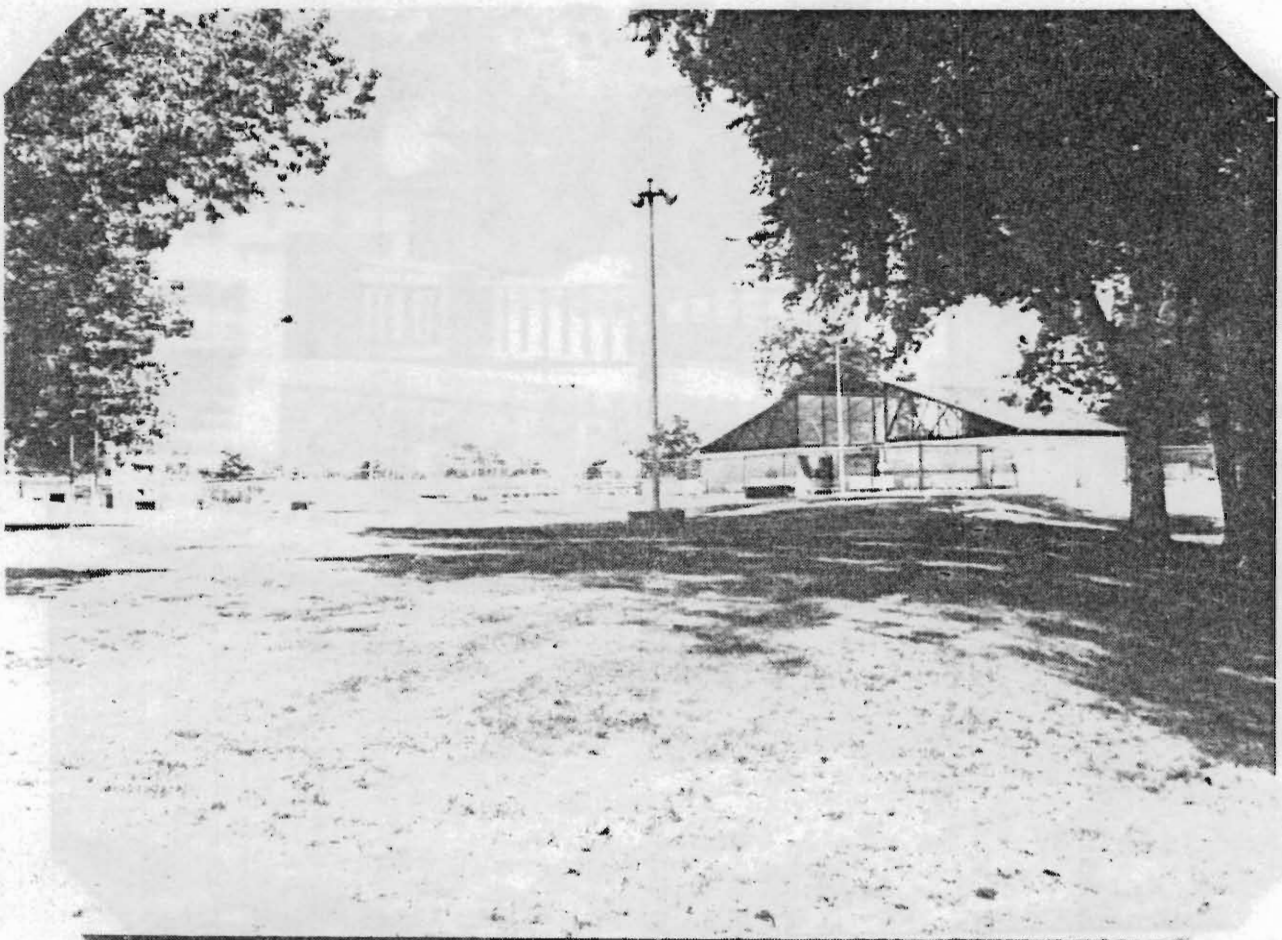


G-6

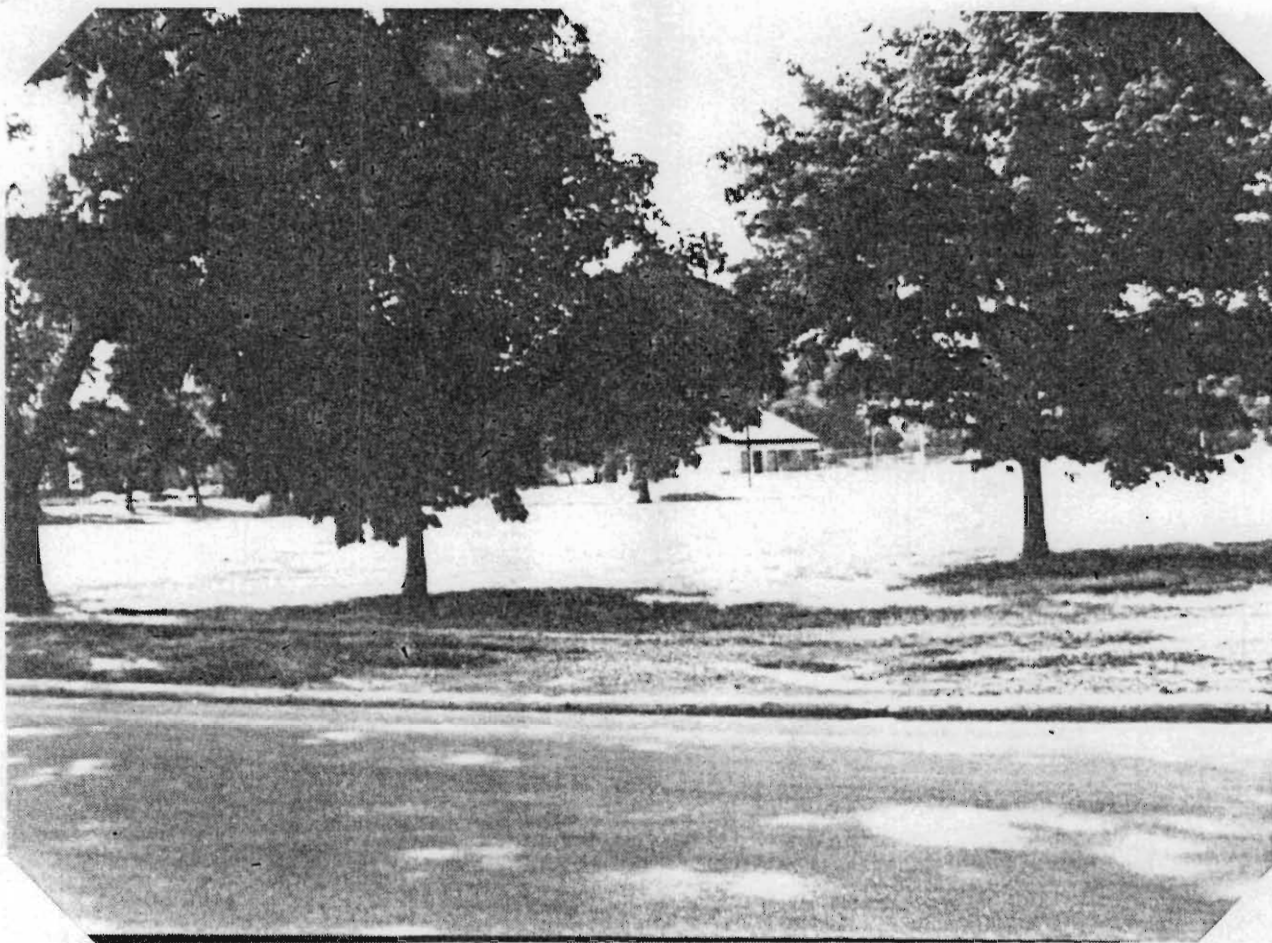




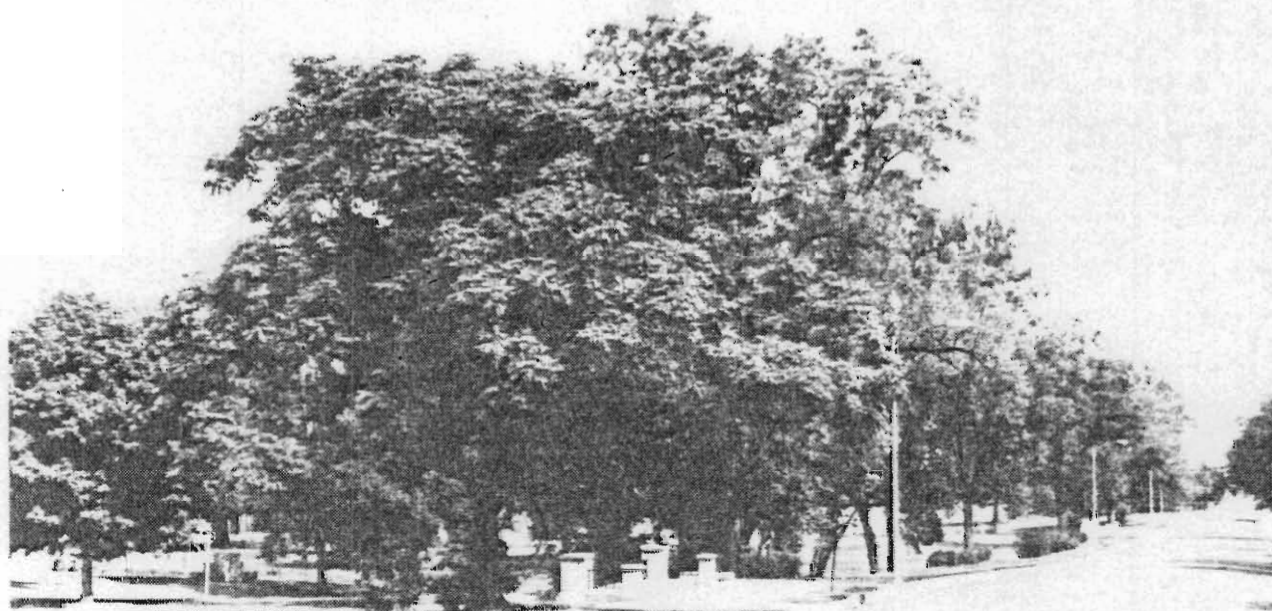
G-7



G-8



G-9



G-10



AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic Gates & Kendall Tract, The Paradoway  
Common The Parade

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 20.99 acres  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County Jackson Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
Street Address 5605 E. 63rd Street & Blvds.  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:

<input checked="" type="checkbox"/> Urban Landscape	<input type="checkbox"/> Rural Landscape	<input type="checkbox"/> Institution
<input type="checkbox"/> Residence	<input type="checkbox"/> Garden	<input type="checkbox"/> Public Building
<input type="checkbox"/> Estate	<input type="checkbox"/> Botanical Garden	<input type="checkbox"/> Square/Commons
<input type="checkbox"/> Streetscape	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Parkway
<input checked="" type="checkbox"/> Park System (part)	<input type="checkbox"/> City/Town	<input type="checkbox"/> Battlefield
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Water Feature	<input type="checkbox"/> Settlement
<input type="checkbox"/> Fort	<input type="checkbox"/> Monument Grounds	<input type="checkbox"/> Farm
<input type="checkbox"/> Enclave	<input type="checkbox"/> Ceremonial	<input type="checkbox"/> Commemorative
<input type="checkbox"/> Other _____		

5 LANDSCAPE STATUS Please describe as required below:

Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) Truman Road on the north;  
Woodland Av. on the east; 17th Terrace on the south; and The Paseo on the west.

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation

☐ Local Designation ☐ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_

Landscape Architect, George Kessler. Arch., Howe, Hoit & Cutler (demolished structure)

☐ Gardener/Horticulturalist Name(s): \_\_\_\_\_

☐ Builder/Engineer Name(s): \_\_\_\_\_

☐ Client/Community Leader Name(s): \_\_\_\_\_

☒ Date(s) of Construction: 1900, 1904, 1906, 1912, 1916, 1940.

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☐ Excellent

☒ Good

☐ Fair

☐ Deteriorated

☐ Severely deteriorated

CHANGES:

☐ Unaltered

☒ Altered

☒ Added to

☒ Loss, removal

☐ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet

10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☐ Design/Plan    ☐ Architectural Features    ☒ Property Boundary  
☒ Design Intent    ☐ Spatial Relationships    ☒ Vegetation (partial)  
☐ Use    ☒ Topography/Grading    ☐ Site Furnishings  
☒ Circulation System

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☐ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☐ Work of Recognized Master  
☐ Important Artistic Statement  
☐ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☐ Unique Regional Expression  
☐ Important Landmark  
☐ Example of Particular Style  
☐ Example of Particular Type  
☐ Example of Particular Time  
☒ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.



## THE PARADE Continuation Sheets

### 8. HISTORIC INFORMATION

From its inception, "The Parade" was considered somewhat different from the other "pleasure-grounds" in the Kansas City park system. In 1893, one of the "obvious needs" of a large city was a centrally located tract of land to be used for the drilling and parade of the local military organizations, as well as for large outdoor demonstrations and public gatherings. Such a tract of land could at the same time also serve for the sports which required a lot of room, such as baseball, cricket, and tennis. In reviewing the available land within the settled portions of the city, the Board of Park Commissioners found a site which met all of these requirements. "We already possess such a locality well adapted to the purposes mentioned, and which has been in part so used." They were referring to the land between Fifteenth and Eighteenth Streets, and between Flora and Woodland Avenues, known then as the "Gates & Kendall tract".

This site, a former circus ground, was located in a heavily populated section of Kansas City, occupied largely by small business owners and the laboring class. Due the anticipated use by the surrounding residents, the Board felt it desirable to add features which would make it comparable to other proposed parks and playgrounds. With all of the above uses combined - military drilling, public demonstration ground, athletic sports, and "pleasure-ground" - the Board felt "confident that the advantages of "The Parade" will at once occur to our citizens".

As George Kessler noted, it was intended to supply a place for all manner of outdoor games and general amusement within easy reach from all parts of the city. The proposed use, as well as the existing features, would dictate its design. From the beginning, Kessler admitted that The Parade was admirably suited for its intended use. The ground was nearly level, and in 1893, the south half was well wooded. The portion near Fifteenth Street was open, and large enough to serve for many recreational purposes. Kessler's Plan #6 for the park system, dated September 1, 1893 and titled "Preliminary Sketch of Reservation G and The Paseo" shows the boundaries for The Parade, but does not include a site plan. However, in the 1893 Report to the Board of Park and Boulevard Commissioners, he notes that there should be a

dense plantation of trees and shrubs close to the street. A double row of street trees is shown on Plan #6. In the open area, he felt that constant use would probably result in the destruction of the grass, and recommended leaving it in bare dirt, or paving it with a thin layer of broken stones and screenings. He described the wooded portion having curving walks.

In 1900, 20.99 acres were eventually acquired. The ground was graded and intermediate sized trees (6-8" diameter) were transplanted from the boulevards, transforming it in one season to a well shaded park. An undated plan titled "Plan for Improvement of The Parade" is probably ca. 1899-1900, due to the composition of the Board of Commissioners listed (Map P-1). This plan is fairly formal and symmetrical. The north central portion of The Parade is reserved for an oval track and athletic field or "parade". Directly south is the public bath, with a formal landscaped entry treatment on its south facade. The four corners of the site are shown as heavily wooded, except for a portion of the southeast corner reserved for the shop and service yard. The northeast and northwest corners have curving paths throughout the wooded area which link with the circular sidewalk around the athletic field. A plan of a few years later, 1908, shows that for the most part Kessler's layout for The Parade was followed (Map P-2).

The first public bath in Kansas City was erected on The Parade not long afterwards, designed by Howe, Hoyt & Cutler, Architects (Photo P-1). In 1904, the Epperson Megaphone Minstrels donated the money necessary for its construction. The group was a public spirited citizens' organization which gave occasional minstrel entertainments to raise funds. A sunken field of five acres served both as a summer athletic field, and when flooded in the winter, a skating rink.

A general repair house for the entire park department was constructed in 1906 at Seventeenth and Woodland. In the same year, new plantings were established around the public bath house (Photo P-1) and a gymnasium outfit was constructed at Seventeenth and Holly. The swing and playground apparatus were so soon well patronized that it was recommended in 1907 to remove operating buildings so that the whole area could be devoted to playground.

The general plant, machine and repair shop for the entire city park system was completed in 1912 in the southeast corner of The Parade. A stable and storage yard

was completed in the same area in 1916. Large trees were transplanted from Gillham Road in 1914 to replace the heavy loss in The Parade due to dry weather from previous seasons. The manure dump in the southwest corner was filled, eliminating a long-standing nuisance. A field was added for soccer, "an English game, which is fast becoming quite popular with Kansas Citians."

Although intended to be the great central playground of the city, in 1910 it was said to be "very meagerly equipped" and by 1914 it was still considered incomplete. In spite of not being fully developed, the park was in constant use. The swimming pool had an attendance of over 35,000 in 1913. There were 566 baseball permits taken out in 1913, and many more games were played without permits.

In 1919, the public bath house "was turned over to the use of Negroes, exclusively". A new Community Center, built of native stone, replaced the public bath in 1940. It included a 45x105' pool, the Dr. Richard L. Sutton Pool. Throughout the rest of its history, The Parade remained the center of many recreational activities, such as baseball, tennis, roque, basketball, volleyball, horseshoes, and checkers for the senior citizens. The baseball diamond was equipped with lights in 1947.

## 9. DESCRIPTION

The Parade is an approximate twenty-one acre park located on the eastern edge of The Paseo between Truman Road and Seventeenth Terrace. The rectangular park slopes from a high elevation on the northern edge down to the south (see Photos P-2, P-3, and P-4 for a panoramic view from the northeast corner; Map P-3). The northern edge of the park has the greatest number of trees, some large and some newly planted (the majority sycamore).

The north central portion of the park features an oval track (Photo P-4), surrounding an approximate five acre field containing a well lit ball diamond. Walks from the two northern corners diverge and join up with the track, and with the four newly constructed tennis courts northeast of the track (Photos P-2, P-3). To the west of the track are historic stone steps from the Paseo (Photo P-5).

To the southeast of the track are two paved full basketball courts and a new playground system. The other active recreation area is the ball diamond in the southwest corner (Photo P-6). North of the ball diamond along The Paseo is the pool and bathhouse. The bathhouse is a one-story, flat roofed structure constructed of native limestone (Photo P-7). The pool area contains a pergola. In the central southern portion of the site is the Gregg Community Center, a two story, flat-roofed brick structure, with a half-circle drive and parking areas in front (Photo P-8). In the southeast corner of The Parade is a complex of stone structures, both one and two-story, which store equipment for the Park Department (Photos P-9, P-10).



## 10. INTEGRITY

The Parade retains a significant degree of integrity in the categories noted on accompanying survey sheet. The circulation system is very nearly intact, except for the area of the four new tennis courts. In their construction, some of the sidewalks were destroyed; however, the design of the courts was arranged so that their entrances aligned with the existing sidewalks. The walks coming from both north corners of the park still diverge and meet with the oval track in the center, and the stone entry steps off of Paseo are still extant (Photo P-5). The circulation system thus retains its integrity of location, setting, feeling, association, and for the most part, design.

The intent of the design remains intact, as does the use of the park except for one notable instance. It is no longer needed for military drilling or public demonstrations. However, it is still frequently used for active recreation. The use zones of the park have remained intact over its history. Passive recreation areas are in the two northern corners; track and baseball in the center track; swimming in the southern half; and park maintenance and repair activities in the southeast corner. Playground equipment, an important feature of the historic park, is still in use.

The property boundaries and topography have remained unchanged, except for the grading necessary for construction of the new pool and community center. Historic vegetation remains in the northern corners of the park and around the community center, although not in as great a number. The park department has recently planted trees, replacing those lost and restoring the northern edge to its former grove appearance.

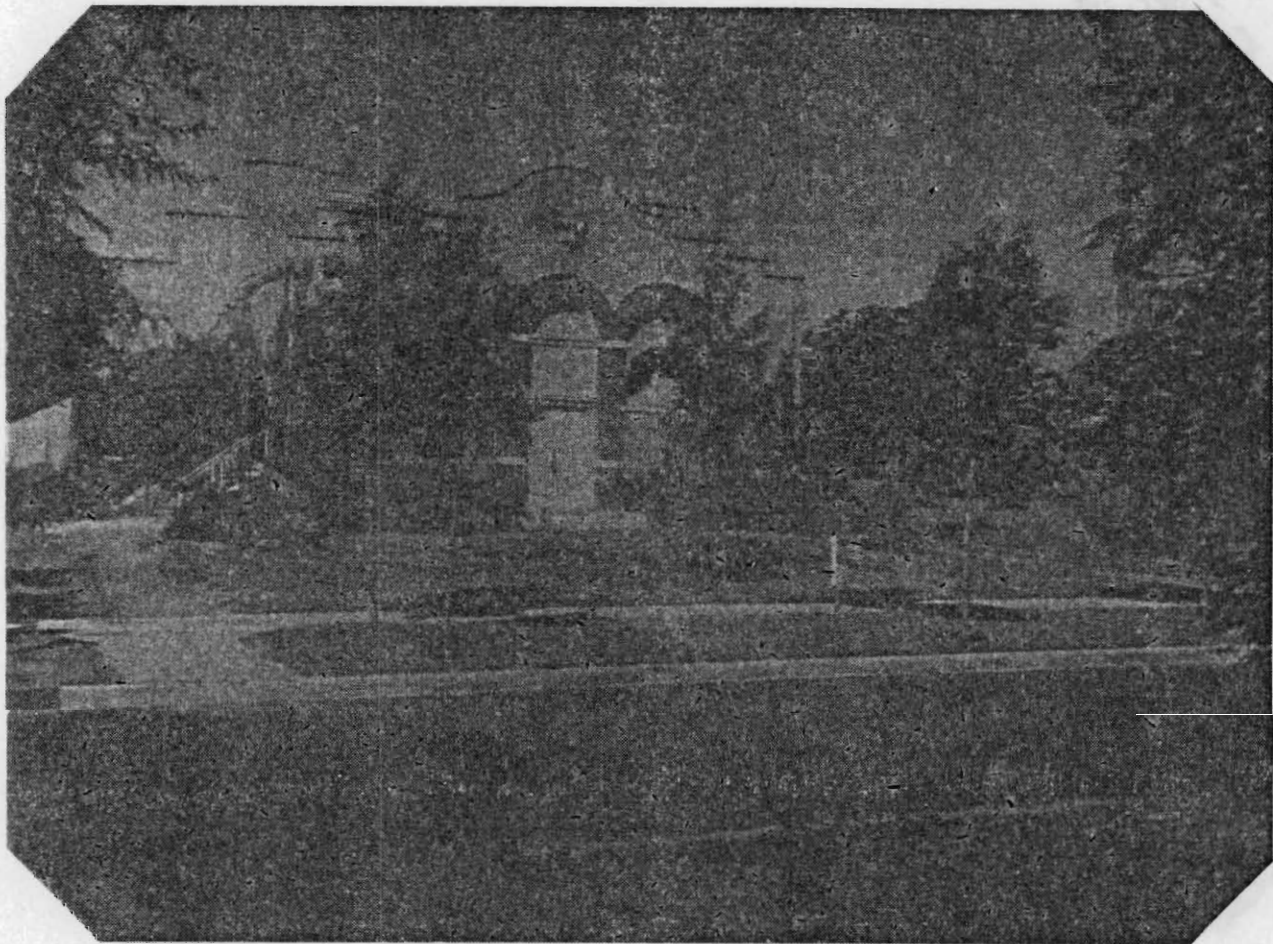
The maintenance building and stable complex individually retains a high degree of integrity in location, design, materials, workmanship, and feeling. The south, east, and north facades are unchanged.

## 11. SIGNIFICANCE

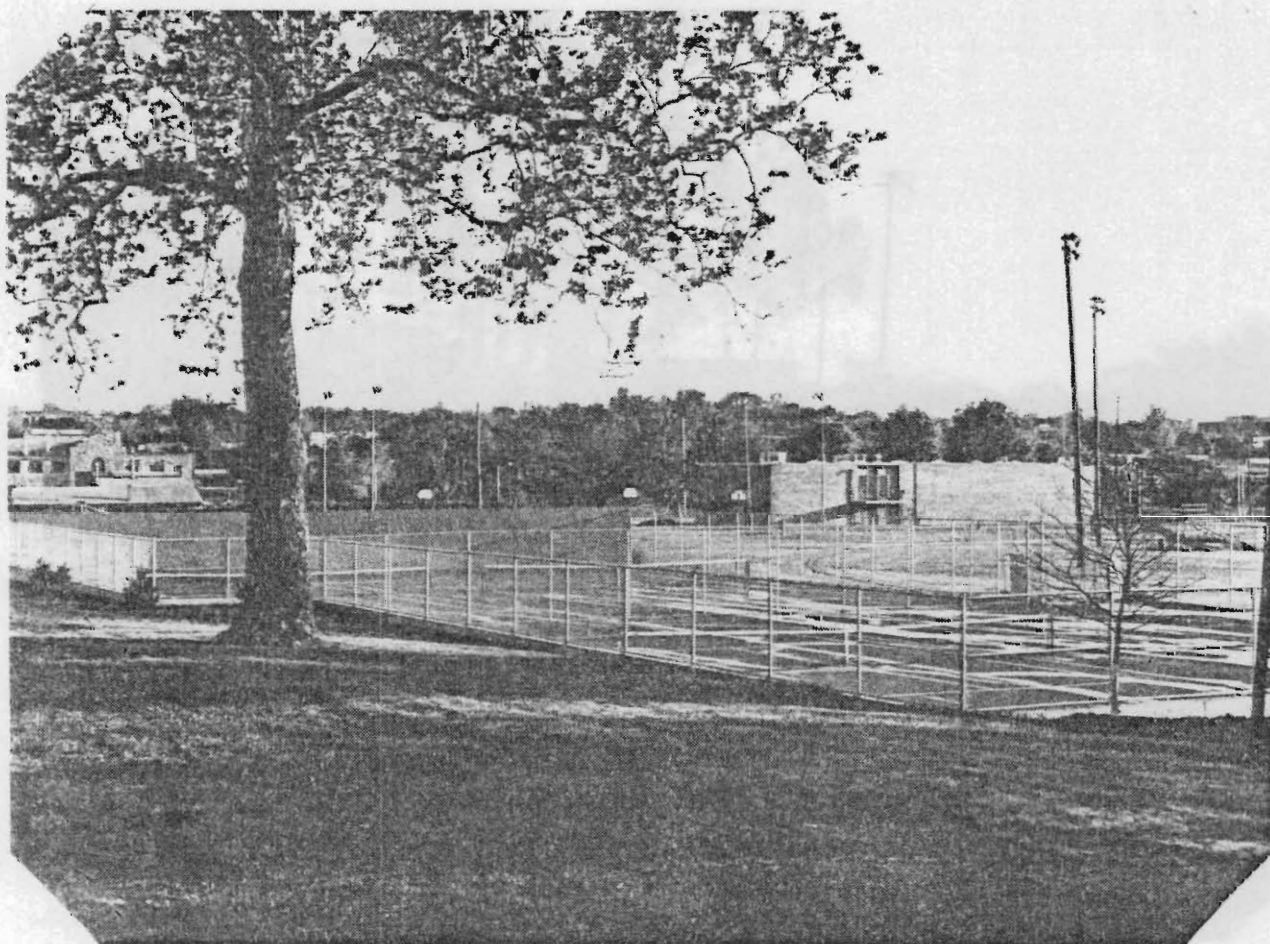
The Parade is significant for its association with the parks and recreation movement in Kansas City. The Parade was located in an area which was already densely populated. In 1893, it was at a natural central point in the proposed system of parks and boulevards. Thus its proposed uses made it of general interest to the entire community, as well as the first local playground park. As Kansas City grew however, it was no longer needed to serve as an all-purpose park for the entire community. Its use was modified to become that of a neighborhood playground and park, thus making it a good example of a time sequence both in its development and form. It has always remained an important visual feature of The Paseo. Driving along Truman Road or The Paseo, The Parade still conveys a feeling of time and place (Photo P-11). Its integration with the boulevard system remains significant.

The Parade is also significant for several other historical themes in social history. It is one of the earliest parks to be designated for the use of Negroes, from at least 1919 to throughout the 1950's. It is probable that this affected the development of the park. Kessler's design of ca. 1899 was never fully carried out. In part, as mentioned above, this was due to its changing role in the entire park system. However, the park has remained in constant use for active recreation throughout its history.

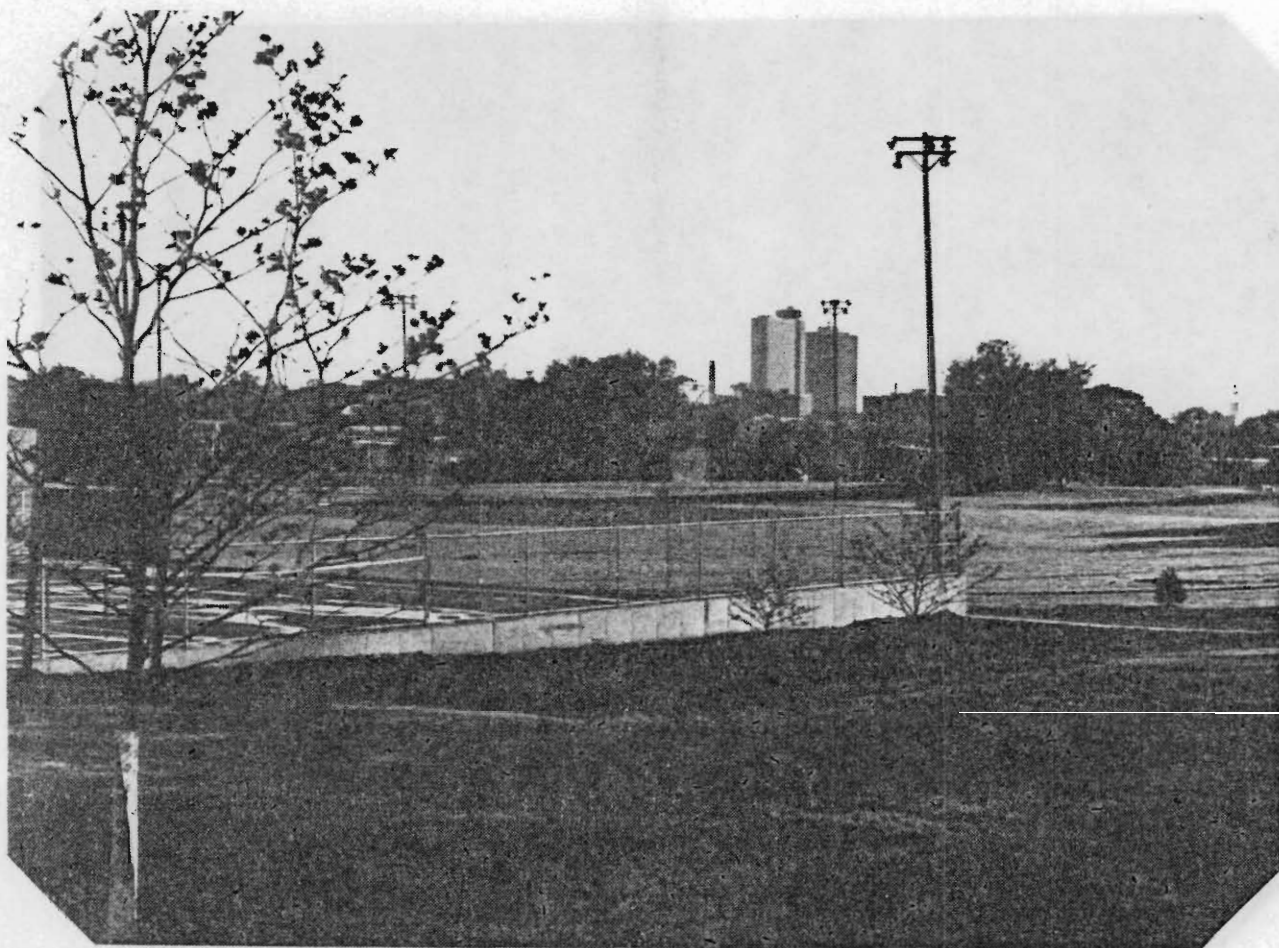
The maintenance building and stable complex is individually significant under Criterion C as a good representative of the limestone park buildings in Kansas City. Native limestone was used throughout the system for buildings and other architectural features, such as retaining walls and steps. This was an important design element of the naturalistic school of design in landscape architecture, sometimes called the American Romantic style. The man-made features of parks in this design utilized native materials, so as to "soften their presence" in the landscape.



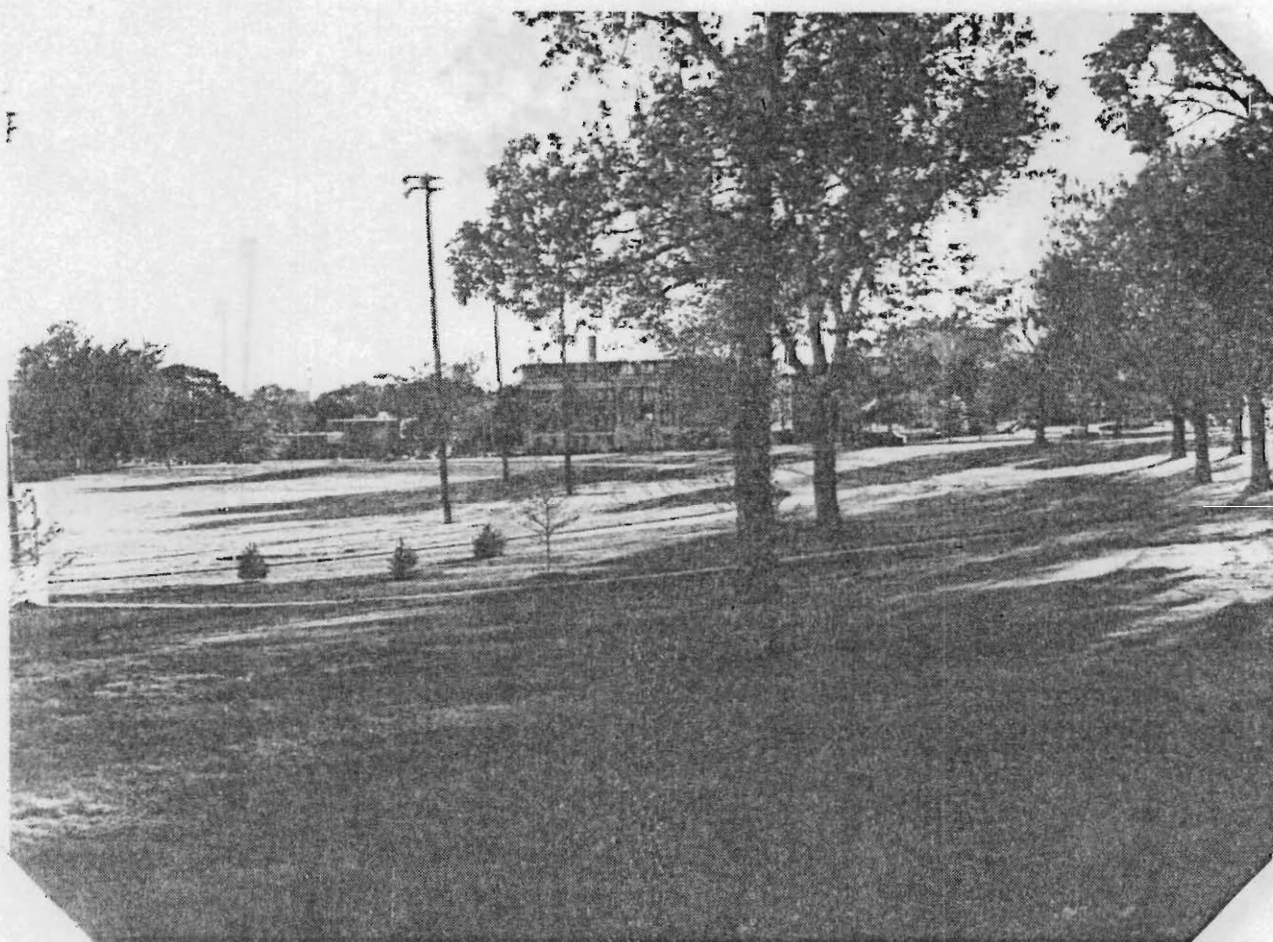
P-1 Public Bath House 1909



P-2

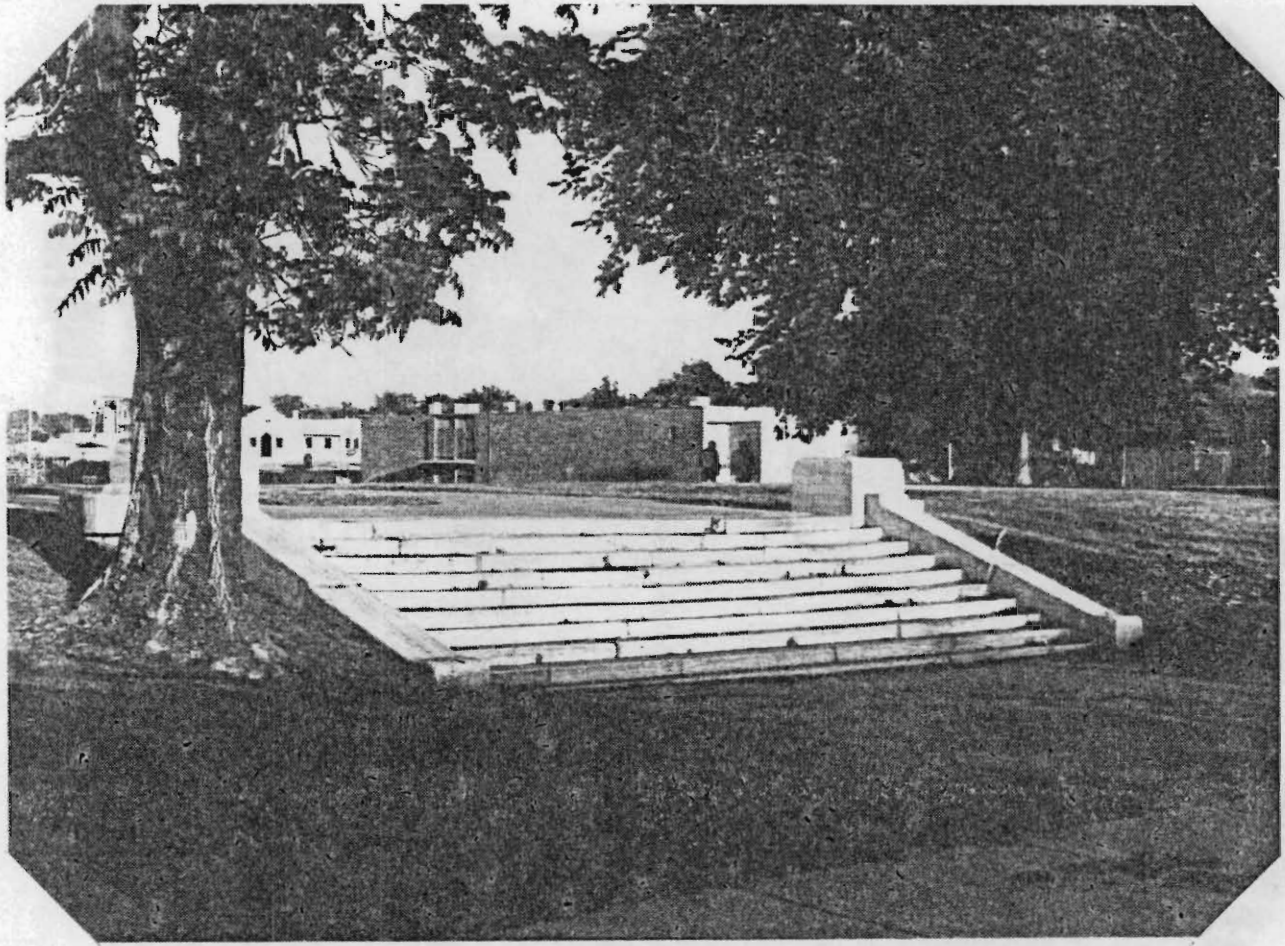


P-3

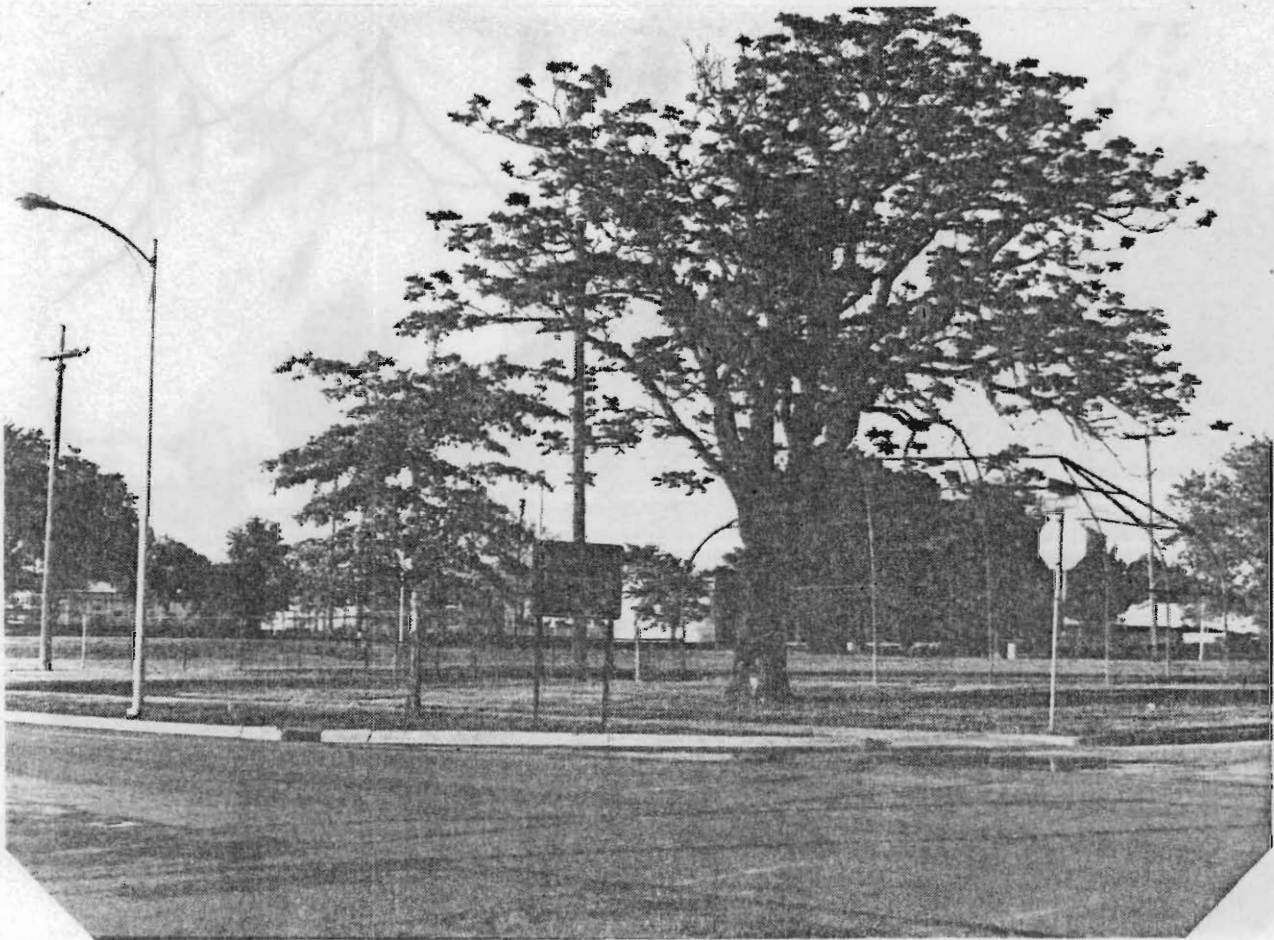


P-4

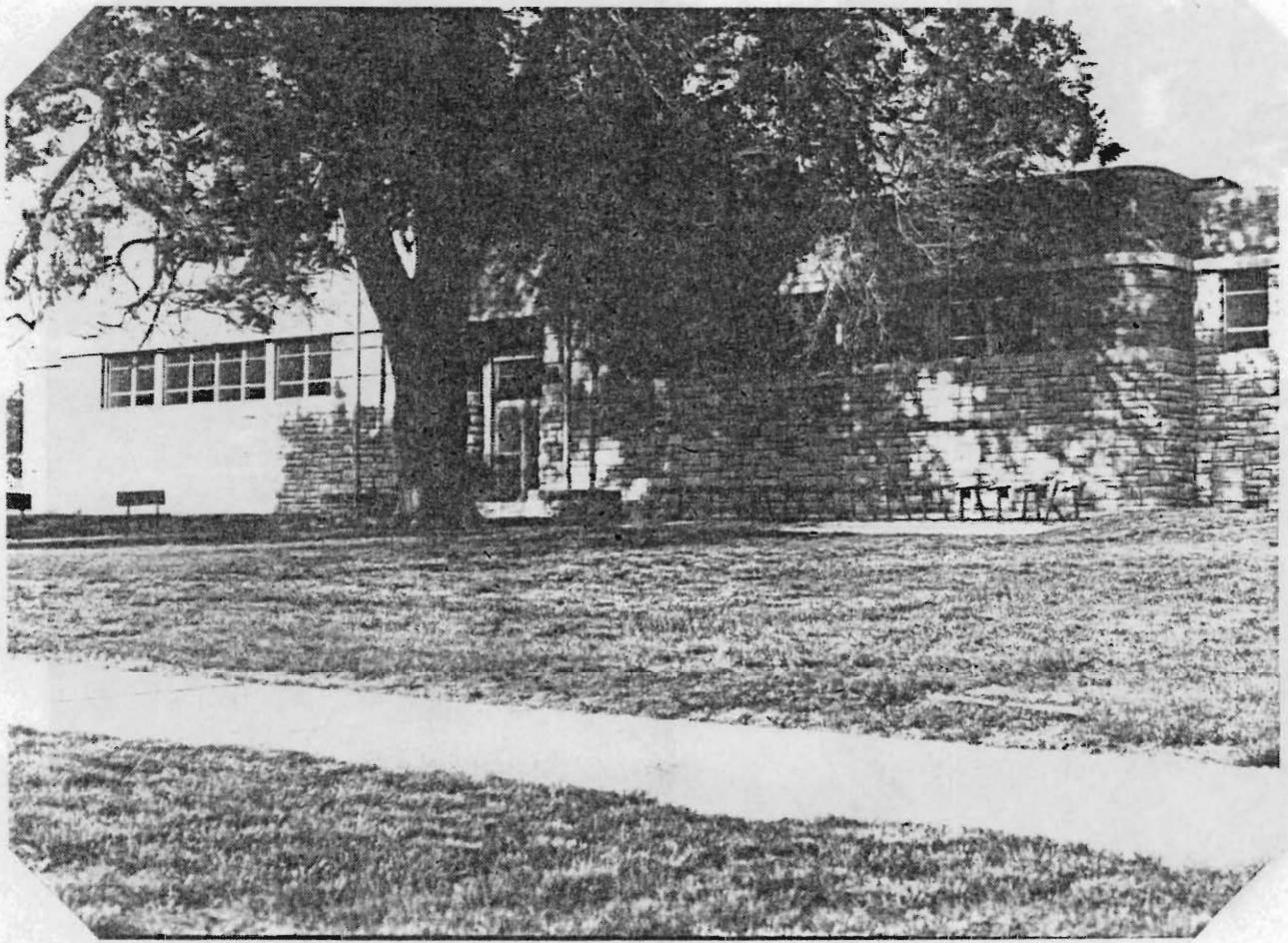




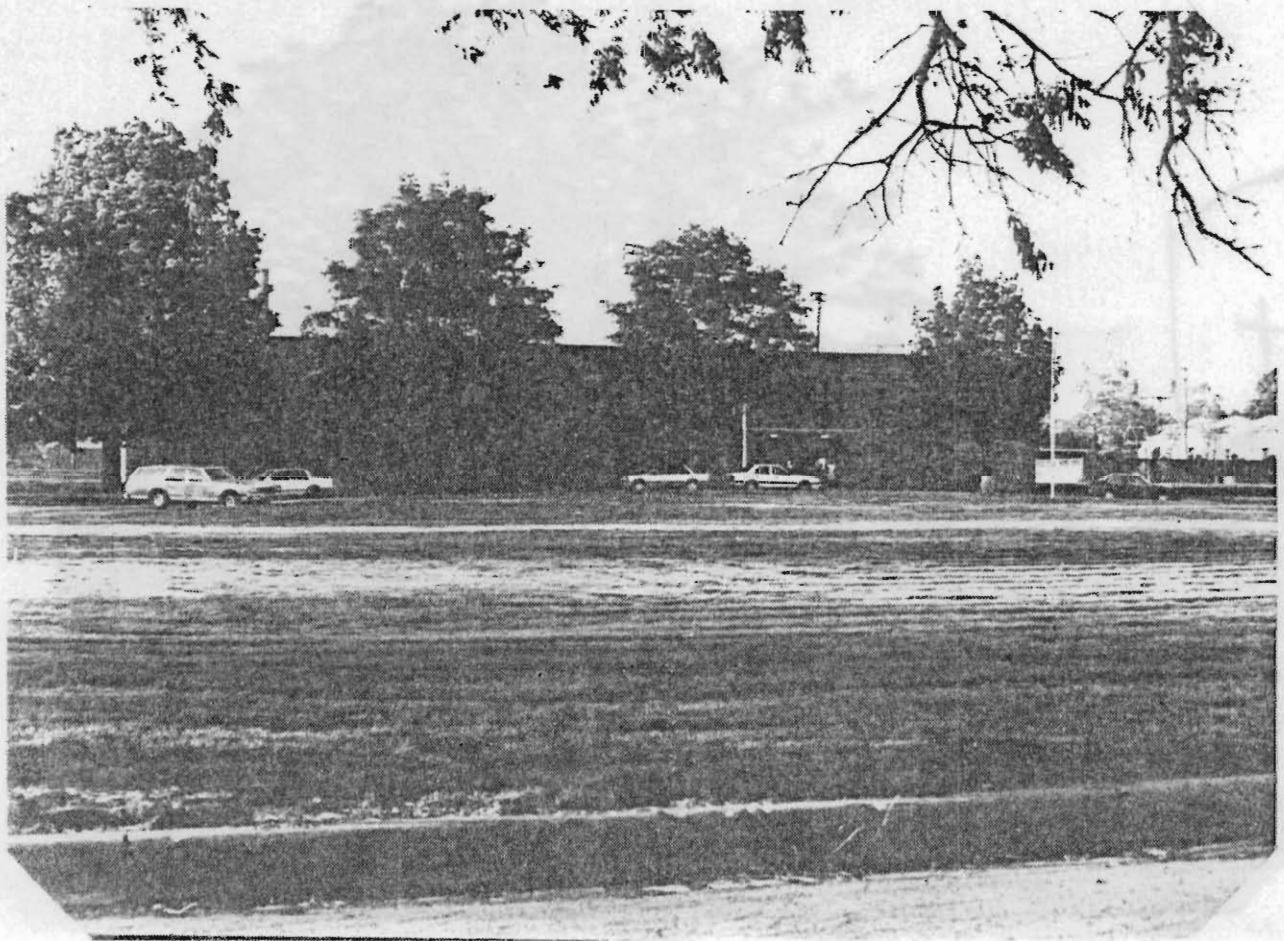
P-5



P-6

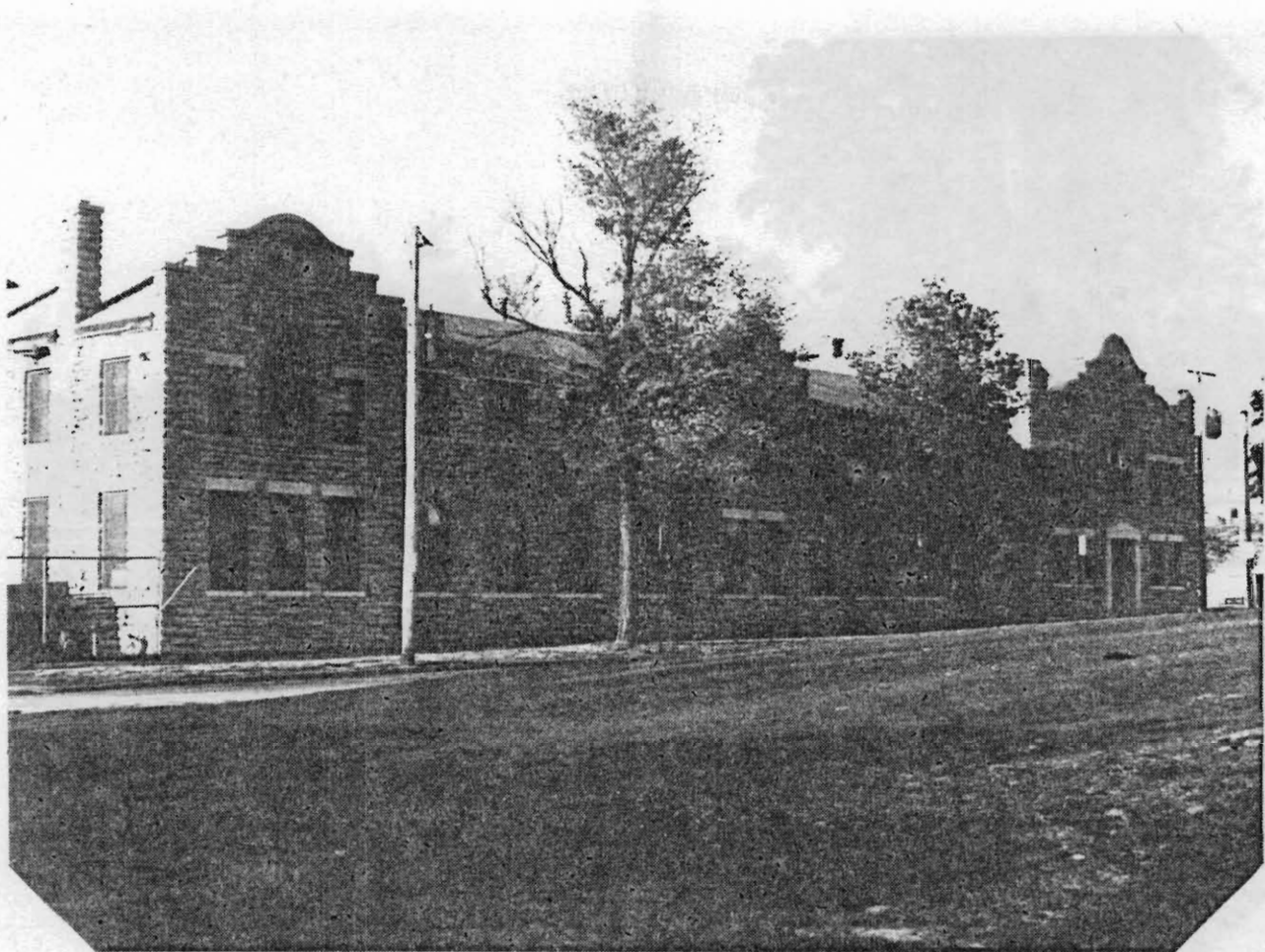


P-7

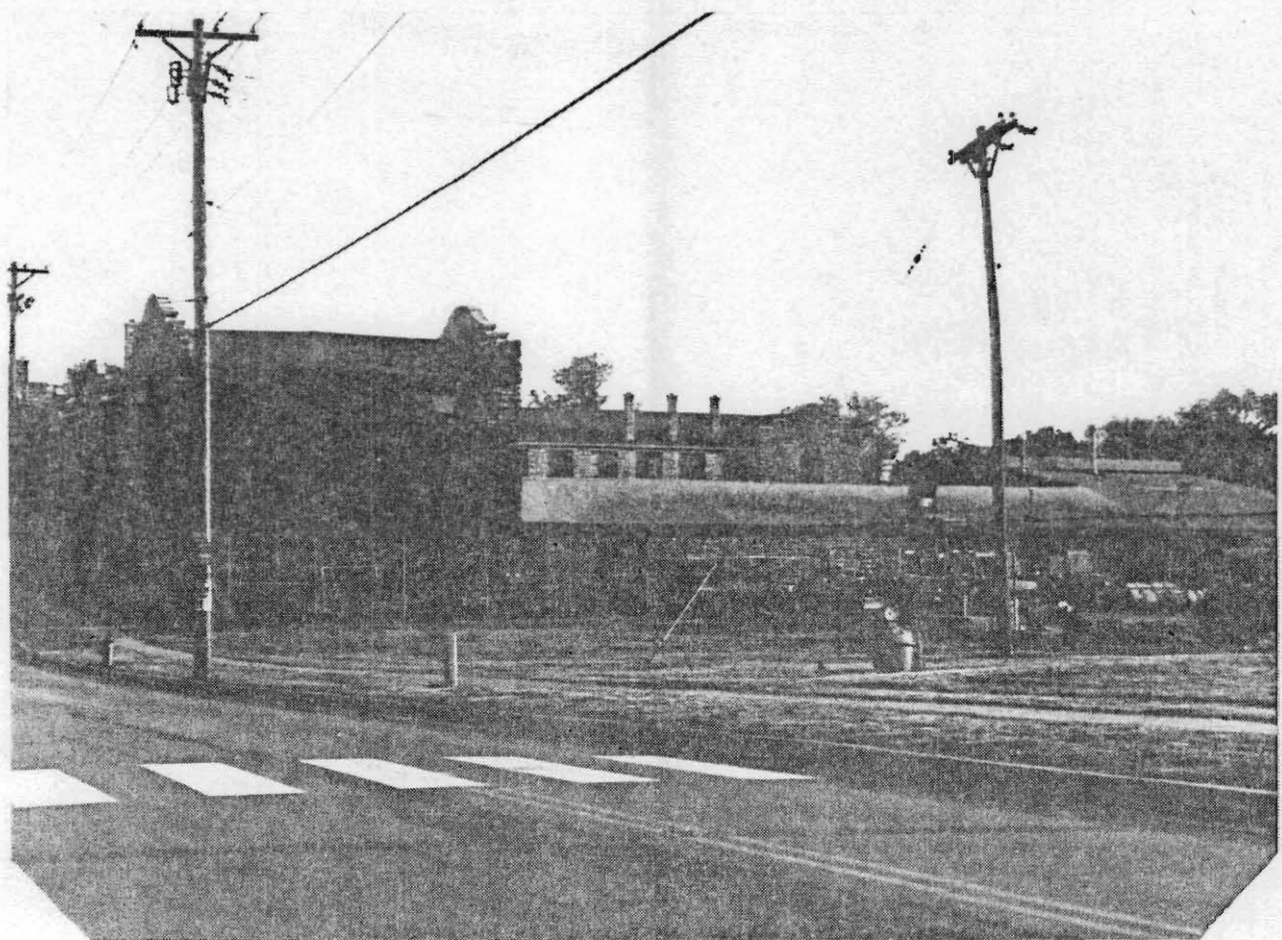


P-8





P-9



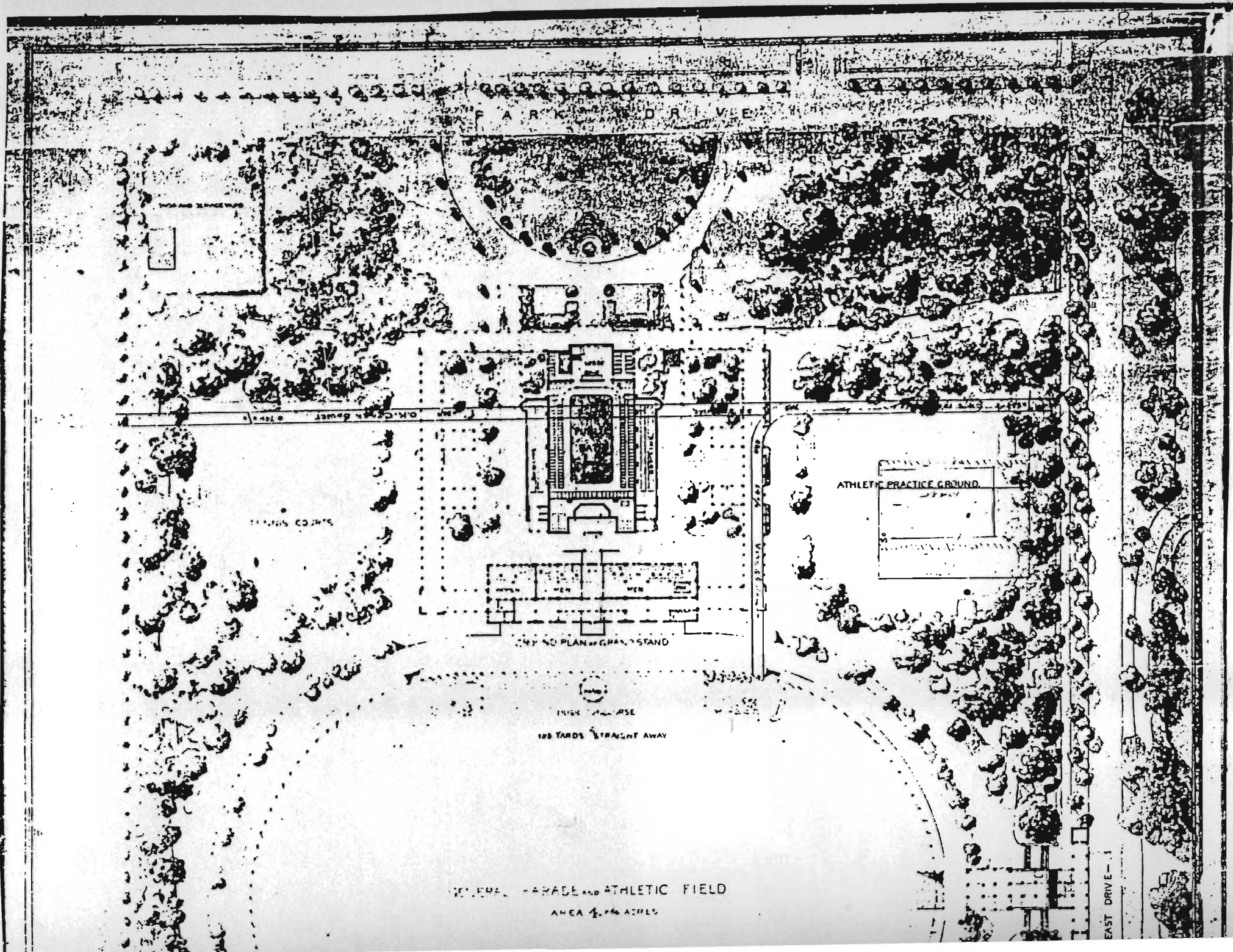
P-10



P-11

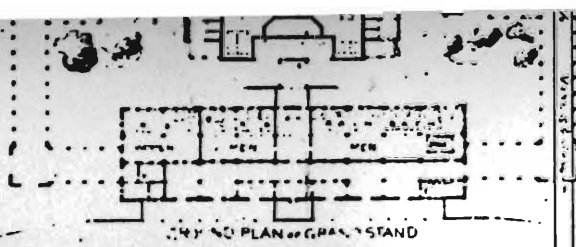






GENERAL PARADE AND ATHLETIC FIELD  
AREA 4.76 ACRES

EAST DRIVE



GRANDSTAND PLAN OF GRANDSTAND

100 YARDS STRAIGHT AWAY

GENERAL PARADE AND ATHLETIC FIELD  
AREA 4.76 ACRES

CONC. PATH 1/4 MILE

BIKE TRACK 1/4 MILE

KANSAS CITY MISSOURI.  
PLAN FOR  
IMPROVEMENT OF THE PARADE.

BY THE  
JAMES H. HARRIS ARCHT. CO.  
ST. LOUIS, MO.  
JULY 1915  
GEO. E. FARRER Landscape Architect

FIFTEENTH STREET

THE PASCO - EAST DRIVE - S



# THE PARADE

11.072

P-2

40 FEET TO 180 FT  
1908

VINE ST.

IRVING AVE.

15TH

ST.

Bicycle Track  $\frac{1}{2}$  Mi.

General Parade and Athletic Field.

Area 4.444 Acres.

125 Yards Straight Away.

Music Concourse

Ground Plan of Grand Stand

AVE.

16TH ST.

PASEO

DRIVE

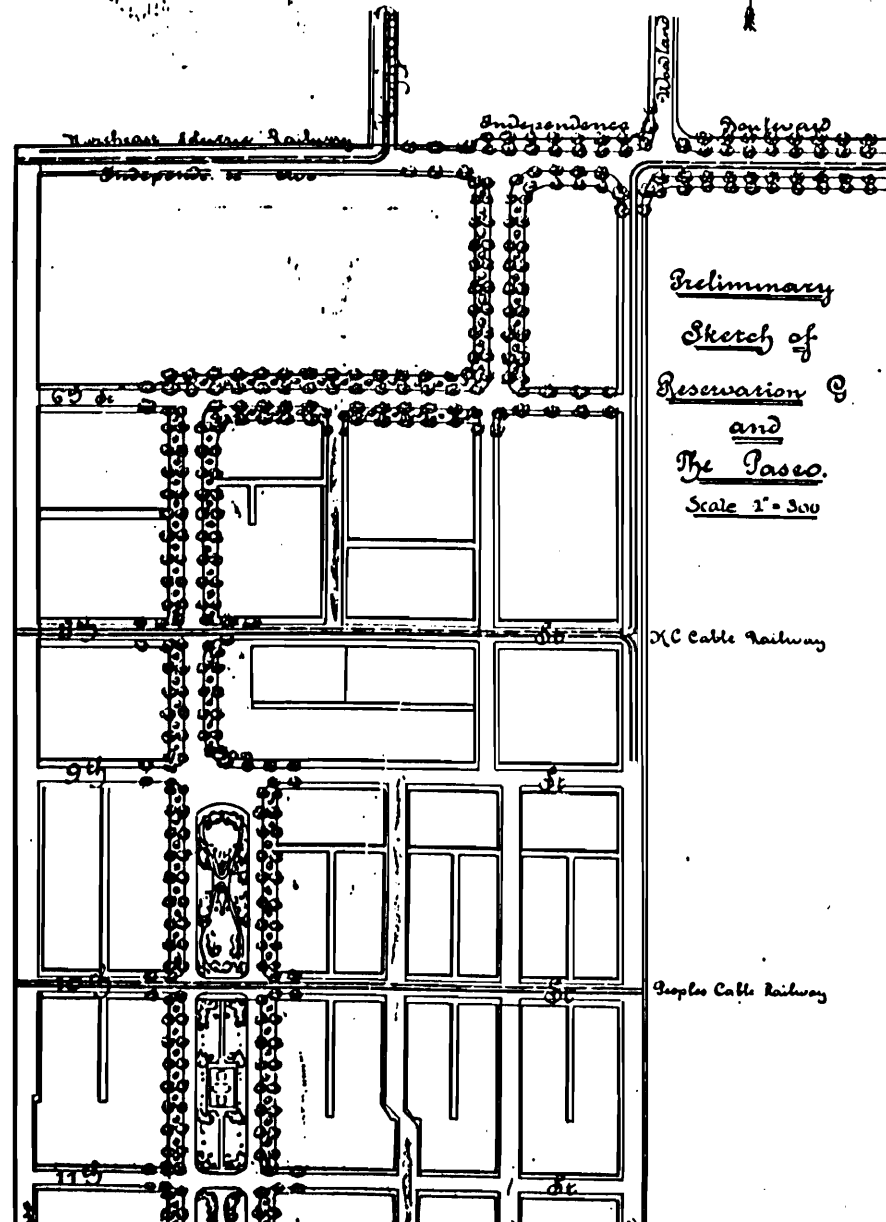




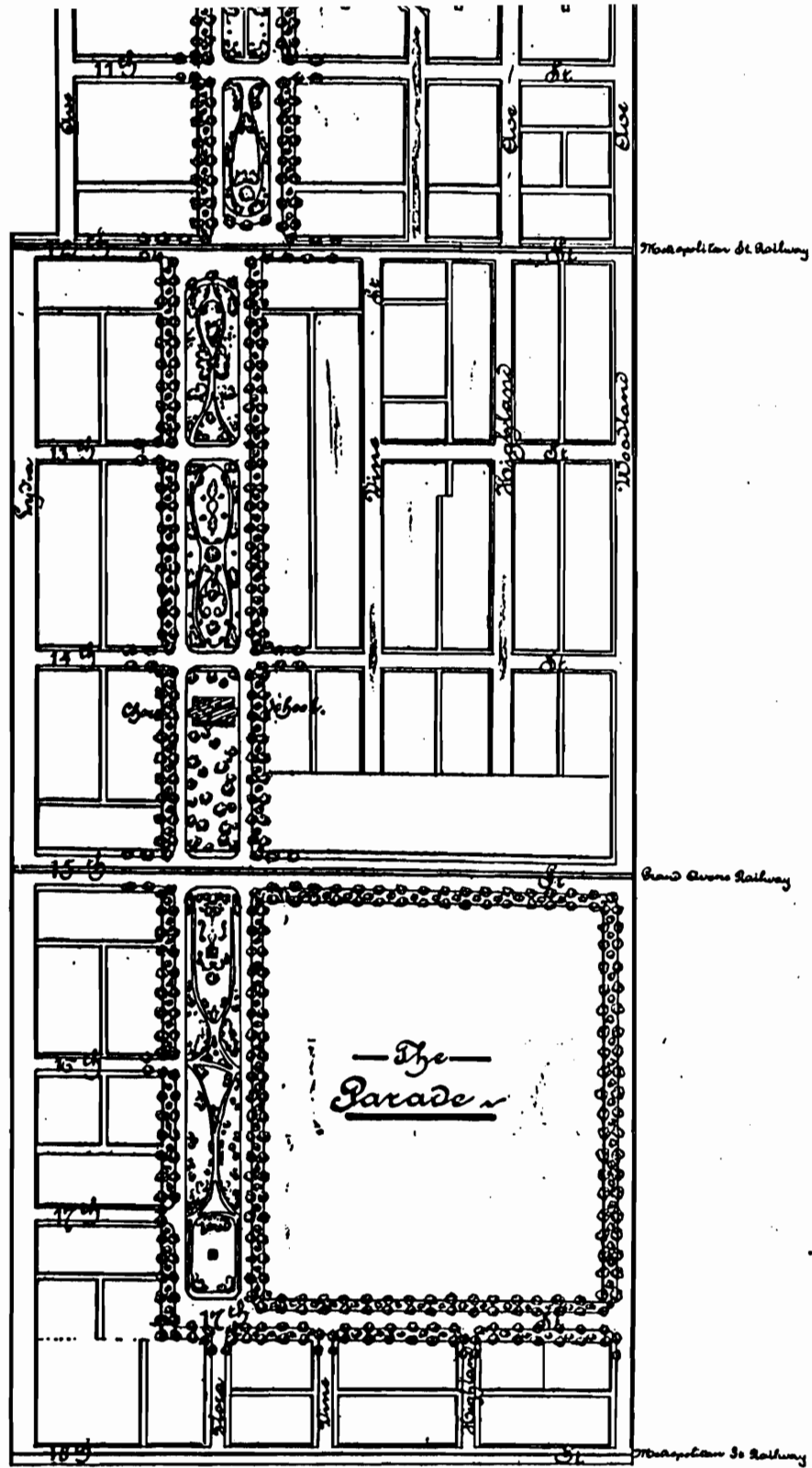
Proposed System of Boulevards  
and Park Reservations

PS-1

No 6  
Sept. 18



Preliminary  
Sketch of  
Reservation C  
and  
The Paseo.  
Scale 1" = 300



AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic The Paseo  
Common The Paseo

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage approx. 11 acres, .75 miles surveyed  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.  
Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
Street Address 5605 E. 63rd Street & Blvds.  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:

<input checked="" type="checkbox"/> Urban Landscape	<input type="checkbox"/> Rural Landscape	<input type="checkbox"/> Institution
<input type="checkbox"/> Residence	<input type="checkbox"/> Garden	<input type="checkbox"/> Public Building
<input type="checkbox"/> Estate	<input type="checkbox"/> Botanical Garden	<input type="checkbox"/> Square/Commons
<input type="checkbox"/> Streetscape	<input type="checkbox"/> Park	<input checked="" type="checkbox"/> Parkway
<input checked="" type="checkbox"/> Park System (part)	<input type="checkbox"/> City/Town	<input type="checkbox"/> Battlefield
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Water Feature	<input type="checkbox"/> Settlement
<input type="checkbox"/> Fort	<input type="checkbox"/> Monument Grounds	<input type="checkbox"/> Farm
<input type="checkbox"/> Enclave	<input type="checkbox"/> Ceremonial	<input type="checkbox"/> Commemorative
<input type="checkbox"/> Other _____		

5 LANDSCAPE STATUS Please describe as required below:  
Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) \_\_\_\_\_

From 9th to 17th, along The Paseo

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse

Street Address 415 E. 12th City/Town Kansas City

State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation

☐ Local Designation ☒ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

Kansas City Landmarks Commission; City Hall; Kansas City, MO

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_

George Kessler, Landscape Architect; John Van Brunt, Architect

☐ Gardener/Horticulturalist Name(s): \_\_\_\_\_

☐ Builder/Engineer Name(s): \_\_\_\_\_

☐ Client/Community Leader Name(s): \_\_\_\_\_

☒ Date(s) of Construction: 1897-1900; 1914

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☐ Excellent

☒ Good

☒ Fair

☐ Deteriorated

☐ Severely deteriorated

CHANGES:

☐ Unaltered

☐ Altered

☐ Added to

☒ Loss, removal

☒ Encroached Upon by I-70

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet



10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒ \*Design/Plan    ☒ Architectural Features    ☒ Property Boundary  
☒ \*Design Intent    ☒ Spatial Relationships    ☐ Vegetation  
☒ Use    ☒ Topography/Grading    ☐ Site Furnishings  
☒ Circulation System    \*Partial

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☒ Important Artistic Statement  
☒ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☐ Unique Regional Expression  
☒ Important Landmark  
☒ Example of Particular Style  
☐ Example of Particular Type  
☒ Example of Particular Time  
☐ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

**THE PASEO**  
**Continuation Sheet**

**8. HISTORIC INFORMATION**

The Paseo has from its inception been considered a "parkway" as opposed to a boulevard, although it has often later been classified with the other boulevards in the park system. George Kessler felt that The Paseo was a transition between a boulevard and a park. Its location made it a passage from The Parade to the rest of the boulevard system (Figure 1, Summary Report).

In 1893, three-quarters of a mile was proposed from Ninth Street to Seventeenth Street. An extremely narrow block of land existed between what was Grove and Flora Avenues. It was proposed that this block serve as the center of the dual boulevard, making the entire width of The Paseo 223' north of Twelfth Street, and 242' south. This would include two streets separated by a central space of 113' and 132', a thirty foot parking space on each side, and the remainder having the same division as the other boulevards (see Summary Report, Boulevards). The intersecting streets formed small rectangles of land. Kessler designed each block into a distinctive, individual park (Map PS-1). The total area of land for The Paseo under this proposal was eleven acres.

The Paseo would connect Independence Boulevard and The Parade in what was practically the center of the city, going through a section of already established residences. The Board, in their 1893 Report, felt that The Paseo offered a "rare opportunity" for a boulevard to be constructed similar to Drexel Boulevard in Chicago.

In the improvement of our boulevards and the local pleasure-grounds, we do not expect to give much attention to purely decorative and ornamental planting, our intention being to provide simple and wholesome recreation and opportunities of physical training. We do believe, however, that an ornamented pathway, or garden, with a reasonable amount of floral decoration, should be provided somewhere, both for education reasons and because of its pleasing qualities. The city should have some place where everybody can see beautiful flowers, and flowers more or less rare, in

abundance and under conditions of artistic grouping or display. The "Paseo" offers this opportunity.

It was necessary for the Board of Park and Boulevard Commissioners to be persuasive and insistent about the need for The Paseo, since what they were proposing was quite expensive comparatively. As they noted, "with possible exception of the "Paseo," there is no difficulty and but little expense to be expected . . . The cost of the "Paseo" also, as compared with the many and great advantages that would be secured from its construction, it seems to us, would be entirely within the bounds of reason."

The Paseo, meaning "walk" or "promenade", was named for the famous thoroughfare in Mexico City called the "Paseo de la Reforma". However, Kansas City's Paseo more closely resembled a number of European boulevards, paralleling as it did the gridiron street pattern. The Mexican boulevard cuts across that city's street system in a diagonal. Instead, Kessler worked within the confines of the existing city streets. However, that does not suggest that Kessler did not radically transform the area. As with the west bluffs, and the Penn Street ravine, the narrow area between Grove and Flora Avenues was blighted and dotted with shacks (Photo PS-1).

This survey report is concerned with the history of that portion of The Paseo which was designed in 1893, in other words, from Ninth to Seventeenth Streets. The formal, dual boulevard portion of The Paseo extended from Ninth to Eighteenth, however. Although an important link from The Parade to Independence Boulevard in 1893, The Paseo quickly gained further prominence within the park system, and by 1914 reached from Admiral Boulevard (Sixth Street) in the north all the way to the southern city limits at 79th Street, over nine miles. The portion from Ninth to Fifteenth was acquired in 1896, and from Fifteenth to Seventeenth in 1897. An additional length was acquired from Admiral to Ninth that same year. By April of 1898, the collection of shanties and dilapidated houses had been removed. The entire section (from Admiral to Seventeenth) was completed in 1899.

By 1900, most of the major features of The Paseo were in place. Every section or block was treated differently. Even the pedestrian circulation system was different for each block. Some had a broad, central sidewalk (Photos PS-2,



PS-3), one had a wide walk off to one side, others had encircling pathways, and one block had no sidewalks in the central portion at all. At Ninth Street was the Paseo Fountain. Between Tenth and Eleventh Streets was the Pergola (Photo PS-4). It was designed by Kansas City architect John Van Brunt in 1899, and completed in 1900. Finished that same year was the Twelfth Street Terrace (Photo PS-5), a high, rounded wall of masonry which provided a lookout to the south over the Sunken Garden between Twelfth and Thirteenth (Photo PS-6). Across Twelfth Street to the south is a Spanish cannon named "Sancho el Bravo" from the war between the United States and Spain. The cannon was dedicated in 1899, and managed to survive the scrap metal drives of World War Two. A traffic circle at Thirteenth Street featured a raised, formal floral display. At Fifteenth Street stood what some have termed "the wonder of The Paseo", an enormous stone fountain which Kessler designed after a fountain at Versailles. The elaborate, formal portion of The Paseo terminated in a small fountain at Eighteenth Street.

The claim that The Paseo was "completed" by 1899 overlooks that fact that much construction and improvements continued over the years. The block between Fourteenth and Fifteenth was not improved until later for example. The old Chace grade school stood there in the middle of The Paseo for many years, despite repeated pleas of the Park Board, George Kessler, and many citizens to have it removed. Gas lamps were installed in 1907 along all of The Paseo. Plans were prepared in 1908 for "comfort" stations to be placed underneath the Terrace. That same year, the floral beds in the Sunken Garden were redesigned by Miss A.L. Kessler (Photo PS-7, Map PS-2), and changed for a third time around 1914 by George Kessler.

In 1909, a memorial to August R. Meyer, the first president of the Board of Park Commissioners, was dedicated at Tenth Street, requiring redesign and construction of the central path in the block between Ninth and Tenth, and of steps and a small plaza area around the memorial. The memorial was designed by Daniel Chester French, a New York City sculptor. It was the first memorial to be placed in a Kansas City park.

A plan developed by Kessler in 1909 reveals the aforementioned features (Map PS-3); however, not all of the improvements shown on the plan had been installed by 1909. By 1914, the blocks between Thirteenth and Fifteenth were still just bare grass with bordering trees, and did "not yet

reach the possibilities as the other blocks in that section that have been improved."

A memorial to police who lost their lives in the line of duty was dedicated in 1921. It was originally located at Fifteenth Street, but was removed from the site in 1949. It was cleaned and reinstalled at 59th and The Paseo. In 1973, it was moved again to its present location in from of Police Headquarters at 12th and Locust Streets. nt

In 1922, another memorial was dedicated in the Paseo, this time in honor of William T. Fitzsimons, an Army physician who was the first American officer killed in World War I. This memorial was a limestone fountain, designed by Kansas City architect John Van Brunt and installed within the 12th Street Terrace.

The design of The Paseo, especially the formal flower beds, were maintenance-intensive. During the first part of this century, the parks department was able to keep up the high level of maintenance. The turf areas were resodded periodically, and a large number of soft maples (*Acer saccharinum*) were removed on the blocks between Twelfth and Fifteenth. They were originally planted for their quick growth and shade, but were removed in 1914 when they began to interfere with the growth of the "permanent" elm trees. The high level of maintenance required by the floral beds was too expensive to keep up, and in the early 1940's the center portion of Thirteenth Street was graded over. Street trees that died were not replaced until a recent effort at replanting.

Mechanical problems forced the demise of other features on The Paseo. The fountain at Fifteenth Street was only turned on at intervals due to a chronic lack of water pressure. Even then, the water rippled gently over the piers instead of gushing and sprouting as expected. The Kansas City Star led critics of the design of the fountain, saying it "resembled a cross between an Egyptian pyramid and pigs in clover". When the water was turned off, the Star felt it was "the monument of a mistaken idea". An electric recirculating pump was installed and the water turned on again, causing part of the basin wall to collapse. Later the fountain was cut down to the basin and a set of rainbow spray nozzles installed. Eventually it was demolished and replaced with a flower garden. Other alterations to The Paseo occurred in the block between Fourteenth and Fifteenth when the Highway Department built an overpass bridge over the block.

A recent memorial was dedicated in 1968 in memory of a 17-year-old youth who was shot to death while preventing a robbery. The Salvatore Grisafe Memorial is located in the median at Sixteenth Street, and was designed by Jac T. Bowen, a Kansas City sculptor.

## 9. DESCRIPTION

Travelling down a gentle grade from Ninth Street to Eighteenth, The Paseo remains today a dual boulevard/parkway. East Paseo and West Paseo each contain three lanes of one-way traffic, with East Paseo traffic heading north, and West Paseo heading south (Photo PS-8). A few mature street trees remain in the strip of land between the outer sidewalk and the two roadways, and recent plantings of young trees have replaced those that are missing. From Twelfth and Thirteenth Street, The Paseo jogs slightly to the west to the traffic circle at Thirteenth.

The entire length of this portion of The Paseo features a central strip of land which, with the intersecting east/west streets, forms a small park with each block. The northernmost park begins with the Ninth Street Fountain, an oval fountain with a low, dressed-face, coursed ashlar masonry wall and central water jet which forms a three-tier spray (Photo PS-9). A low, semi-circular retaining wall of the same masonry construction as the fountain surrounds the fountain and a small plaza. An oval planting bed is located just north of the fountain in the plaza area. Entrances to the plaza are on the west, north, east with stone steps, and south with a central sidewalk leading towards Tenth Street. Midway in the block, the sidewalk widens into another small, square plaza of recent design, with a central planting area featuring deciduous trees and low-growing junipers (Photo PS-10). The sidewalk continues from there to join up with another small plaza at the south end of the block, this one featuring the August R. Meyer Memorial (Photo PS-11). The memorial contains an 8' 11" bronze bas relief of Mr. Meyer mounted in Knoxville marble. Included with the memorial is a staircase, also constructed on Tennessee marble, and two urns. Mature deciduous trees flank both sides of the memorial, and also line the east side of the block. Modern concrete benches are situated in the three plaza areas.

The block from Tenth to Eleventh features the Pergola, located on the west side (Photo PS-12). Of primarily stone construction, the Pergola has three separate levels as it works its way down the slope to Eleventh. The structure has an open latticed roof supported by regularly spaced, fluted columns. The passageway is lined with non-historic wood-slat benches. The columns are wound with vining plant material, and there are shrub plantings on the east side. The entire block slopes down from north to south as well as from west to



east. Mature deciduous shade trees are at both ends of the block and alongside the Pergola.

From Eleventh to Twelfth, the roadway of The Paseo continues its downward slope to the south, but the middle park area is level (Photo PS-13). This is made possible by the large, circular retaining wall, known as the 12th Street Terrace (Photo PS-14). A central walk leads from Eleventh Street, with a sole mature tree at the north end. The sidewalk splits approximately two-thirds of the length down, leading to steps from the Paseo as well as around a circular turf area on the upper level of the 12th Street Terrace. The upper railing of smooth stone features a cut-out design. The tall, stone retaining wall is of random-range, quarry-faced limestone masonry which has regularly spaced pilasters of the same construction. From the stairways on the east and west side of the Terrace, a semi-circular sidewalk encloses a small strip of grass at street level. The William T. Fitzsimons Memorial Fountain is set within the north side of the stone terrace wall. Constructed of Dakota limestone, it features an inscribed panel surrounded by carved pilasters topped with an round arched pediment. At the base of the 12' feature is a lion's head spout. The fountain, no longer operating, is missing its water basin.

The Spanish cannon is located at the northern end of the block between Twelfth and Thirteenth. Sited on a small, curved concrete plaza, the bronze cannon with wooden carriage is five feet tall at its muzzle, and weighs approximately 6,500 pounds (Photo PS-15). A flower bed is directly south of the cannon. Recent plantings of street trees line the east and west sides of the central median.

The traffic circle at Thirteenth Street has a diagonal sidewalk and two trees (foreground of Photo PS-16). The block from Thirteenth to Fourteenth Street has no features other than vegetation - several pine trees, a few mature deciduous trees, and some recently planted street trees (Photo PS-17).

The block from Fourteenth to Truman Road (Fifteenth Street) is partially underneath Interstate Highway 70. It also features only turf and a few trees.

From Truman Road to Eighteenth Street, the central median is virtually an unbroken expanse of turf sloping down to the southern edge. A circular area remains from the former location of the Fifteenth Street fountain (later flower bed). At Sixteenth Street, a sidewalk from both the east and west leads to the Salvatore Grisafe Memorial in the center of the median. The memorial is a 12 1/2 foot stainless steel abstract sculpture, set on an 5 1/2 foot exposed aggregate pedestal with two smaller pedestals.

## 10. INTEGRITY

The Paseo partially retains its integrity of design, specifically in its architectural features and general circulation system. In addition, it retains its integrity of property boundaries (location) and topography, which is a component of its setting. However, it has suffered virtually an entire loss of integrity in vegetation except for some of the plant materials around the Pergola and some of the street trees. This loss of plant material greatly affects the integrity of design of the inner small parks along The Paseo, even though the major architectural features remain. In addition, none of the historic site furnishings remain, which also adds to the loss of integrity of design. Travelling along The Paseo, through its sheer size, associated with the broad expanse of a combined promenade and thoroughfare, one can still get some sense of time and place (i.e., integrity of feeling).

## 11. SIGNIFICANCE

The Paseo is significant in the areas of landscape architecture and community planning. It is also associated with the events surrounding the establishment of the Kansas City parks and boulevard system. In fact, for the majority of its history it has served as the main artery of the boulevard system, extending through the heart of the city from Kessler Park on the north to 85th Street on the south. None of the boulevards or parkways has dominated the entire system as the Paseo.

It is significant as one the few examples of the Beaux Arts classicism commonly associated with the City Beautiful movement within the park system. George Kessler was one of the rare designers who comprehended the comprehensive planning aspects of the City Beautiful movement, which had the potential to produce a more livable environment. In general, he utilized comprehensive planning in his design for the park system. However, The Paseo was his concession to the cosmetic aspects of the City Beautiful movement, which are generally credited as coming out of the World's Columbian Exposition of Chicago in 1893. The classical architecture, broad thoroughfares, and generous landscaping so popular with city planners of the time are all supposedly to have come from the World's Fair, and no doubt this influenced Kessler to deviate from his usual romantic, naturalistic designs. It is significant to note however, that the original plan for The Paseo was published in 1893 (Map PS-1), and was in actuality prepared before the World's Fair.

The only elaborate, formal boulevard or parkway that Kessler recommended in 1893 was The Paseo. Kessler must have felt a need to justify his design, for in the 1893 Report, he stated that The Paseo's "location in practically the center of the city and its accessibility from all directions would of itself seem to suggest that it should be made a promenade of the highest order, containing improvements such as walks, some trees, shrubs and fountains, and displays of flowers of an extent that would perhaps be unwise in the parks." He must have been particularly uneasy with the idea of formal flower beds, as the following treatise from the same report attempts to justify these for The Paseo.

The public everywhere shows a thorough appreciation of flowers, and although this is often expressed only in extravagant praise of gaudy carpet bedding monstrosities, there is excellent reason for

gratifying a well-defined desire for bright colors. This property readily lends itself to such improvement, that would hardly be justifiable in the larger reservations . . . The educational effect of a tastefully arranged floral display must not be underrated. . .

The Paseo is not only significant as one of few examples of George Kessler's formal, classical designs, but for its association with Kessler in other ways. He not only designed The Paseo, he helped to build it. During most of the construction, he made on-site inspections, supervised the workers, made design changes in the field, and located the new boulevard trees by stamping his heel in the ground at intervals. The large number of features and intense level of design called for a lot of personal attention from Kessler. As noted earlier, each individual block of the Paseo was treated differently. In addition, The Paseo contained some examples of Kessler designed features which failed. The fountain at Fifteenth Street was one of the few features he designed which simply did not work, either mechanically (or aesthetically for Kansas Citians, a criticism which doubtless hurt Kessler). It is of interest to note that for the remainder of the length of The Paseo, it was an alternating series of formal and winding, naturalistic roadways all the way to Seventy-ninth Street, thus combining two aspects of Kessler's design nature.

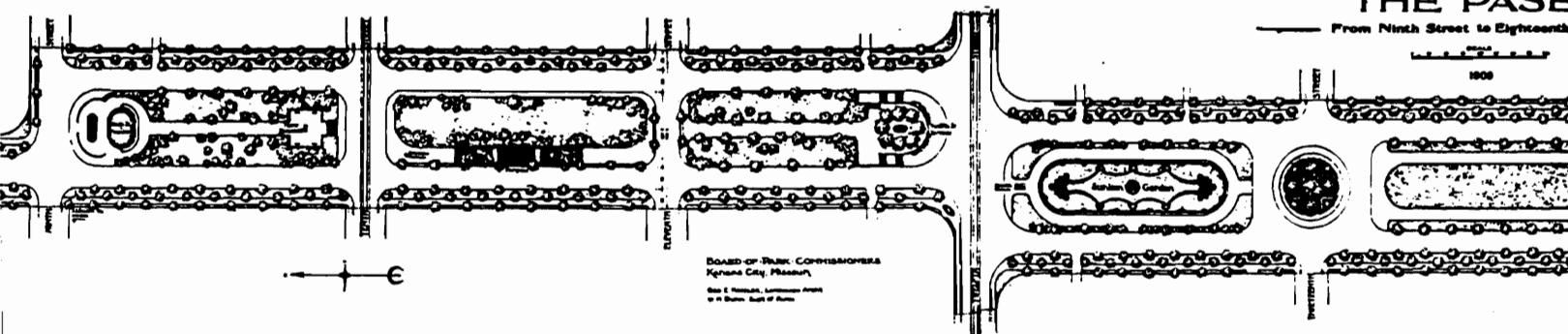
The Paseo is significant for other events which are associated with community planning and the park and boulevard system in Kansas City. As with Penn Valley ravine and the west bluffs, the area which was to become The Paseo could fairly be described as nineteenth century slums. Kessler thought of the thoroughfare as a planned redevelopment of a blighted area. Although as a park designer, he was not concerned with the displacement of former residents. However, Kessler was able to claim that no new slums sprang up elsewhere, proof that the people were able to find better housing elsewhere.



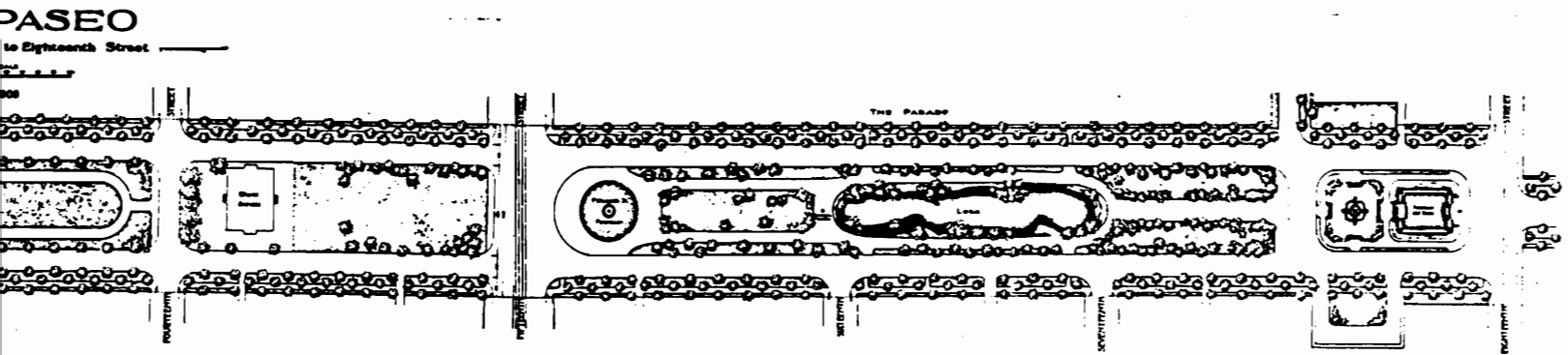
# THE PASE

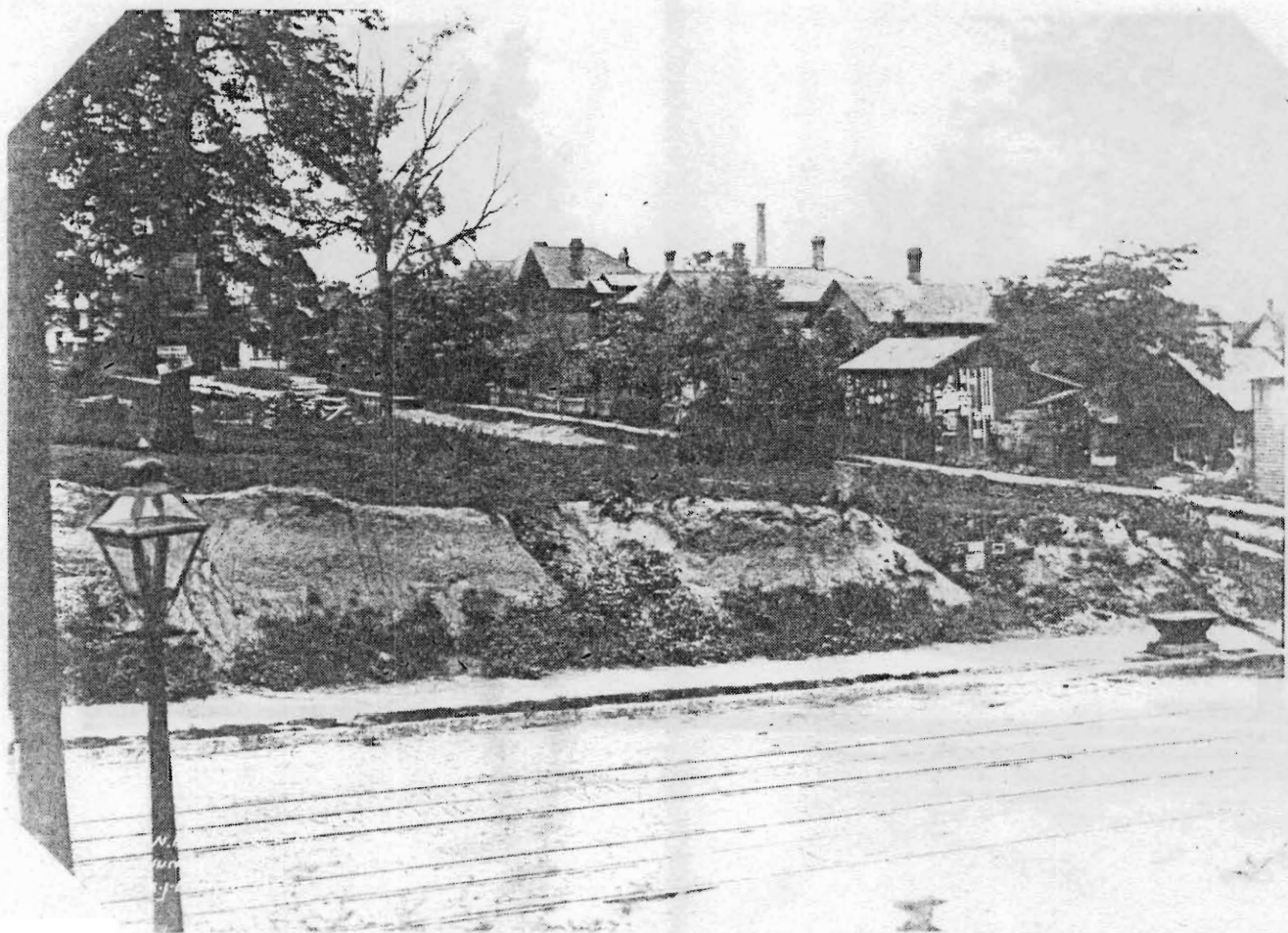
From Ninth Street to Eighteenth

1908

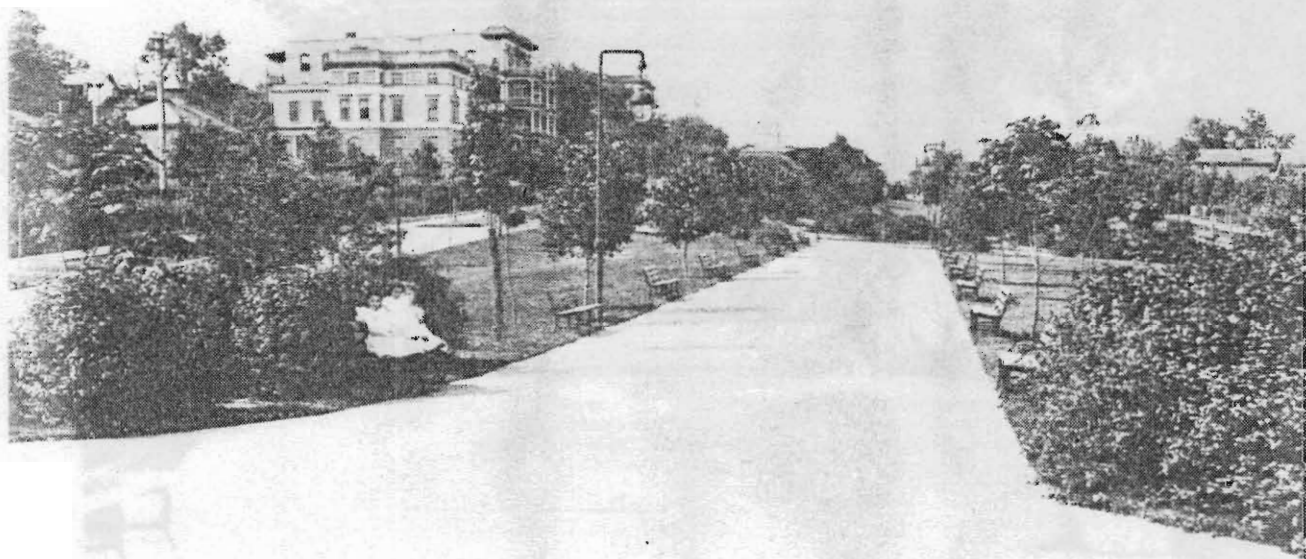


BOARD OF PUBLIC COMMISSIONERS  
Kansas City, Missouri  
Map E. Kansas City, Missouri  
in 11 Sheets, South of River





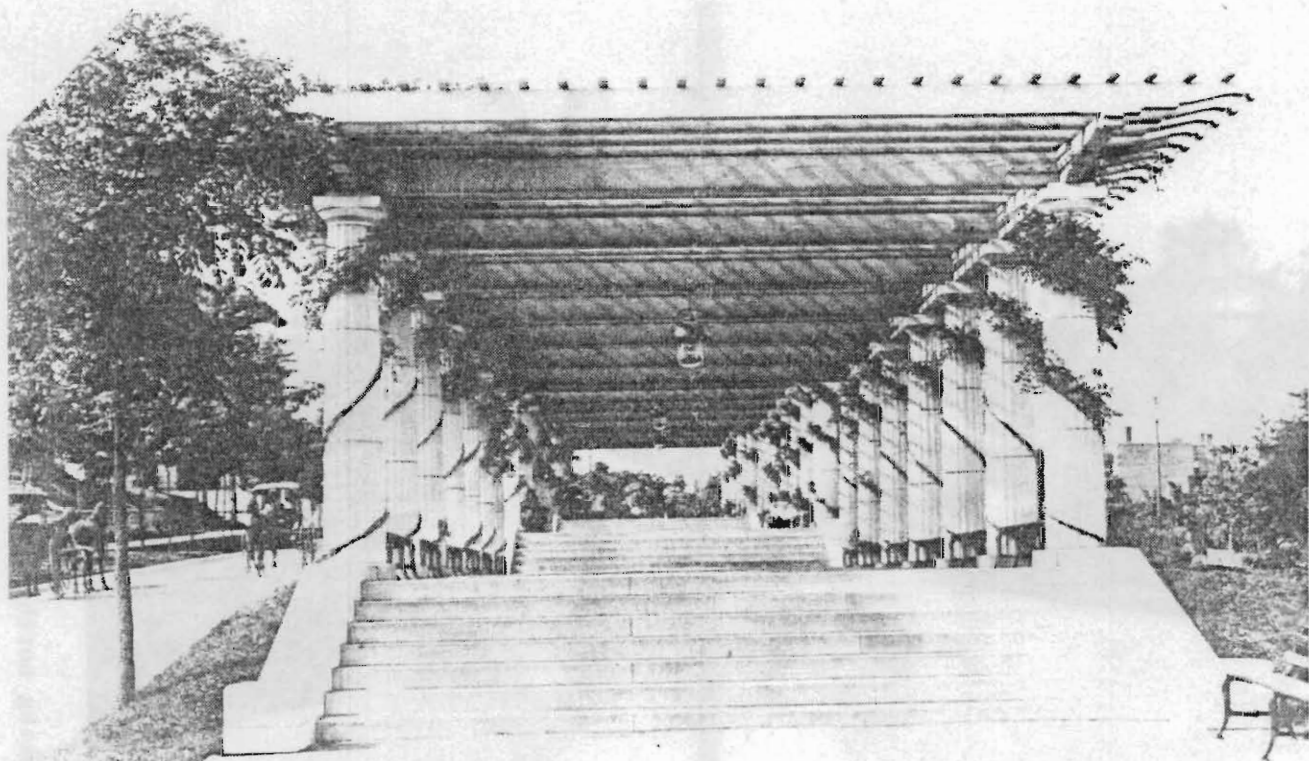
PS-1 12th and Flora 1897



PS-2 Looking north from 12th St. Terrace

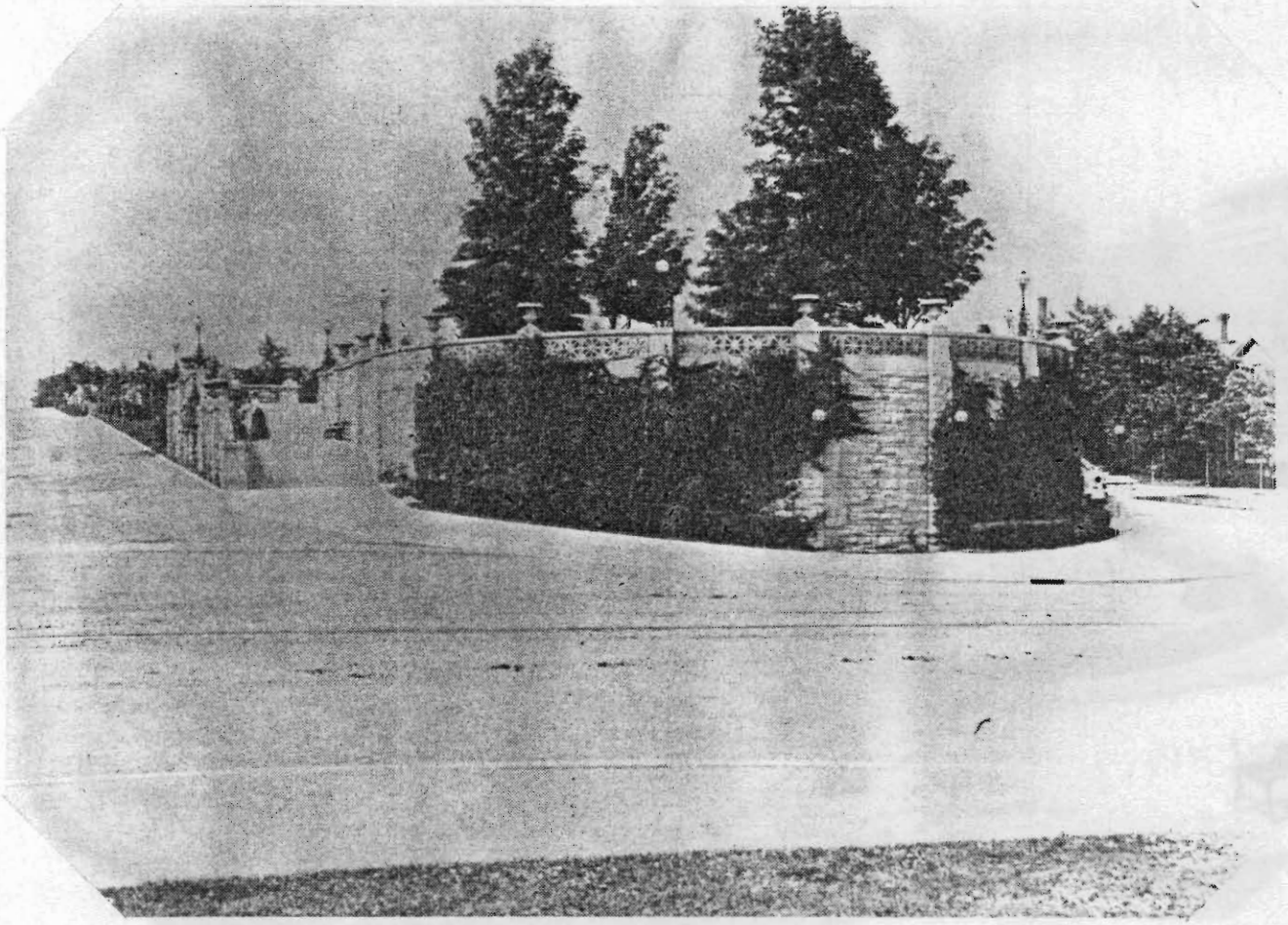


PS-3 Looking south from 11th

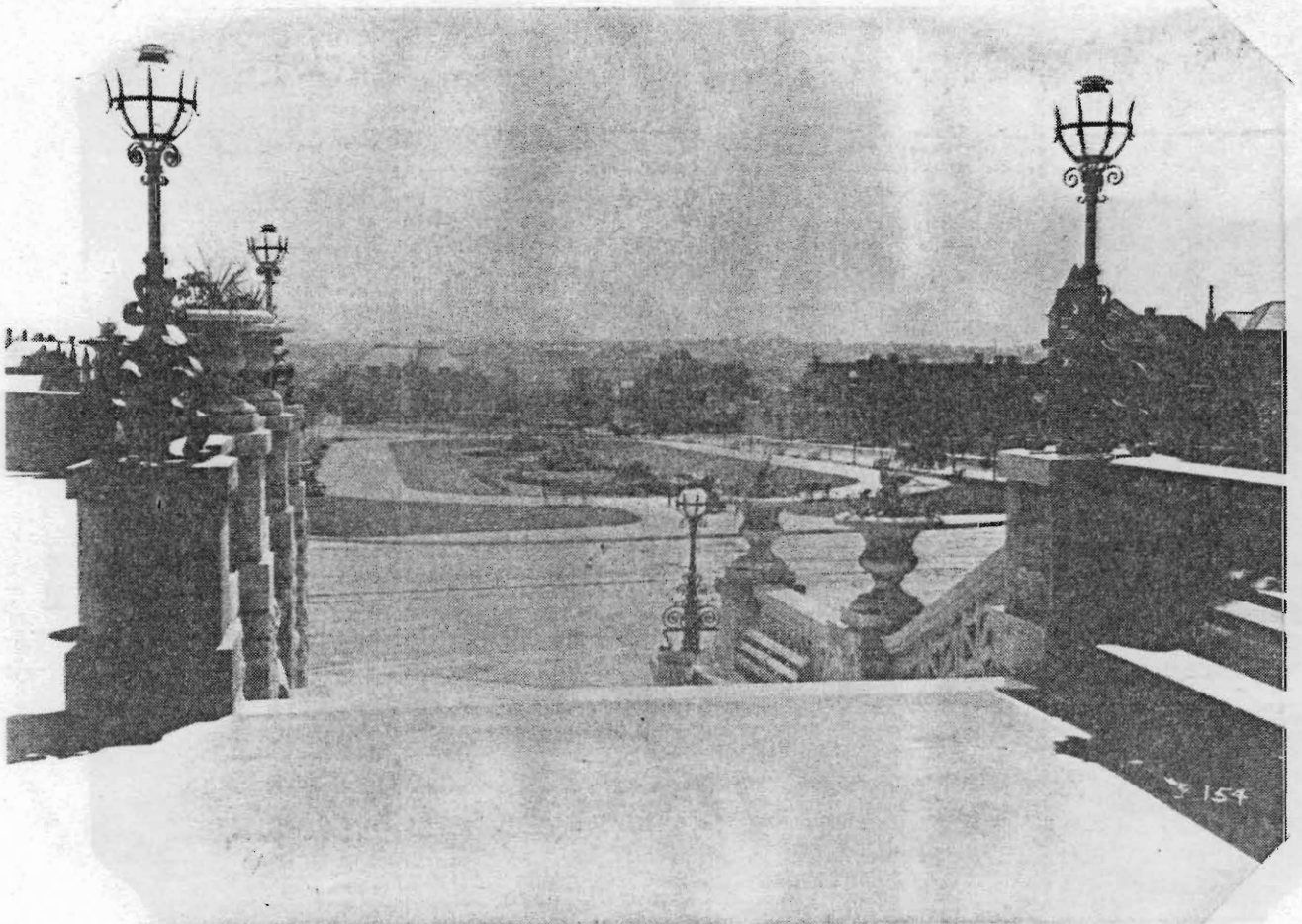


PS-4 The Pergola





PS-5 12th St. Terrace



PS-6 Looking south from the Terrace



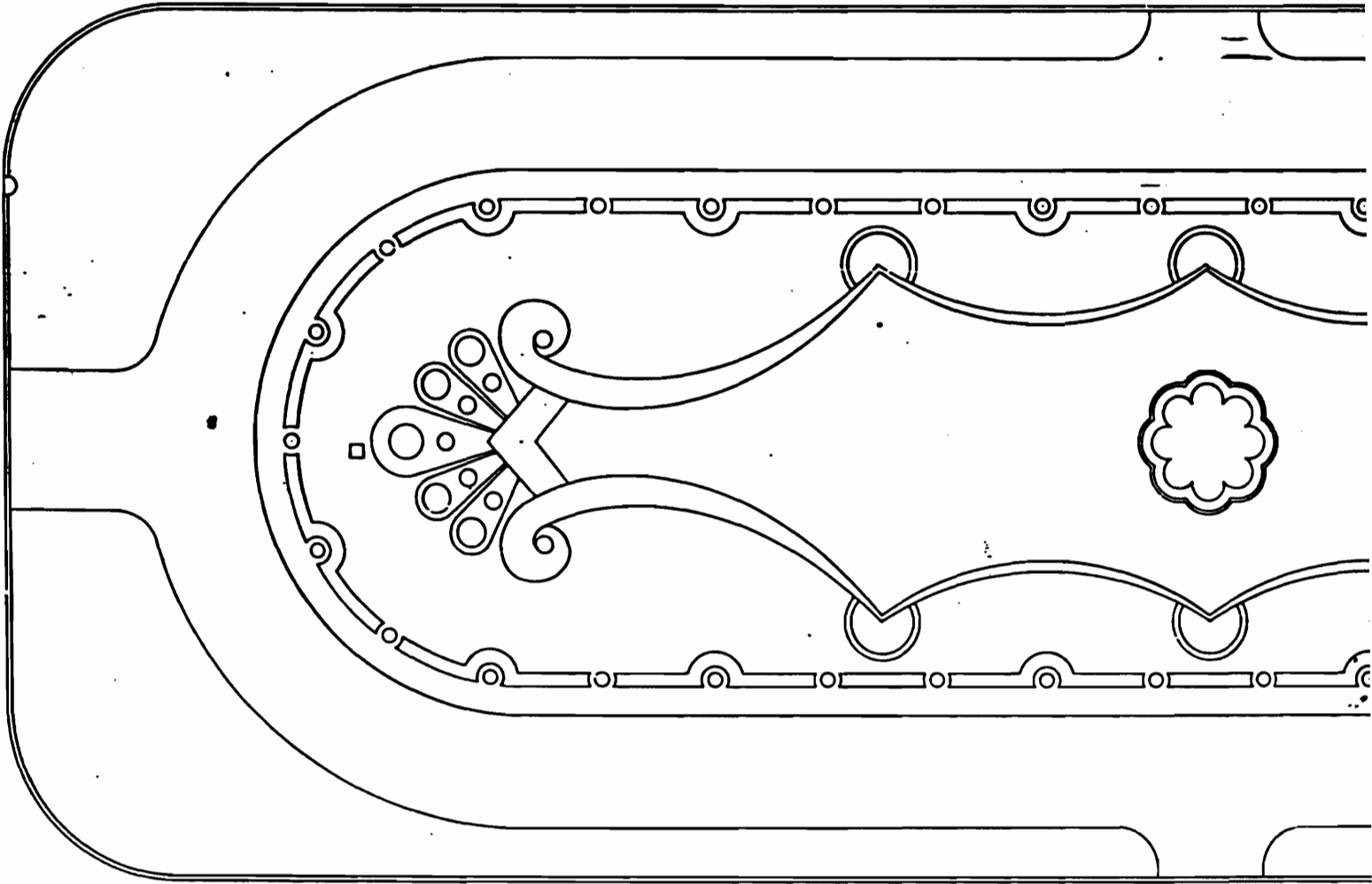


PS-7 Sunken gardens on The Paseo



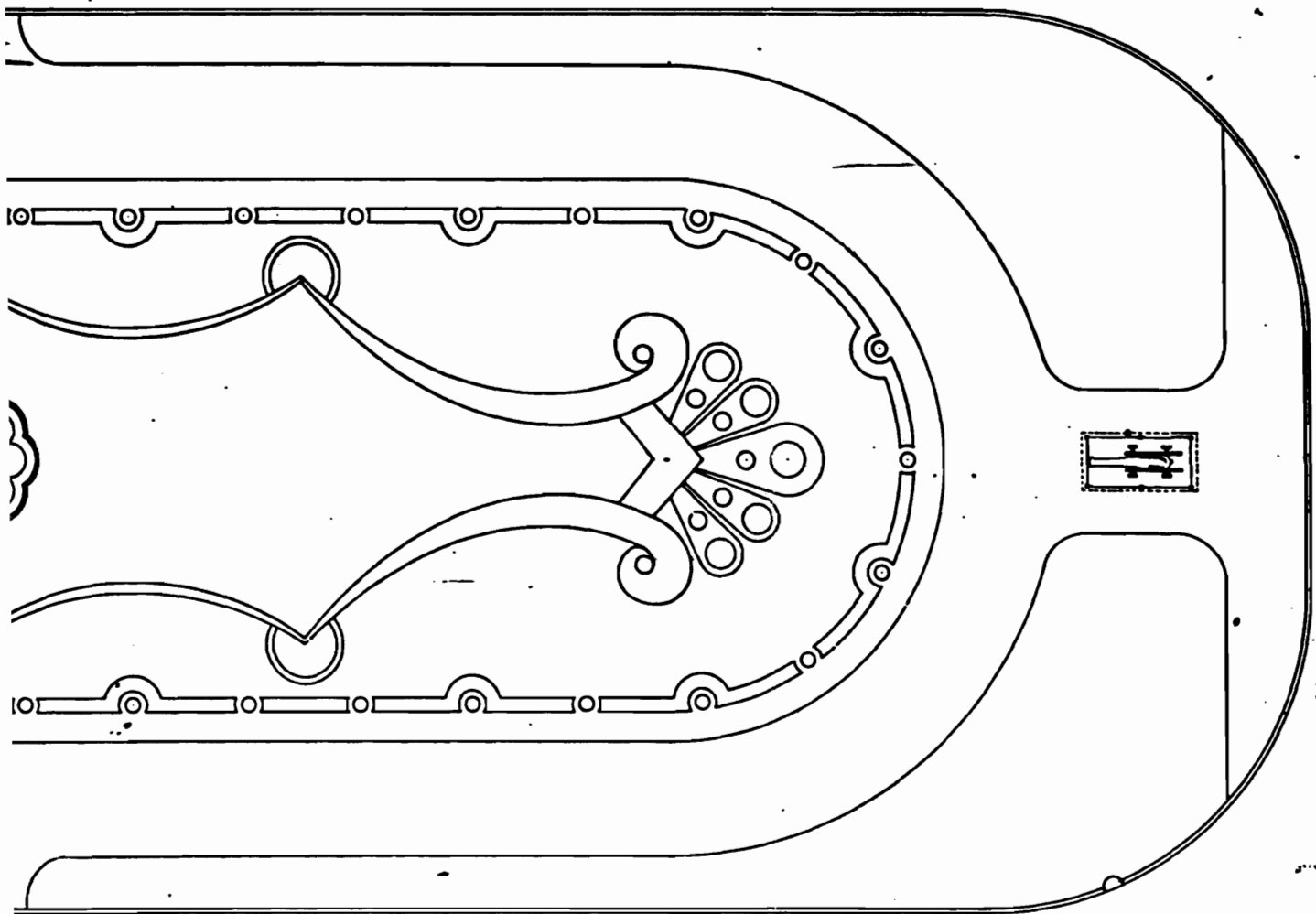
PS-8

DESIGN FOR FLOWER BEDS IN THE SU  
IN THE PASEO BETWEEN 12<sup>TH</sup> AND 13<sup>TH</sup>  
*Scale 1"=10'—Designed by Miss A.L. Kessler—April*

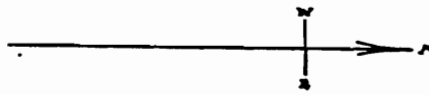


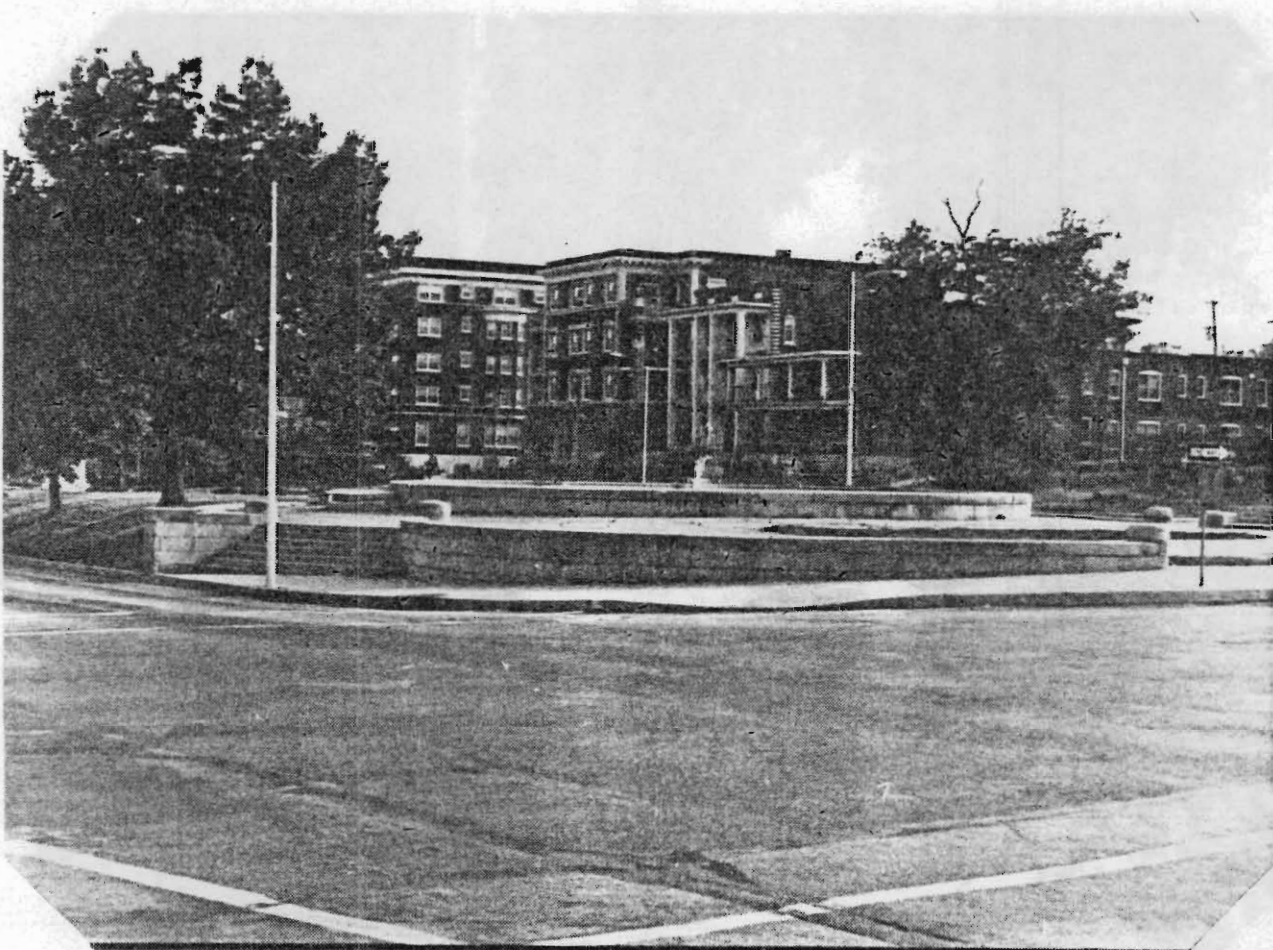
THE SUNKEN GARDEN  
12<sup>TH</sup> AND 13<sup>TH</sup> STREETS  
Gessler—April 2012 1500

PS-2



NOT TO SCALE  
PLAN OF THE SUNKEN GARDEN



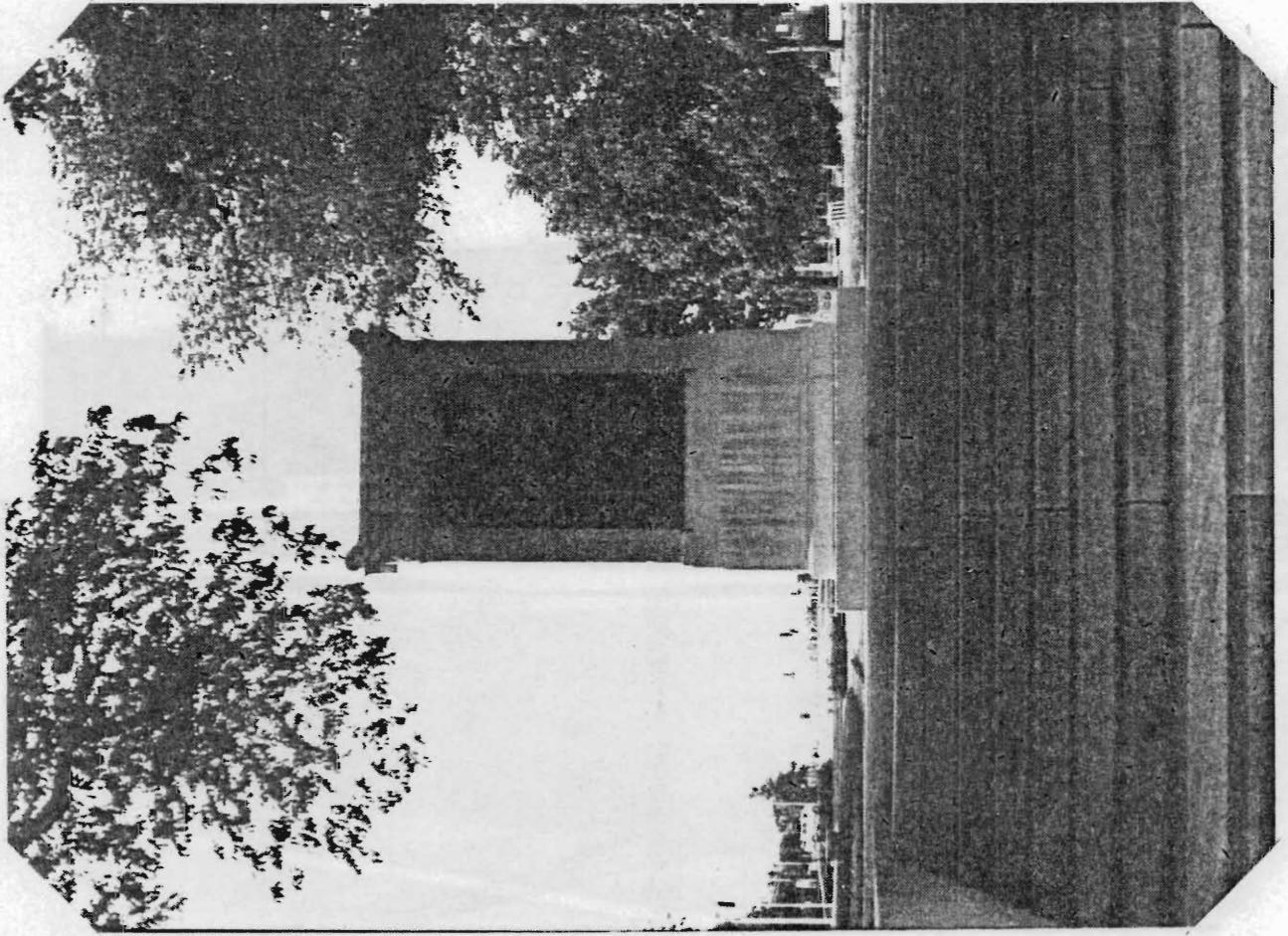


PS-9

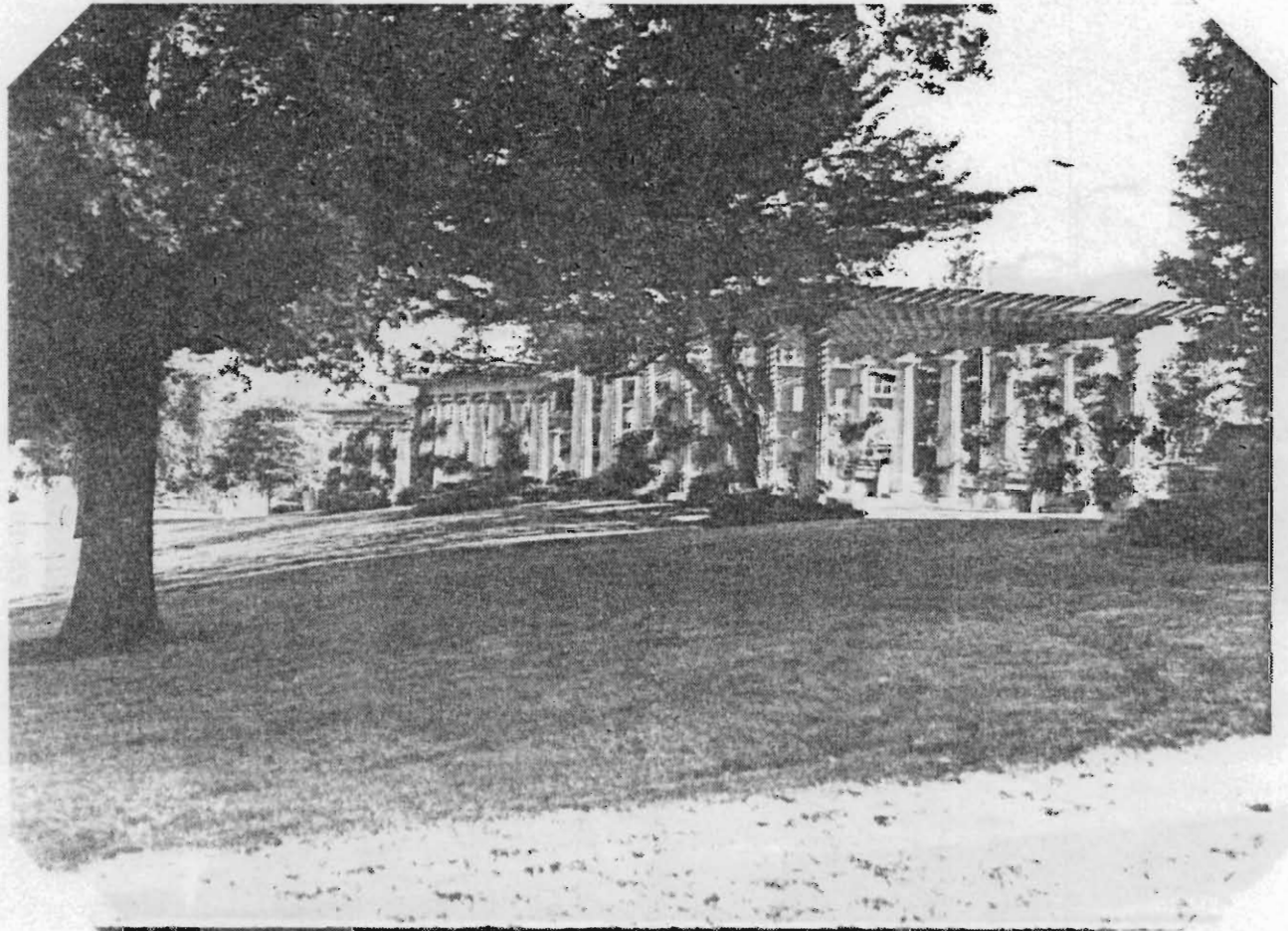


PS-10





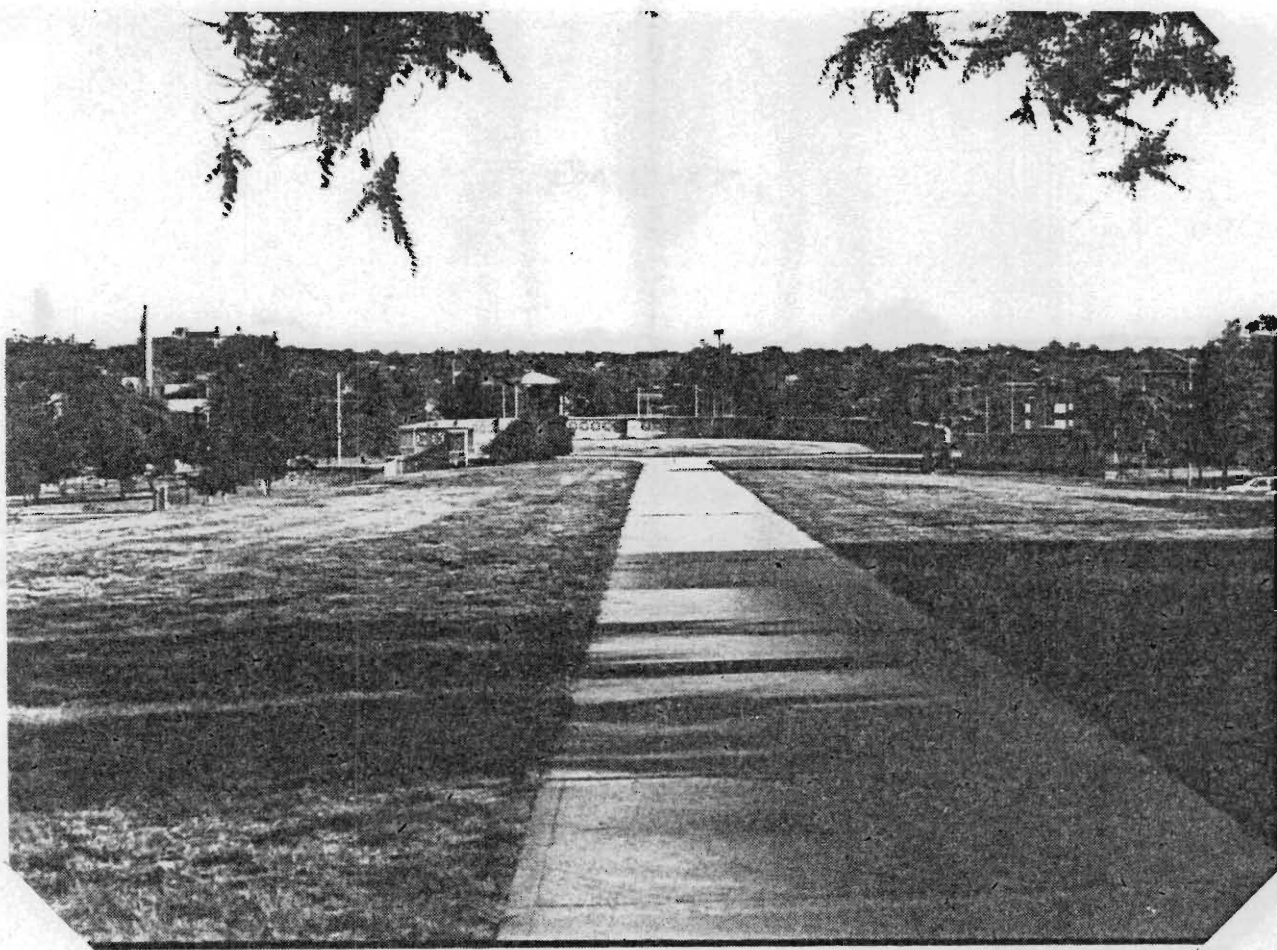
PS-11



PS-12

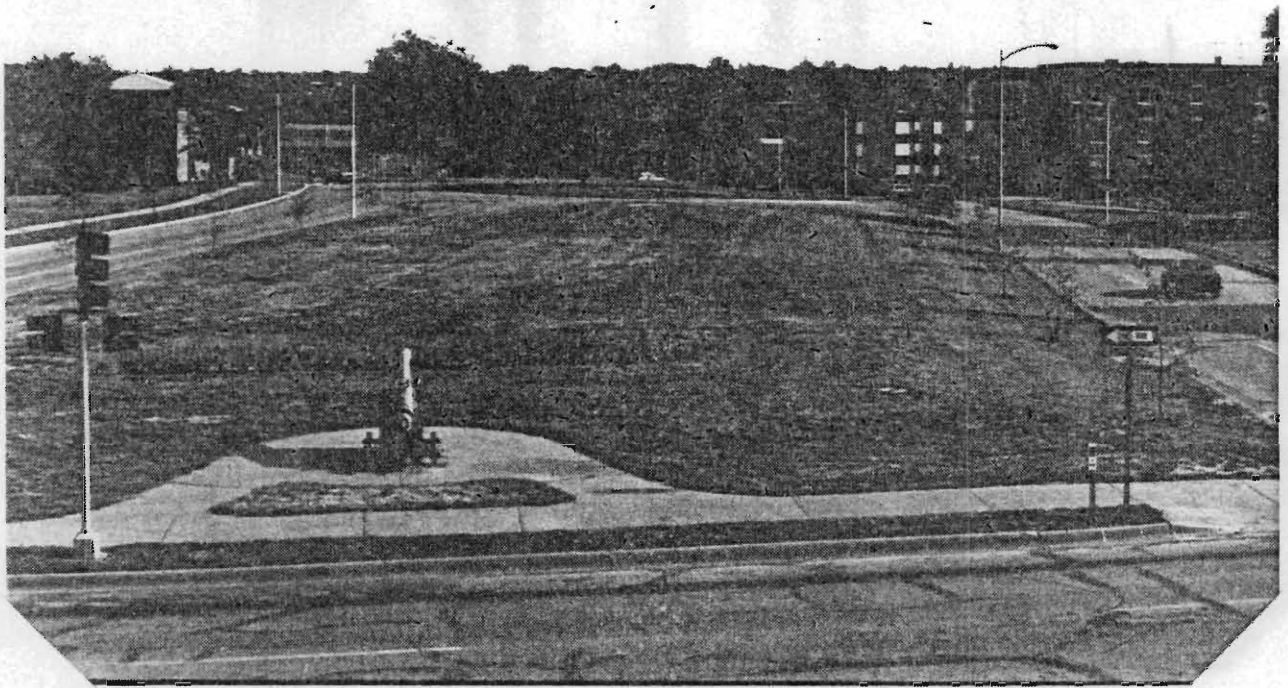


PS-13

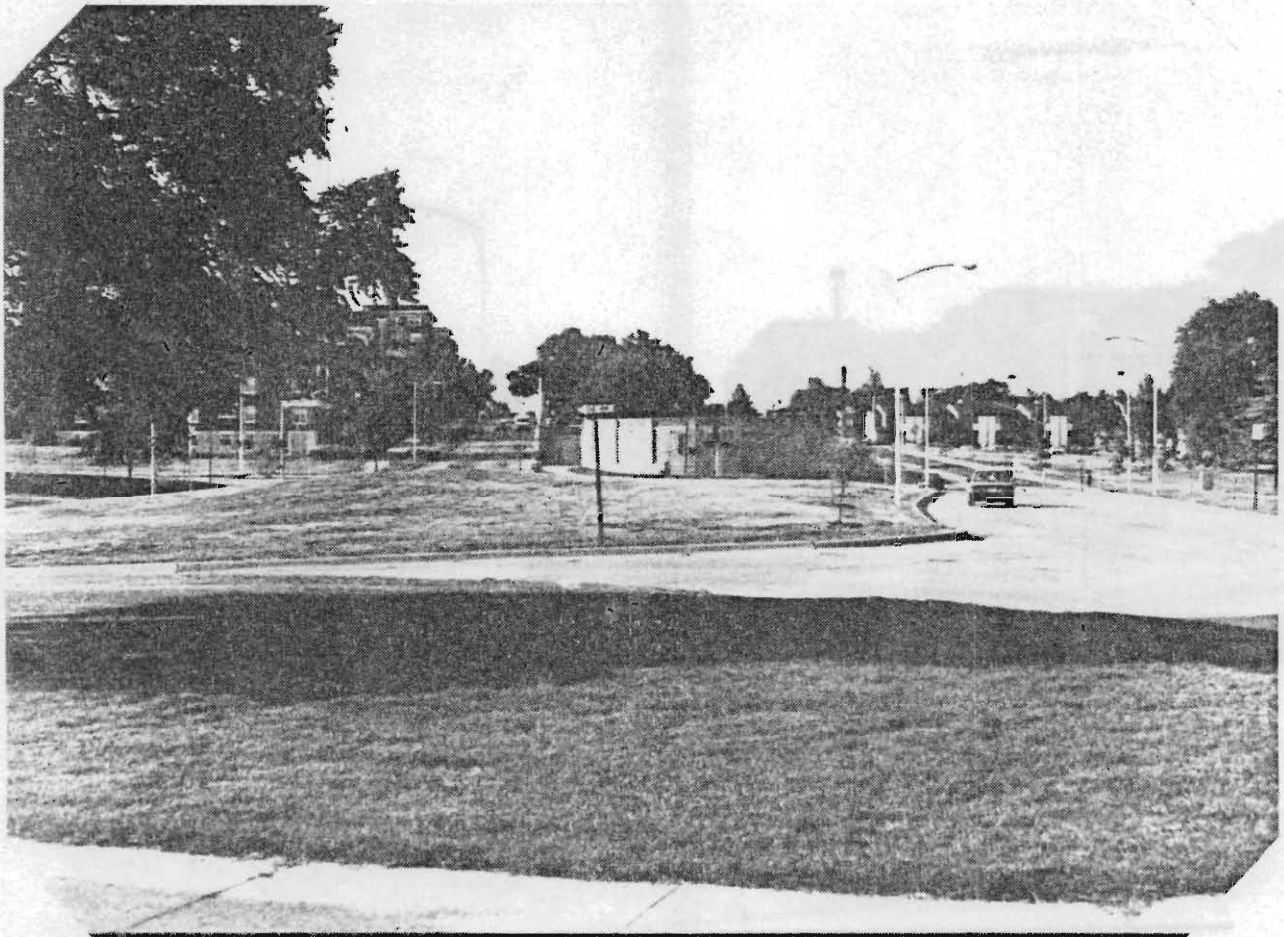


PS-14



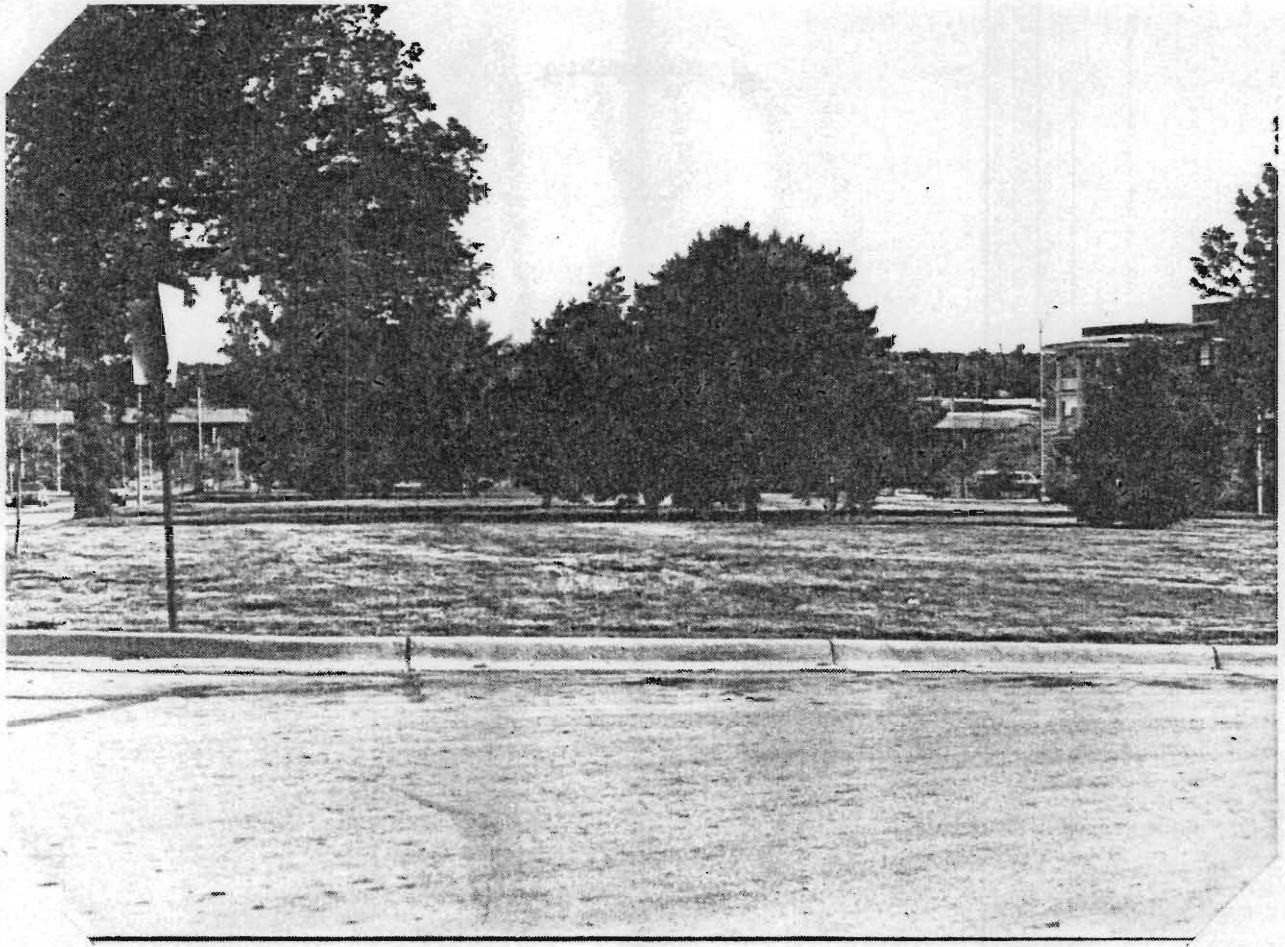


PS-15



PS-16





PS-17

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic Independence Boulevard  
Common Independence & Gladstone Boulevards  
(I) (G)

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage I=.95m G=2.82m  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.

Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
& Blvds.  
Street Address 5605 E. 63rd Street  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:

<input checked="" type="checkbox"/> Urban Landscape	<input type="checkbox"/> Rural Landscape	<input type="checkbox"/> Institution
<input type="checkbox"/> Residence	<input type="checkbox"/> Garden	<input type="checkbox"/> Public Building
<input type="checkbox"/> Estate	<input type="checkbox"/> Botanical Garden	<input type="checkbox"/> Square/Commons
<input type="checkbox"/> Streetscape	<input type="checkbox"/> Park	<input type="checkbox"/> Parkway
<input checked="" type="checkbox"/> Park System (part)	<input type="checkbox"/> City/Town	<input type="checkbox"/> Battlefield
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Water Feature	<input type="checkbox"/> Settlement
<input type="checkbox"/> Fort	<input type="checkbox"/> Monument Grounds	<input type="checkbox"/> Farm
<input type="checkbox"/> Enclave	<input type="checkbox"/> Ceremonial	<input type="checkbox"/> Commemorative
<input type="checkbox"/> Other _____		

5 LANDSCAPE STATUS Please describe as required below:

Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) \_\_\_\_\_  
Independence Blvd. from Woodland to Benton; Gladstone from Independence to Belmont

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation

☐ Local Designation ☐ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_

George E. Kessler

☐ Gardener/Horticulturalist Name(s): \_\_\_\_\_

☐ Builder/Engineer Name(s): \_\_\_\_\_

☐ Client/Community Leader Name(s): \_\_\_\_\_

☒ Date(s) of Construction: 1895-1913

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☐ Excellent

☒ Good

☐ Fair

☐ Deteriorated

☐ Severely deteriorated

CHANGES:

☐ Unaltered

☒ Altered

☐ Added to

☐ Loss, removal

☐ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet



10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒ \* Design/Plan      ☐ Architectural Features      ☐ Property Boundary  
☒ Design Intent      ☒ Spatial Relationships      ☒ \* Vegetation  
☒ Use      ☒ Topography/Grading      ☐ Site Furnishings  
☐ Circulation System      \* Partial

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☐ Important Artistic Statement  
☐ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☐ Unique Regional Expression  
☐ Important Landmark  
☐ Example of Particular Style  
☐ Example of Particular Type  
☒ Example of Particular Time  
☒ Example of Time Sequence  
☐ Other Verifiable Quality

STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger

Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit

State Missouri

Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

## INDEPENDENCE BOULEVARD Continuation Sheets

### 8. HISTORIC INFORMATION

So vital and obvious was the selection of Independence Boulevard as part of the park and boulevard system which was proposed in 1893, the plans were unveiled and legal work begun on the project even before the board released the first report. The route was to run generally along the north bluffs, from about Ninth and Grove Streets to Fairview Avenue, a proposed length of 3.4 miles (Figure 1, Summary Report). The route was adopted by resolution of the Board of Park Commissioners, approved by the Board of Public works, and adopted by ordinance of the City Council all before the publication of the first report of the Park Board.

The Park Board's following statement sums up Independence Boulevard's importance - "We find that this boulevard is absolutely and unavoidable necessary to any satisfactory park and boulevard system in the city, and we believe that our plans will show this to be the case." It was intended that what the proposed "South Boulevard" was to do for the south side of the city, Independence Boulevard would do for the north side.

The 1893 route for Independence Boulevard followed the existing Independence Avenue, starting at Woodland on the west to Gladstone. At that point it turned north on Gladstone to St. John Avenue, making a curve from St. John to the east side of a large lateral ravine. It then followed the edge of the ravine to Scarritt Avenue, then turned east on Scarritt Avenue to the city limits.

At that time, Independence Avenue was the location of the "principal and handsomest residences" on the north side - "as proposed unquestionably opens up, and connects, the very best residence sections of the North Side". Independence Avenue was also already quite wide - eighty feet. Other streets under consideration for the north boulevard were felt destined to become commercial streets, too closely built up, had cable lines, or did not border on "the best residence property". The entire route was situated on high land which dropped off on both sides. The eastern portion especially would give some of the finest views of the Missouri River valley and the hills beyond.

The route selected for Independence Boulevard was not without its drawbacks. Due to the fact that Independence Avenue already had cable tracks, the design of the proposed boulevard was altered for that portion of the route (Photo I-1). Its width of 56' was maintained. From curb to walk was planned six feet of turf. The walk would be eight feet wide; an additional eight feet of turf would be maintained between the walk and property line, and there would be only two lines of trees. The other sections of the proposed boulevard were to be the same as the other boulevards in the city (see Summary Report, Boulevards).

Independence Boulevard soon became synonymous with Independence Avenue, although only part of the Avenue was actually developed as a boulevard. The eventual length of what was developed on the former Independence Avenue was .96 miles, from Dykington to Benton. [Note: later statistical charts on the boulevards from the 1960's confusingly show the length of Independence Boulevard as .88 miles, with .95 miles paved] The portion from Woodland to Gladstone was acquired in 1895 and completed that same year. The portion from Dykington to Woodland was acquired in 1897 and completed in 1899 (Photo I-2). The portion from Gladstone to Benton was acquired in 1896 and completed in 1899.

Although Independence Avenue and Boulevard exchanged names, the 1893 plan had a much more extensive route in mind. The entire route of the 1893 proposed Independence Boulevard was developed, but the remainder of the route was called Gladstone Boulevard.

The portion of Gladstone from Independence Boulevard to Monroe was the first boulevard constructed under the control of the Board of Park Commissioners. It was acquired in 1895, and was completed by 1897. By 1896, the park department was already having to spray the thousand young elms planted to rid them of the seventeen-year locust larvae. The section to Elmwood was acquired in 1901 and completed in 1906. The portion to Belmont was acquired in 1912, and the section to Van Brunt was completed in 1913.

The first improvements were developed and constructed under the control of the Board of Park and Boulevard Commissioners, but the contracts for improvements for which the tax bills were issued were let by the Board of Public Works in 1895. This was before the final adoption of the

charter amendment providing for the Kansas City park system. It (including both the Independence Avenue and Gladstone Boulevard portions) was the first acquisition in the development of the system.

Originally surfaced in macadam, Independence Boulevard quickly received so much traffic that it was resurfaced with native limestone in 1906 for a cost of \$4,500.00. The surface on Gladstone Boulevard was nearly worn off between Independence Boulevard and Smart Avenue, and in 1906 needed resurfacing as well.

The next year, 106 gas lamps were installed on Independence Boulevard. As the traffic on the boulevard was entirely unrestricted, it was the most expensive stretch of roadway in the department to maintain. The constant travel created dust which was carried into the park space until it eventually built up the lawn surfaces several inches above the grade of the sidewalks and curbing. To alleviate the problem, the park department began oiling the streets. It was necessary to regrade and lay new sod from Woodland Avenue to Olive Street. In that area, every other tree was removed and transplanted elsewhere.

Gladstone Boulevard was extended eastward .66 miles in 1906 for a cost of \$15,152.64, with grading, seeding, and planting accomplished in one year. Sidewalks were constructed along the boulevard from Monroe Avenue as far as the old Scarritt homestead, which was opposite a popular viewpoint.

In 1910, the intersection of Benton and Independence was rebuilt, providing a larger radii for driving and more room for curbs and walks. An Isle of Safety was constructed for pedestrians in the center of the intersection with an ornamental five-cluster electric light standard. In addition, the curbing on both sides of the eastern extension of Gladstone Boulevard was completed. By this time, Independence Boulevard had .96 mile completed, and Gladstone Boulevard had 1.70 miles completed.

By 1914, it was becoming obvious that Independence Boulevard was serving a different function than the other boulevards. As the annual report of the Board noted, it would "probably always remain a line of mixed business and pleasure driving". There was no effort being made to supplement the route with a parallel line to relieve it of some of the heavy driving.



On a good note in that same year, the trees had grown to the point on Independence boulevard where they concealed the trolley poles and gas lamp standards, as well as arching over and concealing many cross wires. Thus the trees helped give Independence Boulevard the same appearance as the other boulevards; however, the heavy amount of traffic differentiated it from the others. It was necessary to resurface it much more frequently. Again in 1914, over \$25,000.00 was spent laying a bituminous macadam surface of Wisconsin granite over the old limestone foundation.

In 1914, Gladstone Boulevard had reached a total length of 2.82 miles (its eventual length), although only 1.88 miles were completed. [Note: Charts from the 1960's referred to earlier list Gladstone Boulevard's length as 2.64 miles, with 2.82 miles paved.] As this was the first boulevard constructed, by this year the trees were showing partial maturity (compare Photos I-3, I-4, and I-5). This only added to the attractive conditions for residential development along the boulevard. This attractiveness however, brought with it increased vehicular traffic which was beginning to over-tax the boulevard. Kessler recommended that the original 40' roadway therefore be widened, which was possible due to his ingenious arrangement of three rows of tree plantings. Even if the roadway were widened to 60', only one row need be removed, still leaving a double row of trees on each side of the street. Successive changes in paving material, road width, and lighting have been consistent with the changing needs of the automobile.

## 9. DESCRIPTION

Independence Boulevard today is slightly less than one mile in length, from Woodland Avenue to Benton Boulevard (Aerial Photo 22-10). Gladstone Boulevard is 2.82 miles long, running north from Independence Boulevard to Kessler Park, then jogging east in front of The Colonnade, then back north, east, north, and east again to follow the southern boundary of Kessler Park to Belmont (see Aerial Photos 22-10 and 23-10).

Independence Boulevard is a busy four-lane roadway with one row of trees and sidewalk on either side (Photo I-6). It is primarily commercial along its entire length. Today, the only aspect that sets it apart from some other major traffic routes are the street trees and small width of turf between the street and sidewalk (Photo I-7).

Gladstone Boulevard is either a wide, two-lane roadway with room for street parking on each side (Photo I-8), or a four-lane roadway (Photo I-9). A strip of turf between the road and sidewalk generally contains mature trees its entire length (Photo I-10). North of Independence Boulevard, Gladstone travels through historic residential neighborhoods. It jogs around the edge of Kessler Park (Photos I-11, I-12), eventually following the park on its southern boundary to its eastern terminus at Indian Mound (Photo I-13).

## 10. INTEGRITY

Independence and Gladstone Boulevards today retain their integrity of location, setting, design, and association. All boulevards were originally designed to be constructed in macadam, the material commonly in use for roadways at the time. George Kessler was farseeing enough, however, to engineer the roadbeds in such a way that they could easily take hard-surfacing at a future date. It is only logical that the boulevards do not retain integrity of materials from their original design, but this does not affect the overall level of integrity.

In addition to engineering the roadbeds to allow for future hard-surfacing, Kessler's generous road width requirements (probably unknowingly) allowed the boulevards to continue to be used with modern automobile requirements. The level of traffic and noise has increased, changing the boulevards in most instances from pleasure routes to thoroughfares. This has negatively affected the feeling formerly associated with the boulevards. Independence Boulevard however, was different from the other boulevards from the very beginning, and as mentioned earlier, was "destined" to remain a commercial route. Gladstone Boulevard on the other hand, most definitely retains its feeling throughout the well-kept historic residential neighborhoods, and certainly still serves as a linkage to one of Kansas City's major parks.

## 11. SIGNIFICANCE

Independence and Gladstone Boulevards are significant in the areas of landscape architecture and community planning. As part of the original 1893 park system plan for Kansas City, they represent one of the earliest attempts at city planning in the city. The construction of the boulevards was planned not only to link up the parks and to provide pleasurable drives (and thus serve as a vehicle for recreation themselves), but to also direct the residential growth of the city. Property values were expected to increase along the boulevards, and they indeed responded with a quick rise in land value. In 1914, a real estate businessman reported that:

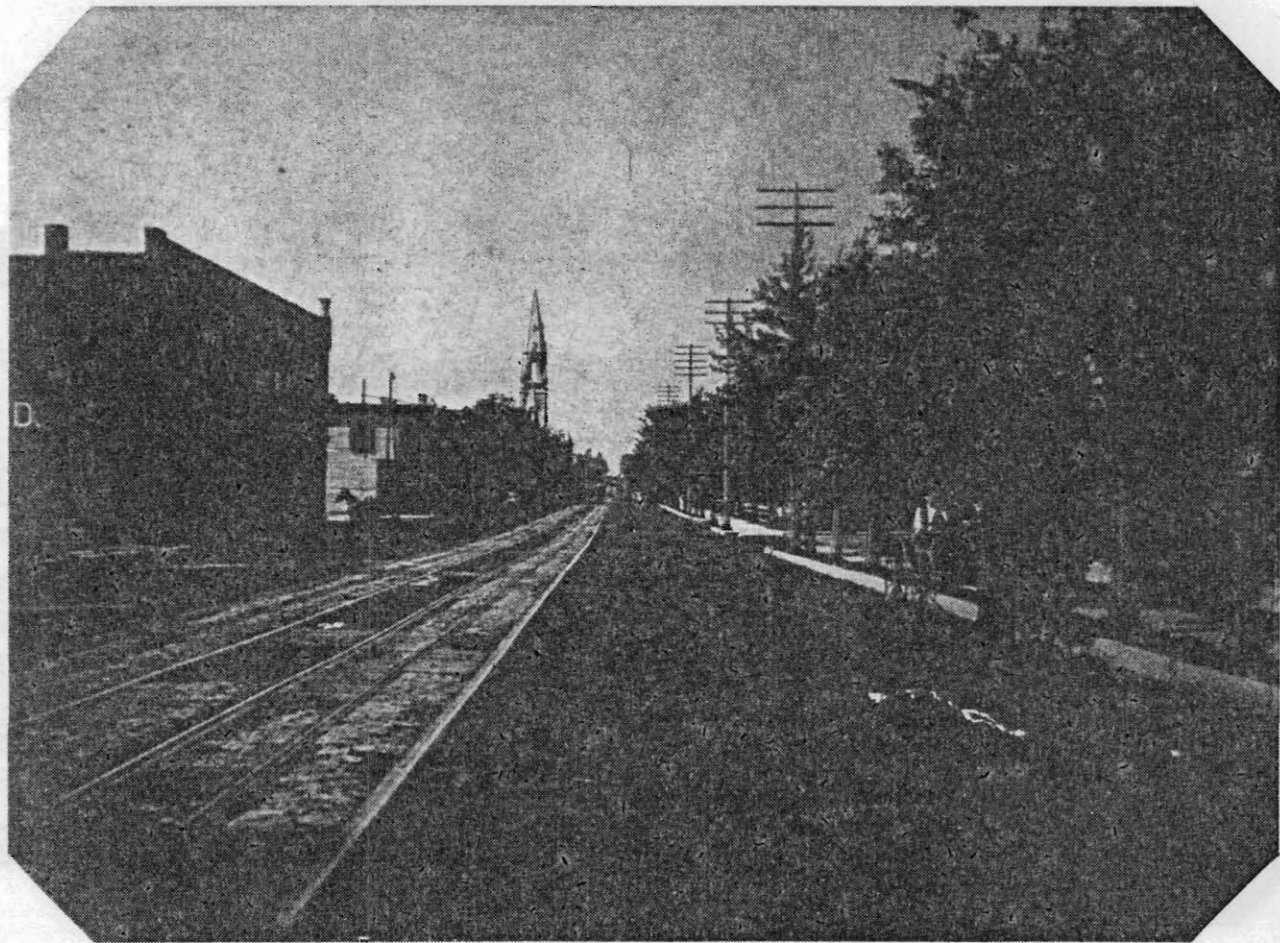
Gladstone Boulevard, one of our early improvements, was put through at a time when there was almost no sale for real estate, either on this street or in the general neighborhood. During the work and after completion many sales were made at from \$60.00 to \$80.00 per foot on this boulevard.

In planning the boulevard system, George Kessler undoubtedly felt more frustration than he did when selecting the sites for the parks. With the parks, he basically could review the available open space; with the boulevards, he had to work with the existing city street system. Kessler felt that the gridiron street system already in place in Kansas City did not lend itself to a "picturesque driveway system". Although he didn't attempt to change the gridiron system, he felt that "the great north [Independence and Gladstone Boulevards] and south parkways have sufficient change in alignment and grade to largely obliterate the impression of formal lines, giving very fine picturesque drives and still directly in the line of travel to and from the business city." His boulevards did more than provide pleasure however. They were very successful in redirecting residential growth in city, and are thus significant in the history of Kansas City in the area of community planning.

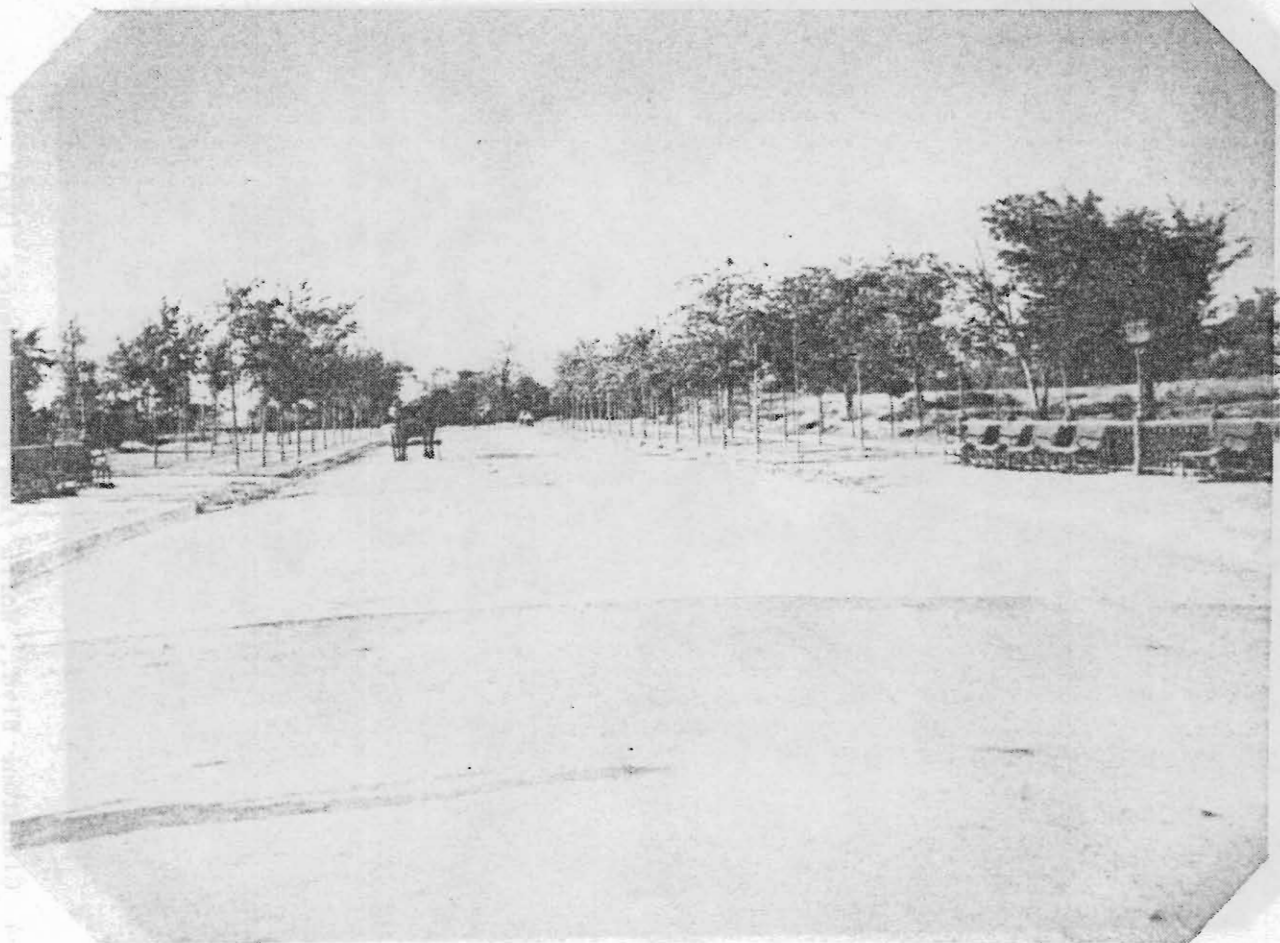
Independence and Gladstone Boulevards are also extremely significant for their association with the events surrounding the establishment of the entire park and boulevard system in Kansas City. They both served as the beginning of the great boulevard system. The early construction activity along Gladstone Boulevard played a very important role in the

political controversy which was involved in the establishment of the entire park system. It is believed that the heavy and intense construction along Gladstone of 1896 and 1897 was very instrumental in winning over many citizens to the pro-park side (see Summary Report). After seeing firsthand the many jobs provided by construction along Gladstone, the city's central labor organization, the Industrial Council, felt that the "establishment of such parks and improvements will tend to relieve the congestion of the labor market" and protested "most solemnly against the repeal of the ordinance establishing parks."





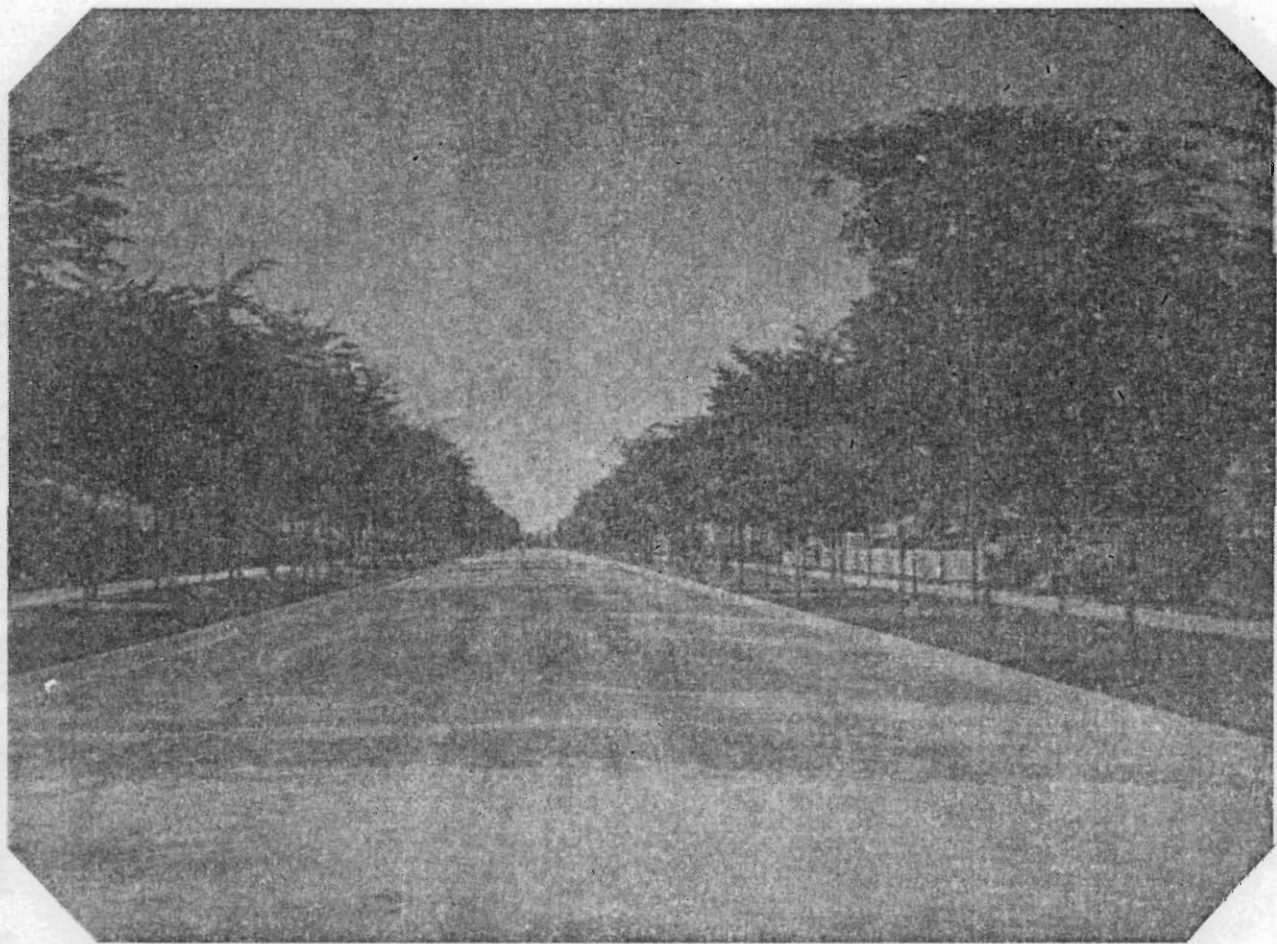
I-1 Independence Blvd. @ Montgal Av., West 1894



I-2 Independence Blvd looking east from Woodland 1899



I-3 Gladstone Blvd. @ Anderson Av. 1899



I-4 Gladstone Blvd., North from Independence 1903

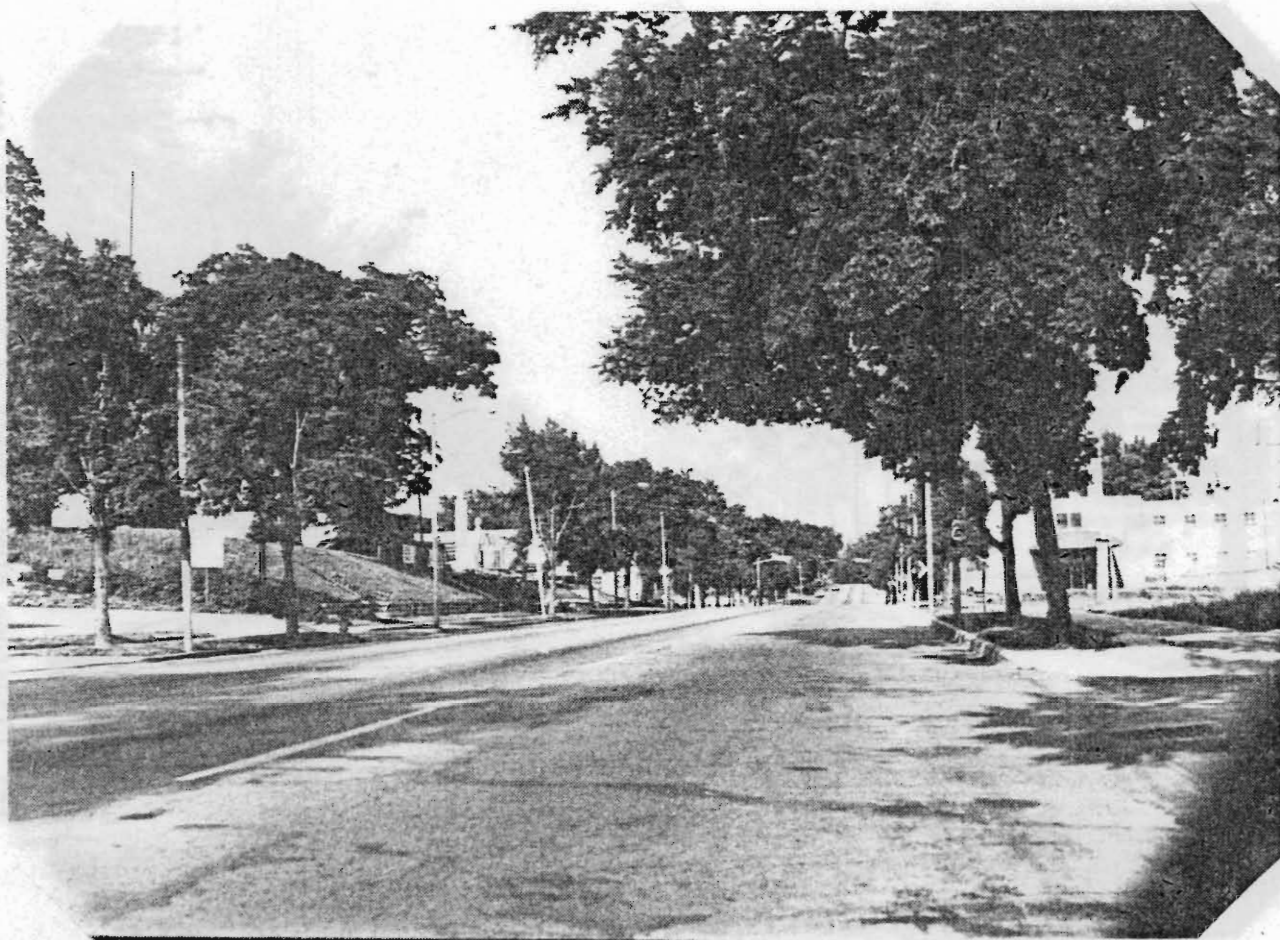




I-5 Gladstone Blvd., North of Thompson Av. 1909



I-6



I-7



I-8



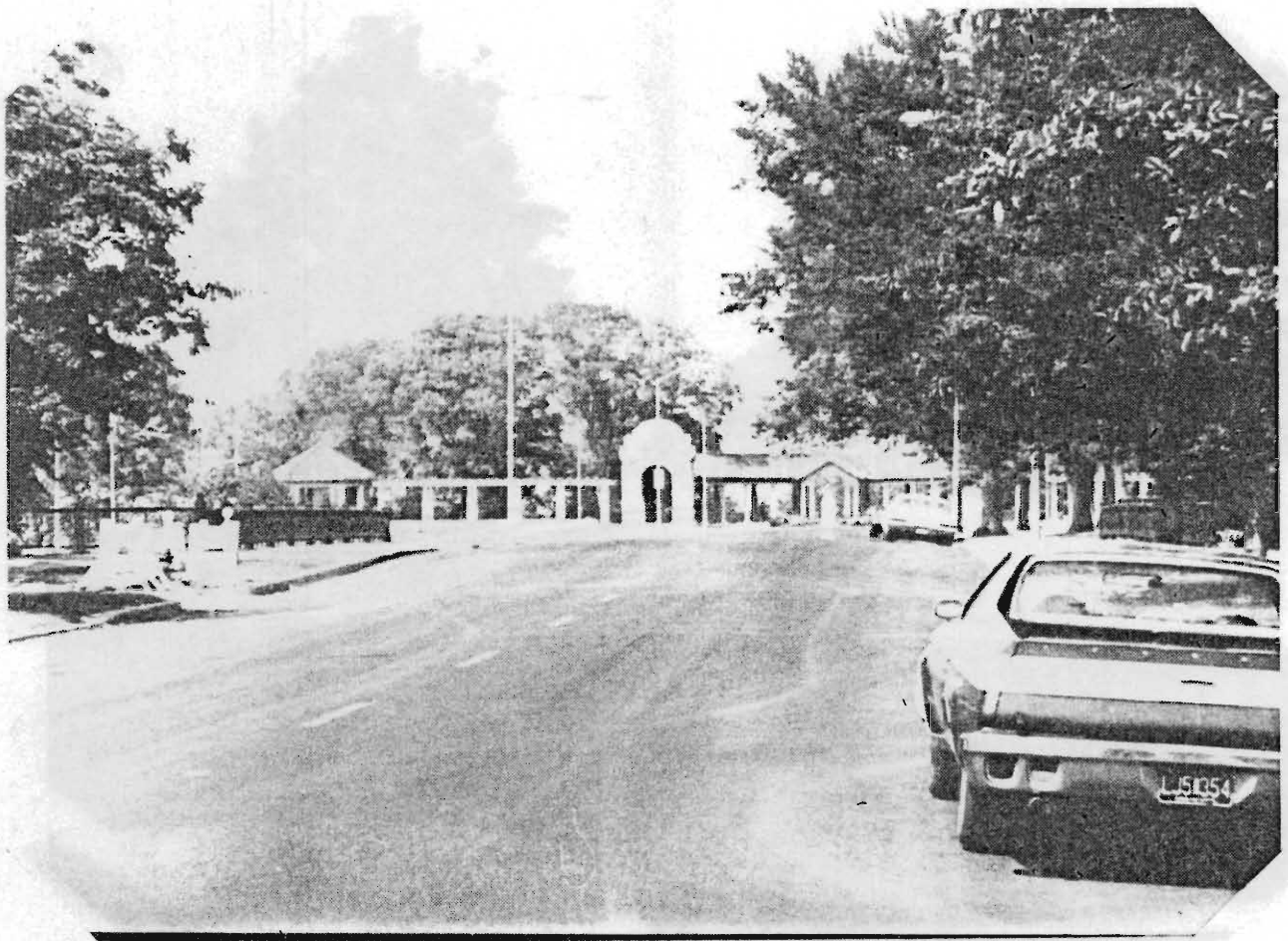


I-9



I-10





I-11



I-12



I-13

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS HISTORIC SURVEY  
NATIONAL SURVEY FORM

Control Number \_\_\_\_\_

1 LANDSCAPE NAME Historic East Boulevard  
Common Benton Boulevard

2 LOCATION USGS Quadrangle \_\_\_\_\_ Acreage 2.9 miles surveyed  
City, Town Kansas City State Missouri  
Zip Code \_\_\_\_\_ County \_\_\_\_\_ Congressional District \_\_\_\_\_  
UTM Coordinates \_\_\_\_\_

3 OWNER OF PROPERTY If group or gov't agency, give contact person.

Name Kansas City Missouri Parks, Recreation, Phone 444-3113  
& Blvds.  
Street Address 5605 E. 63rd Street  
City/Town Kansas City State Missouri Zip Code 64130  
Pertinent Information: Survey Project contact person: Jim Shoemaker

4 LANDSCAPE TYPE Check all applicable categories:

<input checked="" type="checkbox"/> Urban Landscape	<input type="checkbox"/> Rural Landscape	<input type="checkbox"/> Institution
<input type="checkbox"/> Residence	<input type="checkbox"/> Garden	<input type="checkbox"/> Public Building
<input type="checkbox"/> Estate	<input type="checkbox"/> Botanical Garden	<input type="checkbox"/> Square/Commons
<input type="checkbox"/> Streetscape	<input type="checkbox"/> Park	<input type="checkbox"/> Parkway
<input checked="" type="checkbox"/> Park System (part)	<input type="checkbox"/> City/Town	<input type="checkbox"/> Battlefield
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Water Feature	<input type="checkbox"/> Settlement
<input type="checkbox"/> Fort	<input type="checkbox"/> Monument Grounds	<input type="checkbox"/> Farm
<input type="checkbox"/> Enclave	<input type="checkbox"/> Ceremonial	<input type="checkbox"/> Commemorative
<input type="checkbox"/> Other _____		

5 LANDSCAPE STATUS Please describe as required below:

Ownership: ☒ Public ☐ Private ☐ Other, please note \_\_\_\_\_  
Public Acquisition: ☐ Considered ☐ In Progress ☒ Not Considered  
Access: ☒ Unrestricted ☐ Restricted ☐ No Access  
Status: ☒ Safe ☐ Endangered ☐ Preservation Action Needed  
Preservation Action Undertaken, Describe \_\_\_\_\_

Further Information \_\_\_\_\_

6 LANDSCAPE ADDRESS AND BOUNDARY INFORMATION

Specific Location (Street, road, features comprising the boundary) \_\_\_\_\_  
Benton Boulevard, from Gladstone to Linwood

Location of Legal Description, Give contact person if known.

Courthouse/Registry of Deeds Jackson County Courthouse  
Street Address 415 E. 12th City/Town Kansas City  
State Missouri Zip Code 64106 Phone (816) 881-3198

7 REPRESENTATION IN OTHER SURVEYS Yes or No, explain briefly.

☐ Nat'l Register ☐ Nat'l Landmark ☐ State Designation  
☐ Local Designation ☐ Other \_\_\_\_\_

Title of survey and depository of survey records \_\_\_\_\_

8 HISTORIC INFORMATION Check and complete, give details wherever possible.

☒ Original Landscape Architect/Designer/Planner Name(s): \_\_\_\_\_  
George E. Kessler

☐ Gardener/Horticulturalist Name(s): \_\_\_\_\_

☐ Builder/Engineer Name(s): \_\_\_\_\_

☐ Client/Community Leader Name(s): \_\_\_\_\_

☒ Date(s) of Construction: 1896-1909

BRIEF CHRONOLOGY Give pertinent facts about construction, subsequent changes, events, notable occurrences, include social and cultural factors:

See Continuation Sheet

9 DESCRIPTION Begin with overall description, then note specifics.

CONDITION:

☐ Excellent

☒ Good

☐ Fair

☐ Deteriorated

☐ Severely deteriorated

CHANGES:

☐ Unaltered

☒ Altered

☐ Added to

☐ Loss, removal

☐ Encroached Upon

DESCRIBE EXISTING CONDITIONS Emphasize landscape features, attach plan at 1" = 20' or 1" = 100'. Include a minimum of two photographs of significant views and features with location and direction of view noted on plan.

See Continuation Sheet

10 INTEGRITY Do these categories exist in the form they were found at the time of significance of the historic landscape?

☒\* Design/Plan      ☐ Architectural Features      ☐ Property Boundary  
☒ Design Intent      ☒ Spatial Relationships      ☒\* Vegetation  
☒ Use      ☒ Topography/Grading      ☐ Site Furnishings  
☐ Circulation System      \*PARTIAL

STATEMENT OF INTEGRITY Describe the degree which the overall landscape and its significant features are present today, explain categories of integrity noted above and any others that apply.

See Continuation Sheet

11 SIGNIFICANCE Note reasons landscape is historically important.

☒ Historic Association with Person, Group, Event  
☒ Historic Significance in Landscape Design  
☒ Historic Significance in Culture  
☒ Work of Recognized Master  
☐ Important Artistic Statement  
☐ Example of Fine Craftsmanship  
☐ Use of Unique Material  
☐ Unique Regional Expression  
☐ Important Landmark  
☐ Example of Particular Style  
☐ Example of Particular Type  
☒ Example of Particular Time  
☒ Example of Time Sequence  
☐ Other Verifiable Quality



STATEMENT OF SIGNIFICANCE Explain categories of significance noted above.

See Continuation Sheet

12 SOURCES FOR INFORMATION Note sources used in survey with an \*.

Local Repositories (Name, Address, Type of Material)

See Bibliography with accompanying Summary Report

Non-Local Sources of Documents (Same as Above)

" " " " " "

Bibliography of Major Published Sources

" " " " " "

### 13 FORM PREPARATION

Date April, 1989

Name(s) Deon Wolfenbarger Phone (816) 524-7479

Street Address 1908 N.E. Patterson Drive

City/Town Lee's Summit State Missouri Zip Code 64063

INCLUDE PHOTOGRAPHS, PLANS AND MAPS FOR FULL INFORMATION.

FOR ADDITIONAL COMMENTS ADD SEPARATE PAGE, USE CATEGORY NUMBERS AS KEY.

## BENTON BOULEVARD Continuation Sheets

### 8. HISTORIC INFORMATION

In the 1893 Report of the Board of Park and Boulevard Commissioners, the boulevard referred to as "East Boulevard" represents what would soon be called "Benton Boulevard" after Missouri's famous Senator. It was to be the major north/south route on the east side of the city. The original proposed length was 2.9 miles, from Independence Boulevard (later Gladstone) and Walrond Avenue to Springfield (later Linwood Blvd.) Avenue. East Boulevard extended a little south of the city limits at that time. However, as the Commissioners were thinking of the future, and as their proposed "South Boulevard" was beyond the city limits, they felt that the East Boulevard should link up with it, thus completing the connection (see Figure 1, Summary Report).

In searching for the best obtainable grade on the east side, George Kessler felt that the ridge between Montgall and Agnes Avenue was the "only logical solution of the problem". Prospect, Brooklyn, and Troost Avenues all had street-car lines. Troost was also already heavily built-up, and would therefore require too much money to widen. Brooklyn and Prospect both had steep grades. Thus the other possible routes all failed to pass one or more of Kessler's requirements for a boulevard (see Summary Report, Boulevards). According to Kessler, "There is no other ridge anywhere on the South Side that possesses such uniformly beautiful grounds for so long a distance". Although not heavily populated at the time, he felt that the construction of the boulevard would "develop a territory that requires only such construction to make it at once available and valuable".

The selection of the route for Benton Boulevard was not without its problems. From "South Boulevard" northward, the proposed boulevard was to follow what was Chestnut until Fifteenth Street. North of Fifteenth however, was an existing exposition building and race track. Being too expensive to continue northward at this point, Benton (East) Boulevard turned eastward for four blocks, then back northward at Walrond Avenue. At the turn in the boulevard, a small park, "The Grove", was developed.

The plans for Benton Boulevard were quickly expanded with the acquisition of Swope Park, and it would eventually become one of the major linkages between North Terrace Park to Swope Parkway, the principal route to the gigantic park. For the purposes of this report however, the originally planned section of 2.9 miles was completed by 1909. The portion from Independence to 31st Street was acquired in 1896 and completed in 1901. The portion from 31st Street to Linwood Boulevard was acquired in 1899 and completed in 1901. The northernmost portion, that from St. John Avenue to Independence, was acquired in 1908 and completed in 1909.

In 1906, a reinforced sidewalk was constructed at the south end of the bridge over the Belt railway tracks, connecting the walk with the bridge. By that same time, 220 gas lamps had been installed. In 1908, the boulevard was finally placed under the control of the Board of Park Commissioners. Curbing, catch basins and sidewalks were constructed that year from St. John Avenue to Independence Boulevard on the west side, and to Roberts Street on the east side. It was also paved to Thompson Avenue. The total cost for construction that year was \$17,782.01. This amounted to \$4.99 per frontage foot, and the entire amount was charged to the abutting property.

In 1914, a large number of trees were replanted due to the loss by drought. The drought necessitated wrapping the trunks with burlap to protect from the sun. That same year, the Norway Maples were badly infested with red spider mite in early summer. However, successive spraying controlled the insect before any material damage occurred. Successive changes in paving material, road width, and lighting have been consistent with the changing needs of the automobile.

## 9. DESCRIPTION

Benton Boulevard today is a wide, two-lane roadway with an additional two lanes for parking on the side (or four lanes of road where there is no parking allowed; see Photos BB-1, BB-2). It begins in the north along the east side of The Concourse at Kessler Park, through primarily historic residential neighborhoods of single family residences and apartments (Photo BB-3), although there are some non-historic buildings (such as those just south of The Grove). One historic neighborhood which borders on Benton is Santa Fe Place, which is one the National Register. Coming from the

north, Benton Boulevard takes a small jog east at Infependence Boulevard (Photo BB-4), turns west at Benton Plaza (Sixteenth Street) for four blocks, then continues southward where another small jog in the roadway occurs at Twenty-third Street (see Aerial Photos 22-10 and 22-9)

The street trees are mature along Benton south until it reaches The Grove. Then, south along the boulevard from Sixteenth to Twenty-third street are recent plantings of ash trees. From Twenty-third to Twenty-seventh Street, a few mature trees remain among the newly planted street trees (Photo BB-5). At Twenty-seventh Street, older trees again are again predominate as Benton continues southward to Linwood Boulevard ,the limits of this survey (Photo BB-6).

## 10. INTEGRITY

Benton Boulevard today retains its integrity of location, setting, design, and association. All boulevards were originally designed to be constructed in macadam, the material commonly in use for roadways at the time. George Kessler was farseeing enough, however, to engineer the roadbeds in such a way that they could easily take hard-surfacing at a future date. It is only logical that the boulevards do not retain integrity of materials from their original design, but this does not affect the overall level of integrity.

In addition to engineering the roadbeds to allow for future hard-surfacing, Kessler's generous road width requirements (probably unknowingly) allowed the boulevards to continue to be used with modern automobile requirements. The level of traffic and noise has increased, changing the boulevards from pleasure routes to thoroughfares. This has negatively affected the feeling formerly associated with the boulevards. However, one can still associate the boulevards as linkages within the park system, and Benton Boulevard still serves that purpose. Travelling south from Kessler Park, past The Grove, Benton eventually links up with the great park of the Kansas City system, Swope Park.

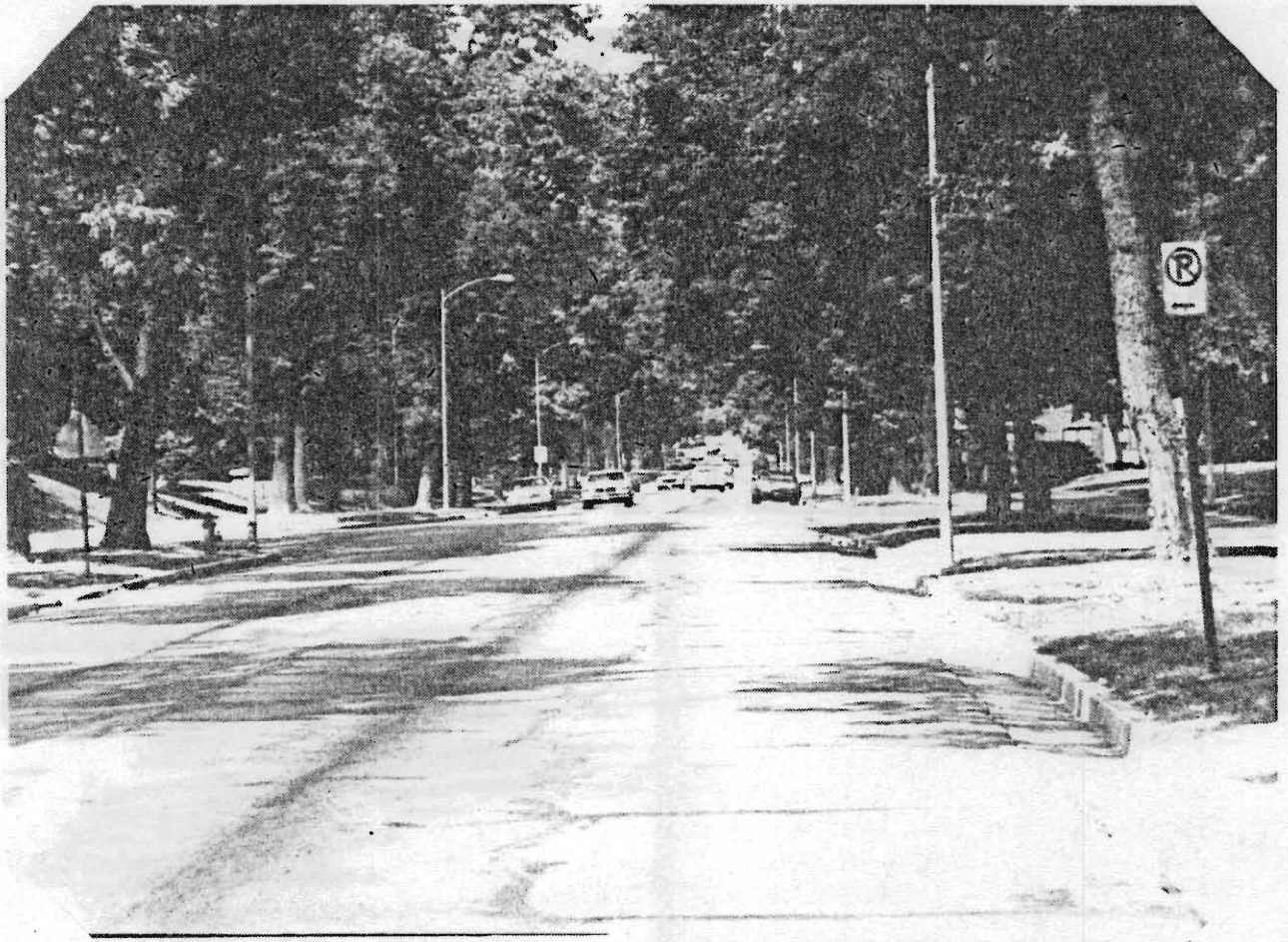
## 11. SIGNIFICANCE

Benton Boulevard is significant in the areas of landscape architecture and community planning. As part of the original 1893 park system plan for Kansas City, it

represents one of the earliest attempts at city planning in the city. The boulevards were planned not only to link up the parks and to provide pleasurable drives (and thus serve as a vehicle for recreation themselves), but to also direct the residential growth of the city. Property values were expected to increase along the boulevards, and they indeed responded with a quick rise in land value.

Benton Boulevard was originally planned as the major north/south link in the park and boulevard system. Kansas City's explosive growth after the 1893 plan, coupled with the unforeseen gift to the system of Swope Park, required more boulevard routes. East of The Paseo, Benton remained one of the principal linkages between Kessler and Swope Park, along with Van Brunt and Linwood Boulevards. Its relegation to a perhaps more minor role in the complete boulevard system in no way diminishes the significance of its original design and function. In 1908, when the boulevard system was well on its way to establishment, the Annual Review of the Business Men's League stated the Benton Boulevard was "one of the magnificent thoroughfares of the east side". Looking beyond its role as a linkage in the park system, the Annual recognized that Benton Boulevard served another important purpose, that of providing pleasure and opportunity to enjoy beauty. "A beautiful perspective is obtained looking to the south, where the eye rests upon a line of hills." In addition, the obvious beneficial effect it had on the surrounding neighborhood was a crucial element in the physical development of Kansas City.





BB-1



BB-2



BB-3



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