

**An Architectural/Historic Survey  
of  
Parkville, Missouri**

**Architectural and Art Historical Research  
Kansas City, Missouri**

**June 1994**

## **Acknowledgments**

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## **Table of Contents**

<b>I.</b>	<b>Introduction</b>	<b>1</b>
<b>II.</b>	<b>Scope of Work</b>	<b>1</b>
<b>III.</b>	<b>Methodology</b>	<b>1</b>
<b>IV.</b>	<b>Overview of the Early Development of the Survey Area</b>	<b>3</b>
<b>V.</b>	<b>Building Stock</b>	<b>11</b>
<b>VI.</b>	<b>Comments Concerning National Register Evaluation</b>	<b>26</b>
<b>VII.</b>	<b>Survey Recommendations</b>	<b>26</b>
<b>VIII.</b>	<b>Observations</b>	<b>29</b>
	<b>Appendices</b>	<b>30</b>
	<b>Bibliography</b>	<b>43</b>

## **I. INTRODUCTION**

The City of Parkville, Missouri contracted with Architectural and Art Historical Research to conduct an architectural and historical survey of properties located within the City of Parkville. The survey project, the subject of this final report, commenced April 29, 1993 and was completed June 30, 1994. This project was funded by the State of Missouri, Department of Natural Resources (DNR), Division of State Parks, Historic Preservation Program by a grant under the provisions of the Historic Preservation Act of 1966, as amended, from the National Park Service, the United States Department of Interior. Matching funds were provided by the City of Parkville, Missouri. The contents and opinions, however, do not necessarily reflect the views or policies of the U. S. Department of the Interior or the Missouri Department of Natural Resources.

The survey and final report were conducted and prepared by Linda F. Becker, Cultural Resource consultant, in association with Cydney E. Millstein, principal, Architectural and Art Historical Research, Kansas City, Missouri.

## **II. SCOPE OF WORK**

### **Survey Boundaries**

The survey boundaries for this project are the 1993 city limits of the City of Parkville, Missouri. The boundaries for the survey were selected by the Parkville History Committee and the Historic Preservation Program, Department of Natural Resources, Jefferson City, Missouri. For a list of surveyed properties see Appendix I.

### **Survey Objectives**

This survey was designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project area. Second, the survey will contribute to the data base on historic properties, both locally and at the state level. Third, it will identify eligible and potentially eligible properties for listing in the National Register of Historic Places both individually or as a district. Fourth, the survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, the survey will also provide an outline of the cultural heritage and architectural patterns associated with the history of the City of Parkville, Missouri.

## **III. METHODOLOGY**

Both archival research and field survey were used to obtain information regarding the properties in the survey area. Information and data were gathered from, but not limited to the following sources:

### **Archival Research**

1. Frances Fishburn Archives and Special Collections, McAfee Library, Park College, Parkville, Missouri. Information on local history, history



of Park College, historic photographs and copies of the *Platte County Gazette*.

2. Ellis Library, University of Missouri, Columbia, Missouri.
3. Platte County Courthouse, Platte City, Missouri.
4. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City, Missouri Public Library is the repository for city directories, maps, atlases and county and city histories.
5. Interviews: Dr. Harold Smith, Carolyn McHenry Elwess, Lucille Douglass Howard Breen, Mark Sherwood, Parkville, Missouri. LaVerne Thomas, and Bruce Watkins, Jr., Kansas City, Missouri.
6. *Platte County Gazette* (1899-1943). Volunteers from the History Committee of Parkville gathered information from this newspaper. Specific columns included: "Forty Years Ago", "Local Happenings" and "Down Memory's Lane".

It should be noted that it was extremely difficult to document construction dates and original owners for many of the properties within the survey area due to the following reasons: no historic building, water or utility permits exist; early city directories give only telephone numbers of each individual entry and no address; and newspaper articles referring to the construction of properties give names but no addresses. In addition, many of the primary facades of the buildings located in the survey area have been drastically altered. Therefore, some properties were dated strictly through observation.

### Field Survey

1. *Photography:* At least one 5" X 7" black and white glossy photographs of each structure was made using a 35mm camera. Negatives were keyed by roll and exposure numbers. The photographs were taken by Cydney E. Millstein and Linda F. Becker in the fall of 1993 and the spring of 1994. The negatives are stored at the Frances Fishburn Archives and Special Collections, McAfee Library, Park College.
2. *Maps:* Four maps were prepared. A separate map was prepared for the survey area (excluding Park College campus) illustrating the location and orientation of each identified resource. Two maps were prepared showing potentially eligible National Register properties, both individual and districts. A base map was also prepared. Jeff Shawhan, third year architecture student at Kansas State University prepared all maps.
3. *Site visit:* At least one on-site analysis of each surveyed property was conducted in order to fully assess present condition and integrity of the property.

## Completion and Assemblage of Inventory Forms

The new *Missouri Historic Property Inventory Form*, using the new *Missouri Historic Property Inventory Form Instructions*, was prepared for each property that was surveyed. The information, which is coded, includes the street address; a description of prominent architectural features with emphasis on the primary facade; a documented or estimated date of original construction; identification of obvious alterations/additions; a designation of style or vernacular type; identification of architect and/or builder, if known; and an on-site verification and consideration of all applicable information on the form. Copies of the inventory forms will be housed at the Frances Fishburn Archives and Special Collections, McAfee Library, Park College.

## Analysis of Information

A summary history and analysis of the survey area is contained in this final report. The individual inventory forms and their accumulated data were used to relate individual buildings to the overall development of the survey area. The analysis also provides a discussion tracing the origins and evolution of identified significant property types. In conclusion, the final report has made recommendations for those properties warranting consideration for the National Register of Historic Places designation, based on National Register criterion. A copy of this final report will be made available at the Frances Fishburn Archives and Special Collections, McAfee Library, Park College.

## IV. OVERVIEW OF THE EARLY DEVELOPMENT OF THE SURVEY AREA

Parkville, Missouri, located at the southern tip of Platte County ten miles northwest of Kansas City, was originally a small settlement known as English Landing. Court records indicate that Messrs. David and Stephen English settled in the area that later became Parkville and by 1839 they had erected a log warehouse as a steamboat landing at the foot of Main Street (approximately near the present site of the historic Platte County Gazette Building or the Power Plant).<sup>1</sup>

Three years prior to the establishment of English Landing, on September 17, 1836, the Iowa, Sacs and Foxes Indian tribes had signed a treaty agreeing to relinquish all claims to their land in Platte, Buchanan, Andrew, Holt, Nodaway, and Atchison counties. The ratification of the Platte Purchase Treaty occurred on February 15, 1837; subsequently a "rush of white settlers" entered into northwestern Missouri.<sup>2</sup>

Many of the early settlers in Platte County were originally from the south---Tennessee, Kentucky and Virginia. As farmers, they recognized the potential of raising crops on the area's fertile soil and the abundance of wild

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<sup>1</sup>Platte County Gazette Centennial Edition, December 16, 1938, n.p.; Mary B. Aker, Southern Platte County Yesteryears, Today and Tomorrow. (Parkville: Parkville Business and Professional Women's Club, 1967), 1.; Platte County Centennial Fair Souvenir Book. [S. L.: S. N.], 61.

<sup>2</sup>Platte County Gazette Centennial Edition, n. p.

game. In addition, the location of English Landing on the Missouri and Platte River basin seemed appealing. Most important the White Aloe (named by the Kickapoo Indians after a white Frenchman who temporarily settled in Parkville c. 1823) and Little Platte streams promised a constant water supply.<sup>3</sup>

It appears that the English brothers' enterprise was short lived. Their holdings were purchased by November 23, 1840 by Col. George S. Park<sup>4</sup>, a Mexican War veteran who came to the area c. 1837. Park, who quickly changed the name of the town to Parkville, soon proved that he was a serious businessman and promoter. In November, 1840, Park was appointed first Postmaster of Parkville<sup>5</sup> and in 1842, along with his brother-in-law, he procured a license to open a tavern.<sup>6</sup> Two years later, on April 18, 1844, Park filed the first plat of Parkville (which included land for a college)<sup>7</sup> and after the flood of the summer of 1844, he constructed an undetermined number of stone buildings at the foot of Main Street. He also erected the thirty-room Missouri Valley Hotel, near the site of the historic railroad depot.<sup>8</sup>

Undoubtedly due in part to the ingenuity of Col. Park, the town attracted newcomers little by little.<sup>9</sup> By 1845, there were six business listed in Parkville; by 1853, according to county historian William Paxton, there were eleven. River trade also grew during this pre-Civil War period. During the 1850s, the area had become a "prosperous shipping point for slaves, hemp and tobacco...".<sup>10</sup> For Parkville, hemp was the staple harvest until the abolition of slavery put an end to its production. Tobacco, another important crop, was shipped to Kentucky via Glasgow, Missouri. A lesser-known source of trade was honey.<sup>11</sup>

The first incorporation of Parkville appears to have occurred in 1858, the same year the business district was all but destroyed by fire.<sup>12</sup> Because of the destruction to the town, a period of public improvement began where damaged buildings were rebuilt and sidewalks were laid. Unfortunately, this era of dawning prosperity came to an abrupt halt with the start of the Civil War. Recession beleaguered the town, and due to bad debts and loss of

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<sup>3</sup>Ibid.

<sup>4</sup>Platte County Centennial Fair Souvenir Book, 61.

<sup>5</sup>Ibid.

<sup>6</sup>Platte County Gazette Centennial Edition, n.p.

<sup>7</sup>Ibid.; Southern Platte County, 1.

<sup>8</sup>Platte County Centennial Fair Souvenir Book, 61; Southern Platte County, 1.

<sup>9</sup>The 1850 census of Parkville lists 309 residents.

<sup>10</sup>Platte County Centennial Fair Souvenir Book, 61.

<sup>11</sup>Platte County Gazette Centennial Edition, n.p.

<sup>12</sup>Southern Platte County, 2; Platte County Gazette Centennial Edition, n.p. The Gazette, in two separate articles, state two different dates for the fire that hit the business district of Parkville. One article in a Gazette "Forty Years Ago" column states that the fire occurred in 1853, while the Centennial edition, which appears to include reliable historical accounts, states the fire was in 1858.

leadership, Parkville lost its charter. The number of businesses in Parkville declined to only four or five and the overall population decreased.<sup>13</sup>

The war also had an adverse effect on the advent of a railroad from Parkville to Chicago. Called the Parkville and Grand River Railroad, the line was the project of Col Park. The citizens of Parkville "were so thoroughly convinced that this railroad was not another promoter's fanciful dream that in 1857 they voted a \$50,000 bond issue as their share in the erection of the railroad."<sup>14</sup> With the passing of this bond, work on grading and the securing of the right-of-way for the line began immediately. In order to hasten the implementation of the railroad, Park deeded several sections of land for that purpose. Yet lack of additional funding and the onslaught of the war halted Park's plan.<sup>15</sup>

While the county's hemp trade resumed at the end of the Civil War, Parkville was to suffer another misfortune. The Little Platte River, which originally emptied at a point not far from a mill located at the foot of West Street, drastically changed its course. When the early settlers came to Parkville, some depended on the fertile strip of land situated between the Little Platte and the Missouri Rivers known as "The Narrows". On September 24, 1875, "The Narrows" collapsed and the mouth of the Little Platte shifted approximately ten miles to the northwest. Several homes and a one-room school called Island School were lost.<sup>16</sup>

The most apparent impasse for the citizens of Parkville was the barrier formed by the Missouri River. After several attempts to connect the town directly to Wyandotte County, Kansas failed, Parkville merchants developed a cabled ferry system directly opposite historic Quindaro. Only one ferry was put into service. "It was successful for a time, but later steamboats were always becoming entangled in the cable and breaking [the line]."<sup>17</sup> The cable system was abandoned, however the ferry's were supplied with alternative means of locomotion. With the increase in steamboat travel, the ferry service discontinued by 1900.<sup>18</sup>

Certainly one of the biggest boosts for Parkville in the post-war period was the development of the Missouri Valley, the town's first railroad. Stretching from Kansas City to Parkville, this portion of the line was completed on February 27, 1869. It opened for travel on March 1. Until the Hannibal Bridge was opened on July 3, 1869, passengers on the Missouri Valley

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<sup>13</sup>Platte County Gazette Centennial Edition, n.p.

<sup>14</sup>"Parkville Wanted a Missouri River Bridge Before Civil War". Kansas City Star. 1935. Mounted Clipping file, Missouri Valley Room, Kansas City Public Library. See also Platte County Gazette, December 17, 1943, 1.

<sup>15</sup>Ibid.

<sup>16</sup>Platte County Gazette Centennial Edition, n.p.

<sup>17</sup>"Parkville Wanted a Missouri River Bridge Before Civil War", Kansas City Star, 1.

<sup>18</sup>Ibid.



had to cross the Missouri River near Kansas City by ferry.<sup>19</sup> The other boon for the town was the founding of Park College in 1875.

During the next two decades, new merchants established themselves in Parkville and the residential section of the town was extended north beyond 7th Street. The number of businesses in Parkville grew from a total of sixteen to twenty-one from 1871-1880 to thirty in the 1890s. One of the new merchants to move to Parkville was William J. Fulton, who later became one of Parkville's largest land owners. Fulton, elected Mayor in 1896, developed North Park Addition. Larger than the lots of Park's original plat, the lots of North Park Addition measured 50 by 150 feet, allowing for the erection of more substantial residences.

In April, 1888, Parkville was rechartered and incorporated as a city.<sup>20</sup> The ordinances were patterned after the charter of 1858 which included "no gambling, no stock allowed in the streets, no driving faster than a trot, no swimming in the river within thirty feet of the city limits."<sup>21</sup> Trains were not to exceed four miles an hour through town and provisions were made for a wharfmaster and a lamplighter.<sup>22</sup> By 1900, the population of Parkville climbed to 931.<sup>23</sup>

After the turn-of-the century, Parkville encountered three events that furthered the development and general condition of the city. First, a telephone exchange was installed. Organized in 1903 and chartered by G. W. Johnston, C. P. Breen, S. S. Aker, and a host of other businessmen, this line "served lower Platte County at rates of \$1.00 per month for party lines, \$1.50 for private lines and \$2.00 for business phones."<sup>24</sup> Second, a sewer system was implemented.<sup>25</sup> In addition, the east side of Main Street from 7th to 12th Street was graded in 1910. This public improvement allowed for the construction of new homes in the area.<sup>26</sup>

Parkville saw numerous other public improvement projects, including paving and sidewalk construction in both the business and residential districts, during the 1920s and 1930s. The most significant undertaking during the 1920s was undoubtedly the grading and paving of the "Parkville to Kansas City Road." This project, which began in May, 1923, was completed on December 18, 1924.<sup>27</sup> Improvements in public transportation also occurred during this era. The Parkville Train depot, with railines owned by the Chicago

<sup>19</sup>Donald D. Parker, "Down Memory's Lane". Platte County Gazette, December 24, 1943, 1.

<sup>20</sup>Platte County Centennial Fair Souvenir Book, 61.

<sup>21</sup>Southern Platte County, 6.

<sup>22</sup>Ibid.

<sup>23</sup>Governmental Research Bureau. Land Use Survey for the City of Parkville, Missouri. (Parkville: Park College, 1956), 7.

<sup>24</sup>Southern Platte County, 7.

<sup>25</sup>Platte County Gazette, September 11, 1902, 1.

<sup>26</sup>Platte County Gazette, June 30, 1910, 1.

<sup>27</sup>Platte County Gazette, May 3, 1923, 1; December 18, 1924, 1. This roadway is now Highway 9.

Burlington & Quincy Railroad, was remodeled in 1923. In 1935, a bridge connecting Parkville with Wyandotte County, Kansas via Highway 45 was opened. Organized by the Regional Bridge Company, this link provided Kansas City, Kansas, "particularly the livestock and packing industries, with a more direct trade outlet into northern Missouri."<sup>28</sup>

### African-American Community of Parkville

After the Civil War many African-Americans living near Parkville moved into town where they resided scattered among the white population. Many of these African-American residents were hired by Park College to grade the new campus, care for the orchards, cut trees, tend the nursery, haul coal, etc. Among these employees were: Steve Carter, Spencer Cave and Dick Rogers.<sup>29</sup>

An early staunch supporter of the African-American community in Parkville was John A. McAfee, the first president of Park College. McAfee was close friends with Father Blatchley, who had built an institution in Quindaro for "the higher education of Negroes".<sup>30</sup> Through this friendship McAfee took a great interest in the African-American population in Parkville, proposing overall development plans for this ethnic community which included a school and academy. An early desire of McAfee was "one day to have a Negro annex to the college, located so near that members of the faculty and managerial force could function for both the racial groups."<sup>31</sup> This annex section, located on the hillside and in the valley in the northwestern part of town still remains today occupied by the African-American population.

With the untimely death of McAfee in 1890, this project was postponed until his son, Howard Bailey McAfee, during the first decade of the twentieth century renewed the project. The project gained a renewed impetus when H. B. McAfee made plans for the building of an African-American church and offered to relocate houses to the surrounding area, c. 1902. This activity generated the construction of new houses and by c. 1905 there was a general migration of African-Americans from all parts of Parkville into the valley west of Main Street (the annex). Families moved from the upper floors of stores located in the business district, from residences on upper East and Main Streets, and from hillsides and roads leading toward the Park College dairy. The strongest motive for this move was "the desire to have a compact [colored] community where all could be near their own church and public school."<sup>32</sup>

The first school to be built for the African-American community was a one room schoolhouse located at 31 West 8th street, constructed in 1885.

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<sup>28</sup>"Parkville Wanted a Missouri River Bridge Before Civil War". Kansas City Star, 1935. Mounted Clipping File, Missouri Valley Room, Kansas City Public Library.

<sup>29</sup>John L. Meyers. "Your Day & Mine." Bulletin of Park College, January 1926, 56.

<sup>30</sup>Joseph Ernest McAfee. College Pioneering. (Kansas City: Alumni Parkana Committee, 1938), 202-203.

<sup>31</sup>Ibid., 204. McAfee acquired plats of land in this section when they became available. The land was under the title of the Board of Trustees.

<sup>32</sup>Donald D. Parker. "Down Memory Lane." Platte County Gazette, December 31, 1943, 1.



During the 1890s there were as many as eighty-one students attending the school. Prior to the construction of this building, classes for the area's African American children were held in the basement of the Park Hotel. These classes were instituted by President J. A. McAfee shortly after his arrival in 1875. At an unknown date until 1885 classes were held in Bergen Hall. In 1902-1903<sup>33</sup> a second school, built close to the church, served the African- American community through 1959.

Also of major importance to the African-American community of Parkville was finding a location that religious services could be held until a permanent building for that purpose could be constructed. It appears that the original services for the congregation of the Colored Methodist Episcopal (CME) church were held in the basement of the old Park Hotel, and later at Bergen Hall on East Street. The next location of the CME church was in a frame building that was sited where the Breen Apartments now stand at 1000 Main Street. This religious property was demolished in 1901. Construction on the present church (the Washington Chapel Colored Methodist Episcopal Church) began one year later, in 1902, and was completed in 1907. (Listed on the National Register of Historic Places)

In 1906 there were 204 African-Americans residing in Parkville, ninety-five of whom were over twenty-one years of age. By 1938, the number of African-Americans living in the city dropped to seventy. It has been stated that the exodus of this ethnic group toward larger cities such as Kansas City, Leavenworth and Chicago began in the early 1900s.<sup>34</sup>

### Early Historical Overview of Park College

With the founding of Park College on March 30, 1875, Colonel Park realized the "fulfillment of a life-long ambition---the establishment of a school of higher learning where worthy young men and women could achieve a college education at a minimum cost."<sup>35</sup> Park College was founded through the joint efforts of Dr. John A. McAfee, Colonel Park and Rev. Elisha B. Sherwood. The college was founded on the belief that "the scholastic features of education are accompanied by industrial work in the physical plan of the institution."<sup>36</sup> The Board of Trustees was formed in 1878 and the college was formally incorporated in 1879.

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<sup>33</sup>It was announced in the Platte County Gazette that "the time for receiving bids for the building of a new school house for colored pupils at Parkville will be extended to Saturday evening, July 12th [1902]." Then in a subsequent article, the Gazette stated that "The teachers and pupils of Banneker Public School gave a concert Thanksgiving evening for the purpose of raising money to purchase seats for the colored school."

<sup>34</sup>Ibid.

<sup>35</sup>Platte County Gazette, December 16, 1938.

<sup>36</sup>"Adventurer and Pioneer, George Park Led in the Founding of Two Colleges." Kansas City Times, February 23, 1953, n.p.

There were no formal plans for campus development under the first Park College administration.<sup>37</sup> Whatever buildings were available at the time were used. The first building utilized by the college was originally designed as a hotel. Donated by Colonel Park, this facility was used as both a dormitory and classrooms and was used as the principal building of the college for many years. A stone commercial structure located in the business section of the village was also used.

The earliest buildings that were actually constructed by the college were frame buildings, except for Nickel Home. They were built with haste, simply constructed to keep ahead of the demand.<sup>38</sup> Some were built on the area of the present campus while others were constructed in the village. According to author Joseph Ernest McAfee, "their location was determined by the chance that the particular plot of land selected was at the time owned by the college or might be readily acquired."<sup>39</sup>

The first actual plans for development and expansion of Park College came under the guidance of superintendent and business manager, Howard B. McAfee. As business manager, McAfee was in charge of the work department and the construction of buildings.<sup>40</sup> The new college buildings erected during his supervision were more permanent in construction and sophisticated in design. When Mackay Hall (begun in 1886) was completed in 1893 "the board of trustees, faculty, and student body felt a new era had dawned."<sup>41</sup> The erection of permanent buildings was soon to follow: Scott Observatory, Alumni Building I, Eleanor Chesnut Hall, Sunset Hall, Woodward Hall, Waverly Hospital, Carnegie Library (first section) were all constructed of native stone and erected by student labor.<sup>42</sup> (See Appendix III for early maps of Park College).

From 1886 to 1910 C. P. Breen was superintendent of construction for Park College. During that time, he directed the construction of the major buildings (on and off campus) in addition to numerous auxiliary structures on campus.<sup>43</sup> Only seven of the major buildings are extant.

A new campus plan, developed by nationally-known Kansas City landscape architects Hare and Hare during the presidency of Dr. Hawley (1915-1937), was implemented in the 1920s. Two important building projects, which occurred during 1926-1928, were the construction of Herr House and the Thompson Commons. With the completion of these two buildings, two distinct

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<sup>37</sup>John A. McAfee was the first president of Park College. He was president from 1875 until his untimely death in 1890.

<sup>38</sup>Joseph Ernest McAfee. A Mid-West Adventure In Education. (Kansas City, Missouri: Alumni Parkana Committee, 1937), 101.

<sup>39</sup>Ibid.

<sup>40</sup>Ibid., 46.

<sup>41</sup>"Your Day & Mine", 56.

<sup>42</sup>Ibid.

<sup>43</sup>C. P. Breen File. Manuscript Collection. Fishburn Archives, McAfee Library. Park College, Parkville, Missouri. The major buildings include: Mackay Hall, McCormick Chapel, Alumni I, Waverly Hospital, Library, Sunset, Scott, Snyder, Nickel, Observatory, Chestnut, Woodward II, Labor hall, the Heating Plant and Water Plant.

campuses were formed. The east campus was then occupied by the women, while the men occupied the west.<sup>44</sup> The new plan was more compact, providing close access to classrooms and scholastic activities. Strengthening this emphasis on education, the President's home was built in a location on the central axis of the campus. According to author J. E. McAfee, the new plan "having the institution's main entrance on the scholastic front, the work feature and its laboratory are relegated to the back door."<sup>45</sup>

Presently there are two buildings on the campus of Park College that are listed on the National Register of Historic Places, Mackay Hall and the Charles Smith Scott Memorial Observatory.

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<sup>44</sup>The Narva 1926, n.p.

<sup>45</sup>A Mid-West Adventure, 107.

## V. BUILDING STOCK

### Overview of Building Stock

The building stock inventoried in this survey included both those properties constructed through 1943 (historic, within the terms of the National Register of Historic Places) and those properties built after 1943 (considered non-contributing unless of particular architectural significance). With regard to the historic structures, a brief discussion of the breakdown of styles and periods of construction of each building type in the identified residential sections in addition to those commercial buildings located in the Central Business District of Parkville follows.

### Central Business District

#### Pre-1880

The earliest extant commercial buildings identified in this survey area appear to be 103 and 112 Main Street. Originally built in rough-cut stone, the single-entry vernacular type building located at 103 Main (built c. 1853) Street has been substantially altered and its original integrity has been lost.

#### Individual Building(s) of Note:

**112 Main Street.** Architect/Builder unknown. This two-story brick commercial building appears to have been constructed c. 1850 for Jouchin Busch who operated a bakery and candy store from this location. In 1906, the storefront was remodeled; cast-iron lintel and piers, large display windows with transom were added and the second story fenestration was modified. Although these changes have occurred, the modifications are historic, giving the building a sense of time and place.

#### 1880-1890

Eight commercial buildings that were surveyed appear to have been constructed during this time period, representing the largest group of commercial properties. While some of their original decorative cornices remain, all of these properties have had major modifications to their primary facades; consequently the original integrity of these commercial buildings has been altered. Although these changes to the properties have made it difficult to determine their exact original architectural style or vernacular type, it appears that the representative design expression is utilitarian. All buildings are representative of either the single, corner, or multiple entry with display window vernacular type.

#### Individual Building(s) of Note:

**1 Main Street.** Architect/Builder unknown. This brick one-story building originally housed the Platte County Gazette which began in 1885 by J. P. Tucker. Its ornamental cornice features carved bracketing and a decorative parapet with consols. The brick unit to the south was



added after 1948. Due to a recent modification to the storefront, the building no longer retains its original integrity of design.

#### 1890-1895

Four commercial buildings that were identified in this survey appear to have been constructed during this time period. Like those properties constructed in the preceding decade, these commercial buildings are also utilitarian in type. Modified from their original design they, too, are representative of either the single, corner or multiple entry with display window vernacular type. The one building that has retained its original integrity is 7 Main Street, built c. 1890-1895.

#### Individual Building(s) of Note:

**7 Main Street.** Architect/Builder unknown. Constructed c. 1890-1895, this single entry (with display windows) vernacular type brick building remains one of the most intact commercial properties despite its storefront modifications. Second-story segmental fenestration and brick corbeling remain in good condition.

#### 1901-1909

Only two properties dating from this period were identified in the survey area: a corner entrance vernacular type built in 1901 and a multiple entry vernacular type built in 1909. The 1901 structure has lost its original integrity due to drastic alterations to its main facade.

#### Individual Building(s) of Note

**16 Main Street.** Breen Bros., by attribution. (1928 remodeling). Originally known as the Samuels Building, this two-story buff brick building was constructed in 1901. In 1927, this building was slated to be razed, but this plan was never implemented. Instead, in 1928, the brick veneer was added. One of the first occupants was Etta Hobbs Dry Goods. The U. S. Postal Office moved to this location at a later date.

#### 1917-1920

Only two properties from this period of construction were identified. Both properties are single story brick; one features multiple entry with display windows while the other is an industrial vernacular building.

#### Individual Building(s) of Note

**2 Main Street.** C. P. Breen, builder. This building was constructed in 1917-1918 as the Park College Power Plant. At the time of construction, this facility generated heat and electricity for both the city of Parkville and the college. The generous gift of Mr. and Mrs. Leo Lawrence made the construction of this brick facility possible.

1926-1928

There are three commercial buildings that have been identified in this survey area from this time period. Built c. 1926-27 (2 Mill Street and 10 Main Street) and 1927-1928 (14 Main Street), all three properties have been altered from the original vernacular type design.

1930-1940

Only two vernacular type commercial buildings from this period were identified: 201-203 and 213 Main Street. Both buildings have been modified from the original design.

**Residential**Pre-1880

There are seven surveyed residential buildings that appear to have been constructed prior to 1880. Of these, two are constructed in brick, one in stone and the remainder are covered with asbestos siding. The following vernacular property types are represented: I-House, Central Passage-Single Pile, Saddlebag, Saltbox and Double Pen.

Individual Buildings of Note

**204 Main Street.** Architect/Builder unknown. This I-House vernacular type residence appears to have been constructed c. 1870-1879 quite possibly for W. H. Luthy. Although rear additions have been added and the structure is covered with asbestos siding, it still retains much of its original design elements. However, eligibility cannot be determined due to the alterations. The most notable feature is the shed roof porch with turned supports and incised Eastlake trim.

**304 Main Street.** Architect/Builder unknown. It appears that this Double Pen vernacular type residence was constructed c. 1860. The original portion of the residence is brick. Subsequent to a c. 1903 fire, the south addition was constructed. Although alterations have occurred this is the only example of this particular vernacular type identified in the survey.

**400 Main Street.** Architect/Builder unknown. Thad Ashby, builder, 1887 addition. Constructed c. 1860, this Saltbox type residence displays Greek Revival features. An early resident, and possibly the original owner was Fritz Kahm and family. Kahm came to Parkville in 1855 and in 1860 built a business house (specializing in boot and shoes) and shortly thereafter built a home.

**706 Main Street.** Architect/Builder unknown. Built c. 1858-1861, this Central Passage-Single Pile type residence is perhaps the earliest extant residential building in the survey. It was the home of Dr. Benjamin Moore, an early physician. The residence has been recently renovated after a fire that occurred in 1993.

**7700 Highway 9.** Architect/builder unknown. This I-House type residence appears to have been constructed c. 1860 and was part of the



McCormick Bottom Farm and later purchased by Park College. Constructed in stone, this residence retains a high degree of integrity.

**10 W. Fifth Street.** Architect/builder unknown. It appears that this Saddlebag vernacular type residence was constructed c. 1870. This residence is the sole example of this vernacular type identified in the survey. Once the artificial siding is removed eligibility can be determined.

### 1880-1890

The extant residential structures built during this time period include eighteen buildings. The majority of the residences are two-stories and are of frame construction. Although most of the residences have been altered, especially with asbestos siding, the majority still retain, to a greater or lesser degree, their original integrity. Architectural genres represented in this group include: Queen Anne, Composite, Central Passage-Single Pile, Central Passage-Double Pile, I-House, Gabled Ell, and Crossplan. Two residences are defined as undetermined vernacular.

The builders Thad Ashby and C. P. Breen, as well as W. J. Fulton, developer, and William F. Schrage, architect, have been identified with several of the residences from this time period. Also, original owners and/or residents of many of the surveyed residences from this time period were prominent citizens involved in the early political, commercial and social life of the city.

### Individual Buildings of Note

**600 East Street.** C. P. Breen, builder; Park College students. Known as Gillette Cottage No. 2, this residence was built in 1889 by students from Park College under the supervision of C. P. Breen. The first occupant was Rev. Lapsley A. McAfee. Money for the construction of this residence and two other "cottages" bearing the name Gillette came from Solomon L. Gillette, N. Y. This is the only extant "cottage". Executed in the Queen Anne style, this residence has been renovated and retains a high degree of integrity.

**306 Main Street.** Architect/Builder unknown. Built for W. J. Fulton, an early landowner in Parkville, this residence has been drastically altered including the removal of a wrap-around porch and the addition of artificial siding. Sometime after 1921, it became the Nash hotel. The integrity of this structure has been lost.

**504 Main Street.** H. B. McAfee, contractor. The construction of this residence was begun in 1885 and completed in 1887. The original resident was J. E. Threlkeld, an early businessman in Parkville. A subsequent owner, John Bueneman, was both an early businessman and former Postmaster in Parkville. Eligibility cannot be determined due to artificial siding and alterations.

**700 Main Street.** Thad Ashby, builder. This residence was built by and for Ashby in 1885. Modifications have occurred to this Composite

vernacular type residence. Eligibility cannot be determined at this time due to alterations and artificial siding.

**800 Main Street.** William F. Schrage, architect (Kansas City). This Composite vernacular type residence was designed in 1888 by the Kansas City architect William F. Schrage for S. H. Graden. Unfortunately, the structure has been covered with asbestos siding and therefore eligibility cannot be determined at this time.

**900 Main Street.** C. P. Breen, builder. Originally erected as the residence for Park College President, L. M. McAfee, this building was constructed in 1889 by C. P. Breen. At the time of its construction, C. P. Breen was general superintendent of construction for Park College. In 1913, it was converted to a woman's dormitory and called Sunset House. With the infill of the porch, the original integrity has been lost.

**1328 Main Street.** Architect/Builder unknown. Constructed in 1888-1889 for Judge Art J. Hamilton, this Composite vernacular type residence was one of the earliest constructed in the North Park Addition. Although covered with siding, it still retains much of its design elements.

**1340 Main Street.** Architect/Builder unknown. Once called "La Cima", it appears that this residence was constructed c. 1885-1890. An early occupant (possibly the original) of this structure was Wilma Brown and family. This eclectic-style residence features a Mansard roof, shed dormers, and semi-hexagonal two-story bay. The original polygonal roof of the projecting bay is extinct.

**1003 West Street.** Steve Carter, builder. It appears that this Gabled-Ell vernacular type residence was constructed c. 1880-1890. It is significant as possibly one of the earliest extant residences in the African-American community of Parkville, as well as being constructed by Steve Carter, an African American builder.

**6 W. Third Street.** Thad Ashby, builder. This Composite vernacular type residence was constructed in 1887 for C. S. Ringo. According to a newspaper account at the time of its construction, this residence was considered to be "one of the finest in the city." Unfortunately, because of the modifications to the original porch and the addition of siding on the secondary facades, the integrity of the home has been jeopardized.

**10 W. Third Street.** Thad Ashby, Builder, by attribution. Originally constructed in 1886 for George Johnson, this Composite vernacular type residence is similar in design and feel to the residence to the east (6 West Third Street) also designed by Ashby. Modifications have been made, including the addition of asbestos siding and the a large sleeping porch (in 1922).

**9 and 11 W. Fifth Street.** William F. Schrage, architect (Kansas City). It appears that these two buildings were constructed in 1889, 1889-1890, respectively, for W. J. Fulton as the "Fulton Flats". Nearly identical in design, these two structures were subsequently used as

Douglass Hall, a dormitory (11 W. Fifth Street) and the R. R. Field residence (9 W. Fifth Street). These buildings have been covered with artificial siding.

### 1890-1900

There are twenty-seven residential structures identified that appear to date from this time period. The majority are two-story and are of frame construction. The largest vernacular type represented is the Gabled Ell with nine examples. Other vernacular types identified include: Shotgun, Pyramid Square, Open Gable, Crossplan, Composite, and I-House. Two residences have been so substantially altered that they are defined as undetermined vernacular. In addition, one property was altered in 1929, which changed the original design to a Craftsman Bungalow. Nine properties were constructed along East Street and eight properties were constructed on Main Street north of Sixth Street (several in the North Park Addition).

### Individual Buildings of Note

**605 East Street.** Architect/Builder unknown. This brick Crossplan vernacular type residence appears to have been constructed c. 1890-1900. This is the sole example of this vernacular type executed in brick in the survey. An outstanding art glass window is located in the bay of the south facade. Much of the original integrity of this structure has been retained.

**706 East Street.** Park College student labor. This Pyramid Square type residence was constructed in 1893 and called the "Allen Cottage." Mrs. Mary C. Allen, Oswego, N.Y., donated \$1,000 to the Mary C. Allen Scholarship fund. It was proposed at that time to build the "Allen Cottage." Additional money was added to the fund and the construction of the cottage began in the summer of 1893. The first occupant of this residence was Professor Charles F. Winchell. The original roof shape has been altered and the wrap-around porch has been removed, thus altering the original integrity.

**802 East Street.** Park College student labor. Constructed in 1894 as the "Duncan Cottage", this Gabled Ell type residence was first occupied by Professor A. M. Mattoon. Although covered with vinyl siding much of the original fenestration has been retained; its significance cannot be determined until the siding has been removed.

**101 N. W. Elm Street.** Steve Carter, builder. This Crossplan vernacular type house appears to have been constructed c. 1895. It is significant as a residence constructed for the early African American community of Parkville.

**404 Main Street.** Architect/Builder unknown. Executed in the Composite vernacular type, this residence appears to have been constructed c. 1895-1900. Early occupants (possibly the first) of this residence were the Towne family. A wrap-around porch has been removed from the main facade and artificial siding has been added.

**604 Main Street and 9 W. Seventh Street.** Architect/Builder unknown. These two Gabled Ell vernacular type residences appear to have been constructed c. 1895-1900 and 1890-1900, respectively, and retain not only much of their original design but also their original material.

**606 Main Street.** Architect/Builder unknown. Constructed in 1891 for Dr. J. W. Ringo, this Crossplan vernacular type residence retains its original design. The semi-hexagonal central bay and Classically-inspired columns adds to the unique design of this house. The original integrity of this home, however, has been jeopardized due to the alteration of the porch foundation.

**801 Main Street.** Park College Student labor. In 1892, Mrs. S. J. Morrison left the site on which this house was built to Park College. Her estate was "supplemented by \$200.00 and student labor." This Crossplan vernacular type residence, known as the "Morrison Cottage", was built c. 1892-1894. It was originally occupied by Dr. Arthur Wolfe. Over the years alterations have occurred including the oriel windows, Palladian type fenestration and shed ridge roof; thus the original integrity of the home has been modified.

**804 Main Street.** C. P. Breen, builder. Constructed in 1894 for and by C. P. Breen, this residence was substantially altered in 1929. The alterations have changed the style of the residence to a Craftsman Bungalow. A stone tablet in the retaining wall in front of the residence reads "C. P. Breen 1894."

**1301 Main Street.** Architect/Builder unknown. This Crossplan vernacular type residence with Queen Anne detailing appears to have been constructed c. 1895-1900. The structure is in good condition and retains much of its original integrity.

**1338 Main Street.** Architect/Builder unknown. It appears that this modified Gabled-Ell vernacular type residence was constructed c. 1895-1900. It features a Classically-inspired column porch. This residence is well maintained and retains a high degree of integrity.

**10 W. Fourth Street.** Architect/Builder, unknown. This Composite vernacular type residence with Queen Anne overtones appears to have been constructed c. 1899. An early occupant was Professor Lawrence. This residence and the residence at 12 W. Fourth Street are similar in design and feeling and could possibly have been designed or built by the same person. Both retain a high degree of integrity.

**12 W. Fourth Street.** Architect/Builder unknown. Similar in design and feel to 10 W. Fourth Street, it appears that this residence was constructed c. 1899. The original occupants appears to be the Campbell sisters. This residence is a representative example of the Composite vernacular type with Queen Anne influence. It is well maintained and retains a high degree of integrity.



## 1900-1910

There are forty-nine residential buildings and one educational facility that were identified from this period of construction. The vast majority (47) of these buildings are of wood frame construction, while two appear to be of load bearing stone. Almost without exception, these homes were designed in a wide variety of vernacular types including the American Four Square, Shotgun, Gabled Ell, Crossplan, Pyramid Square, Composite and Open Gable. Only one high style, the Queen Anne, is represented. There are also five homes that are identified as undetermined vernacular. The one educational facility is based on the Central Hall vernacular type. Stevenson Bros., R. B. Elliott, C. P. Breen and Burt Yerrington are local contractors that were associated with the construction of several of these buildings.

### Buildings of Note

#### **Southwest corner of Bell and Hamilton Roads.**

Architect/Builder unknown. One of the most prominent residences in the survey area, this American Four Square style home, constructed c. 1910, displays a sophisticated craftsmanship in its stonework and has also retained a high degree of its original integrity. The original occupants were purportedly the Cribbs family.

**302 East Street, 304 East Street and 1310 Main Street.** Stevenson Bros., builders. Constructed 1909, 1909, and c. 1905-1910, respectively, these three Open Gable vernacular type residences are nearly identical in design. All feature a bell-cast roof with paired sash-type windows in the gable end. Both 302 and 304 East Street have been altered.

**702 East Street.** Architect/builder known. Built in 1901 for Professor T. G. Burt, this residence is an example of the Composite vernacular type. The original design has been somewhat altered due to a fire (date unknown).

**300 and 500 Main Street.** Listrom and Brown and Burt Yerrington, builders, respectively. Built 1906 and c. 1906-1914, respectively. Both of these 2 1/2 story brick homes were designed in the American Four Square style. The home located at 500 Main Street was built by Yerrington for his family, while the home at 300 Main Street was originally occupied by Dr. J. Underwood, a community physician and owner of Park Pharmacy. Both residences retain a high degree of integrity and remain in excellent condition.

**407, 601 and 603 Main Street.** Architect/Builder unknown. All three residences, built in the American Four Square, were originally identical or nearly identical in design. A distinguishing feature of these homes include prominent imbricated pedimented cross gables. The original porches of 407 and 601 Main Street, with their pedimented roof and Classically inspired columns, remain relatively intact.

**505 and 507 Main Street.** Burt Yerrington, builder. Also designed in the American Four Square, these two residences are similar in form,

style and massing. An early occupant of 505 Main Street was Herb Busch, while the original occupant of 507 Main Street, built c. 1906, was purportedly George Borden.

**707 Main Street.** Tom Breen, builder. This Pyramid Square vernacular type residence was constructed in 1903 by Tom Breen. It features a widow's walk and two porches with turned posts and plain frieze. This building has been covered with artificial siding and therefore eligibility cannot be determined at this time.

**1102 Main Street.** R. B. Elliott, builder (attribution). It appears that this home, built for the R. B. Elliott family, was constructed c. 1910. The original eight-over-eight fenestration, terra-cotta roof cresting and prominent hipped dormers of this American Four Square home are notable features. Elliott, owner of a local lumber and hardware business, was Chairman of the Board of Trustees of Park College and Mayor of Parkville. The home remains in good condition and the original integrity is intact.

**1202 Main Street.** C. P. Breen, builder. Another good example of the American Four Square, this 2 1/2 story stone residence was constructed in 1900 by C. P. Breen. The original occupant was Dr. R. V. Magers, a faculty member of Park College.

**1312 Main Street.** E. B. Stevenson, builder, by attribution. Stevenson began construction of this residence in August 1906. Executed in the Crossplan vernacular type, this residence features a prominent bell-cast dormer on the main facade.

**1320 Main Street.** Architect/Builder unknown. It appears that this prominent 2 1/2 story American Four Square style home was constructed c. 1903-1910. A most notable feature is the massive wrap-around porch and porte-cochere with Classically-inspired wooden columns. The original occupant appears to be Harry Hamilton. This residence retains a high degree of integrity.

**1334 Main Street.** Architect/Builder unknown. This Composite vernacular type residence appears to have been constructed c. 1900-1905. Features displayed are Classically-inspired porch columns, polygonal bay and leaded glass window. This residence retains a high degree of integrity of original design and workmanship.

**200 Summers Street.** R. B. Elliott, builder. This Queen Anne style residence appears to have been constructed c. 1900-1905. Outstanding features of this residence include a wrap-around porch with turned porch supports and carved bracket, imbrication in gable ends, polygonal project bays and Palladian-type window motif in gable end. An early verifiable occupant was Professor Wells. The residence has retained its historic integrity.

**206 Summers Street.** Architect/Builder unknown. Constructed in 1902 for Professor and Mrs. Cook, this Queen Anne style Composite type cottage has been altered due to the removal of the front porch and the



addition of several units. Notable features include imbrication in gable end and carved cross bracing.

**6 W. Fifth Street.** Burt Yerrington, builder, by attribution. This Gambrel Front vernacular type residence appears to have been constructed c. 1908. It is similar in design to the residence to the north that was constructed by Burt Yerrington in 1908. Notable features included gambrel roof, imbrication in gabled end, turned porch supports with incised brackets and shed dormers. This building retains a high degree of integrity.

**7 W. Fifth Street.** C. E. Benham, builder. Constructed in 1902 for C. E. Benham, brother of Dr. Benham, this Open Gable type residence retains its original design.

**12 W. Seventh Street.** Architect/Builder unknown. Perhaps one of the most massive homes located just north of the central business district of Parkville, this home appears to have been constructed c. 1900-1907. Designed in the American Four Square, this home resembles many of the other homes in Parkville designed in that architectural expression. One of the early occupants appears to be Dr. Findlay who began teaching at Park college in 1892.

**105 W. 12th Street.** Architect/Builder unknown. The first verifiable occupant was Mrs. Hughes, the grandmother of Bruce R. Watkins. This was also the birthplace of Watkins. Watkins, a Kansas City councilman, was the co-founder of Freedom Inc., the largest black political organization in Kansas City. Drastically altered from the original, it appears that this vernacular type home was built c. 1900-1910.

### 1910-1920

There are five residential buildings that were identified in this survey from this period of construction. All are of wood frame construction. Two of the homes are designed in the Craftsman style and retain a high degree of integrity, while one of the homes is built in the Open Gable vernacular tradition. Two are classified as undetermined vernacular.

### Individual Buildings of Note

**806 East Street.** Architect/Builder unknown. Built c. 1910-1915, this 1 1/2 story Craftsman bungalow retains a high degree of its original integrity. Beginning in the 1920s, Dean Walter Sanders resided at this location.

**812 East Street.** Park College labor, by attribution. Built c. 1913-1914, this Open Gable vernacular-type residence was the home of Prof. Matt Wilson, head of the philosophy department at Park College.

**816 East Street.** Architect/Builder unknown. Similar in design to 806 East Street, this 1 1/2 story Craftsman style home was constructed c. 1915-1920. Notable features include prominent wood knee-bracing,

original eight-over-one fenestration, wide eaves and contrasting exterior materials. State Representative William Fickle was an early occupant of this home.

**806 West Street.** Architect/Builder unknown. Built c. 1915-1920, this residence is located in a residential section of Parkville that was originally predominantly African American. An early occupant was Lucy Bailey.

### 1920-1930

A total of eleven wood frame homes were identified from this period of construction. The largest percentage of residences were built in the Bungalow style; other architectural genres represented in this group include: American Four Square, Classical Revival, Central Passage-Single Pile and Open Gable. Only one residence was defined as an undetermined vernacular. While some of these buildings have been modified over the years, approximately 50% still retain original design elements and remain in good condition. 829, 1317, and 1326 Main Street retain much of their original integrity.

### Individual Buildings of Note

**5818 Bell Street.** Architect/Builder unknown. Built c. 1925-1930, this home was, quite possibly, originally occupied by the Ducret family who also maintained a farm on this site. Although the large Classically-inspired portico is a modern addition, the residence still retains elements of its historic design.

**805 Main Street.** Breen Brothers Construction Company. A good example of the Craftsman style, this home was constructed c. 1929. The first verifiable occupant was Floyd Lesley. The exterior has been covered with artificial siding and the original porch has been enclosed.

**829 Main Street.** Breen Brothers Construction Company. Constructed in 1929 for Edward Breen and family, this Craftsman style bungalow, with its battered porch piers and deep full-width porch, remains in good condition.

**1317 Main Street.** Architect/Builder unknown. This well-proportioned American Four Square residence was constructed in 1923 for the N. E. Gresham family.

**1326 Main Street.** Architect/Builder unknown. Built in 1922 for T. F. Broadhurst, this Craftsman style home is quite possibly the best example of this architectural genre in Parkville. Its deep full-width porch, exaggerated piers, contrasting exterior materials, carved wood brackets all recall the Craftsman period. The home is in excellent condition and its original integrity remains intact.

### 1930-1940

There are twelve residences that have been identified in this survey area from this period, including one multi-family apartment. Four of the homes are designed in the Colonial Revival style. The remainder of styles and vernacular types represented include: Bungaloid, Crossplan, Minimal Traditional and one undetermined vernacular. The majority of these properties have suffered loss of integrity because of alterations. In addition, many of the homes have had vinyl siding added to their exteriors.

#### Individual Buildings of Note

**1104 Main Street.** Hardy and Schumacher, architects, Kansas City. Built in 1937 for Dr. and Mrs. Frederick Hawley after his retirement as president of Park College. The prominent two-story full-width porch is a modern addition.

**1206 Main Street.** Architect/Builder unknown. This Colonial Style home, built in 1937, was originally occupied by Dr. and Mrs. Adams. Similar to the home at 1004 Main Street, this residence quite possibly was constructed by Harry L. Wagner. Siding has been added to the exterior.

**7 W. 8th Street.** Architect/Builder unknown. This home, designed in the Minimal Traditional, was constructed c. 1935-1937. It is the only Minimal Traditional style home in Parkville constructed of brick and remains in good condition.

### 1940-1943

A total of eight homes, all wood frame structures, were identified from this construction era. Six of these residences, pyramid square and modest in size and design, were either documented as constructed by local contractor Claude Box or attributed to his work. All appear in relatively good condition and retain their original integrity of design. The remaining two homes, one of which was rebuilt after a fire, incorporate brick into the exterior design.

#### Individual Buildings of Note

**820, 822, 824, 826, 828 East Street and 703 Main Street.** Claude Box, builder; some by attribution. These six pyramid square homes, all constructed in 1941, are representative of Box's work in Parkville. These homes remain in good condition and their integrity remains intact.

### Post-1943

There are nineteen structures identified in the survey area that were constructed after the 1943 cut-off period. While these structures are technically non-contributing, there are a few residences worth noting. Although not architecturally important, they are significant

for their association with African-American history. These properties include the wood frame, pyramid square homes located at 26 and 32 W. 8th Street. Both of these modest residences were constructed by Herman Sears, an African American builder from Parkville.

There are also six residences that were difficult to date because alterations obscured historic design elements or there was scant information regarding their original date of construction. Five of these homes did not appear in the 1926 edition of the Sanborn Map, but they were illustrated in the 1948 version. The remaining home appears in the 1926 map, but due to the extent of modifications to the exterior, it is difficult to determine its approximate date of construction. All of these homes are of frame construction and modest design.

## **Educational**

Three educational properties located within the survey boundaries were identified. Two Benjamin Banneker Schools were built for the African American community. Parkville Public School (1924, 1932), constructed in the Tudor Revival style, was originally designed by prominent Kansas City architect Charles A. Smith. This building is the only example of that historic architectural idiom in Parkville.

### **Buildings of Note**

**1201 Main Street.** Charles A. Smith, architect, 1924 portion. This building was originally built as the Parkville Public School. In 1925, a junior high was included in the school, augmenting Park College Academy. A high-school was added in 1929. Although alterations have been made, this building may be significant for its important role in education.

**31 West 8th Street.** Architect/Builder unknown. Constructed in 1885 as a one-room schoolhouse, this building is significant as the first school building in Parkville constructed solely for the education of African-American children. Originally called the Benjamin Banneker School the building was remodeled into a residence in 1921.

**1028 West Street.** Architect/builder unknown. This was the second Benjamin Banneker school to be constructed exclusively for African-American students. Constructed 1902-1903, it remained a school through 1959. The building has been renovated and presently is used as a residence.

## **Other**

There are three properties that were surveyed that were used for purposes other than residential or are not located within the central business district of Parkville. These include one commercial property (built 1941), one church (constructed in 1896) and one building that was originally used as a train station.



### Individual Building(s) of Note

**8701 Riverpark Drive.** Architect/Builder unknown. This facility is the sole building associated with transportation that was identified in the survey area. Plans for the The Parkville Railroad Station began in 1889 and the one-story building was completed in December of that year. In 1926, the building was remodeled; at that time, the exterior was covered with stucco.

### **Surveyed Properties of the Park College Campus**

Twelve properties were inventoried on the Park College Campus. The two earliest buildings surveyed on the campus were Park House (a portion constructed in c.1837) and Root House, c. 1895. The original **Park House** was constructed c. 1837 by Colonel George S. Park. In 1922, Mrs. George A. Lawrence, daughter of Colonel Park rebuilt the old homestead, continuing the former lines of the building and converting it into a bungalow where four female faculty resided. One source states that the c. 1837 log cabin is encased beneath the siding. In 1967 the building was moved to its present location to allow for new Highway 9. The **Root House** was originally a two-story building. The upper story was used for mild storage while the first story was used for the storage of winter crops, mostly potatoes. The building has been severely altered and no longer retains its integrity.

Three of the surveyed campus buildings were built during the first part of the twentieth century. **Labor Hall** was constructed in two stages. C. P. Breen was construction superintendent for the building. Work began on Labor hall in the fall of 1904 with the swimming pool completed in 1905. Labor Hall was originally used as headquarters of the work department and it was here that students would report for work duty. In 1930 the western portion was added. Also housed in the hall were bath facilities, lockers and a modest gymnasium. The **Carnegie Library** was begun in 1905 and designed by architect W. E. Brown. C. P. Breen again was superintendent of construction and this portion of the building was built by student labor. In 1921 the southern portion, designed by the Kansas City architectural firm of Keene and Simpson, was added. Now called the **Norrington Center**, this building retains a high degree of integrity as evidenced by the outstanding art glass windows, cut-stone denticulated cornice, cut-stone radiating lintels and pedimented doorhood supported by ornate brackets. **Waverly Hospital** was constructed 1911-1912 to serve the students of Park College. The hospital was a gift of Mr. Anthony Dey of New York. The name for the hospital, Waverly, memorialized the Kentucky girlhood home of Mr. Dey's wife. The building was designed by the architect W. E. Brown; C. P. Breen was superintendent of construction and student labor aided in erecting the building. Unfortunately, Waverly Hospital has had substantial alterations and no longer retains its integrity.

The **President's House** was constructed in 1916-1917 under the administration of Dr. Frederick Hawley. The residence, designed by the Kansas City architectural firm of Shepard and Belcher, was a gift of Mr. and Mrs. George A. Lawrence, Galesburg, Illinois. **Copley-Thaw Hall**, designed by the Kansas City architectural firm of Smith, Rea and Lovitt, was begun in 1918. The building was only partially constructed prior to the World War I. After the

war, construction resumed and the building was completed in 1920. Mrs. Mary C. Thaw of Pittsburg donated \$60,000 for the construction of the dormitory building in memory of her father Josiah Copley and her husband William Thaw. Although modest in design, Copley-Thaw Hall retains its original integrity.

Three buildings identified in the survey were constructed on campus during the 1920s. The **Findlay-Wakefield Science Hall**, constructed 1920-1922 was designed by the Kansas City architect John Felt. Both the **Donald Davis Herr Memorial** and the **Thompson Commons**, outstanding examples of the Tudor Revival style, were constructed 1926-1928. **Herr Memorial**, originally erected as a girl's dormitory, was designed by the Kansas City architectural firm of Greenbaum, Hardy and Schumacher. This building displays an amalgam of the Collegiate Gothic and Jacobethan Revival styles. Funds for the dormitory were provided by Rev. A. B. Herr, Watkins, N.Y. and his three sisters Mable, Jane and Jesse, of Mifflinburg, PA.. The gift was in memory of their brother, Donald Davis Herr, who died in the 1923 Japanese earthquake. This building was the first to be located on the east side of the campus. The **Thompson Commons** was designed by the Kansas City architectural firm of Keene and Simpson for use as a dining hall. Financing for the building was provided by a gift from Mr. A. O. Thompson in memory of his son Philip Bruce Thompson who died in 1918. Two distinct campuses were a result of the construction of these two buildings. The women occupied the east campus, while the men occupied the west portion. All three of these buildings constructed during this time period retain a high degree of integrity.

Two buildings were constructed on campus during the 1930s. The first was the **The Francis Clinton Meetin' House**, designed in 1933 by the architectural firm Hardy and Schumacher. The building, displaying Colonial Revival elements, was built to service the Y. M. C. A. on campus. This brick building replaced the former log-constructed Francis Clinton Memorial Y.M.C.A. Hut. The **Graham Tyler Memorial Chapel** was designed by Greenbaum, Hardy and Schumacher and dedicated June 7, 1931. This Late Gothic Revival chapel was destroyed by fire on Christmas day in 1937. The chapel was reconstructed as close to the original design with work commencing January 12, 1938. Some outstanding features of this Late Gothic Revival style chapel include: art glass windows with stone tracery, fleche, stone buttresses with amortizements, apsidole, Celtic cross acroterion and crenelated corner bell tower.



## VI. COMMENTS CONCERNING NATIONAL REGISTER EVALUATION

As stated in National Register Bulletin 15 *How to Apply the National Register Criterion for Evaluation* "To be listed in the National Register of Historic Places a property must not only be shown to be significant under the National Register criteria but it must also have integrity." The Bulletin further states that "integrity is the ability of the property to convey its significance." This may be conveyed through the following aspects of integrity: location, design, setting, materials, workmanship, feeling and association."

Upon completion of the survey it has been observed that a large number of the identified properties have been altered to a greater or lesser degree, thus compromising their integrity. The most obvious of these alterations is the addition of synthetic siding. In some instances this exterior change may have obscured historic detailing, which in turn, affects the integrity of design. For instance, the residence located at 1328 Main Street, an example of the Composite vernacular, may in fact feature Queen Anne detailing at its roof line, porch, fenestration and entrances. Other alterations that may have an affect on the overall integrity include removal or modern alterations to historic porches. An example of this type of alteration is 504 Main Street. A comparison between the home in its present state with an historic photo of the property reveals that the original porch design has been substantially modified. While the configuration of the wrap-around porch appears to be original, the decorative frieze, balustrade and railing, in addition to the porch roof, are non-original. These alterations have effected the integrity of design, workmanship and materials.

## VII. SURVEY RECOMMENDATIONS

It is recommended that a National Register of Historic Places Multiple Property Documentation form (NPS 10-900-b) be prepared. This type of multiple property nomination "facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical association." (See National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*). The advantage to this type of nomination is that it enables other eligible property types not yet surveyed to be included at a later date.

### A. Multiple Property Submission

### B. Associated Property Types

- Victorian Style Residential Properties
- Residential Vernacular Types, 1870-1941
- American Four Square Residences, 1900-1914
- Craftsman Bungalow/Bungaloid Residences, 1910-1929
- Late 19th Early 20th Century Commercial Buildings
- Educational Facilities
- Transportation Facility
- Ethnic Communities

## C. National Register Registration Forms

The following properties are those potentially eligible for listing in the National Register of Historic Places under Criterion C for architectural significance.

**CRITERION C:** *Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.*

### Individual Nominations:

#### Commercial/Industrial

2 Main Street  
7 Main Street  
16 Main Street  
112 Main Street

#### Residential

600 East Street  
Southwest corner of Bell and Hamilton Roads  
400 Main Street  
706 Main Street  
804 Main Street  
200 Summers  
1028 West Street  
31 West 8th Street  
7700 Highway 9

#### Transportation

8701 Riverpark Drive

### District Nominations:

North Park Addition Historic District. Significant buildings include: 1301, 1310, 1312, 1314, 1315, 1317, 1320, 1326, 1328, 1334, 1338, and 1340 Main Street. The following five structures would be included in the district as non-contributing, 1307, 1309, 1311, and 1332 Main Street.

West 4th and West 5th Street Historic District. Significant buildings include: 10 and 12 West 4th Street and 6, 7, 9 and 11 West 5th Street.

Park College Historic District. Significant buildings include: Graham Tyler Memorial Chapel, The Thompson Commons, Donald Davis Herr Memorial Dormitory, Findlay-Wakefield Science Hall, Francis Clinton Meetin' House, Labor Hall, Carnegie Library, The President's Home and Copley-Thaw Hall. (This district is also significant under Criterion A for Education and Community Planning and Development).

Thematic: Pyramid Square Cottages designed by Claude Box: 820, 822, 824, 826, and 828 East Street and 703 Main Street.

Thematic: American Four Square Style Dwellings, c. 1900-1914: 300, 500, 601, 1102 and 1202 Main Street; 400 West Street and 12 W. 7th Street.

Thematic: Craftsman Bungalow/Bungaloid, c. 1910-1929: 806 and 816 East Street, 829 Main Street and 8 W. 6th Street.

Thematic: Vernacular Cottages, c. 1870-1930: 5911 Bell, 605 East Street, 707 Main Street, 5 W. 3rd Street, 10 W. 5th Street and 9 W. 7th Street.

Furthermore, there are several notable buildings whose eligibility cannot be determined until the artificial siding has been removed. These properties include:

812 East Street	Thematic
204 Main Street	Individual
1206 Main Street	Individual
206 Summers	Individual
10 W. 3rd Street	Thematic
10 W. 5th Street	District

The following district is potentially eligible for listing in the National Register of Historic Places under Criterion A.

**CRITERION A:** *Property is associated with events that have made a significant contribution to the broad patterns of our history.*

Thematic: African-American Community of Parkville: 101 N. W. Elm Street; 805, 1003 and 1028 West Street; 26, 31 and 32 N. W. 8th Street; and 6 W. 12th Street. It is important to note that properties such as these are fragile resources and are more susceptible to change over a short period of time. Therefore, there are allowances and exceptions to the general state of historic integrity and period of significance.

### VIII. OBSERVATIONS

As mentioned earlier in this report, resources regarding the construction dates, original owners and architect/builders of residential and commercial properties in Parkville are limited. While there are many "folklores" or stories pertaining to their history, the consultants found no documentation to substantiate some of these claims. Because of the very limited amount of archival and secondary resources, it is recommended to research the Park College Board of Trustees minutes which should provide detailed information regarding those residences built by the college as well as property they owned. Furthermore, although a number of oral histories have already been conducted, it is recommended to continue this process. Because of the architectural and historical importance of many of the properties of Parkville, every effort should be made to revitalize these precious resources. It is also recommended to study further the history of the African-American community of Parkville.

A multiple property nomination of buildings constructed by C. P. Breen and a multiple property nomination of Park College campus buildings and residences associated with the college have not been recommended due to the fact that a substantial number of these buildings have been severely altered and therefore, lack historic integrity.



**Erata**

**APPENDIX I: SURVEYED PROPERTIES (both contributing and non-contributing)**

**PARK COLLEGE CAMPUS**

Park House  
President's Home  
Copley-Thaw Hall  
Findlay-Wakefield Science Hall  
Root House  
Francis Clinton Meetin' House  
Herr Memorial  
Carnegie Library  
Labor Hall  
Waverly Hospital  
Thompson Commons  
Graham Tyler Memorial

**BELL ROAD**

5818  
5911  
Southwest corner of Hamilton Rd. and Bell

**EAST STREET**

200  
202  
204  
205  
206  
207  
302  
304  
306  
404  
405  
501  
504  
600  
605  
606  
702  
706  
802  
806  
812  
816  
818  
820  
822  
824  
826  
828  
1301

N.W. ELM STREET

101

MAIN STREET

1

2

3-5

7

10

13

14

15

16

100

101

102

103

105

107

109-111

112

113

201-203

204

205

207

300

301

303

304

305

306

307

400

401

404

405

406

407

500

502

504

505

507

601

603

604

605

606

607

700

701

703

706

707  
800  
801  
804  
805  
819  
829  
900  
904  
1000  
1004  
1102  
1104  
1201  
1202  
1206  
1301  
1307  
1308  
1309  
1310  
1312  
1311  
1315  
1314  
1317  
1317 1/2  
1319  
1320  
1323  
1326  
1328  
1332  
1334  
1338  
1340  
1342  
1344  
1346  
1346 "A"  
1348  
1350  
1360

N.W. MILL STREET

2  
10  
24  
28  
30  
106

SUMMERS

200  
206

WALNUT STREET

1310

WEST STREET

204  
302 A  
306  
400  
500  
706  
805  
1003  
1028

RIVER PARK DRIVE

8701

N.W. HGWY 9

6008  
6020  
7700

FIRST STREET

6  
7 1/2  
12 E.  
110

W. THIRD STREET

5  
6  
10  
11  
102  
106

W. FOURTH STREET

10  
12  
14

W. FIFTH STREET

6  
7  
8  
9  
10  
11  
12



13-13 1/2  
15  
16

W. SIXTH STREET

8  
12

W. SEVENTH STREET

7  
8  
9  
12  
13  
14-14 1/2  
15

W. EIGHTH STREET

7  
10  
13  
26 N.W.  
31  
32

N.W. ELEVENTH STREET

10  
25

N.W. TWELFTH STREET

5  
6  
105

**APPENDIX II:      LIST OF ARCHITECT/BUILDERS IDENTIFIED IN THE  
SURVEY AREA**

**Architects and or Architectural Firms:**

W. E. Brown  
John Felt  
Greenbaum, Hardy & Schumacher  
Hardy and Schumacher  
Shepard and Belcher  
Keene and Simpson  
Raymond Schumacher  
William Schrage  
Smith, Rea & Lovitt

**Carpenters/Builders/Contractors:**

Thad Ashby  
C. E. Benham  
Claude Box  
Breen Bros.  
C. P. Breen  
Howard Breen  
Tom Breen  
Joseph Brown  
Steve Carter  
Duncan-Lynch Construction Co.  
R. B. Elliott  
Carl Listrom  
Listrom & Brown  
H. B. McAfee  
Tom McAuslin  
Thomas Sears  
E. B. Stevenson  
Stevenson Bros.  
J. R. Vansant Construction Co.  
Burt Yerrington

### **APPENDIX III:    MAPS**

**Plat Map of Parkville**

**1926 Sanborn Map of Parkville's Business District**

**1948 Sanborn Map of Parkville's Business District**

**Map of Park College 1895**

**Map of Park College 1903**

**Map of Park College 1990**

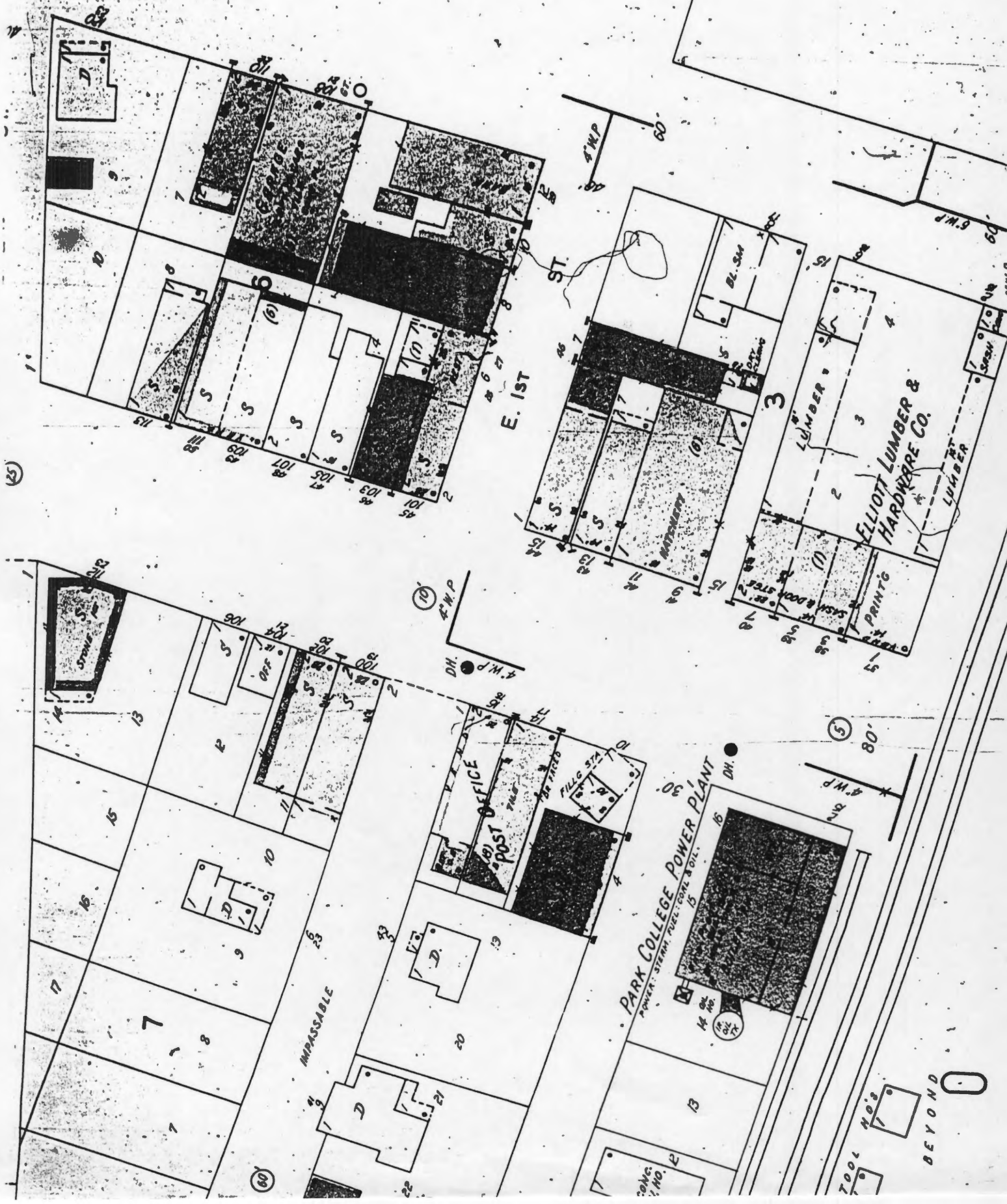
**Oversized maps of the survey area housed at the DNR office.**





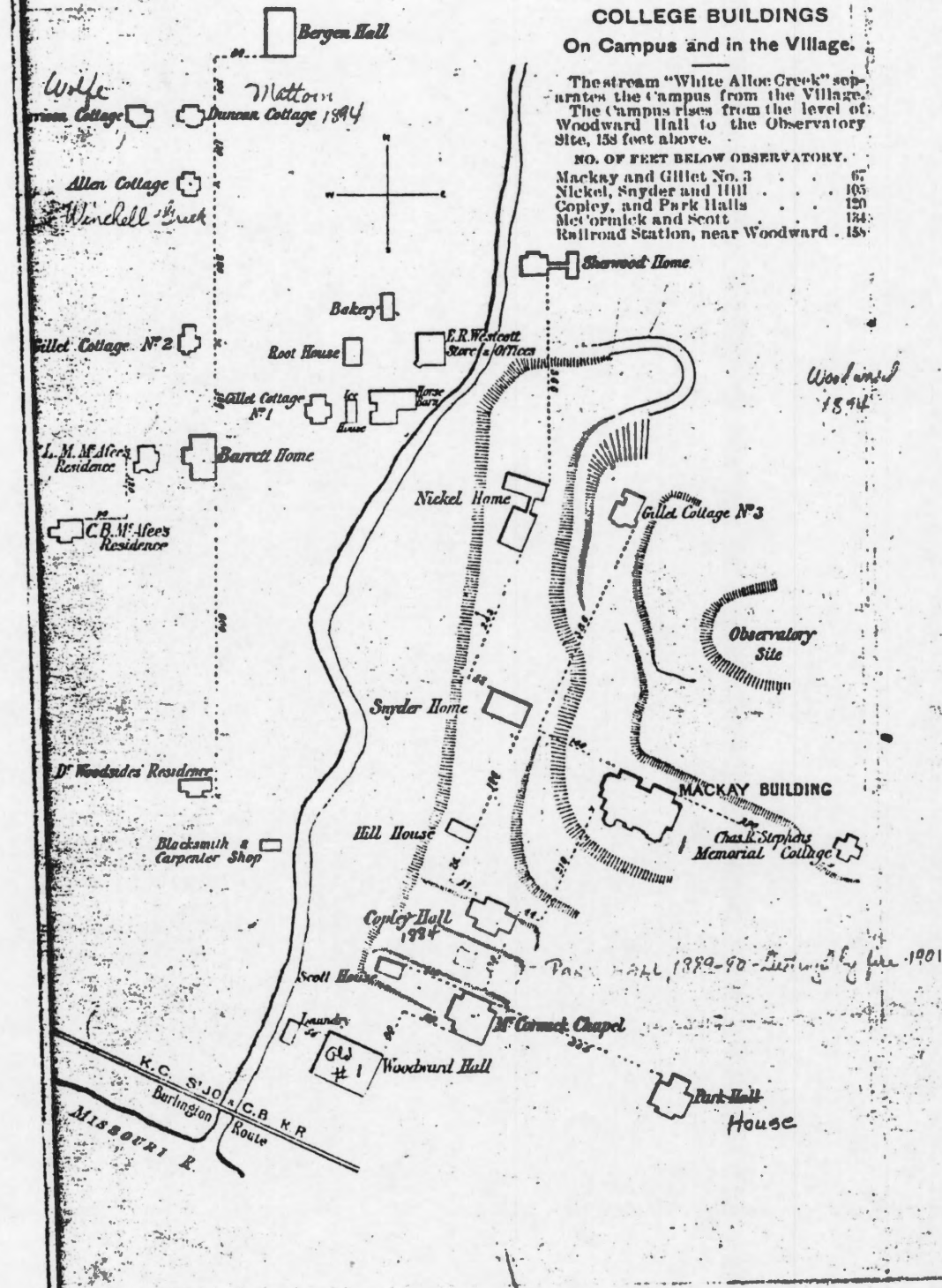


Sanborn Map 1948



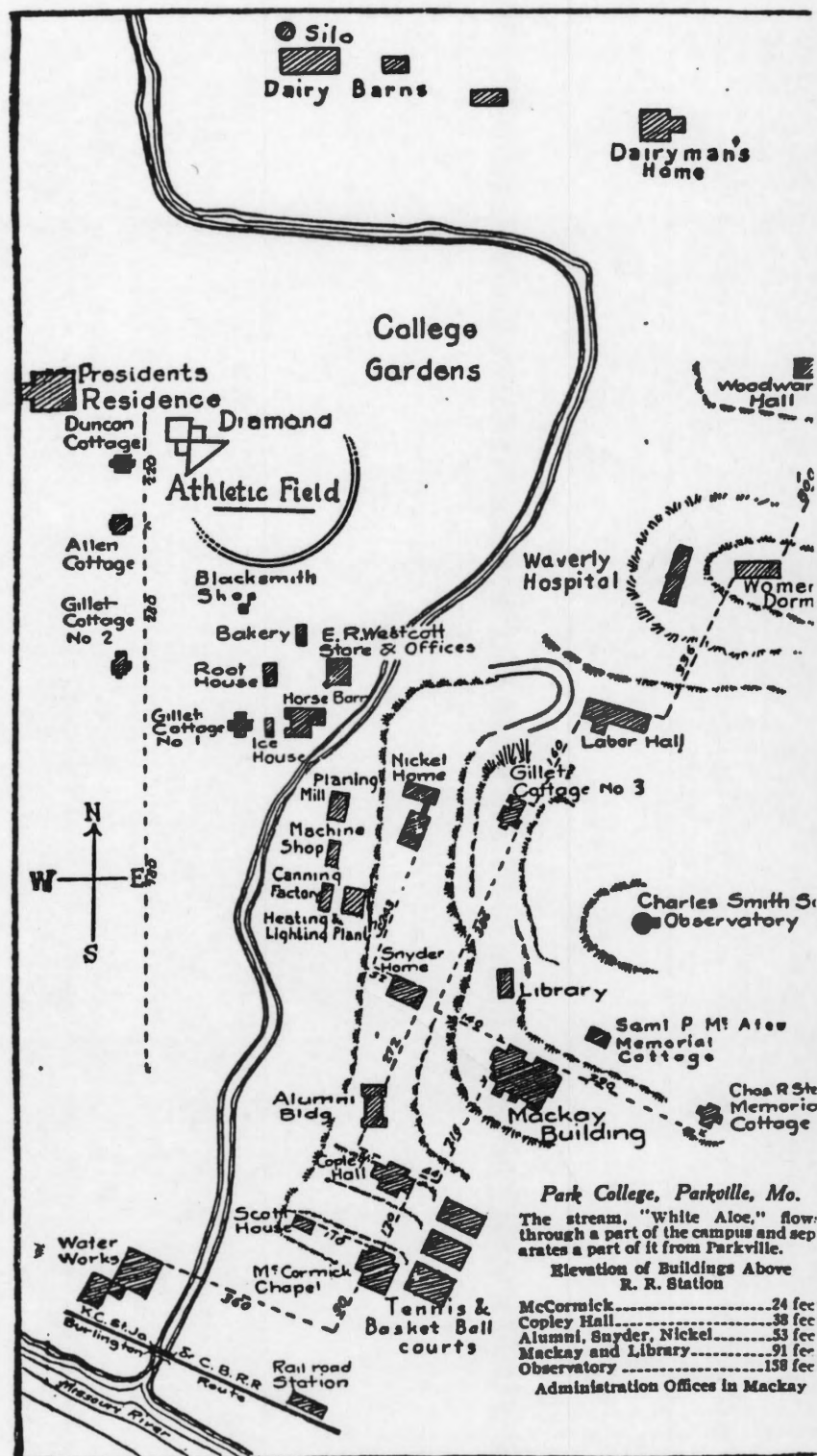
Mar 1895 Record

# PARK COLLEGE RECORD.





C 1903

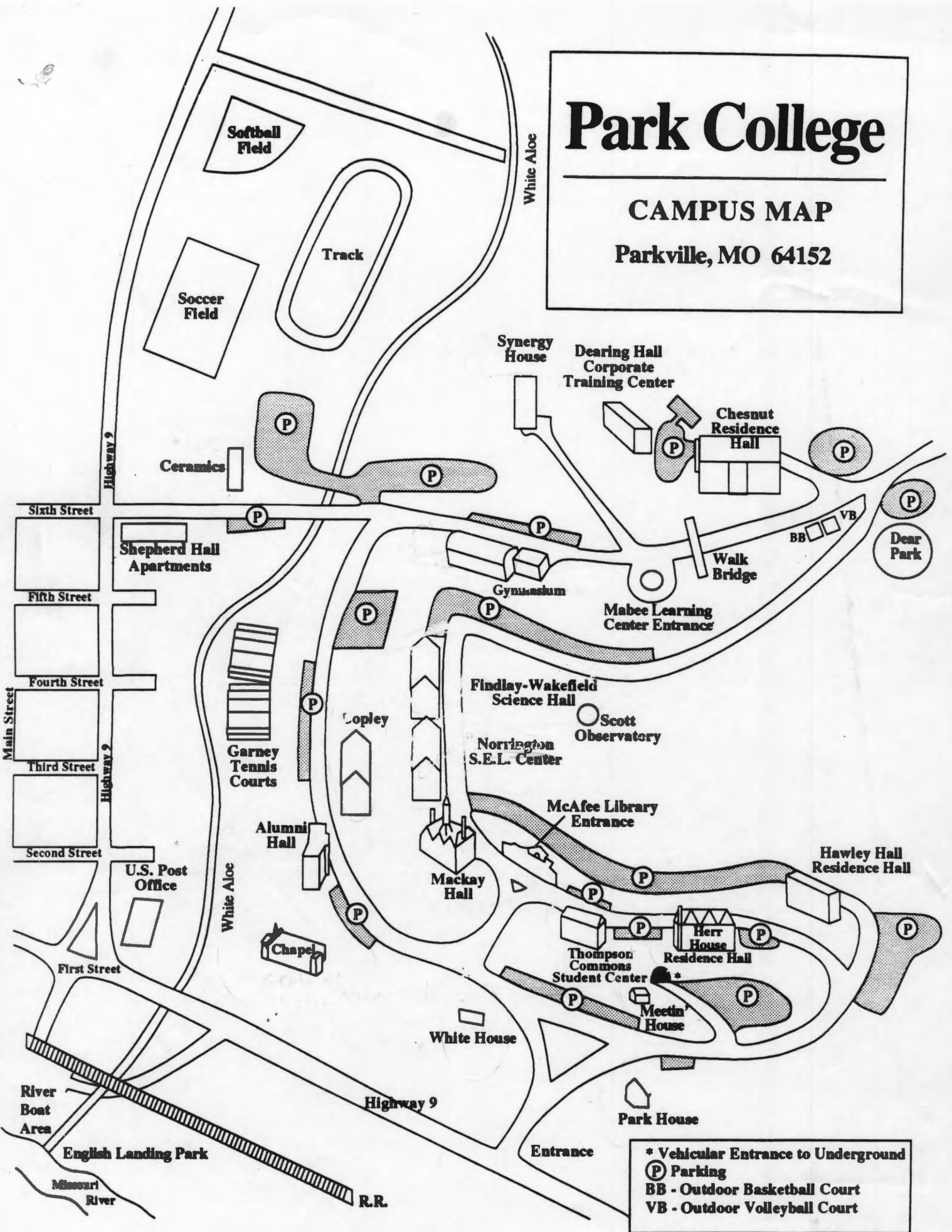




# Park College

## CAMPUS MAP

Parkville, MO 64152



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## **Miscellaneous**

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