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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

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| AND/OR COMMON | Row House Building | | | | |
| LOCATION | J | | · · · · · · · · · · · · · · · · · · · | | |
| STREET & NUMBER | 1-3-5-7 East 34th Str | reet, 3401 Main S | | | |
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CONDITION

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Row House Building, 1-3-5-7 East 34th Street and 3401 Main Street, Kansas City, Missouri, is a three-story (including the ground story) red pressed brick, wood and coursed stone, multi-family residential structure of Queen Anne design with Eastlake decorative elements. Built in 1887-1888, the main facade of the four residential units at Nos. 1-7 East 34th Street faces north, while the main facade of the single residential unit at 3401 Main Street faces west. Because of the slope of the land along East 34th Street, the ground story on the north facade is approximately four feet below grade. Originally the design of the Row House Building was L-shape with seven row houses located along Main Street, and four row houses along East 34th Street. The L-shape placement of the buildings created a small courtyard in the rear of the buildings.

EXTERIOR

Over-all dimensions

Asymmetrical in design and plan, the Row House Building contains a projecting three-story semi-octagonal bay on the north (main) facade of No. 7 East 34th Street; a one-story wooden rectangular bay located on the second story of the north facade of Nos. 5 and 3 East 34th Street; a three-story semi-cylindrical bay placed on the north facade of No. 1 East 34th Street; and a three-quarters projecting bay placed at the northwest corner of the west facade at 3401 Main Street. The Row House Building, inclusive of the south facade porches and additions measures at its maximum dimension 72.5'xlll'. The total footage of interior space, exclusive of the rear porches and additions, is approximately 9,400 square feet.

Construction materials and colors

A fieldstone foundation supports walls of pressed red brick in common bond. Course limestone is used for string coursing (between the ground story and second story, and the second and third story) and lugsills. Decorative features are made of white vermiculated limestone and wood trim painted white and green. The roof, porches, and single run staircases are of wood frame construction.

Openings |

<u>Windows</u>. Fenestration on the north (main) facade of Nos. 1-7 East 34th Street and west (main) facade of 3401 Main Street consists of one-over-one light, double hung sash rectangular windows placed in segmental arched openings. Above each window is a wooden sash decorated with an incised floral motif. Radiating brick voussoirs accented with stone skewbacks trim the windows.

Located on the second story of the north facade at No. 5 and No. 1 East 34th Street are rectangular wooden bays. Window openings in these bays are one-over-one light, double hung sash windows in rectangular openings. Queen Anne windows with single light transoms above are located on the ground story of the main facade of Nos. 1 and 5 East 34th Street and are trimmed with vermiculated stone quoining.

8 SIGNIFICANCE

| 8 SIGN | IFICANCE | | | RECEIVED FEB 2 1 1978 NATIONAL REGISTRAL |
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| PERIOD | AF | REAS OF SIGNIFICANCE CH | IECK AND JUSTIFY BELOW | O ER |
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| 1400-1499 | ARCHEOLOGY-HISTORIC | CONSERVATION | LAW . | _SCIENCE |
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| 1700-1799 | ART | ENGINEERING | MUSIC | THEATER |
| X1800-1899 | COMMERCE | EXPLORATION/SETTLEMENT | PHILOSOPHY | _TRANSPORTATION |
| 1900- | COMMUNICATIONS | INDUSTRY INVENTION | POLITICS/GOVERNMENT | OTHER (SPECIFY) |

SPECIFIC DATES

1887-88

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Row House Building at 1-3-5-7 East 34th Street and 3401 Main Street in the Westport district of Kansas City, Missouri, is significant as a rare surviving example of row house architecture in Kansas City. The Row House Building is further significant as a fine example of the Queen Anne style design, incorporating some Eastlake style elements. The irregularity of its plan, its variety of texture and its use of many bays and roof shapes attest to this.

Row house buildings of this design were being constructed during the building boom of the late 1880s in Kansas City. Some examples of these include: Quinlan Flats, northeast corner of 8th Street and Highland; Garland Block, 1815-31 East 7th Street; and Donnelly Flats, southeast corner of 8th and Locust Streets.2 Unfortunately, all of these structures have been demolished.

Information about the original designer/architect of the Row House Building is lacking from the records, but may be uncovered in future historical research. The Row House Building, located on the southeast corner of East 34th Street and Main Street, was built in 1888 for George W. Craig. 3 In 1887-88 George W. Craig was a laborer for the Metropolitan Streetcar Railway Company. 4 It is presumed that Craig had the Row House Building constructed, and resided in Kansas City during the years of its transaction and development. It is highly unlikely that a laborer for a streetcar railway company would have the financial means to build a structure of this size. Therefore, it is also presumed that Craig was a representative for an out-of-state individual or firm. A major building boom was occurring in Kansas City and Westport during the construction of the Row House Building and it was not uncommon at this time for out-of-town speculators to invest in property in Kansas City and its environs, such as Westport.

The Row House Building at its time of construction was located in what was then Westport, Missouri, and formed an integral part of a residential area that was located outside of the Kansas City city limits, similar to present-day suburbs. Westport became part of Kansas City, Missouri, when it was annexed in 1899.5

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan." The Row House Building is therefore, being nominated to the National Register of Historic Places as an example of the theme of "Architecture."

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1. Haskell, Henry C., Jr. and Fowler, Richard B. <u>City of the Future A Narrative History of Kansas City</u>, 1850-1950. Kansas City, Mo.: Frank Green Publishing Co. Inc., 1950.
- Hopkins, G.M. C.F. A Complete Set of Surveys and Plats of Properties of

| Kansas City, M | issouri. Philadelphia | Pa." G.M. | Hopkins, C.E. 1891. | continued: |
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ROW HOUSE BUILDING

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The only window openings on the east facade are located on the $1\frac{1}{2}$ story addition behind No. 7 East 34th Street. They are single light windows in a square frame with metal bars running horizontally and vertically in front of the light.

The fenestration on the south facade (rear) of Nos. 1-7 East 34th Street consists of one-over-one light, double hung sash rectangular windows with decorative sashes above, placed in segmental arched openings and trimmed with radiating brick voussoirs. The south facade of 3401 Main Street has no window openings.

Doorways. Each row house has three entrances on the main facade and are as follows:

No. 7 East 34th Street. The main entrance, a wooden double panel door, with a single light in the upper panel, is located at the west end of the first story of the north facade. Above the door is a single light transom. The entire doorway is placed in a segmental arched opening. A twelve light paneled door is located in front of the main doorway. A double panel wooden door in a rectangular frame, with a single light in the upper panel, is located at the ground level, to the east of the main staircase on the north facade. An indentical door is located on the ground level directly behind the staircase and directly below the main entrance.

No. 5 East 34th Street. The main entrance is identical in location and style with that of No. 7. The transom light however, has been filled in with wood and a paneled screen door has been placed in front of the main entrance. The doorways at the ground level are identical with those found at No. 7. Their locations are also similar. The entrance east of the staircase, however, is flush with the ground level wall rather than being flush with the staircase as in No. 7.

No. 3 East 34th Street. The main entrance located in the same place as Nos. 5 and 7, is a two panel wooden door with the original Queen Anne sash window in the upper panel. The doors located at ground level are identical in design with those at No. 7. One is located in the center of the semi-cylindrical bay which is to the east of the stairs and the other is located behind the staircase and directly below the main entrance, and has a paneled screen door in front of it.

No. 1 East 34th Street. The main entrance is a two paneled wooden door with a sealed upper panel, which at one time was a Queen Anne sash window. The ground level doors are identical in style and location with No. 7. They, however, have screen doors in front.

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3401 Main Street. The main entrance located on the first story is placed on the south end of the west facade. There are two doorways located on the ground story, one located on the three-quarter cylindrical bay facing northwest and one located directly below the main entrance. All doorways on the west facade have been sealed.

The rear entrances, located on the south facade, are two panel wooden doors, with a single light in the upper panel and placed in segmental arch frames. A single light transom is located above the doorway. The doorways are located at the extreme east end of each unit on each of the three floors, with the exception of No. 7 and 3401 Main Street. No. 7 East 34th Street has a five panel wooden door with a two panel screen door in front located on the first story of the rear addition. There is also a twelve panel wooden garage door on the ground story of the same addition. 3401 Main Street has no rear doorways.

Porches

Porches are situated on the north (main) facades of Nos. 1-7 East 34th Street and on the south (rear) facades of Nos. 1-5 East 34th Street.

Porches on the main facades are as follows:

No. 7 East 34th Street. The one-story main entrance porch has a shed roof supported by metal posts. A single-run wooden staircase with metal balustrades, located on the west end of the porch provides access to the porch.

No. 5 East 34th Street. A one-story, two bay wide porch protects the main entrance. Lathe-turned posts with brackets support a shed roof, which connects to the shed roof of No. 7. A gabled roof with a fan design in the pediment is located over the main entrance. A lathe-turned balustrade with lathe-turned balusters runs along the north side of the porch. On the west end of the porch a single run wooden staircase provides access to the porch.

Nos. 3 and 1 East 34th Street. A gabled roof porch, with a fan design in the pediment is located over each of the main entrances. The two structures share a shed roof porch which connects to the gabled roofs over the entrances. The roof is supported by lathe-turned posts and brackets. A lathe-turned balustrade with balusters runs along the north side of the porch of No. 3 while a plain 2"x4" bannister runs along the north and west side of the porch at No. 1. Access to the shared porch is provided by a single run wooden staircase located directly in front of the main entrance of No. 3.

The floor of all the porches is wood and provides the roof for the veranda found directly below the main porches at the ground story.

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A three-story veranda with a shed roof supported by 2"x4" plain posts and balustrade runs along the rear (south) facade of Nos. 1-5 East 34th Street. A three-story single run wooden staircase situated at the east end of the facade provides access to the veranda.

Chimneys

Two small red brick chimney stacks are on the west common wall of each row house with the exception of 3401 Main Street. The chimney stacks which would have been on the south common wall of 3401 Main Street have been removed. On No. 7 East 34th Street the chimney stacks have been replaced by plain chimney pots.

Roofs

A flat roof of built-up asphalt covers most of the structure. The main facade, however, has shingles which are used to provide a hipped and polygonal shape roof over the semi-octangle bay, a gable roof over the second story wooden bays at Nos. 5 and 1, a conical shape roof over the semi-cylindrical bay and a dome roof over the three-quarters cylindrical bay. A shingled, shed roof is located between each of the bays on the north facade and along the west facade.

Decorative details

Decorative details include:

- 1. radiating brick voussoirs accented by vermiculated stone skewbacks,
- vermiculated stone quoining,
- limestone string coursing.
- box cornice.
- 5. frieze with alternating square and rectangular panels running across the north and west facade.
- voluted wooden brackets supporting the box cornice.
- 7. decorative wooden second story bays with gable roofs,
- decorative pediments over the second story bays,
- 9. a cupola decorated with wooden engaged urns within an arcade.
- 10. gabled porch with fan design in pediments,
- 11. lathe-turned posts and brackets on the main porches,
- 12. a three-story semi-cylindrical bay on the north facade,
- 13. a three-story three-quarter cylindrical bay located on the northwest corner of the north facade,

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- 14. a three-story semi-octangle bay at the northeast corner of the north facade,
- 15. lathe-turned balustrades and balusters on the main porches of Nos. 1,3, and 5 East 34th Street, and
- 16. wooden finials on pediments over doorways and second story bays.

INTERIOR

Access into the interior was unobtainable.

ALTERATIONS

Alterations to the building include:

- 1. 1921:
 - a. an addition of a wooden garage behind No. 5 East 34th Street. 4
- 2. 1922:
 - a. an addition of a sleeping porch on the rear facade of No. 7 East 34th Street,⁵
- 3. 1939-1940:
 - a. removal of six row house units along Main Street, 6
- 4 date unknown:
 - removal of wooden bannister, balustrade and balusters from No. 7 East 34th Street,
 - b. removal of lathe-turned post and brackets from No. 5 East 34th Street.
 - c. removal of lathe-turned balusters from part of porch of No. 5 and all of Nos. 3 and 1 East 34th Street,
 - d. removal of wooden finial over the roof of the pediment of No. 5 East 34th Street,
 - e. removal of wooden finial over the pediment over the main doorway of No. 5 East 34th Street,
 - f. removal of a wooden single run staircase on the main facade providing access to No. 1 East 34th Street.
 - g. removal of porch and staircase on main facade of 3401 Main Street,
 - h. a metal addition on the first floor of rear of No. 7 East 34th Street,
 - i. removal of two chimney stacks on west end of north facade,
 - j. an addition of asbestos shingles covering fieldstone foundation on the north facade of No. 7 East 34th Street,
 - k. removal of chimney stacks at No. 7 East 34th Street.

CONDITION

The Row House Building is in fair condition.

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SITE

The Row House Building is located along East 34th Street and Main Street, and is situated in the Westport District of Kansas City, Missouri. A one-story detached wooden garage with a wooden panel is located behind No. 5 East 34th Street. A north-south alley runs along the east facade of No. 7 East 34th Street. To the north and west of the Row House Building are commercial structures and single and multi-family dwellings; to the south are commercial structures, and to the east are single and multi-family dwellings.

PRESENT STATUS

Presently there is no threat of demolition of the Row House Building. The structure is being renovated by the owner for commercial use.

FOOTNOTES

- 1. Tax Assessment Form, Office of Recorder of Deeds, Jackson County Courthouse, 415 East 12th Street, Kansas City, Missouri.
- 2. G.M. Hopkins, C.E., A Complete Set of Surveys and Plats of Properties of Kansas City, Missouri, (Philadelphia, Pa.: G.M. Hopkins, C.E., 1891) p. 42.
- 3. <u>Tuttle and Pike's Atlas of Kansas City and Vicinity</u> (Kansas City, Mo.: Tuttle and Pike Civil Engineers, 1907), p. 16.
- 4. Building Permit Number 71434 dated March 15, 1921, Public Works Department, City Hall, 5th Floor West, City Hall, 414 East 12th Street, Kansas City, Missouri 64106.
- 5. Building Permit Number 75184 dated August 8, 1922, Public Works Department, City Hall, 5th Floor West, City Hall, 414 East 12th Street, Kansas City, Missouri 64106.
- 6. Building Permit Number 8173A dated December 1, 1939, Public Works Department, City Hall, 5th Floor West, City Hall, 414 East 12th Street, Kansas City, Missouri 64106.

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FOOTNOTES

- 1. Marcus Whiffen, American Architecture Since 1780, A Guide to the Styles (Cambridge, Mass.: M.I.T. Press, 1969), p. 115.
- "Judge C.C. Quinlan is Dead," <u>Kansas City</u> /Missouri/ <u>Star</u>, 22 February 1900, p.2; Structural Kansas City Residential Districts Part III, p. 216, Native Sons Collection, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri; Mounted Clippings, "Apartments," Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.
- 3. Water Permit Number 8345 dated August 15, 1888, and Nos.8552-8558 dated September 26, 1888, and No. 8559 dated November 20, 1888, Water Department, City Hall, 5th Floor West, City Hall, 414 East 12th Street, Kansas City, Missouri 64106.
- 4. <u>Hoye's City Directory of Kansas City, Missouri</u>, (Kansas City, Missouri: Hoye Directory Company, 1887-88), p. 181.
- 5. Henry C. Haskell, Jr. and Richard B. Fowler, <u>City of the Future</u>, A Narrative <u>History of Kansas City</u>, <u>1850-1950</u> (Kansas City, Missouri: Frank Green Publishing Co. Inc., 1950), p. 77.

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- 3. Hoye's City Directory of Kansas City, Mo. Kansas City, Mo.: Hoye Directory Co., 1887-88.
- 4. "Judge C.C. Quinlan is Dead." Kansas City /Missouri/ Star, 22 February 1900.
- 5. Kansas City, Missouri. Jackson County Court House, 1940 Tax Assessment Grid.
- 6. Kansas City, Missouri. Kansas City Public Library, Missouri Valley Room. Mounted Clippings and The Native Sons Collection.
- 7. Kansas City, Missouri. Public Works Department, City Hall. Building Permits.
- 8. Kansas City, Missouri. Water Department, City Hall. Water Permits.
- 9. <u>Tuttle and Pike's Atlas of Kansas City and Vicinity</u>. Kansas City, Mo.: Tuttle and Pike Civil Engineers, 1907.
- 10. Whiffen, Marcus. American Architecture Since 1780 A Guide to the Styles. Cambridge, Mass.: M.I.T. Press, 1969.



Photo Log:

| Name of Property: | Row House Building | | |
|-----------------------|--------------------|----------|----|
| City or Vicinity: | Kansas City | | |
| County: Jackson | County | State: _ | МО |
| Photographer: | Sherry Piland | | |
| Date Photographed: | Jul., 1977 | | |

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

- 1 of 23. N façade, view looking SW.
- 2 of 23.Detail of the upper NE corner of the N façade, view looking SE.
- 3 of 23. N façade of N. 7 E 34th Street, view looking S.
- 4 of 23. Detail of porch of No. 5 E 34th Street on the N façade, view looking SE.
- 5 of 23. SE corner, view looking NW, showing S façade and additions on the left and the E façade on the right.
- 6 of 23. S façade, showing rear porches and additions, view looking N.
- 7 of 23. N façade of No. 5 E 34th Street, view looking S.
- 8 of 23. SW corner, view looking NE showing portions of the W façade on the left and the S façade on the right. Main Street commercial buildings are in the foreground.
- 9 of 23. NW corner, view looking SE. View showing N façade on the left and W façade on the right. 10 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) N façade on left, W façade on right, view looking SE.
- 11 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) N façade, view looking SW.
- 12 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) N façade, E end, view looking S.
- 13 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) N façade, W end, view looking SW.
- 14 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) N façade on left, W façade on right, view looking E.
- 15 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SW.
- 16 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SW.
- 17 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SW.
- 18 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SW.
- 19 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SW.
- 20 of 23. 9-23 E 34th Street (Building #2) S façade, view looking NE.
- 21 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SE.
- 22 of 23. 9-23 E 34th Street (Building #2) N façade, view looking SE.
- 23 of 23. 1-7 E 34th Street (& 3401 Main) (Building #1) S façade, view looking N.











































