

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

historic name South Hyde Park Historic District

other name/site number N/A

street & town Area bounded by E. 39<sup>th</sup> St, Gillham Pkwy, Brush Creek Blvd. & Troost Ave N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64109

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

Mark A. Miles  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

September 26, 2006  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments )

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other (explain) \_\_\_\_\_

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
767	243	buildings
1		sites
		structures
		objects
768	243	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
COMMERCE/specialty store  
COMMERCE/warehouse/  
GOVERNMENT/post office  
RELIGION/religious facility  
RELIGION/church-related residence  
LANDSCAPE/park

### Current Function

(Enter categories from instructions)

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
COMMERCE/specialty store  
RELIGION/religious facility  
RELIGION/church-related residence  
LANDSCAPE/park

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Late Victorian  
Other: Queen Anne  
Late 19th & 20th Century Revivals  
Other: Colonial Revival  
Late 19th & Early 20th Century Movements  
Other: Prairie  
Other:: Craftsman/Bungalow  
Other

### Materials

(Enter categories from instructions)

foundation STONE  
walls BRICK  
WOOD  
roof ASPHALT  
other STUCCO

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

## 8. Description

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **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.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

### Period of Significance

1885-1939

### Significant Dates

N/A

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

See continuation

☒ See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Kansas City Landmarks Commission

☒ See continuation sheet(s) for Section No. 9

South Hyde Park Historic District  
Name of Property

Jackson County, MO  
County and State

## 10. Geographical Data

Acreage of Property 134.6 acres

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 / / / / / / / / / / / / / / / /  
Zone Easting Northing

2 / / / / / / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

☒ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Susan Jezak Ford and Kansas City Landmarks Commission staff

organization Kansas City Landmarks Commission date 4/27/07

street & number 414 East 12<sup>th</sup> Street, 26<sup>th</sup> Floor telephone 816-513-2902

city or town Kansas City state MO zip code 64106

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

### Property Owner

name/title See continuation sheet

street & number telephone

city or town state zip code

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

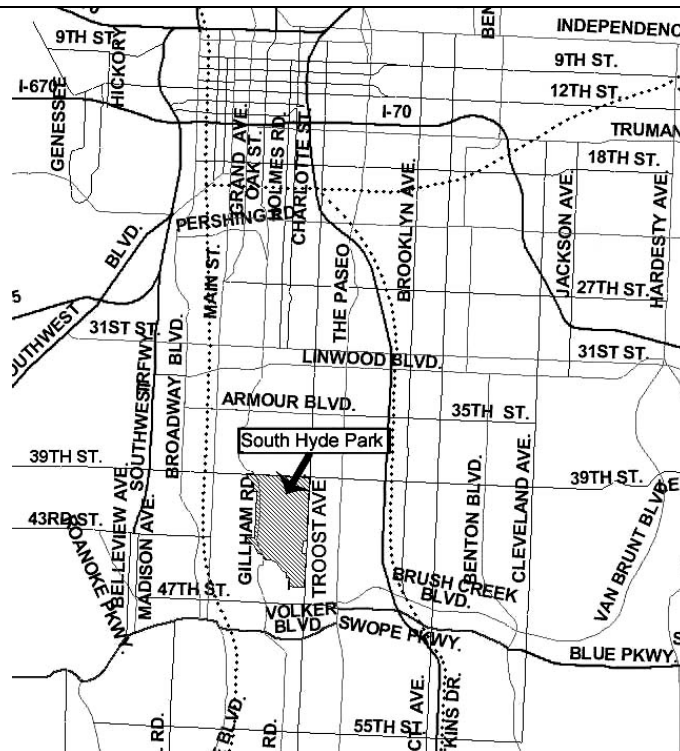


United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 1South Hyde Park Historic District  
Jackson County, Missouri

## SUMMARY DESCRIPTION

The South Hyde Park Historic District is a residential neighborhood in Jackson County, Kansas City, Missouri with some commercial development along Troost Avenue, its eastern edge. The district is roughly bounded by E. 39<sup>th</sup> Street on the north, Brush Creek Boulevard on the South, Troost Avenue on the East and Gillham Rd on the West. The district is located northeast of the Nelson-Atkins Museum of Art and south of the Hyde Park National Register Historic District (Listed 11/21/1980). The proposed historic district contains 1010 buildings and 1 site. Of those, there are 735 contributing primary buildings, 48 noncontributing primary buildings, 32 contributing secondary buildings, 195 noncontributing secondary buildings (garages and sheds) and 1 contributing site. Prevalent architectural styles include American Foursquare, the locally popular Kansas City Shirtwaist style, Bungalow, Craftsman, Colonial Revival, Queen Anne and Neoclassical. The district also has a number of multi-family colonnaded and walk-up apartment buildings. The streets are lined with concrete sidewalks, stone retaining walls in some areas and mature trees.

**Figure 1: General Location Map**  
**Kansas City, Jackson County, Missouri**



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 2

South Hyde Park Historic District  
Jackson County, Missouri

The proposed district is bounded by E. 39<sup>th</sup> Street on the north, Brush Creek Boulevard on the south, Troost Avenue on the east, and Gillham Road on the west. With the exception of the curving Gillham Road and the adjacent parkway, the boundaries fit with Kansas City's grid system of streets, providing clearly defined borders for the district. East 39<sup>th</sup> and East 47<sup>th</sup> Streets are major east-west thoroughfares that run from the Kansas-Missouri state line to Kansas City's eastern edge. Troost Avenue runs along the district's eastern boundary. Troost historically served as a commercial thoroughfare and streetcar line from downtown to Kansas City's southern boundaries. The street is a mix of single- and multi-family housing and commercial properties. The road was paved around 1904 and the streetcar line extended from 33<sup>rd</sup> Street to 48<sup>th</sup> Street, concurrent with the burst of construction activity in the adjacent developments. Gillham Road Parkway, the district's western boundary, includes one of Kansas City's major boulevards and the adjacent green space serves as a neighborhood park. Gillham Road was laid out as part of George Kessler's park districts plan. The Kansas City Board of Park Commissioners acquired the land through condemnation between 1901 and 1906 and completed the road and landscaped parkway from 1904 to 1908. Kessler planned improvements in 1907-1910 for the 10-acre Gillham Park that included a playground, ball field, field house and outdoor gymnasium, but the Westport Park District lacked funds at the time to build these facilities. Further improvements in 1913 included the addition of a casting pool in the park at 41<sup>st</sup> Street, now removed. Gillham Road retains its 1908-1910 Kessler design.

## SETTING

The topography of the district is characterized by a gentle sloping from the highpoint of 950 feet at 39<sup>th</sup> and Troost, moving downward to a low point of 833 feet at Harrison and Brush Creek Boulevard. Gillham Road also sits at a low point of 877 Feet at the intersection of East 39<sup>th</sup> Street and Gillham and slopes south to 833 feet at Brush Creek Boulevard. These slopes all lead toward Brush Creek, which is three blocks south of the district. Gillham Road and the associated green space, known as "Gillham Park," are in a low area that flows into Brush Creek. The streets laid in a grid pattern from north to south and east to west were cut into this gently sloping area. This change in elevation places some of the houses ten feet or more above street level.

The neighborhood was designed on the grid pattern between the major thoroughfares. The single lots vary from 25 feet to 50 feet along the frontage and about 125-150 feet deep. One factor in the design of this suburb was its proximity to the streetcar lines along Troost Avenue. Since the automobile had yet to gain widespread popularity and the streetcars provided convenient transportation, the houses and apartment buildings did not have driveways and parking lots. Most of the existing driveways and garages were constructed after the houses were built. They are not considered significant in the early development pattern of the neighborhood.

## PROPERTY TYPES AND STYLES

The proposed historic district contains 96 multi-family residences, 660 single-family dwelling, 20 commercial, 1 commercial warehouse, 3 religious facilities, 2 park/recreation buildings and 1 fire station. The period of most rapid growth was the decade after 1900, when 522 buildings, or 67 percent of the district, were constructed. The table below illustrates the district's major building periods. The major impetus for the building boom was the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 3South Hyde Park Historic District  
Jackson County, Missouri

establishment of city water to the neighborhood in 1905, the extension of the streetcar along Troost to 48<sup>th</sup> Street in 1908, and the construction of Gillham Road.

Building Dates by Period:	
1890-1899	28
1900-1910	522
1911-1920	153
1921-1940	63
1941 to present	17

By far, the American Foursquare form and the smaller bungalow dominate the district. Of the American Foursquare, a local variation called the Kansas City Shirtwaist is the most dominant subtype. The Shirtwaist is denoted by the use of shingle, clapboard or stucco on the upper story and brick or stone on the first story. The transition from one type of material to another creates a flair or “shirtwaist” effect for which it gets its name.

Architectural Styles:	
KC Shirtwaist, American Foursquare	332
Bungalow, Craftsman Bungalow, Cottage	224
Queen Anne, Folk Victorian	26
Colonial Revivals/Neoclassical	49
Craftsman/Prairie	67

The multi-family dwellings in the district include two and three story walk-up flats with Neoclassical and Craftsman details. There are also a number of colonnaded apartments in the district. The 2003 *Colonnade Apartment Buildings of Kansas City, MO MPS* describes the features of the Colonnaded Apartment as:

The purpose-built colonnade apartment buildings of Kansas City, Missouri include buildings designed and constructed specifically to function as multiple dwellings for the middle and upper-middle classes. These buildings are at least two stories in height, contain at least two self-sufficient apartment dwelling units (i.e. with private kitchen and bath facilities), and date from c.1900 to 1930. They are brick buildings with prominent multi-story colonnade porches. They feature symmetrical façades and are either stand-alone buildings or identical conjoined buildings with separate entrances.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 4

South Hyde Park Historic District  
Jackson County, Missouri

## INTEGRITY

Overall, the district contains a high degree of integrity. There have been demolitions due to neglect and fire, but few of those vacant lots are concentrated in any one area. When reviewing each property, the following guidelines were used to determine the contributing or noncontributing status of a building.

### *Contributing:*

- For an individual building or site:
  - A majority of the building's openings (doors and windows) are unaltered or altered in an appropriate manner using similar materials, sizes, and profiles as original building elements.
  - Later additions are located on a secondary and/or front facade in an appropriate manner respecting the materials, scale and character of the original building.
  - Front porch is intact and retains the majority of its elements.
  - Major decorative elements are intact.
  - Alterations to the building are reversible and the historic character of the property could be easily restored.
  - The overall character of the building is preserved.
  - Garages or sheds that fall within the period of significance or have complementary architectural features to the primary building.

### *Noncontributing:*

- Buildings that fall outside the period of significance of 1885 to 1939.
- Garages or sheds with no building date or that have alterations to siding and doors.
- For an individual building or site:
  - A majority of the building's openings (such as doors and windows) are altered in an inappropriate manner using new materials, profiles and sizes.
  - Later additions do not respect the materials, scale, or character of the original building.
  - Front porch substantially altered or missing.
  - Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse.
  - The building is in jeopardy of physical deterioration due to a lack of maintenance.
  - The overall historic character of the building is considerably compromised.

The 3900 Block of Kenwood and the 4300 Block of Troost have the least integrity of the blocks due to alterations to existing buildings and incompatible infill, but they both retain contributing buildings to the district. The 4500 Block of Troost has only two contributing buildings, the Fire Station and the Handy-Baker Motor Company. Their significant size and massing anchor the streetscape and help retain the integrity of the block. Some of the district's buildings have had vinyl siding installed, but most of the siding was installed without covering details and could easily be removed. This district is an intact early 20<sup>th</sup> century middle class streetcar suburbs in Kansas City, and retains its integrity of location, design, materials, feelings and association.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 5

South Hyde Park Historic District  
Jackson County, Missouri

## Property Descriptions

The property descriptions were part of a 2001 Survey of South Hyde Park that was updated by the Hyde Park Neighborhood Association and Kansas City Landmarks staff. The descriptions differentiate between builders and developers. A builder is carpenter, contractor, or skilled craftsman that physically worked on construction of the house. A developer is defined as a real estate investor that may have had input to the design, but did not build the resource. Sometimes a person or company was both the builder and developer.

**601 E. 39th St. House.** (1909). *Architect:* unknown; *Builder:* Edwin Ruthven Crutcher; *Developer:* L. Crutcher & Son. C Outbuildings: N/A

This one story hipped roof house has a raised concrete patio clad in stone and surrounded by a stone balustrade surrounding it. The building has 6/1 double hung windows and a basement garage with an entrance off of 39th St. There is a mission style parapet dormer above the front door that has a double hung window with an arched upper sash. Wrought iron railings lead down the concrete stairs to the street level. This is one of three houses on E. 39th Street built by Edwin Crutcher, a realtor in Kansas City, who was vice-president of the Lombard Investment Company and resided at 3448 Troost Avenue.

**603 E. 39th St. House.** (1910). *Architect:* unknown; *Builder:* Edwin Ruthven Crutcher; *Developer:* L. Crutcher & Son. C Outbuildings: N/A

This two story hipped roof Craftsman house has a full width porch supported by ashlar cut stone piers with arches on the sides and is surrounded by a low stone wall. The building has 6/1 double hung windows. There is a unique pentagonal bay dormer on the front façade. The house sits on a stone foundation and is clad in stucco. Stone retaining walls border the front steps. This is one of three houses on E. 39th Street built by Edwin Crutcher, a realtor in Kansas City, who was vice-president of the Lombard Investment Company and resided at 3448 Troost Avenue.

**605 E. 39th St. House.** (1909). *Architect:* unknown; *Builder:* Edwin Ruthven Crutcher; *Developer:* L. Crutcher & Son. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The building has 4/1 double hung wood sash windows. There is a gable dormer on the north (front) side of the roof with decorative brackets and wide eaves. The house sits on a stone foundation and is clad in stucco. Stone retaining walls border the front steps. This is one of three houses on E. 39th Street built by Edwin Crutcher, a realtor in Kansas City, who was vice-president of the Lombard Investment Company and resided at 3448 Troost Avenue.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 6

South Hyde Park Historic District  
Jackson County, Missouri

---

**701 E. 39th St.** House. (1920). *Architect:* unknown; *Builder:* unknown; *Developer:* B.D. Morley. C  
Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by stone piers and surrounded by a low stone wall. The building has 3/1 double hung wood sash windows. There is a gable dormer on the north side of the roof with decorative brackets and wide eaves. The house sits on a stone foundation and is clad in wood shingles. There is a single car basement garage with an entrance off of Charlotte St.

**705 E. 39th St.** House. (1920). *Architect:* unknown; *Builder:* unknown; *Developer:* B.D. Morley. C  
Outbuildings: See 709 E. 39<sup>th</sup> Street

This 1 1/2 story side jerkinhead roof bungalow has a full width gabled roof porch supported by paired wood post on stone piers and surrounded by a low stone wall. The building has double hung wood sash windows. The house sits on a stone foundation and is clad in vinyl lap siding. There is a shared underground parking facility with 709 E. 39th St. The building has a deck on top and a stone retaining wall along the drive.

**709 E. 39th St.** House. (1920). *Architect:* unknown; *Builder:* unknown; *Developer:* B.D. Morley. C  
Outbuildings: garage NC

This 1 1/2 story side gabled roof bungalow has a full width gabled roof porch supported by wood post on a concrete floor. The building has double hung 3/1 wood sash windows. There is a shed dormer on the north façade with three light awning windows. The house sits on a stone foundation and is clad in vinyl lap siding. There is a shared underground parking facility with 709 E. 39th St. The building has a deck on top and a stone retaining wall along the drive.

**801 E. 39th St.** House. Earl and Fran Middaugh Residence (1908). *Architect:* unknown; *Builder:* L.G. Cockin, Jr.; *Developer:* Arthur C. Cowan. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width gabled roof porch supported by stone piers and surrounded by wrought iron balustrade. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There is a limestone retaining wall with concrete steps leading up to the property. The first residents were Earl and Fran Middaugh lived at this residence with their daughter. He was a cashier at a bank.

**803 E. 39th St.** House. James L and Ada McKewn Residence (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled roof bungalow has a full width gabled roof porch supported by brick piers on the corners and Doric columns in the center. The building has double hung wood sash windows. The house sits on a

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 7South Hyde Park Historic District  
Jackson County, Missouri

stone foundation and is clad in asbestos shingles. There is a driveway on the east side of the house. This was the house of James L and Ada McKewn. He was a manager of an advertising agency.

**805 E. 39th St.** House. Fred Groat Residence (1908). *Architect:* unknown; *Builder:* L.G. Cockin, Jr.; *Developer:* Arthur C. Cowan. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a partial width porch supported by wood piers on ashlar cut stone bases and a wood balustrade. There is decorative half timbering in the gable end of the porch. The building has double hung vinyl sash windows. The house sits on a stone foundation and is clad in wood shingles. Fred J. Groat, a rate clerk for the railroad, resided here.

**807 E. 39th St.** House. Richard B. and Minnie Crook Residence (1908). *Architect:* unknown; *Builder:* L.G. Cockin, Jr.; *Developer:* Arthur C. Cowan. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a partial width porch supported by wood piers on ashlar cut stone bases and a wood balustrade. There is a small shed dormer on the north façade. The building has double hung vinyl sash windows. The house sits on a stone foundation and is clad in wood lap siding. Richard B. and Minnie Crook resided here. He was a vice president of a steel firm.

**811 E. 39th St.** House. David and Marguerite McDonald Residence (1908). *Architect:* unknown; *Builder:* L.G. Cockin, Jr.; *Developer:* Arthur C. Cowan. C Outbuildings: garage NC

This 2 story Craftsman designed house has a partial width porch supported by ashlar cut stone piers and a wood balustrade. The building has a hipped roof with four hipped dormers, all have exposed eaves. The building has double hung 6/1 wood sash windows. The house sits on a stone foundation and is clad in wood shingles. There is a one car garage with a hipped roof located in the southwest corner of the property. There is a one car garage with a gable roof and scored plywood siding located on the west side of the house.

**815 E. 39th St.** House. Katherine and Bert Neustadt Residence (1910). *Architect:* Harry Alexander Drake; *Builder:* unknown; *Developer:* Bert Neustadt. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a partial width porch supported by ashlar cut stone piers. The stone piers extend above the roofline and are crenellated. There is a bay window on the front façade that partially extends under the porch and is integrated with the porch roofline. The building has two large shed dormers on the east and west facades. The house sits on a stone foundation and is clad in stucco. This was the home of Katherine Neustadt and her son Bert, who was in real estate.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 8

South Hyde Park Historic District  
Jackson County, Missouri

---

**901-03 E. 39th St. Apartment.** (1909). *Architect:* Edgar C. Faris; *Builder:* P.J. McCavick; *Developer:* unknown. C Outbuildings: N/A

This two unit Colonnaded apartment building has brick cladding with quoining, a flat roof and was designed in the Craftsman style. The building features a two story combined square column porch with ashlar cut stone on the bottom story and a half and wood on the top half story. The second story balustrade features a starburst pattern. There is a two story bay window on the west side.

**907-09 E. 39th St. Apartment.** (1909). *Architect:* Edgar C. Faris; *Builder:* Patrick J. McCavick; *Developer:* unknown. C Outbuildings: N/A

This two unit Colonnaded apartment building has brick cladding with quoining, a flat roof and was designed in the Craftsman style. The building features a two story combined square column porch with ashlar cut stone on the bottom story and a half and wood on the top half story. The second story balustrade features a starburst pattern. There is a two story bay window on the west side.

**607-09 E. 40th St. Apartment.** (1922). *Architect:* unknown; *Builder:* H. Kelley; *Developer:* H. Kelley. C Outbuildings: N/A

This four unit two story Colonnaded apartment building has brick cladding, a flat roof and was designed in the Craftsman style. It has a central entry flanked by 2 two-story porches under a single roof. The porches feature two story square brick columns with a low brick wall on the first story and a wood balustrade on the second. The building is clad in brick on the first story and stucco on the second story. This building is part of a complex of 5 buildings that are and the southeast corner of 40th Street and Kenwood. There is sharing parking for the complex in the rear of the buildings.

**611 E. 40th St. Apartment.** (1922). *Architect:* unknown; *Builder:* H. Kelley; *Developer:* H. Kelley. C Outbuildings: N/A

This two unit two story Colonnaded apartment building has brick cladding, a flat roof and was designed in the Craftsman style. The building has an entry bay on the west side with a pair of two-story porches under a single roof. The porch features two story square brick columns with a low brick wall on the first story and a wood balustrade on the second. The building is clad in asbestos shingles. This building is part of a complex of 5 buildings that are and the southeast corner of 40th Street and Kenwood. There is shared parking for the complex to the rear of the buildings.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 9

South Hyde Park Historic District  
Jackson County, Missouri

---

**615-17 E. 40th St.** Apartment. (1911). *Architect:* unknown; *Builder:* W. Simpson; *Developer:* unknown. NC Outbuildings: N/A

This two story vernacular duplex has a flat roof with a low parapet wall. The building has cut stone cladding on the first story and asbestos shingles on the second story. There are one story porches with hipped roofs and Doric columns on the east and west facades, that serve as the main entrances to each unit. The second story use to be only 1 1/2 stories according to the 1917 Sanborn Fire Insurance map. The duplex has been expanded to two full stories at an unknown date and the openings were altered affecting its integrity.

**701-09 E. 40th St.** Apartment. (1964). *Architect:* M. Stretcher; *Builder:* Midland Homes; *Developer:* unknown. NC Outbuildings: N/A

This three story, seven unit apartment building with brick cladding and wood lap siding. The building has a side gable roof and is in the Modern style. The building has projecting balconies on the north façade that flank the entrance. The building has a foot print of 40'5" x 64'11", and was built for approximately \$37,500.

**708 E. 40th St.** House. (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. The house's footprint is 22' x 42'.

**712 E. 40th St.** House. (1913). *Architect:* John M. Stansberry; *Builder:* John M. Stansberry; *Developer:* unknown. NC Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a nonoriginal entry stoop with wrought iron railings. The original full width porch has been removed and affects its integrity. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor and asbestos shingle siding on the second. The footprint of the house is 24' x 30'.

**800 E. 40th St.** House. John J. & Josephine Holsinger Residence (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story front gabled cottage has a full width porch supported by wood posts. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in vinyl lap siding. There is a large shed dormer on the west façade that was built in 1966. There is a stone retaining wall surround the property with a 6 foot chain link fence. John J. & Josephine Holsinger resided here. He worked as a weigh master at an ice company.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 10

South Hyde Park Historic District  
Jackson County, Missouri

---

**801 E. 40th St. House.** (1908). *Architect:* unknown; *Builder:* C.S. Holbrook; *Developer:* J.W. Midgeley. C  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by limestone piers and surrounded by a low stone wall. The building has 1/1 double hung wood sash windows. There is a large shed dormer on the east façade. The house sits on a stone foundation and is clad in wood shingles. The house's footprint measures 24' x 38'. In 1930, this was the home of Harvey C. Galbraith a local lawyer.

**803 E. 40th St. House.** (1908). *Architect:* unknown; *Builder:* C.S. Holbrook; *Developer:* J.W. Midgeley. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a low stone wall. The building has 1/1 double hung vinyl sash windows. There is a hipped dormer on the front façade. The house sits on a stone foundation and is clad in wood shingles. The house's footprint measures 24' x 38'.

**804 E. 40th St. House.** Philip A. & Bertha Goldfish Residence (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by paired wood posts on limestone piers. The porch is enclosed with wood storm windows. The building has 5/1 and 1/1 double hung wood sash windows. There is a gabled dormer on the front façade. There are wide eaves with cut rafter tails. The house sits on a stone foundation and is clad in lap siding and asbestos shingles. The first residents were Philip A. & Bertha Goldfish. There is a noncontributing two car hipped roof garage with no door in the rear of the property.

**805 E. 40th St. House.** (1908). *Architect:* unknown; *Builder:* C.S. Holbrook; *Developer:* J.W. Midgeley. C  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by limestone piers and surrounded by a low stone wall. The building has 1/1 double hung wood sash windows. There is a small shed dormer on the west façade. The house sits on a stone foundation and is clad in asbestos shingles. The house's footprint measures 24' x 38'.

**806 E. 40th St. House.** (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story front gabled cottage has a full width porch supported by limestone piers and is surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingle siding. There is a concrete block retaining wall in the front of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 11

South Hyde Park Historic District  
Jackson County, Missouri

---

**807 E. 40th St. House.** (1908). *Architect:* unknown; *Builder:* C.S. Holbrook; *Developer:* J.W. Midgeley. C  
Outbuildings: garage NC

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a low stone wall. The front porch is enclosed with metal casement windows. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. The house's footprint measures 24' x 38'. There is a one car underground terraced garage in the front yard facing 40th Street with a raised panel metal overhead garage door.

**808 E. 40th St. House.** (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by wood posts on limestone piers and is surrounded by a wood balustrade that was installed in 2007. The building has 1/1 double hung wood sash windows on the secondary facades and the front façade feature a diamond patterned muntin in the upper sashes. There is a gabled dormer on the front façade. There are wide eaves with cut rafter tails. The house sits on a stone foundation and is clad in metal lap siding. There is an asphalt driveway on the east side of the property.

**810 E. 40th St. House.** (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story front gabled cottage has a full width porch supported by brick piers and is surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in painted brick in a stretcher bond and lap siding in the gable ends.

**1007 E. 40th St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Smith Beadle Realty Company. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The building has a gabled dormer on the east side. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in limestone on the first floor, wood lap siding on the second, and wood shingles in the gable ends. There is a wood privacy fence surrounding the back yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 12

South Hyde Park Historic District  
Jackson County, Missouri

---

**1008 E. 40th St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a wood balustrade. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor with quoining, asbestos shingle siding on the second, and asbestos shingles in the gable ends. There is a concrete block retaining wall in the front yard.

**604-06 E. 41st St.** Apartment. (1921). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This six unit three story transitional Colonnaded apartment building has brick cladding, a flat roof and has Craftsman elements. The building has a central entry flanked by 2 three-story porches with tile hipped roofs. The enclosed porches feature three story square brick columns with a low brick wall with a basket weave pattern and wood 1/1 double hung wood sashes. The building sits on a stone foundation and its footprint is 40' x 42'. There is a parking area on the east side of the building.

**612-20 E. 41st St.** Apartment. (1954). *Architect:* unknown; *Builder:* G.V. Hucke; *Developer:* unknown. NC  
Outbuildings: N/A

This four unit one story ranch style building has brick cladding, a hipped roof and sits on a concrete block foundation. Each unit has an individual entrance facing south onto 41st street. Each unit has a picture widow flanked by double hung windows. The building's footprint is 83'10" x 28'3".

**700 E. 41st St.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding and wood shingles. The house's footprint is 22' x 42'. There is a basement garage on the west façade with an entrance off of Holmes. This is one of four dwellings on this block built by the Wells Brothers.

**701 E. 41st St.** House. (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a partial inset porch supported a limestone piers and surrounded by a wrought iron balustrade. The building has 1/1 double hung wood sash windows. The front door is full view with six light sidelights. The house sits on a stone foundation and is clad in lap siding. The house's footprint is 24' x

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 13

South Hyde Park Historic District  
Jackson County, Missouri

36'. There is a stone retaining wall in the front and side yard. This is 1 of 5 houses on this block built by the Wheelock & Stine Building & Investment Company.

**702 E. 41st St.** House. (2001). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 1/2 story front gabled contemporary has 6/1 double hung vinyl sash windows. The house sits on a poured foundation and is clad in cementitious lap siding. The first story of the front façade has two garage doors. The main entry is on the west façade. This house replaced the first house on the site, which burned in a fire in 2000.

**703 E. 41st St.** House. (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by wood shingled piers and surrounded by a wood balustrade. There is a gabled dormer with an inset screened balcony on the second story. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding and wood shingles. The house's footprint is 24' x 28'. There is a stone retaining wall in the front yard. This is 1 of 5 houses on this block built by the Wheelock & Stine Building & Investment Company.

**704 E. 41st St.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a wrought iron balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. The house's footprint is 22' x 42'. There is a stone retaining wall in the front yard. This is one of four dwellings on this block built by the Wells Brothers.

**705 E. 41st St.** House. (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a partial width porch supported by brick piers. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. The house's footprint is 24' X 36'. There is a stone retaining wall in the front yard. This is 1 of 5 houses on this block built by the Wheelock & Stine Building & Investment Company.

**706 E. 41st St.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 14South Hyde Park Historic District  
Jackson County, Missouri

and is clad in wood lap siding and wood shingles. There is a basement garage on the south façade facing 41st street. The house's footprint is 22' x 42'. There is a stone retaining wall in the front yard. This is one of three dwellings on this block built by the Wells Brothers.

**707 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a wrought iron balustrade. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor, vinyl lap siding on the second and gable ends. There is a one car gabled garage with a concrete foundation in the rear yard. This is 1 of 5 houses on this block built by the Wheelock & Stine Building & Investment Company.

**709 E. 41st St. House.** Myrtle Miller Residence (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a partial width porch supported by brick piers. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. The house's footprint is 24' x 36'. There is a stone retaining wall in the front yard. This is 1 of 5 houses on this block built by the Wheelock & Stine Building & Investment Company. One of the earliest owners, Myrtle Miller, lived in the house from the late teens to the early 1950s. The Harte family followed and stayed in the house until the late 1960s.

**710 E. 41st St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 story front gabled cottage has a full width porch supported by limestone piers and surrounded by a wood balustrade. The house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There is a metal carport in the back yard. There is a stone retaining wall in the front and side yards.

**800 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Craftsman house has a wrap around porch supported by ashlar cut stone piers and surrounded by a wood balustrade. The roof has wide eaves with exposed rafters. The building has double hung 12/1 wood sash windows on the 1st story. The house sits on a stone foundation and is clad in stucco. There is a concrete block retaining wall in the front and side yards. There is a wood privacy fence surrounding the back yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 15

South Hyde Park Historic District  
Jackson County, Missouri

---

**801 E. 41st St. House.** Ernest L. Lowell Residence (1908). *Architect:* unknown; *Builder:* Arch G. Scribner; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a wood balustrade that was installed in 2007. The building has a hipped dormer on the north facade. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor, wood shingle siding on the second. The west side has a basement garage with an entrance off of Charlotte. There is a wood privacy fence surrounding the back yard and a stone retaining wall on the front and side yards. This is one of three dwellings on this block built by Arch G. Scribner for approximately \$6,000.

**803 E. 41st St. House.** (1909). *Architect:* unknown; *Builder:* Arch G. Scribner; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a low brick wall with a limestone cap. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor with quoining and asbestos shingle siding on the second. There is a stone retaining wall in the front yard and a chain link fence. This is one of three dwellings on this block built by Arch G. Scribner for approximately \$6,000.

**804 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a nonoriginal wood balustrade. The building has a bay window on the second story. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first floor, wood lap siding on the second, and wood shingles in the gable ends. The house has a footprint of 23' x 30' 6" and was built for approximately \$4,000.

**805 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Arch G. Scribner; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a partial width porch supported by brick piers and a wood lattice balustrade. The building has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in stucco. There is a stone retaining wall in the front yard. This is one of three dwellings on this block built by Arch G. Scribner for approximately \$6,000.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 16

South Hyde Park Historic District  
Jackson County, Missouri

**806 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width porch supported by limestone piers. The building has a hipped dormer on the front facade. The building has double hung 12/1 wood sash windows. The house sits on a stone foundation and is clad in limestone on the first floor, wood shingle siding on the second. The footprint of the house is 23' x 28'6" and was built for approximately \$8,000.

**807 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Arch G. Scribner; *Developer:* unknown. C Outbuildings: garage NC

This 1 story front hipped bungalow has a partial width porch supported by brick piers and surrounded by a wood balustrade. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding and wood shingles. There is an underground garage in the front with an entrance off of 41st St supported by stone walls and is in poor condition.

**810 E. 41st St. House.** (1908). *Architect:* Horace LaPierre; *Builder:* Elmer and Myers; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a wood balustrade and is screened. The building has decorative bracket in the eaves. The house has double hung wood sash windows with a diamond pattern in the upper sashes. The house sits on a stone foundation and is clad in brick on the first floor and wood lap siding on the second. The building's footprint is 24' x 28' and was built for approximately \$8,000.

**814 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by limestone piers and surrounded by a low limestone wall and is enclosed with wood lattice. The building has decorative brackets in the eaves. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first floor and wood shingle siding on the second. The building's footprint is 23' X 28'6" and was built for approximately \$8,000.

**816 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a low brick wall. The building has a hipped dormer on the front facade. The building has double hung wood sash windows with diamond patterned muntins in the upper sashes. The house sits on a stone foundation and is



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 17South Hyde Park Historic District  
Jackson County, Missouri

clad in brick on the first floor and asbestos shingle siding on the second. The west side has a basement garage with an entrance off of Charlotte. There is a wood privacy fence surrounding the back yard and a stone retaining wall on the front and side yards. This is one of three dwellings on this block built by Arch G. Scribner for approximately \$6,000.

**820 E. 41st St. House.** (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width porch supported by brick piers and surrounded by a wood balustrade. The house has a gabled dormer on the east façade and a bay window on the second story of the front façade. The house has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in stucco on the first floor wood shingle siding on the second. The west side has a basement garage with a driveway entrance off of Charlotte Street. There is a wood privacy fence surrounding the back yard and a stone retaining wall on the front and side yards.

**900 E. 41st St. Apartment.** (1911). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* Charles H. Luce. C Outbuildings: N/A

This 2 story hipped Prairie duplex has a full width porch supported by brick piers and surrounded by a wood balustrade. The building has an inset balcony on the second story southwest corner. The building has a hipped dormer on the south façade. The building has double hung 6/1 wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and stucco on the second story. The building measures 26' x 42' and was built for approximately \$7,000. There is a stone retaining wall in the front yard. The builder, Charles Luce, built a duplicate building at 4021 Campbell.

**904 E. 41st St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story gambrel roof Dutch Colonial house has a full width porch supported by wood Doric Columns on brick piers and surrounded by a wood balustrade. The house has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and lap siding in the gambrel ends.

**908 E. 41st St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a partial width porch supported by stone piers and is surrounded by a low stone wall. The house has two large shed wall dormers on the east and west facades. The house has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in wood shingles and brick.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 18South Hyde Park Historic District  
Jackson County, Missouri

---

**912-14 E. 41st St.** George Apartments (1912). *Architect:* Ernest O. Brostrom; *Builder:* Willard B. Weaver; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This six-unit three-story colonnaded apartment has brick cladding, a flat roof, a stone foundation and was designed in the neoclassical style. The building features a three story porch with fluted Doric columns on the second and third stories and square brick columns on the first story. The building has 5/1 double hung windows and some decorative stone belt courses. The building footprint is 60'2" x 34'2" and it was built for approximately \$32,000. The building was built as an investment property for the Butler Weaver Realty Company.

**918-20 E. 41st St.** Willard Apartments (1912). *Architect:* Ernest O. Brostrom; *Builder:* Willard B. Weaver; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This six-unit three-story colonnaded apartment has brick cladding, a flat roof, a stone foundation and was designed in the neoclassical style. The building features a three story porch with fluted Doric columns on the second and third stories and square brick columns on the first story. The building has 5/1 double hung windows and some decorative stone belt courses. The building footprint is 60'2" x 34'2" and it was built for approximately \$32,000. The building was built as an investment property for the Butler Weaver Realty Company.

**1010 E. 41st St.** Apartment. (1912). *Architect:* unknown; *Builder:* John T. Neil; *Developer:* unknown. C Outbuildings: N/A

This two unit two story Colonnaded apartment building has brick cladding, a flat roof and has Classical Revival elements. The porches feature combined 2 story columns with square brick on the first story and Doric columns on the second story. There is a low brick wall on the first story of the porch and a wrought iron balustrade on the second story. The building has 1/1 double hung wood sash windows with limestone lintels. The building sets on a limestone foundation and is clad in brick. There is a limestone retaining wall in the front yard and a driveway on the east side of the building leads to parking in the rear.

**605-07 E. 42nd St.** Apartment. (1921). *Architect:* unknown; *Builder:* Raymond J. Delano; *Developer:* Raymond J. Delano. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. The building has some classical revival elements, including a center bay on the second and third stories that is flanked with fluted pilasters. The building has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36'8" x 51' 4". The building was built for the approximately \$18,000.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 19

South Hyde Park Historic District  
Jackson County, Missouri

---

**611 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* Laitner Bros; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width front porch with arch stucco openings. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the front façade with three double hung windows. The house sits on a stone foundation and is clad in stucco on the first story and wood shingle siding on the dormer.

**612 E. 42nd St.** House. Thomas and Emma Boyle Residence (ca. 1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage C

This one story pentecostal gable end Folk Victorian house is 1 of 5 on this street. The house has an inset porch on the southeast corner with a wood pier on a brick base. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in stucco. There is a contributing one car gable roof garage with stucco siding in the rear that was built in 1920. One of the first residents of this house was Thomas Boyle, who resided here with his wife Emma and son Ernest. He was a telegraph operator.

**614 E. 42nd St.** House. (ca. 1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This one story pentecostal gable end Folk Victorian house is 1 of 5 on this street. The building has an inset porch on the southeast corner with a wood pier on a brick base. The windows are 1/1 double hung wood sashes. There is a gable dormer on the east facade. The house sits on a stone foundation and is clad in stucco.

**615 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* Laitner Bros; *Developer:* Laitner Bros. C  
Outbuildings: garage NC

This 1 1/2 story side gable bungalow has a full width porch with wood post on square brick piers. The windows are 1/1 double hung wood sashes. There is a gable dormer on the south façade with two double hung windows. The house sits on a stone foundation and is clad in stucco on the first story and asbestos shingles in the gable ends. There is a basement garage under the front porch with a driveway entrance off of 42<sup>nd</sup> Street. This building cost approximately \$1,800 to build.

**616 E. 42nd St.** House. (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This one story pentecostal gable end Folk Victorian house is 1 of 5 on this street. The original inset porch has been filled in and a new full width porch has been constructed, which affects its integrity. A gable dormer is located on the south side. The house sits on a stone foundation and is clad in asbestos shingles. The windows are 1/1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 20

South Hyde Park Historic District  
Jackson County, Missouri

double hung wood sashes. If the porch siding and infill were removed, this house could become contributing to the district.

**617 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* Laitner Bros; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gable bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. There is a shed dormer on the south façade with two double hung windows. The house sits on a stone foundation and is clad in stucco on the first story and wood shingles in the gable ends and dormer. This building has a footprint of 20' x 26' and cost approximately \$1,800 to build.

**618 E. 42nd St.** House. (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This one story pentad gable end Folk Victorian house is 1 of 5 on this street. The house has an inset porch on the southeast corner with a wood corner post. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingles.

**619 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* Laitner Bros; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gable bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. There is a shed dormer on the south façade with two double hung windows. The house sits on a stone foundation and is clad in stucco on the first story and lap siding in the gable ends and dormer. The nine light front door is in a bay with and is flanked by two sidelights. This building has a footprint of 20' x 26' and cost approximately \$1,800 to build. The front yard is paved to provide parking.

**620 E. 42nd St.** House. (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: Garage NC

This one story pentad gable end Folk Victorian house is 1 of 5 on this street. There is a pair of double hung windows in the gable end. The building has an inset porch on the southeast corner with a wood corner post and wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in stucco. There is a two car garage with a gabled roof and metal siding located in the rear (north) side of the property with an entrance off of Holmes.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 21

South Hyde Park Historic District  
Jackson County, Missouri

---

**621 E. 42nd St. House.** (1911). *Architect:* unknown; *Builder:* Laitner Bros; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gable bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. There is a gable dormer on the south façade with one double hung window. The house sits on a stone foundation and is clad in brick on the first story and scored plywood siding in the gable ends and dormer. This building has a footprint of 20' x 26' and cost approximately \$1,800 to build.

**710 E. 42nd St. House.** (1914). *Architect:* unknown; *Builder:* J.C. Durfee; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gable bungalow has a full width porch with wood piers. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingle. This building has a footprint of 22' x 40' and cost approximately \$2,000 to build. There is a stone retaining wall in the front yard and on either side of the front concrete steps that lead up to the house.

**800 E. 42nd St. House.** (1908). *Architect:* unknown; *Builder:* Gus H. McCanles; *Developer:* Slusher & Smith. C  
Outbuildings: garage NC

This 1 1/2 story end gable bungalow has a full width enclosed porch with wood piers with lap siding in the bottom half and storm windows in the top half of the enclosure. There is a metal awning extending across the full width of the south façade of the porch. The front porch sits on a rusticated concrete foundation. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingle. This building has a footprint of 21' x 39' and cost approximately \$1,500 to build. There is a stone retaining wall in the front yard and on either side of the front concrete steps that lead up to the house. There is an inground terraced garage with a flat roof behind the house and has an entrance off of Charlotte Street. While the front porch enclosed affects the historic feel of the house, it can be easily reversed and the overall feel of the bungalow still conveys its historic form.

**801-03 E. 42nd St. Apartment.** (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C  
Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 22

South Hyde Park Historic District  
Jackson County, Missouri

**802 E. 42nd St. House.** (1908). *Architect:* unknown; *Builder:* Gus H. McCanles; *Developer:* Slusher & Smith.  
C Outbuildings: N/A

This 1 1/2 story end gable bungalow has a full width enclosed porch with brick piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. There is a 12 light window in the gable end. The house sits on a stone foundation and is clad in vinyl lap siding. This building has a footprint of 21' x 39' and cost approximately \$1,500 to build. There is a stone retaining wall in the west half of the front yard and there are concrete steps that lead up to the house.

**804 E. 42nd St. House.** (1908). *Architect:* unknown; *Builder:* Gus H. McCanles; *Developer:* Slusher & Smith.  
C Outbuildings: N/A

This 1 1/2 story hipped bungalow has a full width enclosed porch with brick piers and has wood panels on the bottom half and storm windows on the top half. The original openings remain intact. There is a hipped dormer with belcast eaves on the front façade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingles. This building has a footprint of 21' x 39' and cost approximately \$1,500 to build. There is a six foot wrought iron fence the surrounds the front yard and there are concrete steps that lead up to the house.

**805-07 E. 42nd St. Apartment.** (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

**806 E. 42nd St. House.** (1908). *Architect:* unknown; *Builder:* Gus H. McCanles; *Developer:* Slusher & Smith.  
C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by brick piers and a wood lattice balustrade. There are nonhistoric turned wood posts at the top of the porch steps. The windows are 1/1 double hung wood sashes. There is a pair of 1/1 double hung windows in the gable end. The house sits on a stone foundation and is clad in asbestos shingles. This building has a footprint of 21' x 39' and cost approximately \$1,500 to build. There is a stone retaining wall in the front yard and concrete steps lead up to the house. There is also a six foot wrought iron fence surrounding the front yard.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 23South Hyde Park Historic District  
Jackson County, Missouri

**808 E. 42nd St. House.** (1908). *Architect:* unknown; *Builder:* Gus H. McCanles; *Developer:* Slusher & Smith. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by nonoriginal wrought iron piers and railings. The windows are 1/1 double hung wood sashes. There is a 1/1 double hung window in the gable end. The house sits on a stone foundation and is clad in asbestos shingles. This building has a footprint of 21' x 39' and cost approximately \$1,500 to build. There is a stone retaining wall in the front yard and there are concrete steps that lead up to the house. There is also a six foot chain link fence surrounding the front yard.

**809-11 E. 42nd St. Apartment.** (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

**815-17 E. 42nd St. Apartment.** (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

**819-21 E. 42nd St. Apartment.** (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 24

South Hyde Park Historic District  
Jackson County, Missouri

**823-25 E. 42nd St.** Apartment. (1921). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and wide eaves with modillions. The building has some Craftsman elements, including basket weave brick patterns. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 36' x 44'. This is one of six apartments in a complex on the 800 Block of 42nd Street that were built by local apartment developer, Charles E. Phillips. Each building cost approximately \$15,000 to build.

**900 E. 42nd St.** House. (1910). *Architect:* unknown; *Builder:* G.E. Shelton; *Developer:* G.E. Shelton. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves with modillions. There are four hipped dormers, one on each façade, with paired double hung windows. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in limestone on the first story and stucco siding on the second story with some decorative half timbering. This building has a footprint of 23' x 30' and cost approximately \$3,000 to build. There is a stone retaining wall in the front yard and there are concrete steps that lead up to the house.

**901 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* C.C. Peterson; *Developer:* Wells Brothers. C Outbuildings: N/A

This 2 1/2 story pentend gable Kansas City Shirtwaist has a full width porch with limestone piers and is surrounded by a low stone wall. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This building has a footprint of 22'6" x 28' and cost approximately \$2,500 to build. There is a basement garage with an overhead door with an entrance off of Campbell. There are concrete steps that lead up to the house.

**903 E. 42nd St.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C Outbuildings: N/A

This 2 1/2 story pentend gable Kansas City Shirtwaist has a full width porch with limestone piers and is surrounded by a low stone wall. The second story of the porch has a no original wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This building has a footprint of 22'6" x 28" and cost approximately \$2,500 to build. There are concrete steps that lead up to the house.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 25

South Hyde Park Historic District  
Jackson County, Missouri

---

**904 E. 42nd St. House.** Robert McKee Residence (1910). *Architect:* unknown; *Builder:* G.E. Shelton; *Developer:* G.E. Shelton. C Outbuildings: garage NC

This 1 1/2 story end gable cottage has a full width porch with limestone piers and is surrounded by a wood limestone balustrade. There is wood lap siding on the first story up to a beltcourse and shingle siding in the gable ends. There is a stone retaining wall in the west half of the front yard and there are concrete steps that lead up to the house. There is also an inground terraced garage in the front yard with an overhead door and a flat roof. Early owners of 904 included Robert McKee, owner of the McKee-Cooksey Brokerage Company, and William Bates, a salesman with the Fred Harvey Company. In the late 1940s the home was purchased by William T. and Mary A. Armbruster who resided at this address until the late 1970s. Mr. Armbruster was a long time employee of Home Rug and Drapery Cleaning Company.

**905 E. 42nd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C Outbuildings: garage NC

This 2 1/2 story pentend end gable Kansas City Shirtwaist has a full width porch with brick piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. This building has a footprint of 22'6" x 28' and cost approximately \$2,500 to build. There are concrete steps that lead up to the house. There is a two car terraced inground garage with an overhead door with an entrance off of 42nd St that was built in 1994. While this garage alters the spatial relationship of the house to the street, overall the house retains its historic character.

**906 E. 42nd St. House.** (1910). *Architect:* unknown; *Builder:* G.E. Shelton; *Developer:* G.E. Shelton. C Outbuildings: garage NC

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. There are cut rafter tails and decorative brackets on the wide eaves. There is a shed dormer on the east façade. The windows are 1/1 double hung wood sashes except in the bay window over the front porch, where there are diamond patterned muntins in the upper sashes. The house sits on a stone foundation and is clad in wood lap siding on the first story and shingle siding in the gable ends. There is a stone retaining wall in the west half of the front yard and there are concrete steps that lead up to the house. There is also an inground terraced garage in the front yard with plywood doors and a sagging flat roof.

**907 E. 42nd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C Outbuildings: carport NC

This 2 1/2 story pentend end gable Kansas City Shirtwaist has a full width porch with limestone piers and is surrounded by a low stone wall. The windows are 6/6 double hung vinyl sashes. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. This building has

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 26South Hyde Park Historic District  
Jackson County, Missouri

a footprint of 22'6" x 28' and cost approximately \$2,500 to build. There is a metal carport in the rear of the property. There are concrete steps that lead up to the house.

**908 E. 42nd St. House.** (1910). *Architect:* unknown; *Builder:* G.E. Shelton; *Developer:* G.E. Shelton. C  
Outbuildings: garage NC

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. There are cut rafter tails and decorative brackets on the wide eaves. There is a shed dormer on the east façade. The windows are 1/1 double hung wood sashes except in the bay window over the front porch, where there are diamond patterned muntins in the upper sashes. The house sits on a stone foundation and is clad in wood lap siding on the first story and shingle siding in the gable ends. There is a wood timber retaining wall in the front yard and there are concrete steps that lead up to the house. There is also an inground terraced garage in the front yard with an overhead garage doors and a sagging flat roof.

**1007-09 E. 42nd St. Apartment.** (1916). *Architect:* Fred L. Akens; *Builder:* Corbin Building Company; *Developer:* Corbin Building Company. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. The building has some classical revival elements, include a portico. The building also has 1/1 double hung wood windows. The rear (north) bay is stucco. The footprint of the building is 35' x 45'. The building has built for the approximately \$9,000.

**1010 E. 42nd St. House.** (1906). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a one story full width front porch with brick piers and is surrounded by a low brick wall with a limestone cap. The building has double hung wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district. There is a contributing one car garage in the rear with a gabled roof and stucco siding that was built in 1912.

**1014 E. 42nd St. House.** (1906). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. There is a hipped dormer on the front façade. The building has 1/1 double hung wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 27

South Hyde Park Historic District  
Jackson County, Missouri

**608 E. 43rd St. House.** (1909). *Architect:* unknown; *Builder:* Herbert W. Liland; *Developer:* A.C. Corvan. C  
Outbuildings: N/A

This 1 1/2 story end gable bungalow has a full width porch with wood piers on the low stone wall that surrounds the porch. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in wood shingles on the first story and asbestos shingle in the gable end. There is a shed dormer on the east façade. This building has a footprint of 25' x 33' and cost approximately \$1,000 to build. There are concrete steps that lead up to the house.

**609-11 E. 43rd St. Apartment.** Gillham Park Apartments (1916). *Architect:* unknown; *Builder:* unknown; *Developer:* Delano & Park. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. There are square and diamond limestone decorative elements in the brickwork. The front door is nonoriginal, but has multilight sidelights. The building also has 6/1 double hung wood windows. The rear bay is stucco. The building footprint is 35' x 45'7". A parking lot is located in the rear of the building. This is a complex of four apartment buildings built by Delano & Park.

**700 E. 43rd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood lattice balustrade. The windows are 1/1 double hung wood sashes on the first story and 5/1 double hung windows in the gable end. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles in the gable end. This building cost approximately \$2,000 to build and is one of four built on this block by the Wells Brothers. There are concrete steps that lead up to the house and a limestone retaining wall in the front and side yard adjacent to the public sidewalk.

**702 E. 43rd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes on the first story and 5/1 double hung in the gable end. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles in the gable end. There is a single car basement garage with an overhead door with an entrance off of 43rd Street. This building cost approximately \$2,000 to build and is one of four built on this block by the Wells Brothers. There are concrete steps that lead up to the house and a limestone retaining wall in the front yard adjacent to the public sidewalk.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 28

South Hyde Park Historic District  
Jackson County, Missouri

---

**703 E. 43rd St. House.** (1909). *Architect:* unknown; *Builder:* D.H. Gray; *Developer:* Earnest & Compte. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width porch with brick piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in stucco on the first story and wood shingles in the gable end. This building cost approximately \$1,750 to build and is one of four built on this block by the Earnest & Compte.

**704 E. 43rd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood lattice balustrade. The windows are 1/1 double hung vinyl sashes on the first story and 5/1 double hung windows in the gable end. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles in the gable end. There is a basement garage under the front porch with an entrance off of 43rd Street. This building cost approximately \$2,000 to build and is one of four built on this block by the Wells Brothers. There are concrete steps that lead up to the house and a limestone retaining wall in the front yard adjacent to the public sidewalk.

**705 E. 43rd St. House.** (1909). *Architect:* unknown; *Builder:* D.H. Gray; *Developer:* Earnest & Compte. C  
Outbuildings: N/A

This 1 1/2 story hipped Craftsman bungalow has a full width porch with brick piers and is surrounded by a wood balustrade. There is a shed dormer on the front façade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingles. This building cost approximately \$1,750 to build and is one of four built on this block by the Earnest & Compte.

**706 E. 43rd St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width porch with limestone piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes on the first story with 5/1 double hung windows in the gable end. The house sits on a stone foundation and is clad in asbestos shingle siding. This house cost approximately \$2,000 to build and is one of four built on this block by the Wells Brothers. There are concrete steps that lead up to the house.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 29

South Hyde Park Historic District  
Jackson County, Missouri

**707 E. 43rd St.** House. (1909). *Architect:* unknown; *Builder:* D.H. Gray; *Developer:* Earnest & Compte. C  
Outbuildings: N/A

This 1 1/2 story end gable Craftsman bungalow has a full width screened porch with brick piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in stucco on the first story and wood shingles in the gable end. This building cost approximately \$1,750 to build and is one of four built on this block by the Earnest & Compte.

**710 E. 43rd St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: Shed NC

This 1 1/2 story end gable cottage has a full width porch with wood piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingles. There are two gable dormers on the east and west facades. There is a basement garage under the porch with an entrance off of 43rd Street. There is a small gabled metal shed located in the rear of the property.

**712 E. 43rd St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This one story multi gabled cottage has an enclosed inset porch. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in scored plywood siding. The siding covers all of the details of the house and affects the integrity of this building. Some of the opening may have been altered also.

**713 E. 43rd St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. C  
Outbuildings: N/A

This 1 1/2 story end gable bungalow has a full width porch with wood piers is surrounded by a wood balustrade. The windows are 1/1 double hung vinyl sashes. The house sits on a stone foundation and is clad in brick on the first story and wood lap in the gable end.

**715 E. 43rd St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. C  
Outbuildings: N/A

This 1 1/2 story end gable bungalow has a full width porch with Doric columns on brick piers and is surrounded by a wood balustrade. The windows are 1/1 double hung wood sashes. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding in the gable end.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 30

South Hyde Park Historic District  
Jackson County, Missouri

**804 E. 43rd St. House.** (1908). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story gable bungalow has a partial width inset porch with nonoriginal wrought iron piers and is surrounded by a wrought iron balustrade. The windows are 1/1 double hung vinyl sashes. The house sits on a stone foundation and is clad in wood shingles. There is a stone retaining wall in the front yard and along the driveway that leads to the basement garage. There is a large stone chimney centered on the front façade.

**808 E. 43rd St. House.** (1908). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story multi gable bungalow has a partial width inset porch with a limestone pier and is surrounded by a wood balustrade. The windows are 6/1 double hung wood sashes. The house sits on a stone foundation and is clad in asbestos shingles. There is a stone retaining wall in the front yard and along the driveway that leads to the basement garage.

**812-14 E. 43rd St. Apartment.** Sunny Slope Apartments (1915). *Architect:* unknown; *Builder:* Willard B. Weaver; *Developer:* Willard B. Weaver. C Outbuildings: N/A

This six unit 3 story Classical Revival Colonnaded apartment has a flat roof and a brick parapet. The front porches have brick piers on the first story and fluted Corinthian columns on the second and third stories. A single roof covers both of the porches. The apartment has 6/6 double hung wood sash windows. The apartment has a limestone foundation and has a limestone beltcourse between the second and third stories. The front door is full view with multilight sidelights. A parking area is located in the rear of the building. This is one of two apartments built by Willard B. Weaver on this block.

**818-20 E. 43rd St. Apartment.** Sunny Slope Apartments (1915). *Architect:* unknown; *Builder:* Willard B. Weaver; *Developer:* Willard B. Weaver. C Outbuildings: N/A

This six unit 3 story Classical Revival Colonnaded apartment has a flat roof and a brick parapet. The front porches have brick piers on the first story and fluted Corinthian columns on the second and third stories. A single roof covers both of the porches. The apartment has 6/6 double hung wood sash windows. The apartment has a limestone foundation and has a limestone beltcourse between the second and third stories. The front door is full view with multilight sidelights. A parking lot is located in the rear of the building. This is one of two apartments built by Willard B. Weaver on this block.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 31

South Hyde Park Historic District  
Jackson County, Missouri

**904 E. 43rd St. House.** (1912). *Architect:* Harry I. Goddard; *Builder:* K.C. Realty Company; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story side gabled Prairie house has a front stoop with a curved roof. There is a shed dormer on the south façade. There is a porch on the west side with brick piers that is surrounded by a low brick wall. There are double hung wood sash windows. The house sits on a stone foundation and has brick cladding on the first 1 1/2 story and stucco on the upper have story. The footprint of the house measures 24' x 45'. There is an inground one car garage with a flat roof and overhead door located to the east of the house with an entrance facing 43<sup>rd</sup> St.

**909 E. 43rd St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* A.H. Wagner. C Outbuildings: N/A

This 2 story gambrel Dutch Colonial house has a partial width front porch with Doric columns and a wood balustrade. The building has a gable dormer and two shed dormers on the front façade. The windows are double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding.

**917 E. 43rd St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Foursquare has a one story full width front porch with Doric columns on brick piers and is surrounded by a low brick wall. The building has double hung 8/1 wood sash windows. The building sits on a stone foundation and is clad in wood shingles. There are gable dormers on the east and west facades. The front door is nonoriginal and has full view sidelights.

**800 E. 44th St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* Morrow & Downs. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a one story full width front porch with brick piers and is surrounded by a wood balustrade. The house has double hung 1/1 vinyl sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. This was 1 of 4 Kansas City Shirtwaist style houses developed by Morrow & Downs on this block. There is a one car garage in the rear with a gabled roof and press board siding that was built in 2005.

**804 E. 44th St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* Morrow & Downs. C Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a one story full width front porch with brick piers and is surrounded by a wood balustrade. The house has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This was 1 of 4

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 32

South Hyde Park Historic District  
Jackson County, Missouri

Kansas City Shirtwaist style houses developed by Morrow & Downs on this block. There is a stone retaining wall in the front yard.

**808 E. 44th St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* Morrow & Downs. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a one story full width front porch with brick piers and is surrounded by a wood balustrade. There is a hipped dormer on the front façade. The house has double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This was 1 of 4 Kansas City Shirtwaist style houses developed by Morrow & Downs on this block. There is a stone retaining wall in the front yard. There is a single car garage located in the rear of the property.

**809-11 E. 44th St.** Apartment. (1915). *Architect:* F.C. Schmidt; *Builder:* Harvey Groufay; *Developer:* unknown. C Outbuildings: N/A

This two unit 2 story Neoclassical duplex has a partial width two story porch with stucco Doric columns and a gable roof. The main entry is on the east side of the north façade and is under a gabled awning. The building has 8/1 double hung wood sash windows. The building sits on a stone foundation and is clad in stucco. The footprint of the building measures 32'6" x 30'.

**812 E. 44th St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* Morrow & Downs. C  
Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a two story porch with a sleeping porch on the second story and an open porch with brick piers and is surrounded by a wood balustrade on the first story. The building has double hung 1/1 wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This was 1 of 4 Kansas City Shirtwaist style houses developed by Morrow & Downs on this block. There is a stone retaining wall in the front yard.

**1008 E. 44th St.** House. (1912). *Architect:* Nelle E. Peters; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story gabled Neoclassical house has a full width two story porch with fluted Corinthian columns and is surrounded by a wood railing. The house sits on a stone foundation and is clad in painted brick. The footprint of the building is 28' x 30' and it cost \$3,000 to build. There is a stone retaining wall along of front sidewalk and a 4 foot chain link fence surrounds the front yard.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 33

South Hyde Park Historic District  
Jackson County, Missouri

---

**1016 E. 44th St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story gabled Shingle style house has an asymmetrical massing, typical of the style. There is a gable dormer and a shed dormer on the south façade. The south façade also features two bay windows on either side of the inset arched entrance. The house sits on a stone foundation and is clad in stone and wood shingle siding. There are various type of windows, including double hung with diamond patterned muntins, wood casement windows, and vinyl slider windows in the shed dormer. This house sits on the northwest corner of 44th and Troost and has a monument with a bench and obelisk with the words "Sunny Slope" inscribed. There is a two story contributing two car garage with shingle siding located in the southwest corner of the property.

**1000-06 Brush Creek Blvd. Apartment.** (1959). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown.  
NC Outbuildings: N/A

This eight unit two-story brick apartment building has a hipped roof with composition shingles. There is a full width two story porch with steel railings and concrete floors. Each unit has an entrance off of the south façade. The footprint is 67'4" X 29' 10. This apartment falls outside the period of significance for the district.

**3907 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a partial width porch supported by ashlar cut stone piers and surrounded by a low stone wall. There is a gable dormer on the front façade with 3/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable ends. Stone retaining walls border the front steps. The house's footprint measures 23' x 28'.

**3908 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Home Realty Company. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with Doric columns on limestone piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. There is a contributing one car garage built in 1920 in the rear of the property with a concrete foundation and a stucco siding.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 34

South Hyde Park Historic District  
Jackson County, Missouri

---

**3909 Campbell St. House.** (1908). *Architect:* Edgar P. Madorie; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The porch is enclosed with 1/1 storm windows, but it retains its original openings. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer, Charles T. Houlehan.

**3910 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Home Realty Company. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front nonhistoric porch with wood posts and a second story balcony. There is a hipped dormer on the front façade. The building has 1/1 double hung windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a new door on the second story that leads to the balcony. While the nonoriginal porch and new door affect its integrity, overall it conveys its original form of a Kansas City Shirtwaist.

**3911 Campbell St. House.** (1908). *Architect:* Edgar P. Madorie; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a 1/2 width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The porch floor is the entire width of the front porch. The rest of the house has 6/1 double hung wood sash windows. There is a gable dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer, Charles T. Houlehan.

**3912 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Home Realty Company. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with Doric columns on limestone piers and surrounded by a wood balustrade. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. A chain link fence surrounds the rear yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 35

South Hyde Park Historic District  
Jackson County, Missouri

**3914 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The rest of the house has 6/1 double hung wood sash windows. There is a gable dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with stucco in the gable ends. Stone retaining walls border the front steps.

**3915 Campbell St. House.** (1909). *Architect:* Edgar P. Madorie; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. A nonoriginal wrought iron railing is on the roof of the porch. The double hung wood windows have diamond patterned muntins in the upper sashes. There is a shed dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with stucco and decorative half-timbering in the gable ends. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer, Charles T. Houlehan.

**3916 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. There is a shed dormer on the front façade with an inset bay window. The building has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first floor with asbestos shingles in the gable end. The building's footprint is 23' x 32'. A chain link fence surrounding the rear yard.

**3917 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a partial width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The house has wide eaves with decorative brackets. The building has 1/1 double hung wood sash windows. There is a gable dormer on the front facade. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. Stone retaining walls border the front steps. The building's footprint measures 23' x 44'. There is a two car garage with a hipped roof and metal siding located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 36

South Hyde Park Historic District  
Jackson County, Missouri

**3918 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers. The porch is enclosed with 1/1 storm windows, but it retains its original openings. The rest of the house has 1/1 double hung wood sash windows. There is a shed dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with stucco in the gable ends. The buildings footprint is 23' x' 32'. There is a six foot privacy fence surrounding the front yard.

**3919 Campbell St. House.** (1909). *Architect:* Edgar P. Madorie; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. A nonoriginal wrought iron railing is on the roof of the porch. The double hung wood windows have diamond patterned muntins in the upper sashes. There is a shed dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with stucco and decorative half-timbering in the gable ends. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer, Charles T. Houlehan.

**3920 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. A nonoriginal wrought iron railing is on the roof of the porch. The double hung wood windows have diamond patterned muntins in the upper sashes. There is a shed dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with stucco and decorative half-timbering in the gable ends. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer Charles T. Houlehan.

**3922 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The porch is enclosed with 1/1 storm windows, but it retains its original openings. The building has 1/1 double hung wood sash windows. There is a gable dormer on the south side of the roof. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. Stone retaining walls border the front steps. This is 1 of 3 houses in a row designed by Edgar P. Madorie for the developer Charles T. Houlehan.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 37

South Hyde Park Historic District  
Jackson County, Missouri

**3923 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: garage NC

This 1 1/2 story front gabled bungalow has a full width porch supported by brick piers and surrounded by a brick and limestone balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick with quoining on the front corners and there is wood lap siding in the gable ends. The building's footprint is 23' x 36'. There is a one car garage with a gable roof in the rear yard.

**3927 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and surrounded by a low stone wall. The house has 12/1 double hung wood sash windows. The front gable end features six light awning windows, shingle siding and decorative half timbering. There is a shed dormer on the north side of the roof. The house sits on a stone foundation and is clad in stone. The buildings footprint measures 23' x 36'. Stone retaining walls border the front steps.

**3929 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width porch supported by brick piers with stone quoining and surrounded by a brick balustrade. The rest of the house has 1/1 double hung wood sash windows. There is an awning with wood brackets over four six-light windows in the gable end. The house sits on a stone foundation and is clad in brick on the first floor with wood shingles in the gable end. The footprint of the house measures 23' x 36'.

**3930 Campbell St. Apartment.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This two unit Colonnaded apartment building has brick cladding with quoining, a flat roof and was designed in the Craftsman style. The building features a two story combined square column porch with ashlar cut stone on the lower 1 1/2 stories and square wood posts on the upper 1/2 story. The second story balustrades feature a starburst pattern.

**3932 Campbell St. House. George P. Gavlin Residence** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 38

South Hyde Park Historic District  
Jackson County, Missouri

foundation and is clad in brick on the first story and wood lap siding on the second story. The first resident was George P. Galvin, a salesman.

**3933 Campbell St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. C Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with nonoriginal turned wood posts and is surrounded by a wrought iron railing. There is a hipped dormer on the front façade. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There are low stone retaining walls on either side of the front steps leading to the house.

**3934 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* G.C. McCarry; *Developer:* George P. Galvin. C Outbuildings: N/A

This 1 1/2 story front gabled cottage has a full width porch supported by Doric columns on ashlar cut stone piers and surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles with fishscale wood shingles on the gable end. The buildings footprint is 23' x 30'. A wood picket fence surrounds the front yard.

**3936 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Charles E. Closser; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Dutch Colonial has a full width porch supported by turned wood posts and surrounded by a wood balustrade. The rest of the house has 8/1 and 12/1 double hung wood sash windows. There is a shed dormer on the front façade. The house sits on a stone foundation and is clad in wood shingles. The footprint of the house measures 24' x 22'6".

**3937 Campbell St.** House. William S. Lavery Residence (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. C Outbuildings: garage NC

This 2 1/2 story end gabled American Foursquare has a full width front porch with Doric columns and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. The house was built in 1906 on speculation. The house was owned by Frederick F. Meiners, a clerk for Wilson & Co., in 1917. By 1920, it was the residence of Maud McCann, the widow of James McCann (a fellow who held various jobs from wrapper at the Boston Store to carpenter). There is a two car garage with a gable end roof located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 39

South Hyde Park Historic District  
Jackson County, Missouri

**3938 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a brick balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and stucco on the second story. The footprint of the building measures 24' x 34'. There is a privacy fence surround the rear yard.

**3940 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingles on the second. There is a bay window on the second story of the front façade. The footprint of the building is 24' x 34'. The rear yard is surrounded by a privacy fence.

**3941 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. C Outbuildings: garage C

This 2 1/2 story hipped American Foursquare has a full width front porch with Doric columns and is surrounded by a wood balustrade. There is a hipped dormer on the front façade with louvered openings. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. There is a contributing two car garage with a gable end roof located in the rear of the property that was built in 1924.

**3942 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width porch supported by brick piers and surrounded by a brick balustrade. The rest of the house has 1/1 double hung wood sash windows. There are gable dormers on the north and south facades. The house sits on a stone foundation and is clad in brick on the first floor with wood lap siding in the gable end. There is a basement garage with an entry at the rear of the house. The footprint of the house measures 27' x 43'. There is a chain link fence surrounding the front yard.

**3943 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Hollister Realty. NC Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width enclosed front porch. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in board and batten

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 40South Hyde Park Historic District  
Jackson County, Missouri

siding on the first story and wood shingles on the second. There is a gable dormer on the front façade. The rear yard is surrounded by a privacy fence. While the front porch enclosure effect the integrity of the house, the infill can be reversed and the overall feel of the property is still present.

**3945 Campbell St.** House. (1898). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with Doric columns and is surrounded by a wood balustrade. There is a hipped dormer with double hung windows on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. The property is surrounded by a chain link fence.

**4000 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. NC Outbuildings: garage NC

This two story gabled house has a partial inset front porch. This house has had numerous changes, included the partial enclosure of the front porch and a new 2nd story built in 1958. This house use to be similar to the 1 1/2 story bungalow next door at 4004 Campbell. There is also a three car terraced garage in the rear with an entrance off of 40th street that was built in 1958. All these changes severely affect its integrity and makes it a noncontributing property.

**4001 Campbell St.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a partial width front porch with limestone pier and is surrounded by a low stone wall. There is a gable dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the second. There is an attached garage half below grade in the rear of the property. The footprint of the building is 26' x 36'. There is a stone retaining wall on either side of the steps that lead from the corner of the property to the front of the house. The house was built by local builder Charles T. Houlehan for approximately \$3,000.

**4004 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: garage NC

This 1 1/2 story end gabled bungalow has a full width porch supported by limestone piers and is surrounded by a low stone wall. The house has 6/6 double hung wood sash windows. There is a bay window with three 6/6 double hung windows in the gable end. There is a shed dormer on the north façade. There is also a bay window on the north façade with 20/1 double hung windows. The house sits on a stone foundation and is clad in stone



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 41

South Hyde Park Historic District  
Jackson County, Missouri

on the first floor with asbestos shingles in the gable end. The footprint of the house measures 26' x 45'. There is a one car garage located in the rear of the property.

**4005 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Smith Beadle Realty Co. C Outbuildings: garage NC

This 1 1/2 story end gabled bungalow has a full width porch supported by limestone piers and is surrounded by a low stone wall. The building has 6/6 double hung wood sash windows. There is a bay window in the gable end with decorative half timbering. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. The footprint of the house measures 26' x 45'. A stone retaining wall is on either side of the concrete steps that lead up to the house. There is a one car garage located in the rear of the property.

**4008 Campbell St. House.** Richard B. Wilcox Residence (1903). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled American Foursquare has a partial width front porch with wood posts. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone with stone quoining and asbestos shingles in the gable end. There is a one car garage with a gable roof. One of the early residents was Richard B. Wilcox who was a lawyer in private practice.

**4009 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width porch supported by limestone piers and is surrounded by a low stone wall. The building has 8/1 double hung wood sash windows. There is a bay window in the gable end with decorative half timbering. The house sits on a stone foundation and is clad in stone on the first floor with wood shingles in the gable end. The footprint of the house measures 26' x 45'. A stone retaining wall is on either side of the concrete steps that lead up to the house. The house was built for approximately \$6,000.

**4011 Campbell St. House.** William H. Swinerton, Jr. Residence (1908). *Architect:* unknown; *Builder:* S.W. Richardson; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width porch supported by brick piers and surrounded by a brick balustrade. The building has 1/1 double hung wood sash windows. There are shed dormers on the north and south facades. The house sits on a stone foundation and is clad in brick on the first floor with wood lap siding in the gable end. The footprint of the house measures 24' x 50'. There is a stone retaining wall in the front yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 42

South Hyde Park Historic District  
Jackson County, Missouri

---

**4014 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled cottage has a full width porch supported by turned wood columns and is surrounded by a latticework baluster. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles.

**4015 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* George L. Hoffman & Co. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone and wood piers and is surrounded by a low stone wall. There is a gable dormer on the front façade. The house has Craftsman elements, such as wide eaves and decorative brackets. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The building's footprint measures 24' x 32'.

**4016 Campbell St. House.** (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a partial width porch supported by wood posts on ashlar cut stone piers and surrounded by a wood balustrade. There is a gable dormer on the front façade with 5/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in vinyl lap siding. The house's footprint measures 22' x 38'. There is a noncontributing one car garage located in the rear of the property.

**4017 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped American Foursquare has a full width front porch with wood post on brick piers and surrounded by a wood balustrade. There is a hipped dormer on the front façade. There is leaded glass in the front door. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. There is a one car garage with a gable roof and scored plywood siding located in the rear of the property. There is a two car garage with a side gabled roof and board and batten siding located in the rear of the property.

**4018 Campbell St. House.** (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story hipped bungalow has a full width porch supported by wood posts on ashlar cut stone piers and surrounded by a wrought iron railing. There is a hipped dormer on the front façade with double hung windows

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 43South Hyde Park Historic District  
Jackson County, Missouri

with diamond patterned muntins. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding on the lower half and wood shingles on the upper half. The house's footprint measures 22' x 44'. There is a one story single car garage located in the rear of the property.

**4020 Campbell St.** House. (1912). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman bungalow has a full width porch supported by wood posts on ashlar cut stone piers and surrounded by a wood balustrade. There are 8/1 double hung windows on the gable end with a decorative balconet. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding on the lower half and wood shingle siding on the upper half. The house's footprint measures 22' x 44'. A chain link fence surrounds the back yard.

**4021-23 Campbell St.** Apartment. (1913). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: N/A

This 2 story hipped Prairie duplex has a full width porch supported by brick piers and surrounded by a wood balustrade. The building has an inset balcony on the second story southwest corner. The building has a hipped dormer on the south façade. The building has double hung 6/1 wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and stucco on the second story. The building measures 26' x 42' and was built for approximately \$7,000. There is a stone retaining wall in the front yard. The builder, Charles Luce, built a duplicate building at 900 E. 41st St.

**4024 Campbell St.** House. (1913). *Architect:* unknown; *Builder:* Michael F. Lynch; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled American Foursquare has a full width front porch on limestone piers and is surrounded by a low stone wall. There is decorative half timbering in the gable end of the porch. The building has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco. The footprint of the building is 23' x 34'. There is a one car garage in the rear of the property with a gable roof, concrete foundation and a stucco siding.

**4025 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 44

South Hyde Park Historic District  
Jackson County, Missouri

story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4026-28 Campbell St.** Apartment. (1922). *Architect:* unknown; *Builder:* Michael F. Lynch; *Developer:* unknown. C Outbuildings: N/A

This 2 story hipped Craftsman duplex has a two story full width front porch with brick piers on the first story surrounded by a low stone wall and wood posts surrounded by a wood balustrade on the second story. The rest of the house has 8/1 and 6/1 double hung wood sash windows. There are two 12-light doors on the porch that are the entrances to each unit. The house sits on a stone foundation and is clad in brick on the first story and stucco on the second story. The houses footprint is 28' x 40'.

**4027 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers. The rest of the house has 1/1 double hung windows. The house has a gable dormer on the front façade. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4031 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a contributing one car garage with a gable roof located in the rear of the property that was built in 1923.

**4041 Campbell St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch on brick piers and surrounded by a brick balustrade with a limestone railing. The rest of the house has 9/1 double hung wood sash windows. There is a bay window on the south façade. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 45

South Hyde Park Historic District  
Jackson County, Missouri

**4042-44 Campbell St.** Apartment. (1911). *Architect:* unknown; *Builder:* Howard J. Vrooman; *Developer:* Howard J. Vrooman. C Outbuildings: N/A

This four unit Colonnaded apartment building has brick cladding with quoining, a flat roof and was designed with classical revival details. The building features a two story square brick column porch with wood balustrade. There are leaded glass doors with sidelights centered on the building that is the main entrance. There are leaded glass doors off of each unit to the porch. The apartment footprint measures 35'6" x 43'4". This is one of two buildings on this block built by apartment developer Howard J. Vrooman.

**4045 Campbell St.** House. (1910). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled cottage has a partial width porch supported by steel columns and railings. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in vinyl lap siding.

**4046-48 Campbell St.** Apartment. (1911). *Architect:* unknown; *Builder:* Howard J. Vrooman; *Developer:* Howard J. Vrooman. C Outbuildings: N/A

This four unit Colonnaded apartment building has brick cladding with quoining, a flat roof and was designed with Classical Revival details. The building features a two story square brick column porch with wood balustrade. There are 9 light doors with sidelights centered on the building that is the main entrance. There are half light doors off of each unit to the porch. The apartment footprint measures 28' x 52'. This is one of two buildings on this block built by apartment developer Howard J. Vrooman.

**4049 Campbell St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 story hipped American Foursquare has a full width front porch with wood posts and is surrounded by a wood balustrade with spindles. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the first story of the north façade. The house sits on a stone foundation and is clad in asbestos shingles.

**4054 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage C

This 2 story end gabled Craftsman house has a wrap around porch with limestone pier and wood posts on limestone piers. The building is surrounded by a low wood balustrade. The rest of the house has 1/1 double hung vinyl sash windows. There are two large 24/1 double hung wood sash windows on the first story. The house sits on a stone foundation and is clad in vinyl lap siding. The house has a footprint of 22' x 24'6". There

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 46South Hyde Park Historic District  
Jackson County, Missouri

is a contributing one car garage built in 1919 on the north side of the property with a concrete foundation and it measures 10' x 14'.

**4100 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The original footprint of the building measured 23' x 32', but there has been a two story rear addition added by balconies.

**4101 Campbell St.** House. (1906). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled cottage has a full width porch with limestone pier and is surrounded by a low limestone wall. There is a gable dormer on the front façade with a pediment. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north façade. The house sits on a stone foundation with stone cladding on the first story and wood lap siding on the dormers and gable ends. This is 1 of 3 cottages built by Matt O'Connell on this block.

**4102 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves. There is a gable dormer on the front façade with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door has a full view oval glass surrounded by glass sidelights. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The buildings footprint is 23' x 32'.

**4103 Campbell St.** House. (1906). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled cottage has a full width porch with limestone pier and is surrounded by a low limestone wall. There is a gable dormer on the front façade with a pediment. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north façade. The house sits on a stone foundation with stone cladding on the first story and wood lap siding on the dormers and gable ends. This is 1 of 3 cottages built by Matt O'Connell on this block.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 47

South Hyde Park Historic District  
Jackson County, Missouri

---

**4105 Campbell St. House.** (1906). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled cottage has a full width porch with limestone pier and is surrounded by a low limestone wall. There is a gable dormer on the front façade with a pediment. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north façade. The house sits on a stone foundation and has limestone cladding on the first story with asbestos shingle siding on the dormers and gable ends. This is 1 of 3 cottages built by Matt O'Connell on this block.

**4106 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end. The rest of the house has 6/1 and 8/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23' x 32'.

**4108 Campbell St. House.** (1921). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: shed NC

This 2 1/2 story hipped American Foursquare has a full width front porch with stucco and limestone piers and is surrounded by a low stone wall. The house has wide eaves and a hipped dormer on the front façade. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco. The footprint of the house measures 26' x 30'. There is a small metal shed with a gable roof located in the rear of the property.

**4110 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* John Ravens; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with decorative brackets. There is a gable wall dormer on the front façade with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation with brick cladding on the first story and wood shingle siding on the dormers and gable ends.

**4111 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. A nonoriginal balcony has been installed atop the front porch. The rest of

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 48South Hyde Park Historic District  
Jackson County, Missouri

the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a gabled roof carport on wood posts in the rear.

**4114 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* John Ravens; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with decorative brackets. There is a gable wall dormer on the front façade with paired double hung windows and decorative have timbering. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation with brick cladding on the first story and wood shingle siding on the dormers and gable ends.

**4115 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with modillions. There is a bay window on the second story front façade. The house has a gable dormer on the front façade with a Palladian window. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4116 Campbell St. House.** (1910). *Architect:* unknown; *Builder:* William Walden; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 1/2 story end gabled American Foursquare has a full width front porch with steel piers and a steel railing. The house has a pediment gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There is a one story addition with an upper balcony on the north side of the front porch built in 1966. This addition affects the historic integrity, along with the altered front porch and asbestos shingle siding.

**4119 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 49South Hyde Park Historic District  
Jackson County, Missouri

a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a contributing two car garage with a hipped roof that was built in 1930 located in the rear of the property.

**4120 Campbell St. House.** (1912). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with Doric columns on brick bases and is surrounded by a wood balustrade. There is a hipped dormer on the front façade. The house has wide eaves and a belcast ridgeline. The rest of the house has 1/1 double hung wood sash windows on the secondary facades and two slider windows on the second story of the front façade. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

**4124 Campbell St. House.** George Horn Residence (1899). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with brick piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. There is a three hipped dormers with double hung windows with diamond patterned muntins. The house sits on a stone foundation and is clad in asbestos shingles. There is a bay window on the south façade. Gould's 1907 Directory for Kansas City lists George Horn, a lawyer with offices in the Shukert building, as residing here. Directories from 1910s through the 1930s show George Horn and his wife (listed as Eliza L. or Linnie E.) as residing at and owning the house. The 1955 City Directory indicates that by this time the house was divided into a duplex. By 1959, the house appears to have been further subdivided into perhaps four rental units

**4125 Campbell St. Apartment.** (1908). *Architect:* unknown; *Builder:* Harry L. Greene; *Developer:* unknown. C  
Outbuildings: N/A

This three unit 2 1/2 apartment was originally two units. A third unit was added to the third floor and a rear staircase addition was added at an unknown date. The apartment has a 3 story full width porch with brick piers on the first story and wood posts and balustrades on the second and third stories. The building has 1/1 double hung wood windows with limestone lintels. The building sits on a stone foundation and is clad in brick with quoining. The building has a hipped roof with clay S-tile shingles with wide eaves and four hipped dormers, one on each façade. The original dimensions of the building were 28' x 46' according to the building permit.

**4127 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house sits on a

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 50

South Hyde Park Historic District  
Jackson County, Missouri

stone foundation and is clad in stone on the first story and vinyl lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a one car garage with a shed roof in the rear.

**4128 Campbell St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with wood posts on brick piers and is surrounded by a wood balustrade. The house has a hipped dormer with paired double hung windows on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

**4131 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a bay window on the second story front façade. The house has a gable dormer on the front façade with a Palladian window. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4135 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. There is a bay window on the second story front façade. The house also has a shed dormers on either side of the house. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4137 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* J.F. Jamison; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. The front door is full view with sidelights. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 51

South Hyde Park Historic District  
Jackson County, Missouri

---

**4138 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* J.E. Cummings; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has wide eaves and a pediment gable end. There are gable dormers on the north and south facades. The rest of the house has 8/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 24' x 30'.

**4140 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* William C. Robinson; *Developer:* Elizabeth Howard. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 25' x 36'6".

**4141-43 Campbell St. Apartment.** (1914). *Architect:* Nelle E. Peters; *Builder:* Charles E. Phillips; address 4135-37; *Developer:* unknown. C Outbuildings: N/A

This six unit colonnaded apartment building has brick cladding, a flat roof and was designed in the Classical Revival style. The wide eaves have modillions. The house features a pair of three story combined square column porches with Corinthian columns on the second and third stories. The second and third story balustrades are in the Prairie style. The building footprint is 37' x 58'.

**4144 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* William C. Robinson; *Developer:* Elizabeth Howard. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has wide eaves and a pediment gable end. The house has 1/1 and 9/9 double hung wood sash windows. There is a bay window on the second story with 16/16 double hung windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The footprint of the house measures 25' x 31'6". There is a two car garage with vinyl siding and overhead garage doors in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 52

South Hyde Park Historic District  
Jackson County, Missouri

---

**4145-47 Campbell St.** Apartment. (1924). *Architect:* unknown; *Builder:* Eric E. Ohlson; *Developer:* unknown. C Outbuildings: N/A

This four unit Prairie style walk up apartment has stucco cladding and a low hipped roof with wide eaves. The building has paired two story porches with stucco columns. Between the two porches in the entrance to the building under a shed awning. The house was 1/1 double hung wood sash windows. There is a stone retaining wall in the front yard that is in poor condition.

**4148 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* William C. Robinson; *Developer:* Elizabeth Howard. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers with quoining and is surrounded by a low brick wall. The house has a second story bay window. The house has a pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The footprint of the house measures 25' x 31'6". There is a stone retaining wall in the front yard. There is a one car inground terraced garage in the rear yard with a driveway entrance off of 42nd street.

**4208 Campbell St.** House. (1907). *Architect:* unknown; *Builder:* Charles W. Brooks; *Developer:* M.P. Kelley. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. This has two pedimented gable dormers, one the north and one on the south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a privacy fence surrounding the rear yard.

**4209 Campbell St.** House. (1910). *Architect:* unknown; *Builder:* Carl C. Peterson; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a partial width front porch with stucco piers. The house has wide eaves and a pediment gable end. There are hipped dormers the paired windows on each façade. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in stucco. The footprint of the house measures 28' x 32'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 53

South Hyde Park Historic District  
Jackson County, Missouri

---

**4214 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* J.J. Shafer; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story cross gabled cottage has a full width porch with brick piers on limestone bases and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation with brick cladding on the first story and asbestos shingle siding on the gable ends. The footprint of the building is 22' x 30'. The original owners, William and Julia Self, sold it in 1903. Records indicate that the water was first turned on in 1908, so for at least eight years this home functioned like many others of the time—without indoor plumbing and with a well and pump. The house changed hands often between 1903 and 1929 when a tailor, who quickly set up a shop, purchased it. The history of the home reached its low point in the late 1980s; it was a notorious “crack house” and was featured in a local television report on drugs. Rehabilitation started in 1990. There is a one car garage in the rear that is in deteriorated condition.

**4215 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4216 Campbell St. House.** (1912). *Architect:* unknown; *Builder:* Syndicate Bldg Co.; *Developer:* J. Schick Investment Co. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second story. The footprint of the house measures 24' x 30'. There is a contributing 1925 one car garage with stucco siding and a footprint of 12' x 16'.

**4217 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 54

South Hyde Park Historic District  
Jackson County, Missouri

Shirtwaist style houses Napoleon Dible built in the district. There is a shared two car garage with a hipped roof a stucco siding in the rear.

**4219 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: see 4217 Campbell

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with decorative brackets. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4220 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has wide eaves and a pediment gable end. There are gable dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 24' x 30'.

**4221 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: See 4219 Campbell St.

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4225 Campbell St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 55

South Hyde Park Historic District  
Jackson County, Missouri

---

**4227 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4228 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story. The footprint of the house measures 24' x 30'.

**4229 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4230 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone balustrade. The house has wide eaves and a pediment gable end. The house has pedimented gable dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 56

South Hyde Park Historic District  
Jackson County, Missouri

**4232 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 and 5/1 double hung windows. The house has a gable dormer on the front façade with decorative half timbering in the gable end. The house has wide eaves with large decorative brackets. The house sits on a stone foundation and is clad in stone on the first story and wood single siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4233 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a shared two car garage with a jerkinhead roof and scored plywood siding in the rear.

**4234 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a bay window on the second story front façade. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4235 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: See 4233 Campbell

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a bay window on the second story front façade. The house has a gable dormer on the front façade. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 57

South Hyde Park Historic District  
Jackson County, Missouri

**4236 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and wood shingles siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4237 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4241 Campbell St. House.** (1909). *Architect:* Horton; *Builder:* unknown; *Developer:* L.W. Smith. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has a large second story bay window that is almost the full width of the façade with 4/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23'4"x29'4".

**4242-44 Campbell St. Apartment.** Sunny Slope Apartments (1915). *Architect:* unknown; *Builder:* Willard B. Weaver; *Developer:* Willard B. Weaver. C Outbuildings: N/A

This six unit 3-story Classical Revival walk up apartment has a flat roof and is clad in brick. The house has a large cornice with paired brackets and dentiled molding. The windows are double hung wood sashes with prairie style muntins. The front door is full view with sidelights. The footprint of the building is 51' x 38'.

**4243 Campbell St. House.** (1909). *Architect:* Horton; *Builder:* unknown; *Developer:* L.W. Smith. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has a large second story bay window that is almost the full width of the façade with 4/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 58

South Hyde Park Historic District  
Jackson County, Missouri

windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23'4" x 29'4".

**4300 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low wood balustrade. The house has wide eaves and has a hipped dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23' x 32'. This house was built in the summer of 1905 along with its twin to the south at 4304 Campbell. Each of the first two owners of the home lived at this address for over thirty years. Jessie and Anna Runcie owned the home from 1905 to 1940; Jessie was President of the Western Paper Box Company located at 407 Grand. Ray and Margaret Milner lived here from 1941 to 1973. There is a one car garage with a gable roof located in the rear (west) of the property with an entrance off of E. 43<sup>rd</sup> St.

**4301 Campbell St. House.** (1910). *Architect:* Owen & Payson; *Builder:* Francis M. Jackson; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around front porch with wood posts atop brick piers and is surrounded by a low brick wall. The house has wide eaves and a pediment gable end. The rest of the house has 6/1 double hung wood sash windows and a bay window on the second story. The house sits on a stone foundation and is clad in brick on the first story and stucco siding on the second story. The footprint of the house measures 26' x 38'. There is a low stone wall surrounding the property.

**4304 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story.

**4305 Campbell St. House.** (1910). *Architect:* Owen & Payson; *Builder:* Francis M. Jackson; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood posts atop limestone piers and is surrounded by a wood balustrade. The house has gable dormers on the north and south facades. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in brick on the first story and stucco siding on the second story. The footprint of the house measures 25' x 33'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 59

South Hyde Park Historic District  
Jackson County, Missouri

---

**4306 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a one car hipped garage in the rear of the property.

**4309 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* Hainer Realty Co; *Developer:* Hainer Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with cut dark stone piers and is surrounded by a low stone wall. The house has wide eaves and a broken pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in dark stone with bright white mortar on the first story and wood lap siding on the second story. The footprint of the house measures 27' x 31'.

**4310 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves with modillions and a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows. The front door has leaded glass and sidelights. The house sits on a stone foundation and is clad in brick with quoining on the first story and wood shingle siding on the second story. There is a one car garage with a gable roof and wood lap siding in the rear.

**4311 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* Hainer Realty Co.; *Developer:* Hainer Realty Co. C Outbuildings: garage NC

This 2 1/2 story pedimented cross gabled Kansas City Shirtwaist has a partial width front porch with limestone piers and is surrounded by a low stone wall. A patio wraps around from the front porch and has a limestone balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The footprint of the house measures 27' x 31'. There is a one car garage with a gable roof in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 60

South Hyde Park Historic District  
Jackson County, Missouri

---

**4314 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: shed NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around porch with brick piers atop limestone piers and is surrounded by a wood balustrade. The house has wide eaves and a broken pediment gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. There is a gable roof metal shed located in the rear of the property.

**4315 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* Hainer Realty Co.; *Developer:* Hainer Realty Co. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has four pedimented gable dormers on each façade. The rest of the house has 1/1 hung wood sash windows with four light storm windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The footprint of the house measures 27' x 31'.

**4318 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* E.B. Albertson & Son; *Developer:* Albertson Realty Company. C Outbuildings: carport NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is enclosed with screens. The house has wide eaves and decorative brackets. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a metal carport on the south side of the house.

**4319 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* Hainer Realty Co.; *Developer:* Hainer Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has wide eaves, a pediment gable end and has pedimented gable dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The footprint of the house measures 27' x 31'.

**4321 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The house has 6/1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 61

South Hyde Park Historic District  
Jackson County, Missouri

double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a one story rear addition. There is a noncontributing one car garage located in the rear of the property.

**4323 Campbell St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows and a bay window on the second story of the front façade. The house sits on a stone foundation and is clad in brick on the first story and lap siding on the second story.

**4326 Campbell St.** House. (1905). *Architect:* John M. Cheatham; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The house has 1/1 and 10/1 double hung wood sash windows. The front door is nonoriginal. The house sits on a stone foundation and is clad in brick with quoining on the first story and wood shingle siding on the second story.

**4327 Campbell St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The rest of the house has 1/1 double hung vinyl sash windows. The front door is full view with flanking sidelights. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

**4328 Campbell St.** House. (1907). *Architect:* unknown; *Builder:* E.B. Albertson & Son; *Developer:* Albertson Realty Company. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a broken pediment gable end. The house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. There is a one car garage with a gable roof in the rear of the property that was built in 1964.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 62

South Hyde Park Historic District  
Jackson County, Missouri

---

**4329 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows on the first story and 1/1 double hung vinyl sash windows on the second story. There is a bay window on the second story of the front façade. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story.

**4330 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* George A. Kimball; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers atop limestone bases and is surrounded by a wood balustrade. The house has eaves with modillions and hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story.

**4332 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Latimer & Benning. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick over limestone piers and is surrounded by a limestone balustrade. The house has a broken pediment gable end with three double hung windows. The rest of the house has 9/1 and 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a one car garage with a gable roof and a nonoriginal overhead door located in the rear of the property.

**4333 Campbell St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

**4335 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* James T. Robinson. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a pediment gable end with two double hung windows. The rest of the house has 1/1 double hung wood sash windows and a bay window on the second story of the front facade.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 63

South Hyde Park Historic District  
Jackson County, Missouri

The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story.

**4337 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Hayes Beverforde; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around front porch with limestone piers and is surrounded by a low stone wall. The house has a pediment gable end and two gable dormers on the south façade and one gable dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story. The footprint of the house measures 28' x 62'. There is a one car garage with a gable roof off of the northeast corner of the house. There is a stone retaining wall in the front yard and a chain link fence surrounds the property.

**4340 Campbell St. House.** (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by wood balusters with spindles. There are two large shed dormers on the north and south facades. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. There is a stone retaining wall in the front yard.

**4342 Campbell St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. There is a one car gable roof garage with an overhead door in the rear of the property that was built in 1944. A six foot wrought iron fence surrounds the property.

**4343 Campbell St. House.** (1908). *Architect:* unknown; *Builder:* Charles F. Ettwein; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around front porch with limestone piers and is surrounded by a low stone wall. The house has a pediment gable end and two gable dormers on the south façade and one gable dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 64

South Hyde Park Historic District  
Jackson County, Missouri

story. There is a stone retaining wall in the front yard and side yard. There is a contributing two story wood garage on the east side of the property.

**4346 Campbell St.** Apartment. (1921). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This two unit Prairie style duplex has a stone foundation, stucco cladding and a hipped roof. The building features a two story partial width porch that has brick piers atop a low stone wall on the first story and a stuccoed sleeping porch on the second story. The stucco pilasters continue up onto the wide eaves. The building has 1/1 double hung wood sash windows and eight light casement windows on the sleeping porch. The overall footprint of the building is 32' x 32'.

**4400 Campbell St.** House. Max Jacobsen Residence (1903). *Architect:* unknown; *Builder:* Charles F. Ettwein; *Developer:* unknown. NC Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist multifamily dwelling has a full width 3 story front porch with limestone piers and is surrounded by a low stone wall on the first story and wood post and balustrades on the second and third stories. The house has two large shed dormers. The house has been altered over the years included a large rear addition, removal of the original windows, additional of shed dormers, and vinyl lap siding, all of which have effected its historic integrity enough to make it noncontributing. There is a two car garage in the rear of the property that was built in 1954.

**4401 Campbell St.** House. (1903). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. NC Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 23' x 28'. There is a contributing one car garage with a gable roof on the east side of the property. There is a low limestone retaining wall in the front and side yards and a 6 foot privacy fence around the rear yard.

**4404 Campbell St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story hipped Craftsman house has a full width porch with brick piers and is surrounded by a low brick walls that is inset under the second story. There are two gabled wall dormers on the front facade with 6/1 double hung windows. The house sits on a stone foundation with asbestos cladding. There is a two car garage that measures 20' x 20' in rear of residence, with concrete block walls and foundation and was built in 1954.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 65

South Hyde Park Historic District  
Jackson County, Missouri

**4405 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a broken pediment gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23' x 28'.

**4407 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 23' x 28'. There is a one car garage with a gable roof and overhead door in the rear of the property.

**4409 Campbell St. House.** (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 story gambrel Dutch Colonial has a 3/4 width front porch with steel piers and is surrounded by a steel balustrade. There is a stone chimney centered on the front gable end. The rest of the house has 6/1 double hung wood sash windows. There is a gambrel dormer and a smaller gable dormer on the north side and a large gable dormer on the south side. The house sits on a stone foundation and is clad in wood lap siding.

**4410 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with painted steel piers and is surrounded by a painted steel balustrade. The house has wide eaves and hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. There is a privacy fence surrounding the back yard. There is a one car garage with a gable roof and wood lap siding located in the rear.

**4414 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* Carl L. Bliss; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall with open link bonding. The house has a broken pediment gable end with paired double hung windows with an eyebrow and hipped dormers on the north and south facades. The rest of the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 66South Hyde Park Historic District  
Jackson County, Missouri

house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. In the rear of the residence there is a 2-car concrete block garage measuring 20' x 20' and built in 1954. (NC)

**4415 Campbell St. House.** (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story cross gabled Craftsman house has a wraparound porch with wood posts and is surrounded by a wood balustrade. There is a stone chimney centered on the front gable of the house and it is flanked by 8/1 double hung wood sash windows. The south façade gable end features a bulls eye window flanked by 8/1 double hung windows on the second story. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingles. The front yard is surrounded by a concrete retaining wall.

**4416 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows and the basement windows have been filled with glass block. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a two car garage with a gable roof and overhead doors in the rear yard. A 3-foot picket fence surrounds the front yard.

**4419 Campbell St. House.** (1904). *Architect:* unknown; *Builder:* Fred M. Cox; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with Doric columns on brick piers and is surrounded by a wood balustrade the house has wide eaves and a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north side of the house with a door to the basement below. The house sits on a stone foundation and is clad in stucco on the first story and wood lap siding on the second story.

**4420 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with wood posts on brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer with louvered windows on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a gable roof one car garage in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 67

South Hyde Park Historic District  
Jackson County, Missouri

---

**4422 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* J.M. Cheatham; *Developer:* Butler Weaver Realty Co. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the first story of the south façade. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

**4423 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: garage C

This 1 1/2 story end gabled Craftsman house has a full width porch with limestone piers and is surrounded by a wood balustrade. There are two large pedimented gabled dormers on the north and south facades. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingle siding. There is a contributing 1938 one-story two car garage with a gable roof and measures 20'x20' located in the rear of the property.

**4424 Campbell St. House.** (1906). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. **C** Outbuildings: N/A

This one story gable on hip Craftsman house has an enclosed side porch on the south façade. Since the house sits on a triangular lot at the intersection of Gillham Rd and Campbell, the south porch serves as the main entrance with steps originally leading up of the east and south facades. The house has sloping trim around the windows and sloping corner boards underneath the metal siding. The house also has wide eaves with decorative brackets, all which add to its Craftsman details. The house sits on a stone foundation and is clad in metal lap siding. There is an attached garage on the west façade with an entrance off of Gillham Rd.

**4425 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width 2 story front porch with limestone piers and is surrounded by a wood balustrade on the first story and a second story enclosed sleeping porch with two double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23' x 29'. There is a two car garage with a hipped roof and no doors located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 68

South Hyde Park Historic District  
Jackson County, Missouri

**4429 Campbell St. House.** Volney H. Primm Residence (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The second story of the porch is surrounded by a wood balustrade. The house has wide eaves and a broken pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 23' x 29'. This was the house of Volney H. Primm, a real estate agent who also built 4425 and 4431. There is a one car garage with a shed roof and wood lap siding located in the rear of the property.

**4431 Campbell St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Volney H. & Julian B. Primm. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. The footprint of the house measures 23' x 29'. There is a one car garage with a gable roof located in the rear of the property.

**4433 Campbell St. House.** R.B. Williams Residence (1908). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gable Craftsman house has a 2 story full width porch with brick limestone and is surrounded by a low stone wall on the first story. The second story is a large gabled sleeping porch with a ribbon of 6/1 double hung wood sash windows and is clad in wood shingles with decorative half timbering. The house sits on a stone foundation is clad in limestone. The houses footprint measures 23' x 36'6". This house was built for R.B. Williams at a cost of \$3,000 in 1908.

**3900 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* J.A. Brown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick atop limestone piers and is surrounded by a low stone wall with open link bonding. The house has wide eaves and a broken pediment gable end with a pair of double hung windows with diamond muntin sashes. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 25' x 34'. The house was built for approximately \$3,500.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 69

South Hyde Park Historic District  
Jackson County, Missouri

**3902-04 Charlotte St.** Apartment. (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Sam Cubertson.  
C Outbuildings: N/A

This two unit Prairie style duplex has a stone foundation, stucco cladding and a hipped roof. The wide eaves have modillions. The building features a two story partial width porch that has brick piers and a low brick wall on the first story and a stucco piers and wall on the second story. There are 8 light entry doors. The building has 6/1 double hung wood sash windows. The overall footprint of the building is 24' x 45' and it was built for approximately \$8,000.

**3908 Charlotte St.** House. Fred Mans Residence (1910). *Architect:* unknown; *Builder:* Rudolph C. Mistele; *Developer:* Henry Garvey. C Outbuildings: garage NC

This 2 1/2 story hipped Colonial Revival house has a wrap around front porch with Doric columns on a brick wall with a limestone cap. The house has four hipped dormers on all four facades with paired 2/1 double hung windows. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick. There is a driveway on the south side of the property with a limestone retaining wall. There is a new wrought iron railing leading from the sidewalk up to the front porch. There is a two car contemporary garage with a pyramidal roof and a double wide garage door in the rear. This house was built for a cost of \$3,000. The property original had a barn, which was built for \$250 and later burned. There was a fishpond on the property that is no longer extant. In later years, the house was divided into 5 apartments and then made into 3. The house has returned to a single family home.

**3909 Charlotte St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Shackelford & Haddock. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width partially enclosed front porch with limestone piers. The house has a broken pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. There are two rear additions, one built in 1948 and one built in 1952. The front yard is terraced with railroad tie retaining walls.

**3911 Charlotte St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Shackelford & Haddock. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a bay window on the north façade.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 70

South Hyde Park Historic District  
Jackson County, Missouri

**3912 Charlotte St. House.** (1913). *Architect:* unknown; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. **C** Outbuildings: N/A

This 2 1/2 story end gabled Craftsman house has a full width front porch with stucco piers and is surrounded by a low stucco wall. The house has wide eaves with large decorative brackets which all contribute to its craftsman elements. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south façade. The house sits on a stone foundation and is clad in stucco. The footprint of the house measures 22' x 32' and it was built for approximately \$2,500. There is a stone retaining wall in the front yard.

**3915 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Shackelford & Haddock. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is enclosed with screens. The house has a broken pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south side. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story.

**3916 Charlotte St. Duplex.** (1905). *Architect:* unknown; *Builder:* W.C. Johnson; *Developer:* unknown. **C** Outbuildings: garage C, shed NC

This 2 1/2 story end gabled Kansas City Shirtwaist duplex has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end. The building has 1/1 double hung wood sash windows. The building sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. Soon after its construction in 1906, it was converted into a duplex in 1914. There is a contributing two car garage with a gable roof and overhead doors that was built in 1924. There is a small metal shed located in the rear yard. There is a limestone retaining wall in the front yard.

**3917 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* M.T. Williams; *Developer:* unknown. **C** Outbuildings: garage NC

This one story end gabled cottage has a side porch that extends down the south façade of the house and contains the main entrance to the house. The porch has wood posts on brick piers and a pedimented gable end. The building has 6/1 double hung wood sash windows. There is a bay window centered on the front façade. The building sits on a stone foundation and is clad in wood shingle siding and board & batten in the gable end. There is a one car concrete block garage in the rear that was built in 1951.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 71

South Hyde Park Historic District  
Jackson County, Missouri

---

**3918 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* L.L. McBreuth; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The floor of the porch extends south to form a patio. The house has wide eaves and a broken pediment gable end with a pair of double hung windows with diamond muntin sashes. The rest of the house has 9/1 double hung wood sash windows. There are two gable dormers on the south façade and one gable dormer on the north. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. There is a 3-foot wrought iron fence in the front yard. There is a two car garage with a hipped roof and wood lap siding in the rear.

**3921-23 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: garage NC

This 2 1/2 story end gabled American Foursquare has a full width front porch with wood posts atop limestone piers and is surrounded by a wrought iron balustrade. The house has a broken pediment gable end with a centered double hung window. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There is an 18' x 40' one story garage in the rear of the property that was built in 1947.

**3925 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a hipped dormer on the front facade. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a bay window on the north façade.

**3926-28 Charlotte St. Apartment.** (1958). *Architect:* unknown; *Builder:* Hans J. Jurgenson; *Developer:* unknown. **NC** Outbuildings: garage NC

This two unit modern duplex has a partial width front porch with steel columns and railings, and a low hipped roof. The building has a poured concrete foundation and is clad in vinyl siding. The front yard is surrounded by a landscape timber retaining wall. This building falls outside the period of significance for the district. There is a one car garage with a gable roof and vinyl lap siding located in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 72

South Hyde Park Historic District  
Jackson County, Missouri

**3927 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* Mr. Braughman; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood posts and a wood balustrade with lattice infill. The house has a broken pediment gable end with a pair of double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door is full view. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

**3931 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Weaver Realty Co. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with nonoriginal steel posts. The house has wide eaves and a hipped dormer on the front facade. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a bay window on the north facade. A chain link fence surrounds the front yard.

**3932 Charlotte St. House.** (1948). *Architect:* unknown; *Builder:* Claude Keeman; *Developer:* Central Realty Company. **NC** Outbuildings: garage NC

This 1 1/2 story end gabled ranch house has a front stoop with a pedimented gable awning. The house has metal casement windows. The house has a pour concrete foundation with brick cladding. The front yard is covered in lava rock and is surrounded a chain link fence. This building falls outside the period of significance for the district. There is a one car garage with a gable roof and wood panel siding located in the rear of the property.

**3933 Charlotte St. Apartment.** (1925). *Architect:* William J. Koch; *Builder:* Harry E. Fisher, Fisher Building Company; *Developer:* unknown. **C** Outbuildings: N/A

This twelve unit Tudor Revival apartment building has a full width front porch with brick piers and is surrounded by a brick wall. The roof is flat, but has a twin gabled parapet on the front. The north gable has decorative brackets and the south gable is a jerkinhead with decorative brackets. The windows are 6/6 double hung wood sash windows. The building has a stone foundation and brick cladding. The footprint of the building is 29' x 95' and was built for approximately \$20,000. The front yard is surrounded by a chain link fence.

**3936 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Peterson; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width 2 story front porch with brick piers on the first story and wood posts on the second story. The house has a broken pediment gable end with a pair of double hung windows. The building has 1/1 double hung wood sash windows. There is a bay window on the south side of the house. The building sits on a stone foundation and is clad in brick on the first story and vinyl lap siding



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 73South Hyde Park Historic District  
Jackson County, Missouri

on the second story. The footprint of the house measures 24' x 30'. The house cost approximately \$2,000 to build. There is a two car garage with a gable roof and scored plywood siding.

**3938 Charlotte St. House.** (1913). *Architect:* John M. Stansberry; *Builder:* John M. Stansberry; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The gable ends have decorative half timbering and the eaves have decorative brackets. The rest of the house has 6/6 double hung vinyl sash windows. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the second story. The footprint of the house measures 24' x 30'. The house cost approximately \$3,000 to construct. According to the 1920 Federal Census, Ambrosia and Florence Dean, with son Amadon lived at this address. Ambrosia was an auditor at the gas company.

**3939 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **NC** Outbuildings: garage NC

This 2 story cottage has an end gabled roof with a partial inset porch with a steel posts. The house has a stone foundation with wood lap siding. A second story was added to this cottage in 2005 and alters its historic character to the point that it is noncontributing. There is a one car gabled roof garage in the rear of the property that was built in 1962.

**3940 Charlotte St. House.** (1913). *Architect:* John M. Stansberry; *Builder:* John M. Stansberry; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. The footprint of the house is 24' x 30' and it was built for approximately \$3,000.

**3944 Charlotte St. House.** J.S. Hartman Residence (1913). *Architect:* John M. Stansberry; *Builder:* John M. Stansberry; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a limestone wall. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the house is 24' x 30' and it was built for approximately \$3,000. This Kansas City Shirtwaist has had twenty different owners since the original owner, J.S. Heartman and had been divided into three different apartments before being reconverting back to a single family house.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 74

South Hyde Park Historic District  
Jackson County, Missouri

**4000-02 Charlotte St.** Apartment. (1913). *Architect:* Fred Sutter; *Builder:* J.J. Adler; *Developer:* unknown. **C** Outbuildings: N/A

This six unit 3-story Mission style walk up apartment has a flat roof and is clad in brick. The building has a 2 three story sleeping porches with 1/1 double hung windows. The porches have clay tiled hipped roofs and wide eaves with modillions. The windows are 3/1 double hung wood sashes. The footprint of the building is 40' x 62'. This building cost approximately \$15,000 to construct.

**4004 Charlotte St.** House. Daniel Irvin Residence (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width front porch with Doric columns and is surrounded by a wood balustrade. There is a shed dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows. The front door is a raised panel metal door that is nonoriginal. The house sits on a stone foundation and is clad in wood lap siding. According to the 1900 Federal Census, Daniel Irvin resided at this address and is listed as a "ruler" for his occupation.

**4008 Charlotte St.** Duplex. (1908). *Architect:* unknown; *Builder:* Peterson; *Developer:* unknown. **C** Outbuildings: N/A

This 2 story Prairie style duplex was originally built as a single family home in 1908, but was converted to a duplex in 1927 by adding a second story. The duplex has a two story full width porch with square paneled columns on the first floor and Doric columns on the second story. The building has 1/1 double hung wood sash windows. There are two doors on the front façade that lead to each unit. The building sits on a stone foundation and is clad in asbestos shingles.

**4009-11 Charlotte St.** Apartment. (1924). *Architect:* unknown; *Builder:* Harry E. Fisher, Fisher Building Company; *Developer:* unknown. **C** Outbuildings: N/A

This six unit 3-story Classical Revival walk up apartment has a flat roof and is clad in brick. The building has two 3 story porches. The columns are 2 1/2 brick piers with wood post on top. The first stories of the porches are surrounded by a brick wall, the second and third stories have wood balustrades. The building has a large cornice with paired brackets and dentiled molding. The windows are double hung wood sashes. The front door is nonoriginal. The footprint of the building is 35.5' x 57'. This building cost approximately \$10,000 to build.

**4012 Charlotte St.** House. Henry Worth Residence (1900). *Architect:* unknown; *Builder:* Jared G. Eggleston; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 story gambrel Dutch Colonial with a partial width front porch with Doric columns and is surrounded by a balustrade with turned classical spindles. The house has wide eaves and a hipped dormer on the front facade.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 75South Hyde Park Historic District  
Jackson County, Missouri

The rest of the house has 1/1 and 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. There is a bay window on the north façade. There is a single car garage with a hipped roof and lap board siding in the rear of the property that was built in 2003. The house was built for Henry Worth, a bookbinder. The 1910 Census listed Elizabeth E. Derrick and daughter listed at residence. The house has changed hands often over the years and was home to a number of working class owners. The house served as rental property for large periods of time and was divided into a duplex in the late 1970s. Renovation began in 1984. During restoration the original fireplace in the living room was uncovered and the mantle was discovered tucked away in the basement.

**4013-15 Charlotte St. Apartment.** (1924). *Architect:* unknown; *Builder:* Harry E. Fisher, Fisher Building Company; *Developer:* unknown. **C** Outbuildings: N/A

This six unit 3-story Classical Revival walk up apartment has a flat roof and is clad in brick. The building has two 3 story porches. The columns are 2 1/2 brick piers with wood post on top. The first stories of the porches are surrounded by a brick wall, the second and third stories have wood balustrade. The building has a large cornice with paired brackets and dentiled molding. The windows are double hung wood sashes. The front door is nonoriginal. The footprint of the building is 35.5' x 57'. This building cost approximately \$10,000 to build.

**4016 Charlotte St. House.** Jared G. Eggleston Residence (1898). *Architect:* unknown; *Builder:* Jared G. Eggleston; *Developer:* unknown. **C** Outbuildings: garage NC

This 1 1/2 story side gabled bungalow has a full width porch supported by Doric columns on ashlar cut stone piers and a wood balustrade. The house has double hung wood sash windows with diamond patterned muntins in the upper sashes. The house sits on a stone foundation and is clad in asbestos shingles. This has the home of Jared Eggleston, a carpenter, who built the houses to the north of this one. There is a two garage with a gable roof built in 2006 that is located in the rear of the property.

**4017 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* Alonzo M. Pittmann; *Developer:* Charles J. Duss. **C** Outbuildings: N/A

This 1 1/2 story gabled Craftsman bungalow has a full width front porch with brick piers on limestone bases and is surrounded by a wood balustrade. The house has wide eaves with cut rafter tails. The rest of the house has 5/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding in the gable ends. There is a basement garage under the front door with an entrance off of Charlotte. There is a stone retaining wall in the front wall and along the driveway. The footprint of the house measures 23' x 37' and it cost \$2,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 76

South Hyde Park Historic District  
Jackson County, Missouri

**4019 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* Alonzo M. Pittmann; *Developer:* Charles J. Duss. **C** Outbuildings: N/A

This 1 1/2 story hipped bungalow has a full width porch supported by ashlar cut stone piers and a low stone wall. The house has wide eaves with cut rafter tails. There is a hipped dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding in the gable ends. There is a stone retaining wall in the front. The footprint of the house measures 23' x 37' and it cost \$2,000 to build.

**4021 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* Alonzo M. Pittmann; *Developer:* Charles J. Duss. **C** Outbuildings: garage NC

This 1 1/2 story gabled Craftsman bungalow has a full width front porch with limestone piers and is surrounded by a limestone wall. The house has wide eaves with cut rafter tails. There are gable dormers on the north and south sides. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the gable ends. There is a stone retaining wall in the front wall and along the driveway. The footprint of the house measures 25' x 44' and it cost \$2,500 to build. There is a two car garage with a gable roof and wood shingle siding located in the rear.

**4022 Charlotte St. House.** (1910). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end with a double hung window. The rest of the house has 3/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. The footprint of the house measures 24' x 28' and it cost approximately \$2,500 to build.

**4023 Charlotte St. House.** (ca. 1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This two story gabled Shotgun has a full width porch with nonoriginal wood posts and a wood balustrade. The house has a small shed dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows. There is a large picture window center on the first story of the front façade and the main wood paneled entry door is directly to the south of the window. The house has a stone foundation and is clad in asbestos shingles.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 77

South Hyde Park Historic District  
Jackson County, Missouri

**4024 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Leffel and Hogan; *Developer:* unknown. **C**  
Outbuildings: shed NC

This 1 1/2 story front gabled bungalow has a full width porch supported by wood piers on brick bases and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles on the gable ends. The footprint of the house measures 20' x 40' and it cost \$2,000 to build. There is a wood picket fence surrounding the rear and side yard. There is a gable roof storage shed with wood siding located in the rear of the property.

**4025 Charlotte St. House.** (ca. 1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: shed NC

This two story gabled Shotgun has a full width porch with nonoriginal wood posts, lattice panels, and a wood balustrade. The house has a small shed dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows with metal awnings. There is a set of paired double hung windows in the gable end and a large picture window center on the first story of the front façade and the main wood paneled entry door is directly to the south of the window. The house has a stone foundation and is clad in asbestos shingles. There is a 1955 rear porch addition that measures 11' x 10' x 10'. There is a metal storage shed located in the rear of the property.

**4030 Charlotte St. House.** (1913). *Architect:* L. Cage Silvey; *Builder:* L. Cage Silvey; *Developer:* L. Cage Silvey. **C** Outbuildings: garage NC

This 1 story hipped airplane bungalow has a partial width inset front porch supported by a wood post. There is a large stone chimney centered on the front façade piers and is surrounded by a limestone wall. The house has a two story portion on the rear of the house, which is part of the "airplane" subtype of the bungalow property type. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco on the bottom half and wood shingles on the upper house. The footprint of the house measures 20' x 43' and it cost \$2,000 to build. There is a one car garage with a hipped roof located off of the northwest corner of the house. The house is currently in poor condition.

**4034 Charlotte St. House.** (1913). *Architect:* unknown; *Builder:* Charles D. Cort; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story gabled Craftsman bungalow has a full width front porch with wood posts on limestone piers and is surrounded by a wood balustrade with a starburst pattern. The house has wide eaves with cut rafter tails. There is a gable on shed dormer on the east (front façade) with 9/1 double hung windows and decorative brackets. The rest of the house has 9/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco. There is a driveway located on the south side of the house that leads to the back yard. The footprint of the house measures 22' x 32' and it cost \$2,500 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 78

South Hyde Park Historic District  
Jackson County, Missouri

**4035 Charlotte St. Apartment.** (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Lee Smith Realty CO. C Outbuildings: N/A

This three story Craftsman walk up apartment has a flat roof with a hipped parapet with modillions. The building has a full width front porch with brick piers and arched brick openings, and is surrounded by wrought iron railings. The building has a stone foundation and is clad in brick. The windows are 1/1 double hung vinyl sashes. The front door is nonoriginal. The footprint of the building is 40' x 60'. There is parking in the rear of the building. This building cost approximately \$20,000 to build. This is one of two buildings built by Lee Smith Realty Company on this block.

**4036 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Claude S. Peck; *Developer:* unknown. C Outbuildings: garage NC

This 1 story hipped roof bungalow has a full width porch supported by slanted wood piers on a low brick wall. There is a hipped dormer on the front façade with 3 light awning windows. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the lower half and wood shingles on the upper half. There is driveway on the north side of the house that leads back to a 1 car garage with a hipped roof. The footprint of the house measures 24' x 44' and it cost \$2,000 to build.

**4039 Charlotte St. Apartment.** (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Lee Smith Realty CO. C Outbuildings: N/A

This three story Craftsman walk up apartment has a flat roof with a hipped parapet with modillions. The building has a full width front porch with brick piers and arched brick openings, and is surrounded by wrought iron railings. The building has a stone foundation and is clad in brick. The windows are 1/1 double hung vinyl sashes. The front door is nonoriginal. The footprint of the building is 40' x 60'. This building cost approximately \$20,000 to build. There is parking in the rear of the building. This is one of two buildings built by Lee Smith Realty Company on this block.

**4040 Charlotte St. House.** (1909). *Architect:* Horace LaPierre; *Builder:* Elmer and Myers; *Developer:* unknown. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood posts on limestone piers and a wood balustrade. There is a square hipped bay that extends almost the entire width of the second story of the front façade. The house has exposed rafters with cut rafter tails. The rest of the house has 5/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. There is a contributing 1919 one car garage with a concrete foundation that measures 12' x 18' located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 79

South Hyde Park Historic District  
Jackson County, Missouri

**4042 Charlotte St. House.** (1909). *Architect:* Horace LaPierre; *Builder:* Elmer and Myers; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and a wood balustrade. The house has decorative half timbering in the gable end with a double hung window. The rest of the house has 8/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the building measures 24' x 28' and cost \$3,500 to build.

**4046 Charlotte St. House.** (1909). *Architect:* Horace LaPierre; *Builder:* Elmer and Myers; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded bay a low stone wall. There is a hipped dormer on the south façade. The house has decorative half timbering in the gable end with a pair of double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the building measures 24' x 28' and cost \$3,500 to build. There is a one car garage with a gable roof with and entrance off of 41<sup>st</sup> Street in the rear of the property and was completed in 2006.

**4100 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. There is also a bay window with a pedimented gable on the north façade. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. There is a basement garage on the north façade with an entrance off 41<sup>st</sup> St. The footprint of the house measures 24' x 32' and it cost approximately \$3,000 to build.

**4102 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has wide eaves and a hipped dormer on the front facade. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. There is also a hipped bay window on the north façade. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 22' x 31' and it cost approximately \$2,500 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 80

South Hyde Park Historic District  
Jackson County, Missouri

---

**4106 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Wheelock & Stine Building & Investment Company; *Developer:* Wheelock & Stine Building & Investment Company. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end with a double hung window. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. There is also a hipped bay window on the north façade. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story. The house cost approximately \$2,600 to build.

**4109 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: garage NC

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and a low stone wall. There is a pedimented gable dormer on the front façade with 1/1 double hung windows. There is a full view front door with sidelight covered by a wrought iron security door. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle in the gable ends and dormer. The footprint of the house is 23' x 29' and is cost approximately \$3,000 to build. There are terraced stone retaining walls in the front yard and an inground single car garage with stone facing and an overhead garage door. There is a 6 foot privacy fence along the north side of the property.

**4110 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* Charles MacKenzie and R. Frazer; *Developer:* Arthur E. Russell. **C** Outbuildings: garage C

This 2 1/2 story hipped American Foursquare has a full width front porch with wood posts and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows with aluminum storms. There is a hipped dormer with a single light window on the front façade. The house sits on a stone foundation and is clad in wood lap siding. The footprint of the house is 23' x 32'. There is a contributing 1922 single car gable roof garage located in the rear of the property. This house was converted into a duplex in 1956 and a second door was added to the front façade.

**4111 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and a low stone wall. There is a pedimented gable dormer balcony on the front façade with slider storm windows and a louvered bull's eye window. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle in the gable ends and dormer. The footprint of the house is 23' x 29' and is cost approximately \$3,000 to build. There are stone retaining walls on either side of the front steps leading to the house.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 81South Hyde Park Historic District  
Jackson County, Missouri

---

**4112 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* R. Frazer; *Developer:* Arthur E. Russell. **C**  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a square bay with no openings centered on the second story of the front façade. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. The footprint of the house measures 23' x 32'. A wooden 4 foot picket fence surrounds the front yard. There is a driveway along the southern side of the property.

**4114 Charlotte St. House.** Eric Douglass MacWilliam Remington House. (1909). *Architect:* unknown; *Builder:* R. Frazer; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around porch with brick piers and is surrounded by a low brick wall. There are gable dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The footprint of the house measures 23' x 32' and it cost approximately \$3,000 to build. There is a privacy fence surrounding the front and side yards. According to the 1930 Who's Who Directory, This was the house of Eric Douglass MacWilliam Remington. He was an architect born Belton, Missouri in 1893 and educated at Washington University; the University of Illinois; and the Atelier Lalous, Ecole des Beaux-Arts in Paris.

**4115 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and a low stone wall. There is a pedimented gable dormer balcony on the front façade with a louvered bull's eye window. There is a full view front door with sidelights. The house sits on a stone foundation and is clad in limestone on the first story and wood shingles in the gable ends and dormer. The footprint of the house is 23' x 29' and is cost approximately \$3,000 to build.

**4117 Charlotte St. Apartment.** (1926). *Architect:* unknown; *Builder:* Henry R. Ostrum; *Developer:* unknown. **C** Outbuildings: N/A

This four unit 2-story Craftsman walk up apartment has a flat roof and is clad in brick on the first floor of the front façade and vinyl lap on the rest of the building. The building has two 2-story gable roof porches with brick piers and recently added wood balustrades. The windows are double hung wood sashes. The front door is

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 82South Hyde Park Historic District  
Jackson County, Missouri

nonoriginal. The footprint of the building is 32' x 46'4". There is a driveway on the south side of the property leading to a parking area in the rear. This building cost approximately \$8,000 to build.

**4118 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north façade. There are pedimented gable dormers on the north and south facades. The house sits on a stone foundation and is clad in painted limestone on the first story and wood lap siding on the second story. There is a privacy fence on the north side of the property.

**4120 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* R. Frazer; *Developer:* Russell and Russell. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the north façade. There are pedimented gable dormers on the north and south facades. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The house has a footprint of 23' x 32' and was built for approximately \$3,000.

**4122 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* R. Frazer; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. There is a wood balustrade around the second story of the porch. The house has paired double hung windows in the gable end with decorative brackets. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. The house cost approximately \$3,000 to build.

**4123 Charlotte St. House.** (1906). *Architect:* Henry S. Thayer; *Builder:* Richard E. Brown; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with chamfered square piers and is surrounded by a wood balustrade. There is a hipped dormer with two fixed light windows with prairie style muntins. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding. There is a stone retaining wall in the front yard and on either side of the steps leading up to the house.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 83

South Hyde Park Historic District  
Jackson County, Missouri

---

**4124 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a pediment gable end with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the second story of the front façade. There is also a hipped bay window on the north façade. There are pedimented gable dormers on the north and south facades. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the house measures 23' x 28' and it cost approximately \$2,500 to build.

**4125 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* Richard E. Brown; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a broken pediment gable end with a fix light window with a diamond muntin pattern. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a driveway on the south side of the property with concrete block retaining walls. There is also a stone retaining wall in the front yard.

**4127 Charlotte St. House.** (1903). *Architect:* unknown; *Builder:* Richard E. Brown; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has wide eaves and a broken pediment gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is an inground garage with plywood doors in the front yard. There are stone retaining walls on either side of the driveway and in the front yard.

**4128 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* William B. Wear; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front screened porch with brick piers and is surrounded by a wood balustrade. The house has paired double hung windows in the gable end with decorative brackets. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. There is a picket fence surrounding the front yard. The footprint of the building is 23' x 28' and it cost approximately \$2,500 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 84

South Hyde Park Historic District  
Jackson County, Missouri

---

**4129 Charlotte St. House.** (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story end gabled cottage has a full width porch supported by wood posts on ashlar cut stone piers and a wood balustrade. The house has a broken pedimented gable end with a 1/1 double hung window flanked by two smaller double hung windows. There are four hipped dormers, two on the north and two on the south façade. There are 1/1 double hung wood sash windows. There is a bay window on the front façade. The house sits on a stone foundation and is clad in wood lap siding. There is stone retaining wall in the front yard.

**4131 Charlotte St. House.** (ca. 1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 story side hipped cottage has a full width porch supported by a wood post and wood balustrade. There are 1/1 double hung wood windows. The house sits on a stone foundation and is clad in wood lap siding. The house sits at the rear of the property and was moved back to this location in 1962 by then owner, A. Ketford.

**4132 Charlotte St. House.** (1909). *Architect:* Edgar P. Madorie; *Builder:* Edgar P. Madorie; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a broken pediment gable end with three double hung windows. The rest of the house has 1/1 vinyl double hung wood sash windows. There is a bay window on the north façade. The house sits on a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. The house has a footprint of 24' x 31' and cost \$3,000 to build. There is a driveway on the north side of the property.

**4136 Charlotte St. House.** (1909). *Architect:* Edgar P. Madorie; *Builder:* Edgar P. Madorie; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and a broken pediment gable end with paired double hung windows. The rest of the house has 9/1 double hung wood sash windows. There is a bay window on the north façade. There are pedimented gable dormers on the north and south facades. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story.

**4138 Charlotte St. House.** (1909). *Architect:* Edgar P. Madorie; *Builder:* Edgar P. Madorie; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low stone wall. The house has wide eaves and gable dormers on all four facades. The rest of

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 85South Hyde Park Historic District  
Jackson County, Missouri

the house has 5/1 double hung wood sash windows. There is also a gabled bay window on the north façade. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the house measures 27' x 30' and it cost approximately \$3,000 to build. There is a chain link fence surrounding the front yard.

**4139 Charlotte St. House.** (1908). *Architect:* Andrew B. Anderson; *Builder:* E.D. Gilliy; *Developer:* unknown. **C** Outbuildings: garage C

This 1 1/2 story end gabled Craftsman bungalow has a full width porch supported by limestone piers and a low stone wall. There is a ribbon of 9 light square casement windows in the gable end. There are double hung wood sash windows. The house has wide eaves with exposed rafters and decorative brackets. The house sits on a stone foundation and is clad in wood shingles. The footprint of the house is 22' x 38' and is cost approximately \$2,000 to build. There is a contributing 1935 inground garage with stone facing in the front yard.

**4140 Charlotte St. House.** (1912). *Architect:* unknown; *Builder:* Wilford B. Stiers; *Developer:* Wilford B. Stiers. **C** Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by stucco piers on a low stone wall. There is a gable dormer with decorative brackets and three 5/1 double hung wood sash windows on the front façade and 1/1 wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in stucco. The footprint of the house is 23' x 28' and is cost approximately \$1,650 to build. There is a driveway on the north side of the house with a poured concrete retaining wall.

**4144 Charlotte St. House.** (1912). *Architect:* unknown; *Builder:* Wilford B. Stiers; *Developer:* Wilford B. Stiers. **C** Outbuildings: N/A

This 2 1/2 story end gabled American Foursquare with Craftsman details has a full width front porch with limestone piers and is surrounded by a low stone wall. There is decorative half timbering in the gable end of the porch. The house has wide eaves and decorative brackets. The rest of the house has 1/1 double hung vinyl sash windows. There is a bay window on the north façade. The house sits on a stone foundation and is clad in stucco. The footprint of the building is 23' x 28' and cost approximately \$1,650 to build.

**4146 Charlotte St. House.** (1912). *Architect:* unknown; *Builder:* Wilford B. Stiers; *Developer:* Wilford B. Stiers. **C** Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by stucco piers on a low stone wall. There is a twin gable dormer with decorative brackets, exposed rafters and four 6/1 double hung wood sash windows on the front façade and 1/1 wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in stucco. The footprint of the house is 23' x 28' and is cost approximately

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 86

South Hyde Park Historic District  
Jackson County, Missouri

\$1,650 to build. There is an inground garage on the south side of the house with an entrance off of 42nd Street. There is a stone retaining wall surrounding the property that was built in 1934.

**4200 Charlotte St. House.** (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: garage C

This 1 1/2 story front gabled Queen Anne house has a partial with porch with slanted wood posts atop brick piers. The shingled front gable end has 12/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap on the first two feet of the house and then cut wood shingles on the upper portion. There is a stone retaining wall surrounding the property and stone pillars on either side of the front steps. There is a contributing 1917 one-story three car garage with stone cladding and fiberglass overhead doors with an entrance that faces 42nd St.

**4204 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and a wood balustrade. The house has three 1/1 double hung vinyl sash windows in the gable end. There are 1/1 double hung vinyl sash windows on the rest of the house. The house sits on a stone foundation and is clad in vinyl lap siding. The house has a footprint of 22' x 38' and cost approximately \$4,000 to build.

**4205 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width enclosed porch with 1/1 aluminum storm windows and a metal storm door. There are gable dormers with exposed rafters on the north and south facades. The house has paired double hung windows in the gable end with diamond and fishscale cut shingles. The house rests on a stone foundation and is clad in wood lap siding. A chain link fence surrounds the front yard. While the porch enclosure diminishes its historic integrity, it is reversible and overall the house retains its historic character.

**4206 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by stone piers and a wood lattice balustrade. The house has three 3/1 double hung wood sash windows in the gable end. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in asbestos shingle siding. There is a basement garage with an overhead door that enters under the front porch. The house has a footprint of 22' x 38' and cost approximately \$4,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 87

South Hyde Park Historic District  
Jackson County, Missouri

---

**4208 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Wilford B. Stiers; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and a wood balustrade. The house has two 1/1 double hung wood sash windows in the gable end. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in wood lap siding. There is a 1921 sleeping porch addition on the rear of the house. The house has a footprint of 26' x 26' and cost approximately \$2,000 to build. There is a basement garage with an overhead whose entrance is under the front porch.

**4210 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Wilford B. Stiers; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and a wood balustrade. The house has two 1/1 double hung wood sash windows in the gable end with wood shingle cladding. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in wood lap siding. The house has a footprint of 26' x 26' and cost approximately \$2,000 to build. There is a chain link fence surrounding the back yard.

**4211 Charlotte St. House.** (1899). *Architect:* unknown; *Builder:* Jared G. Eggleston; *Developer:* unknown. **C** Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a full width porch supported by wood posts and enclosed with lattice panels. There is a ramp leading from the public sidewalk up to the front porch. The house has 61/ double hung wood sash windows. According to the 1909 Sanborn fire insurance map, the house use to have a wrap around porch at the southwest corner, but it was filled in at an unknown date. The house was built for a cost of \$500.

**4214 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* Arthur E. Russell. **C** Outbuildings: N/A

This 1 1/2 story cross gabled cottage has a full width porch supported by wood posts and is surrounded by a wood balustrade. The gable ends of the roof have wide eaves and broken pediments. The house has two 1/1 double hung wood sash windows centered above the front porch. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles on in the gable ends. The house has a footprint of 20' x 30'.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 88South Hyde Park Historic District  
Jackson County, Missouri

**4215 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* Arthur E. Russell. **C**  
Outbuildings: N/A

This 1 1/2 story cross gabled cottage has a full width porch supported by turned wood posts with scrolled brackets and is surrounded by a wood balustrade with spindles. The gable ends of the roof have wide eaves and broken pediments. The house has two 1/1 double hung wood sash windows centered above the front porch. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in asbestos shingles. The house has a footprint of 20' x 30' and was built for approximately \$1,800.

**4217 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* John A. Shilling. **C**  
Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has wide eaves with paired double hung windows in the gable end. The house has 6/1 double hung vinyl sash windows on the rest of the house. There are gable dormers on the north and south facades. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. The footprint of the house measures 23' x 30' and it cost approximately \$2,500 to build. There is a contributing 1917 one story gable roof garage with vinyl siding located in the rear of the property.

**4218 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. **C**  
Outbuildings: shed NC

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and a wood balustrade. The house has a gable dormer with three 1/1 double hung windows with vinyl sashes. The house sits on a stone foundation and is clad in vinyl lap siding. There is a brick chimney and a bay window located on the south façade. The houses footprint measures 24' x 36'. There is a metal shed with a gable roof located in the rear.

**4220 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* Charles H. Luce. **C**  
Outbuildings: N/A

This 1 1/2 story hipped bungalow has a full width porch supported by paired wood posts on limestone piers and is surrounded by a wood balustrade. There is a hipped dormer on the front façade with two double hung windows. The house has double hung wood sash windows with diamond pattern muntins in the upper sashes. The house sits on a stone foundation and is clad in asbestos shingle siding. The house has a footprint of 24' x 36'.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 89

South Hyde Park Historic District  
Jackson County, Missouri

**4222 Charlotte St. House.** (1908). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* Randall Fidelity CO. **C** Outbuildings: N/A

This 1 story front hip on gable bungalow has a partial width pergola supported by a limestone pier. The gable ends of the roof have decorative half timbering. The rest of the house has 6/6 double hung vinyl sash windows. The house sits on a stone foundation and is clad in wood shingle siding. The house has a footprint of 24' x 34' and cost approximately \$1,800 to build.

**4223 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with modillions. There is a gable dormer on the south façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. There is a concrete block foundation with a wrought iron fence surrounding the front yard. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There are two outbuildings on the property, the first is a 1 1/2 story shed with gambrel roof and press board siding (noncontributing). The second is a concrete garage built in 1946 (noncontributing).

**4224 Charlotte St. House.** (1909). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* unknown. **C** Outbuildings: N/A

This 2 story hipped Prairie style house has a wrap around porch with limestone piers and a wood balustrade. The roof over the south half of the porch was removed in 2005. The house has a hipped dormer on the front façade and wide eaves. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and is clad stucco. There is a chain link fence in the front yard. The building has a footprint of 24' x 34' and was built for a cost of approximately \$3,200.

**4225 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 90

South Hyde Park Historic District  
Jackson County, Missouri

**4226 Charlotte St. House.** (1907). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* unknown. **C** Outbuildings: N/A

This 1 1/2 story end gable cottage has a partial width porch supported by limestone piers and is surrounded by a wood balustrade. The pedimented gable ends of the roof have wide eaves and there are four double hung windows 4/1 and 6/1, in the gable end. There are 6/1 double hung wood sash windows on the rest of the house. There is a hipped awning above the front door. The house sits on a stone foundation and is clad in wood lap siding up to the belt course and wood shingles above and in the gable ends. There are two pedimented gable dormers on the south façade.

**4227 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with modillions. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4229 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. **C** Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a nonoriginal deck built atop the front porch. The house has a gable dormer on the front façade with decorative brackets. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district

**4232 Charlotte St. House.** (1907). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* Kendall Realty Co. **C** Outbuildings: N/A

This 1 1/2 story front hipped Craftsman bungalow has a full width porch supported by limestone piers and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The front door is a nonoriginal raised metal panel door. There is a brick chimney on the south façade. The house sits on a stone foundation and is clad in wood shingle siding. The house has a footprint of 22' x 37' and cost approximately \$1,800 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 91

South Hyde Park Historic District  
Jackson County, Missouri

---

**4236 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* Charles H. Luce. **C** Outbuildings: N/A

This 1 1/2 story end gabled bungalow has a partial width porch supported by paired wood posts on ashlar cut stone piers and it is surrounded by a steel balustrade. The house has two shed dormers on the south façade. The house has diamond patterned casement windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingle siding. The houses footprint measures 22' x 37' and cost approximately \$2,500 to build.

**4238 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* Charles H. Luce. **C** Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by wood piers and a wood balustrade. The house has a gable dormer with three 4/1 double hung windows with wood sashes. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles in the gable ends. There is a brick chimney and a bay window located on the south façade. The houses footprint measures 22' x 37' and it cost approximately \$2,500 to build.

**4241 Charlotte St. House.** (1909). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* Kendall Realty CO. **C** Outbuildings: N/A

This 2 story side gambrel Dutch Colonial house has a 2 story partial width porch with an open first story with wood posts and sleeping porch with a bank of six 1/1 double hung windows. The rest of the house has 1/1 wood sash windows. The house sits on a stone foundation and is clad in stucco on the first story and asbestos shingles in the gable ends. There is a one car basement garage with an overhead door underneath the front porch that was installed in 1958. There is a limestone retaining wall in the front yard.

**4242 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with a gable on shed roof, brick piers, and a wood balustrade. The house has wide eaves with modillions. The house has four hipped dormers, one on each façade. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a chain link fence surrounding the front yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 92

South Hyde Park Historic District  
Jackson County, Missouri

**4243 Charlotte St. House.** (1913). *Architect:* T.C. Durfee; *Builder:* William Frazier; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story side gabled bungalow has a full width porch supported by ashlar cut stone piers and a wood balustrade. The house has a gable dormer with three 1/1 double hung windows with wood sashes, exposed rafters, and cut rafter tails. The house sits on a stone foundation and is clad in stucco on the first story and asbestos shingles on the gable ends. There is a brick chimney and a bay window located on the south façade. The houses footprint measures 20' x 38'.

**4244 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* C.C. Whaley; *Developer:* C.C. Whaley. **C**  
Outbuildings: N/A

This 1 story hipped bungalow has a partial width porch supported by stone piers and a wood balustrade. The house has a gable dormer with three 1/1 double hung windows with wood sashes. The house sits on a stone foundation and is clad in wood shingle siding. The houses footprint measures 24' x 34'. There is a driveway located on the north wide of the property.

**4246 Charlotte St. House.** (1909). *Architect:* unknown; *Builder:* C.C. Whaley; *Developer:* C.C. Whaley. **C**  
Outbuildings: garage C

This 1 story hipped bungalow has a partial width porch supported by stone piers and a wood balustrade. The house has a gable dormer with three 1/1 double hung windows with wood sashes. The house sits on a stone foundation and is clad in asbestos shingle siding. The houses footprint measures 24' x 34'. There is a chain link fence surrounding the front yard. A contributing inground garage is located in the rear of the property that was built in 1914.

**4300 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Butler Hollister Realty Co.; *Developer:* Butler Hollister Realty CO. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade with a pair of double hung windows. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. There is a six foot privacy fence surrounding the back yard.

**4301 Charlotte St. House.** (1911). *Architect:* unknown; *Builder:* Chas A. Eason; *Developer:* Austin Realty CO. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood lattice balustrade. The house has 1/1 double hung vinyl sash windows. There is shed

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 93South Hyde Park Historic District  
Jackson County, Missouri

dormer on the south facade. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the second story. The footprint of the house measures 24.5' x 30' and it cost approximately \$2,500 to build. The building was converted to a duplex in 1942, but in being converted back to a single family residence.

**4304 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Butler Hollister Realty Co.; *Developer:* Butler Hollister Realty CO. **C** Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. The house has a gable dormer with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. A six foot privacy fence surrounds the rear yard.

**4305 Charlotte St. House.** (1904). *Architect:* unknown; *Builder:* Austin Realty Co.; *Developer:* Austin Realty CO. **C** Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width enclosed front porch with brick piers. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a 1938 cinderblock garage with a flat roof location in the rear of the property.

**4306 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Butler Hollister Realty Co.; *Developer:* Butler Hollister Realty CO. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick atop limestone piers and is surrounded by a low limestone wall. The house has a hipped dormer on the front façade with paired double hung windows. There is a 16/1 double hung wood sash window on the first story of the front façade. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. This house has the same design as 4312 Charlotte.

**4309 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Austin Realty Co. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with nonoriginal turned wood posts and is surrounded by a wood balustrade with spindles. The house has a broken pedimented gable end with paired 6/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is hipped dormer on the north and south facades. The house sits on a stone foundation and is clad in painted brick on the first story and asbestos shingle siding on the second story.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 94

South Hyde Park Historic District  
Jackson County, Missouri

**4310 Charlotte St. House.** (1910). *Architect:* unknown; *Builder:* Butler Hollister Realty Co.; *Developer:* Butler Hollister Realty CO. **C** Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with brick piers. There is a gable dormer with paired double hung windows on the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. There is a low wood landscape timber retaining wall in the front yard.

**4311 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Austin Realty Co.; *Developer:* Austin Realty Co. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick atop limestone piers and is surrounded by a wood balustrade. The house has four hipped dormers with paired 6/1 double hung wood sash windows. There is a double hung wood sash window with diamond patterned muntins on the first story of the front façade. The rests of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

**4312 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Butler Hollister Realty Co.; *Developer:* Butler Hollister Realty CO. **C** Outbuildings: garage NC

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick piers. The house has a hipped dormer on the front façade with paired double hung windows. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a set of solar panels on the south side of the roof. This house has the same design as 4306 Charlotte.

**4316 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* Edward M. Baker; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with Doric columns atop brick piers. The house has a hipped dormer on the front façade with a louvered opening. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a one story single car garage with a flat roof located in the rear of the property. This house cost approximately \$3,000 to build.

**4318 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* A.W. Butler; *Developer:* unknown. **C** Outbuildings: garage C

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a limestone balustrade. There is a gable dormer with paired double hung windows on the gable

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 95South Hyde Park Historic District  
Jackson County, Missouri

end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. There is a contributing 1911 one story garage located with a gable roof located in the rear of the property.

**4319 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

**4321 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: garage NC

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingle siding on the second story. The brick on the first story of the north façade has been removed and board and batten siding has been installed. There is a two car vinyl clad flat roof garage located in the rear of the property. There is a stone retaining wall in the front yard.

**4322 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* A.W. Butler; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood posts and is surrounded by a wood lattice balustrade. The rest of the house has 1/1 double hung wood sash windows. There are gable dormers on the north and south facades. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The house cost approximately \$3,000 to build.

**4323 Charlotte St. House.** (1907). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Frank L. Weaver, Butler-Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width screened front porch with brick piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The footprint of the house measures 23' x 28.5' and it cost approximately \$2,500 to build. There is a stone retaining wall in the front yard and a chain link fence surrounding the rear yard.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 96South Hyde Park Historic District  
Jackson County, Missouri

**4324 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* A.W. Butler; *Developer:* Butler-Hollister Realty Company. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade with a vinyl slider window. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The house cost approximately \$3,000 to build. A chain link fence surrounds the rear yard.

**4326 Charlotte St. House.** (1905). *Architect:* unknown; *Builder:* A.W. Butler; *Developer:* Butler-Hollister Realty. **C** Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with brick piers. There is a gable dormer with paired double hung windows on the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick with quoining on the first story and wood lap siding on the second story. There is a one car flat roof garage located in the rear of the property. There is a low stone retaining wall in the front yard.

**4327 Charlotte St. House.** (1908). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: N/A

This 2 1/2 story side gabled Colonial Revival house has a full width front porch with wood posts on slanted limestone piers and is surrounded by a low wood balustrade. There is a pedimented gable dormer with paired double hung windows on the gable end. The rest of the house has 1/1 double hung wood sash windows. There is a pedimented gable bay window on the south side of the house. The house sits on a stone foundation and is clad in wood shingle siding. The front corners of the house have pilasters with Corinthian capitals. There is a driveway on the south side of the property with a low retaining wall on either side.

**4329-31 Charlotte St. House.** (1914). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* Charles H. Luce. **C** Outbuildings: N/A

This 2 1/2 story hipped roof Prairie house has a full width front porch with brick piers and is surrounded by a wrought iron balustrade. There is an inset balcony on the northwest corner of the house with a low wood balustrade. The house has a hipped dormer on the front façade with paired double hung windows. There is a 12/1 double hung wood sash window flanked by 6/1 double hung windows centered on the second story of the front facade. There are 9/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in brick on the first story and stucco siding on the second story. There is a stone retaining wall in the front of the property. A chain link fence surrounds the rear yard. The house's footprint measures 28' 8" x 40' 4" and it cost approximately \$6,500 to build.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 97

South Hyde Park Historic District  
Jackson County, Missouri

---

**4330 Charlotte St.** House. (1910). *Architect:* unknown; *Builder:* A.W. Butler; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width screened front porch with brick atop limestone piers. The house has a hipped dormer on the front façade with paired double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick with quoining on the first story and asbestos shingle siding on the second story. There is a low stone wall surrounding the front yard.

**4332 Charlotte St.** House. (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C**  
Outbuildings: shed NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width screened front porch with Doric columns on limestone piers. The house has a gable dormer on the front façade with a pair of double hung windows and two hipped dormers, one on the north and one on the south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingle siding on the first story and vinyl lap siding on the second story. There is a gabled shed with plywood siding in the rear of the property.

**4333 Charlotte St.** House. (1904). *Architect:* unknown; *Builder:* Fred M. Cox; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with wood posts atop brick piers and is surrounded by a wood lattice balustrade. The house has a hipped dormer on the front façade and one on the rear facade. There is a 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This house, along with 4337 cost approximately \$6,000 to build.

**4336 Charlotte St.** House. (1906). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: garage C

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade with paired 1/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. There is a 3 foot picket fence surrounding the front yard. There is a contributing 1923 one car gable end garage located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 98

South Hyde Park Historic District  
Jackson County, Missouri

---

**4337 Charlotte St. House.** (1904). *Architect:* unknown; *Builder:* Fred M. Cox; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width front porch with wood posts atop brick piers and is surrounded by a wood balustrade with a starburst pattern. The house has a hipped dormer on the front façade and one on the rear facade. There is a 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a stone retaining wall in the front yard. This house, along with 4333 cost approximately \$6,000 to build.

**4340 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house has a broken pedimented gable end with a pair of double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story. There is a stone retaining wall surrounding the front yard.

**4342 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: shed NC

This 2 1/2 story hipped roof Kansas City Shirtwaist has a full width screened front porch with brick piers and is surrounded by a half wood shingle wall. The house has a hipped dormer on the front façade with paired double hung windows. There are 1/1 double hung vinyl sash windows on the rest of the house. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. There is a gabled roof shed with plywood siding located in the rear.

**4346 Charlotte St. House.** (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty CO. **C** Outbuildings: N/A

This 2 story gabled Craftsman house has a gabled side porch with limestone piers and is surrounded by simulated stone vinyl siding wall. The rest of the house has 1/1 double hung wood sash windows. There is a series of three shed dormers on the south façade of the house. The house sits on a stone foundation and is clad in wood shingle siding. There is a large stone chimney centered on the front façade gable. There is a two car basement garage addition on the west façade with an entrance off of 44th St. that was built in 1920.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 99

South Hyde Park Historic District  
Jackson County, Missouri

---

**3900-4600 Gillham Rd.** Site. Gillham Rd Parkway (1908-10). *Architect:* George Kessler; *Builder:* City of Kansas City, Missouri; *Developer:* City of Kansas City, Missouri. C Outbuildings: N/A

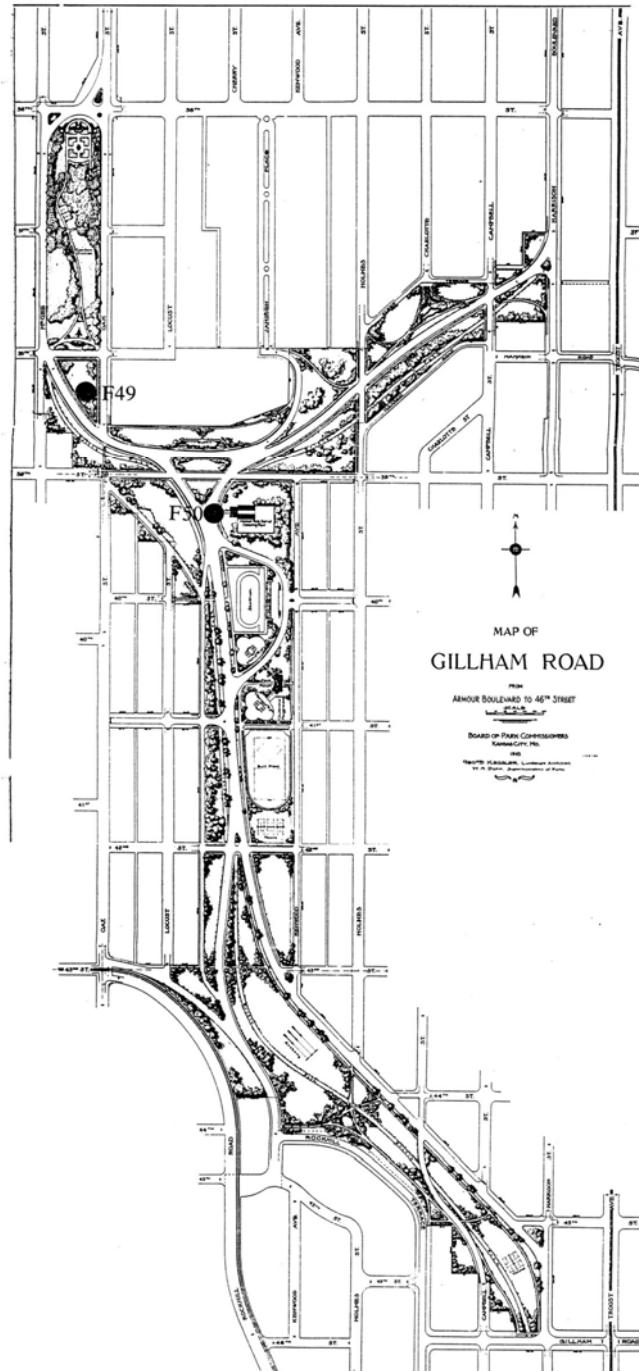
This section of Gillham Road runs seven blocks from E. 39th St. south to Brush Creek. The site includes two baseball diamonds with chain link backstops, a wading pool, concrete stairs and trails along the west side of the Road, and a children's play area currently under construction at 41st St. While the landscape design is intact, many of the features, including the curbs, paving, stairs, backstops, and the wading pool are recent alterations that are not contributing significant features and have not altered the historic feel of the parkway. The Park Maintenance Barn is the only intact structure that is significant. The section of Gillham from 35th Street to Brush Creek Blvd. is perhaps one of the most important parts of the boulevard system. The boulevard was planned for community recreation as well as traffic flow. The park is closely associated with the adjacent neighborhoods. The neighborhood is a good example of late 19th and early 20th century experimentation in residential layouts around parks. This layout provided both a "central park" for each community as well as a pleasurable experience for outsiders passing through. The current facilities like the wading pool and playground continue this historic commitment to the surrounding community.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 100

South Hyde Park Historic District  
Jackson County, Missouri



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 101

South Hyde Park Historic District  
Jackson County, Missouri

**3915 Gillham Rd.** Building. Park Maintenance Barn (1904). *Architect:* Adriance Van Brunt; *Builder:* L. Crosby & Son; *Developer:* unknown. C Outbuildings: wagon shed C, horse stall C, shed C

The Parks and Recreation building is constructed of native limestone and trimmed with vitrified brick. The complex consists of a barn proper, measuring fifty-four by sixty feet and wagon sheds and horse stalls built on two sides of a court yard measuring approximately seventy-two by forty-five feet. An additional shed/stall area was added in 1914 to the south of the barn proper. The shingle-hipped roof has wide overhanging eaves. A central hipped roof dormer, containing paired sash windows and a hay loft wooden door, is placed over the main entrance. The main entrance, originally a barn door, has been altered. The entrance is now a board and batten wooden door with multi-light transom. Fenestration consists of multi- light sash windows with stone sills. Some windows have been boarded up. Vitrified brick has been used for window and door surrounds as well as string coursing. Originally the first floor interior and the court were brick pavement. The once stone and wrought iron fence running along the south side of the complex and to the north of the building has been altered (date unknown).

The Park and Recreation building, 3915 Gillham Road, was designed by Adriance Van Brunt in 1904. L. Crosby & Son were awarded the contract to construct the building. Designed as an “ornamental barn”, it was to be used by the park employees and housed the horses, sprinkling carts and other park vehicles. Originally, the barn contained twelve ordinary horse stalls, a hospital stall, wagon sheds, harness roan, tool roan, office and a men’s roan. In 1914, an addition was made to the barn. Stone was added to the existing stone wall and a roof added creating the open storage area to the south of the main structure. The stone piers which at one time were part of a fence were presumably also added at this time.

The Park and Recreation building is significant as one of the few early remaining limestone barn complexes constructed as a park stricture. Furthermore, the building was designed by the master, Adriance Van Brunt. In addition, the site of the building is in keeping with Kessler’s philosophy “that all structures for operating purposes . . . which are artificial and more or less out of keeping with natural scenery, should never become conspicuous in either design or color . . . it should be so located and so screened as not to offend the eye.”

**4301-03 Gillham Rd.** Apartment. (1909). *Architect:* unknown; *Builder:* M. Bowen; *Developer:* Delano & Park Realty Company. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. There are square and diamond limestone decorative elements in the brickwork. The front door is nonoriginal, but has multilight sidelights. The building also has 6/1 double hung wood windows. The sets of windows are covered in metal awnings. The rear bay is asbestos shingle. The building footprint is 35’ x 45’7”. A parking area is located in the rear of the building. This is a complex of four apartment buildings built by Delano & Park.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 102

South Hyde Park Historic District  
Jackson County, Missouri

---

**4305-07 Gillham Rd.** Apartment. (1909). *Architect:* Sidney R. Frink; *Builder:* M. Bowen; *Developer:* Delano & Park Realty Company. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a multigable parapet with large brackets. There are square and diamond limestone decorative elements in the brickwork. The front door is single light and has multilight sidelights. The building also has 6/1 double hung wood windows. The sets of windows are covered in metal awnings. The rear bay is stucco. The building footprint is 35' x 45'7". A parking area is located in the rear of the building. This is a complex of four apartment buildings built by Delano & Park.

**4309-11 Gillham Rd.** Apartment. (1916). *Architect:* unknown; *Builder:* M. Bowen; *Developer:* Delano & Park Realty Company. C Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. There are square and diamond limestone decorative elements in the brickwork. The front door is multilight with prairie style muntins and has multilight sidelights. The building also has 6/1 double hung wood windows. The sets of windows are covered in metal awnings. The rear bay is stucco. The building footprint is 35' x 45'7". A parking area is located in the rear of the building. This is a complex of four apartment buildings built by Delano & Park.

**4319 Gillham Rd.** House. (1909). *Architect:* Sidney R. Frink; *Builder:* Francis M. Jackson; *Developer:* Frank and Lucie E. Dayton. C Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by rusticated cut limestone piers and a stone balustrade. There is a gable dormer on the front façade with an inset balcony. The house has exposed rafters with cut tails. There is a brick wall in front of the steps that lead to the front porch. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood shingles in the gable ends and dormer. The footprint of the building is 28' x 50'. There is a two garage with a hipped roof and overhead door that is located in the rear of the property.

**4323 Gillham Rd.** House. (1909). *Architect:* Sidney R. Frink; *Builder:* unknown; *Developer:* Frank and Lucie E. Dayton. C Outbuildings: N/A

This 1 1/2 story hipped Craftsman bungalow has a partial width gabled porch supported by wood posts on ashlar cut stone piers and a low stone wall. There are large wood brackets on either side of the porch. There is a basement garage on the north side of the front façade. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in stucco. The house was a footprint of 28' x 56' and was built for a cost of \$4,500. There rock on the slope leading up to the house.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 103

South Hyde Park Historic District  
Jackson County, Missouri

**4327 Gillham Rd.** House. (1909). *Architect:* Sidney R. Frink; *Builder:* V.O. McCormack; *Developer:* Frank and Lucie E. Dayton. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman bungalow has a full width gabled porch supported by wood posts on ashlar cut stone piers and a low stone wall. The roof has exposed rafters with cut rafter tails. There is a decorative shed bay in the gable end. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in brick and stucco. The house was a footprint of 27' x 55' and was built for a cost of \$4,000.

**4331 Gillham Rd.** House. (1909). *Architect:* Sidney R. Frink; *Builder:* Carroll Construction Company; *Developer:* Frank and Lucie E. Dayton. C Outbuildings: N/A

This 1 1/2 story gable and hip Craftsman bungalow has a partial width gabled porch supported by wood posts on ashlar cut stone piers and a low stone wall. There is a 14 light fix window in the gable end. There is a gable dormer with twin windows on the front façade. There is also a bay window on the front façade. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingles. The house was a footprint of 26' x 50' and was built for a cost of \$3,500.

**4339 Gillham Rd.** House. (1909). *Architect:* Sidney R. Frink; *Builder:* unknown; *Developer:* Frank and Lucie E. Dayton. C Outbuildings: N/A

This 1 1/2 story hipped Craftsman bungalow has a partial width gabled porch supported by wood posts on ashlar cut stone piers and a low stone wall. The roof has multiple hipped ridges that are topped in clay tiles. There is a fanlight window in the gable end of the porch. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingles. The house was a footprint of 42' x 43' and was built for a cost of \$4,500.

**4345 Gillham Rd.** House. (1910). *Architect:* unknown; *Builder:* Hall and Hane; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers. The house has wide eaves and a pediment gable end with a double hung window. The rest of the house has 8/1 double hung wood sash windows on the second story that extend up to the large eaves. Large modillions are on the front eaves. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The footprint of the house measures 25' x 30'. The house was built for approximately \$3,000. A picket fence surrounds the front yard. According to the 1920 Census, the house was occupied by Ross Sleek a salesman at the Kansas City Paper Warehouse.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 104

South Hyde Park Historic District  
Jackson County, Missouri

---

**4347 Gillham Rd.** House. (1910). *Architect:* unknown; *Builder:* Hall and Hane; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Prairie style dwelling has a full width front porch with stucco piers. The house has wide eaves. The rest of the house has 6/6 double hung wood sash windows. There is a set of four 6/6 double hung windows center on the second story front façade. Plywood currently covers the picture window on the front porch. The house sits on a stone foundation and is clad in stucco with a belt course at the 1 1/2 story mark. The house has a footprint of 25' x 30'. A driveway is located on the north side of the property.

**4401 Gillham Rd.** House. Washington Arnold Residence (1908). *Architect:* unknown; *Builder:* Washington W. Arnold; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story wide side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone piers and is surrounded by a wood balustrade. There is a gable dormer with three double hung windows on the front façade. The house sits on a stone foundation and is clad in limestone on the first story and wood shingles on the gable ends and dormer. A chain link fence surrounds the front yard. According to the 1910 Federal Census, the house was occupied by Washington W. Arnold, a contractor that also built 4407 and 4409 Gillham.

**4405 Gillham Rd.** House. (1907). *Architect:* unknown; *Builder:* Washington W. Arnold; *Developer:* unknown. C Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone piers and a wrought iron balustrade. The house is dominated by a large gable that extends the entire width of the front façade with an inset gable dormer. The dormer has a ribbon of seven 4/1 double hung windows flanked by 4 light awning windows. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the upper stories. There is a two car garage with a flat roof and overhead garage doors located in the rear of the property.

**4409 Gillham Rd.** House. (1908). *Architect:* unknown; *Builder:* Washington W. Arnold; *Developer:* unknown. C Outbuildings: garage NC

This 1 1/2 story cross gabled Craftsman bungalow has a full width gabled porch supported by limestone piers and a low limestone wall. There are wide eaves with large brackets. The front gable end has a wood shed awning over a fixed light window flank by single light casement windows. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingle siding. A six foot wrought iron fence surrounds the property. A one story single car garage with a gable roof in located in the rear of the property and was completed in 2006.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 105South Hyde Park Historic District  
Jackson County, Missouri

**4411 Gillham Rd.** House. (1908). *Architect:* unknown; *Builder:* F.E. Phillips; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 story hipped Craftsman style dwelling has a front patio flanked by stucco piers with large concrete ball finials. There is a hipped awning with brackets above the door. The house has wide eaves with exposed rafters. The rest of the house has 8/8 and 6/1 double hung wood sash windows. There is a bay window on the north side of the front façade. The house sits on a stone foundation and is clad in stucco. Sam Swerengen and his mother, Lizzie, built this house on speculation for \$4,000. There is a one car garage with asbestos siding in the rear (NC).

**4437 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Johnson & Son; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a partial inset front porch supported by rusticated cut limestone piers and is surrounded by a wood balustrade. There is a combination gable and shed dormer on the front façade with 9/1 double hung wood sash windows. There is a bay window on the first story of the front façade with a shed roof. The house has exposed rafters with cut tails. The house sits on a stone foundation and is clad in wood shingles. The footprint of the building is 26' x 30' and it was built for the cost of approximately \$6,750.

**4441 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Johnson & Son; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by wood posts on a low limestone wall. There is an 8/1 double hung wood sash window flanked by 4/1 windows with a shed awning in the gable end. The house has exposed rafters with cut tails. The house sits on a stone foundation and is clad in stucco on the first story and wood shingles in the gable ends. There is a twin gable dormer on the north façade. The front door is nonoriginal. The footprint of the building is 26' x 30' and it was built for approximately \$6,750. There is a wood privacy fence surrounding the rear yard.

**4445 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Johnson & Son; [C].J. Hendrickson; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by rusticated cut limestone piers on the corners and has wood posts on limestone piers in the center. There is a gable dormer on the front façade with an inset balcony. The house has exposed rafters with cut tails. The rest of the house has 8/8 double hung vinyl sash windows. The house sits on a stone foundation and is clad in aluminum lap siding. The footprint of the building is 26' x 30' and it cost approximately \$6,750 to build. There is a one garage attached garage on the south side of the house at was built in 1938.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 106

South Hyde Park Historic District  
Jackson County, Missouri

---

**4501 Gillham Rd.** House. (1911). *Architect:* unknown; *Builder:* Johnson and DeLano; *Developer:* Johnson and DeLano. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone walls. The rest of the house has 1/1 double hung wood sash windows. There is an inset balcony on the southwest corner of the second story. There is a hipped dormer balcony on the 3rd story roofing. There are large shed dormers on the north and south facades. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story. The house has a footprint of 24' x 32' and cost approximately \$5,000 to build. There is a one story 2 car garage with a hipped roof located on the east side of the property with an entrance off of 45th street.

**4505 Gillham Rd.** House. (1911). *Architect:* unknown; *Builder:* Johnson and DeLano; *Developer:* Johnson and DeLano. C Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by limestone piers and is surrounded by a limestone wall. There is a gable dormer on the front facade with paired double hung windows and decorative half timbering. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco on the first story and wood shingles in the gable ends and dormer. The footprint of the building is 27' x 50'. There is a two garage with an overhead door that is located in the rear of the property.

**4509 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* C.O. Hoffman; *Developer:* George L. Hoffman. C Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers. The house has pedimented gable end width a pair of double hung windows. There are pedimented gable dormers on the north and south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story. The house has a footprint of 24' x 36' and cost approximately \$4,000 to build. There is a contributing one story gable end garage in the rear of the property that was built in 1929.

**4511 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* C.O. Hoffman; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. The eaves have exposed rafter tails and knee braces. There are shed dormers on the north and south façade. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story. The house has a footprint of 24' x 36' and cost approximately \$4,000 to build. There is a two car garage with a hipped roof an overhead door located in the rear of the property.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 107South Hyde Park Historic District  
Jackson County, Missouri

**4513 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Upton Perrine; *Developer:* unknown. C  
Outbuildings: See 4517 Gillham

This 1 1/2 story side gabled Craftsman bungalow has a partial width porch supported by cut limestone piers. There is a set of three 6/1 double hung wood sash windows in the gable end. There is a bay window on the northwest corner of the house with 15/1 double hung wood sash windows. The house has double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingles. The footprint of the building is 24' x 36' and it cost approximately \$2,500 to build. There is a one car garage is located in the rear of the property.

**4517 Gillham Rd.** House. Clarence D. Remely Residence (1909). *Architect:* Louis Curtiss; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. C Outbuildings: garage NC

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by stucco pillars and is surrounded by a low stucco wall with half timbering. The gable end has a tall double hung window flanked by smaller fix light windows. . The house sits on a stone foundation and is stucco with decorative half timbering. There are double hung windows with wood sashes on the rest of the house. There are gable dormers on the north and south sides of the residence. There is a 2nd story sleeping porch on the east (rear) façade. A decorative stone retaining wall is in the front yard. The house's footprint measures 22' x 44'. There is a two car garage in the rear of the property that has been converted into a rental unit and is shared with 4513 Gillham.

**4519 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Truman R. Wheelock; *Developer:* Truman R. Wheelock. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars and is surrounded by a low limestone balustrade. There is a gabled dormer on the front façade with decorative half timbering. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the second story. There are double hung wood sashes windows. The house cost approximately \$4000 to build.

**4521 Gillham Rd.** House. (1911). *Architect:* unknown; *Builder:* Wilford B. Stiers and Shore; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a wrap around patio surrounded by a low limestone wall. The eaves have exposed rafter tails and knee braces. There is a gable dormer on the front façade with three double hung wood sash windows. There is a bay window on the 2nd story, north side of the front façade. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story. There are 1/1 and 4/1 double hung wood sash windows on the rest of the house. The house has a footprint of 24' x 38' and cost approximately \$4,000 to build. The front porch roof has been removed and this diminishes its integrity, but the original foundation remains and stone wall remains and the rest of the features of the house remain intact.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 108

South Hyde Park Historic District  
Jackson County, Missouri

---

**4525 Gillham Rd.** House. (1915). *Architect:* unknown; *Builder:* Landis D. McDowell; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Craftsman houses has a full width front porch with round stucco columns and is surrounded by a low limestone wall. The eaves have exposed cut rafter tails and knee braces. There are gable dormers on the north and south façade. There is a bay window in the front gable end. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingle siding. The house has a footprint of 27' x 40' and cost approximately \$4,000 to build. There is a parking area in the rear of the house that is surrounded by a wood and wire fence.

**4529 Gillham Rd.** Apartment. (1926). *Architect:* unknown; *Builder:* Harry V. Smith; *Developer:* unknown. C  
Outbuildings: garage NC

This two unit 2 story duplex has a hipped roof and a partial width 2 story front porch with square piers clad in asbestos shingles and is surrounded by a wrought iron balustrade on each level. The building is clad in asbestos shingle siding and sits on a stone foundation. The duplex's footprint measures 24' x 55' and it cost approximately \$10,000 to build. There is a detached garage in the rear with a shared driveway on the north side.

**4533 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* Miller and Phillips; *Developer:* unknown. C  
Outbuildings: garage C

This 1 1/2 story end gabled Craftsman bungalow has a full width porch supported by limestone piers and is surrounded by a low limestone wall. There are three 1/1 double hung wood sash windows in the gable end and there are decorative half timber elements. There is a shed dormer on the south side of the house. The house sits on a stone foundation and is clad in asbestos shingles on the first 1/2 story and stucco on the upper stories. There are 1/1 double hung wood sashes windows on the house. The house's footprint is 23' x 58' and it cost approximately \$4000 to build. There is a contributing one story frame garage in the rear of the property and was built in 1918.

**4535 Gillham Rd.** House. (1909). *Architect:* unknown; *Builder:* William J. Welsh; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story end gabled Craftsman bungalow has a full width porch supported by ashlar cut slanted stone piers and is surrounded by a low limestone balustrade. The gable end has paired casement windows with unique diamond patterned over rectangular muntins in the gable end. There are decorative half timbers and brackets in the gable end also. There are gabled dormers on the north and south facades. The house sits on a stone foundation and is clad in limestone on the first story and stucco on the second story. There are double hung wood sashes windows. The house's footprint measures 23' x 48' and cost approximately \$4,200 to build. There

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 109

South Hyde Park Historic District  
Jackson County, Missouri

is a single car gable roof garage with a concrete foundation that was built in 1947 and is located in the rear of the property.

**4537 Gillham Rd.** House. Joseph and Helen Miceli Residence (1910). *Architect:* unknown; *Builder:* Miller and Phillips; *Developer:* Charles Ogan Jones. C Outbuildings: garage NC

This 1 1/2 story end gabled Craftsman bungalow has a full width screened porch supported by limestone piers and is surrounded by a low limestone balustrade. The gable end has three 4/1 and 6/1 double hung windows. There are exposed brackets with cut rafter tables. There are gabled dormers on the north and south facades. The house sits on a stone foundation and is clad in asbestos shingles and stucco. The house's footprint measures 23' x 48' and cost approximately \$4,200 to build. There is a single car garage with a concrete foundation that was built in 1947 and is located in the rear of the property. Early owners were employed as salesmen or office workers. Joseph and Helen Miceli purchased the house in 1936. The couple updated the dwelling in the "new" art deco style and lived here for 45 years.

**3900 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a wood balustrade with a balcony about the porch that was added in 2002. The house has a fire in 2000 and was remodeled in 2002. A two story addition with a two car garage was added to the rear of the residence. Openings were altered and 1/1 double hung vinyl windows were installed. New metal doors were also installed. The house has a stone foundation and has the original brick on the first story and wood lap siding on the second story. The various alterations to the character of the house make this property noncontributing due to lack of integrity.

**3901-09 Harrison St.** Church. St. James (The Less) Church and St. James Rectory (1911 (Church), 1930 (Rectory)). *Architect:* Sanneman & Van Trump (1911); Madorie & Bihr (Rectory-1930); *Builder:* Charles T. Houlehan (Rectory) J. Donley (Church); *Developer:* unknown. C Outbuildings: shed NC

This two story gothic revival church has a gabled roof and twin towers a three story bell tower on the northwest corner of the building. There is a cut stone parapet and a stone cross at the ridge. There are triple rectangular windows with continuous stone sills in the tower. The main entrance is centrally placed within a blunt arch with stone voussoirs and a gothic arched window is centered above it.

The rectory is to the west of the church and connected by a 102 foot colonnade. The 2 story gabled Rectory house is in excellent condition and is in the Tudor Revival style with an L shape plan. The rectory has a stone foundation and is clad in brick with stone quoin surrounds. The rectory has a terra cotta parapet, metal awnings, and aluminum storm windows over the wood double hung windows. A brick breezeway with a clay tile roof connects the rectory of the south side of the church.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 110South Hyde Park Historic District  
Jackson County, Missouri

A stone retaining wall surrounds the property and there is a parking lot east of the buildings that extend to Troost Ave. There is a low stone wall surrounding the parking lot. There is a metal shed located in the parking lot on the east side of the rectory.

The parish for this church was canonically established in 1906. The first pastor was Father John Keyes. The original site for the church and school was at 40th & Tracy Streets. In 1909, part of lots 23 and all of 24, Troost Highland Addition, were purchased from R. S. Asbury at a cost of \$39,000. There was a house on the site which was used as a rectory. In 1910, the remainder of lot 23 and part of lot 22 were deeded to Father Keyes. The following year the present church was built and modeled after St. James Episcopal Church in London. The architects, Sanneman and Van Trump declined to take a fee for their design. The church was completed Dec. 22, 1912. The Carthage limestone used in the construction of the church came from the top 65 ft. of the Winner Piers (forerunner of ASB Bridge). The stone was mined in Cotton Falls, KS in 1887 and cost \$19,000. The church itself cost \$40,000 to construct and originally had a seating capacity for 430 persons. There are no pillars in the church. The church was dedicated on Aug. 24, 1913. In 1924, a \$60,000 addition to the east of the church was begun. New stained glass was installed in this addition. This addition was dedicated in 1925. In 1927 a \$40,000 Kilgen organ was installed and 1965 the high altar and communion rail were removed. The rectory was built in 1929-30 and is located on the site of the first rectory for St. James Church and cost \$35,000 to construct.

**3904 Harrison St.** House. (1891). *Architect:* unknown; *Builder:* Ernest F. Dix; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hip and cross gabled Queen Anne dwelling has a wrap around front porch with limestone piers and surrounded by a low limestone balustrade. There is a unique 2nd story porch turret with a bell roof. The rest of the house has 1/1 double hung wood sash windows. The house has a pedimented gable end on the front façade with a nonoriginal slider window. The house has a stone foundation and has wood lap siding.

**3914 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has the original brick on the first story and wood lap siding on the second story. There is a two car garage with a gabled roof located in the rear of the property that was built in 1928.

**3916 Harrison St.** House. William E. and Ida Murphy Residence (1905). *Architect:* William J. Dawson; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The pedimented gable end of the front façade has a Palladian window. The

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 111South Hyde Park Historic District  
Jackson County, Missouri

rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has the brick on the first story and wood lap siding on the second story. There is a half timber like design over the lap siding on the second floor. A picket fence surrounds the front yard. This house had been the victim of a major fire and vacant for about a year before being salvaged. The home was owned until the mid-1940s by William E. and Ida Murphy. It was owned by a succession of others from the mid-1940s, one of who divided it into two apartments.

**3918 Harrison St. House.** (1908). *Architect:* William J. Dawson; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers. The rest of the house has 1/1 double hung wood sash windows. There is a large rectangular bay on the front of the house that takes up 3/4 of the front façade. The house has two 1/1 double hung windows and a gable roof. The house has a stone foundation and has the limestone on the first story and wood shingle siding on the second story. The footprint of the house is 23'4" x 37' and it cost approximately \$3,500 to build.

**3922 Harrison St. House.** (1904). *Architect:* William J. Dawson; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. There is a pedimented gable end and it has a 1/1 double hung window. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has brick on the first story and asbestos shingle siding on the second story.

**3923 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The house has a stuccoed pedimented gable end with a Palladian window. There is a bay window on the north façade with a pair of double hung windows with an arched transom. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has the brick on the first story and wood lap siding on the second story. A stone retaining wall and picket fenc surrounds the front yard.

**3924-26 Harrison St. House.** Charles and May Leeds Residence (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 story gambrel Dutch Colonial has a full width front porch with Doric columns on limestone piers. The south half of the porch has a pergola and the north half has a gable roof. The rest of the house has 6/6 double hung wood sash windows. The house has a stone foundation and is clad in wood shingles. There is a two car

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 112South Hyde Park Historic District  
Jackson County, Missouri

garage with a gabled roof located in the rear of the property that was built in 1955. This was the house of Charles and May Leeds and their son. Charles worked as a salesman for the Soda Fountain Supply Company.

**3925 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a low brick wall. The pedimented gable end has a Palladian window. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a concrete block retaining wall in the front yard. There is a two car gable roof garage with a single overhead door located in the rear of the property.

**3927 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a brick wall. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. There is a rectangular bay window on the north façade. The house has a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story.

**3929 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: See 3931 Harrison St.

This 2 1/2 story end gabled Prairie style American Foursquare has a full width front porch with brick piers and surrounded by a low brick wall. The south 2/3 of the porch is enclosed with twelve light casement windows. There are hipped dormers on the north and south facades of the house. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick with wood shingles in the gable ends.

**3930 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* Otto Wahrenbrock; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped and gabled Kansas City Shirtwaist has an inset porch with wood posts on brick piers. The rest of the house has 1/1 double hung wood sash windows. There is a 1/1 double hung window in the pedimented gable end. There is a brick bay window on the front façade. There is a gable dormer on the south façade. The house has a stone foundation and has the original brick on the first story and wood lap siding on the second story. The house was built for approximately \$2,000. The house has a chain link fence surrounding the rear yard.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 113

South Hyde Park Historic District  
Jackson County, Missouri

---

**3931 Harrison St. House.** (1906). *Architect:* unknown; *Builder:* William A. Bovard; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a brick wall. The house has hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. There is a rectangular bay window on the north façade. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a two car shared garage with a flat roof and single overhead doors located in the rear of the property.

**3933 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The broken pedimented gable end has a single fixed light window. The rest of the house has 1/1 double hung vinyl sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

**3934 Harrison St. House.** (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story Front Gable vernacular house has a full width front porch with wood posts on limestone piers and surrounded by a wood balustrade. There are two large picture windows with lead glass transoms on the front façade, one of the 1st story one on the 2nd story. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in wood lap siding. There is a two car gable roof garage with a single overhead door located in the rear if the property.

**3936 Harrison St. House.** (1907). *Architect:* Warfield D. Owen; *Builder:* Trice S. Owen; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a brick wall. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a contributing one car garage with a gable roof that was built in 1939 and is located in the rear of the property.

**3937 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* W. Chaffe Whitehead. C  
Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. There is a single double hung window in the pedimented gable end. The rest of the house

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 114

South Hyde Park Historic District  
Jackson County, Missouri

has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a stone retaining wall surrounding the front and side yard.

**3938 Harrison St.** House. (1909). *Architect:* Warfield D. Owen; *Builder:* Trice S. Owen; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung wood sash windows. There is a large bay on the second story front facade. The house has a stone foundation and has the limestone on the first story and wood shingle siding on the second story. The footprint of the house is 30' x 22' and it cost approximately \$3,000 to build. Trice Owen the builder of this house and his son, Warfield D. Owen, was a draftsman architect. There is a two car garage with a gable roof and wood lap siding located off of the southwest corner of the house.

**3946 Harrison St.** House. (ca. 1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gable Queene Anne house has a wrap around front porch follows the inset of the L-plan of the house. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south façade of the house. A nonhistoric turret has been added to the southeast corner of the house above the porch. The house has a stone foundation and is clad in wood shingle siding.

**4000 Harrison St.** Church. First Church of the United Brethren (1907). *Architect:* unknown; *Builder:* Clark Williams Co.; *Developer:* unknown. C Outbuildings: N/A

This two story gabled church has a stone foundation and is clad in vitrified brick. There is a tower on the northeast corner of the building had has oriel windows in the second story and a wooden door in rectangular frame with art glass tympanum above entrance and within cut stone pointed arch. The church has gothic arched windows on the first story with transoms and cut stone pointed arched lintels.

A resolution to establish the church was passed by the Missouri conference of the United Brethren in Christ at the 1905 annual session. The lot for the church was purchased for \$2,590. Groundbreaking took place on April 6, 1907. The Church was dedicated on Oct. 24, 1907. The building cost \$30,000 to construct. In 1922-24, the Church was remodeled and the second floor added to the education wing, which was rededicated November 29, 1925. This church was the first of the original denomination to be built in Kansas City. The original plans for tower called for a clock in the round opening and the upper section of the tower was crenellated.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 115

South Hyde Park Historic District  
Jackson County, Missouri

**4001 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* W. Lee Smith; *Developer:* Smith Beadle Realty Co. C Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a pair of 4/1 double hung wood sash windows in the pedimented gable end. There is a set of French doors with ten lights on the second story of the front façade. The front door is full view with sidelights. The rest of the house has 6/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. The house's footprint is 24' x 30'. There is a stone retaining wall along the north side yard.

**4003 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* W. Lee Smith; *Developer:* Smith Beadle Realty Co. C Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a low brick wall. There is a pair of 6/1 double hung wood sash windows in the gable end. The rest of the house has 9/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The house's footprint is 24' x 30'. There is a chain link fence surrounding the front yard.

**4005 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* W. Lee Smith; *Developer:* Smith Beadle Realty Co. NC Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a two story full width front porch with limestone piers and is surrounded by a low limestone wall. The second story of the porch is enclosed with a gable roof and 1/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. There is a full view wood front door and full view sidelights. The house has a stone foundation and is clad in limestone on the first story and asbestos shingles on the second story. The house's footprint is 24' x 30'.

**4007-09 Harrison St. Apartment.** (1915). *Architect:* Nelle E. Peters; *Builder:* William G. Wrenn; *Developer:* William G. Wrenn. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Craftsman details has a flat roof and wide overhanging eaves. The front door is nonoriginal, but has multilight sidelights. The building has 8/1 and 6/1 double hung wood sash windows. The two front bays have stucco and decorative half timbering between the 2nd and 3rd story front bays. The building footprint is 35'2" x 57'2".

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 116

South Hyde Park Historic District  
Jackson County, Missouri

**4010 Harrison St.** Apartment. (1921). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gable Craftsman duplex has a 2 story partial width front porch with brick piers and a low brick wall on the first story and wood post and wood balustrade on the second story. The building has 1/1 double hung wood sash windows. The duplex has a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. The duplex has a footprint of 28'8" x 40'. There is a stone retaining wall and chain link fence surrounding the front and side yard. There is a two car garage with a gabled roof located in the rear of the property.

**4011-15 Harrison St.** Apartment. (1914). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. C Outbuildings: N/A

This six unit 3 story brick Classical Revival Colonnaded apartment has a flat roof and wide overhanging eave with modillions. The building has two three-story combined columns porches under a common roof. The first 1 1/2 stories of the porches are brick piers that are topped by 1 1/2 story fluted Corinthian columns. The top two stories have a Prairie style balustrade. The front door is full view with full view sidelights. The building has 8/1 and 6/1 double hung wood sash windows. The building footprint is 37' x 58' and it cost approximately \$20,000 to build.

**4012 Harrison St.** House. (1910). *Architect:* unknown; *Builder:* Johnson Brothers; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a pair of 1/1 double hung wood sash windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south side of the house. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. The house's footprint is 24' x 32'.

**4017-19 Harrison St.** Apartment. (1921). *Architect:* unknown; *Builder:* unknown; *Developer:* McCanles-Miller Realty Company. C Outbuildings: N/A

This six unit 3 story brick walk up apartment with Classical Revival details has a flat roof and wide overhanging eaves with modillions and paired brackets. The front door is nonoriginal and is surrounded by an arched pediment with decorative brackets. The building has 1/1 double hung wood sash windows. The two front bays have decorative wood panels with dentil molding between the 2nd and 3rd story front bays. The building footprint is 35'6" x 54'8" and cost \$20,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 117

South Hyde Park Historic District  
Jackson County, Missouri

**4018 Harrison St.** House. Benjamin H. Berkshire Residence (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with Corinthian Columns and is surrounded by a wood balustrade. There are two metal panel doors on the front façade. The house has had vinyl lap siding install and the window openings altered to install single fixed light vinyl windows which have altered its historic character and have made it a noncontributing property. There is a low stone wall surrounding the front yard. This was the house of Benjamin H. Berkshire, the owner of a lumber company.

**4020 Harrison St.** Apartment. (1921). *Architect:* unknown; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Craftsman duplex has a 2 story partial width front porch with brick piers and a low brick wall on the first story and wood post and wood balustrade on the second story. The building has 1/1 double hung wood sash windows. The duplex has a stone foundation and is clad in brick on the first story and stucco on the second story. The duplex has a footprint of 26' x 44' and was built for a cost of \$7,000.

**4021-23 Harrison St.** Apartment. (1915). *Architect:* unknown; *Builder:* unknown; *Developer:* McCanles Realty Co. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Classical Revival details has a flat roof and wide overhanging eaves with modillions and paired brackets. The front door is nonoriginal. The building has 1/1 double hung wood sash windows. The two front bays have decorative wood panels with dentil molding between the 2nd and 3rd story front bays. The building footprint is 37' x 51' and cost \$20,000 to build. This is 1 of 3 identical apartments built by McCanles Realty Co. on this block.

**4022 Harrison St.** House. (1909). *Architect:* Samuel B. Tarbet; *Builder:* Louis Hector; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story jerkinhead Neoclassical house has a partial width two story front porch with fluted Corinthian columns. There are two hipped dormers on the front façade that have paired 4/1 double hung wood sash windows. The rest of the house has 4/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and stucco siding on the second story. The house's footprint is 36' x 32'.

**4025-27 Harrison St.** Apartment. (1915). *Architect:* unknown; *Builder:* McCanles Realty Co.; *Developer:* McCanles Realty Co. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Classical Revival details has a flat roof and wide overhanging eaves with modillions and paired brackets. The front door is nonoriginal and is flanked by full view sidelights. The building has 4/1 double hung wood sash windows. The two front bays have decorative

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 118South Hyde Park Historic District  
Jackson County, Missouri

wood panels with dentil molding between the 2nd and 3rd story front bays. The building footprint is 37' x 51' and cost \$20,000 to build. This is 1 of 3 identical apartments built by McCanles Realty Co. on this block.

**4029-31 Harrison St.** Apartment. (1915). *Architect:* unknown; *Builder:* unknown; *Developer:* McCanles Realty Co. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Classical Revival details has a flat roof and wide overhanging eaves with modillions and paired brackets. The front door is nonoriginal and is flanked by full view sidelights. The building has 4/1 double hung wood sash windows. The two front bays have decorative wood panels with dentil molding between the 2nd and 3rd story front bays. The building footprint is 37' x 51' and cost \$20,000 to build. This is 1 of 3 identical apartments built by McCanles Realty Co. on this block.

**4030 Harrison St.** House. (1908). *Architect:* Clarence E. Ennis; *Builder:* Clarence E. Ennis; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story side gable Kansas City Shirtwaist has a full width front porch with wood posts on limestone piers and is surrounded by a low limestone wall. The house has wide eaves with large Craftsman brackets. There is a jerkinhead dormer with a 1/1 double hung window on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The house's footprint is 30' x 37' and cost approximately \$5,000 to build.

**4040 Harrison St.** House. (1899). *Architect:* unknown; *Builder:* John T. Neil; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Neoclassical house has a 2 story partial width front porch with fluted Corinthian columns over a one story full width porch with Doric columns. The two story porch appears on the 1922 aerial and was most likely added in the 1910s, when the style was popular. There is a gable dormer on the front and south facades and a shed dormer on the north facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in nonoriginal scored plywood panels. There is a two car garage with a gable roof and wood lap siding and overhead doors located in the rear of the property.

**4042 Harrison St.** Apartment. (1923). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* Charles E. Phillips. NC Outbuildings: N/A

This six unit 3 story brick walk up apartments with has a flat roof. The original parapet has been removed and wood shingles have been put in its place. The front door is nonoriginal. The building has 1/1 paired double hung vinyl sash windows on the front façade. The building footprint is 36' x 67' and cost \$17,000 to build. The removal of the character defining parapet has made this a noncontributing property. There is a parking lot in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 119

South Hyde Park Historic District  
Jackson County, Missouri

---

**4100 Harrison St. House.** (1904). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown.  
C Outbuildings: N/A

This 2 1/2 story cross gable Kansas City Shirtwaist has a full width front porch with slanted limestone piers and is surrounded by a low limestone wall. There is a set of three 1/1 double hung wood sash windows in the pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This house and the one next door have the same design.

**4101 Harrison St. Church.** (2002). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 1 1/2 story gabled church has a concrete foundation and has stone siding on the first half story and stucco on the upper stories. There are three gabled dormers on the north façade. The building has vinyl casement windows. There is a steeple located on the top of the church. This is the site of the 1909 Immanuel Presbyterian Church that was demolished in 1999 due to fire damage.

**4104 Harrison St. House.** (1904). *Architect:* Matt O'Connell; *Builder:* Matt O'Connell; *Developer:* unknown.  
C Outbuildings: garage NC

This 2 1/2 story cross gable Kansas City Shirtwaist has a full width front porch with slanted limestone piers and is surrounded by a low limestone wall. There is a set of three 1/1 double hung wood sash windows in the pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This house and the one next door have the same design.

**4109 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* J.W. McKamey; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman house has a partial width inset porch with a limestone column. The house has a gable and hipped dormer on the front façade and a shed dormer on the rear façade. There are wide eaves with decorative brackets. The rest of the house has 6/6 double hung vinyl sash windows. The house has a stone foundation with vinyl lap siding. The house has a footprint of 35' x 27' and was built for a cost of \$6,000. There is a one car gable roof garage in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 120

South Hyde Park Historic District  
Jackson County, Missouri

---

**4110 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a pair of 1/1 double hung wood sash windows in the broken pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story. There is a one car garage with a gable roof located in the rear of the property.

**4111 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* J.W. McKamey; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gable Craftsman house has an inset-L porch with a gable roof, limestone piers and is surrounded by a wood balustrade. The house has wide eaves with exposed rafters and cut rafter tails. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story.

**4112 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* Wesley D. Frace; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with brick piers atop limestone piers and is surrounded by a wood balustrade. There is a pair of 1/1 double hung wood sash windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There are gable dormers on the north and south sides of the house. The house has a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. There is a one car garage with stucco siding located in the rear of the property.

**4114 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* Wesley D. Frace; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick on limestone piers and is surrounded by a wood balustrade. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick with quoining on the first story and wood lap siding on the second story.

**4115 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* J.W. McKamey; *Developer:* E.C. Walton. C  
Outbuildings: garage NC

This 2 story cross gable Craftsman house has a three quarter width front porch with limestone piers and is surrounded by a black steel railing. The rest of the house has 1/1 double hung wood sash windows. The house



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 121South Hyde Park Historic District  
Jackson County, Missouri

has a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The house's footprint is 25' x 24'. There is a two car garage located in the rear of the property with a flat roof and stucco cladding. It is in poor condition.

**4117 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* J.W. McKamey; *Developer:* E.C. Walton. C  
Outbuildings: shed NC

This 1 1/2 story end gable cottage has a full width front porch with brick piers and is surrounded by a wood balustrade. There is a bay gable dormer on the north façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in wood shingle siding with decorative corner boards. The house has a footprint of 25' x 34'. There is a gabled roof metal shed located in the rear of the property.

**4118 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* John Ravens; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The porch gable roof has a unique flared ridgeline. There is a pedimented gable end and it has a 1/1 double hung window. The roof has wide eaves with modillions. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has brick on the first story and wood lap siding on the second story.

**4121 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has wide eaves with modillions. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4122 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a wood balustrade. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. There is a two car garage with a flat roof located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 122

South Hyde Park Historic District  
Jackson County, Missouri

---

**4124 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: see 4122 Harrison

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a wood balustrade. There is a broken pedimented gable end and it has an awning window with diamond patterned muntins. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation with limestone cladding on the first story and asbestos shingle siding on the second story. The house shares a garage with 4122 Harrison.

**4125 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with decorative brackets. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4129 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a gable dormer on the front façade and two shed dormers on the south façade. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4132 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a one story full width front porch with limestone piers and is surrounded by a low limestone wall. The house is enclosed with wood lattice. The rest of the house has 8/1 double hung wood sash windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district. This one was built for approximately \$6,000.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 123

South Hyde Park Historic District  
Jackson County, Missouri

---

**4136 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a one story full width front porch with limestone piers and is surrounded by a low limestone wall. The porch is enclosed with wood casement windows in the original openings. The rest of the house has 8/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story; stucco siding on the second story; and wood shingles in the gable ends. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district. This one was built for approximately \$6,000.

**4137 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The house has a gable dormer on the front façade with Doric pilasters on either side of the double hung windows. There is a bay window on the second story front façade. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 29'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4140 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story gabled Kansas City Shirtwaist has a one story full width front porch with limestone piers and is surrounded by a limestone balustrade. There are gabled dormers on the north and south facades. The house has double hung wood sash windows with diamond patterned muntins in the upper sashes. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district. This one was built for approximately \$6,000.

**4141 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a shed dormer on the south façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district. There is a gabled roof two car garage in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 124

South Hyde Park Historic District  
Jackson County, Missouri

---

**4144 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. There is a gabled dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has fluted pilaster corner boards on the second story. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

**4145 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with decorative brackets and decorative half timbering. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4148 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung windows. There is a gabled dormer on the front façade with three double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story. The house has a footprint of 33' x 40'. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district. There is a shared two car garage with a gabled roof. There is a stone retaining wall in the front yard.

**4149 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story pentec cross gabled Kansas City Shirtwaist has a one story full width front porch with wood post surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 125

South Hyde Park Historic District  
Jackson County, Missouri

---

**4152 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: See 4148 Harrison St.

This 2 1/2 story end gabled Kansas City Shirtwaist has a two story full width front porch with limestone piers and is surrounded by a low stone wall on the first story. The rest of the house has 8/1 double hung vinyl sash windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. There is a basement garage that has an entrance off of the front façade on Harrison. There is a limestone retaining wall along the front and driveway. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

**4153 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers on a limestone pier bases surrounded by a wood balustrade. There is a gable dormer on the north façade. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The porch roof has a unique bell curve off of the ridgeline. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

**4154-56 Harrison St. Apartment.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This six unit 3 story brick Classical Revival Colonnaded apartment has a flat roof and wide overhanging eaves with modillions. The building has two three-story combined columns porches under a common roof. The first story of the porches are brick piers that are topped by a two story fluted Corinthian column. The top two stories have a wood balustrade. The front door is full view with full view sidelights. The building has 8/1 and 6/1 double hung wood sash windows.

**4157 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a two story full width front porch with limestone piers and is surrounded by a low stone wall on the first story and wood posts and a classical balustrade on the second story. The house has double hung wood sash windows. The house has wide eaves with modillions. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 126

South Hyde Park Historic District  
Jackson County, Missouri

**4200-02 Harrison St.** Apartment. Keylona Apartments (1910). *Architect:* John H. Martling; *Builder:* L.C. Watson; *Developer:* unknown. C Outbuildings: N/A

This six unit 3 story brick Classical Revival Colonnaded apartment has a flat roof and wide overhanging eaves with modillions. The building has two three-story combined columns porches under a common roof. The first 2 stories of the porches are brick piers that are topped by one story fluted Corinthian columns. The top two stories are surrounded by a low stone wall. The front door is full view with full view sidelights and an awning. The building has 8/1 and 6/1 double hung wood sash windows. The building footprint is 40' x 58' and it cost approximately \$16,000 to build.

**4201-05 Harrison St.** Apartment. (1960). *Architect:* unknown; *Builder:* H.J. Fitzsimmons; *Developer:* NC Outbuildings: N/A

This eight unit 2 story brick Modern apartment has a gable roof. New vinyl slider windows were installed in 2006 along with metal raised panel doors. The building footprint is 82' x 27'. This build was built in 1960 and falls outside of the period of significance.

**4207 Harrison St.** House. (2005). *Architect:* unknown; *Builder:* DKB Enterprises; *Developer:* unknown. NC Outbuildings: N/A

This 2 story hipped contemporary house has a two story inset L porch and is currently under construction. The house has a two story bay window with vinyl casement and double hung windows. There is a one car attached garage. The house sits on a poured concrete foundation and is clad in vinyl lap siding. This house falls outside the period of significance.

**4208 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled American Foursquare has a full width front porch with square wood posts and surrounded by a wood balustrade. There is a pedimented gable end with large brackets and an awning window. The house has double hung wood sash windows with diamond patterned muntins in the upper sashes. The house has a stone foundation and is clad in vinyl lap siding. The house has a footprint of 22' x 30' and cost \$7,500 to build. A stone retaining wall surrounds the front yard and a six foot wood privacy fence surrounds the back yard.

**4210 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. There is an awning window in the gable end and three decorative brackets. The rest of the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 127South Hyde Park Historic District  
Jackson County, Missouri

house has 1/1 double hung wood sash windows. The house has a stone foundation and with brick cladding on the first story and vinyl lap siding on the second story. A single car basement is under the front porch and a concrete driveway with concrete block retaining walls on either side leads to the street. A limestone retaining wall extends along the front of the yard. The house's footprint measures 22' x 30' and it cost \$7,500 to build.

**4212 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a wood balustrade. There is a louvered window in the pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and brick cladding on the first story and vinyl lap siding on the second story. The house's footprint measures 22' x 30' and it cost \$7,500 to build. There is a noncontributing two car garage with a hipped roof, wood lap siding and overhead garage doors located in the rear yard.

**4215-17 Harrison St.** Apartment. Wallace Apartments (1922). *Architect:* unknown; *Builder:* Thomas C. Mitchell; *Developer:* unknown. C Outbuildings: N/A

This 3 story brick walk up apartment with Classical Revival details has a flat roof with a shaped parapet and a limestone foundation. The cornice is partially missing. The first story patios are surrounded by brick walls with limestone caps. The two upper balconies have wood balustrades with turned spindles. The building has 8/8 double hung wood sash windows. The front 15 light door is flanked by sidelight and is surmounted by a glass fanlight. The building footprint is 62' x 34' and cost \$20,000 to build. A driveway on the north side of the building leads to a parking area in the rear of the building.

**4218 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* J.A. Dunn; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There are three double hung windows in the broken pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and limestone cladding on the first story and wood shingle siding on the second story. A limestone retaining wall extends along the front of the yard. The house's footprint measures 24' x 36'. A driveway is on the south side of the house lead to the rear yard, which is surrounded by a wood privacy fence.

**4219-21 Harrison St.** Apartment. (1921). *Architect:* unknown; *Builder:* Thomas C. Mitchell; *Developer:* Thomas C. Mitchell. C Outbuildings: N/A

This 3 story brick walk up apartment with Classical Revival details has a flat roof with a wide classical cornice. The first story patios are surrounded by limestone walls with limestone caps. The two upper balconies have

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 128South Hyde Park Historic District  
Jackson County, Missouri

wood balustrades with turned spindles. The building has 8/8 double hung wood sash windows. The front 15 light door is flanked by sidelight and is surmounted by a glass fanlight. The building footprint is 62' x 34' and cost \$20,000 to build. A driveway on the north side of the building leads to a parking area in the rear of the building.

**4220-22 Harrison St.** Apartment. (1915). *Architect:* unknown; *Builder:* M. Bowmen; *Developer:* Raymond J. Delano. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Craftsman details has a flat roof and wide overhanging eaves with modillions. The front door is full view glass and is surrounded hipped roof portico. The building has 1/1 double hung wood sash windows. There are stucco bays on the north and south facades. The building footprint is 37'2" x 67'. An ashlar cut limestone retaining wall surrounds the front yard.

**4224-26 Harrison St.** House. (1915). *Architect:* unknown; *Builder:* M. Bowmen; *Developer:* Raymond J. Delano. C Outbuildings: N/A

This six unit 3 story brick walk up apartments with Craftsman details has a flat roof and wide overhanging eaves with modillions and paired brackets. The front door is full view glass and is surrounded hipped roof portico. The building has 1/1 double hung vinyl sash windows. The building footprint is 37'2" x 67'. A wood railroad tie retaining wall surrounds the front yard.

**4225 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* Charles W. Elliot; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a low brick wall. There is a set of three double hung windows in the stucco clad broken pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has brick on the first story and vinyl lap siding on the second story. The house's footprint measures 24' x 32'. A chain link fence surrounds the property.

**4230 Harrison St.** House. Frank M. Weaver Residence (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers on limestone bases and surrounded by a staggered bond brick wall. The gabled porch roof has a unique a second steep gabled point. The porch floor wraps around a patio on the south side of the house. There is a pair of double hung windows on the gable end. The house has a stone foundation and has brick cladding on the first story and vinyl lap siding on the second story. A limestone retaining wall extends along the front of the yard.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 129

South Hyde Park Historic District  
Jackson County, Missouri

---

**4232 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* John Ravens; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around patio surrounded by a low stone wall. According to the 1909 Sanborn map, there was an awning or portico above the front door. The rest of the house has 1/1 double hung vinyl sash windows. The house has a stone foundation and has limestone cladding on the first story and vinyl lap siding on the second story. There is a bay window wrapping around the southeast corner of the house. A winding staircase leads from the sidewalk up to the house. A limestone retaining wall extends along the front of the yard.

**4233 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* David S. Long; *Developer:* Robert L. Glasscock. C Outbuildings: N/A

This 2 1/2 story end gabled Craftsman house has a half width front porch with stucco piers and surrounded by a low stucco wall. The rest of the house has 9/1 double hung wood sash windows. The house has a stone foundation and stucco cladding, with wood shingle siding in the gable end and on the dormers and bays. There is a gable dormer on the south side of the house. The house's footprint measures 23' x 35'.

**4235 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* David S. Long; *Developer:* Robert L. Glasscock. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a half width gabled front porch with wood piers on limestone bases. The floor of the porch extends the entire width of the façade. There is a gabled dormer centered above the half porch. The rest of the house has 9/1 double hung wood sash windows and a larger 15/1 double hung window on the 1st story of the front facade. The house has a stone foundation and has limestone cladding on the first story and asbestos shingled siding on the second story. The house's footprint measures 23' x 32' and it cost \$2,500 to build.

**4238 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* John Floul; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled craftsman dwelling has a partial width front porch with vinyl lap clad piers and surrounded by vinyl lap clad wall. There are two awning windows and decorative brackets in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has vinyl lap siding. A limestone retaining wall extends along the front of the yard. The house's footprint measures 27' x 33' 10" and it cost \$3,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 130

South Hyde Park Historic District  
Jackson County, Missouri

---

**4239 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* David S. Long; *Developer:* Robert L. Glasscock. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood piers atop a limestone wall the surrounds the porch. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone cladding on the first story and wood shingle siding on the second story. The house's footprint measures 23' x 33' and it cost \$2,500 to build. A driveway extends along the north side of the house.

**4240 Harrison St. House.** (1910). *Architect:* unknown; *Builder:* J.E. Eldridge; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a stucco wall. There are two double hung windows in the pedimented gable end. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone on the first story and asbestos shingle siding on the second story. A limestone retaining wall extends along the front of the yard and a driveway extends along the south side of the house. The house's footprint measures 23' x 33' and it cost \$3,000 to build.

**4241 Harrison St. House. L. Crosby Residence** (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with wood posts. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 6/1 double hung wood sash windows. The house has a stone foundation and is clad in asbestos shingle siding.

**4245-47 Harrison St., 1006-08 E. 43<sup>rd</sup> St. Apartment.** (1916). *Architect:* unknown; *Builder:* George Hucke & Sons; *Developer:* unknown. C Outbuildings: N/A

This four story brick walk up apartments with Craftsman details has a flat roof and a brick parapet with craftsman limestone details. There is a wood bracketed awning with brick pilasters over the front door. The building has 8/1 and 4/1 double hung wood sash windows. The first story has brick quoining. The building also has an entrance off of E. 43rd St.

**4246 Harrison St. House. Richard McCartney Residence** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Colonial Revival American Foursquare has a full width front porch with brick piers. There is a recessed arched entry on the south façade facing 43rd Street. The house has six pedimented gable end dormers, one on the east and west facades, two on the north and south facades. There is a large Palladian

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 131South Hyde Park Historic District  
Jackson County, Missouri

window on the north façade. The rest of the house has 4/1 and 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick. There is a limestone wall surrounding the property. The first resident of this large brick house was Richard McCartney, a broker of hides at the stockyards. He lived here for 20 years. After Mr. McCartney's death, as with many residences during the depression, the house fell vacant for many years. In 1946, it was converted into six apartments.

**4300 Harrison St. House.** Robert T. Buckles Residence (1907). *Architect:* unknown; *Builder:* Robert T. Buckles; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a painted limestone wall. There are three double hung windows in the pedimented gable end. The rest of the house has 6/1 double hung wood sash windows. There are gable dormers on the north and south sides of the house. The house has a stone foundation and has limestone on the first story and metal lap siding on the second story. A limestone retaining wall extends along the front of the yard and a driveway extends along the south side of the house.

**4301 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* Charles E. Phillips; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a wrap around front porch with rough cut limestone piers and is surrounded by a low limestone wall. The house has wide eaves with modillions. The house has four hipped dormers with paired 1/1 double hung wood windows. The house has a bay window on the northwest corner of the second story with paired 1/1 double hung wood windows. The house sits on a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. There is a one car gabled garage on the east side of the property that facing 43rd Street.

**4304 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* Robert T. Buckles; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The gable end has 8/1 and 4/1 double hung wood sash windows. The house has a stone foundation and has brick on the first story and asbestos shingle siding on the second story. The house's footprint measures 26' x 34'. A stone retaining wall extends along the front yard.

**4305 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a limestone wall. There is a gabled dormer centered on the front facade with a pair of 1/1 double hung windows. There is a bay window centered on the second story of the front façade. The rest of the house

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 132South Hyde Park Historic District  
Jackson County, Missouri

has 6/1 double hung wood sash windows. The house has a stone foundation with limestone cladding on the first story and vinyl lap siding on the second story. The houses footprint measures 27' x 36'.

**4309 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* George Longan; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a limestone wall. There is a louvered opening in the gable end surrounded by decorative half timbering. The rest of the house has 6/1 double hung wood sash windows. The house has a stone foundation and has limestone on the first story and stucco cladding on the second story. The house cost \$3,000 to build. There is a noncontributing one car gable roof garage located in the rear of the house.

**4310 Harrison St.** House. (1908). *Architect:* Frank Graves; *Builder:* Frank Graves; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Craftsman house has a full width front porch with limestone piers and surrounded by a limestone wall. There is a jerkinhead dormer centered on the house with 3 double hung wood sash windows. The house has a stone foundation and limestone and wood shingle cladding. A limestone retaining wall extends along the front of the yard. The central hall plan home features a living room, dining room, and kitchen on the first floor. The butler's pantry was removed to enlarge the kitchen and the box beams were added to the ceiling. The second floor features three bedrooms, an upstairs den, bath, fireplace, built-in hall cabinet, and sleeping porch.

Architect Frank Graves built this residence for his widowed mother Letitia. Following the death of his mother-in-law, he raised two children here, Robert and Eliase. Robert practiced law in Kansas City for over fifty years; his sister Elise married in 1934 and moved to St. Louis. After the death of his wife, Lucian Rosenwald continued to live in the house until he died in the late 1950s. Although the house changed hands more often during the 1960s and 1970s, and was even the dormitory building for a multi-house commune located on the block, it was never subdivided into apartments.

**4314 Harrison St.** House. (1908). *Architect:* unknown; *Builder:* William C. Robinson and John Ravens; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a pedimented gable end and it has a 1/1 double hung window. The rest of the house has 1/1 double hung wood sash windows. The house has wide eaves with modillions. There are gable dormers on the north and south facades. The house has a stone foundation and has limestone on the first story and asbestos shingle siding on the second story. There is a two tiered limestone retaining wall in the front yard. There is a noncontributing one car garage with a gable roof located in the rear yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 133

South Hyde Park Historic District  
Jackson County, Missouri

---

**4315 Harrison St. House.** (1910). *Architect:* Charles Ahyon; *Builder:* S.H. Rice; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Craftsman house has a wrap around porch with wood posts and is surrounded by a wood balustrade. The roof has wide eaves with decorative brackets. There are gable dormers on the north and south facades. The house has double hung wood sash windows. The house has a stone foundation with wood shingle siding. The buildings footprint is 26' x 40'. A driveway is located on the south side of the house.

**4317 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* William H. Smallwood; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around porch with limestone piers and is surrounded by a wood balustrade. There is a pedimented gable end that has a pair of 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house has wide eaves with modillions. There are gable dormers on the north and south facades. The house has a stone foundation and has limestone cladding on the first story and wood shingle siding on the second story.

**4318 Harrison St. House.** (1908). *Architect:* unknown; *Builder:* John Ravens; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a pedimented gable end that has an offset pedimented gable bay extending out from it. The rest of the house has 1/1 double hung wood sash windows. There are wide belcast eaves. There are gable dormers on the north and south facades. The house has a stone foundation and has limestone on the first story and wood lap siding on the second story.

**4322 Harrison St. House.** (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story gambrel Dutch Colonial has partial width front porch with limestone piers and is surrounded by a stone balustrade. There is a gabled bay dormer centered on the front façade. The rest of the house has 1/1 double hung vinyl sash windows. The house has a stone foundation and is clad in limestone on the first story and vinyl lap siding on the second story.

**4324 Harrison St. House.** Ignacio B. Koch Residence (1907). *Architect:* Clarence E. Ennis; *Builder:* Clarence E. Ennis; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a half width front porch with limestone piers and surrounded by a low limestone wall. There are two hipped dormers with belcast eaves on the front façade. The rest of the house has 8/1 double hung wood sash windows. The house has a stone foundation and has limestone

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 134South Hyde Park Historic District  
Jackson County, Missouri

cladding on the first story and wood lap siding on the second story. Fluted columns accent the corners of the second floor. The front door, framed by leaded glass sidelights, leads into a large entry hall with a green tiled fireplace. The unusual woodwork, with its curved shape, is found throughout the first floor. Pocket doors, faced with oak on one side and cherry on the other, separate the living room from the dining room.

Ignacio B. Koch, a sales agent for the American Lumber Company, was the first owner of this house. The house cost \$4,000. However, it was the Drake family who called this address home for more than thirty-five years. Anna Drake, widow of physician Nelson A. Drake, moved into the house with her two daughters, Della and Nina, in the early 1920s. Both of the daughters were teachers at Manual High School where they continued to teach until they retired in the mid-1940s. At one point, members of the Drake family also occupied the house to the north.

**4325 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a wrap around porch with limestone piers and surrounded by a low limestone wall. There is a gabled dormer with belcast eaves on the front façade. The front façade and dormer windows are double hung wood sashes with diamond patterned muntins in the upper sashes. The house has a stone foundation and has limestone cladding on the first story and asbestos shingle siding on the second story. A wrought iron fence surrounds the front yards. A noncontributing 2 car garage built in 1953 has concrete block walls, a concrete foundation, and a composition roof.

**4327 Harrison St. House.** (1903). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC, shed NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around porch with limestone piers and surrounded by a low limestone wall. The gable end has decorative brackets and it has a double hung window. The rest of the house has 9/1 double hung wood sash windows. There is an addition on the second story south façade located above the porch. The house has a stone foundation and limestone cladding on the first story and wood shingle siding on the second story. A wrought iron fence surrounds the front yard. A driveway extends along the south side of the house to a noncontributing gabled one car garage. There is also a small shed clad in scored plywood located in the rear yard.

**4328 Harrison St. House.** (1903). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped and end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a pedimented gable end and it has a 1/1 Palladian double hung window. The rest of the house has 1/1 double hung wood sash windows. There are hipped dormers on the north and south facades. The house has a stone foundation and has limestone on the first story and aluminum lap

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 135

South Hyde Park Historic District  
Jackson County, Missouri

siding on the second story. There is a bay window on the 2nd story of the front façade. A driveway on the north end of the lot leads back to a noncontributing two car garage with a metal overhead door.

**4330 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* Charles W. Lovitt; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Craftsman house has a front portico with slanted limestone piers, large wood brackets, and a gabled roof. The house has a gabled dormer with paired double hung 6/6 wood sash windows. The rest of the house has 9/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and metal lap siding on the second story.

**4331 Harrison St.** House. (1906). *Architect:* John M. Cheatham; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a low stone wall. There is a pedimented gable end and it has a pair of 1/1 double hung window. The rest of the house has 6/1 double hung wood sash windows. There are gable dormers on the north and south facades. The house has a stone foundation and has brick on the first story and wood shingle siding on the second story.

**4332 Harrison St.** House. George B. Norberg Residence (1910). *Architect:* unknown; *Builder:* Edward M. Baker; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a brick wall. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story.

Dr. George B. Norberg lived in the home for only six years before moving to W. 53rd Terrace; the next two owners occupied the house for fifty years, each for about twenty-five years. The house was subdivided into two apartments in the mid-1970s and converted back to a single-family home about ten years later.

**4333 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* W.F. Coen; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a wrap around porch with limestone piers and surrounded by a low limestone wall. The gable end has decorative half timbering and paired 1/1 double hung windows. The rest of the house has 1/1 double hung vinyl sash windows. The house has a stone foundation and has stucco on the first story and vinyl lap siding on the second story. There is a noncontributing gabled roof one car garage in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 136

South Hyde Park Historic District  
Jackson County, Missouri

---

**4335 Harrison St.** House. (1908). *Architect:* Owens; *Builder:* W.F. Coen; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with slanted limestone piers and surrounded by a limestone wall. The house has hipped dormers with paired double hung 3/1 wood sash windows on all four facades. The rest of the house has 8/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story. The house has a footprint of 25' x 34' and cost \$3,000 to build. There is a noncontributing one car garage that was built in 1947 located in the rear of the property.

**4340 Harrison St.** House. (1908). *Architect:* Albert Turney; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Colonial Revival house has a full width screened porch surrounded by a low wood shingle clad wall. There are two gabled dormers on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has wood shingle cladding. The footprint of the house is 33' x 33'. A driveway extends along the north side of the house.

**4341-43 Harrison St.** Apartment. (1912). *Architect:* Nelle E. Peters; *Builder:* N.M. Cameron; *Developer:* unknown. C Outbuildings: N/A

This six unit 3 story brick Neoclassical Colonnaded apartment has a flat roof and wide overhanging eave with modillions. The building has four three-story Corinthian columns on brick piers under a common roof. There are wrought iron balustrades on all the porches. The front door is full view with full view sidelights. There is a Palladian window centered above the front door with fluted pilasters. The building has 6/1 double hung wood sash windows. The building footprint is 40' x 58'2". This is one of two apartments.

**4345-47 Harrison St.** Apartment. (1912). *Architect:* Nelle E. Peters; *Builder:* N.M. Cameron; *Developer:* unknown. C Outbuildings: N/A

This six unit 3 story brick Neoclassical Colonnaded apartment has a flat roof and wide overhanging eaves with modillions. The building has four three-story Corinthian columns on brick piers under a common roof. There are wrought iron balustrades on all the porches. The front door is full view with full view sidelights. There is a Palladian window centered above the front door with fluted pilasters. The building has 6/1 double hung wood sash windows. The building footprint is 40' x 58'2". This is one of two apartments.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 137

South Hyde Park Historic District  
Jackson County, Missouri

---

**4346 Harrison St.** House. Albert Turney Residence (1905). *Architect:* Albert Turney; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Tudor Revival house full width porch on the south façade and a inset arch portico on the front (east) façade. The front entrance is flanked by limestone pillars topped with limestone orbs. The house has wide eaves with modillions. A brick chimney is off centered on the main façade. There are gable dormers on the north and south façade. The rest of the house has 4/1 double hung wood sash windows. The house has a stone foundation and has brick cladding. There is a noncontributing single car garage with a gabled roof located in the northwest corner of the property.

**4400 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a half width front porch with limestone piers and surrounded by a low limestone wall. The gable end has decorative brackets and three 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the north façade centered above a second entrance to the house that has a gabled porch with wood posts. The house sits on a stone foundation and has limestone cladding on the first story and wood lap siding on the second story.

**4401 Harrison St.** House. (1910). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a low brick wall with a limestone cap. The rest of the house has 8/1 double hung wood sash windows. The house has a stone foundation and has limestone cladding on the first story and wood lap siding on the second story.

**4404 Harrison St.** House. (1906). *Architect:* unknown; *Builder:* Butler-Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story hipped American Foursquare has a full width front porch with limestone piers. The rest of the house has 6/6 double hung wood sash windows. There are hipped dormers on the north and south facades. The house has a stone foundation and wood shingle siding. There is a bay window on the 2nd story centered above the front door. A driveway on the south end of the lot leads to the back of the house. The back yard is surrounded by a wood privacy fence.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 138

South Hyde Park Historic District  
Jackson County, Missouri

---

**4407 Harrison St.** Apartment. (1912). *Architect:* Sanneman & Gould; *Builder:* Smith; *Developer:* unknown. C  
Outbuildings: N/A

This four unit 2 story brick Classical Revival Colonnaded apartment has a flat roof and wide overhanging eave with modillions. There is a dentiled cornice around the parapet. There is quoining on the street facing façade. The building has four Corinthian columns atop a brick wall under a common roof. There are wood turned balustrades on the second story porches. The front door is full view with full view sidelights. The building has 1/1 double hung wood sash windows. The building footprint is 40' x 53'6".

**4411 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* James A. Robinson; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low stone wall. There is a pedimented gable end and it has a pair of 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. There are gable dormers on the north and south facades. The house has a stone foundation and has brick on the first story and wood shingle siding on the second story. The house has a footprint of 24' x 42' and cost \$13,000 to build. There is a noncontributing one car garage located in the rear of the property.

**4412 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* Charles Lovitt; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. There is a broken pedimented gable end and it has a pair of 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. There are gable dormers on the north and south facades. The house has a stone foundation and has brick on the first story and asbestos shingle siding on the second story.

**4415 Harrison St.** House. (1907). *Architect:* unknown; *Builder:* James A. Robinson; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story side gabled Colonial Revival house has a full width front porch with stone piers and surrounded by a wood balustrade. There is a pedimented gable ends and it has a 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south façade with diamond patterned muntin windows. The house has a stone foundation and has wood shingle siding. There is a noncontributing gabled single car garage located in the rear of the property. The footprint of the house is 32' x 25' and it cost \$13,000 to build.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 139South Hyde Park Historic District  
Jackson County, Missouri

**4417 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Saunders & Robinson.  
C Outbuildings: garage C, shed NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in stucco on the first story and wood lap siding on the second story. There is a contributing single car garage built in 1924 located in the rear of the property. There is also a gabled wood panel sided storage shed in the rear yard. The house had been used for apartments but the outstanding woodwork and hardwood floors were still intact as well as some of the original light fixtures, which had been converted from gas.

**4418 Harrison St. House.** (1906). *Architect:* Harry E. Williams; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a centered 1/3 width front porch with limestone piers and surrounded by a low stone wall. The rest of the house has 1/1 double hung wood sash windows. There are two hipped dormers on the front façade with starburst patterned muntins. There is a bay window on the north façade. The house has a stone foundation and is clad in limestone on the first story and wood shingle siding on the second story.

**4419 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* James A. Robinson; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist with Colonial Revival elements has a 1/2 width front porch with Doric columns. There are four hipped dormers on each façade. The rest of the house has 9/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. The house has a footprint of 24' x 37' and cost \$13,000 to build.

**4422 Harrison St. House.** (1909). *Architect:* Owen & Payson; *Builder:* James F. Kelly; *Developer:* unknown.  
C Outbuildings: garage NC

This 2 1/2 story side gabled Colonial Revival house has a centered 1/2 width front porch with Doric columns that is surrounded by a wood balustrade. There are modillions on the soffit of the house. There is a pair of gabled dormers on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in wood lap siding. There is a stone retaining wall along the public sidewalk in the front yard and along the driveway. The house has a footprint of 30' x 34' and cost \$4,000 to build. There is a noncontributing garage with a flat roof located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 140

South Hyde Park Historic District  
Jackson County, Missouri

---

**4424 Harrison St. House.** (1907). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* Butler Weaver Realty Co. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low stone wall. There is a broken pedimented gable end and it has a pair of 1/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. There is a shed dormer on the north façade. The house has a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story.

**4425 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with ashlar cut stone piers and surrounded by an ashlar cut stone wall. There is a pedimented gable end and it has a pair of 1/1 double hung windows. The rest of the house has 8/1 double hung wood sash windows. The house has a stone foundation and has ashlar cut stone cladding on the first story and wood lap siding on the second story. The house has a footprint of 24' x 30' and it cost \$6,000 to build. There is a noncontributing two car garage with an overhead door and a flat roof located in the rear of the property.

**4427 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. The house has a hipped dormers with paired double hung 1/1 wood sash windows on all four facades. There is a bay window on the second story with diamond patterned muntins in the upper sashes. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in limestone on the first story and wood lap siding on the second story. The house has a footprint of 24' x 32'. There is a noncontributing one car garage with a gabled roof located in the rear of the property.

**4428 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with ashlar cut limestone piers. There is a pedimented gable end and it has a pair of 1/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone on the first story and vinyl lap siding on the second story. There is a noncontributing one car garage with a flat roof located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 141

South Hyde Park Historic District  
Jackson County, Missouri

---

**4429 Harrison St. House.** (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a large shed dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has brick on the first story and wood shingle siding on the second story. The footprint of the house is 24' x 30' and it cost \$6,000 to build. There is a noncontributing one car garage with a gabled roof located in the rear of the property.

**4432 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a wood balustrade. The house has a hipped dormer with paired double hung 1/1 wood sash windows on the front facade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and wood lap siding on the second story. There is a noncontributing 2 car concrete block garage built in 1947 located in the rear of the property.

**4433 Harrison St. House.** A.T. Hastings Residence (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gabled dormers with paired double hung 1/1 wood sash windows on all four facades. The front façade has diamond patterned muntins in the upper sashes. The rest of the house has 1/1 double hung wood sash windows. There is a rectangular bay window on the second story of the front façade. The house has a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story.

Early residents of 4433 Harrison included the A.T. Hastings family and Edward Parrott. The owner with the longest tenure was Josephine Sophie Sterbenz, who lived here from about 1927 to 1947. Mrs. Sterbenz, who immigrated to the United States from Austria, was a widow when she bought this shirtwaist style home. Prior to her move to this house, she and her husband, Peter, had operated a grocery in Kansas City, Kansas. As was typical at the time, Mrs. Sterbenz rented out the rooms on the second floor while she lived on the first. Her tenants had no access to cooking facilities.

**4434 Harrison St. House.** (1905). *Architect:* unknown; *Builder:* Butler Weaver Realty Co.; *Developer:* Butler Weaver Realty Co. C Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and surrounded by a brick wall. The house has a hipped dormers with paired double hung 1/1 wood sash windows on the front

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 142South Hyde Park Historic District  
Jackson County, Missouri

facade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and stucco siding on the second story. There is a noncontributing 2 car concrete block garage that was built in 1957 located in the rear of the property.

**4435 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* John A. Shiling; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. It has 1/1 double hung wood sash windows. The house has a stone foundation and has the limestone cladding on the first story and wood lap siding on the second story. The footprint of the house is 24' x 30' and it cost approximately \$10,000 to build. There is a noncontributing two car garage with a gabled roof and scored plywood siding located in the rear of the property.

**4438 Harrison St.** House. (1908). *Architect:* Albert S. Owens; *Builder:* Davis and Johnson; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a pedimented gable end and it has a pair of 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has ashlar cut limestone on the first story and wood shingle siding on the second story. The footprint of the house is 22' x 28'. There is a noncontributing gabled roof garage built in 1962 located in the rear of the property.

**4439 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* John A. Shilling. C Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There are diamond patterned muntins in the gable end. The rest of the house has 1/1 double hung wood sash windows with diamond patterned muntins. There are shed dormers on the north and south sides of the house. The house has a stone foundation and has limestone cladding on the first story and asbestos shingle siding on the second story. The house has a footprint of 24' x 30' and it cost \$10,000 to build. There is a noncontributing gabled two car garage located in the rear of the property. Like many of the homes throughout Hyde Park, 4439 Harrison was broken into apartments after World War II to address the housing shortage.

**4441 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a gabled dormer on the front facade. The rest of the house has 1/1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 143

South Hyde Park Historic District  
Jackson County, Missouri

double hung wood sash windows. The house has a stone foundation and has limestone cladding on the first story and wood shingle siding on the second story. The house has a footprint of 24' x 30' and cost \$10,000 to build.

**4442 Harrison St.** House. (1910). *Architect:* unknown; *Builder:* Butler Weaver Realty Company; *Developer:* Butler Weaver Realty Company. C Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with square wood piers atop brick bases and surrounded by a wood balustrade. The house has a hipped dormer with paired double hung 1/1 wood sash windows on the front facade. The rest of the house has 6/1 double hung wood sash windows. The house has a stone foundation and is clad in brick on the first story and stucco siding on the second story.

**4445 Harrison St.** House. (1909). *Architect:* unknown; *Builder:* John A. Shilling; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gabled American Foursquare with Craftsman elements has a wrap around front porch with stucco piers and surrounded by a low stucco wall. There are two gabled dormers on the house façade. The house has double hung wood sash windows with diamond patterned muntins on in the upper sashes. The house has a stone foundation and has asbestos shingle siding. The house has a footprint of 24' x 36'. There is a noncontributing one car garage with stucco siding located on the east side of the property.

**4446 Harrison St.** House. (1905). *Architect:* unknown; *Builder:* Butler Weaver Realty Company; *Developer:* Butler Weaver Realty Company. C Outbuildings: N/A

This 2 1/2 story gabled Craftsman house has a full width front porch with limestone piers and surrounded by a low limestone wall on the south facade. There is a shed dormer on the house façade. The rest of the house has 1/1 double hung wood sash windows. There is a stone chimney centered on the east façade. The house has a stone foundation and is clad in wood shingle siding. An attached one car garage is located on the west side of the property.

**3900 Holmes St.** House. (1909). *Architect:* John W. McKecknie; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story side gabled Colonial Revival house has a full width side porch with limestone piers and surrounded by a low limestone wall that faces Holmes. The rest of the house has 8/1 double hung wood sash windows. There is a gable dormer on the E. 39th Street façade. The main entrance on the north facades has a portico with Doric columns and a gabled awning. The house has a stone foundation with stucco siding. A noncontributing one car garage with a gable roof is located in the southwest corner of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 144

South Hyde Park Historic District  
Jackson County, Missouri

**3908 Holmes St.** House. Albert and Maggie Banfield Residence (1899). *Architect:* unknown; *Builder:* Albert Banfield; *Developer:* unknown. C Outbuildings: garage NC

This 1 1/2 story end gabled Queen Anne house has a full width front porch with Doric columns and a wood balustrade. There is a bay window in the gable end with 1/1 double hung windows. There are hipped dormers on the north and south facades. The house has a stone foundation with brick cladding. There is a stone retaining wall in the front has and a wood picket fence surrounding the front yard. There is a noncontributing garage that was built in 2004 located in the rear of the property. This was the home of Albert and Maggie Banfield. Albert was a bricklayer foreman. The house was built for a cost of \$1,800 dollars.

**3911 Holmes St.** Apartment. (1927). *Architect:* unknown; *Builder:* unknown; *Developer:* Marion A. Crummett. C Outbuildings: N/A

This four unit 2 story brick and stucco walk up apartment has a flat roof. The front façade has a pair of two story porches with brick piers with a low brick wall on the first story and a wood balustrade on the second story. The front door has 10 lights with 5 light sidelights. There are 1/1 double hung wood sash windows. The building footprint is 37' x 60' and cost \$10,000 to build.

**3912 Holmes St.** House. (1908). *Architect:* unknown; *Builder:* Charles E. Closser; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a limestone wall. There is a balcony above the porch with a shed roof, wood posts, and a wood balustrade. The rest of the house has 6/1 double hung wood sash windows. The house has a stone foundation and has brick cladding on the first story and asbestos shingle siding on the second story. The footprint of the house measures 24' x 43'. There is a noncontributing garage that was built in 1956 located in the rear of the property.

**3915 Holmes St.** Apartment. (1927). *Architect:* unknown; *Builder:* unknown; *Developer:* Marion A. Crummett. C Outbuildings: N/A

This four unit 2 story brick and stucco walk up apartment has a flat roof. The front façade has a pair of two story porches with brick piers with a low brick wall on the first story and a wood balustrade on the second story. The front door has 10 lights with 5 light sidelights. There are 1/1 double hung wood sash windows. The building footprint is 37' x 60' and cost \$10,000 to build.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 145

South Hyde Park Historic District  
Jackson County, Missouri

---

**3918 Holmes St.** House. (1902). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Colonial Revival house has a wrap around front porch with Doric columns on limestone piers. The rest of the house has 1/1 double hung wood sash windows. There is a nonoriginal Palladian window in the gable end. There are gable dormers on the north and south facades. The house has a stone foundation and has limestone cladding. The house cost \$3,000 to build.

**3923 Holmes St.** Apartment. (1912). *Architect:* Clarence E. Shepard; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: N/A

This 2 story Prairie style duplex has an end gabled roof. A two story 3/4 width front porch has stucco piers and is surrounded by a low stucco wall. The duplex has 1/1 double hung wood sash windows. The building sits on a stone foundation with stucco cladding and has a footprint of 24' x 37'.

**3925-27 Holmes St.** Apartment. (1960). *Architect:* unknown; *Builder:* Ed Dreier; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 story modern neocolonial duplex has a gable roof with 6/6 double hung wood sash windows. The building has a poured concrete foundation with asbestos shingle siding and a half story of brick on the front façade. There are two single car basement garages on the front façade. There is a limestone retaining wall in the front yard. The building is noncontributing because it falls outside the period of significance.

**3926 Holmes St.** House. (1909). *Architect:* unknown; *Builder:* Upton Perrine; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a limestone wall. There is a gable dormer on the front façade. There is a bay window centered on the second story of the front façade. There are 1/1 double hung vinyl sash windows on the house. The house has a stone foundation and has limestone on the first story and wood shingle siding on the second story. The house's footprint measures 22' x 35'. The interior is strongly influenced by the Arts and Crafts movement, and oak woodwork is incorporated extensively throughout the first floor. Distinctive architectural features include two window seats, a recessed oak-trimmed leaded glass window, oak plate rail, and beamed ceilings. This Tudor-influenced shirtwaist was built in 1909. In the mid-1950s the owner who wanted to show enough income to adopt a child converted the house into three apartments. After they moved, a series of absentee owners left the house in a state of disrepair.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 146

South Hyde Park Historic District  
Jackson County, Missouri

---

**3928 Holmes St. House.** (1908). *Architect:* unknown; *Builder:* Upton Perrine; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story cross gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a limestone wall. There are two double hung windows in the pedimented gable end surrounded by decorative half timbering. There are 12/1 double hung wood sash windows on the rest of the house. The house has a stone foundation and has limestone on the first story and wood shingle siding on the second story. The house's footprint measures 22' x 35'.

**3930 Holmes St. House.** (1907). *Architect:* unknown; *Builder:* Upton Perrine; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story side gambrel craftsman house has a full width front porch with limestone piers and surrounded by a limestone wall. There is a large pedimented gabled dormer on the front façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone on the first story and wood shingle siding on the second story. The house's footprint measures 21' x 35'.

**3931 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* John W. Carter; *Developer:* Daniel M. Steele. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. It has 1/1 double hung wood sash windows. There is a two story addition with a hipped roof on the rear of the house. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 32' x 42'.

**3933 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are 3/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 22' x 42'.

**3934 Holmes St. House.** (1890). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: garage NC

This two and one-half story frame Queen Anne house has a lap siding, a gable on hipped roof and a stone foundation. The house has had a large two-story addition built on the south facade, a partial width front porch with nonoriginal wrought iron columns, and vinyl 1/1 double hung windows, all of which affect its integrity.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 147

South Hyde Park Historic District  
Jackson County, Missouri

There is a garage located in the rear of the property measuring, 20' x 20', built 1953, and is a noncontributing outbuilding. There is a stone retaining wall along the front of the property next to the public sidewalk.

**3935 Holmes St.** House. (1912). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* Wells Brothers. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are 3/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 22' x 42'.

**3936 Holmes St.** House. (1917). *Architect:* unknown; *Builder:* William Becker; *Developer:* David M. Procter. C Outbuildings: garage NC

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are 9 light windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is an attached garaged in the rear. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 22' x 36'. There is a noncontributing one car garage located in the rear of the property.

**3937 Holmes St.** House. (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are 3/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is a basement garage with and entrance under the front porch. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 22' x 42'.

**3938 Holmes St.** House. (1917). *Architect:* unknown; *Builder:* William Becker; *Developer:* David M. Procter. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with stucco piers and a wood balustrade. There are 3/1 double hung windows in the gable end. The rest of the house has 8/1 and 6/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding. The house has a footprint of 22' x 36'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 148

South Hyde Park Historic District  
Jackson County, Missouri

---

**3939 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are 3/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is an attached garaged in the rear. The house sits on a stone foundation and has wood shingle siding. The house has a footprint of 22' x 42'.

**3940-42 Holmes St. Apartment.** Evanshire Apartments (1923). *Architect:* Nelle E. Peters; *Builder:* Charles Ogan Jones; *Developer:* Charles Ogan Jones. C Outbuildings: N/A

This 3 story brick walk up apartment has a flat roof with a brick parapet and a cornice along the east façade. The building has 6/6 double hung wood sash windows. The window openings on the east façade have brick arches with keystones. A limestone retaining wall is along the south side of the property. The building has a limestone foundation and has a cut limestone cladding on the foundation on the east façade. This apartment and the one at 4007-09 Holmes were built by C.O. Jones in 1923.

**3941 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There is a large gable dormer on the front façade two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door is full view with 3 lights. The house sits on a stone foundation and has wood lap siding on the first story and wood shingle siding in the gable ends and dormers.

**3943 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* Harry W. Wells; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There is a double hung window in the pedimented gable end. There are 1/1 double hung wood sash windows on the rest of the house. The house has a stone foundation and has limestone on the first story and wood lap siding on the second story.

**4006 Holmes St. House.** George A. Laitner Residence (1912). *Architect:* unknown; *Builder:* George A. Laitner; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with wood piers on brick bases and a wood balustrade. There is a large gable dormer on the front façade two 1/1 double hung vinyl sashes windows. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 149South Hyde Park Historic District  
Jackson County, Missouri

and has vinyl lap siding. The first resident, George Laitner, was a stationary engineer that resided at this residence with his wife Etta.

**4007-09 Holmes St.** Apartment. Wilshire Apartments (1923). *Architect:* Nelle E. Peters; *Builder:* Charles Ogan Jones; *Developer:* Charles Ogan Jones. C Outbuildings: N/A

This 3 story brick walk up apartment has a flat roof with a brick parapet and a cornice along the east façade. The building has 6/6 double hung wood sash windows. The window openings on the east façade have brick arches with keystones. A limestone retaining wall is along the south side of the property. The building has a limestone foundation and has a cut limestone cladding on the foundation on the east façade. The building has a footprint of 69'4" x 33'6". This apartment and the one at 3940-42 Holmes were built by C.O. Jones in 1923.

**4008 Holmes St.** House. (1912). *Architect:* unknown; *Builder:* George A. Laitner; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with wood piers on brick bases and a wood balustrade. There is a shed gable dormer on the front façade two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding on the first story and wood shingle siding in the gable ends and dormers. The footprint of the house is 19' x 22' and it cost \$1,900 to build.

**4012 Holmes St.** House. Alfred Houghton Clark Residence (1916). *Architect:* unknown; *Builder:* John (Jacks) G. Halstenberg; *Developer:* F.H. Norris. C Outbuildings: N/A

This 2 story side gabled Craftsman house with a 1/2 width front porch with wood posts atop limestone piers on the south corner of the front facade. The rest of the house has 1/1 double hung wood sash windows. The house has wide eaves with exposed brackets. The house has a stone foundation and has stucco cladding on the first story and metal lap siding on the second story. The footprint of the house measures 28' x 46'. According to the 1930 Who's Who of Kansas City, Alfred Houghton Clark, artist (painter of portraits and murals) lived here. He was a Teacher of drawing at the Country Day School and had a Studio at the Werby Building.

**4013 Holmes St.** House. (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story L-gabled Folk Victorian has an inset porch with Doric Columns on brick bases with a wood balustrade. There is a bay window on the south façade. The house has a stone foundation and wood lap siding. The house set toward the rear of the lot and has a driveway on the south edge of the lot.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 150

South Hyde Park Historic District  
Jackson County, Missouri

---

**4016 Holmes St. House.** (1916). *Architect:* unknown; *Builder:* unknown; *Developer:* F.H. Norris. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade on either side of the front door. The porch extends south to the corner with wood posts and a nonoriginal turned spindled balustrade. There are wide eaves with decorative brackets and exposed rafters. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding on the first story and wood shingle siding in the gable ends. The house has a footprint of 28' x 46'.

**4017 Holmes St. House.** (1890). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Folk Victorian has a front portico with square wood posts. A front wood deck extends beyond the portico and has a wood balustrade. There is a gabled bay on the south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding on the first story and wood fishscale shingles on the gable end.

**4020-22 Holmes St. Apartment.** (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This four unit 2 story brick and stucco walk up apartment has a flat roof. The front façade has a pair of two story porches with brick piers with a low brick wall on the first story and a wood balustrade on the second story. The porches have a common roof with dentiled molding on the fascia and a cornice. The front door has 10 lights with 5 light sidelights. There are 1/1 double hung wood sash windows.

**4021 Holmes St. House. Bastman Residence** (1890). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Queen Anne house has a full width front porch with turned wood posts and a wood balustrade with wood spindles. There is decorative Victorian bargeboard on the porch. There are 1/1 double hung wood sash windows. The house has a stone foundation and has wood lap siding. Original features include bulls-eye trim framing the doors and windows and matching stained glass windows in the front door and window.

The house was occupied by architect George Bastman and his wife Elizabeth from 1912 until 1950. The house is interesting to note that the house was not connected to city water until 1950; it appears that it was connected then only to make the property saleable following the death of Elizabeth that year. Over the next thirty years the homes changed hands frequently.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 151

South Hyde Park Historic District  
Jackson County, Missouri

---

**4024 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story end gabled Craftsman house has a full width front porch with limestone piers and surrounded by a limestone wall. There are 1/1 double hung wood sash windows on the house. The house has a stone foundation and has wood lap siding with wood shingle siding in the upper half of the gable end. The house's footprint measures 21' x 40'.

**4025 Holmes St. House.** (1899). *Architect:* unknown; *Builder:* Jared G. Eggleston; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story cross gambrel Dutch Colonial house a full width front porch with slanted wood posts atop limestone piers and surrounded by a limestone wall. There are 1/1 double hung wood sash windows of the house. The house has a stone foundation and has asbestos shingle siding. The house's footprint measures 22' x 35'. The house was built for \$800. There is a contributing one car stucco garage built in 1924 located in the rear of the property. A concrete retaining wall is along the front yard and driveway.

**4028 Holmes St. House.** (1899). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Cottage has a full width front porch with nonoriginal wood posts and balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has brick cladding. The house cost approximately \$400 to build.

**4029 Holmes St. House.** (1904). *Architect:* unknown; *Builder:* G.W. Linck; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by wood piers and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding. The house has a footprint of 22' x 42' and cost approximately \$1,200 to build. According to the 1920 Census, Michael P. Cleary, a meat inspector, resided in the house with his wife Anna.

**4032 Holmes St. House.** (1911). *Architect:* unknown; *Builder:* Humphrey L. Laitner; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with slanted stucco pier on limestone bases and is surrounded by a low stucco wall. There is a shed dormer on the front façade with two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding on the first story and wood lap siding in the gable ends and dormers.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 152South Hyde Park Historic District  
Jackson County, Missouri

---

**4033 Holmes St. House.** Oscar Peterson Residence (1911). *Architect:* unknown; *Builder:* Oscar Peterson; *Developer:* unknown. C Outbuildings: garage NC

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with stucco piers atop limestone bases and is surrounded by a low limestone wall. There are 3/1 double hung windows in the gable end. The rest of the house has 3/1 double hung wood sash windows. The house sits on a stone foundation and has stucco siding. The house has a footprint of 26' x 40'. Peterson, a carpenter, graced his home with Craftsman-style architectural details popular at the time: oak woodwork including a boot bench in the entry hall, vertical window muntins, beveled glass in the oak front door and sidelights, and a built-in china cabinet and box beam ceiling in the large dining room. There is a two car garage with a gabled roof located at the southeast corner of the property.

Oscar Peterson served as architect and builder for this, his only home in Kansas City. In 1925, Peterson added a second floor-sleeping porch and remodeled the unfinished attic portion of the house to create rentable space. The stairs that led from the first floor to the single room on the second floor were closed-in and an outside staircase was built for access to the second floor. The house was changed to a duplex; it remains in that form (1997). Oscar Peterson lived in this house until his death in the 1950s; his widow Lottie continued to live in the house until her death in the mid-1960s

**4034 Holmes St. House.** Charles Southwell Residence (1911). *Architect:* A.P. Boggess; *Builder:* Humphrey L. Laitner; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco piers atop brick bases and is surrounded by a low stucco wall. There is a large gable dormer on the front façade two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco clad in on the first story and wood lap siding in the gable ends and dormers. Original features throughout the home include the fireplace and tile surround, built-in window seat with bookcase and claw-foot tub. Charles Southwell and his son, George Lee, first purchased the home. Southwell was a clerk in his father's music publishing company, which printed music for bands and orchestras of the era

**4036 Holmes St. House.** Albert G. Laitner Residence (1909). *Architect:* unknown; *Builder:* Albert G. Laitner; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and is surrounded by a low limestone wall. There are 1/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has limestone cladding on the first story and stucco cladding in the gable end. The house has a footprint of 26' x 46'. This was the home of Albert G. Laitner, who is listed as a plumber in the 1910 census.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 153

South Hyde Park Historic District  
Jackson County, Missouri

---

**4037 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* J.F. Hogue; *Developer:* Robert E. Shryock. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by Doric columns and is surrounded by a wood balustrade. There is an awning window in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco with wood shingles in the gable end. The footprint of the house is 21' x 37'.

**4039 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* J.F. Hogue; *Developer:* Robert E. Shryock. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by square wood piers and is surrounded by a wood balustrade. There is an awning window in the gable end. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco with wood shingles in the gable end. The footprint of the house is 21' x 37'.

**4040 Holmes St. House.** (1897). *Architect:* unknown; *Builder:* W. Brinkman; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story cross gable-on-hip Kansas City Shirtwaist has a full width front porch with wood posts. There are 1/1 double hung wood sash windows on the house. The house has a stone foundation and is clad in stucco on the first story and asbestos shingle siding on the second story.

**4100 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a 1/2 width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the north façade. The house sits on a stone foundation and is clad in stucco. There is a basement garage on the north façade with an entrance off of 41st street.

**4102 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a 3/4 width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 8/1 double hung wood sash windows. There are two gable dormers on the north façade. The house sits on a stone foundation and is clad in stucco.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 154

South Hyde Park Historic District  
Jackson County, Missouri

---

**4104 Holmes St. House.** (1899). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story L-gabled Craftsman Bungalow has a full width front porch with slanted wood posts on limestone piers. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in wood shingles. The original Folk Victorian has had a craftsman porch added to the front façade and a gabled addition on the south façade, both of which are over 50 years old and significant historic features. The original house was built in 1899 for approximately \$700.

**4108 Holmes St. Commercial.** (1922). *Architect:* unknown; *Builder:* E. Williams; *Developer:* unknown. NC  
Outbuildings: N/A

This 1 story one part commercial block has a flat roof with a brick parapet. The original 1922 store in the north half of the building, and a concrete block addition was added to the south half of the building in 1947. The front façade has been painted and wood panels have been installed in the storefronts. The building is in poor condition. Due to the alterations of the storefronts, this building is noncontributing.

**4109 Holmes St. House.** (1911). *Architect:* unknown; *Builder:* Albert C. Black; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There is a shed dormer on the front façade with two 4/1 double hung windows. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding. The house has a footprint of 20' x 26' and cost \$1,800 to build. There is a noncontributing single car garage with a gabled roof located in the rear of the property.

**4111 Holmes St. House. Edmond Smee Residence** (1911). *Architect:* unknown; *Builder:* Albert C. Black; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There is a gable dormer on the front façade with two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding. The house has a footprint of 20' x 26'. The home features a sterling silver based chandelier in the dining room and built-in bookcases, oak pillars and a gas fireplace with keystone hearth in the living room. This house was built for grocer Edmond Smee and his wife, Mona, a typist for BF Goodrich Rubber Company.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 155

South Hyde Park Historic District  
Jackson County, Missouri

**4114 Holmes St. House.** (1915). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers. There is a large gable dormer on the front façade with two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood shingle siding. The house has a footprint of 22' x 26'. A chain link fence surrounds the front yard.

**4115 Holmes St. House.** (1911). *Architect:* unknown; *Builder:* Albert C. Black; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There is a large gable dormer on the front façade two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door is full view with 15 lights. The house sits on a stone foundation and has wood lap siding. There is a limestone retaining wall in the front yard.

**4116 Holmes St. House.** (1915). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers. There is a gable dormer on the front façade two 4/1 double hung windows. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and has wood shingle siding. The footprint of the house measures 22' x 26'.

**4118 Holmes St. House.** (1915). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and is enclosed with jalousie windows. There is a large gable dormer on the front façade two 4/1 double hung windows. The rest of the house has 4/1 double hung wood sash windows. The house sits on a stone foundation and has asbestos shingle siding. The footprint of the house measures 22' x 26'. There is a noncontributing storage building that was built in 1961 located in the rear of the property.

**4119 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* P.J. Neff; *Developer:* P.J. Neff. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with wood posts atop limestone piers and a wood balustrade. There are 1/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows on the rest of the house with a full view front door. The house sits on a stone foundation and has wood shingle siding. The house has a footprint of 20' x 26'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 156

South Hyde Park Historic District  
Jackson County, Missouri

---

**4120 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* F.J. Crews; *Developer:* unknown. C  
Outbuildings: N/A

This 1 story end gabled bungalow has a full width screened front porch with wood posts. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has asbestos shingle siding. The house has a footprint of 20' x 36'. A wrought iron fence surrounds the front yard.

**4121 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* P.J. Neff; *Developer:* P.J. Neff. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with three wood posts atop limestone piers and is surrounded by a wood balustrade. There is a shed dormer on the front façade with three 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has vinyl lap siding. The house has a footprint of 20' x 26'. There is a limestone retaining wall surrounding the front yard.

**4123 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* P.J. Neff; *Developer:* P.J. Neff. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There is a gable dormer on the front façade with three 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding on the first story and asbestos shingle siding in the gable ends and dormers. The footprint of the house measures 20' x 26'.

**4126 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* G.G. Reimer; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Cottage has a full width screened front porch with brick piers. There are two 1/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is a shed dormer on the north façade. The house sits on a stone foundation and has brick cladding on the first story and asbestos shingle siding on the second story and gable end. The house has a footprint of 21' x 29'.

**4127 Holmes St. House.** (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* Brown & Mann. C  
Outbuildings: N/A

This 2 1/2 story hipped Queene Anne house has a full width front porch with wood posts atop brick piers and surrounded by a wood balustrade. There is a gabled roof on the front façade. There are 1/1 double hung wood

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 157

South Hyde Park Historic District  
Jackson County, Missouri

sash windows on the house. The house has a stone foundation and has wood lap siding the first story and asbestos shingle siding on the second story. There is a stone retaining wall along the front yard.

**4128 Holmes St.** House. (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Cottage has a full width screened front porch with brick piers. There are two 1/1 double hung windows in the gable end. The rest of the house has 1/1 double hung wood sash windows. There is a shed dormer on the south façade. The house sits on a stone foundation and has brick cladding on the first story and asbestos shingle siding on the second story and gable end. The house has a footprint of 21' x 29'.

**4129 Holmes St.** House. (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 1 1/2 story end gabled Folk Victorian has a 1/2 width nonoriginal front deck with a wood balustrade. The rest of the house has 1/1 double hung wood sash windows and some new windows.. There is a nonoriginal metal front door. The house sits on a stone foundation and is clad in vinyl lap siding on the front façade and asbestos shingles on the rest of the house. There is a stone retaining wall in the front yard. Due to the alterations, this house is noncontributing.

**4131 Holmes St.** House. (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story L- gabled Folk Victorian has an inset porch on the south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in cut wood shingles and asbestos shingles in the gable end. There is a stone retaining wall in the front yard.

**4132 Holmes St.** House. (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story pedimented end gable Kansas City Shirtwaist has a full width front porch with nonoriginal wrought iron piers and balustrades. The rest of the house has 1/1 double hung wood sash windows. There is a one story addition on the rear. The house has a stone foundation and has limestone cladding on the first story and metal lap siding on the second story. The footprint of the house measures 20' x 32'.

**4135 Holmes St.** House. (ca. 1891, 1915 (moved)). *Architect:* unknown; *Builder:* W.L. Renner; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story multigabled Queene Anne house has a full width front porch with wood posts. There is a gabled roof on the front façade. There are 1/1 double hung wood sash windows on the house. The house has a stone

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 158South Hyde Park Historic District  
Jackson County, Missouri

foundation and has asbestos shingle siding. There is a wood staircase on the south façade leading up to the second story. This house was moved from 4244 Campbell in 1915 to make room for an apartment building.

**4136 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story pedimented end gable Kansas City Shirtwaist has a full width front porch with Doric columns atop limestone piers and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone cladding on the first story and simulated brick asphalt roll siding on the second story. A wood picket fence surrounds the front yard.

**4137 Holmes St. House.** (1913). *Architect:* unknown; *Builder:* Albert G. Laitner; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a gable dormer on the front façade with three 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door is full view with six lights. The house sits on a stone foundation and has asbestos shingle siding. The house has a footprint of 22' x 28'.

**4139 Holmes St. House.** (1913). *Architect:* unknown; *Builder:* Albert G. Laitner; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco Doric columns atop a low limestone wall. The house has decorative brackets and exposed rafter with cut tails. There is a large gable dormer on the front façade with three 6/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The front door is full view with 4 lights. The house sits on a stone foundation and has stucco cladding on the first story and wood shingle siding in the gable ends and dormers. The house has a footprint of 22' x 28'. There is a brick retaining wall in the front yard.

**4141 Holmes St. House.** (1913). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with limestone piers and a low limestone wall. The house has decorative brackets and exposed rafter with cut tails. There is a shed dormer on the front façade with three 4/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding on the first story and wood shingle siding in the gable ends and dormers. There are the remnants of a noncontributing inground garage with brick walls and no roof.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 159South Hyde Park Historic District  
Jackson County, Missouri

---

**4145 Holmes St. House.** (1913). *Architect:* unknown; *Builder:* Albert G. Laitner; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco piers atop limestone piers and surrounded by a low limestone wall. There is a large gable dormer on the front façade with three 5/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding. The house has a footprint of 22' x 28'. There is a limestone retaining wall and a noncontributing inground single car garage in the front yard.

**4147 Holmes St. House.** (1913). *Architect:* unknown; *Builder:* Albert G. Laitner; *Developer:* Laitner Bros. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco columns. The house has decorative brackets and exposed rafter with cut tails. There is a gable dormer on the front façade with three double hung windows with diamond patterned muntins and a decorative balconet. The rest of the house has 1/1 double hung wood sash windows. The front door is full view with six lights. The house sits on a stone foundation and has stucco cladding. There is a limestone retaining wall in the front yard. There is a basement garage with an entrance off of 42<sup>nd</sup> Street.

**4201-03 Holmes St. Apartment.** (1912). *Architect:* unknown; *Builder:* Thomas C. and Buford G. Mitchell; *Developer:* unknown. C  
Outbuildings: N/A

This six unit 3 story brick Classical Revival colonnaded apartment sits on a limestone foundation. The 3 story porch has 3 story stucco Doric columns atop a low limestone wall. The 2nd and 3rd stories have wood balustrades with a crossed wood pattern. The building has 1/1 double hung wood sash windows with stone lintels. There is limestone quoining on all corners. There is a basement garage with an entrance off of 42<sup>nd</sup> Street. There is a large limestone retaining wall with limestone columns at the corner leading up from the sidewalk.

**4208 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* B.F. Hart; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco piers and is surrounded by a low stucco wall. There is gable dormer on the front façade with three 1/1 double hung vinyl windows. The building has 1/1 double hung wood vinyl windows. The house sits on a stone foundation and has stucco cladding on the first story and asbestos shingle siding in the gable ends and dormers. The house has a footprint of 20' x 26'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 160

South Hyde Park Historic District  
Jackson County, Missouri

**4209 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* Addison V. Thurmond; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with paired wood posts atop a limestone wall. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood shingle siding. The house has a footprint of 27' x 43'. There is an inground garage in the front yard with an overhead door and stone retaining walls.

**4210 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* B.F. Hart; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding on the first story and wood shingle siding in the gable ends and dormers. The house has a footprint of 20' x 27'.

**4211 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* Addison V. Thurmond; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with paired wood posts atop a limestone wall. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingles. There is a noncontributing two car inground garage in the front yard with a set of steps leading up to the house.

**4214 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* B.F. Hart; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco piers atop a low limestone wall. There is a gable dormer on the front façade three 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has stucco cladding. The building footprint is 20' x 27'. There is a two car garage with a side gabled roof located in the rear with an entrance off of the rear alleyway.

**4215 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* Addison V. Thurmond; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width screened front porch with stucco piers. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco. There is an inground garage with an overhead door in the front yard. A limestone retaining wall surrounds the front yard and is on either side of the steps leading up to the house.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 161

South Hyde Park Historic District  
Jackson County, Missouri

---

**4216 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported by limestone piers and a nonoriginal wrought iron railing. There are three double hung windows in the gable end. The rest of the house has 1/1 double hung wood windows and aluminum lap siding. The house has a footprint of 24' x 42'.

**4217 Holmes St. House.** (1915). *Architect:* unknown; *Builder:* B.F. Hart; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story side multigabled Craftsman house has wide eaves with decorative brackets. There is a 3/4 width porch with square stucco posts that is surrounded a low stucco wall. A two story bay with a gabled roof extends up the north side of the front façade. The house sits on a stone foundation and is clad in stucco on the first story and wood shingle siding on the second story. A stone retaining wall surrounds the front yard. There was a previous house on this site that was destroyed by fire. The current house was built in 1915.

**4218 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* Alfred Chapman; *Developer:* K.O. Rieger. C  
Outbuildings: N/A

This 1 1/2 story cross gabled bungalow has a full width porch supported by ashlar cut stone piers and a wood railing on the sides only. There is a gabled bay dormer on the south façade. There are three 1/1 double hung windows in the gabled end. There are 1/1 double hung windows on the rest of the house. The house sits on a stone foundation and is clad in wood shingle siding.

**4220 Holmes St. House.** (1912). *Architect:* unknown; *Builder:* unknown; *Developer:* K.O. Rieger. C  
Outbuildings: garage NC

This 1 1/2 story front gabled bungalow has a full width porch supported by ashlar cut stone piers and a wood balustrade. There are three 1/1 double hung windows in the gable end. There are 1/1 double hung windows on the rest of the house. The front door is nonoriginal. The house sits on a stone foundation and is clad in wood lap siding with wood shingle siding in the upper 1/2 of the gable end. A noncontributing single car garage that was built in 2006 is located in the rear of the property.

**4221 Holmes St. House.** (1915). *Architect:* unknown; *Builder:* B.F. Hart; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 story hipped American Foursquare has a full width inset front porch with stucco columns atop a low limestone wall. There is a sleeping porch atop the front porch with casement and double hung windows. There is a hipped dormer on the front façade with louvered openings. The house sits on a stone foundation and has

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 162

South Hyde Park Historic District  
Jackson County, Missouri

stucco cladding on the first story and wood lap siding on the second story. There is a concrete block retaining wall in the front yard. There is a noncontributing two car garage in the rear that was built in 2006.

**4223 Holmes St.** House. (1916). *Architect:* unknown; *Builder:* unknown; *Developer:* Frank Muehlbach. C  
Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco piers atop limestone piers and is surrounded by a limestone wall. There is a shed dormer on the front façade with three 1/1 double hung windows. The rest of the house has 1/1 double hung vinyl sash windows. The house sits on a stone foundation and has wood lap siding. The footprint of the house measures 26' x 32'8". There is a limestone retaining wall in the front yard.

**4224 Holmes St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 1 story cross gabled Folk Victorian house has full width porch that was added in 2003 with turned posts, a spindled balustrade, and Victorian bargeboard. The house is clad in wood lap siding. There is a shed addition in the rear of the house with a cedar deck. The rest of the house has 1/1 double hung vinyl sash windows and a nonoriginal metal front door. Due to alterations, this house is noncontributing.

**4225 Holmes St.** House. Carl Rollert Residence (1916). *Architect:* unknown; *Builder:* Hucke and Sexton; *Developer:* Frank P. Muehlebach. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a 1/2 width front porch with stucco piers atop limestone piers and is surrounded by a low limestone wall. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco.

Mr. Muehlbach built this house along with the one next door (4223) and others on this block probably for speculation. The first person listed at this address in the city directories was Carl Rollert, a salesman who occupied the home in 1920. The William V. Carter family purchased this residence in 1937. Mrs. Carter was widowed in 1946 but remained in the home with her seven children until 1970.

**4226 Holmes St.** House. (1900). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 1 story end gabled vernacular shotgun house has a full width front porch with turned spindles. A deck has been extended off of the south side of the porch and is surrounded by a wood balustrade. There is a shed addition on the rear. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and is clad in wood lap siding. There is a one car garage with a gabled roof located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 163

South Hyde Park Historic District  
Jackson County, Missouri

---

**4230 Holmes St. House.** (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: garage NC

This 1 story end gabled vernacular shotgun house has a full width front porch nonoriginal wood posts and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. Many of the original openings have been covered with vinyl siding. The house has a stone foundation and is clad in vinyl lap siding. Due to alterations, this house is noncontributing. There is a two car garage with a flat roof located in the rear of the property with an access off of the rear alleyway.

**4231 Holmes St. House.** (1911). *Architect:* unknown; *Builder:* Henry Ostrum; *Developer:* Phillips Realty Co. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with wood posts atop limestone piers and a wood balustrade. The rest of the house has 8/1 double hung wood sash windows. The house has a 6 light entry door. The house sits on a stone foundation and has wood lap siding and wood shingle siding in the gable end. The house has a footprint of 22' x 42'. Henry Ostrom built this house along with 4233 and 4235 Holmes for the Phillips Realty Company on speculation.

**4232 Holmes St. House.** (1904). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a 1/2 width front porch with stucco piers and is surrounded by a low stucco wall. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the north façade. The house sits on a stone foundation and is clad in stucco. A chain link fence surrounds the property.

**4233 Holmes St. House.** Frederick Strauss Residence (1911). *Architect:* unknown; *Builder:* Henry Ostrum; *Developer:* Phillips Realty Co. C Outbuildings: garage NC

This 1 1/2 story end gabled Craftsman Bungalow has a 1/2 width front porch with paired wood posts above limestone piers and is surrounded by a wood balustrade. The house has 1/1 double hung vinyl sash windows. There is a gable dormer on the south façade. The house sits on a stone foundation and is clad in wood shingle siding. There is a noncontributing side gable one car garage with a gabled roof in the rear of the property. The first person listed as having resided at this address (in 1917) was Frederick Strauss, an assistant chief clerk for the Union Pacific Railroad.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 164

South Hyde Park Historic District  
Jackson County, Missouri

---

**4235 Holmes St. House.** (1911). *Architect:* unknown; *Builder:* Henry Ostrum; *Developer:* Phillips Realty Co. C  
Outbuildings: garage NC

This 1 1/2 story hipped Craftsman Bungalow has a full width front porch with paired wood posts atop limestone piers and is surrounded by a wood balustrade. The house has a 12/1 double hung window on the front façade and 1/1 double hung wood sash windows on the rest of the house. There is a hipped dormer on the front façade. The house sits on a stone foundation and is clad in wood shingles. There is a noncontributing one car garage located in the rear of the property.

**4236 Holmes St. House.** (1956). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: garage NC

This 1 story end gable ranch house has a front concrete stoop. The house has 2/2 and 1/1 double hung wood sash windows. The house sits on a poured concrete foundation and has asbestos shingle siding. This house falls outside the period of significance and is noncontributing. There is a two car garage with a gable roof and asbestos shingle siding located in the rear of the property.

**4237 Holmes St. House.** (1910). *Architect:* Clarence E. Shepard; *Builder:* Clarence E. Shepard; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman Bungalow has a full width front porch with stucco Doric columns and a wood balustrade. There is a shed dormer on the front façade with four 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stucco.

**4240 Holmes St. House.** (ca. 1909). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 1 story L-gabled folk Victorian house has an inset front porch with a nonoriginal wrought iron post. There is a gabled bay window with a nonoriginal tripartite window. The house sits on a stone foundation and has asbestos shingle siding. This house first appears on the 1909 Sanborn map. Given the folk Victorian style of the house, it may have been moved to the site as part of the construction of Gillham Rd or another site in the district. This building is considered noncontributing due to alterations.

**4241 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and a wood balustrade. There are three double hung windows with diamond patterned muntins in the gable end. The house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has wood lap siding and

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 165

South Hyde Park Historic District  
Jackson County, Missouri

wood shingle siding in the gable end. There is a basement garage with an entrance under the front porch. The house was installed in 1948.

**4242 Holmes St.** House. (1910). *Architect:* unknown; *Builder:* F.W. Clark; *Developer:* Sidney G. Loewenthal. C Outbuildings: garage C

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with limestone piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. There is a gable dormer on the north façade. The house sits on a stone foundation and is clad in wood lap siding on the first story and wood shingles on the gable ends and dormers. A contributing one car garage built in 1931 is located in the rear of the property.

**4244 Holmes St.** House. (1908). *Architect:* unknown; *Builder:* Pete Larson; *Developer:* unknown. C Outbuildings: garage NC

This 2 story hipped American Foursquare has a 3/4 width front porch with Doric columns. There are 1/1 double hung vinyl sash windows on the house. The house has a stone foundation and has asbestos shingle siding. The house's footprint measures 21' x 26' and it cost \$1,500 to build. There is a noncontributing concrete block three car garage located in the rear of the property.

**4300 Holmes St.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Butler Investment Company. C Outbuildings: N/A

This 1 1/2 story front gabled bungalow has a full width porch supported paired wood posts and a balustrade with a diamond patterned lattice for the balusters. The rest of the house has 6/6 double hung wood sash windows. The house sits on a stone foundation and is clad in wood lap siding with wood shingle siding in the gable end. There is a basement garage with a side entry off of E. 43rd Street. The house cost approximately \$5,000 to build.

**4301 Holmes St.** House. (1909). *Architect:* unknown; *Builder:* D.H. Gray; *Developer:* unknown. C Outbuildings: N/A

This side gabled Craftsman Bungalow has a full width porch with wood posts and wood lattice for balusters. The rest of the house has 1/1 double hung wood sash windows. There are two shed dormers on the front façade. The house has a basement garage with an entrance under the front porch. There is a limestone retaining wall on either side of the driveway.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 166

South Hyde Park Historic District  
Jackson County, Missouri

---

**4304 Holmes St. House.** (1905). *Architect:* unknown; *Builder:* Henson & Russell; *Developer:* Butler Investment Company. C Outbuildings: N/A

This 1 story hipped bungalow has a full width front porch with wood posts and wood lattice for balusters. There is a pented gable on the roof of the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has vinyl lap siding. The front door is nonoriginal.

**4306 Holmes St. House.** (1905). *Architect:* unknown; *Builder:* Henson & Russell; *Developer:* Butler Investment Company. C Outbuildings: garage C

This 1 1/2 story hipped bungalow has a full width front porch with Doric columns and a wood balustrade. There is a pented gable on the roof of the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has asbestos shingle siding. There is a contributing garage with a shed roof and built in 1923 that is located in the rear of the property..

**4308 Holmes St. House.** (1905). *Architect:* unknown; *Builder:* Henson & Russell; *Developer:* Butler Investment Company. C Outbuildings: garage C

This 1 1/2 story front gabled bungalow has a full width porch supported by wood posts and a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has asbestos shingle siding. There is a 1 story rear shed addition. There is a contributing garage built in 1920 located in the rear of the property.

**4309 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* William Smallwood; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story side gable Craftsman house has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a shed dormer on the front façade with a pair of 1/1 double hung windows. There are exposed rafters and decorative brackets. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone cladding on the front façade of the first story and vinyl lap siding on the rest of the house. A concrete block and limestone retaining wall surrounds the front yard.

**4310 Holmes St. House.** (1905). *Architect:* unknown; *Builder:* Henson & Russell; *Developer:* Butler Investment Company. C Outbuildings: garage NC

This 1 1/2 story hipped bungalow has a full width front porch with slanted wood posts atop brick piers and a wood balustrade. There is a pented gable dormer on the roof of the front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has asbestos shingle siding. There is a two car garage with a gable roof and metal siding to the south of the house with an entrance onto Holmes.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 167

South Hyde Park Historic District  
Jackson County, Missouri

---

**4311 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* Smallwood and Son; *Developer:* unknown. C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman house has a full width front porch with limestone piers. The house has decorative brackets and exposed rafter with cut tails. There is a large shed dormer on the front façade with two 1/1 double hung windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and has limestone cladding on the first story front facade and has vinyl lap siding on the rest of the house. The house has a footprint of 26' x 28'. There is a limestone retaining wall in the front yard.

**4315 Holmes St. House.** (1910). *Architect:* unknown; *Builder:* J. Lewis Ward; *Developer:* Clifford J. Leonard. C Outbuildings: N/A

This 1 1/2 story end gabled Bungalow has a full width screened front porch with wood posts atop limestone piers and is surrounded by a wood balustrade. The rest of the house has 6/1 double hung wood sash windows. There are two gable dormers on the south façade. The house sits on a stone foundation and is clad in asbestos shingle siding. The house has a footprint of 22' x 36'. There is a basement garage with an entrance under the front porch. There is a nonoriginal 16 light front door.

**4317 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* J. Lewis Ward; *Developer:* Clifford J. Leonard. C Outbuildings: N/A

This 1 1/2 story end gabled Bungalow has a 1/2 width front porch with wood posts and is surrounded by a wood balustrade. The rest of the house has 6/6 double hung wood sash windows. There is decorative half timbering in the peak of the gable ends. The house sits on a stone foundation and is clad in wood shingle siding. The house has a footprint of 22' x 36'.

**4319 Holmes St. House.** (1909). *Architect:* unknown; *Builder:* J. Lewis Ward; *Developer:* Clifford J. Leonard. C Outbuildings: N/A

This 1 1/2 story end gabled Craftsman Bungalow has a full width front porch with paired wood posts atop limestone piers and is surrounded by a wood balustrade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in asbestos shingle siding. The footprint of the house is 22' x 36'.

**4321 Holmes St. House.** (1903). *Architect:* unknown; *Builder:* Edgar B. Albertson & Son; *Developer:* Albertson Real Estate Company. C Outbuildings: garage NC

This 2 story hipped American Foursquare has a full width front porch with wood post atop limestone piers and is surrounded by a wood balustrade. The house has a 6 light half view front door. The house has double hung wood sash windows with a diamond patterned muntins. The house has a stone foundation and is clad in asbestos

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 168

South Hyde Park Historic District  
Jackson County, Missouri

shingle siding. The house cost approximately \$3,000 to build. This is a noncontributing carport is located in the rear of the property.

**4325 Holmes St.** Apartment. (1921). *Architect:* unknown; *Builder:* C.A. Kelly; *Developer:* unknown. C  
Outbuildings: N/A

This 2 story gabled Colonial Revival duplex has a two story 3/4 width porch with Doric columns. There is a portico next to the two story porch with Doric columns. The building has 6/6 double hung wood sash windows. The building sits on a stone foundation and is clad in aluminum lap siding. The building footprint is 28' x 52'.

**4329 Holmes St.** Apartment. (1923). *Architect:* unknown; *Builder:* Johnson Underwood; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 story hipped duplex has the characteristics of a Kansas City Shirtwaist, but in a multifamily dwelling. The building has brick on the first story with stucco on the second and the characteristic "shirtwaist" flare in between the two materials. The house has two story porch with brick piers and a limestone balustrade on the first story and a wood balustrade on the second story. The building features 3/1 double hung wood sash windows. The building has a stone foundation and a footprint of 28' x 60'. There is a two car garage with a flat roof and fiberglass overhead doors in the rear.

**4343 Holmes St.** House. (1907). *Architect:* Sidney R. Frink; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: shed NC

This 1 1/2 story hipped Craftsman house has a 3/4 width front porch with limestone piers. There are three hipped dormers on the front façade and one on the north and south facades. The house has double hung wood sash windows with diamond pattern in the muntins. The house sits on a stone foundation and has limestone and asbestos shingle cladding. There is a small metal shed with a gable roof located in the rear of the property.

**3909 Kenwood Ave.** Apartment. (1965). *Architect:* unknown; *Builder:* William E. Kleb; *Developer:* Heart of America Real Estate Ave. Co. NC Outbuildings: N/A

This Neoelectic style 13 unit, three story apartment building has brick cladding and a wood shingle mansard roof. The building has a projecting central entrance flanked by balconies on the second and third floors. The building has a foot print of 74'6" x 71', and was built for approximately \$90,000. In 1964, Lytle House Moving Company moved the original house on the site in preparation for the construction of this apartment building.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 169

South Hyde Park Historic District  
Jackson County, Missouri

**3917 Kenwood Ave.** House. (1949). *Architect:* unknown; *Builder:* A.W. Schindler; *Developer:* unknown. NC  
Outbuildings: N/A

This one-story frame ranch-style house has a shingle side gable roof and is clad vertical wood and lap siding. The building measures approximately 40' X 26' and sits on a concrete block foundation. Windows are 1/1 except for the large picture window next to the entrance. A one-car interior garage is located toward the direction corner of the house, and a gabled roof dormer is centered over the garage door opening. A modern wood deck has replaced or expanded the original front stoop.

**3925 Kenwood Ave.** House. (1890). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 1/2 story front gabled house has a full width porch supported by brick and wood Craftsman influenced piers and second story sleeping gallery. The sleeping gallery has multi-paned casement windows behind aluminum storms. Other windows are 1/1 double hung wood sash. The house sits on a stone foundation and is clad in brick on the first floor with asbestos shingles above. Large shed wall dormers added to each side, and other alterations have affected the historic integrity of the property. Stone retaining walls border the sidewalk.

**3927 Kenwood Ave.** House. (ca. 1890). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: garage NC

This 2 1/2 story gable-on-hip Kansas City Shirtwaist has been dramatically altered with a reconfigured full width front porch supported by brick piers and round columns and partial a second story sunroom with a gable-on-hip roof. The house has a shed roof dormers and double hung 1/1 wood sash windows. The house sits on a stone foundation and is clad in brick and stone on the first floor, asbestos shingles on the second story and on the gable ends. There is a wood privacy fence surrounding the back yard and a stone retaining wall in the front yard and a garage in the rear yard.

**3929 Kenwood Ave.** House. (1897). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This 2 story Folk Victorian house has been dramatically altered with multiple roof configuration of hip, gable and shed roof with a partially enclosed 1-story, hipped roof, 3/4 width, front porch featuring round columns on stone piers with a low stone wall. The front porch has exposed rafter tails and a cantilevered 1924 addition above. The house has double hung 1/1, 2/2 and 8/1 wood sash windows. The house sits on a stone foundation and is clad in asbestos lap siding. The front door is not original. A stone retaining wall surrounds the front yard.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 170

South Hyde Park Historic District  
Jackson County, Missouri

---

**3933 Kenwood Ave.** House. (1910, remodel 1922). *Architect:* unknown; *Builder:* unknown; *Developer:* Burgess & Seivens. **C** Outbuildings: N/A

This 2 story Craftsman style house was originally a 1 story house until 1924 when the second story was added that features a low hip roof and a full width front porch supported by square columns on a stucco piers with a low stucco wall and a 3/4 width balcony above featuring a front gable roof, square columns and low half-wall. The house has double hung 1/1 and 4/1 wood sash windows with storms. The house sits on a stone foundation and is clad in asbestos lap siding. An addition was constructed in 1924 on the south side. A stone retaining wall surrounds the front yard.

**3937 Kenwood Ave.** House. (ca. 1907). *Architect:* unknown; *Builder:* unknown; *Developer:* Burgess & Seivens. **NC** Outbuildings: N/A

This 1 1/2 story cross gabled Cottage style house has a 1/2 width porch supported by square columns with a non-original wrought iron railing. The rest of the house has 1/1 double hung wood sash windows with storms. The house sits on a concrete block foundation and is clad in stucco. There is an addition on the north façade that was built in 1958. A stone retaining wall surrounds the front yard.

**3939 Kenwood Ave.** House. (1891). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 story gable front and ell vernacular house has been dramatically altered with two non-original front porches. There is a stoop on the north facade and a covered stoop with a gable roof supported by side walls on a concrete foundation on the south facade. The original inset porch was infilled with a sleeping porch above added in 1922 that has a shed roof. The house has double hung 3/1 and 1/1 wood sash windows and three non-historic picture windows on the front façade with storms. The house sits on a stone foundation and is clad in asbestos lap siding. The front doors are non-original. There is a garage in the rear yard.

**3945 Kenwood Ave.** House. (ca. 1900). *Architect:* unknown; *Builder:* Albert H. Houston; *Developer:* unknown. **C** Outbuildings: N/A

This 2 story Folk Victorian house has a full width front porch with an enclosed sleeping porch above and a truncated roof that is supported by square columns and a wood railing. The house sits on a stone foundation and is clad in asbestos shingles with 1/1 vinyl windows. The house sits on a corner with an elaborate stone wall in the front and side yard.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 171South Hyde Park Historic District  
Jackson County, Missouri

---

**4001 Kenwood Ave.** Apartment. (1922). *Architect:* unknown; *Builder:* H. Kelley; *Developer:* H. Kelley. **C**  
Outbuildings: N/A

This four unit two story Colonnaded apartment building has brick cladding, a flat roof and was designed in the Craftsman style. The building has a central entry flanked by 2 two-story porches under a single roof. The porches feature two story square brick columns with a low brick wall on the first story and the first and second stories are screened. The building is clad in brick on the first story and stucco on the second story. This building is part of a complex of 5 buildings that are on 40th Street and Kenwood. There is shared parking for the complex in the rear of the buildings.

**4005 Kenwood Ave.** Apartment. (1922). *Architect:* unknown; *Builder:* H. Kelley; *Developer:* H. Kelley. **C**  
Outbuildings: N/A

This four unit two story Colonnaded apartment building has brick cladding, a flat roof and was designed in the Craftsman style. The building has a central entry flanked by 2 two-story porches under a single roof. The porches feature two story square brick columns with a low brick wall on the first story and a wood balustrade on the second. The building is clad in brick on the first story and stucco on the second story. This building is part of a complex of 5 buildings that are on 40th Street and Kenwood. There is shared parking for the complex in the rear of the buildings.

**4007 Kenwood Ave.** Apartment. (1922). *Architect:* unknown; *Builder:* H. Kelley; *Developer:* H. Kelley. **C**  
Outbuildings: N/A

This four unit two story Colonnaded apartment building has brick cladding, a flat roof and was designed in the Craftsman style. The building has a central entry flanked by 2 two-story porches under a single roof. The porches feature two story square brick columns with a low brick wall on the first story and a wood balustrade on the second. The building is clad in brick on the first story and stucco on the second story. This building is part of a complex of 5 buildings that are on 40th Street and Kenwood. There is shared parking for the complex in the rear of the buildings.

**4009 Kenwood Ave.** House. (1912). *Architect:* Owen & Payson; *Builder:* William B. Wear; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story Kansas City Shirtwaist house has a flared hip roof and a full width porch supported by ashlar cut stone piers and a low stone half wall. The house has a hipped dormer on the every side of the roof. The house sits on a stone foundation and is clad in limestone on the first floor and stucco on the second and dormers. The rest of the house has 1/1 vinyl windows with a bay window on the second story front facade. The footprint of the house is 22' X 30'. There is a shared two car garage with a flat roof and stucco siding located in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 172

South Hyde Park Historic District  
Jackson County, Missouri

---

**4011 Kenwood Ave.** House. (1912). *Architect:* Owen & Payson; *Builder:* William B. Wear; *Developer:* unknown. **C** Outbuildings: see 4009 Kenwood

This 2 1/2 story Kansas City Shirtwaist house has a flared and pedimented front gable roof and a full width front porch with a flat roof supported by ashlar cut stone piers and a low stone half wall. There is a gable dormer on the north and south side of the roof. The house sits on a stone foundation and is clad in limestone on the first floor and stucco on the second floor and wood shingles in the gable ends and dormers. The rest of the house has 1/1 double hung wood windows with storms and a bay window on the second story front facade. There is a garage in the backyard.

**4019 Kenwood Ave.** House. (1913). *Architect:* unknown; *Builder:* Albert E. Ling; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 story American Foursquare house has a front gable roof and a full width front porch with a gabled roof supported by large stuccoed pillars on a limestone foundation. There are knee brackets under the roof overhang. The house sits on a stone foundation and is clad in stucco with 1/1 double hung wood windows with storms. The front door is full-view with sidelights. The footprint of the house is 23' X 34'. There is a garage in the backyard.

**4025 Kenwood Ave.** House. Charles J. Wagner Residence (ca. 1897). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. **C** Outbuildings: garage NC

This 1 1/2 story front gabled Folk Victorian has a full width front porch with a shed roof supported by brick pillars. There is a large gabled dormer on the north and south façades and the roof overhang is flared. The rest of the house has 1/1 double hung wood sash windows with storms and a Palladian style window in the front gable end. The house sits on a stone foundation and is clad in brick with fishscale shingles on the gable ends and lap siding on the dormers. A stone retaining wall borders the front steps. The house's footprint measures 22' x 30'.

**4031-33 Kenwood Ave.** Apartment. (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Frank E. Stiles. **C** Outbuildings: N/A

This six unit Colonnaded apartment building has brick cladding, a flat roof with prominent porch roof entablature featuring brackets, and was designed with Classical Revival details. The building features square fluted pillars atop brick piers and wood balustrade. The first story porches have a brick half wall on a brick foundation. The main entrance features a triple light door with sidelights. The building contains 1/1 double hung wood windows and some of the French doors on the front porches have been replaced with aluminum sliding doors. The apartment footprint measures 35' x 54'. Parking is in the rear.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 173

South Hyde Park Historic District  
Jackson County, Missouri

---

**4035-37 Kenwood Ave.** Apartment. (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Frank E. Stiles. **C** Outbuildings: N/A

This six unit Colonnaded apartment building has brick cladding, a flat roof with prominent porch roof entablature featuring brackets, and was designed with Classical Revival details. The building features square fluted pillars atop brick piers and wood balustrade featuring a centrally located starburst. The first story porches are screened and have a brick half wall on a brick foundation. The main entrance features a triple light door with sidelights. The building contains 1/1 double hung wood windows and some of the French doors on the front porches have been replaced with aluminum sliding doors. The apartment footprint measures 35' x 54'. Parking is in the rear.

**4039-41 Kenwood Ave.** Apartment. (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Frank E. Stiles. **C** Outbuildings: N/A

This six unit Colonnaded apartment building has brick cladding, a flat roof with prominent porch roof entablature featuring brackets, and was designed with Classical Revival details. The building features square fluted pillars atop brick piers and wood balustrade featuring a centrally located starburst. The first story porches are enclosed and have a brick half wall on a brick foundation. The main entrance features a triple light door with sidelights. The building contains 1/1 double hung wood windows and French doors on the front porches. The apartment footprint measures 35' x 54'. Parking is in the rear.

**4043-45 Kenwood Ave.** Apartment. (1923). *Architect:* unknown; *Builder:* unknown; *Developer:* Frank E. Stiles. **C** Outbuildings: N/A

This six unit Colonnaded apartment building has brick cladding, a flat roof with prominent porch roof entablature featuring brackets, and was designed with Classical Revival details. The building features square fluted pillars atop brick piers and wood balustrade. The first story porches have a brick half wall on a brick foundation. The main entrance features a triple light door with sidelights. The building contains 1/1 double hung wood windows and some of the French doors on the front porches have been replaced with aluminum sliding doors. The apartment footprint measures 35' x 54'. Parking is in the rear.

**4101 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. **C** Outbuildings: garage NC

This 2 story Craftsman style house has a cross gable roof with flared overhang featuring decorative exposed rafter tails. The house has a full width front porch that is partially recessed with a shed roof (that emulates a full width front facing gable roof) supported by an ashlar cut stone corner piers with a low stone half wall. The house sits on a stone foundation and is clad in limestone on the first floor and stucco on the second. The rest of the house has 6/1 double hung wood windows with storms and a bay on the second story front facade. French

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 174South Hyde Park Historic District  
Jackson County, Missouri

doors lead to the front porch. The footprint of the house is 25' X 45'. A massive stone retaining wall is in the front and side yards and borders the steep sidewalk steps to the front porch. There is a garage in the backyard.

**4105 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. **C** Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a partial width; recessed, front porch supported by ashlar cut stone pillars and has a low stone wall. There is a gable dormer on the front façade with multi-pane casement windows with double hung wood windows (with storms) throughout the rest of the house. The house sits on a stone foundation and is clad in stone on the first floor with a wood band and stucco above. The front door is flanked by sidelights and French doors lead to the front porch. A stone retaining wall is in the front yard and borders the steep sidewalk steps to the front porch. The house's footprint measures 25' x 45'.

**4107 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. **C** Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has an enclosed full width porch supported by ashlar cut stone pillars with a low stone wall. The north and south facades each have a large gabled dormer with brackets under the overhang. A large vinyl slider window occupies the gable end on the front façade with double hung windows throughout the rest of the house. The house sits on a stone foundation and is clad in stone on the first floor with stucco in the gable ends. A stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 25' x 45'.

**4109 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. **C** Outbuildings: garage NC

This 1 1/2 story front gabled Craftsman bungalow has a 1/2 width porch supported by ashlar cut stone pillars with a low stone wall. The north and south facades each have a large gabled dormer. The gable ends have half-timbering and there are knee brackets under the soffit of the first story bay gable. There is a 1/1 double hung wood window in the front façade gable and there are 1/1 double hung windows throughout. The house sits on a stone foundation and is clad in stucco. A stone retaining wall is in the front yard and borders the steep sidewalk steps to the front porch. The house's footprint measures 25' x 45'.

**4111 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Charles T. Houlehan; *Developer:* Charles T. Houlehan. **C** Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a 1/2 width porch supported by ashlar cut stone pillars with a low stone wall. The north and south facades each have a large gabled dormer. The gable ends have half-timbering and there are knee brackets under the soffit of the first story bay gable. The house has 1/1 double hung wood sash windows throughout. The house sits on a stone foundation and is clad in stucco. A stone

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 175South Hyde Park Historic District  
Jackson County, Missouri

retaining wall is in the front yard and borders the steep sidewalk steps to the front porch. The house's footprint measures 25' x 45'.

**4115 Kenwood Ave.** House. (1909). *Architect*: unknown; *Builder*: Charles T. Houlehan; *Developer*: Charles T. Houlehan. **C** Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are exposed rafter tails under the roof overhang. There is a large shed dormer on the front façade and a large gable dormer on the north and south roof of the facades behind the side gable. The house sits on a stone foundation and is clad in stone with asbestos shingles in the gable ends and dormer. There are three multi-pane casement windows in the front dormer and 8/1 double hung windows throughout the rest. A decorative stone retaining wall is in the front yard and borders the steep wide sidewalk steps to the front porch. The house's footprint measures 25' x 45'. There is a garage in the backyard with an alley entrance.

**4119 Kenwood Ave.** House. (1909). *Architect*: unknown; *Builder*: Charles T. Houlehan; *Developer*: Charles T. Houlehan. **C** Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are exposed rafter tails under the roof overhang. There is a large shed dormer on the front façade and a large gable dormer on the north and south roof of the facades behind the side gable. The house sits on a stone foundation and is clad in stone with asbestos shingles in the gable ends and dormer. There are three multi-pane casement windows in the front dormer and 8/1 double hung windows throughout the rest. A decorative stone retaining wall is in the front yard and borders the steep wide sidewalk steps to the front porch. The house's footprint measures 25' x 45'. There is a garage in the backyard with an alley entrance.

**4121 Kenwood Ave.** House. Harry Wilkinson Residence (1909). *Architect*: unknown; *Builder*: Charles T. Houlehan; *Developer*: Charles T. Houlehan. **C** Outbuildings: garage NC

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are knee brackets under the roof overhang and a large twin-gabled dormer on the front façade. The house sits on a stone foundation and is clad in stone with stuccoed gable ends and dormer. There are double hung windows throughout with storms. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 25' x 45'. There is a garage in the backyard with an alley entrance.

**4123 Kenwood Ave.** House. (1909). *Architect*: unknown; *Builder*: Charles T. Houlehan; *Developer*: Charles T. Houlehan. **C** Outbuildings: N/A

This 2 1/2 story side gabled Craftsman style house has a full width porch featuring a combination shed/flat roof that is supported by ashlar cut stone pillars with a low stone wall. There are knee brackets under the roof

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 176South Hyde Park Historic District  
Jackson County, Missouri

overhang with exposed rafter tails and a twin-gabled dormer (with a shed dormer between) on the front façade. The house sits on a stone foundation and is clad in stucco with 1/1 double hung windows throughout with storms. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 25' x 45'.

**4125 Kenwood Ave.** House. (1910). *Architect:* unknown; *Builder:* Harry E. Fisher, Fisher Building Company; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story hipped roof Craftsman has a wrap around porch featuring a hipped roof supported by ashlar cut stone pillars with a low stone wall. There are decorative wall brackets under the roof overhang and a hipped dormer on every façade. The house sits on a stone foundation and is clad in stone with wood shingles. There are 6/1 double hung windows throughout with storms and a bay window in the northwest corner on the second story. The front door is flanked by sidelights. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 25' x 45'. There is a garage in the backyard with an alley entrance.

**4127 Kenwood Ave.** House. (1891). *Architect:* unknown; *Builder:* Harry E. Fisher, Fisher Building Company; *Developer:* unknown. **C** Outbuildings: garage NC

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width porch featuring a flat roof supported by ashlar cut stone pillars that punch through the roof with a round finial on top of each. There is a low vertical stone balustrade on the front porch. There is a gabled dormer on the front façade. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story and dormer. There are 6/1 double hung windows throughout with storms. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. There is an attached garage on the rear façade and a garage in the backyard.

**4135 Kenwood Ave.** House. (1921). *Architect:* unknown; *Builder:* Timothy Kelly; *Developer:* unknown. **C** Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are brackets under the roof overhang and decorative exposed rafter tails. The house sits on a stone foundation and is clad in stone with asbestos shingles on the gable ends. There are 3/1 double hung windows throughout with storms and diamond patterned muntins in the front gable tripartite window. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 24' x 40'.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 177

South Hyde Park Historic District  
Jackson County, Missouri

---

**4137 Kenwood Ave.** House. (1921). *Architect:* unknown; *Builder:* Timothy Kelly; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by brick pillars with a low brick wall atop a stone foundation. There are knee brackets under the roof overhang and exposed decorative rafter tails. The house sits on a stone foundation and is clad in brick and wood shingles with stuccoed gable ends. There are double hung windows throughout with storms and diamond patterned muntins in the front gable tripartite window. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 24' x 40'.

**4141 Kenwood Ave.** House. (1921). *Architect:* unknown; *Builder:* Timothy Kelly; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are knee brackets under the roof overhang and exposed decorative rafter tails. The house sits on a stone foundation and is clad in stone and asbestos shingles with wood shingles gable ends. There are 6/1 double hung windows throughout with storms and diamond patterned muntins in the front gable tripartite window. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 24' x 40'.

**4143 Kenwood Ave.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low stone wall. There are knee brackets under the roof overhang and exposed decorative rafter tails. The house sits on a stone foundation and is clad in stone and asbestos shingles. There are double hung windows throughout with storms and there are Craftsman patterned muntins in the front gable tripartite window with a wood awning above. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch. The house's footprint measures 21' x 46'.

**4145 Kenwood Ave.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low wood railing and concrete block porch foundation. There are knee brackets under the roof overhang. The house sits on a stone foundation and is clad in wood lapboard with aluminum siding in the gable ends. There are double hung windows throughout with storms and there are non-historic louvered windows in the front gable that are topped with a small gabled awning. A decorative stone retaining wall is in the front yard. The house's footprint measures 21' x 46'.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 178

South Hyde Park Historic District  
Jackson County, Missouri

**4147 Kenwood Ave.** House. (1911). *Architect:* unknown; *Builder:* Wells Brothers; *Developer:* unknown. **C**  
Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by ashlar cut stone pillars with a low wood railing. There is a gabled dormer on the south façade and there are knee brackets under the roof overhang. The house sits on a stone foundation and is clad in wood shingles. There are double hung windows throughout with storms. A decorative stone retaining wall is in the front and side yards. The house's footprint measures 21' x 46' with a basement entry garage installed in 1917 on the south side.

**4201-03 Kenwood Ave.** Apartment. (1921). *Architect:* unknown; *Builder:* Raymond J. DeLano; *Developer:* Raymond J. DeLano. **C** Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. The building has some classical revival elements, including a center bay on the 2nd and third stories that has fluted pilasters. The building also has 6/1 double hung wood sash windows. The rear (north) bay is stucco. The footprint of the building is 36'8" x 51' 4". The building has built for the approximately \$18,000.

**4205-07 Kenwood Ave.** Apartment. (1921). *Architect:* unknown; *Builder:* Raymond J. DeLano; *Developer:* Raymond J. DeLano. **C** Outbuildings: N/A

This six unit 3 story brick walk up apartments has a flat roof and a simple brick parapet. The building has some Classical Revival elements, include a center bay on the second and third stories that has fluted pilasters. The building also has 6/1 double hung wood windows. The rear (north) bay is stucco. The front door is nonoriginal. The footprint of the building is 36'8" x 51' 4". The building has built for the approximately \$18,000.

**4213 Kenwood Ave.** House. (1912). *Architect:* unknown; *Builder:* Albert C. Black; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 story hipped American Foursquare has a full width front porch with wood posts on brick piers and surrounded by a wood balustrade. The eaves have exposed rafters. There is a gable dormer on the front façade centered above paired 1/1 double hung wood sash windows. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in vinyl lap siding on the front façade and stucco siding on the rest of the house. There is a wood privacy fence surrounding the side and rear yard.

**4215 Kenwood Ave.** House. (1912). *Architect:* unknown; *Builder:* Albert C. Black; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a wood balustrade. There is a center of paired 1/1 double hung windows centered on the second story of the front façade. The rest of the house has 1/1 double hung wood sash windows. The front door is

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 179South Hyde Park Historic District  
Jackson County, Missouri

nonoriginal. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second story.

**4219 Kenwood Ave.** House. (1910). *Architect:* unknown; *Builder:* John M. Smither; *Developer:* unknown. **C**  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. The eaves are wide with modillions. The pedimented gable end has a Palladian window and decorative brackets. There is gable dormer on the south façade. There is a bay window on the north side of the 2nd story front façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingles on the second story. The house has a footprint of 26' x 30' and cost approximately \$3,300 to build.

**4221 Kenwood Ave.** House. (1920). *Architect:* unknown; *Builder:* W.A. Bolt; *Developer:* unknown. **C**  
Outbuildings: garage C

This 2 1/2 story hipped Prairie style house has a full width porch in which the south half is enclosed on the first story and a partial width second story porch. The porch has wood posts atop limestone piers on the two story portion of the porch. The enclosed portion has a low wood shingled wall and wood three light casement windows. There is a patio wrapping around the south side of the house that features a limestone balustrade and a combination shed/flat roof that is supported by ashlar cut stone pillars with a low stone wall. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingles on the second story. There are 1/1 double hung wood sash windows throughout. A decorative stone retaining wall is in the front yard and borders the sidewalk steps to the front porch and the driveway on the north side of the house. The house's footprint measures 26' x 48'. There is a 2 story two car garage with a hipped roof, stucco siding in the rear that was built in 1937. The second floor serves as an apartment.

**4227 Kenwood Ave.** House. (1914). *Architect:* McKecknie & Frost; *Builder:* McKecknie & Frost; *Developer:* unknown. **C** Outbuildings: garage NC

This 1 1/2 story hipped Craftsman house has a wrap around porch supported by square paneled wood columns on limestone piers and is surrounded by a low stone wall. There is a gabled dormer on the front façade with a set of 12 light casement windows. There are 6/6 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in wood lap siding. A decorative stone retaining wall is in the front and side yards. The house's footprint measures 26' x 44'. There is a two car garage with a gable roof and lap siding in the rear that was built in 2005.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 180

South Hyde Park Historic District  
Jackson County, Missouri

---

**4233 Kenwood Ave.** House. (1915). *Architect:* unknown; *Builder:* G.S. Kieffer; *Developer:* unknown. **C**  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. There are four hipped dormers, one on each façade. The rest of the house has 1/1 double hung vinyl sash windows on the house. The house sits on a stone foundation and is clad in stone on the first story and stucco on the second story. The house has a footprint of 22' x 28' and cost approximately \$4,000 to build. A one car garage was demolished in 2005 and a new two car garage with stucco siding in under construction in 2007.

**4235 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* George L. Hoffman & Ave. Co. **C** Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and surrounded by a low limestone wall. The gable end has a set of three double hung windows surrounded by a decorative balconet. The rest of the house has 6/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in stone on the first story and wood shingles on the second story. The house has a footprint of 26' x 35' and cost approximately \$6,000 to build. There is a three car detached garage with a gable roof and overhead doors.

**4237 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* unknown; *Developer:* George L. Hoffman & Ave. Co. **C** Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with wood posts on limestone piers and surrounded by a low limestone wall. The pedimented gable end has a 6/1 double hung wood sash window. There is a bay window with a shed roof on the north side. The rest of the house has 6/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood shingles on the second story. The house has a footprint of 26' x 35' and cost approximately \$6,000 to build.

**4243 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Herbert W. Liland; *Developer:* A.C. Corvan. **C** Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a full width porch supported by wood posts on a low wood limestone wall. The house sits on a stone foundation and is clad in wood shingles. There are 1/1 double hung wood sash windows throughout with storms. There is a 15 light wood front door. There is a stone chimney on the south façade and a bay window. The house's footprint measures 25' x 33' and it cost approximately \$1,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 181

South Hyde Park Historic District  
Jackson County, Missouri

---

**4245 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Herbert W. Liland; *Developer:* A.C. Corvan.  
C Outbuildings: N/A

This 1 1/2 story front gabled Craftsman bungalow has a full width porch supported by wood posts atop a low limestone wall. The house sits on a stone foundation and is clad in asbestos shingles and wood shingles on the gable end. There is a brick chimney on the south façade. There are 1/1 double hung wood sashes windows throughout with storms. The house's footprint measures 25' x 33' and it cost approximately \$1,000 to build.

**4247 Kenwood Ave.** House. (1909). *Architect:* unknown; *Builder:* Herbert W. Liland; *Developer:* A.C. Corvan.  
C Outbuildings: N/A

This 1 1/2 story side gabled Craftsman bungalow has a partial width porch supported by ashlar cut stone pillars with a low wood railing. There is a low shed dormer on the front façade. The house sits on a stone foundation and is clad in wood shingles. There are 1/1 double hung wood sash windows throughout with storms. There front door has been replaced with a contemporary door. The house's footprint measures 25' x 33' and it cost approximately \$1,000 to build.

**3922-24 Troost Ave.** Commercial. Speas (1924). *Architect:* unknown; *Builder:* William E. Robbins;  
*Developer:* Speas & Richardson. C Outbuildings: N/A

This one part commercial block has a flat roof with a brick parapet with a limestone cap. The building has a concrete foundation and has masonry brick walls. The store front has two bays that have been infilled with wood shingle siding, but the openings are the original size. There are three brick and limestone pilasters on the front façade. The building cost approximately \$8,000 to build.

**3926-30 Troost Ave.** House/Commercial. W. Chaffe Whitehead Residence, Oglesby Hotel (ca. 1891, front add 1954). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This three story Queen Anne hotel has a full width front porch with brick piers. The building has a flat roof with a brick parapet and a dentiled cornice. There is a dentiled limestone beltcourse with dentil molding between the second and third stories. The building has 1/1 double hung wood sash windows. There is a one story one part commercial block off of the northeast corner of the building. The front commercial addition was built in 1954 and is not a significant feature. There is a noncontributing 1 story concrete masonry garage off of the northwest corner of the building.

This building was the estate of W. Chaffee Whitehead and real estate developer the constructed other houses on Harrison St. The house was sold in 1911 to Courtney H. Rauk who converted it into the Olgesby Hotel and added a three story addition to the back. The 1954 commercial addition falls outside the period of significance and is not significant feature.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 182South Hyde Park Historic District  
Jackson County, Missouri

**3934 Troost Ave.** Commercial. St. James Recreation Center (1941). *Architect:* Harry Wagner; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This one part commercial block in the International style has a flat roof with a brick parapet. The building has a poured concrete foundation and has brick masonry walls. The front façade has one inset bay under a metal awning. The building has steel casement windows. The building's footprint is 22' x 110' and cost \$20,000 to build. This building served as the Recreation Center for St. James Church.

**3936 Troost Ave.** Social Organization. St. James Recreation Center (1939). *Architect:* J.A. Edleman Jr; *Builder:* Edleman Construction Co.; *Developer:* unknown. C Outbuildings: N/A

This one story Renaissance Revival building has a flat roof with a brick parapet. The building sits on a poured concrete foundation and has masonry walls with brick cladding. There are two arched entrances with wood doors. There are three fix windows with a decorative balconet above the main entrance. Two bull's eye windows flank the main entrance. The building has a footprint of 49'8" x 100' and cost \$18,000 to build.

**3940 Troost Ave.** Commercial. (1930). *Architect:* unknown; *Builder:* Wesley D. Frace; *Developer:* T. Whisheor. C Outbuildings: N/A

The one part Classical Revival commercial block has a flat roof with a brick cornice and a terra cotta cap. The building has a concrete foundation with masonry brick walls. The storefront has four bays and that have been partially enclosed with stucco. There are five pilasters with Corinthian capitals.

**3942-46 Troost Ave.** Commercial building with apts. (1912). *Architect:* Arthur L. Sparks; *Builder:* Charles H. Luce; *Developer:* unknown. C Outbuildings: N/A

This three story two pair commercial and multifamily block has a flat roof with a brick parapet and limestone cap. The upper two stories of the front facade have balconies with wrought iron balustrades. The building has 8/1 double hung wood sash windows on the front façade with concrete lintels. There are 1/1 double hung windows on the rest of the building. The storefronts have been covered with vinyl siding and a wood shingle shed roof. The footprint of the building is 49'9" x 60' and cost \$15,000 to build.

**4000 Troost Ave.** Commercial. (1927). *Architect:* unknown; *Builder:* Samuel S. Freeman; *Developer:* unknown. C Outbuildings: N/A

This one part Spanish Eclectic commercial block has a flat roof and a stepped brick parapet. The main entrance in on the northeast corner and has a full view wood door surrounded by a terra cotta surround. There are two window bays on the east façade and one window bay on the north façade. The building footprint is 32' ½" x 33' and cost \$3,000 to build. The original use of the building was listed as a fruit stand.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 183

South Hyde Park Historic District  
Jackson County, Missouri

---

**4004 Troost Ave.** House. (1909). *Architect:* unknown; *Builder:* Smith Beadle Realty Co; *Developer:* Smith Beadle Realty Co. C Outbuildings: N/A

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung wood sash windows. There is a gabled side bay dormer on the north façade. There is a two story addition on the rear. The house has a stone foundation and has limestone cladding on the first story and stucco cladding on the second story. The house cost \$2,500 to build.

**4008-10 Troost Ave.** Apartment. Marnell Apartments (1914). *Architect:* unknown; *Builder:* William G. Wrenn; *Developer:* William G. Wrenn. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low brick wall. The porches are enclosed with casement windows. The porches have a common roof with a wood soffit with modillions. The building has 1/1 double hung wood sash windows. The apartment has a stone foundation and masonry brick walls. There is a limestone retaining wall in the front yard. The building's construction cost was approximately \$20,000.

**4012-14 Troost Ave.** Apartment. Edward Apartments (1914). *Architect:* James Oliver Hogg; *Builder:* Cargill W. Redpath; *Developer:* unknown. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low brick wall. The porches are enclosed with 1/1 double hung windows. Each porch has a classical cornice with dentiled molding. The building has 1/1 double hung wood sash windows. The apartment has a stone foundation and masonry brick walls. There is a limestone retaining wall in the front yard. The building has a footprint of 37' x 74' and cost approximately \$20,000 to build.

**4016-18 Troost Ave.** Apartment. (1921). *Architect:* unknown; *Builder:* C.F. Davis; *Developer:* McCanles-Miller Realty Company. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low limestone wall. There is a cornice and entablature with paired brackets. The building has 1/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. The building's construction cost was approximately \$20,000.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 184

South Hyde Park Historic District  
Jackson County, Missouri

---

**4020-22 Troost Ave.** Apartment. (1915). *Architect:* unknown; *Builder:* C.F. Davis; *Developer:* McCanles Realty Co. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low limestone wall. There is a cornice and entablature with paired brackets. The building has 1/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. The building's construction cost was approximately \$20,000.

**4024-26 Troost Ave.** Apartment. (1915). *Architect:* unknown; *Builder:* C.F. Davis; *Developer:* McCanles Realty Co. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low limestone wall. There is a cornice and entablature with paired brackets. The building has 4/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. The building's construction cost was approximately \$20,000.

**4028-30 Troost Ave.** Apartment. (1915). *Architect:* unknown; *Builder:* C.F. Davis; *Developer:* unknown. C Outbuildings: N/A

This six unit brick Classical Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a low limestone wall. There is a cornice and entablature with paired brackets. The building has 1/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. The building's construction cost was approximately \$20,000.

**4112-14 Troost Ave.** Commercial. (1922). *Architect:* unknown; *Builder:* unknown; *Developer:* William R. Jewell, Jr. C Outbuildings: N/A

The one part Spanish eclectic commercial block has a flat roof with a brick cornice. The building has a concrete foundation with masonry brick walls. The storefront has two bays and one has been enclosed. There are terra cotta fluted pilasters at the corners of the front facade. The building cost approximately \$4,000 to build.

**4120-22 Troost Ave.** Apartment. (1914). *Architect:* Nelle E. Peters; *Builder:* Charles E. Phillips; *Developer:* unknown. C Outbuildings: N/A

This six unit brick Tudor Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a brick wall and enclosed with 1/1 double hung wood sash windows. Each porch has a gabled roof with decorative half timbering in the gable end. The building has



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 185South Hyde Park Historic District  
Jackson County, Missouri

1/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. There are stucco bays on the sides. The building cost approximately \$20,000 to build.

**4124-26 Troost Ave.** Apartment. (1914). *Architect:* Nelle E. Peters; *Builder:* Charles E. Phillips; *Developer:* unknown. C Outbuildings: N/A

This six unit brick Tudor Revival walk up apartment has a flat roof with a brick parapet. There are two 3 story porches on the front facade with square brick piers atop a brick wall and enclosed with 1/1 double hung wood sash windows. Each porch has a gabled roof with decorative half timbering in the gable end. The building has 1/1 double hung wood sash windows. There is a gabled awning over the front door. The apartment has a stone foundation and masonry brick walls. There are stucco bays on the sides. The building cost approximately \$20,000 to build.

**4128 Troost Ave.** House. Elmore C. Walton Residence (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: garage NC

This 2 1/2 story end gable Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and has limestone cladding on the first story and wood shingle siding on the second story. Rear stairs to the third floor were installed in 1954. There is a noncontributing concrete block garage built in 1955 in the rear of the property. This was the house of Elmore C. Walton, who was a short hand transcriber.

**4130-34 Troost Ave.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with decorative brackets. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4138 Troost Ave.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the front façade with a Palladian window. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and vinyl lap siding on the second

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
Number 7 Page 186South Hyde Park Historic District  
Jackson County, Missouri

story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4142 Troost Ave.** House. (1908). *Architect:* unknown; *Builder:* Napoleon W. Dible; *Developer:* Napoleon W. Dible. C Outbuildings: N/A

This 2 1/2 story side gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. There is a second story sleeping porch atop the original porch. The house has a gable dormer on the front façade with decorative brackets and half timbering. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story. The house has a footprint of 23' x 40'. This was 1 of 35 Kansas City Shirtwaist style houses Napoleon Dible built in the district.

**4148 Troost Ave.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story pedimented end cross gabled Kansas City Shirtwaist has a full width screened front porch with limestone piers. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. There is a bay window on the south façade. The house sits on a stone foundation and is clad in stone on the first story and asbestos siding on the second story.

**4152 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* Samuel W. Frazier; *Developer:* unknown. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood lattice. The rest of the house has 1/1 double hung windows. The house has wide eaves with modillions. The porch roof has a unique belcurve off of the ridge line. The house sits on a stone foundation and is clad in brick on the first story and vinyl lap siding on the second story. This was 1 of 12 Kansas City Shirtwaist style houses Samuel W. Frazier built in the district.

**4200-04 Troost Ave.** Commercial building with apartments. (1916). *Architect:* unknown; *Builder:* August Carl Loeff; *Developer:* unknown. C Outbuildings: N/A

This three story two part commercial and multifamily block has a flat roof with a brick parapet and a terra cotta cap. The building has 1/1 double hung wood sash windows with concrete sills. The storefronts have three bays on the east façade and have new infilled glass, but the openings are unaltered. The north façade has one bay with an unaltered storefront. The house has a concrete foundation and brick masonry walls.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 187

South Hyde Park Historic District  
Jackson County, Missouri

---

**4210-14 Troost Ave.** Commercial. (1922, 2nd story 1927). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: garage C

This two story two pair commercial and multifamily block has a flat roof with a brick parapet and limestone cap. The original four bays of the second story have been infilled with stucco. The storefront has been altered with one large bay and stucco cladding. The building has a concrete foundation and brick masonry walls. The building cost \$10,000 to build. The building is noncontributing due to alterations to the storefront and windows. There is a contributing garage built in 1931 located in the rear of the property.

**4216 Troost Ave.** Commercial. (1922, remodel 1999). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: N/A

This one part commercial block with a flat roof has a new stucco storefront with modern glazing that was added in 1999. The building sits on a concrete foundation and brick masonry walls. This building is noncontributing due to alterations to the storefront.

**4232 Troost Ave.** Warehouse. Baker Manufacturing Company (1932). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This 2 story two part Italian Renaissance commercial block has a gabled roof on the front half of the building with clay tiles. The front façade has a gabled wall dormer with three arched windows and decorative corbelling beneath. There are three bays on the store front. The center bays have a set of French doors. The south bay has an overhead garage door. The north bay is filled with plate glass. The rear half of the building is one story with a flat roof. The building has a concrete foundation with brick masonry walls.

**4242 Troost Ave.** House. (1900). *Architect:* unknown; *Builder:* A. Aulger; *Developer:* unknown. C Outbuildings: garage NC

The hipped transitional Queen Anne house has a full width front porch with Doric columns. There are four hipped dormers, one on each façade. The rest of the house has 1/1 double hung wood sash windows. The house has a stone foundation and wood lap siding. The house cost approximately \$1,000 to build. There is a noncontributing one car garage located in the rear of the property.

**4248-54 Troost Ave.** Commercial. (1922). *Architect:* unknown; *Builder:* William Hardacre; *Developer:* unknown. C Outbuildings: N/A

The one part commercial block has a flat roof with a shaped parapet and a limestone cap. There is decorative limestone beltcourse along the parapet. There are three bays on the east façade. The building has a concrete foundation with brick masonry walls.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 188

South Hyde Park Historic District  
Jackson County, Missouri

---

**4304 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* John T. Neil; *Developer:* unknown. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a limestone balustrade. The house has four hipped dormers, one on each façade. There is a bay window on the second story north façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story. The house is surrounded by a parking lot on the north, south and east sides.

**4316 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* H.M. Britton. NC  
Outbuildings: garage NC

The 2 1/2 story gabled Kansas City Shirtwaist has an enclosed full width porch and has a large 2 1/2 story addition on the north side. The house sits on a limestone foundation with vinyl lap siding. There is a noncontributing metal "butler" building garage located in the rear of the property. There is a wrought iron fence with brick piers surrounding the property. Due to the addition and alterations, this property is noncontributing.

**4320 Troost Ave.** House. (1908). *Architect:* unknown; *Builder:* Elihu W. Hayes; *Developer:* Elihu W. Hayes. NC  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with paired wood columns on limestone piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The house has a footprint of 22' x 30'. There is a one story addition on the north façade that connects it to the funeral home to the north. Due to this alteration, this house is noncontributing.

**4324 Troost Ave.** House. (1908). *Architect:* unknown; *Builder:* Elihu W. Hayes; *Developer:* Elihu W. Hayes. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with brick piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in brick on the first story and asbestos shingle siding on the second story. The house has a footprint of 22' x 30' and cost \$9,000 to build. There is a noncontributing one car garage located in the rear of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 189

South Hyde Park Historic District  
Jackson County, Missouri

---

**4328-30 Troost Ave.** Apartment. (1910). *Architect:* unknown; *Builder:* William C. Robinson; *Developer:* unknown. C Outbuildings: N/A

This four unit Colonnaded apartment building has brick cladding, a flat roof and was designed in the Neoclassical style. The building features a two story porch with fluted Corinthian columns. The second story balustrade is nonoriginal. There is a two story bay window on the south side. The building cost \$8,000 to build.

**4332 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Morrow & Downs. C Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width enclosed front porch with brick piers. There is a bay window on the second story north façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in brick on the first story and wood lap siding on the second story. Though the front porch is enclosed, there have been few other alterations.

**4334 Troost Ave.** House. (1904). *Architect:* Sidney R. Frink; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a front stoop. The house has a hipped dormer on the front façade with diamonded patterned muntins. The front façade has been altered, including removal of the front porch and installation of a bay window and new windows. The house sits on a limestone foundation and is clad in scored plywood siding. This house is noncontributing due to alterations.

**4336-40 Troost Ave.** Commercial building with apartments. (1904 (house), 1924 (commercial)). *Architect:* Sidney R. Frink (1904); *Builder:* Eric E. Ohlson (1924); *Developer:* unknown. NC Outbuildings: N/A

This three story two pair commercial and multifamily block has a flat roof with a brick parapet and limestone cap. There are 1/1 double hung windows on the building. The storefronts were altered in 1954 with new openings and stucco cladding. The building has a concrete foundation with brick masonry walls. The original house in the rear was demolished in 2004. Due to the alterations, this building is noncontributing.

**4400 Troost Ave.** Commercial. Kansas City Motors (1965). *Architect:* unknown; *Builder:* J.D. Wood Const Co.; *Developer:* unknown. NC Outbuildings: N/A

This one story modern Polynesian style commercial building has a gabled roof with four gabled dormers on the north and south facades. The roof has a curved ridgeline. The storefronts have large plate glass windows with aluminum frames. The building cost approximately \$20,000 to build. The building is noncontributing due to the fact that it falls outside the period of significance.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 190

South Hyde Park Historic District  
Jackson County, Missouri

---

**4410-12 Troost Ave.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage C

This 2 1/2 story end gabled Kansas City Shirtwaist has a gabled front portico with wood posts. The house has a hipped dormer and a shed dormer on the north façade. There is a bay window on the second story front façade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. There is a contributing one car garage built in 1921 in the rear of the property.

**4414 Troost Ave.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers. The house has a hipped dormer on the front façade with three double hung windows with diamonded patterned muntins in the upper sashes. There are also hipped dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in limestone on the first story and aluminum lap siding on the second story. There is a noncontributing two car garage in the rear of the property.

**4420 Troost Ave.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* A.H. Heldon. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has an arched limestone portico with limestone piers and a stepped parapet. There are gable dormers on the north and south facades. There is a bay window on the second story front façade with 6/1 double hung wood sash windows. The rest of the house has 4/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story.

**4422 Troost Ave.** House. (1907). *Architect:* unknown; *Builder:* unknown; *Developer:* A.H. Heldon. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has hipped dormers on the north and south facades. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and wood shingle siding on the second story.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 191

South Hyde Park Historic District  
Jackson County, Missouri

---

**4424 Troost Ave.** House. (1906). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a stone balustrade. The house has hipped dormers on all four facades. The rest of the house has 1/1 double hung wood sash windows. There is a bay window on the south façade. The house sits on a stone foundation and is clad in limestone on the first story and asbestos shingle siding on the second story. There is a noncontributing three car garage built in 1956 located in the rear of the property.

**4428 Troost Ave.** House. (1903). *Architect:* unknown; *Builder:* Bove & Ramey; *Developer:* unknown. C  
Outbuildings: garage NC

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a low limestone wall. The house has a gable dormer on the south façade. There is a bay window on the first story of the south façade. The rest of the house has 1/1 double hung wood sash windows. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story.

**4436 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Saunders & Robinson. C  
Outbuildings: garage NC

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The house has a gable dormer on the front façade. There is a bay window on the second story north facade. The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story. There is a noncontributing 3 car garage built in 1942 located in the rear of the property.

**4440 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Saunders & Robinson. C  
Outbuildings: N/A

This 2 1/2 story end gabled Kansas City Shirtwaist has a full width front porch with limestone piers and is surrounded by a wood balustrade. The gable end has a Palladian window. There are 1/1 double hung wood sash windows on the rest of the house. The house sits on a stone foundation and is clad in stone on the first story and asbestos shingle siding on the second story.

**4444 Troost Ave.** House. (1905). *Architect:* unknown; *Builder:* unknown; *Developer:* Saunders & Robinson. C  
Outbuildings: N/A

This 2 1/2 story hipped Kansas City Shirtwaist has a full width front porch with paired wood columns on limestone piers and is surrounded by a wood balustrade. The house has a hipped dormer on the front façade.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section  
Number 7 Page 192

South Hyde Park Historic District  
Jackson County, Missouri

The rest of the house has 1/1 double hung windows. The house sits on a stone foundation and is clad in stone on the first story and wood lap siding on the second story.

**4446-48 Troost Ave.** Commercial. (1922). *Architect:* J.M. Oudley; *Builder:* Lewis Kranitz; *Developer:* unknown. C Outbuildings: N/A

The one part commercial block has a flat roof with a brick cornice and a terra cotta cap. The building has a concrete foundation with masonry brick walls. The storefront has three bays with terra cotta surrounds. The bays have been infilled with plywood, but the openings are unaltered. The building cost approximately \$14,000 to build.

**4500 Troost Ave.** Commercial. (1967). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: N/A

This one flat roof commercial block has three bays. The building has a concrete block foundation and walls. The building is noncontributing because it is less than 50 years old.

**4504 Troost Ave.** Commercial. (1967). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC Outbuildings: N/A

This one part commercial car wash with four bays has a concrete foundation and concrete block walls. The building has a flat roof with a fiberglass diamonded patterned cornice. The building is noncontributing because it is less than 50 years old.

**4512 Troost Ave.** Commercial. (1934). *Architect:* unknown; *Builder:* George Cope & Sons; *Developer:* unknown. NC Outbuildings: N/A

This small shed has a gabled roof with metal siding. The building served as a sales office for the used car lot. The openings have been altered to accommodate the siding. This building is noncontributing due to alterations.

**4518 Troost Ave.** Fire Station. Fire Station No. 31, Truck Company No. 11 (1931). *Architect:* Madorie & Bihr; *Builder:* J.E. Dunn Const Co; *Developer:* unknown. C Outbuildings: N/A

This two story Beaux Arts fire station has a flat roof with a hipped clay tile parapet on the front façade. There are two sets of three arched windows on the second story. The center second story window has a pedimented gable and a balconet. The first story of the front façade has three bays with rusticated limestone cladding and a centered arched opening. The north, south and west facades have 1/1 double hung wood sash windows. The building has a concrete foundation with brick masonry walls and limestone cladding on the front façade.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
Number 7 Page 193

South Hyde Park Historic District  
Jackson County, Missouri

---

**4524 Troost Ave.** Commercial. (1929). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. NC  
Outbuildings: N/A

This one part commercial block has a flat roof with a hipped parapet. The front façade has metal siding and one open bay. The building has a concrete foundation and concrete block walls. This building is noncontributing due to the numerous alterations to the front façade.

**4528 Troost Ave.** Commercial. (1913). *Architect:* Jackson & McIlvain; *Builder:* James Gilert; *Developer:* unknown. NC Outbuildings: N/A

This one part commercial block has a flat roof with a hipped parapet. The front façade has vertical wood siding and three bays. The building has a concrete foundation and concrete block walls. This building is noncontributing due to the numerous alterations to the front façade.

**4538 Troost Ave.** Commercial. Handy-Baker Motors Inc (1928). *Architect:* unknown; *Builder:* unknown; *Developer:* unknown. C Outbuildings: N/A

This three story two part commercial block has a flat roof with a brick parapet. There are 12 bays on the south façade and 9 bays on the east façade. A large center bay is flanked by two smaller bays, similar to the Chicago style window. There are five bays on the first story of the south façade and three bays on the east façade. There are metal windows in the bays with inset awning windows. The building has a concrete foundation and has brick cladding on reinforced concrete walls. The building cost \$30,000 to build.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 194

South Hyde Park Historic District  
Jackson County, Missouri

## SUMMARY

The South Hyde Park Historic District, located in Kansas City, Jackson County, Missouri is nominated to the National Register of Historic Places as locally significant under Criterion A and C in the area of COMMUNITY PLANNING AND DEVELOPMENT and in the area of ARCHITECTURE. The district is significant in Community Planning and Development as a neighborhood that evolved out of Kansas City's southward population shift. This development was furthered by the extension of city limits, expansion of public transportation and the City Beautiful Movement, implemented by George Kessler's Park and Boulevards System. The district's built environment retains a high degree of integrity, reflecting popular early 20<sup>th</sup> century architectural styles. The district represents common suburban building types from its era, consisting of housing with accompanying commercial and religious structures. Most of the district's houses are modest, working class houses, but high style residences and multiple family buildings contribute to the mix. The limited period of significance begins in 1885, when the first subdivision was platted, to 1939, the end of the district's major residential development.

## HISTORY OF THE DISTRICT

Most of the area known today at South Hyde Park was platted in the 1880s, before the city limits extended to the area. Most of the district's subdivisions—Troost Highlands, Vanderbilt Place, Lansdowne, Garland's Resurvey and Stegner's Resurvey—were platted between 1885 and 1887. A street grid established by Kansas City's downtown was laid out with no regard for the rolling hills and valleys of the area. The premature platting was part of a speculative fever that hit Kansas City in the late 1800s, when much of the countryside around the town was laid out into city lots. Properties were sold and resold during this time, providing investors with large profits, as well as significant losses.<sup>1</sup> As downtown Kansas City became increasingly industrial and crowded, the city's growing population began moving south. The new subdivisions platted in the late 1880s and early 1890s gradually filled the open country that was previously pasture and truck farms. City limits expanded to 49<sup>th</sup> Street in 1897, absorbing the town of Westport, established in the mid-1800s as an outpost for travelers heading to Santa Fe or Oregon. The South Hyde Park district's last subdivision was platted in 1902. James Squier, a cattle dealer and financier, owned forty acres between 43<sup>rd</sup> and 45<sup>th</sup> Streets, Holmes to Troost. He lived on Troost until his death in 1900, when his property became the Sunny Slope subdivision.

The 1900 Tuttle & Pike's Atlas shows the land comprising the district as completely platted (except for J.J. Squier's property) but with less than 50 houses. Development accelerated with the arrival of city water in 1905, the paving of roads between 1903 and 1906 and the extension of the Troost street car to 48<sup>th</sup> Street in 1907. Once the infrastructure was in place, building in the neighborhood began in earnest. Most of the more than 700 residences in South Hyde Park were built between 1900 and 1910, with many of them constructed in clusters by common developers, builders and/or architects. The area boomed, appealing mostly to the middle class. The availability of public transportation made the district easily accessible to downtown employment and shopping.

<sup>1</sup> Roy Ellis, *A Civic History of Kansas City, Missouri* (Springfield, MO: Press of Elkins-Swyers Co., 1930), 47.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 195

South Hyde Park Historic District  
Jackson County, Missouri

Early residences ranged from a few very large houses placed near Troost Avenue to rows of compact bungalows. The Kansas City Shirtwaist was an extremely common compromise in the neighborhood between grand and efficient housing. The two-and-a-half-story foursquare with different wall treatments on each level provided a spacious, yet reasonably priced house for its residents. Rows of these houses line the blocks of the South Hyde Park district, nearly identical in form but adorned with varying architectural details. Bungalows also predominate, providing easily built and economical housing. Pockets of the one-and-a-half-story Craftsman dwellings abound, primarily in the western portion of the district.

Construction in the neighborhood continued to progress after 1910, but at a slower pace. World War I had a negative impact on the building trade in Kansas City, as well as the rest of the country. Nevertheless, 153 structures were built in the district between 1911 and 1920. The 1910s brought an expansion of multi-family housing to the neighborhood, a trend that continued into the 1920s. Grand colonnades, stylish walk-ups and duplexes that mimic single-family houses make up the apartment buildings scattered throughout the area. Construction of commercial buildings, most along Troost Avenue, also increased in the 1920s, providing outlets for the groceries, bakeries and other businesses desired by the neighborhood residents.

Most construction ended in the district by the mid-1920s. Just seven buildings—all commercial structures—were built between 1928 and 1939, the end of the district's period of significance. The area was full, with very few vacant lots. The Great Depression also brought an end to nearly all privately funded construction in Kansas City, as well as across the country. By 1927, the South Hyde Park District had reached its final stage, achieving today's density and mix of building types.

## COMMUNITY PLANNING AND DEVELOPMENT

At the turn of the last century, Kansas City was poised for growth. The city's population grew from 132,716 in 1890 to 163,752 in 1900, but vastly increased to 248,381 in 1910.<sup>2</sup> By 1890, residents began moving south as families left the formerly elegant neighborhoods of Quality Hill and Independence Avenue for houses away from downtown, preferably located near one of the new parkways. Kansas City annexed the town of Westport in 1897, pushing city boundaries south and east. Just as homeowners were ready to move south, developers were also ready to construct the neighborhoods to house them. Neighborhood development typically went hand-in-hand with city water service. Kansas City water capacity increased dramatically in the late 1800s with the city taking over the local privately owned waterworks, Quindaro pumping station and Turkey Creek pumping station in 1895, as well as the Westport pipeline in 1896.<sup>3</sup> City water and sewer lines were complete in the South Hyde Park district in 1905, contemporaneous with a burst of construction activity.

<sup>2</sup> A. Theodore Brown and Lyle W. Dorsett, *K.C. A History of Kansas City, Missouri* (Boulder: Pruett Publishing Co., 1978), 99, 183.

<sup>3</sup> Ellis, 133.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 196South Hyde Park Historic District  
Jackson County, Missouri

Once water was established in the district, the already platted developments were ripe for construction. The location between a planned city park and streetcar line set the scene for rapid development in the early 1900s. Nearly 100 houses were built in the district in 1905 and 1906, almost twice the number built from 1890 through 1904. The numbers continued to increase dramatically, with nearly 350 houses built from 1907 through 1909. By 1910, the neighborhood planned in the late 1880s was a solid reality.

Kansas City implemented a plan for growth with the adoption of a broad park and boulevard system in 1893. The initial plan that included four parks connected by a network of boulevards expanded in 1909 and again in 1915. The system encouraged planned land use by defining and separating industrial, commercial and residential areas. The thoroughfares promoted quality residential development adjacent to the attractive green spaces. Gillham Road and Gillham Park were part of the 1909 expansion, but the movement was afoot much earlier. An 1899 classified advertisement from *The Kansas City Star* offers the yet-to-be-built parkway to developers: "600 feet near 47<sup>th</sup> on Holmes, Charlotte, Harrison and Troost. The new boulevard is planned to go through this ground, the electric line to the new driving park will be constructed either north or south of these lots, they are eminently (sic) in the way of improvement and I can sell the whole bunch for \$2,000. George Law, N.Y. Life Bldg."<sup>4</sup> Kansas City acquired the area for Gillham Park and Gillham Road through condemnation between 1901 and 1906 and completed the road from 1904 to 1908.<sup>5</sup> A section of Gillham Road was paved from 42<sup>nd</sup> to 45<sup>th</sup> streets between 1903 and 1906.<sup>6</sup> Many of Kessler's planned amenities for Gillham Park were not constructed due to budget constraints, but the ten-acre park and parkway were completed by 1910. Architect Adriance Van Brunt designed the Park Management Building at 3915 Gillham built in 1905. The native limestone barn was to be used by the park employees and to house horses, sprinkling carts and other park vehicles. The building was expanded in 1914, adding an open storage area on the south side.<sup>7</sup> The green space of Gillham Park, the only site included in the district, provided an attractive western edge to the expanding neighborhood. The space not only provided an appealing border for Gillham Road, but also embraced the rolling topography of the valley.

<sup>4</sup> *The Kansas City Star*, 23 July 1899, p. 18.

<sup>5</sup> Ellis, 94.

<sup>6</sup> Janice Lee, Davie Boutros, Charlotte R. White & Deon Wolfenbarger. *A Legacy of Design; An Historical Survey of the Kansas City, Missouri, Parks and Boulevards System, 1893-1940*. (Kansas City: Kansas City Center for Design Education and Research, 1995), 189.

<sup>7</sup> "1990-1991 Kansas City, Missouri, Historic Survey of Parks and Boulevards, B40 Gillham Road" p. 654.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 197

South Hyde Park Historic District  
Jackson County, Missouri



**Gillham Road, circa 1909, at 42<sup>nd</sup> Street looking north. Residents are waiting for the Flower Parade (Courtesy Parks, Recreation and Boulevards Department of Kansas City, Missouri)**

Expansion of the Troost streetcar line also contributed to the growth of the district. As Kansas City's neighborhoods steadily proliferated south, the streetcar lines spread with them. Public transportation in Kansas City began with horse-drawn railways, later replaced by cable cars that scaled the bluffs from the Missouri River to downtown. By the 1890s, newly powered electric trolleys caught the public's attention as a more versatile and a less expensive mode of transportation. Transit lines began converting to electricity and by 1900, Kansas City had more than 100 miles of electric routes.<sup>8</sup> Almost all of Kansas City's streetcars were electric in 1908,<sup>9</sup> including the Troost line that previously ended at 33<sup>rd</sup> Street and now ran to 48<sup>th</sup> Street. By 1914, the Troost line continued west at 48<sup>th</sup> Street to Rockhill Road, then north and west to Main Street. The South Hyde Park district was not planned to accommodate automobiles, with many of the lots measuring just 25 feet wide. The nearby streetcar was an important amenity for downtown workers. The 1910 census shows that occupations of neighborhood residents included many professionals and middle class downtown workers—stenographers, clerks, managers, operators and manufacturing workers. The Troost streetcar, with a fare of just five cents until 1918,<sup>10</sup> served as the primary means of transportation for these residents.

<sup>8</sup> Rick Montgomery and Shirl Kaspar, *Kansas City: An American Story* (Kansas City: Kansas City Star Books, 1999), 124.

<sup>9</sup> Brown and Dorsett, 105.

<sup>10</sup> Ellis, 113.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 198South Hyde Park Historic District  
Jackson County, Missouri

With the district poised for development in the late 1800s, a few residents took root. The 1900 Atlas shows just two clustered developments in the area, seven houses on the east side of the 3900 block of Kenwood<sup>11</sup> and eight houses on the 4100 block of Holmes. Most of the early residences shown on the map do not correspond to current structures. Information is also not available from Kansas City building permits, because the houses were constructed before the area became part of the city. Information for early dwellings comes from the occasional building permit or *Kansas City Architect and Builder*, a trade periodical. An unknown builder constructed three matching houses in 1900 at 616, 618 and 620 East 42<sup>nd</sup> Street. The size and similarity of the one-and-a-half-story dwellings indicate that a speculator built them. Jared G. Eggleston, a contractor and carpenter, was one of the district's early developers. He built three houses between 1898 and 1900 at 4012, 4016, and 4211 Charlotte and another at 4025 Holmes. The house at 4016 Charlotte served as Eggleston's residence.

Classified advertisements in *The Kansas City Star* promoted lots to developers and completed houses to residents in the early 1900s. A June 1904 listing reads, "Beautiful Sunny Slope 44<sup>th</sup> and Troost Ave./ We have 6 new homes just completed in the addition; stone and brick; on beautiful 50-foot lots; houses are completely modern and up-to-date; range in price from \$5,000 to \$8,000; come out to-day and look them over. Sunny Slope Realty Co., 700 Commerce Bldg."<sup>12</sup> Another advertising vacant lots reads, "Beautiful Troost Highlands is all the name implies; It's located at 39<sup>th</sup> and Campbell; a beautiful high spot; just the place for a nice home; we are going to make a price on the 5 remaining lots so that you will buy them; they have got to be sold at once to close out an estate....in 2 years will be worth more than double. \$15 but make us an offer. Woods, Waller & Holtz Realty Co."<sup>13</sup>

It was not until the entire district had city water in 1905 that most of the multiple property developers arrived. Some were organized businesses with the abilities to take on large-scale development, such as a group of men that made up the Butler Investment Company, Butler-Hollister Realty Company and Butler-Weaver Realty Company from 1905 until 1910. The group built and/or developed approximately 40 houses in the district. The district generally developed east to west, with earlier and larger houses located along Harrison and Campbell Streets, although pockets of development provide exceptions to this pattern. Speculation was rampant in the district. Classified advertisements regularly promoted dwellings ready for occupants. Houses were offered in ads individually, such as a May 7, 1905 classified for 4309 Charlotte (\$5250)<sup>14</sup> or a July 7, 1907 ad for 4215 Charlotte (\$2550)<sup>15</sup>, or in batches, such as a June 4, 1905 ad that promoted the Sunny Slope development with eight- to ten-room houses ranging from \$5000 to \$13,000.<sup>16</sup>

<sup>11</sup> The atlas shows six houses on the west side of the 3900 block of Kenwood, but these would have been demolished with the development of Gillham Park.

<sup>12</sup> "Beautiful Sunny Slope" *The Kansas City Star*, 26 June 1904, p. 15.

<sup>13</sup> "Beautiful Troost Highlands" *The Kansas City Star*, 10 July 1904, p. 15.

<sup>14</sup> "Sunny Slope 4309 Charlotte" *The Kansas City Star*, 7 May 1905, p. 16.

<sup>15</sup> "New Modern Cottages" *The Kansas City Star*, 7 July 1907, p. 15B.

<sup>16</sup> "Residences in Sunny Slope" *The Kansas City Star*, 4 June 1905, p. 15.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 199

South Hyde Park Historic District  
Jackson County, Missouri

The man with the biggest impact on the district, Napoleon Dible, worked in the neighborhood in 1908. Dible was a contractor, builder and developer responsible for thousands of houses in early Kansas City suburbs. Dible typically built his houses from just a few floor plans and his South Hyde Park homes are no exception. He built approximately 35 houses in the district, all of them two-and-a-half-stories tall in the Kansas City Shirtwaist style. Another large developer, Charles T. Houlehan, built approximately 30 houses in 1908 and 1909 in the district. Houlehan was owner of CT Houlehan Contracting Company and served as developer for all but two or three of the houses. Other developers operated on a much smaller scale, such as Fred Cox, a contractor who built three houses in 1904 at 4333 and 4337 Charlotte and at 4419 Campbell. Builders like Cox likely took designs from pattern books for their buildings. W. Chaffe Whitehead, who lived at 3926 Troost, focused on developing seven Shirtwaists on the northeast corner of 40<sup>th</sup> and Harrison between 1905 and 1907. Volney and Julian Primm developed six Shirtwaists in 1909 in the 4400 block of Campbell. Volney Primm lived in one of them at 4429 Campbell. A survey of the district reveals dozens of builders and developers working alone or in tandem to create much of the new landscape before 1910.

Toward the end of the decade, architects designed an increasing number of houses. Information from building permits reveals that the neighborhood served as proving ground for newly established Kansas City architects Clarence Shepard and Edgar Madorie. The district also provided opportunities for established designers, such as Louis Curtiss, John McKecknie and Horace LaPierre. Designs by lesser-known architects are also present, such as those by Matt O'Connell. O'Connell designed and built two houses at 4100 and 4104 Harrison in 1904 and three houses at 4101, 4103 and 4105 Campbell in 1906.

Approximately 60 single-family houses were built in the district in the 1910s, and even fewer in the 1920s, filling the lots that were not yet occupied. Building construction in Kansas City slowed after 1914 due to costlier supplies and labor. Increased tension in Europe resulted in shipping embargoes and higher prices for building materials. At home, an upsurge in organized labor raised wages. Although Kansas City's population continued to climb, reaching 324,410 in 1920 and 399,746 in 1930,<sup>17</sup> large-scale home construction ended in the district, simply because most of the neighborhood was fully occupied. Vacant lots gradually filled with individual houses and smaller scale developments. Albert Laitner served as the contractor and builder for Laitner Brothers, a plumbing company that developed several houses in the district. Albert Laitner built his own house at 4036 Holmes in 1909 and then built four in 1913 at 4137, 4139, 4145 and 4147 Holmes. Laitner Brothers served as the developer for at least two of the houses. The Wells Brothers Building company built 16 houses scattered mostly in pairs throughout the district in 1911. Architect John Stansberry designed and built four houses around the intersection of 40<sup>th</sup> and Charlotte in 1913. Timothy Kelly built the district's last three bungalows in 1921 at 4135, 4137 and 4142 Kenwood.

<sup>17</sup> A. Theodore Brown and Lyle W. Dorsett, *K.C. Ad History of Kansas City, Missouri* (Boulder: Pruett Publishing Co., 1978), 99, 183.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 200

South Hyde Park Historic District  
Jackson County, Missouri

Nearly all buildings constructed early in the district were single-family homes. Before 1910, the district had less than ten multi-family dwellings and no commercial buildings. The earliest multi-family buildings were colonnaded duplexes, such as 3930 Campbell built in 1907 or 4125 Campbell built in 1908. By 1910, colonnaded apartments had proliferated throughout the district, as well as across Kansas City. Many of the approximately 40 multi-family buildings built in the district during the 1910s were in this style, discussed in-depth in the MPDF “Historic Colonnade Apartments of Kansas City, Missouri.”<sup>18</sup> The colonnaded dwellings appealed to the middle class as affordable and spacious housing at a reasonable cost. The attached front porches were well suited to the neighborhood, giving tenants a chance to enjoy a breeze as they overlooked their new environs of Troost Avenue, residential streets or Gillham Park.

The increase in apartment buildings continued into the 1920s, when approximately 40 more multi-family dwellings were constructed. Some apartment buildings in the district are clustered, but most appear individually. The building type is scattered throughout the area rather than focused on one or two streets. Because most of the buildings appeared later in the development of the district, they occupy sites that were not claimed by the first wave of homeowners and speculators. They may also reflect the value of land within the district, establishing a much higher return on building sites than single-family homes.

Many of these later apartments were larger than those built earlier, but the 1920s era generally reflects eclecticism in sizes and styles. The colonnade style continued to be popular, especially when placed along Troost or on Kenwood overlooking Gillham Park. Frank E. Styles developed three grand three-story colonnaded buildings in 1923 at 4031-33, 4035-37 and 4039-41 Kenwood. Builder and developer H. Kelley was responsible for three matching two-story brick colonnaded duplexes built in 1922 at 4001, 4005 and 4007 Kenwood. Prominent builder and developer Charles Phillips erected six three-story tapestry brick walk-up apartments on the south side of East 42<sup>nd</sup> Street between Charlotte and Campbell, built in 1921. Smaller but stylish apartment buildings that fit well with the single-family blocks were also built during the 1920s. Examples of these include a simple duplex built in 1922 at 4026-28 Campbell or a two-story Tudor Revival apartment building at 3933 Charlotte.

The 1925 atlas shows the lots in the South Hyde Park district as nearly fully developed. By 1928, residential construction came to near-complete stop in the district and never resumed, a result of the unavailability of vacant lots.

Three churches were built within the district. They were all placed on Harrison, probably so that they could be easily reached on foot or by streetcar. The First Church of the United Brethren was built at 4000 Harrison in 1907, the Immanuel Presbyterian Church (altered) was built in 1909 at 4101 Harrison and St. James Catholic

---

<sup>18</sup> Sally F. Schwenk, National Register of Historic Places Multiple Property Documentations Form “Historic Colonnade Apartments of Kansas City, Missouri”.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 201South Hyde Park Historic District  
Jackson County, Missouri

Church was built at 3901 Harrison in 1911. (The St. James parish originally met in Walsman Hall at 40<sup>th</sup> and Tracy, where the congregation built a school in 1907.)

As the South Hyde Park district filled with residents, commerce arrived to provide local shopping opportunities. Several businesses were located along Troost Avenue by 1917, most clustered in the 3900 block and the 4500-4600 blocks. Shops included several grocery stores, cleaners, a drug store, barber, milliner and a post office. Later demolition in these blocks resulted in the loss of the early commercial buildings. The W. Chaffee Whitehead Residence, built circa 1891 at 3926-30 Troost was converted to the Oglesby Hotel in 1911. Whitehead, a real estate developer who built several houses on the 3900 block of Harrison Street, sold the house to Courtney H. Rauk. Rauk added a rear three-story addition for the hotel. The building became the Highlands Hotel by 1930. Just one extant commercial building constructed before 1922 remains in the district, the Sunny Slope Gas Station, built in 1913 at 4528 Troost.<sup>19</sup> Many of the district's extant commercial buildings were constructed in 1922, all but one located on Troost. In fact, the Meiners Brothers Grocery Store built in 1922 at 4108 Holmes is the only one of the 17 historic extant commercial buildings in the district that is not on Troost. Five extant commercial buildings were constructed facing Troost Avenue in 1922. They housed the Paul B. Koener bakery and Fred C. Johannes doll manufacturer at 4112-14; the Joseph Tabolosky tailor shop at 4212; Hazel A. Moss, a dressmaker, and R. Spector, a grocer, at 4248-54; and an unknown business at 4216. The building at 3922-24 Troost, built in 1924, housed R.L. Fish and Sons grocery at 3922 and a restaurant owned by Blanche Cohn at 3924. The final commercial buildings built near the 3900 block of Troost were the Gus Brown fruit stand at 4000 Troost in 1927 and Robert Kinnear's bakery/Howard Cleaners at 3940 in 1930. Later commercial development occurred on Troost, especially in the 4500 block. The Handy-Baker Motor Company was built at 4538 Troost in 1928, the Johnson B. Forest used car salesroom at 4524 Troost in 1929 and the Bibbs Auto Sales Company at 4512 Troost in 1934. Fire Station No. 31 at 4518 Troost was built in 1931.

Troost Avenue remained mostly residential within the district, but the street's future was as a commercial corridor. Development along the district's eastern boundary eventually served as one of Kansas City's first outlying shopping districts. A 1929 article in the *Kansas City Journal-Post* stated, "Troost Avenue, the longest street in the city, now is zoned entirely for business. In the regulation of traffic, light signal are being installed at Fifteenth and Troost, 31<sup>st</sup> and Troost and 39<sup>th</sup> and Troost."<sup>20</sup>

With a mixture of housing types, plus the addition of commercial and religious structures, what type of resident did the district attract? Census information from 1900 shows that most heads of the households were laborers with occupations such as carpenter, plumber, miller, plasterer, and machinist, plus the occasional clerk or salesman. Most of the houses held families with children in school. By 1910, residents were more professional, but also interspersed with the service trades. The 1910 census lists occupations within the district as life insurance agent, contractor, telegraph operator, bank cashier, plumber and stenographer. It also shows that the

<sup>19</sup> This building's original appearance has been altered.

<sup>20</sup> "Troost Avenue...." *Kansas City Journal-Post*, 28 December 1929, p. 4.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 202

South Hyde Park Historic District  
Jackson County, Missouri

4500 block of Troost Avenue was home to many employees of the street railway, with professions that included conductor, laborer, motorman and inspector. District residents often had extended family members or grown and working children living with them and many households included a servant in the 1910s. In the 1920s, the neighborhood continued to serve as a home for a collection of professional and service workers that included grain trader, salesman, railroad conductor, draftsman and real estate agent. During this time, more wives worked and the households often included boarders or grown children living with their parents. The 1930 Social Directory lists 35 upper class Kansas Citians living within the district, most with occupations of lawyer, clergyman, accountant and engineer. During the 1930s, Kansas City's most desirable neighborhoods were south of 47<sup>th</sup> Street, identified as the Country Club District. The upper- and middle-classes of Kansas Citians that sought out the developments in the South Hyde Park district in the early 1900s now looked for homes in southern Kansas City.<sup>21</sup> South Hyde Park retained a solid middle-class core of residents. Occupations listed in the city directories include clerk, store manager, railroad worker, teacher, salesman, dressmaker and insurance agent. Kansas City was strictly segregated during its period of significance, so it is unlikely that any African Americans lived in the district.<sup>22</sup> All of the residents from 1900 to 1930 were listed in the census as white and nearly all were native born.

Kansas City faced a housing shortage in the early 1940s that continued until the end of World War II. Many of the large houses in the South Hyde district were divided into apartments, a trend that began much earlier. Early examples include a 1905 Shirtwaist at 3916 Charlotte divided into a duplex in 1914 or the division of a 1911 bungalow at 4033 Holmes into a duplex in 1925 by adding a rear sleeping porch and finishing the attic. Building permits reflect later partitions, such as a 1942 permit to subdivide 4022 Charlotte, built in 1910, but construction very often took place without a permit. Many of the grand houses built on Harrison especially suffered during the 1940s, split into three, four or five living units. City directory listings reflect the demographics of World War II, with many of the homes occupied by a female head of the household. During this time, men and women were employed in occupations that included railroad worker, printer, bank employee, Remington Arms employee and store manager.

Subdivision of the single-family houses increased with each decade until approximately the late 1970s, when a neighborhood renaissance began. During that decade, urban pioneers began purchasing the houses and restoring them to their original single-family use.

---

<sup>21</sup> Brown and Dorsett, 187-188.

<sup>22</sup> A map based on the 1910 census shows approximately eight Black families living in the district near 39<sup>th</sup> and Harrison, although no census pages found during research list any non-white residents. If Black families lived in the district, it is likely that they were individuals that lived in as servants. *Social Prospectus of Kansas City, Missouri* (The Research Bureau of the Board of Public Welfare, 1913), 10.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section  
number 8 Page 203

South Hyde Park Historic District  
Jackson County, Missouri

### ARCHITECTURE

Architectural styles within the South Hyde Park Historic District reflect the period of development, primarily from the early 1900s until about 1930. The district was developed for mostly middle- to upper-class residents who worked and shopped downtown. While the neighborhood includes a few grand residences, most of the houses and apartments were designed to be attractive and affordable to the middle class. Additional buildings added to the district after development began—churches and stores—reflect architectural trends popular at the time of construction. The result is an early 20<sup>th</sup> century community with a very high degree of integrity, reflecting its development as a streetcar suburb.

The South Hyde Park Historic District is overwhelmingly residential, composed of block after block of mostly single-family housing. Of the 735 primary contributing buildings in the district, 660 are single-family residences. Historic multi-family residences also play an important role in the composition, scattered throughout the neighborhood. These range from duplexes that mimic individual dwellings to colonnaded four- and sixplexes to larger buildings that contain 12 or more units. The collection of non-residential buildings includes three churches, one fire station, and 17 commercial buildings.



Gillham Road (now Kenwood Avenue) looking south from 43<sup>rd</sup> Street, 1911.  
(Courtesy Parks, Recreation and Boulevards Department of Kansas City, Missouri)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 204South Hyde Park Historic District  
Jackson County, Missouri

Housing styles in the district reflect the architectural styles popular during years of development. The American Foursquare/Kansas City Shirtwaist styles are most common, followed by the Bungalow/Craftsman styles. Also well represented within the district are Colonial Revival/Neoclassical and Queen Anne/Folk Victorian dwellings. The platting of the district into narrow lots clearly reflects its time and working class population. The neighborhood was built near the streetcar line and platted without alleys or accommodations for individually owned automobiles. Garages built in the district were constructed after the houses, almost as an afterthought.

The two-and-a-half-story American Foursquare/Kansas City Shirtwaist style is the most common style within the district. The style is present in 332 of the houses, most built between 1903 and 1912. The American Foursquare is a boxy rectangular or square dwelling with a low-pitched hipped roof and symmetrical façade. The dwelling typically has four rooms on the first story and four on the second story. Virginia and Lee McAlester define this house as the earliest form of the Prairie style that later developed into the most common vernacular variation.<sup>23</sup> The McAlesters go on to describe the type as having either a central or off-center entrance, full front porch and wide, overhanging eaves emphasizing the house's horizontal lines. The Prairie version of the American Foursquare was built primarily between 1900 and 1920, popularized by pattern books from about 1905 to 1915. The style of house was also offered as a kit in mail order catalogues. The Kansas City Shirtwaist is a variation of the versatile Foursquare that dominates early Kansas City suburbs. The style's name came from the women's dress styles from the time, the upper portion made of a different material than the lower portion. As demonstrated on dwellings, the first story of a Kansas City Shirtwaist is usually clad in stone or brick, the second story in clapboards and the third story in shingles, although there are many variations of wall coverings and details. Distinctive Colonial Revival details can include corner pilasters, a dentil frieze or a Palladian window in the eave.<sup>24</sup>

Many variations of the American Foursquare/Kansas City Shirtwaist styles can be found in the district. Matt O'Connell designed and built two early identical Shirtwaists at 4100 and 4104 Harrison in 1904 with bell-cast front gables and stone porches. Napoleon Dible, the district's most prolific builder and developer, built only Shirtwaist houses during his 1908 development in the district. Large collections of his houses can be seen on the 4100 blocks of Harrison and Campbell and the 4200 blocks of Campbell and Charlotte. Many of Dible's Shirtwaists are identical in form, but feature individual details, such as second-story chamfered bay windows, third-story gable dormers projecting from hip roofs, bell-cast front gables or heavily ornamented third-story Palladian windows. Simple examples of the style were built and developed by the Wells Brothers in 1911 at 903, 905 and 907 East 42<sup>nd</sup> Street. Very late two-story examples of the style were designed and built by John M. Stansberry in 1913 at 3940 and 3944 Charlotte. The Shirtwaist style proved to be easily built and personalized for the numerous designers and builders that worked in the district during the peak building years. This cost-efficient adaptability made them an ideal form for the district's early development.

<sup>23</sup> Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1995 ed.), 439.

<sup>24</sup> Joan Michalak, "A Lesson in Style: The 'Shirtwaist' House," *Historic Kansas City Foundation News*, Vol. 3, No. 4 (Feb./March 1979): 10.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 205South Hyde Park Historic District  
Jackson County, Missouri

The Bungalow/Craftsman style is the second most common style in the district, seen on approximately 224 buildings. The Bungalow, most often built between 1905 and 1930, was the favorite house style in this country from around 1905 until the early 1920s. The form usually has one- or one-and-a-half-stories, an asymmetrical façade, a low-pitched roof and a prominent front porch. The style has its roots in the California houses of Charles Sumner Green and Henry Mather Greene.<sup>25</sup> The Craftsman style was most popular from around 1900 to 1920. The style was heavily influenced by the English Arts and Crafts movement and was popularized by Gustav Stickley's magazine, *The Craftsman*. Craftsman houses have many of the characteristics found on the Bungalow form, such as asymmetry, a full front porch and low-pitched roofline. The Craftsman style includes shingle, stucco or clapboard wall cladding and abundant interior woodwork that may feature wainscoting, heavy framing around windows and doors and a prominent staircase.<sup>26</sup> The Bungalow and Craftsman styles were frequently combined, resulting in infinite varieties of small, well-built houses with crafted details. Bungalow and Craftsman houses usually have full front porches with massive supports, exposed rafter tails in the eaves and leaded or multi-paned windows. The styles were especially adaptable to narrow city lots and were relatively inexpensive to build. Both styles were attractive to developers because they could be built according to plans from pattern books or were available as kits as early as 1908 from mail order catalogues.

The district has many small Bungalow/Craftsman houses, but also dozens of dwellings that include Craftsman features applied to vernacular styles. Although houses as built as early as 1898 and 1899 are classified as Bungalows in the survey, the style did not take root in the district until around 1909. Charles T. Houlehan built and developed several houses in the 3900 block of Campbell in 1908-1909 that display a combination of these styles. The houses at 3907, 3923 and 3929 are traditional Bungalow/Craftsman houses, but the houses at 3914, 3916, 3917 and 3920 show variations, such as wall dormers, large front gables or shed dormers. Nevertheless, all fall into the Bungalow/Craftsman classification. Newly established architect Edgar P. Madorie designed 3909, 3911 and 3915 Campbell in the Bungalow/Craftsman styles, built by Houlehan in 1908-1909. In 1912, Wilford B. Stiers built and developed three bungalows at 4140, 4144 and 4146 Charlotte. The house at 4140 has an arched porch, stucco walls and dominant gabled dormer, presenting a Tudoresque appearance. The houses at 4144 and 4146 have more Craftsman details, but are executed in very different manners. Several bungalows were built on Holmes Street in the 1910s, likely to fill vacant lots. Albert G. Laitner built matching examples of the style in 1913 at 4137 and 4139 Holmes, while a diminutive version of the style was built at 4225 Holmes in 1916 by the firm of Huckle & Sexton. Timothy Kelly built the last versions of the Bungalow/Craftsman style in the district at 4135, 4137 and 4141 Kenwood in 1921.

A group of Colonial Revival/Neoclassical style buildings makes a substantial contribution to the district, with 49 houses. Most of these buildings were constructed during the district's building peak between 1908 and 1915. The Colonial Revival style was the most popular style for American homes during the first half of the 20<sup>th</sup>

---

<sup>25</sup> McAlester, 454.

<sup>26</sup> Cyril M. Harris, *American Architecture; An Illustrated Encyclopedia* (New York: W.W. Norton & Company, 1998), 81.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 206

South Hyde Park Historic District  
Jackson County, Missouri

century. Colonial Revival houses are usually symmetrical and can be one or two stories tall. They are most often of frame construction, although masonry cladding may be present. Rooflines typically include side gables or gambrel gables. A fanlight, sidelights and/or a columned portico may emphasize a central entrance. Double-hung windows are usually multi-paned in the upper sashes. Colonial Revival houses within the district are usually larger than American Foursquare/Kansas City Shirtwaists, conveying the impression of a grander house. Wall cladding often fills the first two stories and several examples of the style have side entrances. One of the earliest examples of the style is located at 3918 Holmes, built in 1902. The lower two stories are clad in stone and stone piers support the front porch columns. Especially fine examples of the style are located at 3908 Charlotte, built by general contractor Fred Mans for his own family in 1910, 4327 Charlotte built in 1908 and 4422 Harrison, designed by the architectural firm of Owen & Payson and built by James F. Kelly in 1909. Included within the Colonial Revival classification is the Neoclassical style. An interesting example is located at 4022 Harrison, designed by Samuel Tarbet and built by Louis Hector in 1909. The house features a grand Neoclassical front entry attached to a Colonial Revival form, almost as if it was an afterthought. Nelle Peters designed a charming Neoclassical single-family dwelling built in 1912 at 1008 East 44<sup>th</sup> Street.

The fourth most common single-family housing type is classified as Queen Anne/Folk Victorian with 26 buildings. These styles represent the oldest houses in the district, most built between 1890 and 1900. Due to their age, most of the extant examples of these styles within the district have changed through the application of non-historic additions or siding. The Queen Anne style was the most popular style for nationwide domestic building from around 1880 to 1900, although later examples are common in the Midwest. A Queen Anne house features an irregular roofline, asymmetrical massing and devices used to avoid smooth walls, such as projecting bays and ornamental molding. Walls can be clad in shingles, clapboard or brick. The style typically has a front porch that often wraps around one side of the house. The Queen Anne interior floor plan usually includes several small rooms designed for specific purposes. Another trademark of the Queen Anne house is an abundance of woodwork in public rooms. Queen Anne houses within the district are between one-and-a-half and two-and-a-half stories tall. An excellent example of the Queen Anne style is a shingle-clad house at 4200 Charlotte, built in 1891. Albert Banfield, a bricklayer foreman, built his own house in 1899 at 3908 Holmes. Both dwellings are ornate one-and-a-half-story examples of the style. The Folk Victorian style, popular in this country between 1870 and 1910, is defined by the addition of Victorian ornament to a simple gabled or L-shaped form. Ornate trim can include porches with turned support posts and spindlework balustrades, brackets under the eaves or decorative shingles in the gables. Much of the original ornament on these houses within the district has been removed or covered, but a good example of the style can be seen at 4017 Holmes, a shingle-clad one-and-a-half-story residence built in 1890.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 8 Page 207South Hyde Park Historic District  
Jackson County, Missouri

Most of the single-family homes within the district are modest, but the neighborhood also includes a few grand dwellings. A 1904 classified advertisement in *The Kansas City Star* promoted a house at 4300 Troost, no longer extant, with five bedrooms, one bath, a billiard room and servants' quarters as "an elegant home in an exclusive neighborhood" for \$7500.<sup>27</sup> Most of the district's largest houses were built on Harrison, reflecting the early prosperity of Troost Avenue. One of the district's earliest houses was built in the Queen Anne style for developer W. Chaffe Whitehead in 1891 at 3930 Troost. Grand Foursquares were built in 1903 at 4008 Campbell for lawyer Richard B. Wilcox and in 1906 at 4246 Harrison for Richard McCartney, a stockyard hide broker. Clarence E. Ennis designed and built an impressive Shirtwaist for Ignacio B. Koch, a sales agent for the American Lumber Company at 4332 Harrison in 1907. One of the most impressive houses in the district is a brick Tudor residence designed by Albert Turney as his own home at 4346 Harrison in 1905.

Several of the district's builders and/or developers resided in the district in houses they were responsible for, including builders Jared Eggleston at 4016 Charlotte, Albert Laitner at 4036 Holmes, George Laitner at 4006 Holmes, Oscar Peterson at 4033 Holmes and developer Volney H. Primm at 4429 Campbell.

Like the single-family homes, apartment buildings within the district reflected the architectural styles of their day. Multiple family buildings in the district generally fall into three categories: small buildings that blend into the landscape of single-family housing, colonnaded apartments and walk-up apartment buildings constructed in the 1920s. Early small multi-family dwellings were built to hold two families. Like the surrounding houses, they were constructed in many styles. A 1907 Dutch Colonial duplex was built at 3924-26 Harrison for Charles Leeds, a salesman for the Soda Fountain Supply Company. Builder Harry Green constructed a Prairie style duplex with Mission detailing in 1908 at 4125 Campbell. Builder and developer Charles Luce is credited with a duplex that resembles a Kansas City Shirtwaist, built in 1911 at 900 East 41<sup>st</sup> Street. The trend continued in the 1920s, when construction in Kansas City began again after World War I. Builder Michael Lynch constructed a simple brick two-family building in 1922 at 4026-28 Campbell. The duplex has a two-story front porch that represents a colonnaded apartment but is clearly from a later era. Similar in design is 4020 Harrison, built by Charles Luce in 1921 for two families. Another example is a four-family building with Tudor styling built in 1925 at 3933 Charlotte by builder William Koch and developer Harry Fisher.

Most of the apartment buildings within the district were built to house four to six families. They are easily identified as multi-family housing. The colonnaded apartment building form first appeared in Kansas City in the early 1900s as the population boomed. Local housing shortages, a rapidly growing middle class and a growing group of property speculators ushered in a trend toward four- to twelve-unit apartment buildings.<sup>28</sup> The colonnaded apartment building, designed for the middle- and upper classes, became a Kansas City fixture to meet those needs. The building type is defined in the MPDF "Historic Colonnade Apartment Buildings of Kansas City, Missouri" as brick buildings at least two stories in height with at least two self-sufficient

<sup>27</sup> "4300 Troost" *The Kansas City Star*, 5 June 1904, p. 15.

<sup>28</sup> Schwenk MPDF, 11.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 208

South Hyde Park Historic District  
Jackson County, Missouri

apartment dwelling units and prominent multi-story colonnaded porches. The buildings were built in a variety of styles. Nearly 40 of the apartment buildings are in the district, appearing around 1908 and remaining popular until the late 1920s. Many of the district's colonnades were professionally designed, representing the work of active architects of the day. Edgar Faris designed two early colonnaded duplexes built at 901-03 and 907-09 East 39<sup>th</sup> Street in 1909. The firm of Sanneman and Gould designed a fourplex with Classical Revival detailing built in 1912 at 4407 Harrison. Ernest Brostrom's sixplexes at 912-14 and 918-20 East 41<sup>st</sup> Street built in 1912 display Prairie style detailing within the tapestry brick. Architect Nelle Peters was the district's most prolific designer of multiple family buildings, contributing five colonnaded buildings built in 1912 and 1914 to the district. Her 1912 buildings are sixplexes with classical detailing, located at 4341-43 and 4345-47 Harrison. Charles E. Phillips, a very productive Kansas City builder, hired her to design the classical sixplex at 4141-43 Campbell and two sixplexes with Tudor detailing built in 1914 at 4120-22 and 4124-26 Troost. Colonnaded apartments built in the 1920s in the district are more subdued than earlier examples, presenting brick piers instead of Classical columns and restrained ornament. Examples include three four-family buildings constructed and developed in 1922 by H. Kelley at 4001, 4005 and 4007 Kenwood and two sixplexes built in 1924 by Harry Fisher at 4009-11 and 4013-15 Charlotte. Developer Frank E. Stiles resurrected the grand style with three six-family buildings constructed in 1923 at 4031-33, 4035-37 and 4039-41 Kenwood overlooking Gillham Park. The district's last colonnaded apartments are two tan brick duplexes built by developer Marion A. Crummett at 3911 and 3915 Holmes in 1927.

The early 1920s brought a new wave of building in Kansas City, following the economizing of World War I. Nearly all construction in the district during the 1920s was multi-family dwellings, likely reflecting the scarcity of vacant lots and the value of properties within the neighborhood. A new building type led all construction during this time, the walk-up apartment building. These boxy buildings were three or more stories tall, held six or more apartments and did not include individual front porches as seen on the colonnaded buildings. Entrances led to stairways located in the center of each building. Walk-ups within the district had prominent cornices and eaves, but other ornament varied with each building. Charles Phillips built and developed six brick walk-ups on the south side of East 42<sup>nd</sup> Street between Charlotte and Campbell in 1921. The rectangular buildings have bracketed eaves and tapestry brick ornamentation. Nelle Peters designed two walk-ups for builder and developer C.O. Jones in 1923 at 3940-42 and 4007-09 Holmes. These buildings display classical styling in the tapestry brick form, with arched windows, and pieced headers, but with very simple cornices placed below flat roofs. Another 1923 walk-up was built at 4039 for the Lee Smith Realty company. The very simple tan brick building has a one-story arched full front porch, bracketed cornice and a Spanish Revival appearance.

Most of the commercial buildings in the district were built on Troost in the early 1920s. Those that retain integrity are mostly one-part commercial blocks or tapestry brick apartment buildings, reflecting the commercial character of the street at the time. Ornament on the commercial buildings is overall very modest. Examples can be seen on the one-story storefronts, such as a grocery at 4248-54 Troost built in 1922, 3922 Troost built to house a grocery and restaurant or 3920 Troost, built in 1930 to house a baker and a cleaner. Several multi-family buildings on Troost also had businesses in the first story, such as the plainly adorned



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 209

South Hyde Park Historic District  
Jackson County, Missouri

buildings at 3942-46 and 4200-04 Troost, built in 1912 and 1916, respectively. A few commercial buildings stand out along Troost, due to their creative ornamentation. These include a one-part commercial block ornamented with terra cotta at 4000 Troost built in 1927 to house Gus Brown's fruit stand and the two-story Baker Manufacturing warehouse at 4232 Troost, built in 1932. Handy Baker Motors Inc., built for auto sales and service in 1928 at 4538 Troost is an excellent example of a modern two-part commercial block. Also notable is Fire Station No. 31 built in 1931 at 4518 Troost, designed by Madorie and Bihr and built by J.E. Dunn Construction in the Beaux Arts style. The last commercial building constructed in the district is the 1939 St. James Recreation Center at 3936 Troost.

Two extant churches in the district that retain architectural integrity are the First Church of the United Brethren at 4000 Harrison and St. James Church at 3901 Harrison. Both churches are designed in the Gothic Revival style, a frequent style for churches of all sizes from the mid-1800s to the early 1900s. Gothic Revival churches usually have masonry walls that extend into the gables, a steeply pitched roof and doors or windows set within lancet arches. The Clark Williams Company built the First Church of the United Brethren in 1907. The congregation raised the \$30,000 in construction funds before building began. The church was remodeled and expanded in 1925. The church was expanded in 1925. Sanneman and Van Trump designed St. James Church. Construction began in 1911 by builder J. Donley and the building was dedicated in 1913. The St. James parish originally met in Walsman Hall at 40<sup>th</sup> and Tracy, where the congregation built a school in 1907. Madorie and Bihr designed the rectory south of the current church and Charles Houlehan built it in 1929. J.A. Edelman designed the recreation center at 3936 Troost and Edelman Construction Company built it in 1939.

Builders and developers within the district did not necessarily confine themselves to one building type or even one partnership. Charles H. Luce is an example of an enterprising businessman, working as the contractor/builder on 17 buildings in the district between 1911 and 1921, six of which were multi-family housing. He is also listed as the developer for one of his apartment buildings and four of his houses. Partnerships between architects, builders and developers frequently formed and quickly disbanded. Architect Edgar Madorie teamed with builder and developer Charles Houlehan for three bungalows in 1908 and 1909, but also built three of his own Shirtwaist designs in 1909. Builder Francis M. Jackson built two houses designed by Owen and Payson, plus one house designed by Sidney Frink and developed by Frank and Lucie Dayton. Architect Nelle Peters designed buildings for several builders in the district, including C.O. Jones, Charles Phillips and N.M. Cameron. No information can be found for many of the partnerships. This indicates that they were probably no more than two individuals that teamed up to develop a batch of properties and then disbanded. These include Morrow & Downs, Saunders & Robinson and Slusher & Smith. Due to the size of the district, the list of known architects, builder and developers is quite large. Contributors to the district include the well known and the obscure. Listed below is a summary of available information on the most active contributors to district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 210

South Hyde Park Historic District  
Jackson County, Missouri

---

## Architects

**Andrew B. Anderson** is listed in the 1910 and 1920 city directories as an architect with an office in the New York Life Building. He designed a house at 4139 Charlotte in 1908.

**Ernest Brostrom** (1888-1969) designed two three-story brick colonnaded apartment buildings at 912-914 and 918-920 East 40<sup>th</sup> Street in 1912. Born in Sweden, Brostrom came to the United States with his parents at the age of nine years. He moved to Kansas City in 1907 to manage a local office for the Sioux City firm of Eisentrout-Colby-Pottenger. He began promoting his own designs within five years. Brostrom specialized in church plans, designing dozens throughout the Midwest. His most prominent buildings in Kansas City are the Jensen-Salsbery Laboratories Building (1918) at 520 W. 21<sup>st</sup> Street, the Rushton Baking Company (1920) at 814 Southwest Boulevard, Kansas City, Kansas and the Newbern Apartment Building (1921, 1925) at 525 East Armour Boulevard.

**Louis Curtiss** (1865-1924) designed one bungalow at 4517 Gillham Road in 1909. Curtiss, born in Canada, studied architecture at the University of Toronto and the Ecole des Beaux-Arts in Paris before coming to Kansas City in 1887. He briefly worked as a draftsman for Adriance Van Brunt and then joined Frederick C. Gunn in a partnership in 1889. Ten years later, he established a solo practice. One of Kansas City's most creative architects, Curtiss' buildings include the 1900 Folly Theater at 1020 Central Street, the 1908-1909 Boley Building at 12<sup>th</sup> and Walnut and the 1903-1905 Mineral Hall at 4340 Oak Street.

**William J. Dawson** designed three houses—3916, 3918 and 3922 Harrison—built between 1904 and 1908. He is listed as the owner of each house in 1906, 1907 and 1908 City directories. Dawson is listed in the 1910 City directory as working in real estate at 3726 Troost and in the 1910 census as an architect.

**Harry Alexander Drake** designed a house at 815 E. 39<sup>th</sup> Street, built in 1910. He is listed in the 1910 and 1920 City directories as an architect working out of the Reliance Building.

**John H. Edelman, Jr.** designed the 1939 St. James recreation center at 3936 Troost. Edelman's father and grandfather were also builders in Kansas City and the **Edelman Company** built the Recreation Center.

**Clarence E. Ennis** designed two houses built at 4324 Harrison in 1907 and 4040 Harrison in 1908. The 1910 city directory lists Ennis as a builder residing at 4512 Forest. The 1920 city directory lists him as an architect living at 1216 East Gillham Road (later named Manheim.)

**Edgar C. Faris** (1882-1945) designed two two-story brick colonnaded apartment buildings at 901-903 and 907-919 East 39<sup>th</sup> Street in 1909. Faris, born in Wheeling, West Virginia, came to Kansas City as a child. He began work as a draftsman in 1902 and opened his own office by 1906. Faris' early work was usually in tapestry brick, but later work in the 1920s took a fanciful turn to Moorish and Spanish Revival styles. Faris's most recognized

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 211

South Hyde Park Historic District  
Jackson County, Missouri

building in Kansas City is the 1925 Ponce de Leon Apartment Hotel at 4553-33 Main. He was also recognized as an accomplished artist and painted many fresco murals on the walls of Kansas City apartment buildings.

**Sidney R. Frink** is listed in the 1905 city directory as an architect working at 17 West 10<sup>th</sup> Street and living at 202 East 34<sup>th</sup> Street. The 1910 city directory lists him as having an office in the Reliance Building. Frink designed one house in the district built at 4343 Holmes in 1907 and seven buildings built in 1909. His 1909 designs included six bungalows in the 4300 block of Gillham Road for developers **Frank and Lucie Dayton**.

**Harry I. Goddard** designed one house built at 904 E. 43<sup>rd</sup> Street in 1912. In 1910, Goddard was a partner in the architectural firm of Kurfiss & Goddard, located in the Scarritt Building.

**Frank Graves** is listed as the architect for 4310 Harrison, a house he reportedly built for his mother. He is listed in the 1910 city directory as residing here. He is not listed in the 1920 city directory.

**James Oliver Hogg** designed the three-story colonnaded apartment building at 4012-4014 Troost Avenue in 1914. Hogg was born in Madison, Wisconsin, the son of a Scottish immigrant and builder. He arrived in Kansas City around 1886 after studying architecture at the University of Illinois. Hogg primarily designed commercial buildings. His work extended beyond Kansas City to include a building at Park College in Parkville, Missouri, a bank in Tulsa and a courthouse in Fort Smith, Arkansas. He teamed up with his father to design and build a police station and courthouse in Hannibal, Missouri.

**William J. Koch** designed a four-family building at 3933 Charlotte built in 1925. He is listed in the 1910 city directory as a draftsman for Phenix Stone & Lime Company. In 1920, he was a draftsman for the JC Nichols Building Department.

**Horace LaPierre** (1873-1945) designed four South Hyde Park Shirtwaists located at 810 East 41<sup>st</sup> Street and at 4040, 4042 and 4046 Charlotte Street. The houses were built in 1908 and 1909 by **Elmer and Myers**. LaPierre was born in Ottawa, Canada. He worked for architect George Mathew as chief designer and superintendent of construction from 1896 until he took over the firm after Mathew's death in 1903. LaPierre's buildings were typically massive and slowly constructed. Extant Kansas City designs include the Armour Memorial Home at 2119 Tracy and the U.S. Epperson House at 52<sup>nd</sup> and Cherry.

**Edgar P. Madorie** designed three Bungalows built in 1908 and 1909 at 3909, 3911 and 3915 Campbell and three Shirtwaist houses built in 1909 at 4132, 4136 and 4138 Charlotte. Madorie is first listed in Kansas City directories in 1897 as a carpenter. He began working as a contractor in 1899 and as an architect in 1907. The firm of **Madorie and Bihr** began in the mid-1920s, designing the 1929 St. James Rectory at 3909 Harrison and the 1931 fire station at 4518 Troost Avenue.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 212

South Hyde Park Historic District  
Jackson County, Missouri

**John H. Martling** designed a colonnaded apartment building built in 1910 at 4200-02 Harrison. Martling is listed in the 1910 city directory as an architect working at 15 West 9<sup>th</sup> Street. The 1920 directory lists the firm of Martling & Brandenburger in the Massachusetts Building.

**John W. McKecknie** (1862-1934) designed one two-story house at 3900 Holmes in 1912. The partnership of McKecknie and Frost is credited with a bungalow at 4227 Kenwood, built in 1914. (An Edward Frost is listed in the 1915 city directory as a carpenter living nearby at 3531 Wayne.) McKecknie was born in Clarksville, Ohio, graduated from Princeton University and studied architecture at Columbia University. After working in New York, he came to Kansas City in 1898 and opened his own office in 1900. McKecknie was responsible for 120 local buildings. His work was diverse, including single dwellings, newly designed colonnaded apartments and commercial structures. He designed Kansas City's first large building constructed of reinforced concrete, the 1903-04 Gumbel Building at 801 Walnut. Other early buildings include the 1910-11 Grand Avenue Temple and Office Building at 9<sup>th</sup> and Grand and the 1911-12 Siegrist Engraving Company at 924 Oak Street. In 1914, he formed a partnership with Frank Trask that lasted until McKecknie's death in 1934.

**Matt O'Connell** designed and built five houses in the district between 1904 and 1908 located at 4101, 4103 and 4105 Campbell, 4433 Campbell and 4100 Harrison. O'Connell is listed in the 1905 and 1910 city directories as an architect. The 1910 directory lists his residence nearby at 3611 Tracy.

**Warfield D. Owen** designed two Shirtwaists at 3936 and 3938 Harrison built in 1909. He is listed in the 1910 city directory as a draftsman for Edwards & Sunderland and living nearby at 3426 Tracy. The 1920 directory lists him as a draftsman for Shepard & Wiser.

**Owen and Payson**, an architectural firm, designed five South Hyde Park buildings—one house at 4422 Harrison built in 1909, two houses at 4301 and 4305 Campbell built in 1910 and two colonnaded apartments at 4009 and 4011 Kenwood built in 1912. Albert S. Owen also designed one house at 4438 Harrison in 1908. Albert Owen (1868-1934) was a native Missourian who practiced carpentry until he formed a partnership with Charles Payson in 1908. Payson had worked with Louis Curtiss, Frederick Hill and Root & Siemens. The firm of Owen and Payson operated from 1908 until 1919. It was reconfigured several times over the next decades under various names. Owen and Payson's designs included a variety of structures, such as residences, schools and commercial buildings. Some of the firm's most distinctive designs include the Hawthorne Apartments at 3507-14 Gillham Road, St. Regis Hotel at 1400 East Linwood, St. Mark's Lutheran Church at 3800 Troost and Visitation Church at 5137 Main.

**Nelle Nichols Peters** (1884-1974) designed 10 buildings in the district, all but one of them apartment buildings. In 1912, she designed a Neoclassical house built at 1008 E. 44<sup>th</sup> Street. She also designed apartment buildings at 4341-43 and 4345-47 Harrison built in 1912; 4112-14, 4120-22 and 4124-26 Troost built in 1914; 4141-43 Campbell built in 1914; 4007-09 Harrison built in 1915; and 3940-42 and 4007-09 Holmes built in 1923. Peters, credited with over 1000 Kansas City buildings, was born in North Dakota and graduated from Buena Vista

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 213

South Hyde Park Historic District  
Jackson County, Missouri

College in Storm Lake, Iowa. She worked as a “draftslady” for the Sioux City, Iowa architectural firm of Eisentrout, Colby and Pottenger. The firm sent her to Kansas City in 1909 and she soon opened her own office. Peters began a close working relationship with builder/developer Charles Phillips in 1913. Phillips was responsible for more large apartment buildings than any other developer and Peters was his primary architect. This partnership led to Peters’ specialty in apartment building design, evident in the number of multi-family dwellings she designed in the district. By the mid-1920s, she worked for several developers, including C.O. Jones, for whom she designed apartment buildings in the 3900 and 4000 block of Holmes in 1923. Other Kansas City projects include the 1924 Ambassador Hotel at 3560 Broadway and the 1928 Luzier Building at 3216 Gillham Road.

The Great Depression took its toll on Kansas City architects and Peters was no exception. Available work in the early 1930s was not for apartment houses or hotels, Nichols’ specialties. She became seriously ill during the 1930s and was often confined to a wheelchair. As a solo female architect, she did not receive the government patronage that helped many architectural firms through the Depression. Her career all but ended at this time, although she continued to work until she retired in 1967. When she died in 1974, she was unrecognized for her work.

**Sanneman & Van Trump** designed St. James Church built at 3901 Harrison in 1911. Raymond H. Sanneman was a prolific Kansas City architect, designing the 1920 Monroe Hotel at 1904 Main Street. The firm was located in the Commerce Building. The firm of Sanneman & Gould is credited with an apartment building built at 4407 Harrison in 1912, but the firm does not appear in City Directories.

**Clarence Shepard** (1870-1949) designed and built eight single-family houses in the district between 1907 and 1910. He also designed an apartment building for builder **Charles Luce** built in 1912 at 3923 Holmes. Shepard studied architecture at the University of California and worked with Frank Lloyd Wright before coming to Kansas City in 1905, where he opened his own office. Shepard designed more than 600 homes in Kansas City, primarily in the Country Club and Mission Hills districts. He also designed the Second Presbyterian Church at 52<sup>nd</sup> and Oak Streets. The firm of Shepard and Wiser formed in 1911 and lasted until 1925. Shepard worked as the principal designer and Wiser marketed the firm. The firm was responsible for the 1917 Georgian Court Apartments at 400 East Armour, the 1925 President Hotel at 1327 Baltimore and the Central Presbyterian Church, built from 1921 to 1924 at 51<sup>st</sup> and Oak.

**Arthur L. Sparks** designed one apartment building at 3942-46 Troost in 1912. He is listed in the 1910 city directory as an architect.

**John Stansberry** designed and built four Shirtwaists in 1913 at 3938, 3940, 3944 Charlotte and 712 East 40<sup>th</sup> Street. He is listed in the 1910 city directory as working for Anchor Real Estate & Building Company.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 214

South Hyde Park Historic District  
Jackson County, Missouri

**Frederick Sutter** designed one walk-up apartment building constructed in 1913 at 4000-02 Troost. He is listed in the 1910 city directory as a draftsman for Henry R. Hoit.

**Samuel B. Tarbet** designed one Neoclassical house in 1909 at 4022 Harrison. Tarbet is listed in the 1910 city directory as an architect. By 1920, he collaborated with Robert Gornall to form the firm of Tarbet & Gornall.

**Albert Turney** was active architect in Kansas City from approximately 1895 until 1936. He designed two houses in the district—one built in 1908 at 4340 Harrison and his own home at 4346 Harrison built in 1905. He is listed in the 1905 and 1910 city directories as an architect. Turney was responsible for many fashionable residences and apartments in Kansas City. He designed three Kansas City fire stations in 1905, located at 3033 Holmes (Fire Station #17), 1504 E. 6th Street (Fire Station #14) and the Fire Headquarters at 1020 Central. Turney placed a classified advertisement in *The Kansas City Star* on June 16, 1907 that read, “ Art Homes for the busy man who can’t afford the expense, worry and time. Albert Turney Architect. Prices \$8,000 to \$30,000; they are right in every way; different from those you have seen...Office Dwight Bldg.”

## Builder and Developers

**Albert Black** built five houses in 1911 and 1912 in the 4200 block of Kenwood and the 4100 block of Holmes. He is listed in the 1910 city directory as a contractor with an office in the Scarritt Building.

**Butler-Hollister Realty, Butler-Weaver Realty** and the **Butler Investment Company** were quite active in the district between 1905 and 1910, building and/or developing approximately 45 houses. The companies were all configurations of a common group of men. The Butler-Hollister Realty Company is listed in the 1905 city directory as located in the Gumbel Building downtown, with N.W. Butler as president, J.H. Hollister as vice president, J.A. Butler as secretary and W.B. Weaver as treasurer. The 1910 directory lists the Butler-Weaver Realty Company as located in the Commerce Building with Willard B. Weaver as president, N. Warren Butler as vice president, John A. Butler Secretary and Treasurer, Verna A. Weaver as Acting Treasurer and Charles F. How as Sales Manager. The Butler Investment Company, active only in 1905, was likely an outgrowth of these organizations.

**Arthur C. Cowan** developed four bungalows built in 1908 by **L.G. Cockin** at 801, 805, 807 and 811 East 39<sup>th</sup> Street. Cowan is listed in the 1910 city directory as the president of the Cowan Investment Company. (Cockin is not listed in the 1910 city directory.)

**Fred Cox** built three Shirtwaist houses in 1904 at 4333 and 4337 Charlotte and 4419 Campbell. He is listed in the 1905 city directory as a general contractor and in the 1910 directory at a civil engineer for the Kansas City Stock Yards.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 215

South Hyde Park Historic District  
Jackson County, Missouri

**Edwin Ruthven Crutcher** was the contractor for three houses built in 1909 and 1910 at 601, 603 and 605 East 39<sup>th</sup> Street. The firm of **L. Crutcher & Sons** was the developer for the houses. Edwin Crutcher lived on the southeast corner of 36<sup>th</sup> and Oak (later Gillham Road) in 1910.

**Frank and Lucie E. Dayton** developed five Bungalows in the 4300 block of Gillham Road, designed by architect **Sidney Frink** in 1909. The 1910 city directory lists Frank Dayton living at 3420 Harrison and working as a salesman for Waller & Holtz Realty Co.

**Raymond J. DeLano** built three and developed five apartment buildings in 1915 and 1921. DeLano is listed as a lawyer in the 1910 city directory. The 1920 directory lists him as the president of DeLano-Park Realty & Loan Co. He lived at 4437 Gillham.

**Napoleon Dible** (1871-1960) built and developed 35 Shirtwaist houses in the district in 1908, most grouped together. Dible grew up very poor and had a frugal lifestyle. He graduated from Kansas Wesleyan University and moved to Denver, where he worked in the advertising business. He moved to Kansas City in 1903 and quickly learned the trade of building and developing homes. By the time of his death in 1960, had designed and constructed more than 5000 houses, more than any Kansas City builder at the time. He specialized in constructing affordable houses with assembly-line construction techniques in a handful of floor plans. One of his most prolific projects was the post-World War II construction of 1000 homes in the Ward Park addition and 1500 homes in Rockhill Manor.

**Jared Eggleston** built four houses in the district—4012, 4016 and 4211 Charlotte and 4025 Holmes—from 1898 to 1900. He is listed in the 1899 City Directory as a carpenter living at 4016 Charlotte (one of the houses he built.)

**Harry E. Fisher/ Fisher Building Co.** built two houses in 1891 and 1910 and three apartment buildings in 1924 and 1925. He is listed in the 1910 and 1920 city directories as a carpenter.

**Samuel Frazier** built 12 Shirtwaist dwellings from 1905 until 1908 in the district. He is listed in the 1905 and 1910 city directories as a carpenter.

**Benjamin F. Hart** built five residences on the 4200 block of Holmes between 1912 and 1915, one of them his own house at 4214 Holmes. Hart is not listed in the 1910 city directory, but is listed in the 1920 directory as a teacher at Westport High School.

**Henson & Russell** built four bungalows developed by Butler Investment Company in 1905 at 4304, 4306, 4308 and 4310 Holmes. William M. Henson is listed in the 1905 city directory as working for Butte Investment Co. and working in real estate. Two men with the surname of Russell—Arthur E. and Orlando A.—are listed in the 1905 directory as working in real estate.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 216

South Hyde Park Historic District  
Jackson County, Missouri

**George L. Hoffman** developed four houses in the district in 1909. Hoffman is listed in the 1910 city directory with the George Hoffmann Real Estate Co. and living at 3401 Paseo.

**Charles T. Houlehan** is credited with building 29 single residences in the district and working as the developer for most of the houses. He also built St. James Church in 1911. He is listed in the 1905 and 1910 city directories as a contractor with his firm, C.T. Houlehan Contracting Company.

**Charles Ogan Jones** built two apartment buildings in 1923 at 3940-42 and 4007-09 Holmes. C.O. Jones, one of Kansas City's most prominent builders and developers, was born in LeRoy, Kansas and came to Kansas City around 1902 at the age of seventeen. He worked in the stockyards as an office employee until he was struck with rheumatism. He then conducted a diamond-trading business from his bed. He built a house for himself and his wife soon sold it and built another, beginning his real estate career. He went on to build 100 homes near 59<sup>th</sup> and Locust in 1912 and then concentrated on large buildings. When he completed the Aladdin Hotel in 1925, it was the tallest structure in Kansas City. He is credited with approximately 40 large apartment buildings in Kansas City, including the Bainbridge apartment hotel at 900-08 Armour and the Walnuts at 50<sup>th</sup> and Wornall Road.

**Albert, Humphrey, George and Herbert Laitner** formed the Laitner Brothers Plumbing Company, credited with building 11 bungalows in the district from 1909 to 1913. Laitner Brothers is listed as developing five of the houses. The Laitner Brothers business was located at 611 East 31<sup>st</sup> Street. Albert built his own home at 4036 Holmes in 1909 and built four additional houses in 1913 on the 4100 block of Holmes. George built 4006 (his own house) and 4008 Holmes in 1912. Humphrey Laitner built 4032 and 4034 Holmes in 1911.

**Charles H. Luce** built 17 multi- and single-family buildings and developed five between 1911 and 1921 in the district. Luce is credited with building at least 50 residential buildings in Kansas City, developing most of them. His Kansas City work spans 1909 to 1926. He is listed in the 1910 city directory as working in real estate at 3217 Park Avenue and in the 1920 directory as working in real estate downtown.

**Charles MacKenzie** and **R. Frazer** are credited with building a Shirtwaist at 4110 Charlotte in 1909. William Charles MacKenzie is listed in the 1905 and 1910 city directories with J. & W.C. MacKenzie Real Estate Loans, Financial & Land Agents. The firm and Charles MacKenzie are not listed in the 1920 city directory.

**Gus H. McCanles** began his career as a builder in 1907. In 1908, he built five bungalows in the district for developer **Slusher & Smith**. By the time he had built 200 houses in Kansas City, Roy Gregg persuaded him to build apartment buildings. The partnership was successful, with McCanles building some 300 flats and Gregg marketing and managing the buildings. **McCanles Realty**, operated by McCanles and Gregg, developed five apartment buildings in the district in 1915. When Gregg died of the 1920 influenza epidemic, McCanles formed



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 217

South Hyde Park Historic District  
Jackson County, Missouri

---

a new company with his top earner, George W. Miller. **McCanles-Miller Realty** developed two apartment buildings in the district in 1921.

**Morrow & Downs**—developed four Shirtwaists in 1906 at 800, 804, 808 and 812 East 44<sup>th</sup> Street.; 1910 no listing; 1920 NL

**Henry Ostrum**, a carpenter, built three bungalows in 1911 for the Phillips Realty Company at 4231, 4233 and 4335 Holmes. He also built a multi-family building at 4117 Charlotte in 1926. He is not listed in the 1910 or the 1920 city directories.

**Upton Perrine**, a contractor, built four single-family dwellings from 1907 to 1909, located at 3926, 3928 and 3930 Holmes and 4513 Gillham. He is not listed in the 1910 city directory.

**Charles E. Phillips** (1883-1955) built one single family dwelling in the district in 1907. He teamed with architect **Nelle Peters** in 1914 to built three colonnaded apartments. He built and developed five walk-up apartment buildings on East 42<sup>nd</sup> Street in 1921 and one at 4042 Harrison in 1923. Phillips made a name for himself by building several large apartment buildings along Armour Boulevard and approximately 20 in the Country Club Plaza area. He built the Phillips House Hotel, completed in 1931 as Kansas City's tallest building at the time.

**Volney H. and Julian B. Primm** developed six Shirtwaists in 1909 in the 4400 block of Campbell. The brothers are listed in the 1910 city directory as working in real estate. The 1910 directory lists Volney as living at 4401 Campbell, but the 1910 census lists him at residing at 4429 Campbell.

**James A. Robinson**, a contractor, built three houses at 4411, 4415 and 4419 Harrison in 1907. The 1910 city directory lists him as residing at 4336 Charlotte, a house built in 1906 by the Butler-Weaver Realty Company.

**James T. Robinson** developed nine Shirtwaists on the 4300 block of Campbell built from 1905 through 1909. Robinson is listed in the 1910 city directory as working in real estate.

**William C. Robinson**, a contractor, built three Shirtwaists on the 4100 block of Campbell for developer **Elizabeth Howard** and one Shirtwaist at 4314 Harrison. The 1910 city directory lists him residing at 3519 Highland.

**George E. Shelton** built and developed four houses between 900 and 908 East 42<sup>nd</sup> Street in 1910. The 1910 city directory lists him as working in real estate in the Massachusetts Building downtown and living at 3708 Walnut.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 8 Page 218

South Hyde Park Historic District  
Jackson County, Missouri

**John A. Shilling** built 17 Shirtwaists from 1908 to 1910. He is listed as developer for two of the houses. The 1910 city directory lists him as a contractor with an office in the New York Life Building and residing at 4230 Campbell, one of the houses he built.

**Wilford B. Stiers** built six houses and developed three of them from 1908 to 1912. The 1910 city directory lists him as a contractor living at 3833 Campbell.

**William B. Wear** built one house in the district in 1909 and two houses in 1912. The 1910 city directory lists him as a contractor living at 3708 E. 29<sup>th</sup> Street.

**The Wells Brothers**—Ralph, his twin Rollo and Harry—moved to Kansas City from Belleville, Kansas in 1903 and established the Wells Brothers Building company one year later. Two generations of the Wells family built more than 2000 homes in Kansas City, many of them in new areas developed by the company. The Wells Brothers built 16 houses in the district in 1912 and probably developed all of them. **Harry Wells** is individually credited with building six houses in 1912.

**Truman Wheelock** built and developed five houses in the district in 1909 and built and developed one more in 1913. His company, the **Wheelock-Stine Investment Company**, built and developed eight in 1908. Wheelock was born in 1872 in Douglas County, Illinois and moved to Kansas City, Kansas in 1896, where he worked as a contractor. He began speculative building and went into partnership with N.T. Stine in 1907. The Wheelock-Stine Investment Company specialized in offering easy payments on new homes.

**W. Chaffe Whitehead** developed seven houses around 40<sup>th</sup> and Harrison from 1905 to 1907. Whitehead lived at 3926 Troost in a circa 1891 Queen Anne house.

## CONCLUSION

The South Hyde Park District retains a very high degree of integrity as one of Kansas City's early 20<sup>th</sup> century streetcar suburbs. The district was planned, designed and constructed for Kansas City's middle-class residents. It provided appealing and affordable housing near the recreational spaces of Gillham Park and Gillham Road, but also within blocks of the Troost Streetcar that could quickly transport residents to downtown Kansas City. The district retains much of its original appearance in form, materials and appearance. The housing stock is intact, providing a visual link to the architectural forms and styles popular in the early 1900s. Kansas City's turn-of-the-century real estate boom is represented by blocks of intact housing built quickly by speculators, developers and builders of all sizes. The period of peak development, 1900-1930, is visibly reflected in the styles of housing common during this period that begin with the Folk Victorian and Queen Anne styles, segue to American Foursquares and Kansas Shirtwaists and end with Bungalows and the Craftsman style. Interspersed throughout the neighborhood are multi-family housing represented by duplexes, colonnaded apartments and walk-up apartment buildings.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 9 Page 219

South Hyde Park Historic District  
Jackson County, Missouri

---

## Sources

- 1893 Map of Kansas City, MO. Showing Proposed System of Boulevards & Park Reservations.* (Missouri Valley Special Collections, Kansas City Public Library.)
- 1900 Kansas City Park, Boulevard, Street Railway & Railway Map of Kansas City, Mo. And Kansas City, KS.* Kansas City: Hudson-Kimberly Publishing Co., 1900. (Missouri Valley Special Collections, Kansas City Public Library.)
- 1914 Map of Kansas City.* Kansas City: Berry Map Co., 1914. (Missouri Valley Special Collections, Kansas City Public Library.)
- 1920 Kansas City, Missouri City Directory and Business Catalogue.* Kansas City: Gates City directory Co., 1927.
- 1930 Kansas City Map.* Kansas City: Gallup Map & Supply Company, 1930. (Missouri Valley Special Collections, Kansas City Public Library.)
- Atlas of Kansas City Missouri and Environs.* Kansas City: Tuttle-Ayers-Woodward Co., 1925.
- Atlas of Kansas City, U.S.A. and Vicinity.* Kansas City: Tuttle and Pike, 1900.
- Brown, A. Theodore and Lyle W. Dorsett. *K.C. A History of Kansas City, Missouri.* Boulder: Pruett Publishing Co., 1978.
- Ellis, Roy. *A Civic History of Kansas City, Missouri.* Springfield, MO: Press of Elkins-Swyers Co., 1930.
- Ehrlich, George. *Kansas City, Missouri; An Architectural History, 1826-1990.* Columbia, MO: University of Missouri Press, 1992.
- Ehrlich, George and Sherry Piland. "The Architectural Career of Nelle Peters." *Missouri Historical Review*. Vol. 83, No. 2.: January: 161-176.
- Ford, Susan Jezak. "The Influence of the Chicago School on the Work of Ernest Olaf Brostrom." M.Arch thesis, University of Kansas, 1997.
- Harris, Cyril. *American Architecture; An Illustrated Encyclopedia.* New York: W.W. Norton & Company, 1998.
- An Illustrated Historical Atlas Map, Jackson County, Mo.* Philadelphia: Brink, McDonough & Co., 1877.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 9 Page 220

South Hyde Park Historic District  
Jackson County, Missouri

---

"Insurance Maps, Kansas City, Missouri. Vol. 4" New York: Sanborn Map Company, 1909.

*Kansas City*. Kansas City: Kansas City Chapter of The American Institute of Architects, 1979.

*Kansas City Architect and Builder*. Years 1899-1905 scanned; on file in Missouri Valley Room, Kansas City Central Public Library.

*Kansas City Journal Post*: "Troost Avenue...." 28 December 1929, p. 4.

*Kansas City News Press*: "Values on Troost Ave." 31 March 1927.

*The Kansas City Star*:

"The New Franchises Given By The Council To The Metropolitan Street Railway." 27 July 1902, p. 10;

"To Dedicate A New Church." 24 November 1907, p. 7A;

"Exhibit 4." (Street railway map.) 17 November 1909, p. 15;

"About Real Estate." 18 December 1927, p. 1D;

"Charles E. Phillips. A Turning Point in My Career." 5 October 1930;

"Charles S. Payson Dies." 19 July 1934, p. 9;

"Charles E. Phillips." 3 July 1942;

"John Harrison Edelman." 29 November 1943;

"Edgar C. Faris." 6 July 1945;

"Horace LaPierre." 9 October 1945;

"Clarence E. Shepard." 1 May 1949;

"Charles Phillips: a Builder." 5 July 1955;

"N.W. Dible, Builder." 7 January 1960;

"Ralph Wesley Wells." 9 February 1968, p. 24.

*The Kansas City Star* classified advertisements: 23 July 1899, p. 18; 5 June 1904, p. 15, 17; 26 June 1904, p. 15; 10 July 1904, p. 15; 5 May 1905, p. 16; 4 June 1905, p. 15; 16 June 1907, p. 17B; 7 July 1907, p. 15B.

*The Kansas City Times*:

"A Remodeled Church And A New Roof." 28 November 1925, p. 9;

"Clarence E. Shepard." 2 May 1949;

"C.O. Jones, 74, Dies." 13 January 1960.

Landmarks Commission of Kansas City. *A Place in Time*. Kansas City: Landmarks Commission of Kansas City, Missouri, 1977.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 9 Page 221

South Hyde Park Historic District  
Jackson County, Missouri

---

Lee, Janice and Dave Boutros, et. al. *A Legacy of Design; An Historical Survey of the Kansas City, Missouri, Parks and Boulevards System, 1893-1940*. Kansas City: Kansas City Center for Design Education and Research, 1995.

Leifer, Loring. "The Napoleon of Southtown." *SouthTown News Magazine*, July 1985.

Longstreth, Richard. *The Buildings of Main Street*. Walnut Creek, CA: AltaMira Press, 2000.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1995 ed.

Michalak, Joan. "A Lesson in Style: The 'Shirtwaist' House." *Historic Kansas City Foundation News*, Vol. 3, No. 4 (Feb./March 1979): 10.

Montgomery, Rick Montgomery and Shirl Kaspar. *Kansas City; An American Story*. Kansas City: Kansas City Star Books, 1999.

*Pen and Sunlight Sketches of Greater Kansas City*. Kansas City: The American Illustrating Co., ca. 1914.

Piland, Sherry. "Early Kansas City Architects: Horace LaPierre." *Historic Kansas City Foundation Gazette*, October-November 1979: 5.

\_\_\_\_\_. "A Kansas City Architect: Edgar Faris." *Historic Kansas City Foundation Gazette*, Vol. 5. No. 7 (Aug./Sept. 1981): 9.

\_\_\_\_\_. "Kansas City Architects: Owen and Payson." *Historic Kansas City Foundation Gazette*, January/February 1984: 6.

Robinson, Greg. "N.W. Dible: the Napoleon of affordability." Undated *Kansas City Star* article on file in Missouri Valley Room, Kansas City Central Public Library.

*River City Rehab; Recognizing Your Architectural Assets*. Kansas City: The Office of Housing and Community Development, Kansas City, Missouri, 1980.

Roth, Leland M. *American Architecture; A History*. Boulder: Westview Press, 2001.

Sandy, Wilda and Larry K. Hancks. *Stalking Louis Curtiss*. Kansas City: Ward Parkway Press, 1991.

Schwenk, Sally F. National Register of Historic Places Multiple Property Documentation Form for Colonnaded Apartment Buildings in Kansas City, Missouri.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      9                      Page    222

South Hyde Park Historic District  
Jackson County, Missouri

---

*Social Prospectus of Kansas City, Missouri.* The Research Bureau of the Board of Public Welfare, 1913.

Whitney, Carrie Westlake. *Kansas City Missouri; Its History and Its People, 1800-1908, Vol. III.* Chicago: The S.J. Clarke Publishing Company, 1908.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection  
number 10 Page 223South Hyde Park Historic District  
Jackson County, Missouri**Verbal Boundary Description**

The South Hyde Park Historic District is bounded roughly on the north by East 39<sup>th</sup> Street, on the west by Gillham Road and the adjacent Parkway, on the south by Brush Creek Boulevard and on the east by Troost Avenue in the city of Kansas City, Missouri. The boundaries are shown on the attached scale map of the district.

**Boundary Justification**

The description encompasses all properties historically associated with the many subdivisions that developed as a cohesive neighborhood in the early 1900s. The district's buildings, deliberately constructed as part of the district's neighborhood, were all included in a survey of the area by the Kansas City Landmarks Commission, completed in spring 2007. The streets that bound the district are busier thoroughfares than those that run within the neighborhood, providing clear borders. The east boundary, Troost Avenue, is a major commercial street that delineates the district from areas to the east. East 39<sup>th</sup> Street and Brush Creek Boulevard are major east-west roads that bisect midtown Kansas City, effectively serving as the district's north and south borders. Gillham Parkway was constructed as green space for the area's residents. It is bordered on both sides by landscaped tracts and includes Gillham Park between 39<sup>th</sup> and 43<sup>rd</sup> Streets. This expansive landmark serves as a visual boundary for the district's western edge.

**UTM Coordinates**

1.	15	363180	4344230
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
2.	15	363980	4324190
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
3.	15	363880	4322800
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
4.	15	363690	4322810
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
5.	15	363700	4322900
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
6.	15	363270	4323420
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
7.	15	363300	4324100
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      10                      Page    224

South Hyde Park Historic District  
Jackson County, Missouri

---

## Photographic Information

The following information is consistent for all photographs:

1. South Hyde Park Historic District
2. Jackson County, Missouri
3. Photographer: David Andersen (DA) and Bradley Wolf (BW)
4. April 21, 2007
5. Photographic CD retained by the Missouri Department of Natural Resources

The following information is applicable to specific photographs:

### Photograph #1 (DA)

4011 Kenwood. Late (1912) Shirtwaist.

### Photograph #2 (DA)

4135-4137-4141 Kenwood. 1921 bungalows by builder Timothy Kelly.

### Photograph #3 (DA)

4319-4331 Gillham. 1909 Bungalows developed by Frank and Lucie Dayton.

### Photograph #4 (DA)

4401 Gillham. 1908 Bungalow.

### Photograph #5 (DA)

4533, 4435, 4437 Gillham. 1909-10 Bungalows.

### Photograph #6 (DA)

3908 Holmes. 1899 Queen Anne.

### Photograph #7 (DA)

3918 Holmes. 1902 Colonial Revival.

### Photograph #8 (DA)

3940-42 Holmes. Evanshire Apartments, 1923 walk-up designed by Nelle Peters, built and developed by C.O. Jones.

### Photograph #9 (DA)

4017 Holmes. Folk Victorian, 1890.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      10                      Page    225

South Hyde Park Historic District  
Jackson County, Missouri

---

**Photograph #10 (BW)**

4100 Block of Holmes. Facing northeast from 42<sup>nd</sup> and Holmes.

**Photograph #11 (DA)**

4201-03 Holmes. 1912 Colonnade.

**Photograph #12 (DA)**

3908 Charlotte. 1910 Colonial Revival.

**Photograph #13 (DA)**

3933 Charlotte. 1925 Tudor apartment building.

**Photograph #14 (DA)**

4035-39 Charlotte. 1923 walk-up.

**Photograph #15 (DA)**

4140-44-46 Charlotte. Bungalows built by Wilford B. Stiers.

**Photograph #16 (DA)**

4200 Charlotte. 1891 Queen Anne.

**Photograph #17 (BW)**

3900 Block of Campbell. Facing southeast from 39<sup>th</sup> and Campbell.

**Photograph #18 (BW)**

4000 Block of Campbell. Facing northeast from 41<sup>st</sup> and Campbell.

**Photograph #19 (DA)**

4133 Campbell. 1908 Kansas City Shirtwaists built and developed by Napoleon Dible.

**Photograph #20 (DA)**

4227 Campbell. 1908 Kansas City Shirtwaists built and developed by Napoleon Dible.

**Photograph #21 (DA)**

3901 Harrison. St. James Church and rectory.

**Photograph #22 (DA)**

4000 Harrison. First Church of the United Brethren.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      10                      Page    226

South Hyde Park Historic District  
Jackson County, Missouri

---

**Photograph #23 (DA)**

4132, 4136, 4140 Harrison. 1908 Shirtwaists.

**Photograph #24 (DA)**

4154-56 Harrison. 1909 Classical colonnades.

**Photograph #25 (DA)**

4220-22 & 4224-26 Harrison. 1915 Sunny View walk-up apartments.

**Photograph #26 (BW)**

4200 Block of Harrison. Facing North of E. 43<sup>rd</sup> Street and Harrison

**Photograph #27 (DA)**

4246 Harrison. 1906 Richard McCartney house

**Photograph #28 (DA)**

4324 Harrison. 1907 Ignacio Koch home, designed and built by Clarence Ennis

**Photograph #29 (DA)**

4346 Harrison. 1905 Turney residence.

**Photograph #30 (DA)**

4422 Harrison. Colonial Revival.

**Photograph #31 (BW)**

3900 Block of Troost. Facing northwest from 40<sup>th</sup> and Troost.

**Photograph #32 (DA)**

4000 Troost. Fruit stand.

**Photograph #33 (BW)**

4000 Block for Troost. Facing northwest from 41<sup>st</sup> and Troost.

**Photograph #34 (DA)**

4120-22 & 4124-26 Troost. 1914 sixplex designed by Nelle Peters.

**Photograph #35 (DA)**

4232 Troost . Baker Manufacturing Co. warehouse.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      10      Page    227

South Hyde Park Historic District  
Jackson County, Missouri

---

**Photograph #36 (DA)**

4248-54 Troost. Grocery.

**Photograph #37 (BW)**

4400 Block of Troost looking northwest from 45<sup>th</sup> and Troost.

**Photograph #38 (DA)**

4518 Troost . Fire station.

**Photograph #39 (DA)**

4538 Troost. Handy-Baker Motors.

**Photograph #40 (DA)**

901-03 & 907-09 East 39<sup>th</sup> Street. 1909 Colonnaded duplexes.

**Photograph #41 (BW)**

800 Block of E. 40<sup>th</sup> St. 1912 Bungalows by Charles Luce.

**Photograph #42 (DA)**

912-14 East 41<sup>st</sup> Street. 1912 Colonnade designed by Ernest Brostrom

**Photograph #43 (BW)**

North side of 600 Block of E. 42<sup>nd</sup> St. 1900 Folk Victorians.

**Photograph #44 (DA)**

800 block E. 42<sup>nd</sup> Street, south side. 1921 walk-ups built and developed by Charles Phillips.

**Photograph #45 (DA)**

1008 E. 44<sup>th</sup> Street. 1912 Neoclassical residence designed by Nelle Peters

**Photograph #46 (DA)**

3915 Gillham. Park Building. Designed by Adriance Van Brunt

**Photograph #47 (DA)**

Gillham Road Parkway. Looking southeast from E. 39<sup>th</sup> Street and Gillham.

**Photograph #48 (DA)**

Gillham Road Parkway. Looking south from parking lot of park maintenance building.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number                      10                      Page    228

South Hyde Park Historic District  
Jackson County, Missouri

---

**Photograph #49 (BW)**

Gillham Road Parkway. Looking northeast from 41<sup>st</sup> and Gillham. 3900 and 4000 Blocks of Kenwood in background.

**Photograph #50 (BW)**

Gillham Road Parkway. Looking southwest from E. 41<sup>st</sup> St and Kenwood.

**Photograph #51 (BW)**

Gillham Road Parkway. Looking southeast from the corner of E. 41<sup>st</sup> St and Gillham.

**Photograph #52 (DA)**

Gillham Road Parkway. Looking southwest from E. 43<sup>rd</sup> St. and Gillham.

**Photograph #53 (DA)**

Gillham Road Parkway. Looking North from Brush Creek Boulevard between Gillham and Campbell.

**Photograph #54**

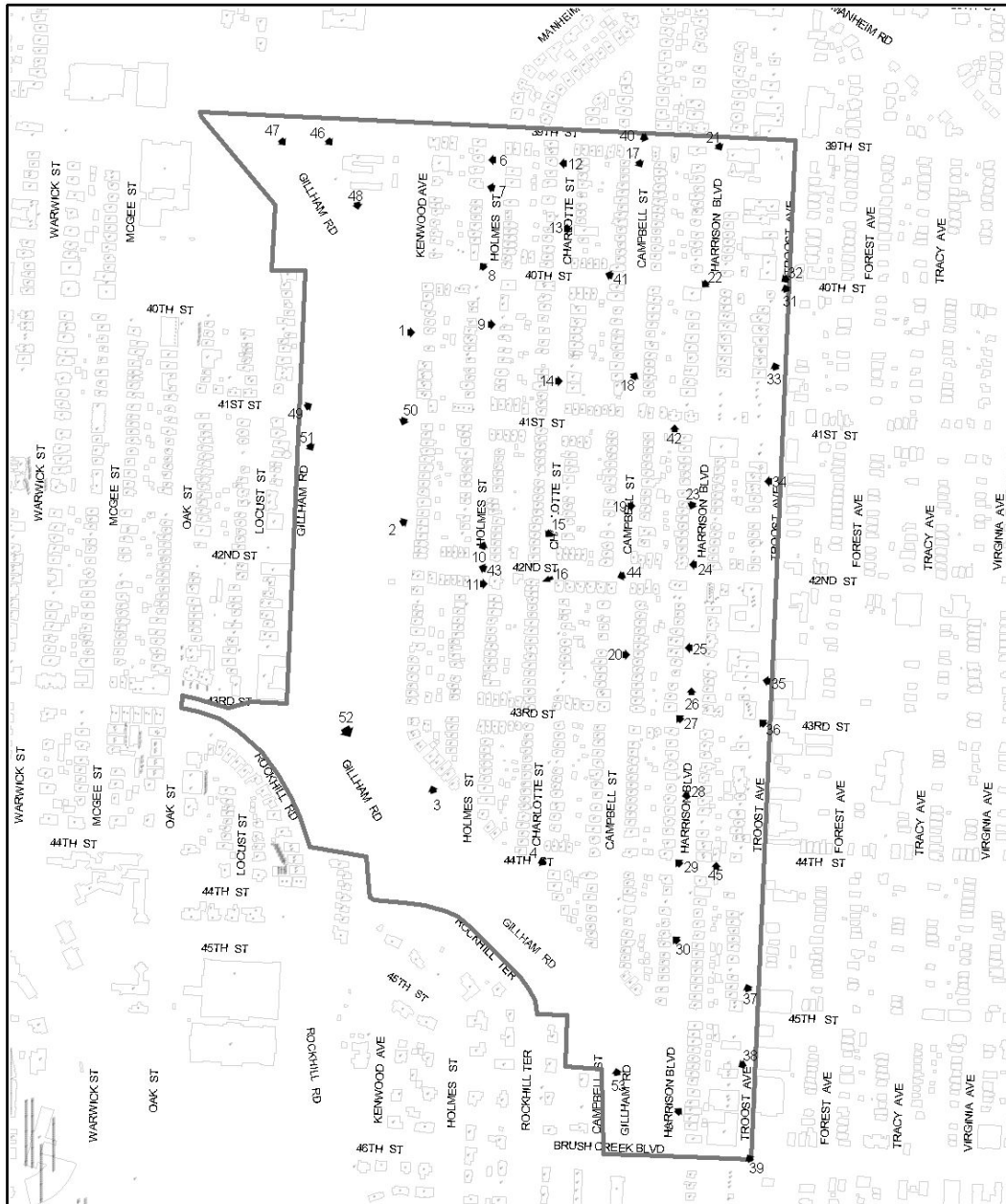
Aerial Photograph of the district. Photographed in 2005 by MJ Harden Company.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section  
number 10 Page 229

South Hyde Park Historic District  
Jackson County, Missouri



South Hyde Park Historic District  
Kansas City, Jackson County, MO  
PhotoKey

□ Proposed Boundary





# South Hyde Park Historic District

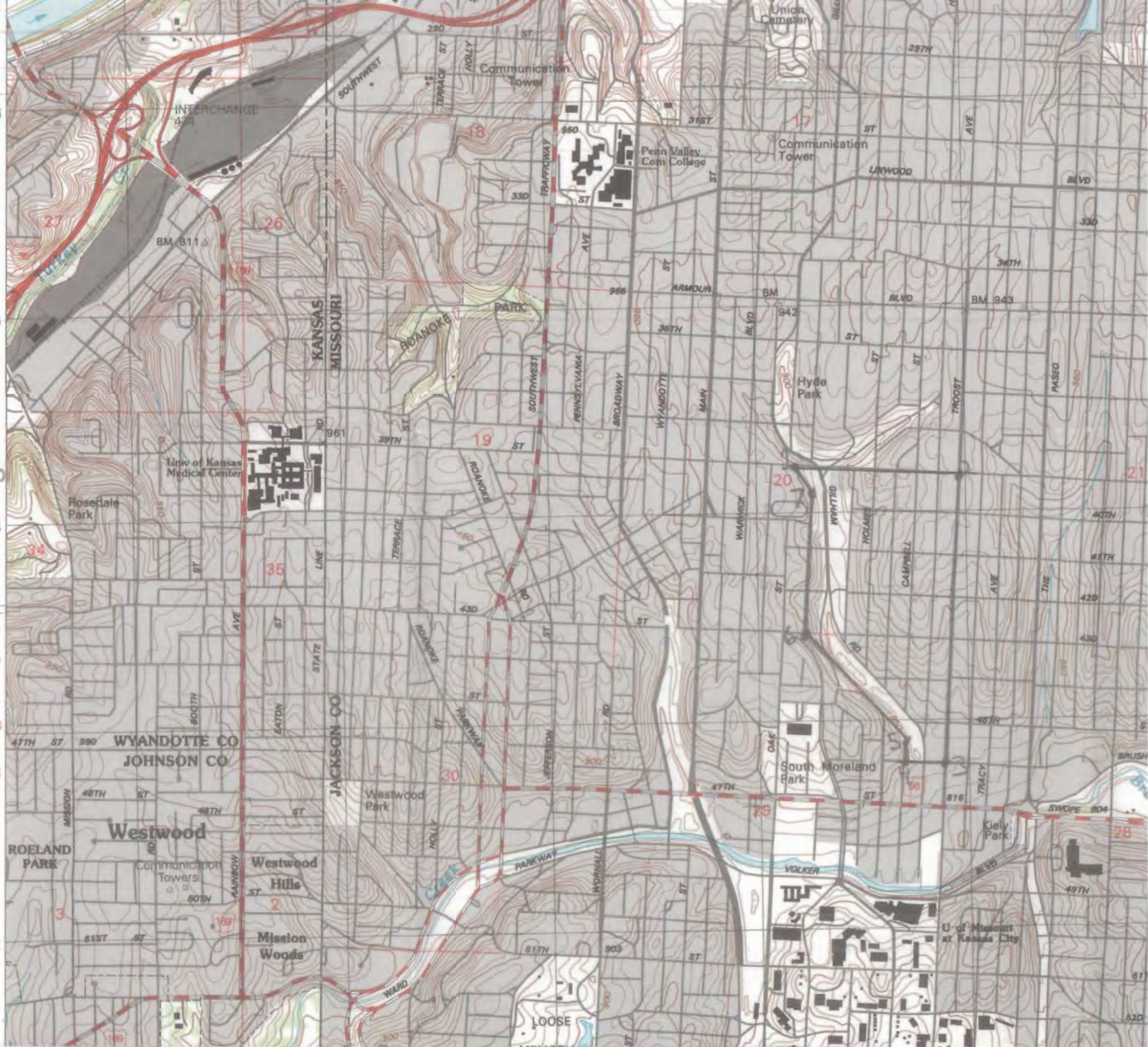
- 1.15 363180 4344230
- 2.15 363980 4324190
- 3.15 363880 4322800
- 4.15 363690 4322810
- 5.15 363700 4322900
- 6.15 363270 4323420
- 7.15 363300 4324100

T 11 S

T 12 S

2'30"

"22











# South Hyde Park Historic District

## Kansas City, Jackson County, Missouri

While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO, harmless in all matters and accounts arising from the use and/or accuracy of this data.

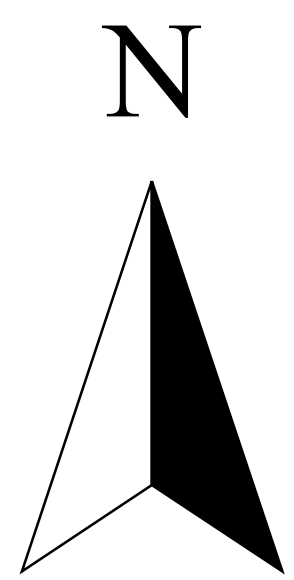
District Boundary

Buildings

\*

Noncontributing Properties

**Note:** contributing and noncontributing outbuildings are not noted on teh map. Please refer to nomination for status.



















































































HISTORIC  
HYDE  
PARK

ST. JAMES

...feels  
like  
family!

SUNDAY MASS  
10:00AM

ONE WAY

HIST  
HY  
PA

39<sup>th</sup> ST  
HARRISON

DO NOT  
ENTER





ONE WAY













































4232









Troost Ave

43rd St

TROOST AVE

ERSEY'S  
CLEANERS

ERSEY'S CLEANERS

NC  
SERVICE

THE  
PARTY PLACE

4254

3 4 J D E R

THE PARTY PLACE  
(616) 32-0430





FOR  
RENT







O'KENNY MOTORS  
WE FINANCE  
4512 100TH AVE  
816-531-0333









Troost Ave

AUTOWORLD

MILL'S  
AUTO DETAILING















































