

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name N/A

other names/site number Scarritt Point North Historic District (preferred)

2. Location

street & number Along sections of Gladstone Blvd., Windsor, Bales, Indiana and Norledge Aves. [n/a] not for publication

city or town Kansas City [n/a] vicinity

state Missouri code MO county Jackson code 095 zip code 64123.64124

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  
[X] 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 [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered  
significant [ ] nationally [ ] statewide [X] locally.  
( See continuation sheet for additional comments [ ] )

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date 24 October 1997

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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [ ] 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  
See continuation sheet [ ].

Signature of the Keeper

Date

## 5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	63	11	buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		63	11	Total

Name of related multiple property listing.

N/A

Number of contributing resources  
previously listed in the National  
Register.

5

## 6. Function or Use

Historic Function	Current Functions
DOMESTIC/single dwelling	DOMESTIC/single dwelling
DOMESTIC/multiple dwelling	DOMESTIC/multiple dwelling
DOMESTIC/secondary structure	DOMESTIC/secondary structure
RELIGION/religious facility	RELIGION/religious facility
	RELIGION/church-related residence
	RECREATION AND CULTURE/museum

## 7. Description

Architectural Classification	Materials
OTHER: American Four-Square	foundation STONE: Limestone
Queen Anne	walls WOOD: Weatherboard
Beaux Arts	BRICK
Colonial Revival	root ASPHALT
Mission Revival	other STONE: Slate
Bungalow/Craftsman	STONE: Limestone

## Narrative Description

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

## 8. Statement of Significance

### Applicable National Register Criteria

☒ **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

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.)

## 9. Major Bibliographic 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

# \_\_\_\_\_

### Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

### Periods of Significance

1887 - CA. 1940

### Significant Dates

N/A

### Significant Person(s)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Peters, Nelle E.

Edwards, S.E.

Walker, R.A.

See continuation sheet

### Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository: Kansas City, MO. Landmarks Commission

---

## 10. Geographical Data

---

Acreage of Property 26 acres

### UTM References

A. Zone Easting Northing  
15 366600 4330720

B. Zone Easting Northing  
15 366795 4330710

C. Zone Easting Northing  
15 366770 4330555

D. Zone Easting Northing  
15 366940 4330550

[X] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

---

## 11. Form Prepared By

---

name/title Bradley C. Finch

organization Kansas City Historical Research date October 24, 1997

street & number PO Box 240661 telephone 816/231-1507

city or town Kansas City state Missouri zip code 64124

### 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

(Complete this item at the request of SHPO or FPO.)

name N/A

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

Scarritt Point North Historic District [preferred  
Jackson County, M

The Scarritt Point North Historic District is a large residential district located in the Northeast section of Kansas City, Missouri (pop. 435,146, 1990). This district is composed primarily of residences constructed between 1886 and 1915 when work on the new Park and Boulevard system in Kansas City drew affluent families from older neighborhoods to Scarritt Point. There are sixty-three contributing resources and eleven non-contributing resources in the district, with five resources previously listed in the National Register. The majority of the properties are 2 1/2 story homes built in a variety of materials and construction methods, many considered mansions in their day. Associated with these homes are many carriage houses, among other outbuildings. Also included in the district's is one church; Melrose Methodist Church, founded in 1888 by the district's original landowner, Reverend Nathan Scarritt. There has been very little new construction in the district since the late 1920's, and the majority of buildings, outbuildings and structures retain their integrity and contribute to the character of the district.

The Scarritt Point North Historic District is located on the high bluffs, overlooking the East Bottoms area and the Missouri River to the North, about two miles East of downtown Kansas City. The boundaries of the district represent both a delineation of, and addition to, the Scarritt Point Historic District currently on the Kansas City Register of Historic Places (listed 11/10/83). This area features broad boulevards, large shade trees, wide concrete sidewalks with inlaid tile street names, and many original red granite street crossings. All streets run in north/south east/west directions, with St. John Avenue as the dividing line between north and south Gladstone Boulevard. Although lot sizes vary, most houses in the district have fairly uniform setbacks of 25' to 35' with rectangular yards front and back.

Since the late-1920's, the majority of the buildings in the district have not been significantly altered and retain integrity of site, design, workmanship and materials. While some residences have had alterations such as substitute siding and replacement porch posts, the original design and form of these structures remain intact. New construction within the district has been minimal, consisting primarily of duplexes and apartment buildings. The majority of non-contributing properties in the district are post-1947 structures, built after the period of significance of the district.

Domestic use resources make up over 95% of the 79 buildings in the district with one church, one museum and its annex being the only exceptions. All of these exceptions, however, are considered contributive to the district. Of the 79 buildings, there are, in total, 55 residences and 21 outbuildings. Contributing resources include forty-four residences, two outbuildings and one church. Non-contributing resources include 10 residences and 1 outbuilding. Five buildings within the historic district are previously

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

Scarritt Point North Historic District [preferred]  
Jackson County, MO

listed in the National Register of Historic Places. These are: Corinthian Hall, (Kansas City Museum) R. A. Long Residence at 3218 N. Gladstone Boulevard and its associated outbuilding (NR, 1980); the William Chick Scarritt Residence at 3240 Norledge Avenue (NR, 1978) and the Edward Lucky Scarritt Residence at 3500 N. Gladstone Boulevard and its associated outbuilding (NR, 1977). A few vacant lots are also present throughout the district.

Although a wide variety of architectural styles are represented in the Scarritt Point North Historic district, the predominant building type is the American Foursquare. One of the best examples of this style is seen in 3511 N. Gladstone Boulevard (Photo #9). These are large, solidly built, rectangular plan homes, some with embellishments that evoke a variety of styles. The Foursquare was very popular in the mid-west after the turn of the century as its simple design was considered more accommodating to its inhabitants than its Victorian predecessors.

Influences of the Victorian era are seen in the Queen Anne style homes throughout the district. Eleven high style examples remain in the district, including 3242 Norledge Avenue (Photo #13). These large homes display the textbook characteristics of the Queen Anne style in their asymmetrical plans, large porch areas, corner towers, projecting bays, and high roofs, constructed of a variety of building materials with high style decorations. These homes are among the earliest and most ornate in the district, most built by prominent merchants, lawyers and politicians.

The Colonial Revival style is also featured prominently in the Scarritt Point North Historic District. The Edward Lucky Scarritt Residence (NR, 1977), 3500 Gladstone Boulevard (Photo #10), and 3510 Gladstone Boulevard (Photo #10) are among the finest examples in the district. Characterized by their symmetrical plans, evenly spaced fenestration, Palladian windows and porticos supported by simple columns, these massive homes were designed for some of Kansas City's most noted legal professionals.

The district also features three excellent examples of Mission Style architecture done in stonework. Among them 3400 N. Gladstone Boulevard features the curved parapet dormers and portico and Spanish tile roofs characteristic of the Midwest's turn of the century Mission style homes. The district's representatives of this style also feature elements of the Craftsman movement, popular in Mission Style architecture prior to World War I.

The area surrounding and including the Scarritt Point North Historic District has suffered few changes over the last sixty to seventy years. Commercial developments on Independence Boulevard, three blocks south of the district, have had little effect on the residential qualities of the neighborhood, and highway projects, such as Interstate 70, ¼ mile to the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

Scarritt Point North Historic District [preferred]  
Jackson County, MO

south, have avoided the area. New construction in the district since 1930 has been limited mainly to structures built on the sites of older, demolished homes or on parcels broken off from large existing lots.

Contributing resources (C) are significant to the historic and architectural development of the district, possess original design elements, and maintain the scale, use, texture, and materials of the district. Non-contributing resources (NC) do not retain architectural or historical integrity, or were not built within the period of significance of the district. Outbuildings were assessed in this same manner, giving consideration to the fact that all original carriage houses in the district are currently being used as automobile garages.

Individual Property Descriptions

1. 105-07 N. Gladstone Boulevard: Four story stretcher bond brick rectangular plan, three bay sixteen unit apartment building designed by Nelle E. Peters and built in 1922. This Vernacular apartment structure has a limestone foundation, brick walls and a flat tar and gravel roof. The main (W) facade is crowned by a cornice with deep eaves, displaying carved wood modillions underneath. The central entrance on the main facade is protected by a canopy. Decorative stone and patterned brick enhance the main facade. This is one of two adjoining identical units on Gladstone Boulevard. (C)
2. 109-11 N. Gladstone Boulevard: Four story stretcher bond brick rectangular plan, three bay sixteen unit apartment building designed by Nelle Peters and built in 1922. This Vernacular apartment structure has a limestone foundation, brick walls and a flat tar and gravel roof. The main (W) facade is crowned by a cornice with deep eaves, displaying carved wood modillions underneath. The central entrance on the main facade is protected by a canopy. Decorative stone and patterned brick enhance the main facade. This is one of two adjoining identical units on Gladstone Boulevard. (C)
3. 117 N. Gladstone Boulevard: One story stone and frame rectangular plan, three bay residence designed by S.E. Edwards and built in 1916. This Craftsman Bungalow has a limestone foundation, stone, stucco and shingle wall treatment and a gable roof covered with red tile. A rubble porch extends across the main (W) facade and partway around the South facade with a central gable roof projecting over the staircase. The roof has a deep overhang and the eaves are supported by knee braces. A rectangular band of three square windows with multiple lights enhance the attic story. Behind the home is a front gable, frame with stucco, one car garage. (C)  
Outbuilding(s) - (C)
4. 123 N. Gladstone Boulevard: One story concrete block "L" shape plan residence built in 1940. This home has a stone foundation, concrete block

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 4

Scarritt Point North Historic District [preferred]  
Jackson County, Mo

wall treatment and a cross gable roof of asphalt shingles. A flat roof extends over the entrance area of the main (NW) facade. A shed roof dormer is located in the angle of the roof-line. (C)

5. 3130 Windsor Avenue: One story, frame, rectangular plan, Ranch style home. This house, built c. 1960, has a concrete foundation, board and batten siding and a shed roof with asphalt shingles. (NC)

6. 3200-02 Windsor Avenue: Windsor Apartments. Three and one half story, brick, rectangular plan building. This Classical Revival style apartment building, constructed by Gus Agee in 1917, has a limestone foundation and a flat tar and gravel roof. The entrance is centered on the main (south) facade and is flanked by sidelights. Second and third story windows are flanked by classical columns, and dentils are visible under the eaves. (C)

7. 3204 Windsor Avenue: Two and one half story, stretcher bond brick, rectangular plan home. This Queen Anne style residence, built c. 1900, has a limestone foundation, and an irregular gable roof with asphalt shingles. The gable wall on the main (south) facade raises from the east end, and gable walls project from the east and west facades, all with fishscale shingles. Hexagonal stained glass windows are centered in the gable walls of the main and east facades. Full length first and second story porches have roofs supported by brick piers on the first story and classical wood columns on the second story. Behind the building is an open front, frame, flat roofed garage. (C) Outbuilding(s) - (NC)

8. 3205 Windsor Avenue: One story, frame, rectangular plan Ranch style home with a concrete foundation, permastone and aluminum wall treatments, and a gable roof with asphalt shingles. Built in 1956, the home faces north. (NC)

9. 3211 Windsor Avenue: Two and one half story, frame, rectangular plan residence. This Craftsman style home, designed by R.A. Walker and build in 1917, has a limestone foundation, stucco wall treatment, and a front gable roof with asphalt shingles. The wrap-around porch extends across the main (north) facade and around the west corner. The porch balustrade is made of cut limestone. Large knee braces support the roof's deep eaves. Behind the residence is a side gable, frame with shingles, one car garage. (C) Outbuilding(s) - (C)

10. 3215 Windsor Avenue: Two and one half story, stretcher bond brick, rectangular plan residence. This American Foursquare style home, built in 1908, has a limestone foundation, and a hipped roof with asphalt shingles. Hipped dormers are centered on the main (north), west and east facades. The central portico is topped by a wood balustrade, and the porch continues, uncovered, across the main facade. An entresol bay is located on the first story of the west facade. Brick quoining decorates the outer corners of the



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 5

Scarritt Point North Historic District [preferred]  
Jackson County, M

main facade. Behind the house is a frame with stucco, two car garage with a flat roof. (C) Outbuilding(s) - (C)

11. 3227 Windsor Avenue: Two and one half story, frame, rectangular plan residence. This American Foursquare style home, built c. 1900, has a limestone foundation, limestone and asphalt wall treatment, and a hipped roof with asphalt shingles. Hipped dormers face south, east and west. The wrap-around porch spans the length of the main (north) facade and one third of the east. The porch's roof is supported by classical columns and stone piers. A concrete driveway on the west side of the property leads to a side gabled, one and one half story, two stall carriage house. (C)  
Outbuilding(s)- (C)

12. 3229 Windsor Avenue: One and one half story, brick, rectangular plan residence. This Craftsman Bungalow style house, built in 1909, has a limestone foundation, and a side gable roof with asphalt shingles. The portico's front gable roof centered on the main (north) facade is supported by brick piers. The porch spans the full length of the main facade, uncovered at either end. Decorative barge board is seen under the deep eaves of the roof on the west and east facades. Paired dormers with gable roofs are centered on the main facade. A concrete driveway on the west side leads to a one and one half story, side gabled carriage house with a gable wall dormer set slightly off center to the east. (C) Outbuilding(s)- (C)

13. 3231 Windsor Avenue: One story, stretcher bond brick, irregular plan residence. This home, built c. 1910, has a limestone foundation, and a complex hipped and gabled roof with asphalt shingles. A large brick chimney is set into the crotch of the roofline in the northwest corner. The main facade faces north. The home appears to have undergone many alterations, ie. new windows and additions. (NC)

14. 3232 Windsor Avenue: Two story, rectangular plan home. This unusual Spanish Eclectic style home, built c. 1910, has stucco wall treatments and a flat tar and gravel roof hidden by parapet walls. The porch's shed roof, with side parapet, covers the double-doored arched entrance centered on the main (south) facade. A shallow shed roof covered in red Spanish tile extends the length of the main facade toward the front of the house. Entresol bay windows are located on the east and west facades. A driveway on the west side leads back to a stuccoed, two car garage with a flat roof. (C) Outbuilding(s)- (C)

15. 3236 Windsor Avenue: Two story, stretcher bond brick, rectangular plan residence. This Craftsman Foursquare home, built c. 1910, has a limestone foundation, and a shallow pyramidal roof with asphalt shingles. The three-quarter length porch on the main (south) facade has a hipped roof supported by paired brick piers. The entrance on the main facade is located within a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 6

Scarritt Point North Historic District [preferrec  
Jackson County, MO

slight bow, and is flanked by sidelights. Behind the home is a stuccoed concrete block, hip roofed two car garage. (C) Outbuilding(s) - (C)

16. 3240 Windsor Avenue: Two story, stretcher bond brick, irregular plan residence. This Craftsman style home, built c. 1910, has a limestone foundation, and an complex, shallow hipped roof with deep eaves, covered with asphalt shingles. The wrap-around porch extends the full length of the main (south) facade and continues partway around the east facade. The porch wall is patterned in a cross design. The main entrance is located at the east end of the main facade. A ribbon of four art glass windows is centered on the first story of the main facade. Behind the house is a concrete block, hip roofed two car garage. (C) Outbuilding(s) - (C)

17. 3301 Windsor Avenue: Two and one half story frame rectangular plan two bay residence. This American Foursquare style home, built c. 1905, has a limestone foundation, stretcher bond brick first story and replacement aluminum siding on the second and attic stories. The front gable roof with returns is covered with asphalt shingles and has gable dormers facing east and west. A three-quarter length porch is centered on the main (north) facade with the main entrance in the east bay. The porch's hipped roof is supported by brick piers at either end. A driveway on the west side of the property accessible from Indiana Ave. leads to a front gable, one story, one car garage. (C) Outbuilding(s)- (C)

18. 3305 Windsor Avenue: Two and one half story frame rectangular plan two bay residence. This simple American Foursquare style home, built c. 1905, has a limestone foundation, stretcher bond brick first story and asbestos shingle siding on the second and attic stories. A bay window protrudes from the first story of the east facade. The front gable roof with returns is covered with asphalt shingles. A three-quarter length porch is centered on the main (north) facade with the main entrance in the east bay. The porch's front gable roof is supported by brick piers at either end. A single car, frame garage with gable roof is located behind the home. (C) Outbuilding(s)- (C)

19. 3307 Windsor Avenue: Two and one half story frame rectangular plan two bay residence. This simple American Foursquare style home, built c. 1905, has a limestone foundation, stretcher bond brick first story and asbestos shingle siding on the second and attic stories. The front gable roof with returns is covered with asphalt shingles. A three-quarter length porch is centered on the main (north) facade with the main entrance in the west bay. The porch's hipped roof is supported by brick piers at either end. (C)

20. 3309 Windsor Avenue: Two and one half story frame rectangular plan two bay residence. This American Foursquare style home, built c. 1910, has a limestone foundation, rusticated limestone first story and asbestos shingle siding on the second and attic stories. The hipped roof is covered with

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 7

Scarritt Point North Historic District [preferred]  
Jackson County, M

asphalt shingles and has hipped dormers facing east, north and west. A full length porch is centered on the main (north) facade with the main entrance recessed in the east bay. The porch's hipped roof is supported by brick piers at either end. Multi-light upper sashes decorate the windows on all facades. (C)

21. 3315 Windsor Avenue: One story brick rectangular plan. This Craftsman styled bungalow, built c. 1910, has a limestone foundation and stretcher bond brick walls. The pyramidal roof is covered with asphalt shingles and has deep, overhanging eaves. A three-quarter length hipped roof porch is centered on the main (north) facade with the main entrance in the east bay. A tripartite bay with asbestos shingles is located in the west end of the main facade. Multi-light upper sashes decorate the windows on all facades. Behind the residence is a stuccoed concrete block, hip roofed one car garage. (C) Outbuilding(s) -(C)

22. 3319 Windsor Avenue: Two and one half story frame rectangular plan two bay residence. This simple American Foursquare style home, built c. 1905, has a limestone foundation, stretcher bond brick first story and asbestos shingle siding on the second and attic stories. Banding separates the second and attic stories. The east facade features a bipartite bay window and multi-light upper sashes decorate the windows on all facades. The bellcast front gable roof with returns is covered with asphalt shingles and has gable dormers facing east and west. A full length porch is centered on the main (north) facade with the main entrance in the east bay. The porch's gable roof is supported by brick piers at either end. Behind the home is a concrete block, shed roofed one car garage. (C) Outbuilding(s) -(C)

23. 200 N. Bales, Melrose Methodist Church: Three story brick and stone rectangular plan church built in 1889 with a 1928 addition. This Methodist church has a limestone foundation stretcher bond brick and ashlar stone wall treatment and gable roofs with slate and asphalt shingles. The main facade faces South and is characterized by a central bell tower dividing steep gable ends on either side. Stone string courses divide the stories and the windows have arched and blind arched surrounds. A minaret rises from the Southwest corner of the original structure. A square brick tower with stone quoining separates the original building, on the West, from the 1928 addition on the East end of the main facade. Both gable walls feature ornate arched stained glass windows and patterned brickwork. There are two entrances on the main facade, one centrally located at the base of the tower, the other at the West end. The Reverend Nathan Scarritt, the man for whom this neighborhood is named, began a small Bible study group in a tent on this corner in 1888. The construction of this church began that same year, thanks to money donated by Scarritt himself. (C)

24. 120 N. Bales Avenue: Two and one half story frame rectangular plan residence. This American Foursquare style home, built c. 1905, has a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 8

Scarritt Point North Historic District [preferred]  
Jackson County, M

limestone foundation, rusticated limestone first story and replacement vinyl siding on the second and attic stories. The pedimented cross gable roof is covered with asphalt shingles with decorative shake shingles on the gable walls. A full length porch with limestone balustrade is set on the main (east) facade with the main entrance set in the south bay with art glass side lights. The porch's gable roof is supported by evenly spaced limestone piers. Paired stained glass windows decorate the center of the second story, main facade, and a paladian window fenestrates the attic story. An entresol bay window is set on the south facade and another bay is set on the first story of the north facade. (C)

25. 3500 Windsor Avenue: One and one half story frame T-plan home. This residence, designed by Shepard, Farra & Wiser and built in 1911, has a limestone foundation, limestone and stucco with half timber walls and a steep cross gable roof covered with red Spanish tile. Wide, shed roof dormers face east and west. The roofline of the upper story extends over the full length porch on the main (south) facade and is supported by four, massive classical stuccoed columns. The main entrance is located in the east bay of the main facade. The west facade features a wide exterior stone chimney that extends above the roofline, splitting the west facing dormer. A second entrance located at the north end of the west facade is covered by a circular, flat porch roof supported by four smaller classical columns. The roof's deep eaves are supported by brackets and knee braces throughout. A driveway on the west side of the property leads back to a cross gabled one and one half story two car garage of stone, stucco and half timbers with a Spanish tile roof supported at the eaves with knee braces. (C) Outbuilding(s)- (C)

26. 201. N. Gladstone Boulevard: One and one half story frame rectangular plan three bay residence built in 1927. This Bungalow has a limestone foundation, asbestos siding and a gable roof with asphalt shingles. The porch on the main (W) facade is formed by a projection of the front gable. The gable surface of the main facade is fenestrated with paired rectangular windows. Gables project from the North and South facades. (C)

27. 205 N. Gladstone Boulevard: One story stretcher bond brick rectangular plan four bay residence built in 1966. This Split Level style home faces North west. (NC)

28. 217-19 N. Gladstone Boulevard: One story stretcher bond brick irregular plan duplex built in 1955. This Ranch style duplex faces Northwest. (NC)

29. Corinthian Hall, (Kansas City Museum) R. A. Long Residence, (N.R. 1980) 3218 N. Gladstone Boulevard: Three and one half story stone irregular plan, seven bay residence designed by Henry Hoit and completed in 1911. This massive Beaux-Arts style mansion, now the Kansas City Museum of History and Science, has a limestone foundation, coursed and ashlar stone wall treatment

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 9

Scarritt Point North Historic District [preferred]  
Jackson County, MO

and a truncated hip roof covered with red tile. The main (S) facade is highlighted by a huge pedimented portico with four Corinthian columns supporting entablature with large dentils and balustrade encircling a flat roof. Large first story windows are slightly arched while second story windows are rectangular. A string course divides the third story fenestration from the second. Third story windows are smaller and nearly square with decorative stone carving between them. Three round dormers face South. The original carriage house and formal gardens are located to the North, behind the main house. A wrought iron fence set on a cut limestone wall surrounds the property on all sides. (C) Listed on the National Register 11/14/80. Outbuilding(s)- (C)

30. 3223 N. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by L. Grant Middaugh and built in 1902. This Colonial Revival style home has a limestone foundation and a gable roof covered with red tile. The focal point of the main (N) facade is a huge, projecting, pedimented, two-tiered portico, supported by huge fluted columns. Fluted pilasters decorate the corners and dentils adorn the wide entablature. A Palladian window is located in the apex of the main facade. A concrete driveway on the West leads back to a one and one half story, two car, brick garage with hip roof and hipped dormer on the main (N) facade. (C) Outbuilding(s)- (C)

31. 3400 N. Gladstone boulevard: Two and one half story stone rectangular plan, three bay residence designed by Root & Siemens and built in 1901. This Mission Style home has a limestone foundation, rusticated wall treatment and a hip roof with asphalt shingles. Curved parapet wall dormers face East, South and West. An arched entrance onto the front porch on the main (S) facade is topped with a curved parapet. The front porch graces the East half of the main facade. (C)

32. 3401 N. Gladstone Boulevard: Two and one half story stone rectangular plan residence built c. 1900. This home, with Queen Anne and Classical features, was remodeled in 1908 when it was moved to make room for 3218 N. Gladstone Boulevard. It has a limestone foundation, coursed limestone wall treatment and a hip roof covered with green tile. The East bay of the main (N) facade projects with a gable roof flanking a central hip dormer. The pedimented portico on the main facade is supported by classical columns with an oriel window above. A terrace porch runs along the main facade and part way around the West facade. A two story projecting bay with gable wall dormer is located on the East facade and a three story turreted bay with polygonal roof and weather vane is located on the Northwest. (C)

33. 3411 N. Gladstone Boulevard: One story masonry irregular plan residence built in 1957. This Ranch style home has a concrete foundation stretcher

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 10

Scarritt Point North Historic District [preferred]  
Jackson County, MO

bond brick walls and a gable roof with asphalt shingles. The main facade faces North. (NC)

34. 3414 N. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence built in 1898. This Colonial Revival style home has a limestone foundation and hip roof with asphalt shingles. The front porch on the main (S) facade has an exaggerated, central, circular projecting portico crowned by balustrade supported by classical columns. Gable dormers face West, South and East. A bay windows with star-patterned upper sash is centered in the second story. Brick quoins enhance the Southwest and Southeast corners. A two tiered sun porch is located on the East facade. A concrete driveway on the West side leads back to a large two story, stretcher bond brick, four bay carriage house with a cross gable roof. Gable ends are located on both the East and West ends and feature two windows each on the second story of the main (S) facade. Single doors are located on the first story of both the East and West bays. A tall gable dormer is centrally located and divides the two garage doors. (C) Outbuilding(s)- (C)

35. 3418 N. Gladstone Boulevard: Two story stone and frame rectangular plan, three bay residence built in 1924. This home has a limestone foundation, stone and shingle wall treatment and a gable roof with asphalt shingles. A pent overhang divides the first and second stories. The entrance on the main (S) facade is covered by a gabled hood. The East wing is set back from the main facade. (C)

36. 3421 N. Gladstone Boulevard: One and one half story masonry irregular plan residence built in 1933. This Tudor style cottage has a stone foundation, limestone walls with variegated stone and a varied roof-line with asphalt shingles. The entrance bay on the main (N) facade is gabled and the door is set back within a stone arch. The roof-line of this house is marked by a profusion of gables. (C)

37. 3425 N. Gladstone boulevard: Three story stretcher bond brick rectangular plan three bay residence designed by Fred H. Michaelis and built in 1909. This Italian Renaissance style home has a brick foundation, brick wall treatment and low pitched hip roof covered with Spanish tile. A verandah runs the length of the main (N) facade. A brick portico and secondary entrance are located on the West facade. Wrought iron balconies grace the second story windows, as do arched plaques above the second story fenestration. A string course separates the second and third stories and third story windows are small, arched and paired. A four foot wrought iron fence surrounds the property on all sides. (C)

38. Edward Lucky Scarritt Residence, (N.R. 1977), 3500 N. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, three bay residence designed by Frederick E. Hill and built in 1899. This

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 11

Scarritt Point North Historic District [preferred]  
Jackson County, MO

Colonial Revival style home has a limestone foundation, random rubble and shake shingle wall treatment and a gable roof with asphalt shingles. The entrance portico on the main (S) facade has classical columns supporting entablature and balustrade. Above is a centrally located tripartite window topped with large fan light. Gabled dormers flank the central bay of the main facade. Two tiered porches grace the East and West facades. A driveway behind the house leads to a frame, two car garage. (C)  
Outbuilding(s) - (C) Listed on the National Register 05/23/77.

39. 3501 N. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, three bay residence built in 1900. This Shingle style home has a limestone foundation, stone and shingle wall treatment and a gable roof with asphalt shingles. Shake shingles cover the second and third stories. A Two story polygonal tower with a bellcast roof is located at the Northwest corner. The front porch extends the length of the main (N) facade and beyond to the East. A projecting wall dormer with three gabled dormers tops the East facade. A concrete driveway on the South side leads back to a two story stone two car carriage house with hip roof and gable dormers facing East and West. (C) Outbuilding(s) - (C)

40. 3510 N. Gladstone Boulevard: two and one half story stretcher bond brick rectangular plan, three bay residence designed by Herman J. Stroeh and built in 1909. This Colonial Revival style home has a limestone foundation, and a gable roof with asphalt shingles. The two story fluted columns and pilasters supporting heavy entablature with carved wood modillions and balustrade of the portico dominate the main (S) facade. A gabled dormer projects out above the portico. The wide eaves are heavily dentiled. Blind arches with radiating voussoirs top the first story's fenestration. An enclosed porch with cornice and balustrade is located on the East facade. The main entrance is topped by a broached pediment and flanked by sidelights. (C)

41. 3511 N. Gladstone Boulevard: Two and a one half story stretcher bond brick rectangular plan, three bay residence built in 1905. This home has a limestone foundation and hip roof with asphalt shingles. A portico is centrally located on the main (N) facade. A verandah extends from the portico East along the main facade. Hipped dormers face East, North and West. Brick quoins decorate the corners of the home and cast brickwork. All facades are fenestrated with large, double hung windows. Ornate wrought iron rods tie the two tall chimneys, East and West, to the roof-line for support. (C)

42. 3515 N. Gladstone Boulevard: Two and one half story stone rectangular plan, three bay residence designed by Howe, Hoit & Cutler and built in 1906. This home has a limestone foundation, stone walls and a gable roof with asphalt shingles. The entrance portico on the main (N) facade has a flat roof and balustrade. An open verandah extends on either side of the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 12

Scarritt Point North Historic District [preferred]  
Jackson County, MO

entrance. The gable are pedimented and the eaves are adorned with modillions. Exterior stone chimneys are located on the ridge at each gable end. A hooded dormer centrally located atop the main facade features a fanlight transom. (C)

43. 3522 N. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Clifton Sloan and built in 1909. This home has a limestone foundation, brick walls and a bellcast gable roof with red tile and composition shingles. The front porch on the main (S) facade is protected by a shed roof. Two shed roof dormers are evenly spaced atop the main facade. A secondary entrance with shed roof hood is located on the West facade. (C)

44. 3530 N. Gladstone Boulevard: Two and one half story stone and frame irregular plan residence built in 1899. This Victorian Shingle style home has a limestone foundation stone and shingle wall treatment and a complex roof-line of asphalt shingles. The porch, which is covered in part by the extension of a bellcast gable roof on the East facade, runs along one third the length of the East facade and one third of the main (S) facade. The porch roof is supported by large piers of rough limestone. A cylindrical stone turret is centrally located on the East facade. A Palladian window enhances the gable end of the main facade and an eyebrow dormer pierces the porch roof on the East facade. A concrete driveway behind the house on the East side leads to an attached one story stone two car garage with a hipped roof and asphalt shingles. (C)

45. 3600 N. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, residence built in 1907. This house has a limestone foundation, stone and replacement asbestos wall treatment and a gable roof with asphalt shingles. A central entrance bay on the main (S) facade terminates at the attic story in a gable wall dormer with cornice returns. A one story cylindrical porch of stone construction is located on the West end of the main facade fronting a two story polygonal tower. Wooden columns resting on a coursed stone base support the entablature. A stone, one car garage is located on the west side of the property, accessible from Askew Avenue. (C) Outbuilding(s)- (C)

46. 3610 N. Gladstone Boulevard: Two and one half story brick rectangular plan, three bay residence built in 1902. This Colonial Revival style home has a limestone foundation, stretcher and header bond brick wall treatment and a gable roof with asphalt shingles. Classical piers in the central portico on the main (S) facade support the entablature and a wrought iron balustrade. First story windows have blind arch surrounds and second story windows have jack arches. Three gable dormers are evenly spaced atop the main facade. A two story sun-room addition with flat roof is set back from the main facade on the East. (C)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 13

Scarritt Point North Historic District [preferred]  
Jackson County, MO

47. 3616 N. Gladstone Boulevard: Two and one half story stone rectangular plan, three bay residence designed by John W. McKecknie and built in 1904. This Arts and Crafts style home has a limestone foundation, smooth-cut stone wall treatment and a hip roof covered with red tile. Unusual carved stone brackets are paired under the deep eaves of the porch and roof. The first story walls are horizontally banded. Flat roof dormers with curved eaves face East, South and West. Four sets of identical stained glass windows, of abstract design, are centrally located on the second story above the entrance portico centered on the main (S) facade. Carved floral designs are located between the bays at the second story and at the top of the carved porch posts. The posts of the porch and porte-cochere and the walkway newel stubs are topped with smooth semi-spheres. The porte-cochere is located on the East facade. A two car, stuccoed garage is located behind the home. (C)  
Outbuilding(s) - (C)

48. 203-05-07-09 N. Indiana: Two story frame irregular plan multi-unit residence built c. 1910. Originally the garage and living quarters for Robert A. Long's (3218 N. Gladstone Boulevard) gardener and chauffeur, this Spanish Revival style building remains nearly unchanged. It has a limestone foundation, stucco wall treatment and shallow truncated hipped roof covered with red Spanish tile. The main (W) facade is characterized by a large number of windows, in groups and alone. Originally a garage door, an arched entryway on the South end of the main facade is protected by a projecting balcony above. Two more entrances on either side are covered by small a hip roofs projecting from the wall. Deep eaves reveal large brackets on all facades. (C)

49. 313 N. Indiana: Two story concrete block "L" shape plan, two bay residence designed by Sam Price and built in 1959. The entrance is located on the South end of the Main (W) facade. (NC)

50. 315 N. Indiana: Two story concrete block "T" shape plan, two bay apartment building constructed in 1959. The entrance is centrally located on the Main (W) facade and is flanked by tripartite windows. (NC)

51. 321 N. Indiana: Two and one half story stone and frame rectangular plan residence built in 1899. This Queen Anne style home was moved in 1908 to make room for 3218 N. Gladstone boulevard, the R.A. Long Mansion. It has a limestone foundation, stone and replacement asbestos wall treatment and a cross gable roof with asphalt shingles. A semicircular porch wraps around a two story turret with conical roof on the South end of the main (W) facade. A protruding gabled bay is located on the north end of the first story and a recessed window is located in the apex of the gable end on the main facade. (C)

52. 327 N. Indiana: Two and one half story brick and frame irregular plan residence built c. 1890. This Queen Anne style home, undergoing restoration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 14

Scarritt Point North Historic District [preferred]  
Jackson County, MO

at the time of this writing, has a limestone foundation, stretcher bond brick and fish-scale shingle wall treatment and an asphalt shingled hip roof with multiple secondary gables. The second story walls of this asymmetrical home bow out above the first story. The main entrance on the main (W) facade is graced by a small decorative portico. A larger open porch runs the length of the South facade, inset below the second story. Stained glass transoms top the central window and doorway on the main facade. (C)

53. 329 N. Indiana: Two story frame irregular plan, three bay residence built in 1960. The entrance of this home is located on the South end of the main (W) facade. The low hip roof of asphalt shingles overhangs considerably, creating broad soffit areas. (NC)

54. 331 N. Indiana: One story frame rectangular plan, three bay residence with hipped roof and asphalt shingles built in 1960. The main entrance of this home is placed slightly to the North on the main (W) facade. (NC)

55. 3400 Norledge Avenue: Two and one half story stone rectangular plan residence designed by Root & Siemens and built in 1899. This Eclectic style home has a limestone foundation, cut stone wall treatment and a gable roof with asphalt shingles. The steep gable roof comes down over the second story giving this home the effect of an "A" frame shape. An external stone chimney is located just West of a Palladian window centered in the gable peak. The front porch runs along the East one third of the main (S) facade, extends out Southeast into a circular area with a conical roof, then turning back to run partway down the East facade. Built of unusually large blocks of limestone, large slabs are used as lintels above the exterior fenestration. (C)

56. 3242 Norledge Avenue: Two and one half story stone and brick irregular plan residence designed by Benjamin Brooks and built c. 1887. This Queen Anne style home has a limestone foundation, stretcher bond brick and stone wall treatment and cross gable roof with asphalt shingles. The front porch runs two thirds the length of the West facade and there is a tower in the East corner of the main (S) facade. A tripartite bay on the first floor of the main facade creates a second story porch above. A triplet of arched windows grace the second story, West facade. (C)

57. William Chick Scarritt Residence, (NR, 1978) 3240 Norledge Avenue: Two and one half story brown stone irregular plan residence designed by Burnham & Root and built in 1888. This Chateausque style home has a limestone foundation, brownstone wall treatment and a hip roof with slate shingles. A three story round tower with conical roof is centrally located on the main (S) facade. A Gable wall dormer and conical dormer are located on the East side. The porch is set into the East facade and is decorated with carved brown stone and wrought iron. Stained glass transoms decorate the first story windows of the turret. (C) Listed on the National Register 03/21/78.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 15

Scarritt Point North Historic District [preferred]  
Jackson County, MO

58. 3200 Norledge Avenue: Three story stone irregular plan, residence originally built c. 1888, remodeled in 1911. This unique Vernacular home, now in use as the Kansas City Museum Annex, was moved in 1909 to make room for 3218 N. Gladstone Boulevard, the R.A. Long Mansion. When it was moved, extensive remodeling was done. The remodeled building, designed by L. Grant Middaugh, has a limestone foundation, rusticated stone wall treatment and a flat tar and gravel roof enclosed by a crennallated parapet. The main (S) facade of this massive, castle-like structure is marked by a central entrance flanked by arcaded porches East and West. A flat-roofed turret extends from the Southwest corner of the main facade. The windows on the first and second stories of all facades are characterized by multi-light upper sashes. (C)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 16

Scarritt Point North Historic District [preferred]  
Jackson County, MO

---

Architect/Builder

Shepard, Farra & Wiser  
Hoit, Henry  
Middaugh, L. Grant  
Root & Seimens  
Michaelis, Fred H.  
Hill, Frederick E.  
Stroeh, Herman J.  
Howe, Hoit & Cutler  
Sloan, Clifton  
McKecknie, John W.  
Price, Sam  
Brooks, Benjamin  
Bernham & Root

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 17

Scarritt Point North Historic District [preferred]  
Jackson County, MO

**Summary**

The Scarritt Point North Historic District of Kansas City Missouri is significant under National Register criterion A and C. The district is significant under criterion A in the area of Community Planning and Development. By the late 1890's the City of Kansas City was beginning its third major building boom since the Civil War, and industry was expanding into once residential neighborhoods. Neighborhoods that were once the pride of Kansas City found themselves at the very edge of manufacturing, processing and meat-packing concerns. At the same time, the Kansas City Parks Department, as part of the City Beautiful movement, was making real progress in an area east of Downtown near Reverend Nathan Scarritt's old homestead. New parks and boulevards with modern city services brought Kansas City's leading citizens to what was already being called the "Scarritt Point" neighborhood. The development of the Scarritt Point neighborhood was a direct result of the progress of the parks and boulevard system in the area, and the quest of affluent Kansas Citians to find new, more fashionable residences.

The district gets its name from Reverend Nathan Scarritt, who, during the intense border warfare of the Civil War, bought farmland and built a log cabin on what was from then on known as Scarritt's Point. By the late 1880's, Scarritt had acquired most of the land encompassing the current Scarritt Point Historic District, currently on the Kansas City Register of Historic Places (listed 11/10/83), and began platting and selling lots. Soon after the turn of the century, and more than a decade after the death of Nathan Scarritt in 1890, the neighborhood began to adopt the name Scarritt Point, rather than Scarritt's Point. A stone monument now marks the parcel of land on which Reverend Scarritt built his log cabin and it is still a reference point for residents and tourists alike.

The buildings of this district, as a whole, are significant under National Register criterion C in the area of Architecture. Although more than a few buildings were constructed before the turn of the century, most were built soon after 1900. Prominent merchants, lawyers, politicians and others built a number of high-styled and vernacular homes in the area. Most of the present appearance of the district dates from this era. The majority of the houses in the district follow the American Foursquare design, constructed mainly of either brick or stone. However, Queen Anne, Colonial Revival, Italianate and Craftsman Bungalow are also well represented. The vast majority of the structures in the district retain a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Of the 74 buildings located within the boundaries of the Scarritt Point North Historic District, 63 are counted contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 18

Scarritt Point North Historic District [preferred]  
Jackson County, MO

Community Planning & Development

The area that now comprises the Scarritt Point North Historic District was vacant farmland before the Civil War. The City of Kansas (as it was then known) was located about one mile to the west and the City of Independence was about six miles to the east. The only connection the area had to these cities was the Independence Road, one block south of the district boundary. This road, now Independence Avenue and Boulevard, ran directly from Independence to Kansas City.



The district gets its name from Methodist Minister, Reverend Nathan Scarritt. Scarritt began his chosen work evangelizing the Indians in the fall of 1848 with Reverend Thomas Johnson in what is now the state of Kansas. He taught and preached in the Missions of the Shawnee, Delaware, Wyandotte and Kickapoo, and then was appointed to the churches in Lexington and Westport Missouri. In 1855, he went back to work in the Kansas Missions, returning to his home in Westport regularly.

The following excerpt from Scarritt's autobiography was reprinted in the Kansas City STAR on April 11, 1950.

"I pursued these ministerial labors in Kansas -- and I think those labors were not without good fruits -- until the close of 1861. By that time, Kansas, and indeed the whole western border, had become so distracted by the troubles of the war, that I thought it best to desist from my itinerant work, and to seek for myself and family a little house in some quiet place -- if such place could be found -- until these troubles should be over.

"Accordingly in the spring of 1862, I purchased forty acres of land where I now reside (even after 1876 three miles east of Kansas City), built upon it a log cabin with my own hands, and on the 6th of May this rude cabin in these (then) wild woods became our home. I worked very hard in trying to open here a little farm and make it a means of support for my family.

"But in the fall of 1863, after 'Order No. 11' had been issued, the country had become so full of robbers and desperadoes, though not included in that order, yet we thought it not safe to remain so far from military protection. Hence we moved to Kansas City, where we remained until after the war closed. During those two years, I taught school in the city.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 19

Scarritt Point North Historic District [preferred]  
Jackson County, M

"In the fall of 1865, we returned here to the farm, and here is still our home -- though greatly improved from what it was when it consisted of a single log cabin."

Over the years, the farm grew to over 140 acres. In 1885, the City of Kansas expanded south and east, annexing about half of Scarritt's land but leaving his new twelve room mansion on Cleveland Avenue outside the city limits. Subdivisions had been platted in the area as early as 1871 in anticipation of the city's growth. In the fall of 1886, Scarritt submitted the plat for the Melrose Addition, a large plat that encompassed the site of his original log cabin. Other plats followed until all of the current Scarritt Point district was subdivided by late 1887.

During the mid-1880s, Kansas City was experiencing a land boom the likes of which it had never seen, and would never see again. Properties often traded hands many times in one day, with all parties making tidy profits. Many out of state speculators became involved, nearly all netting a profit from Kansas City's skyrocketing land values. By late 1888, however, the bottom had fallen out. Fortunes were lost overnight as land values plummeted below even a reasonable price. Even then, few buyers could be found. Confidence in land values in Kansas City remained shaky for nearly the next twenty years. Evidence of this is seen in the development of the Melrose and East Melrose Additions, platted in 1886 and 1887, respectively. By 1900, only 19 homes, one school, and one church had been built within the 152 lot additions. Of that number, the school, church and five homes belonged to, or were donated by, the Scarritt family.

Also in the mid-1880s, another trend was beginning; the movement toward a park system in Kansas City. In 1885, the first 5¼ acres of what would become North Terrace Park, located along the northern border of the Scarritt Point North Historic District, were acquired by the City. It was not until the mid-1890s that a true plan for a park and boulevard system was acted on, however.

When the plan for North Terrace Park was first submitted to the Board of Park Commissioners by Landscape Architect George E. Kessler in 1893, one of the main objectives was to retain as much of the land's natural beauty as possible. Although those that opposed the park derided the area's steep and rocky landscape as "a squirrel pasture" that was "too rugged for a goat to climb," a great majority of Kansas Citians favored the plan. North Terrace Park was to be linked with other parks by a system of broad boulevards, one of which would be Gladstone Boulevard. Work on the boulevard, and North Terrace Park by 1896 was highly publicized, focusing on progress and "An earnest coming of parks and boulevards . . ." with a kind of 'your tax dollars at work' flair. From 1899 to 1920, nine tracts were acquired,

United States Department of the Interior  
National Park Service

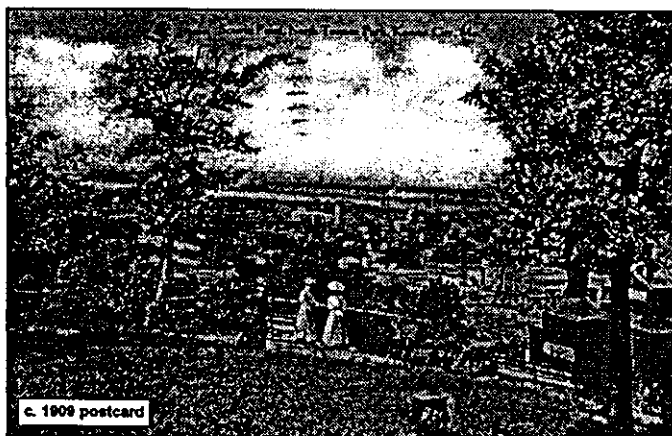
National Register of Historic Places  
Continuation Sheet

Section 8 Page 20

Scarritt Point North Historic District [preferred]  
Jackson County, MO

bringing the total area of North Terrace Park to over 282 acres, costing \$1,031,845.94. The park's focal point was Cliff Drive. The drive was intended for leisurely carriage rides through the rugged landscape. The following description of Cliff Drive comes from a 1914 brochure published by the Kansas City Parks Department called, "The Park and Boulevard System of Kansas City, with itineraries for one, two and three hour trips for visitors to Kansas City."

Cliff Drive - the drive that has made Kansas City's park and boulevard system famous - meanders through the park for its entire length and, when completed to Indian Mound, will be, with its approaches, 5.98 miles in length. The first 0.46 miles of this drive was completed in 1900. When all the drives in this park, as planned, are completed, there will be 7.91 miles of the most picturesque drives in this country, every foot of which will be a surprise and a delight to the visitor, and a pride to the resident of the City.



Also during this period, Kansas City's premier upper-class neighborhood, Quality Hill, located along the bluffs West of downtown, was quickly losing its appeal. The growth of the downtown district had the neighborhood pinned against the bluffs, while below in the West Bottoms, industrial businesses and the cattle trade at the Stock Yard grew and blossomed, providing an unattractive environment for the residents above. This, plus the fact that

most of the homes in the area were between 15 and 35 years old, made residents of Quality Hill highly receptive to the idea of relocating.

The development of the Scarritt Point neighborhood was a direct result of the progress of the parks and boulevard system in the area, and the quest of affluent Kansas Citians to find new, more fashionable residences.

#### Architecture

The Scarritt Point North Historic District is significant under criteria C, in the area of architecture. The District contains over 45 residences built before 1930, many of them elegant mansions designed by leading local



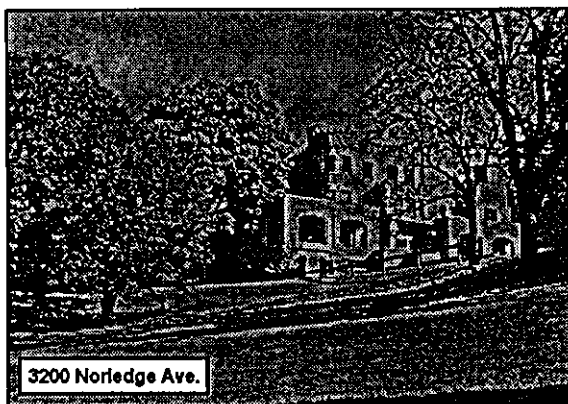
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 21

Scarritt Point North Historic District [preferred]  
Jackson County, M

architects. Although many of these homes display a form and style popular in the affluent turn-of-the-century suburbs of larger cities throughout the country, others display an arguably unique, somewhat eclectic vernacular form.



treatments are also found throughout the district. Composition asphalt shingles account for nearly all roofing material used within the district, although tile and slate are also represented.

The vast majority of the homes within the district have limestone foundations. In many cases, this limestone was found on-site either while digging the foundations or gathered from the cliffs nearby. Most homes in the district are wood framed with brick wall treatment, sometimes terminating at the second story where the treatment changes to clapboards or shingles, creating a shirt-waist effect. Beautiful examples of cut limestone wall

The period of significance for the district begins in 1887, when the oldest residences in the district were constructed. These homes are of Queen Anne influenced designs, displaying characteristics such as steeply pitched, irregular rooflines, asymmetrical elevations, large porches sometimes running partway down one or both side facades and built of a wide variety of materials with distinctive decorative detailing. These large homes are generally two and one half stories in height, constructed of either a combination of brick and frame or of cut limestone, located on large lots. Among the most notable of these is the two and one half story home at 3242 Norledge Avenue. This stone and brick irregular plan residence was designed by Benjamin Brooks and built c. 1887. The home has a limestone foundation, stretcher bond brick and stone wall treatment and cross gable roof with asphalt shingles. The front porch runs two thirds the length of the West facade and there is a tower in the East corner of the main facade. A tripartite bay on the first floor of the main facade creates a second story porch above. A triplet of arched windows grace the second story, West facade.

During the late 1890s, the Colonial Revival style figured prominently, featuring windows with multi-paned glazing balanced symmetrically on each facade, a centered front door accentuated by fanlights or sidelights sheltered by, in many cases, a pedimented portico. One of the district's best examples of this style is found in the Edward L. Scarritt home, located

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 22

Scarritt Point North Historic District [preferre  
Jackson County, M

at 3500 N. Gladstone Boulevard. This two and one half story stone and frame residence was designed by Frederick E. Hill and built in 1899. The home has a limestone foundation, random rubble and shake shingle wall treatment and a gable roof with asphalt shingles. The entrance portico on the main facade has classical columns supporting entablature and balustrade. Above is a centrally located tripartite window topped with large fan light. Gabled dormers flank the central bay of the main facade. Two tiered porches grace the East and West facades, lending an feeling of the old south.

After the turn of the century, the predominant architectural design within the district was a subtype of the Prairie style know as the American Foursquare. Characterized by its simple rectangular plan, symmetrical facade, hipped rooflines accented by dormers, and full width porches. This style, and the Craftsman movement as a whole, was the beginning of a movement toward more efficient use of space in the home. This is dominant style within the district. Although there are many variations of this style represented in the district, one that follows the early Craftsman ideal is 3215 Windsor Avenue. This two and one half story, stretcher bond brick residence, built in 1908, has a limestone foundation, and a hipped roof with asphalt shingles. Hipped dormers are centered on the main, west and east facades. The central portico is topped by a wood balustrade, and the porch continues, uncovered, across the main facade. An entresol bay is located on the first story of the west facade. Brick quoining decorates the outer corners of the main facade.

Another style, sometimes similar in shape to the American Foursquare and well represented in the district, is the Mission Style. Identified by its tile roof, Mission shaped parapet, wide eaves and open porches, the Mission Style home was a product of California, brought to the midwest by popular builder's magazines and forward-thinking architects. A fine example of this style is found in 3400 N. Gladstone boulevard. This two and one half story stone residence was designed by Root & Siemens and built in 1901. The home has a limestone foundation, rusticated wall treatment and a hip roof with asphalt shingles. Curved parapet wall dormers face East, South and West. An arched entrance onto the front porch on the main (S) facade is topped with a curved parapet. The front porch graces the East half of the main facade.

Residential construction in the district after 1910 saw the advance of the Craftsman movement in Bungalow design, seen in one story homes with low-pitched side gable roofs with wide eaves and exposed rafters. This style was the result of the continuing effort toward more efficient living. Although few in number, the district does contain some good examples of this style. One of the best examples is 117 N. Gladstone Boulevard. This one story stone and frame residence was designed by S.E. Edwards and built in

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 23

Scarritt Point North Historic District [preferred]  
Jackson County, M

1916. It has a limestone foundation, stone, stucco and shingle wall treatment and a gable roof covered with red tile. A rubble porch extends across the main facade and partway around the South facade with a central gable roof projecting over the staircase. The roof has a deep overhang and the eaves are supported by heavy knee braces. A rectangular band of three square windows with multiple lights enhance the attic story.

The majority of homes built in the district after 1920, however, fall within the Modern style. One story Ranch homes, characterized by broad facades and very low-pitched roofs, Split-Level homes, with one story wings and integrated garages, and Minimal Traditional style homes, smaller, simpler versions of the earlier, Tudor style, dot the district. Most are the result of infill construction following the demolition of the land's original occupant. Although the majority of these homes within the district are not yet considered significant, it is only a matter of a short time before they can be added as contributing structures.

The Scarritt Point North Historic District contains a good number of works by the City's leading turn-of-the-century architects. John W. McKecknie (1862-1934), architect of the Gloyd Building (NR, 1985) and the Gumbel Building (NR, 1979), designed 3616 N. Gladstone Boulevard for limestone baron, Calvert Hunt. McKecknie was considered by some a revolutionary in his day, going against the conservative structural technique then common. After graduating from Princeton in 1886, he continued his Architectural studies at the Columbia School of Mines in New York City. McKecknie moved to Kansas City in 1896 where he remained the rest of his life. He is considered a pioneer in the use of reinforced concrete, having built some of Kansas City's first concrete buildings, including two Montgomery Ward buildings in Kansas City. McKecknie was also an accomplished photographer and painted in his spare time.

Kansas City's earliest female architect, Nelle E. Peters (1884-1974), designer for the McConahay Building (Walt Disney Studio) (NR, 1978) and the Nelle E. Peters Thematic Group (Kansas City Register, Case #0124-D), was the architect for both 105-07 N. Gladstone and 109-11 N. Gladstone Boulevard. Born Nelle Nichols in Niagra, North Dakota in 1884. Although she may have had no formal training in Architecture, she showed an early skill for mechanical drawing. Nichols attended Buena Vista College in Storm Lake, Iowa. She came to Kansas City around 1909, married briefly, and after working alone for a short time, joined the Philips Building Company. Today, Nelle E. Peters is credited with literally hundreds of apartment buildings all throughout Kansas City.

The firm of Root & Siemens, architects for the Scarritt Building and the Scarritt Arcade (NR, 1971) and the George B. Peck Dry Good Co. Building (NR,

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 24

Scarritt Point North Historic District [preferred]  
Jackson County, M

1980), designed **3400 N. Gladstone Boulevard and 3400 Norledge Avenue**. Walter Clark Root (1859-1925) was born in Atlanta, Georgia and came to Kansas City in 1886. Ten years later, he formed a partnership with George Mellin Siemens. Siemens (1864-1951) was born in Jefferson City, Mo. and raised in St. Joseph, Mo. He graduated from the school of architecture at Cornell University in Ithica, N.Y., then moved to Kansas City.

The firm of Howe, Hoit & Cutler, architects for the Savoy Hotel and Savoy Grill (NR, 1975), designed **3515 N. Gladstone Boulevard**.

Other noteworthy local architects whose works are featured prominently throughout the district include: L. Grant Middaugh (**3223 N. Gladstone Boulevard and 3200 Norledge Avenue**); Herman J. Stroeh (**3510 N. Gladstone Boulevard**); Benjamin H. Brooks (**3242 Norledge Avenue**); Henry Hoit (**3218 N. Gladstone Boulevard**); Frederick E. Hill (**3500 N. Gladstone Boulevard**).

The Scarritt Point North Historic District boasts a history closely tied with Kansas City as a whole. The district represents the first migration of affluent citizens from an older, once upper-class neighborhood to a newly-fashionable suburb. Its architecture is linked with the names of many persons instrumental in Kansas City's political, economic and religious growth and development. The District's first residents include many presidents and vice-presidents of major manufacturing, natural resource and insurance corporations, hotel proprietors, real estate developers, Law Firm partners, and former Mayors, City Attorneys and Aldermen. In fact, Gladstone Boulevard, from the 3200 block to the 3600 block, in the northern portion of the district, was known as Judges Row around the turn-of-the-century. Many of the homes are of a design which is unique within the City and are evidence of an age when great fortunes were made quickly. When J. C. Nichols began development of the Country Club District around 1910, the area suffered attrition from the second migration of well-to-do families. However, the Scarritt Point North Historic District has faired well through the progressive phases of its history and continues today as a strong, thriving, residential community, proud of its prestigious past.

On November 10, 1983, the Scarritt Point Historic District was listed on the Kansas City Register of Historic places and was certified by the Department of the Interior. Today, the district remains largely as it was during its era of development and retains its historic integrity.

**Explanation**

It should be made clear here that there is little or no difference between the Scarritt Point North and Scarritt Point South Historic Districts. Both posses near-identical elements in terms of location, design, setting,

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 25

Scarritt Point North Historic District [preferred  
Jackson County, MO]

materials, workmanship, feeling and association. Both present nearly equal proportions of buildings representing the predominant architectural styles discussed below. Both districts also have properties of similar age ranges and both were developed during the same period. Both districts share a singular listing in the Kansas City Register of Historic Places (November 10, 1983) as the Scarritt Point Historic District. However, due to the tighter restrictions of the National Register of Historic Places, and a one block area of the district that does not contain enough significant or unaltered buildings to maintain a link between the two, it was decided that the district should be split. For this reason, both the Scarritt Point North and Scarritt Point South Historic District nominations presented herein will differ only in boundary description, boundary justification and the individual property descriptions and references found in Section 7 and 8.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 26

Scarritt Point North Historic District [preferred]  
Jackson County, MO

Major Bibliographic References:

- Bradley, Lenore K. Corinthian Hall: an American Palace on Gladstone. Kansas City: Lowell Press; Kansas City Museum, 1981
- Brown, Theodore A. and Dorsett, Lyle W. K.C. A History of Kansas City, Missouri. Boulder: Pruett Publishing Company, 1978.
- Ehrlich, George Kansas City, Missouri: An Architectural History, 1821-1990. Columbia, MO: University of Missouri Press, 1992
- Haskell, Henry C. Jr. and Fowler, Richard B. City of the Future. Kansas City: Frank Glenn Publishing Co., Inc., 1950
- K.C. Mo. Board of Park Commissioners. The Park and Boulevard System of Kansas City, with itineraries for one, two and three hour trips for visitors to Kansas City. Kansas City: Fratcher ptg. Co., 1914
- Wilson, William H. The City Beautiful Movement in Kansas City. Kansas City: The Lowell Press, Inc., 1990.
- Worley, William S. J.C. Nichols and the Shaping of Kansas City. Columbia, MO: University of Missouri Press, 1990
- A Place in Time. Kansas City: Landmarks Commission, 1977.
- Kansas City STAR, April 11, 1950. "Nathan Scarritt Found Wilderness Here in Early Missions to Indians"
- Kansas City STAR, June 7, 1896. "100,000 Yards of Earth, This Has Gone To Build Up A Boulevard."
- Kansas City STAR, May 5, 1901. "Eleven Miles of Boulevard Drive"
- Jackson County Court House, Recorder of Deeds Office, Deed and Plat records, 1871 - 1919
- Landmarks Commission of Kansas City, Missouri. Kansas City Register of Historic Places Nomination and Historic Inventory forms for the Scarritt Point Historic District. Case No. 0068-D 11/10/83

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 27

Scarritt Point North Historic District [preferred]  
Jackson County, MO

**UTM References**

E. 15/366940/4330530	N. 15/366790/4330350
F. 15/367085/4330520	O. 15/366790/4330325
G. 15/367085/4330480	P. 15/366600/4330330
H. 15/366980/4330480	Q. 15/366600/4330300
I. 15/366980/4330420	R. 15/366520/4330300
J. 15/366890/4330420	S. 15/366540/4330420
K. 15/366890/4330380	T. 15/366610/4330490
L. 15/366830/4330380	U. 15/366620/4330660
M. 15/366830/4330340	V. 15/366585/4330660

**Verbal Boundary Description:**

The boundary for the Scarritt Point North Historic District is illustrated by the heavy solid line on the accompanying map labeled "Scarritt Point North Historic District" (adapted from a planimetric map prepared by the Kansas City, Missouri, Planning and Development Department), drawn to a scale of 1"=200'.

**Verbal Boundary Justification:**

The boundary for the Scarritt Point North Historic District is drawn to include the largest number of contiguous historic structures which retain their integrity on and around Boulevards planned in conjunction with the construction of North Terrace Park. The district boundary on the West follows along property lines abutting North Terrace Park. The district's northern boundary has been drawn along existing property lines to include all properties abutting North Terrace Park and those located on Gladstone Boulevard, while omitting more modern residences farther north. The district boundary on the south is drawn along existing property lines to exclude large multi-family residential and commercial structures south of Windsor Avenue which do not match the mass and scale of other buildings in the district or do not fall within the period of significance outlined in Section 8. The east boundary was drawn to include homes built along the Boulevards while omitting residences on either side that do not match the mass and scale of other buildings in the district or do not fall within the period of significance outlined in Section 8.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section photographs Page 28

Scarritt Point North Historic District [preferred  
Jackson County, MO]

The following information is the same for all photographs:

Name of property: Scarritt Point North Historic District, Kansas City

County, state: Jackson County, MO

Location of negatives: Brad Finch, 407 Benton Blvd., Kansas City, MO 64124

1.     Photographer: David Remley  
       Date: February 1996  
       117 N. Gladstone Blvd. on left, view from southwest
2.     Brad Finch  
       January 1997  
       3204 Windsor Ave. on left, view from southwest
3.     David Remley  
       June 1995  
       northwest corner of Windsor and Indiana avenues, view from southwest
4.     Brad Finch  
       January 1997  
       3301 Windsor Ave. on right, view from northwest
5.     David Remley  
       June 1995  
       200 N. Bales Ave., view from southwest
6.     Brad Finch  
       January 1997  
       3500 Windsor Ave., view from southwest
7.     David Remley  
       June 1995  
       3218 N. Gladstone Blvd., view from southwest
8.     David Remley  
       June 1995  
       3401 N. Gladstone Blvd., view from northeast
9.     David Remley  
       June 1995  
       3511 N. Gladstone Blvd., view from northeast
10.    David Remley  
       February 1996  
       3510 N. Gladstone Blvd. on right, view from southeast



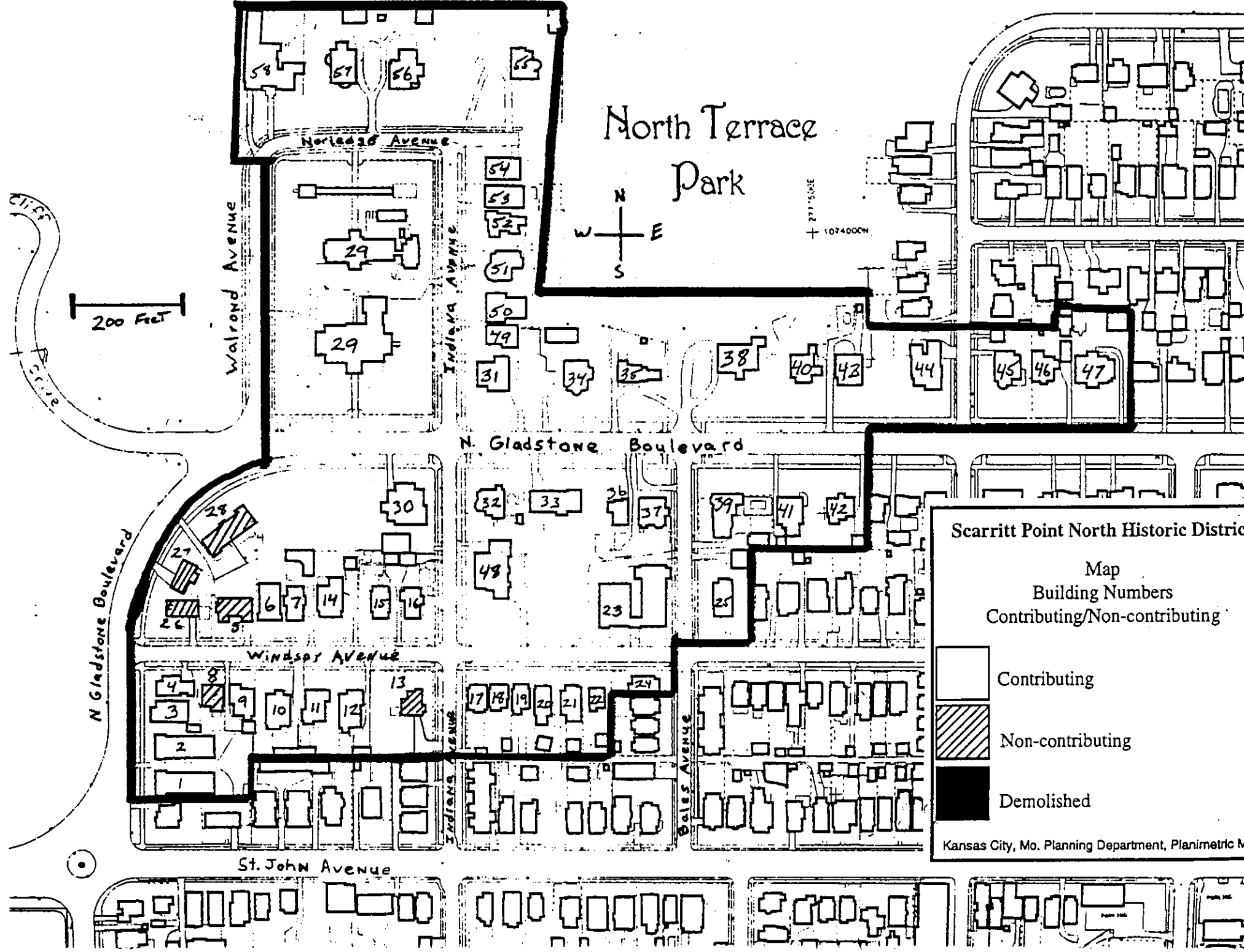
**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

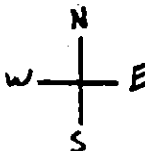
Section photographs Page 29

Scarritt Point North Historic District [preferred  
Jackson County, MO

11. David Remley  
June 1995  
3616 N. Gladstone Blvd. on right, view from southeast
12. David Remley  
June 1995  
327 N. Indiana Ave. in center, view from northwest
13. David Remley  
June 1995  
3242 Norledge Ave. on right, view from southeast
14. David Remley  
June 1995  
3200 Norledge Ave., view from southwest



# North Terrace Park






27° 50' E  
+ 107° 40' 00' W

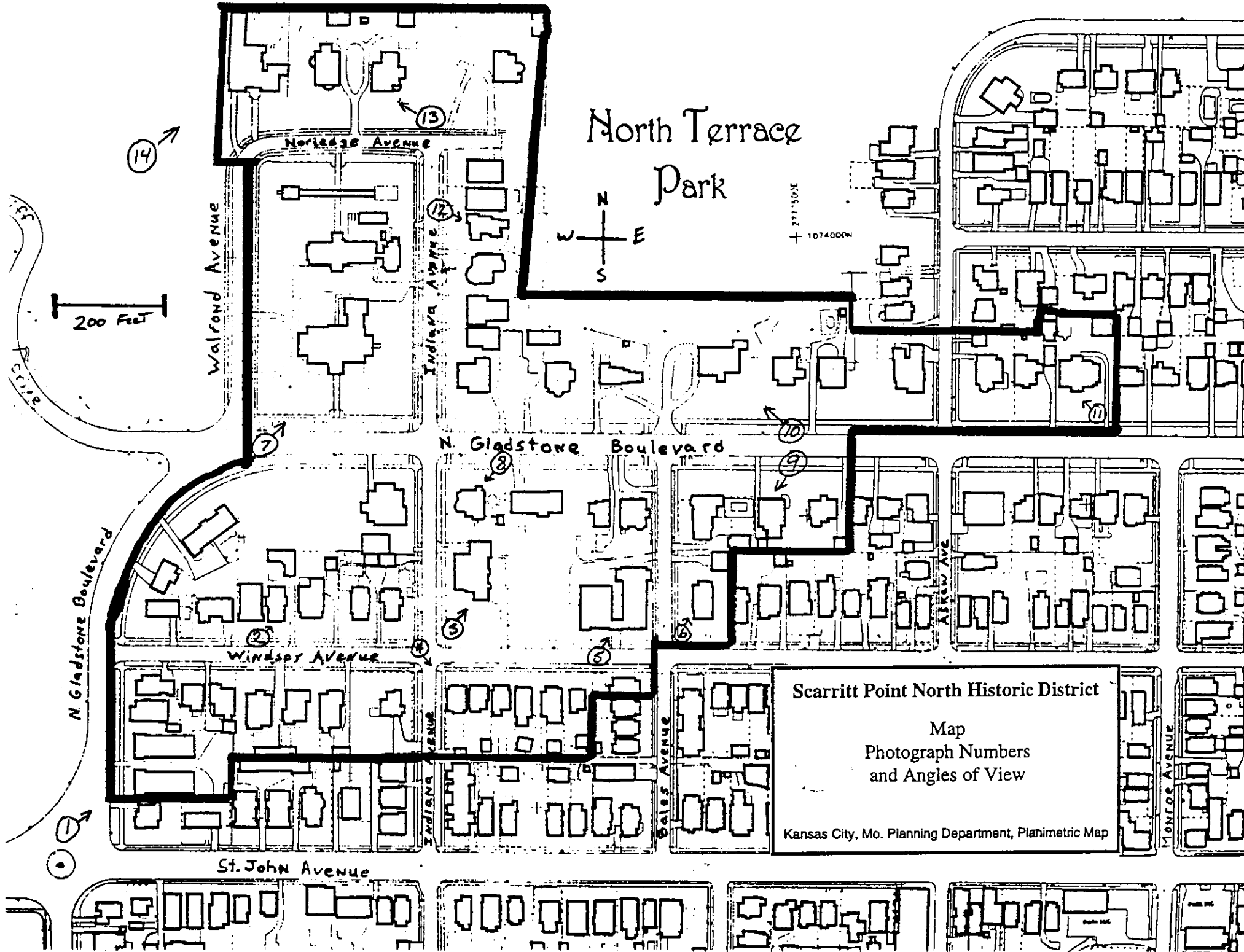
200 Feet

## Scarritt Point North Historic District

Map  
Building Numbers  
Contributing/Non-contributing

-  Contributing
-  Non-contributing
-  Demolished

Kansas City, Mo. Planning Department, Planimetric Map



# North Terrace Park



+ 2971500E  
+ 1074000N

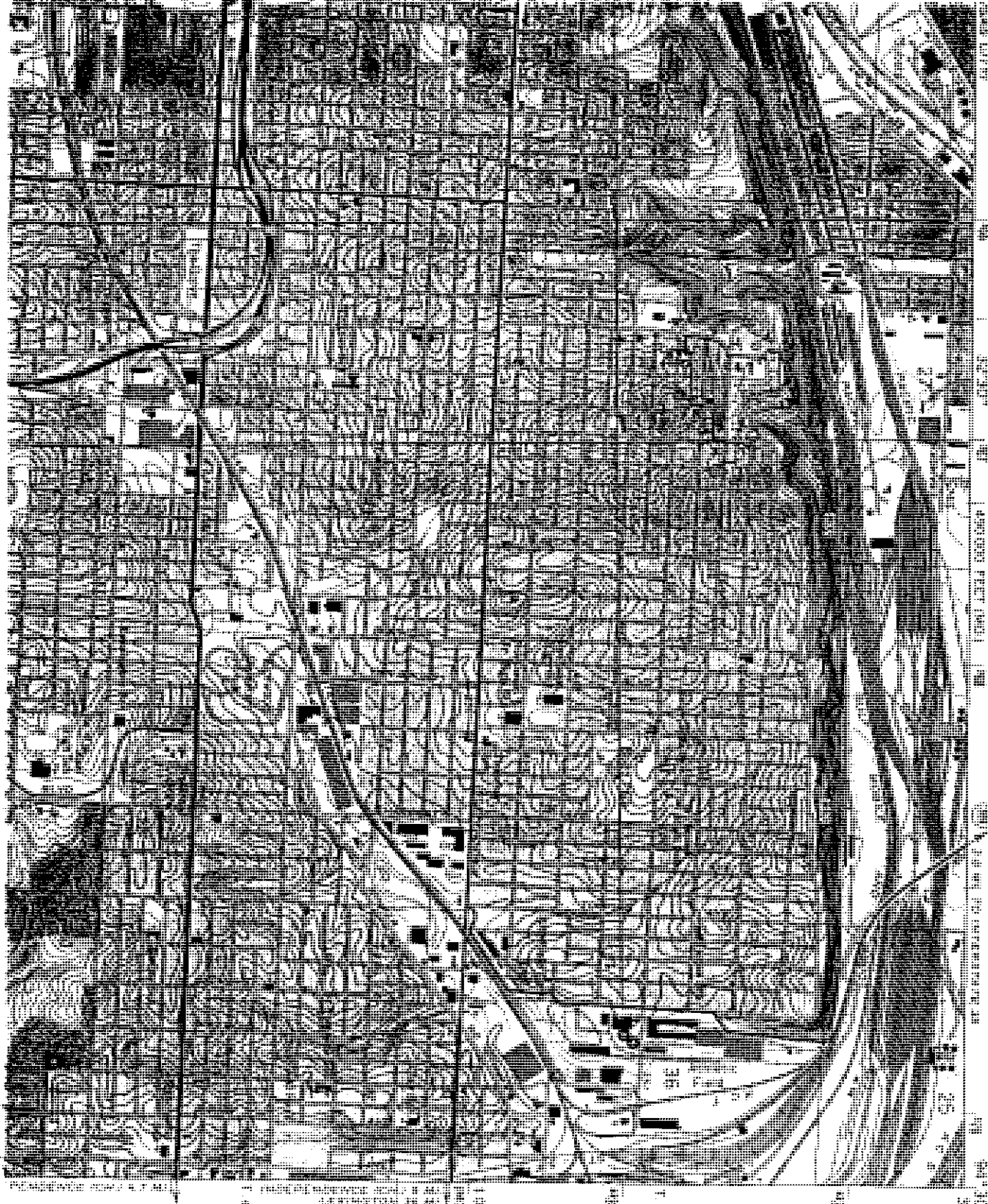
200 Feet

Scarritt Point North Historic District

Map  
Photograph Numbers  
and Angles of View

Kansas City, Mo. Planning Department, Planimetric Map

VIA INTER. 291.50 MI.  
 NC. INTERSTATE 29 & 35  
 NE



KANSAS CITY QUADRANGLE  
 MISSOURI-KANSAS  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

# SCARRITT POINT NORTH HISTORIC DISTRICT (preferred)

## JACKSON COUNTY, MO

- |                      |                      |                      |
|----------------------|----------------------|----------------------|
| A. 15/366600/4330720 | G. 15/367085/4330480 | N. 15/366790/4330350 |
| B. 15/366795/4330710 | H. 15/366980/4330480 | O. 15/366790/4330325 |
| C. 15/366770/4330555 | I. 15/366980/4330420 | P. 15/366600/4330330 |
| D. 15/366940/4330550 | J. 15/366890/4330420 | Q. 15/366600/4330300 |
| E. 15/366940/4330530 | K. 15/366890/4330380 | R. 15/366520/4330300 |
| F. 15/367085/4330520 | L. 15/366830/4330380 | S. 15/366540/4330420 |
|                      | M. 15/366020/4330340 | T. 15/366610/4330490 |
|                      |                      | U. 15/366620/4330660 |

7162 III NW  
 (LIBERTY)

















BALES

WINDSOR

WARNING  
SLIPPERY WHEN WET  
PARKING AREA





















