

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Squier Park Historic District

other names/site number N/A

## 2. Location

street & number Roughly bounded by Armour Boulevard, The Paseo, 39<sup>th</sup> Street, Troost Avenue N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64109

## 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 at the following level(s) of significance:

national statewide X local

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

MARCH 2, 2012  
Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Squier Park Historic District  
Historic Residential Suburbs in the United States  
1830-1960 MPDF  
Name of Property

Jackson County, Missouri  
County and State

## 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	
233	28	buildings
		district
1	0	site
		structure
		object
234	28	<b>Total</b>

### Name of related multiple property listing

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

Historic Residential Suburbs in the United States,  
1830-1960

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

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single-Family Dwelling

DOMESTIC/Multi-Family Dwelling

COMMERCE/TRADE/Specialty Store

EDUCATION/School

### Current Functions

(Enter categories from instructions.)

DOMESTIC/Single-Family Dwelling

DOMESTIC/Multi-Family Dwelling

EDUCATION/School

VACANT/NOT IN USE

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENT/Craftsman, Prairie

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

REVIVAL MOVEMENT/Classical Revival, Colonial Revival, Tudor Revival

OTHER/One-Part Commercial Block

MODERN MOVEMENT

### Materials

(Enter categories from instructions.)

STONE

foundation: CONCRETE

walls: STUCCO

STONE

WOOD

BRICK

roof: CONCRETE/ASPHALT

other: WOOD

TERRA COTTA

Squier Park Historic District  
Historic Residential Suburbs in the United States  
1830-1960 MPDF  
Name of Property

Jackson County, Missouri  
County and State

## 8. Statement of Significance

### 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 old or achieving significance within the past 50 years.

### Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

### Period of Significance

1880-1935

### Significant Dates

1880, 1887, 1901, 1904, 1908

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

See Continuation Sheet

## 9. Major Bibliographical References

### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

#### 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 # \_\_\_\_\_

☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

#### Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☒ Local government

☐ University

☒ Other

Name of repository: **Missouri Valley Special Collections**  
**Kansas City (Missouri) Public Library**

Squier Park Historic District  
Historic Residential Suburbs in the United States  
1830-1960 MPDF  
Name of Property

Jackson County, Missouri  
County and State

Historic Resources Survey Number (if assigned): N/A

## 10. Geographical Data

Acres of Property 65 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>364067</u> Easting	<u>4324927</u> Northing	3	<u>15</u> Zone	<u>364373</u> Easting	<u>4324150</u> Northing
2	<u>15</u> Zone	<u>364411</u> Easting	<u>4324854</u> Northing	4	<u>15</u> Zone	<u>364027</u> Easting	<u>4324245</u> Northing

## 11. Form Prepared By

name/title Rachel and Matthew Nugent, Amy Crouse, Grace Lee, Judy Shifrin, Pamala Wright  
organization \_\_\_\_\_ date December 2011  
street & number 4507 Terrace Street telephone 816-419-0763  
city or town Kansas City state MO zip code 64111  
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## Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

## Property Owner:

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

name See Attached  
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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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SUMMARY

The Squier Park Historic District (Squier Park) encompasses sixteen blocks bounded by Armour Boulevard on the north, 39<sup>th</sup> Street on the south, Troost Avenue on the west, and The Paseo on the south in Kansas City, Jackson County, Missouri. The residential neighborhood developed primarily in the early decades of the twentieth century. It includes 234 contributing resources constructed between 1880 and 1935. Characteristic features of this early streetcar suburb include the irregular block and lot shapes, deep set-backs for houses, and a curving street that responds to the topography of the land. Large two- and three-story single-family dwellings stand at the center of spacious lots set back from the narrow streets with outbuildings at the rear of the property. Many different architectural styles popular in the early twentieth century are represented in Squier Park, including Late Victorian, Prairie School, Craftsman, Classical Revival, Colonial Revival, and Shingle Style. These high-style resources have sustained few alterations, mainly the replacement of windows and roof material, which in most cases do not impact their ability to convey associations with the period of significance. All of the 28 non-contributing resources were constructed outside the period of significance. In addition to single-family residences, the neighborhood contains four low-rise apartment buildings, one mixed-use commercial building, and two educational buildings. Developed along one of Kansas City's earliest major streetcar lines (Troost Avenue) at the turn of the twentieth century, Squier Park exemplifies the Streetcar Suburb property type described in the Multiple Property Documentation Form (MPDF) "Historic Residential Suburbs in the United States, 1830-1960." The neighborhood and the contributing resources within Squier Park retain integrity of location, setting, design, and materials, clearly communicating feelings about and association with the period of significance (1880-1935).

ELABORATION

Setting

Squier Park Historic District contains sixteen blocks bounded by The Paseo on the east and East 39<sup>th</sup> Street on the south. The western boundary is the east lot line of the properties that front Troost Avenue. The northern boundary is the south lot line of the properties on Armour Boulevard. The numbered east-west streets and intermediate north-south streets (Forest, Tracy, and Virginia Avenues) follow the orthogonal grid of the city (*See attached map*). The topography of these blocks is relatively flat or has a gentle slope downwards to the south. East 39<sup>th</sup> Street slopes steeply with crests at Troost and The Paseo and a deep gully at Virginia. Manheim Road winds gently through the neighborhood, responding to this steep change in the land. The wide street begins at Troost, where 38<sup>th</sup> Street would have been and curves southeastward to

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

intersect Virginia at East 39<sup>th</sup> Street. The curve of Manheim Road and its intersection with Forest, Tracy, and Virginia Avenues forms irregular blocks and a small triangular plot that is landscaped as a park, the one contributing site in the District.

The properties on Armour Boulevard on the north and Troost Avenue on the west form obvious boundaries for Squier Park with their vastly different usages and configurations. Mid-rise and High-rise apartment buildings constructed between the 1920s and the 1960s line the wide thoroughfare of Armour Boulevard that served as an early streetcar line in Kansas City.<sup>1</sup> Commercial buildings line Troost Avenue, a north-south street that has long been an important transportation corridor, wide enough to allow for another early streetcar line. The Paseo and East 39<sup>th</sup> Street also form clear boundaries to Squier Park on the south and east. The Paseo is a wide, landscaped boulevard that was designed as part of Kansas City's early parks and boulevards system. East 39<sup>th</sup> Street, while lined with single-family residences, is a major east-west corridor through the city. By comparison, the streets within Squier Park are narrow (one-way) and lined with mature trees and large single-family dwellings standing on spacious lots.

The surrounding neighborhoods contain single-family and multi-family dwellings lining streets that strictly follow the orthogonal grid. The blocks often have narrower lots and shallower setbacks. The curve of Manheim Road and the irregular lots formed makes Squier Park distinct.

### Design

The Squier Park Historic District exhibits a wide variety of building designs reflecting the prolonged development in the neighborhood as well as the evolution of popular architectural styles popular during this period. The neighborhood developed in waves that corresponded to the subdivision of the land. The earliest homes date to the 1880s. Five of the eighteen buildings on the 1900 map are extant (3628, 3633, 3640 Forest and 3636 and 3640 Tracy).<sup>2</sup> Many of the high-style resources at the south end of the District are architect-designed dwellings. In other areas of Squier Park, builders constructed multiple adjacent homes with the same basic design and slight variations. The majority of resources were constructed between 1900 and 1915. Seventy-nine homes were built in 1909, at the height of construction in Squier Park.

The houses are predominantly frame construction with siding material that varies greatly. Several resources are clad entirely in brick, stucco, or wood (shingle or clapboard). The majority of resources have first stories clad in limestone with upper stories clad in stucco or wood.

<sup>1</sup> The seven multi-family apartment buildings in this area that front Armour Boulevard between Troost and Paseo are included in District III of the Armour Boulevard Multiple Resource Area listed in the National Register of Historic Places on 28 July 1983.

<sup>2</sup> The other thirteen buildings were clustered around the extant resources. These resources were replaced with newer dwellings in the 1910s.

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Limestone is a nearly ubiquitous foundation material. Most roofs have composite shingles while some retain their historic concrete or clay tile roof. Wood and stone are the most common decorative materials and are often used to define architectural styles.

The most common architectural styles represented in Squier Park are the Prairie School and Craftsman, with numerous examples of the Kansas City Shirtwaist variant. There are also examples of Folk Victorian dwellings as well as historical revival styles, including Colonial Revival, Classical Revival, and Tudor Revival. Other unique dwellings exhibit the Shingle and International Styles.

There are 72 secondary structures in the District. Secondary structures are typically garages or carriage houses that stand at the rear corner of the lot. Most of the garages built during the period of significance were constructed within a decade after completion of the main house. The majority of these structures are front-gabled with wood siding and asphalt roofs. A few secondary structures mimic the siding materials and style of the main house. Ten secondary structures were built outside the period of significance and are therefore non-contributing.

Multiple family dwellings in the District are simple red brick structures with Tudor Revival features, including false half-timbering and rustic stone ornament. The commercial resources, as well, are brick with simple forms and little applied ornament. Of the two educational resources in the District, the Faxon School is contributing and Bishop Lillis High School is not. The buff brick and terra cotta Faxon School at 3700 The Paseo was built in 1911 as a public elementary school and has a Classical Revival form with Flemish style ornament. The Bishop Lillis High School (now De La Salle Education Center) was built in 1940. The red brick Moderne building has cast stone trim.

### Integrity

Squier Park is a highly intact residential neighborhood that retains the configuration and the high-style architectural diversity envisioned by developer Robert V. Jones. It retains sufficient integrity of location, setting, design, materials, and workmanship to convey its associations with the period of significance. The resources reflect the wide variety of architectural styles popular during the early twentieth century period of significance. The tree-lined streets maintain their original layout, including the curve of Manheim Road and the park created at its irregular intersections.

Of the 262 resources in Squier Park, only 28 are considered Non-Contributing. Twenty-eight resources (eighteen primary resources and ten secondary structures) were constructed outside

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

the period of significance. Three non-contributing resources were originally constructed in another part of the city in the 1920s and moved to their current locations in the District in the 1990s. Although the architectural style of these dwellings fits the character of Squier Park, moving these dwellings from their original locations compromised their integrity. The resources constructed outside the period of significance illustrate the continuing story of development in the neighborhood, and thus reflect a dramatic shift in architectural styles. Window and door replacement are common alterations in Squier Park and do not necessarily compromise the overall integrity of the resource or its contributing status, so long as the characteristic features of the architectural style are intact.

Of the eight resources that are not single-family dwellings, six are contributing and one is non-contributing. The landscaped park at the intersection of Manheim Road and Tracy Avenue was part of the original plat of Squier Manor. The multi-family dwellings were constructed within the period of significance and reflect the residential character of the neighborhood. The one mixed-use commercial structure stands at the center of the neighborhood and maintains the scale and materials of the surrounding residential resources. The Faxon School was designed as the neighborhood public school and therefore contributes to the residential character of this planned development.

Individual Property Descriptions

1. 3511 Forest Avenue		Contributing
Multifamily Dwelling	1919	Classical Revival
Architect: John George Braecklein		Builder: Breyfogle Brothers

This three-story multi-family dwelling has brick walls and a flat roof. A three-story rounded bay stands at the south end of the front (west) façade.

2. 3512 Forest Avenue		Contributing
Residence	1904	Prairie / Craftsman

This is a 2 ½ story American Shirtwaist house with a hip composition roof and large center dormers. It is a square plan with an addition on the back. The house has brick lower story and vinyl upper stories and back addition. It contains some original wood windows and many replacement vinyl windows.

There is a non-historic two-car garage on the property. This garage was constructed outside the period of significance and is therefore non-contributing.

3. 3514 Forest Avenue		Contributing
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National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

David Goren Residence 1904 Prairie / Craftsman

This is a 2 ½ story brick home with cedar siding on the top ½ story in a square plan. It has a front gable composition roof, stone full front porch and wood windows.

4. 3521 Forest Avenue Contributing  
Lora Priddy Residence 1904 Prairie / Craftsman

This is a 2 ½ story American shirtwaist with a brick lower story and vinyl clad upper stories in a square plan. It has a composition front gable roof and vinyl windows.

A stone garage stands at the east side of the property. This secondary structure is contributing.

5. 3523 Forest Avenue Contributing  
Willis Bixby Residence 1902 Prairie / Craftsman  
Builder: Charles R. Munger

This is a 2 ½ story American shirtwaist with a brick lower story and vinyl clad upper stories in a square plan. It has a composition hip roof, center dormers and wood windows.

6. 3526 Forest Avenue Contributing  
W. A. Douglas Residence 1903 Prairie / Craftsman  
Builder: Harvey Stiver

This is a 2 ½ story American shirtwaist with stone lower story and asbestos-sided upper stories in a square plan. It has a hip composition roof with center dormers, a stone front porch and wood windows throughout.

7. 3527 Forest Avenue Contributing  
Willis Conn Residence 1902 Prairie / Craftsman  
Builder: Charles R. Munger

This is a 2 ½ story American shirtwaist with painted brick lower story and vinyl clad upper stories in a square plan. It has a composition hip roof, center dormers and wood windows.

8. 3530 Forest Avenue Contributing  
D.S. Pifies Residence 1903 Prairie / Craftsman

This is a 2 ½ story American shirtwaist with stone lower story and asbestos-sided upper stories in a square plan. It has a composition front gable roof with center dormers. There is a brick wrap around porch and wood windows throughout.

9. 3535 Forest Avenue Contributing  
John Connell Residence 1907 Prairie

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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This is a 2 ½ story American shirtwaist with stone lower story and cedar shake upper stories in a square plan. It has a composition front gable roof and wood windows.

A wood sided garage has been added to the east end of the property. This secondary structure is contributing.

10. 3542 Forest Avenue		Contributing
Francie Obermayer Residence	1904	Prairie / Craftsman

This is a 2 ½ story all brick home in a square plan. It has a composition front gable roof with cedar clad center dormers. There are some wood and some vinyl windows. There is a stone front porch and an asbestos sided additional entrance has been added to the structure.

11. 3545 Forest Avenue		Contributing
Morris Lyon Residence	1906	Prairie
Architect: Odom		

This is an all brick 2 ½ story square plan with a cross-hip composition roof and cedar clad center dormers. It has wood windows and a brick wrap around front porch.

The property also has a carriage house at the southeast corner of the lot. This secondary structure is contributing.

12. 3604 Forest Avenue		Contributing
Albert Hockland Residence	1905	Colonial Revival
Architect: Selby H. Kurfiss		

This is a 2 ½ story all brick home in a square plan. It has a composition hip roof with cedar clad dormers. There are wood windows throughout and a wood front porch supported by round wood columns.

13. 3606 Forest Avenue		Contributing
Residence	1903	Prairie / Craftsman

This is a 2 ½ story American shirtwaist with a brick lower story and wood lap upper stories in a square plan. It has a composition hip roof with cedar shake-clad dormers. There is a stone and brick front porch and wood windows throughout.

14. 3612 Forest Avenue		Contributing
Arthur Allen Residence	1900	Prairie / Craftsman

This is a 2 ½ story shirtwaist that has been sided with stucco throughout in a square plan. It has a composition hip roof with cedar lap clad dormers. There is a stone front porch and wood windows throughout.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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A wood garage with a gambrel roof stands at the southwest corner of the property. This secondary structure is contributing.

15. 3622 Forest Avenue		Contributing
Residence	1907	Prairie / Craftsman

This is a 2 ½ story shirtwaist that has been sided with asbestos throughout in a square plan. It has a composition hip roof with asbestos clad dormers. There is an enclosed front porch and wood windows throughout. A side entrance has been added to the north side.

16. 3623 Forest Avenue		Contributing
Emma J. Lockett Residence	1906	Prairie / Craftsman

This is a 2 ½ story American shirtwaist with a stone lower story and cedar shake upper stories in a square plan. It has a composition hip roof with cedar clad center dormers and wood windows throughout.

A two-story wood and metal garage with a hipped roof and dormer stands at the east end of the lot. This secondary structure is contributing.

17. 3625 Forest Avenue		Contributing
Lula M. Fore Residence	1902	Prairie / Craftsman
		Builder: John J. Bonham

This is a 2 ½ story American shirtwaist with wood lap siding and a stone foundation in a square plan. It has a composition hip roof with cedar clad center dormers and wood windows throughout.

18. 3628 Forest Avenue		Contributing
John E. Latham Residence	1901	Late Victorian

This is a 1 ½ story house with wood siding in a rectangular plan. It has a composition front gable roof and wood windows throughout.

A wood garage stands at the southwest corner of the lot. This secondary structure is contributing.

19. 3629 Forest Avenue		Contributing
William Fore Residence	1903	Prairie / Craftsman

This is a 1 ½ story American shirtwaist with brick lower story and wood lap upper stories in a square plan. It has a composition gambrel roof and side center dormers. There are wood windows throughout and a stone front porch.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

20. 3631 Forest Avenue  
George Nichols Residence 1903 Contributing  
Prairie / Craftsman

This is a 1 ½ story American shirtwaist with brick lower story and cedar lap upper stories in a square plan. It has a composition side gable roof with a front center dormer. There are wood windows throughout and a stone front porch.

21. 3633 Forest Avenue  
Roger Cunningham Residence 1901 Contributing  
Late Victorian

This is a two-story rectangular plan home clad with vinyl siding. It has a composition cross gable roof, a wood front porch and wood windows throughout.

22. 3634-36 Forest Avenue  
Multi-family Residence 1917 Contributing  
Builder: Home Investment Company, Napoleon W. Dible

This is a three-story simplified Italian Renaissance Revival apartment building with brick cladding and stone trim. Fenestration divides the façade into three bays. Tripartite windows at each floor flank the center bay containing paired windows. A blind round arch caps the center bay. The building has a flat roof and a wide overhanging eave with a tall wood cornice and wood brackets.

A brick 4-car garage with a flat roof stands at the west end of the property. This secondary structure is contributing.

23. 3639 Forest Avenue  
George Burns Residence 1901 Contributing  
Late Victorian  
Builder: John J. Bonham

This is a 1 ½ story home in a rectangular plan. It is sided with asbestos and has wood windows throughout. The roof is composition cross gable style.

A front-gable one-car garage with wood siding stands at the southeast corner of the lot. This secondary structure is contributing.

24. 3640 Forest Avenue  
Lynn L Culp Residence 1901 Contributing  
Vernacular

This is a 2 ½ story dwelling with a T-shaped plan, clapboard siding and a cross gable composition roof. The porch has an accent of cedar shake siding and is wood construction with wood square supports. The windows are also wood.

25. 3643 Forest Avenue  
Residence 1905 Contributing  
Prairie / Craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 9

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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This is a 2 ½ story American shirtwaist with stone siding in a square plan. The upper half story also has decorative wood shake siding. It has a composition front gable roof and wood window.

26. 3644 Forest Avenue		Contributing
J. E. Wilcox, Sr Residence	1905	Prairie / Craftsman
		Builder: Edward A. Leland

This is an American shirtwaist with a square plan. Originally brick lower story is now painted and partially clad with vinyl. The upper stories have vinyl siding. It has a hip composition roof and vinyl windows. A non-historic vinyl clad garage is attached to the west end of the house.

27. 3711 Forest Avenue		Contributing
Jacob R. Griffith Residence	1910	Prairie / Tudor Revival
		Builder: Jacob R. Griffith

This is a stucco 2 ½ story square plan with brick accents. It has a composition side gable roof and stucco clad center dormers. It has wood windows and a wood front porch. The property also has a stucco clad 1 story addition on the north side with a composition side gable roof.

A two-car side-gable garage stands at the east end of the lot. This secondary structure is contributing.

28. 3715 Forest Avenue		Contributing
Residence	1915	Neoclassical
Architect: Clarence E. Ennis		Builder: Clarence E. Ennis

This is a 2 ½ story American shirtwaist with a brick lower story and stucco upper stories in a square plan. It has a composition side gable roof with 3 dormers. It has wood windows throughout and a stone front porch with round wood column supports.

A two-car side-gable garage stands at the northeast corner of the lot. This secondary structure is contributing.

29. 3719 Forest Avenue		Contributing
Residence	1915	Prairie / Tudor Revival
Architect: Clarence E. Ennis		Builder: Clarence E. Ennis

This is a stucco 2 ½ story square plan with brick accent. It has a composition side gable roof and 2 stucco clad dormers. It has wood windows and brick front porch.

A two-car side-gable garage stands at the northeast corner of the lot. This secondary structure is contributing.

30. 3721 Forest Avenue		Contributing
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National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

K. G. Hoagland Residence 1917 Colonial Revival / Dutch Colonial  
Architect: Frederick H. Michaelis

This is a 2 ½ story stucco sided home in a rectangular plan. It has a composition gambrel roof with a large front dormer also stucco sided. There are wood windows throughout.

A two-car garage with a hipped roof stands at the northeast corner of the lot. This secondary structure is contributing.

31. 3727 Forest Avenue Contributing  
T. Dahlstrom Residence 1911 Prairie / Tudor Revival

This is a 2 ½ story American shirtwaist with a stone lower story and stucco upper stories in a square plan. It has a composition cross gable roof and wood windows throughout. There is a large 2 story stucco addition on the south side of the dwelling.

A 1 ½ story stucco carriage house/garage stands at the northeast corner of the lot. This secondary structure is contributing.

32. 3740 Forest Avenue Non-Contributing  
Bishop Lillis High School Residence 1940 Moderne  
Architect: Joseph B. Shaughnessy, Sr. & Alfred Benberg  
Builder: J.E. Dunn Construction Company

This three-story educational facility has red brick walls with concrete trim. Paired and tripartite windows set between concrete beltcourses at each story form bands along the primary east façade. Streamlined cast concrete ornament articulates the raised main entry at the south end of the front (east) façade. The building has non-historic 1/1 aluminum windows.

33. 3741 Forest Avenue Non-Contributing  
Religious Residence 1963 Modern  
Builder: Ernest J. Straub

This two-story dormitory building has buff brick walls alternating with corrugated metal panels and recessed panels containing narrow fixed windows and stucco cladding. The building has a flat roof. A buff brick sculptural element stands at the southwest corner of the building.

A flat-roofed brick and metal garage stands at the northeast corner of the lot. This garage was constructed outside the period of significance and is therefore non-contributing.

34. 3800 Forest Avenue Contributing  
Joseph Mooney Residence 1916 Colonial Revival  
Architect: Greenebaum & Hardy

This 2 1/2-story, Colonial Revival building has a brick foundation, and uses brick cladding

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

materials, with a side gabled, slate tile roof with parapeted end gables and three small gabled dormers. A pilastered two-story solarium on the south wall opens up to the front uncovered porch that joins with the colonnaded portico with a plain parapet and broken pediment design. In the center of the broken pediment is a finial that is repeated on the parapeted roof. The symmetrical square columns and simple entablature showcase the classical revival style. The front door is topped by a fanlight and flanked by sidelights.

The building has stone arches with articulated keystones on the first story front windows, and stone window lintels. A front gabled, 1 1/2 story garage with dormers, wooden doors and a semi-circular window, is set on the southwest rear of the lot. This secondary structure is contributing.

35. 3823 Forest Avenue		Contributing
DM. F. Weeks Residence	1908	Shingle
Architect: John W. McKecknie		

This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles cladding materials with a cross-gabled, composition roof and cornice returns. The house has a two-story oriel, resting on seven corbels, with tripartite windows on both stories on the front side of the house. The 1/2 porch lies in south adjacency to the oriel and has a shed roof that slopes to the cross-gable on the second story. A pedimented dormer of a screen porch on the second floor with cornice returns interrupts the slope of the roof. The porch is supported by unfluted Doric columns, with a deck floor and has a wooden balustrade. The north wall has a gabled extension set to the east of a one story oriel also supported by corbels. The building also has upper multi-light sash wood windows, wide eaves and a brick chimney projecting above the roofline.

36. 3824 Forest Avenue		Contributing
G. W. Balts Residence	1909	Colonial Revival
		Builder: Robert V. Jones

This 2 1/2-story building uses brick cladding materials, with a front gabled, composition roof with cornice returns and gabled dormers. A small squared portico is supported by ionic columns and covers the front door that is flanked by sidelights. The windows have multi-light upper sash and heavy stone sills. The center window of the trio on the half story has a patterned multi-light upper sash and a brick jack arch with an articulated keystone. Above it is a circular window. The side porch front porch is colonnaded with a flat roof.

A single story, gabled garage stands at the southwest corner of the lot. This secondary structure is contributing.

37. 3825 Forest Avenue		Contributing
Raymond Hults Residence	1910	Colonial Revival
		Builder: Fogel & Son Construction Company

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This 2 1/2-story building has a stone foundation, a wood frame, and uses stucco cladding materials, with a side gabled, composition roof. Pilasters capped with a simple entablature across the top flank the stoop. Above the colonnaded side porch on the south wall is a bay window. The house has multiple dormers projecting on the west and east slopes of the gabled roof, a brick chimney and upper multi light sash windows.

A 1 1/2 story stucco garage with a side-gable roof and gabled dormers stands at the northeast corner of the lot. This secondary structure is contributing.

38. 3826 Forest Avenue		Contributing
Edward C. Cooper Residence	1908	Craftsman

This 1 1/2 story Craftsman building has a stone foundation, stucco cladding, and a front gabled composition roof. Rusticated stone cladding is used on the exposed chimney along the front face of the building. Half of the full porch is covered with a front gabled composite roof with exposed beams and rafter tails and supported by rusticated stone posts. Simulated half timbering below the windows pulls in elements of Tudor Revival. The twin oriel windows flanking the stone chimney at the top of the gable rest on corbels and have diamond shaped leaded glass. Brackets support the gabled soffits and two gabled dormers project from the north and south roof slopes. This house has upper multi-light sash wooden windows.

39. 3830 Forest Avenue		Contributing
B. D. Inghs Residence	1908	Craftsman / Tudor Revival
Architect: John W. McKecknie		

This building was design by the prominent architect John W. McKecknie. This craftsman 1 1/2 story bungalow has a stone foundation and uses stucco cladding materials with a gabled, composition roof. The front porch is recessed with the main entrance angled and a group of four diamond leaded glass windows adjacent to the sidelights flanking the front door on the north side. Rusticated stone pillars support the flat roofed porch with exposed rafter tails. Just south of the porch is a cedar shingle clad bay with diamond shaped leaded glass windows supported by a ledge on corbels. Simulated half timbering clads the front face under the gables. Six diamond leaded glass windows rest on the half story above the porch. The building also has exposed, notched rafter tails along the length of the eaves. Three dormers project from the gabled roof, two in the north and south orientation respectively and one extending from the west wall to cover the enclosed porch in the back of the house.

A single story front gable garage is set on the southwest corner of the lot. This secondary structure is contributing.

40. 3833 Forest Avenue		Contributing
James Ogden Residence	1909	Craftsman

This 2 1/2-story building has a wood frame, and uses stucco and wood cladding materials, with a cross-gabled, composition roof with multilayer gabled dormers. The full front porch has a



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

gabled roof supported by knee braces. The porch has fluted square posts resting on a stone balustrade. From the front façade two projecting gabled oriels on the second floor have knee braces, decorative stick work and are supported by a series of corbels. The third floor dormer is centered and also supported by knee braces. This house has overhanging eaves with exposed rafter tails. The house has leaded glass windows, a gabled portico on the south wall and a stone chimney.

41.	3834 Forest Avenue		Contributing
	J.A. Lyle Residence	1909	Colonial Revival / Dutch Colonial / Craftsman
	Architect: Edwards & Sunderland		

This 2 ½ building is clad in stone and wood shingles with a gambrel and front gabled composition roof. It features tripartite windows in the top half story and bellcast eaves. It has a full-width stone porch with rusticated piers, stone balustrade and the main door is recessed and has a casement with mutins. The L shape of the first floor continues to the second floor. There is a bay window projection the southeast corner of the second story above the flat porch roof. The house has upper sash diamond leaded glass windows and corbels on the soffits of the front porch. Gabled dormers project on the west wall.

42.	3836 Forest Avenue		Contributing
	Albert B. Stephens Residence	1910	Prairie / Craftsman
	Architect: S. R. Frink		

This 2 1/2-story building has a stone foundation, wood frame, and uses stucco and wood cladding materials, with a side-gabled, composition roof. The full front porch has a front gabled roof supported by knee braces and wide eaves with exposed tail rafters. The porch has fluted square posts resting on a stone balustrade. From the front façade a dormer with twin front gabled roofs project above the second story. The house has multi-light glass windows, sidelights, a gabled portico on the north wall and a brick chimney.

43.	3840 Forest Avenue		Contributing
	Residence	1909	Prairie / Craftsman

This 2 1/2-story building has a stone foundation wood frame, and uses stucco and wood cladding materials, with a front-gabled, composition roof. The wrap around porch has a flat roof supported by Tuscan columns on a stone balustrade wall. The house has knee braces, wide eaves with exposed tail rafters a brick chimney. A short composition awning roof extends at the top of the second story supported by brackets. Centered on the second and third stories are two windows of varying dimensions with multi-light casements.

A two-car garage with a gable roof stands at the northwest corner of the lot. This secondary structure is contributing.

44.	3507 Tracy Avenue		Contributing
	Multifamily Residence	1926	Tudor Revival

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 14

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Builder: Phillips Building Company

This two-story apartment building is brick with a flat roof and tall, peaked parapet. The front (west) façade is symmetrical around the front entry. Two-story porches with gable roofs project westward from the front façade. These porches have wide brick piers. Vines cover most of the façade.

45. 3514 Tracy Avenue		Contributing
Oliver C. Evans Residence	1907	Prairie / Craftsman / Victorian
		Builder: James P. Kreisher & Son

This 2 1/2-story building has a wood frame, and uses brick cladding materials and slate shingles on the half story, where a mini pediment emphasizes the quadruple window grouping on the eastern wall. The building has a cross-gabled, composition roof and an internal, brick chimney on the south wall. The front full porch has a hip roof supported by three brick ionic columns, with concrete caps, above which are half circle decorative medallions. Two larger dentil cutouts between each post, where the arches turn in a slight triangular angle, punctuate the dentil cornice. On the northern end of the porch is an octagonal bay window with the repeated half circle medallions. The building also has an oriel on the north wall and a two-story bay window along the south wall.

A front gabled, single story garage is located on the southwest corner of the lot. This secondary structure is contributing.

46. 3518 Tracy Avenue		Contributing
John W. Merchant Residence	1905	Prairie / Craftsman
Architect: George Carman		

This Kansas City shirtwaist 2 1/2-story building has a stone foundation, and uses stone cladding on the first story, and decorative wood shingle cladding materials on the second and half stories above. The house has a front gabled, composition roof. The full front porch has a hip roof supported on the furthest corners by stone posts and has a stone balustrade wall, capped with a limestone slab. The house has a bay projection on the north wall and a small square window centered facing the front on the second story.

A one-car garage with a gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

47. 3530 Tracy Avenue		Contributing
Theodore Bishop Residence	1904	Prairie

This 2 1/2-story building has a stone foundation, and uses brick cladding materials, with a gabled, composition roof. The full front porch has a hip roof. The building also has wide eaves and a brick quoin on the north wall. The south wall has a chimney that project above the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 15

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

roofline. The property has a partial fence around the front with wrought-iron balusters between stone capped brick posts with lanterns on top.

A two-car garage with a hipped roof and hipped dormers stands at the southwest corner of the lot. This secondary structure is contributing.

48. 3532 Tracy Avenue		Contributing
Amos Goodjohn Residence	1904	Prairie

This 2 1/2-story building has a stone foundation and uses brick and wood shingle cladding materials, with a hip, composition roof. Two dormers project centered from the east and west slopes of the building's gabled composite roof. The full front porch has a hip roof that is supported by two square brick columns. The building's corners have patterned brick quoins and an oriel on the north side on the second story. A chimney crowns the north side roofline. Awnings stretch above the full front porch and windows.

A gable roof single story garage stands at the southwest corner of the lot. This secondary structure is contributing.

49. 3533 Tracy Avenue		Contributing
John M. Cleary Residence	1907	Prairie
		Builder: C.O. Evans

This 2 1/2-story brick home echoes Colonial Revival style, with its full, pedimented porch supported by ionic columns in the front, large corbels against the house and topped with a front gabled roof. Contrasting the red brick are limestone capstones on the short porch wall, and exaggerating the window lintels. Two dormers project centered from the east and west slopes of the buildings gabled composite roof. The brickwork along the four main corners of the house features a pattern that projects a few of brick off the plane to form quoins. There is one chimney projecting above the roofline to the south. On the south wall, stone brackets support a pedimented portico. The front stairs are bracketed by short brick post-steps, capped with stone slabs. The sloped front of the lot is terraced by two stone retaining walls with brick caps.

50. 3537 Tracy Avenue		Contributing
Letitia M. Graves Residence	1909	Prairie / Craftsman
Architect: Frank R. Graves		Builder: Frank R. Graves

This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingle siding and stone cladding materials, with a side gabled, composition roof with two dormers one centered on the front top story and the other on the back/east roof slope. The west dormer forms a semi-octagonal angle as it projects from the wall with the front face being wider. Awnings cover the dormer windows. The full front porch has a shed roof, which is supported by four rustic stone columns and decorated triglyphs on the frieze. Two short stone balustrade walls extend between each pair of columns leaving the center open for the staircase entrance. Centered on the second story is an oriel tripartite window. The east wall has a bay window and

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 16

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

a square oriel projects off the north side wall.

The house has a stone retaining wall. A single story garage with a front gabled roof stands at the southeast corner of the lot. This secondary structure is contributing.

51. 3538 Tracy Avenue		Contributing
Jacob Heil Residence	1904	Prairie / Craftsman
Architect: Matt O'Connell		Builder: Matt O'Connell

This 2 1/2-story, Kansas City shirtwaist, has a stone foundation, a wood frame, and uses lap wood and stone cladding materials, with a gable, composition roof with two dormers projecting on opposite sides on the north and south slopes. The full front porch has a pedimented roof. The checkerboard stone porch balustrade, wraps around to the south side, past the overhang of the roof, forming an uncovered arched area. A large, rounded bay projects from on the south wall. In front of the recessed tripartite window on the half story above the second floor are four small doric columns that sit on a ledge with corbels supporting from beneath. The half story and the porch pediment are clad with wood shingles.

52. 3542 Tracy Avenue		Contributing
Theodore Lyon Residence	1908	Colonial Revival

Built in 1908, this 2 1/2 story brick home combines elements of the Four Square and Colonial Revival styles. There is a full porch supported by brick columns and topped with a hip roof. The porch itself extends south, past the roofed area in a gentle curve short brick balustrade wall that bends around westwards forming a semi-circle. Supported by two corbels, is an oriel window on the second floor, directly above the main door. Four dormers project centered from each of the 4 slopes of the buildings hip composite roof, which is articulated by red terracotta tiles along each of the roof's fold lines. The brickwork features quoins and below the cornice dentils are paired corbels on each of the four main corners of the house. There are two chimneys projecting above the roofline.

53. 3605 Tracy Avenue		Contributing
Harry Earhart Residence	1904	Folk Victorian

This 1 1/2 story building has a stone foundation, a wood frame, and uses lap siding cladding materials, with a cross hip composition roof over the house and a hip roof over the L shaped porch which is supported by three small doric columns that sit on a wooden deck. An interior brick chimney projects above the roofline. There is a side gabled garage on the northeast orientation of the lot.

A two-car garage with a front-gable roof stands at the northeast corner of the lot. This secondary structure is contributing.

54. 3608 Tracy Avenue		Contributing
William Merrick Residence	c. 1904	Prairie

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 17

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This 2 1/2-story building is a colonial revival and has a wood frame with a hip composition roof with small dormers. The full front porch has a flat roof and is supported by two square rustic stone posts. The lapboard cladding the house is vertically installed and there is a door on the second floor that appears to be vinyl, leading onto the flat roof above the porch. Adjacent to the second floor door, is a wide tripartite window opening that extends from the top wood molding to the flat roof of the porch below. The building has double-hung wood windows.

55. 3614 Tracy Avenue		Contributing
E. Klos Residence	1902	Prairie / Craftsman

This 2 1/2-story Kansas City shirtwaist building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a gabled asphalt roof and cornice returns. The pediment on the full front porch has a square-butt designed cedar shingle cladding which is carried through on the front façade of the top half story. Squared stone posts, on the two furthest corners away from the building, support the gabled porch. The house has double-hung, wood windows and a stone retaining wall with a clay drain pipe.

56. 3615 Tracy Avenue		Contributing
William James Residence	1904	Prairie / Craftsman
Architect: Matt O'Connell		Builder: Matt O'Connell

This 2 1/2-story, Kansas City shirtwaist, has a stone foundation, a wood frame, and uses vinyl cladding on the second and half story above with stone cladding materials on the first story. It has a gable, composition roof with two dormers projecting on opposite sides on the north and south slopes. The front facing wall of the gabled roof emerges from the second story roofline with a slight bellcast. The full front porch has a shed roof and a short stone wall, capped with a limestone slab two limestone pillars supporting the porch roof at its furthest corners from the house. This house has a bay window on the east wall. The windows are double hung vinyl.

57. 3620 Tracy Avenue		Contributing
Joseph Roach Residence	1904	Prairie / Craftsman
		Builder: Maud E. Weston

This 2 1/2-story building has a stone foundation, and uses brick cladding on the first story, and wood cladding materials on the second and half stories above. The house has a gable, composition roof. The full front porch has a gabled roof supported on the furthest corners by brick pillars and chiseled, checkerboard patterned stone balustrade wall, capped with a limestone slab.

The house has a single story, four-car garage with a side gable roof with vinyl doors and a retaining wall made from non-historic, prefabricated concrete bricks. This garage was constructed outside the period of significance and is therefore non-contributing.

58. 3622 Tracy Avenue		Contributing
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National Register of Historic Places  
Continuation Sheet

Section number 7 Page 18

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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Pierre Artigue Residence	1904	Prairie / Craftsman Builder: Maud E. Weston
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This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos, wood shingles and stone cladding materials, with a hip, composition roof. The full front porch has a pedimented roof and wooden windows. Brackets support the eaves and block corbels articulate the molding on the half story window. The building also has a stone balustraded porch; and bay window with a brick chimney on the south wall.

59. 3624 Tracy Avenue Gustave Bein Residence Architect: Matt O'Connell	1904	Contributing Prairie / Craftsman Builder: Matt O'Connell
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This 2 1/2-story, Kansas City shirtwaist, has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gable, composition roof with two dormers projecting on opposite sides on the north and south slopes. The full front porch has a pedimented roof and an oriel projecting on the north wall with a brick exterior chimney set adjacent to it on the west. The building also has a chiseled, checkerboard patterned, stone balustrade, capped with a limestone slab. The house has wooden windows and a stone retaining wall along the front of the property.

60. 3625 Tracy Avenue Lucien Cooper Residence Architect: Matt O'Connell	1903	Contributing Prairie / Craftsman Builder: Matt O'Connell
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This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a hip, composition roof that has four dormers emerging from each slope and centrally located along the roof sides. The full front porch has a hip roof. The building has stone pillars supporting the outermost corners of the porch with wooden posts anchoring the entrance and corbels spaced evenly on the overhanging soffits of the eaves. The house has a stone retaining wall.

61. 3626 Tracy Avenue Thomas Campbell Residence Architect: Matt O'Connell	1904	Contributing Prairie / Craftsman Builder: Matt O'Connell
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This 2 1/2-story building has a stone foundation, and the first floor is clad with chiseled limestone. It has asphalt shingles on the front gabled roof with dormers emerging from the center of all four slopes of the roof. The full front porch has a hip roof and is supported by two cylindrical limestone columns. The second floor and the dormers above are clad with vinyl siding. The windows are non-historic, double hung. The south side entrance has an eyebrow mansard shingled rooftop. An external brick chimney extends on the northern wall, east of the squared oriel.

62. 3629 Tracy Avenue		Contributing
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National Register of Historic Places  
Continuation Sheet

Section number 7 Page 19

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Miss Mattie Alexander Residence 1903 Prairie / Craftsman  
Builder: John Ravens

This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding on the second story and half story above, with brick cladding materials on the first story. The first story extends wider than the stories above it communicating the vernacular of the colonial revival style. The house has a cross-gabled asphalt shingled roof. Supported by doric columns that extend from stone pillars, is the hip roof of the wood balustrated full front porch.

63. 3635 Tracy Avenue Contributing  
Thomas W. Parry Residence 1902 Prairie

This 2 1/2 story dwelling has a limestone foundation and asphalt shingle hipped roof, with dormers rising from the north, south, and west roof slopes. The first story is clad in brick, while the second story is composed of wood lap siding. Limestone and brick columns support the shed style porch roof, while the porch is partially enclosed by a low wood railing on the north, south and west sides. The front gable dormers on the north and south sides contain a single one over one window, while the front gable dormer on the west side contains a double, one over one window.

64. 3636 Tracy Avenue Contributing  
George B. Cooksy Residence c. 1885 Folk Victorian

This 2 1/2 story dwelling has a limestone foundation with wood lap siding. The front gable roof, as well as a pent roof placed atop the second story windows, consists of asphalt shingles. Wood posts support the shed and front gable roof over the front porch. A concrete-capped limestone façade follows the north, south, and east faces of the porch. The house retains historic wood windows with 1/1 double-hung sashes and 6/6 double-hung sashes.

65. 3640 Tracy Avenue Contributing  
Fred W. Gremmels Residence 1880 Queen Ann

This 2 1/2 story dwelling has a limestone foundation with wood lap siding and a cross gable asphalt shingle roof with side gable dormers. A non-historic projecting bay addition is situated on the northeast elevation of the structure. The hipped front porch roof is supported by tapered wood columns. The north, south, and east side gable dormers contain one-over-one non-historic windows. Non-historic windows consist of three, nine-over-one sashes in the bay window and a one-over one double-hung window on the first story. The second story contains nine-over-one non-historic double-hung windows.

A shed, with wood lap siding and a front gable asphalt shingle roof, stands at the western corner of the lot. This secondary structure is contributing.

66. 3700 Tracy Avenue Contributing  
Orange P. Leach Residence 1912 Prairie / Craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 20

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Architect: Upton Perrine

Builder: Upton Perrine

This 2 ½ story dwelling has a limestone foundation with a limestone clad first story and vinyl lap siding on the second story. Hipped roof bay windows extend from the north and south elevations. The front gable porch roof is supported by large limestone pillars. The symmetrical, concrete capped limestone porch façade extends beyond the four-square house along the northeast corner. The front gable asphalt shingle roof contains two, front gable dormers. A pent roof is observed above the second story windows along the front (east). Non-historic windows consist of single pane in the front (east) dormer, and one-over-one double-hung sashes.

A two-car garage with a hipped asphalt shingle roof and vinyl lap siding is located on the northwest corner of the property. The roof contains a front gable dormer. This secondary structure is contributing.

67. 3701 Tracy Avenue  
Charles Clemons Residence  
Architect: Henry S. Thayer

1910

Contributing  
Prairie / Craftsman  
Builder: C. F. Smythe

This 2 1/2 story Craftsman dwelling has a limestone foundation and asphalt shingle front gable roof, with two hipper dormers, one rising on the north roof slope and the other, on the south. Natural rustic stone clads the first story and cedar shake shingle clad both the second story and the half story above, communicating the vernacular Kansas City Shirtwaist style. An L-shaped porch wraps around the front (west) and half of the south elevations. Massive limestone built pillars with articulated keystones support the hip roof of the porch. Exaggerated wood corbels are placed in evenly spaced pairs around the wooden soffits extending from the hip roof of the first floor porch, and continued on the second floor wooden soffits that form a generous overhang around the house on the north, west and south sides. Two stone interior chimneys arise on the northern aspect above the roofline, contributing to the elements of the Craftsman style. The projecting bay window on the south elevation contains three windows. A side entrance, on the north wall is covered by a wooden portico, with a gabled asphalt shingled roof and supported by wooden posts. The house has non-historic double-hung windows and a stained glass insert on the wooden front door.

A two-car garage, clad with cedar shake shingles and a front gabled asphalt-shingle roof, is set back from the northeast corner of the lot. This secondary structure is contributing.

68. 3704 Tracy Avenue  
Residence

c. 1920

Contributing  
Prairie

This 2 ½ story dwelling has a limestone foundation and stucco walls, and an asphalt shingle hipped roof with a flat dormer. A single wood beltcourse encircles the house below the second story windows. The hipped porch roof covers the central section of the front (east) porch and is supported by large stucco columns. The concrete capped limestone porch façade extends along 2/3 of the house from the northeast corner. A hipped roof bay window extension is



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 21

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

observed on the north side of the house. Double-hung wood windows consist of double six-over-one sashes on the first story, as well as two, eight-over-one sashes, and a paired six-over-one sash on the second story.

69. 3705 Tracy Avenue		Contributing
Edward J. McManara Residence	1910	Prairie / Craftsman
Architect: Henry S. Thayer		Builder: C. F. Smythe

This 2 ½ story dwelling has a limestone foundation, with a stone-clad first story and a stucco second story. A single wood beltcourse is observed above the limestone façade along the north and south sides. The shingle side gable roof has a single front gable dormer, with three, three-over-one windows. The front gable porch roof is supported by limestone pillars. The second story contains two single four-over-one wood windows, as well as two, two-over-one windows. On the first story, there is one four-over-one window, with one stained glass window that appears to be non-historic.

A shared garage stands at the southeast corner of the property. It contains a side gable shingle roof and is composed of wood. This secondary structure is contributing.

70. 3709 Tracy Avenue		Contributing
Frederick W. Schley Residence	1910	Prairie / Craftsman
Architect: Henry S. Thayer		Builder: C. F. Smythe

This 2 ½ story dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. Two wood beltcourses are noted above the first story windows and below the second story windows on the north and south sides. An asymmetrical porch wraps around the front (west) and south elevations. Pairs of wooden columns sit atop limestone supports below the hipped asphalt shingle roof porch. The second story dormer contains a shed roof. A pair of French doors covered by aluminum screen doors and ornamental iron bars are noted on the front (west) of the house. Non-historic windows are one-over-one with ornamental iron bars across the second story.

A shared garage stands at the northeast corner of the property. It contains a side gable shingle roof and is composed of wood. This secondary structure is contributing.

71. 3710 Tracy Avenue		Contributing
Dr. Isodore J. Wolf Residence	1909	Prairie / Craftsman
Architect: G. H. Strophet		Builder: G.H. Strophet

This 2 ½ story dwelling has a limestone foundation and a side gable asphalt shingle roof with two, front gable wood lap siding dormers. Limestone clads the first story, while the second story consists of stucco walls. The symmetrical front (east) elevation contains the main entry with wood columns supporting a flat roof porch covering a single multi-pane wood door with sidelights. Non-historic double-hung windows contain multi-light upper sashes.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 22

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

A two-car stucco garage with a hipped asphalt shingle roof stands on the southwest corner of the lot. This secondary structure is contributing.

72. 3712 Tracy Avenue		Contributing
Residence	1922	Craftsman
		Builder: G.W. Moore

This one story asymmetrical dwelling with a side gable asphalt shingle roof and a front gable dormer has a limestone foundation and is clad with brick. The partially enclosed front (east) porch contains louvered windows along the east and south sides. An enclosed sleeping porch with a shed roof is situated along the north side of the house, while a bay window with a shed roof and three, six-over-one wood windows extends from the south elevation.

A one-car brick clad garage with a front gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

73. 3715 Tracy Avenue		Contributing
Residence	1910	Prairie / Craftsman
Architect:		Builder: Harry L. Bliss

This 2 ½ story dwelling has a limestone foundation and a limestone façade along the front (west) and the north and south sides that extends just to the bay windows. Wood lap siding covers the second story on the north and south sides, and wood shake shingles comprise the second story façade on the front (west). The side gable asphalt shingle roof contains a single dormer with a shed roof on the west side. Windows in the dormer are comprised of two, four-over-three and two, six-over-one sashes. Windows on the first and second story contain two, five-over-one sashes, while the second story also contains two, three-over-three windows. The hipped roof porch with a limestone facade is supported by large limestone columns.

A single car garage stands at the northeast corner of the property. It is comprised of a front gable shingle roof, stucco walls, and vertical wood siding below the gabled roof. This secondary structure is contributing.

74. 3717 Tracy Avenue		Contributing
W. D. Frace Residence	1910	Prairie / Craftsman
Architect:		Builder: Wesley D. Frace

This 2 ½ story limestone and stucco dwelling has a limestone foundation, with a front gable asphalt shingle roof and two, front gable bay windows along the front (west). Two, hipped roof bay windows are placed on the north and south sides of the first story, while the second story has one front gable dormer on the north and south sides. The porch entrance is covered by a front gable roof, with the porch roof being supported by limestone pillars. The non-historic windows are six-over-one double hung sashes.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 23

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

A one-car stucco garage stands at the southeast corner of the property. It contains a side gable asphalt shingle roof, with a front gable dormer. This secondary structure is contributing.

75. 3718 Tracy Avenue		Contributing
James A. Howard Residence	1910	Prairie / Craftsman
Architect:		Builder: W.B. Mallenree

This 2 ½ story dwelling has a limestone foundation, with a limestone first story, and a stucco clad second story. A front gable dormer with wood shake shingle siding is situated atop the side gable asphalt shingle roof. Double wood beltcourses encircle the house above the first story windows and below the second story windows. The front gable portico stands above the front entry, with limestone columns supporting the portico roof. Low concrete capped limestone walls extend along the north and south sides of the portico. The double-hung wood windows consist of multi-light upper sashes.

A shed with a side gable asphalt shingle roof and vinyl lap siding stands at the southwest corner of the lot. This secondary structure is contributing.

76. 3725 Tracy Avenue		Contributing
Robert T. Swofford Residence	1909	Prairie / Craftsman
Architect: Arthur L. Sparks		Builder: J.W. McKamey

This 2 ½ story dwelling has a limestone foundation and limestone façade along the front (west). Asphalt shingle siding covers the remainder of the first and second stories. The side gable asphalt shingle roof contains two front gable dormers placed on either side of a shed roof dormer along the front. The dormers contain two, five-over-one double-hung sashes, as well as a series of three, diamond pattern pane windows. Two, five-over-over one windows are placed on the front of the second story, with four smaller casement windows centered above the porch roof. The two outer casement windows are three-over-one double-hung sashes, while the two center windows are non-historic one-over-one double-hung sashes. The flat, front porch roof, which covers the central portion of the limestone façade porch, is supported by two limestone pillars.

A two-car garage, with metal doors, asphalt shingle siding and a side gabled shingle roof stands at the northeast corner of the lot. A flat-roof metal carport extends from the north side of the house. This secondary structure is contributing.

77. 3728 Tracy Avenue		Contributing
Meyer Shane Residence	1909	Prairie / Craftsman
Architect: Clarence E. Ennis		Builder: Clarence E. Ennis

This 2 ½ story dwelling has a limestone foundation and asphalt shingle side gable roof. Limestone clads the first story and stucco clads the second story. Atop the roof, the dormer consists of a centered shed roof with front gables on the north and south ends. The symmetrical porch on the front (east) elevation consists of a concrete clad limestone façade with

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 24

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

wood columns supporting the hipped asphalt shingle roof. The first story of the front (east) façade contains the wood door with sidelights. Double-hung wood windows on the first and second story are multi-light upper sashes. The projecting bay windows on the north and south elevations retain a hipped asphalt shingle roof with double-hung wood windows with multi-light upper sashes. The dormer contains non-historic single- and double-hung windows of varying sizes.

A two-car stucco and wood-trimmed garage with a side gable asphalt shingle roof and a front gable dormer containing a six-over-one wood window stands at the southwest corner of the lot. This secondary structure is contributing.

78. 3731 Tracy Avenue		Contributing
Pierre Artigue Residence	1909	Prairie / Craftsman
Architect: Frederick T. Houk		

This 2 ½ story dwelling has a brick foundation and first floor brick façade, with wood lap siding along the second story. The side gable asphalt shingle roof contains a single, shed roof dormer. The dormer contains a pair of four casement windows. Seven of these windows appear to be historic, with three vertical panes each. The windows contained on the front (west) of the house also appear to be a combination of historic (two-over-one) and non-historic double-hung windows. The shed roof porch with asphalt shingles is placed along two-thirds of the porch and is supported by pairs of wood pillars. The porch is faced with brick along its north, south, and west sides.

A two-car garage of wood and a front gabled shingle roof stands at the southeast corner of the property. This secondary structure is contributing.

79. 3732 Tracy Avenue		Contributing
J. Frank Witwer Residence	1909	Prairie
Architect: Owen & Payson		Builder: John L. Blake

This 2 ½ story dwelling has a limestone foundation and a hipped asphalt shingle roof with hipped dormers on the north, south, and east elevations. Brick clads the first story and stucco clads the second story. The dormers are clad with wood shake shingles. A double wood beltcourse encircles the house below the hipped roof and below the second story windows. A symmetrical porch with a concrete-capped brick façade extends along the front (east) elevation of the house. The flat porch roof is supported by brick columns and two tapering wood posts. The non-historic windows are one-over-one double-hung sashes.

The stucco and wood-trimmed single-car garage contains an asphalt shingle hipped roof with a single hipped dormer on the east elevation. A three-paned window is observed in the dormer. This secondary structure is contributing.

80. 3735 Tracy Avenue		Contributing
George B. Longan Residence	1909	Prairie / Tudor Revival / Craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 25

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Architect: Frederick T. Houk

Builder:

This 2 ½ story dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. An asymmetrical porch extends along the front (west) and north elevations. The front gable porch roof is supported by stucco and limestone pillars. The porch façade is clad with limestone and accented by a wood railing. A single shed dormer on the north, and two shed dormers on the south each contain two, one-over-one hinged windows. A bay window with a shed roof on the south side of the first story contains three, one-over-one double-hung windows. The first story contains a single, two-over-two window, and three casement windows with leaded glass ornamentation.

81. 3737 Tracy Avenue  
Edwin H. Ulrich Residence  
Architect: John W. McKecknie

1909

Contributing  
Craftsman / Prairie  
Builder:

This 2 ½ story frame dwelling has a stone foundation, stucco cladding, and a cement tile roof. A front-gabled wall-dormer rises from the center of the west roof slope of the side-gable roof. The square house has an octagonal one-story porch attached to the southwest corner. The porch base and the first story of the north and south elevations have stone cladding while the remaining elevations have stucco cladding with painted wood trim. Stucco-clad pilasters on the front (west) facade rise above the roofline at the outer edges of the second story and the outer edges of the center wall-dormer. Each roofline has exaggerated exposed rafter tails. Fenestration divides the front facade into three bays. This projecting north bay contains bands of leaded glass casement windows. The south bay contains a single window. The center bay contains an entry vestibule that extends outward from the facade at an angle aligned with the southwest entrance to the porch.

82. 3738 Tracy Avenue  
Issac Ryder Residence  
Architect: Clarence E. Ennis

1910

Contributing  
Prairie / Craftsman  
Builder: Clarence E. Ennis

This 2 ½ story dwelling has a jerkinhead hip-on-gable terra cotta tile roof with three hipped-roof dormers on the front (north) elevation. The house has a brick foundation, with brick-clad first and second stories. The dormers are clad in stucco. A symmetrical front (north) porch is covered by a hipped roof, supported by brick columns on the north and south corners. Wood columns support the porch roof at the entry. A flat roofed symmetrical porch supported by brick columns is situated on the south elevation. North and south dormers contain single-hung multi-light wood sashes. The window centered above the porch roof, as well as the central dormer, contain double-hung wood windows with multi-light upper sashes and multi-pane sidelights. Windows along the front (north) façade consist of double-hung wood windows with multi-light upper sashes.

A two-car garage with wood-trimmed stucco has a side gable asphalt shingle roof with a hipped roof dormer stands at the northwest corner of the lot. The dormer contains two, double-hung wood windows with multi-light upper sashes. This secondary structure is contributing.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 26

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

83. 3740 Tracy Avenue		Contributing
Harry B. Lininger Residence	1912	Prairie / Craftsman
Architect: Arthur L. Sparks		Builder: W.C. Johnson

This 2 ½ story stucco dwelling with a limestone foundation has a side gable asphalt shingle roof with a front gable dormer. A rustic stone chimney is centered on the south façade. The symmetrical porch extends along the front (east) elevation. The shed roof porch with a front gable portico entry is supported by stucco columns. The wood windows are three-over-one double-hung sashes.

A two-car stucco garage stands at the southwest corner of the lot. The hipped roof contains a hipped dormer with a single-pane window. This secondary structure is contributing.

84. 3742 Tracy Avenue		Contributing
Residence	c. 1915	Craftsman

This 1 ½ story cross gable dwelling has a limestone foundation, with a limestone clad first story and stucco dormers with wood trim. The side gable asphalt shingle porch roof contains a front gable roof and is supported by limestone columns. The symmetrical front (east) porch has a concrete capped limestone façade. An enclosed sun porch on the southeast corner contains multi-light wood windows. The remaining windows are one-over-one double-hung sashes.

A two-car garage with a front gable roof stands at the northwest corner of the lot. This secondary structure is contributing.

85. 3743 Tracy Avenue		Contributing
Hugo Levy Residence	1912	Prairie / Craftsman / Mission
Architect: Smith, Rea & Lovitt		Builder: Charles W. Lovitt

This 2 ½ story dwelling has a limestone foundation with brick and stucco walls. The side gable terra cotta tile roof contains a single front gable dormer with terra cotta tile. The asymmetrical porch extends from the front entry on the west and curves to the enclosed sun porch on the south elevation. The front entry consists of double wood doors, each containing a single, beveled glass pane. The flat porch roof is bordered with terra cotta tiles and is supported by large brick columns, which are placed atop the concrete capped limestone porch façade. An enclosed sleeping porch with a flat roof sits atop the first floor sun porch and contains multi-paned leaded glass windows over a single sash window. Windows along the first and second story are eight-over-one double-hung wood windows. A single, six-over-one double-hung window with diamond-pane sidelights is centered above the first floor porch roof. The non-historic windows in the dormer are one-over-one double hung sashes.

The two-car, 1 ½ story garage with a fiberglass front gabled roof stands at the southeast corner of the property. This brick and stucco structure contains a double, six-paned wood window above the garage doors on the south side. A single dormer, with a double, side-gabled roof is

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 27

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

situated along the west side of the upper ½ story. It contains six, six-paned wood windows. This secondary structure is contributing.

86. 3801 Tracy Avenue		Contributing
Residence	1909	Shingle
Architect: Frederick T. Houk		

This 2 ½ story dwelling has a brick foundation, with a stucco first story. Wood shake shingles cover the second story. A gambrel wood shake shingle roof contains two shed dormers along the front (west) side. The brick façade porch with a flat roof covers the expanse of the front of the house. The porch roof is supported by stucco and stone columns. A low wood railing encloses both the first floor porch and the second story balcony above. Projecting bay windows on the north and south sides of the house contain two, six-over-one and one, eight-over-one double-hung wood windows. The front dormers contain two, six-over-one double-hung wood sashes. Double-hung wood windows along the first story consist of two, four-over-one and one, eight-over-one double hung wood sashes.

87. 3504 Virginia Avenue		Contributing
C. E Plank Residence	1909	Prairie / Craftsman

This 2 ½ story dwelling contains a hipped roof and flat-roofed dormers rising from the front (east), north, and south slopes. This limestone clad house has limestone pillars supporting the flat porch roof. Wood pillars and a low wood railing enclose the balcony atop the porch. Non-historic windows consist of single hung sashes on the front façade and one-over-one double-hung sashes on the second story façade.

88. 3515 Virginia Avenue		Contributing
Residence	1910	Prairie / Craftsman
Architect: Tuttle & Theyer		Builder: E.T. Estes

This 2 ½ story dwelling has a limestone foundation and an asphalt shingle cross gable roof. Limestone clads the first story and stucco clads the second story. Double wood beltcourses are placed above the first story windows on the north and south elevations. A symmetrical porch with a concrete-capped limestone facade extends along the front (west) elevation. Large limestone pillars support the front gable porch roof. The front wood door contains a single pane of beveled glass with sidelights. A pent roof is situated above the second story windows. An arrangement of three non-historic double-hung windows with multi-light upper sashes are located in the front (west) dormer. A pair of multi-light wood windows is located in the center of the second story façade, while non-historic multi-pane windows are placed on the north and south corners. Large, double-hung wood windows with multi-light upper sashes are placed on either side of the entry along the front façade.

A one-car garage with stucco walls and a front-gable roof stands at the northeast corner of the lot. This secondary structure is contributing.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 28

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

89. 3517 Virginia Avenue  
Louis Geiss Residence  
1910  
Contributing  
Craftsman

This 2 ½ story dwelling has a limestone foundation, with a stucco clad first story and a wood shake shingle clad second story. The side gable asphalt shingle roof contains a shed dormer on the front (west) side. Limestone pillars support the flat roof of the entry portico. A wood railing encloses the balcony above the portico. The front (west) dormer contains a series of non-historic single-hung windows. The remaining windows are non-historic, one-over-one double-hung sashes.

90. 3525 Virginia Avenue  
Jacob Friedman Residence  
Architect: Charles W. Lovitt  
1909  
Contributing  
Prairie / Craftsman  
Builder: Charles W. Lovitt

This 2 ½ story dwelling with a front gable asphalt shingle roof has a limestone foundation with a limestone clad first story. The second story is clad with wood lap siding. Dormers on the front (west), north, and south elevations are clad with wood shake shingles. The front gable porch roof is supported by limestone pillars. Projecting bay windows on the north and south elevations have hipped roofs. A projecting bay window on the second story also contains a hipped roof. The dormer contains three windows of varying heights, with multi-light sashes. The remaining non-historic windows are one-over-one double hung sashes.

91. 3530 Virginia Avenue  
Residence  
Architect: George E. Eslech  
1909  
Contributing  
Prairie / Craftsman  
Builder: W.C. Robinson

This 2 ½ story dwelling has an asphalt shingle front gable roof and front gable dormers on the north and south elevations. Natural stone clads the first story and asbestos siding clads the second story. The concrete-capped limestone porch façade has limestone pillars supporting a front gable roof. A north entry contains an asphalt shingle hipped roof. A single front gable dormer is observed on the north façade of the house, while two front gable dormers are present on the south side. Wood windows are one-over-one double-hung sashes.

A shed with a front gable roof and double wood doors stands on the southwest corner of the lot. This secondary structure is contributing.

92. 3533 Virginia Avenue  
Mattie Howard Residence  
1908  
Contributing  
Prairie  
Builder: W.C. Robinson

This 2 ½ story dwelling has an asphalt shingle side dormer roof with a front (west) gable dormer. The house has a stone foundation and is clad in vinyl lap siding. The front dormer is clad with wood shake shingles. The flat porch roof with a front gable entry is supported by brick pillars. The non-historic windows are one-over-one double-hung sashes. Non-historic additions



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 29

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

include a wood ramp that is placed in front of the porch façade and a two-story stucco clad addition on the east side of the dwelling.

93. 3536 Virginia Avenue		Contributing
Joseph Reid Residence	1909	Prairie / Craftsman

This 2 ½ story dwelling has a limestone foundation, with a limestone clad first story and a wood shake shingle second story. The asphalt shingle front gable roof contains shed dormers rising from the north and south slopes. Extensions on the north and south elevations are clad in stucco. The symmetrical porch extends along the front (east) and contains a hipped roof portico supported by limestone pillars. The three, front gable windows are of varying heights and contain multiple-pane upper sashes. The windows appear to be double-hung wood with multi-light sashes.

A two-car garage with an asphalt shingle hipped roof stands at the southwest corner of the lot. This secondary structure is contributing.

94. 3537 Virginia Avenue		Contributing
Ellwood Hutchin Residence	1909	Prairie / Craftsman
		Builder: W.C. Robinson

This 2 ½ story dwelling has a limestone foundation and asphalt shingle side gable roof with a hipped roof dormer. Limestone clads the first story, while wood lap siding clads the second story. The projecting bay stairwell on the north elevation contains an entry door with double windows above. A wood beltcourse encircles the house above the limestone clad first story. The symmetrical, concrete-capped limestone porch has a hipped roof supported by limestone pillars. A large, non-historic single-pane window is observed on the front (west) elevation. Sidelights are placed alongside the front entry door. Pairs of bay windows are placed on the second story front façade. The front dormer and second story bay windows contain multi-pane double-hung wood sashes.

A one-car garage with wood siding and a front gable roof stands at the southeast corner of the lot. This secondary structure is contributing.

95. 3539 Virginia Avenue		Contributing
Elizabeth Lovitt Residence	1909	Prairie / Craftsman
		Builder: C.M. Lovitt

This 2 ½ story dwelling has an asphalt shingle front gable roof and a limestone foundation. The first story is clad in limestone and the second story is clad in vinyl lap siding. The concrete-capped limestone façade porch has a front gable roof supported by limestone pillars. A shed roof extension with two windows is observed on the south elevation. A bay window with a hip roof extends from the southwest front façade. The front (west) dormer contains three windows of varying heights. Non-historic windows are one-over-one double-hung sashes.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 30

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

96. 3540 Virginia Avenue Non-Contributing  
Residence c. 1920, moved 1993 Colonial Revival / Dutch Colonial

This 2 story dwelling with an asphalt shingle gambrel roof has a concrete foundation and wood shake siding on the first and second stories. A pent roof surrounds the house above the first story windows, and a front gable roof rises above the front entry. A recessed porch spans the south elevation and contains wood columns with a low wood railing enclosure. A single-car garage with an asphalt shingle front gable roof connects to the northwest corner of the house.

97. 3541 Virginia Avenue Non-Contributing  
Residence c. 1920, moved 1993 Colonial Revival / Dutch Colonial

This 2 story dwelling has a concrete foundation and is clad with shake shingle siding. The house contains an asphalt shingle gambrel roof with a large shed dormer along the front (west) façade. The non-historic double-hung windows have multi-pane sashes. A single car garage is attached to the southeast corner of the dwelling. It has an asphalt shingle front gable roof with vinyl lap siding.

98. 3600 Virginia Avenue Contributing  
Residence 1912 Prairie / Craftsman  
Builder: W.C. Robinson

This 2 ½ story dwelling has an asphalt shingle side gable roof with a front gable dormer rising from the eastern slope. The house has a limestone foundation with a limestone clad first story and wood lap siding on the second story. The dormer has wood shake shingles on the façade. A shed roof extension on the south elevation contains three windows and has wood shake shingles on the façade. The flat porch roof is supported by limestone pillars and a single wood column. Sidelights are observed on either side of the non-historic front entry door. The windows appear to be double-hung wood with multi-light sashes on the first and second stories.

99. 3608 Virginia Avenue Contributing  
George Esterle Residence 1909 Prairie / Craftsman  
Architect: Builder: W.C. Robinson

This 2 ½ story dwelling has an asphalt shingle front gable roof with front gable dormers rising from the north and south slopes. The house has a limestone foundation with a brick clad first story and vinyl lap siding on the second story. Wood shake shingles clad the front façade under the front gable roofline. A bay window with a front gable roof extends from the south elevation. The front gable porch roof is supported by brick pillars. The non-historic windows are one-over-one double-hung sashes.

100. 3609 Virginia Avenue Contributing  
Louis Ehrlich Residence c. 1910 Prairie

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 31

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This 2 story dwelling has an asphalt shingle front gable roof with a limestone foundation. Wood lap siding clads the first and second stories, with wood shingles facing the front (west) façade under the eaves. A front gable porch roof is supported by wood pillars set atop limestone posts. A short wood railing follows the porch along the front façade. An extension containing a shed roof and two windows is noted on the north elevation. The non-historic windows are one-over-one double-hung sashes.

101. 3612 Virginia Avenue  
Residence c. 1900 Contributing  
Craftsman / Vernacular

This 1 ½ story dwelling has a limestone foundation with asphalt siding has an asphalt shingle front gable roof. The asymmetrical front porch has a hipped roof that is supported by tapered wood columns and is enclosed with a low wood railing. Three windows of varying heights are positioned above the porch roof. The non-historic windows are one-over-one double hung sashes.

102. 3615 Virginia Avenue  
John Powers Residence c. 1910 Contributing  
Craftsman

This 1 ½ story dwelling has an asphalt shingle side gable roof with a large front gable dormer. Limestone clads the first story, while vinyl lap siding clads the upper ½ story. The enclosed front porch contains non-historic single-hung windows, while the front dormer contains non-historic one-over-one double-hung sashes.

103. 3616 Virginia Avenue  
Residence c. 1910 Contributing  
Prairie / Craftsman

This 2 1/2-story building has a stone foundation, a wood frame, and uses vinyl, brick and stone cladding materials, with a hip, composition roof. The central dormer has a hip roof. The full front porch has a hip roof. The building also has battered stone piers; a south-side projecting bay; and shutters.

104. 3617 Virginia Avenue  
Frederick Kayskill Residence c. 1910 Contributing  
Colonial Revival / Craftsman

This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos siding and stone cladding materials, with a side gabled, composition roof with bellcasts. The full front porch has a shed roof. The top half story has a pedimented dormer with fluted pilasters on the vertical corner edges. The building also has stone posts.

105. 3619 Virginia Avenue  
William Gutt Residence 1909 Contributing  
Prairie / Craftsman  
Builder: C.C. Hoffman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 32

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This Kansas City shirtwaist, 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a front gabled, composition roof. The full front porch has a pedimented gable and is supported by stone piers. The house has tripartite windows on the top story, an oriel on the north wall above the side entrance and a dormer on the northern slope of the gable. The eaves have exposed rafter tails.

106. 3622 Virginia Avenue  
Virginia Livingston Residence c. 1910  
Contributing  
Prairie

This 2 1/2-story Kansas City shirtwaist building has a stone foundation, a wood frame, and uses brick and asbestos cladding materials with a front gabled, composition roof that has cornice returns. The full front porch has a pedimented, gable roof and is supported by square brick posts. It has a wooden balustrade. An oriel projects on the second floor northern wall above the side entrance. The building also has a tripartite window on the top story, brick quoins and gabled dormers.

107. 3624 Virginia Avenue  
John Gail Residence c. 1910  
Contributing  
Prairie

This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a hip, composition roof. The full front porch has a shed roof supported by brick posts on stone piers. The building also has a decorative wood balustrade and dentil molding on the cornice of the porch's entablature. The house has hip dormers with an oriel on the north wall.

A one-car garage with a gabled roof stands at the northwest corner of the lot. This secondary structure is contributing.

108. 3627 Virginia Avenue  
Arnold Lux Residence 1909  
Contributing  
Prairie / Craftsman  
Builder: C.C. Hoffman

This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a front gabled, composition roof. The full front porch has a half pedimented shed composition roof. The front porch has been enclosed (non-historic). The building also has stone piers, gabled dormers and a retaining wall.

109. 3628 Virginia Avenue  
Residence 1902  
Contributing  
Prairie / Craftsman

This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a hip, composition roof. The full front porch has a shed roof supported by stone piers and has a wood balustrade. The building also has hip dormers.

110. 3629 Virginia Avenue  
Contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 33

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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Residence	1909	Prairie / Craftsman Builder: C.C. Hoffman
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This is a 2 ½ story American shirtwaist with a stone lower story and cement board lap upper stories in a square plan. It has a composition front gable roof and wood windows throughout.

111. 3632 Virginia Avenue		Contributing
Residence	c. 1910	Prairie

This is a 2 ½ story American shirtwaist with a painted brick lower story and vinyl upper stories siding in a square plan. It has a composition front gable roof and wood windows throughout.

112. 3635 Virginia Avenue		Contributing
Frank Bayerd Residence	c. 1910	Prairie

This is a 2 ½ story American shirtwaist with a brick lower story and vinyl upper stories siding in a square plan. It has a composition front gable roof and wood windows throughout.

113. 3640 Virginia Avenue		Contributing
Claude P. Schmidt Residence	1916	Prairie
Architect: Claude P. Schmidt		

This is a two-story stucco sided home in a square plan. It has a composition hip roof with wood windows throughout and a stone front porch.

114. 3702 Virginia Avenue		Contributing
Residence	1909	Prairie / Craftsman

This is a 2 ½ story American shirtwaist with a stone lower story and wood lap upper stories in a square plan. It has a composition front gable roof and wood windows throughout including a bay window on the upper north front.

115. 3704 Virginia Avenue		Non-Contributing
Residence	c. 1990	Postmodern

This is a two-story home in a rectangular plan with vinyl siding. It has a composition cross-gable roof and wood windows throughout.

116. 3710 Virginia Avenue		Contributing
Residence	1909	Prairie / Craftsman

This is a 2 ½ story American shirtwaist with a stone lower story and wood lap upper stories in a square plan. It has a composition side gable roof with a large center dormer and wood windows throughout.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 34

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

117. 3714 Virginia Avenue  
Theodore Miller Residence c. 1910  
Contributing  
Prairie / Craftsman  
Builder: S.W. Frazier

This 2 1/2 story Craftsman style shirtwaist house has natural stone on the first level and wood shingles on the rest of the house. There is a side gabled asphalt roof with a front dormer. A gabled front porch spans the façade and is composed of natural stone.

118. 3720 Virginia Avenue  
Henry Wiley Residence 1909  
Contributing  
Prairie / Craftsman  
Builder: S.W. Frazier

This is a 2 1/2 story Foursquare house clad in stucco. It has a front gabled asphalt roof with side dormers. There are bay windows on both the north and south sides. A stone porch with a gabled roof spans the front façade of the house.

119. 3726 Virginia Avenue  
Robert Dwyer Residence c. 1910  
Contributing  
Prairie / Craftsman

This 2 1/2 story Foursquare is of a shirtwaist style with stone and wood shingles. It has an asphalt hipped roof with a front dormer. There are bay windows on the front second level and the north side of the house. The stone porch has stone columns. There is a natural stone foundation.

120. 3727 Virginia Avenue  
Lynn E. Bowman Residence 1910  
Contributing  
Prairie / Craftsman  
Builder: E.T Fisher

This is a 2 1/2 story shirtwaists with stone and wood lap siding. It has a front gabled asphalt roof. There is a bay window on the north side, and a stone porch.

121. 3730 Virginia Avenue  
Ernest Boren Residence c. 1910  
Contributing  
Prairie

This is a 2 1/2 story Foursquare shirtwaist style. There is red brick on the first level and wood lap siding clads the rest of the house. The hipped asphalt roof has dormer on the three elevations.

122. 3732 Virginia Avenue  
George Morris Residence 1989  
Non-Contributing  
Neoelectic / Victorian  
Builder: Paul Gregory Construction Co.

This two-story Neoelectic dwelling has a front-gable roof, engineered wood siding, and a concrete foundation. The north bay on the front façade contains a two-story bay window with a gable roof. The south bay contains an attached two-car garage.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 35

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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123. 3736 Virginia Avenue		Contributing
Residence	1909	Prairie / Craftsman
		Builder: Charles E. Patt

This is an unusual Foursquare 2 1/2 story house with two adjoining symmetrical bay windows across the second story of the façade. It has a front gabled asphalt roof. It is a shirtwaist style with stone and wood lap siding. There is a stone porch.

124. 3737 Virginia Avenue		Contributing
Residence	c. 1910	Prairie / Craftsman

This 2 1/2 story shirtwaist has a front gabled asphalt roof. It has stone on the first level, and lap siding clads the rest of the house. It has stone foundation. There is a stone front porch with stone columns and an overhang. There are bay windows in front and on the south side.

125. 3738 Virginia Avenue		Contributing
William Lyle Residence	c. 1910	Prairie / Craftsman

This 2 1/2 story shirtwaist is a Foursquare design. It is clad in stone and lap siding. The roof is front gabled and of asphalt. There is a bay window in front, second story. There is a porch in front with an overhang, and the original stone wall lines the front of the lot.

A two-car garage with metal and wood siding and a side-gable roof stands at the rear of the lot. This structure has been altered significantly and is therefore non-contributing.

126. 3740 Virginia Avenue		Contributing
Residence	c. 1910	Prairie / Craftsman

This 2 1/2 story shirtwaist has a front gabled asphalt roof. There are two dormers on the south side and one on the north. The house is clad in stone and wood lap siding. The front porch is stone. The original stone wall surrounds the corner lot.

127. 3800 Virginia Avenue		Contributing
Residence	c. 1910	Prairie / Craftsman

This is a 2 1/2 story Foursquare that seems to have Prairie style design influences. The hipped asphalt roof has large overhanging soffits and a front dormer. The front façade is natural stone, and the sides are of stucco. The front porch has a gabled roof and stone walls surround it. There is a bay window on the north side.

128. 3804 Virginia Avenue		Contributing
H. N. Snow Residence	1911	Prairie / Craftsman
		Builder: S.W. Frazier

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 36

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This is a 2 1/2 story Foursquare with a front gabled asphalt roof. There is a stone chimney in the center of the front façade with symmetrical windows on either side. The first floor is of natural stone and there is stucco with original wood windows on the other levels, consistent with a shirtwaist design. There is an asymmetrical front porch with stone walls. Decorative wood trim is found under the gables and along the eaves.

129. 3805 Virginia Avenue  
Residence c. 1910 Contributing  
Prairie / Tudor Revival

This is a 2 1/2 story square plan bungalow-style house, with a front gabled asphalt roof. It is clad in wood shingles and stucco of a shirtwaist design. The front porch stretches across the house supported by stucco columns. Original soffits have decorative trim at the eaves.

A large two-car garage with a hipped roof stands at the northeast corner of the lot. This structure was built outside the period of significance and is therefore non-contributing.

130. 3808 Virginia Avenue  
Residence 1911 Contributing  
Craftsman  
Builder: J.M. Cheatham

This is an impressive Foursquare 2 1/2 story house with Craftsman-like design influences in its abundant wood trim. It has a side gabled asphalt roof. There is a second level balcony porch with a horizontal row of windows as well as an upper level set of windows above that. Wood railings adorn these windows/balconies. There are symmetrical windows on the first level, and a stone front porch that has three stone columnar supports. The second floor is clad in stucco. There is a stone chimney on the side.

131. 3809 Virginia Avenue  
J.B. Norledge Residence 1911 Contributing  
Prairie / Craftsman  
Builder: S.W. Frazier

This is a 2 1/2 story Foursquare house, with front gabled asphalt roof. There is another gable over the L-shaped front porch which has stone supports. The house is of natural stone and stucco, in the shirtwaist style and has a bay window on the north side.

132. 3815 Virginia Avenue  
Residence 1909 Contributing  
Prairie / Craftsman  
Builder: Manheim Realty & Investment Co.

This house is 2 1/2 stories, with a front gabled asphalt roof. Its plan is unusual, with a two-story rounded projection on the south side. The house has a stone foundation and stone front porch with a half-circular design that echoes the rounded projection structure. There is a gable over the front porch. First level is natural stone, and wood shingles cover the rest in a Shirtwaist style. There are two bay windows on the second level, one in front of the house and one on the north side.



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 37

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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133. 3817 Virginia Avenue  
John Wentworth Residence c. 1910 Contributing  
Prairie / Tudor Revival

This 2 1/2 story house has a Foursquare plan, with a front gabled asphalt roof. It is clad in wood shingles and stucco, with a stucco front porch. The porch is supported by three unusual paired columns clad in stucco. There is a bay window on the north side.

134. 3818 Virginia Avenue  
Residence c. 1910 Contributing  
Prairie / Craftsman

This is a 2 1/2 story house of irregular floor plan, although there are Foursquare influences with symmetrical windows. It has a front gabled asphalt roof and a stone chimney resides in the front façade. The stucco first floor and wood shingles on the rest are consistent with shirtwaist style. The natural stone front porch has stucco support columns with arches. There is a bay window on the south side of the house.

A two-car garage with stucco siding and a front-gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

135. 3820 Virginia Avenue  
Residence c. 1910 Contributing  
Prairie / Craftsman

This 2 story Foursquare house has an asphalt hipped roof. It is of the shirtwaist style, with natural stone on the first level and wood shingles on the rest. The front stone porch has wood railings and wood support columns.

A two-car garage stands at the southwest corner of the lot. The building has wood siding and a hipped roof with hipped dormers rising from the north and south roof slopes. This secondary structure is contributing.

136. 3821 Virginia Avenue  
Residence c. 1910 Contributing  
Craftsman

This is a Foursquare style 2 1/2 story house with a side gabled asphalt roof. There is an unusual set of attached double dormers in front. The foundation is stone and the house is clad in stucco. The front porch is constructed of natural stone.

137. 3822 Virginia Avenue  
Residence 1915 Contributing  
Prairie  
Architect: Alice G. Jackson

Noted female architect Alice Jackson designed this 2 story Prairie style house with a hipped overhanging roof. It is clad in stucco and has horizontal lines of large windows throughout. The foundation is natural stone.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 38

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

---

138. 3825 Virginia Avenue  
Residence c. 1910 Contributing  
Prairie / Craftsman

This is a Foursquare 2 1/2 story house with a side gabled asphalt roof with central front gable. The house is clad in stucco and has stucco supports on the front portico. It has a stone foundation.

A two-car garage with stucco siding and a front-gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

139. 3828 Virginia Avenue  
Residence 1910 Contributing  
Prairie / Craftsman  
Architect: Roger Gilman

This is a 2 1/2 story Foursquare house, with a side gabled asphalt roof. The foundation is of brick, and the house is clad in wood shingles. The front porch has wood supports and a wood railing.

140. 3829 Virginia Avenue  
Arthur Bradley Residence 1913 Contributing  
Prairie / Craftsman  
Builder: Charles E. Phillips

This is a 2 1/2 story house with a cross gabled asphalt roof. It is of an irregular plan. There is a stone foundation and stone porch, with wood shingles on the rest of the sides, consistent with a Shirtwaist style. There is a bay window on the front second level. An attached garage stands at the south side of house.

141. 3833 Virginia Avenue  
Residence 1913 Contributing  
Prairie / Craftsman  
Builder: Charles E. Phillips

This is a 2 story house with an irregular and unusual plan. It has a cross hipped asphalt roof in 3 sections. The house is clad in stucco, and the front porch with French doors projects beyond the entryway. There is a built-in stucco 'flower box' below the first floor windows. Unusual design elements adorn the entryway, above the door.

142. 3835 Virginia Avenue  
Residence 1928 Contributing  
Craftsman

This Foursquare 2 story house has a side-gable asphalt roof. It is all brick and of a rectangular plan. The front porch extends the width of the house, and there are tall slender windows throughout.

143. 3839 Virginia Avenue Contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 39

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Gottlieb Minkin Residence 1914 Prairie / Craftsman  
Architect: Nelle E. Peters Builder: Charles E. Phillips

This house is a 2 1/2 story, with an irregular plan and cross-gabled asphalt roof. It is clad in stucco with a natural stone foundation. There are rows of horizontal windows, consistent with Prairie style elements. There are bay windows on both the north and south sides. Stone walls edge the steps leading to the front porch. Above the front porch is a second level sun porch.

144. 3845 Virginia Avenue Contributing  
Calvin H. Munsell Residence 1913 Colonial Revival / Craftsman  
Architect: John M. Cheatham

This is an imposing 2 1/2 story house of natural stone. Its basic design is Colonial Revival with Craftsman elements. There is a large half circular stone porch in front, with stone railings and stone walls alongside the steps leading to the porch. There is an arch of stone design over two sets of large symmetrical triptych windows in the front of the house. It has a side gabled asphalt roof with three dormers. The south side has a sleeping porch which has original windows decorated with upper wood trim detail. The impressive entryway has a flat overhang with decorative wood trim that is mirrored in the original soffits. The floor plan is rectangular. The lot is bordered by a matching natural stone wall, and there is a built in garage under the living area of the house.

145. 1117 Manheim Avenue Contributing  
Macheinher Residence 1919 Prairie  
Architect: Frederick H. Michaelis

This 2 story American Foursquare house is clad in stucco with wood trim courses on the front facade. It is a square plan with an asphalt hipped roof. The front porch is framed with stucco support columns that contain inset openings to hold statuary. It has a built-in garage below ground level.

146. 1121 Manheim Avenue Contributing  
Joseph Maxwell Residence 1912 Tudor Revival  
Architect: Smith, Rea & Lovitt Builder: Charles W. Lovitt

This house is 2 1/2 stories with an irregular plan and a cross-gabled asphalt roof. It is a Tudor Revival style, distinctively clad in natural stone, including an enclosed front porch. There are stucco and wood trim accents on the facade. There is a stone chimney on the northeast side.

A 1 1/2 story stucco and wood garage with a front gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

147. 1200 Manheim Avenue Contributing  
Residence 1908 Craftsman  
Architect: Frederick T. Houk

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 40

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

---

This house is 2 1/2 stories and faces an unusual southeast angle, sitting on a very large lot. It has a side gabled roof with two large dormers in front. It has a square plan. It is built of natural stone on the first level and stucco on the rest. The front portico extends the width of the house and is supported by two natural stone arches along the sides and four large concrete pillars in front. Stone walls with wide concrete steps lead up to the porch. There are two large stone chimneys, one on each side of the house.

A separate carriage house, matching the style and materials of the main house, stands at the northeast corner of the lot. This secondary structure is contributing.

148. 1201 Manheim Avenue		Non-Contributing
Residence	1954	Modern / Vernacular
Architect: John Frederick Granstedt		

This duplex has a rectangular plan, with 2 stories. It has a side gabled asphalt roof, with bricks of a light color and slender shape for siding along with wood lap. The basement garage is accessible from the southeast elevation.

149. 1214 Manheim Avenue		Contributing
Walter O. Mitchell Residence	1922	Prairie / Craftsman
Architect: Y. Flannery		Builder: M.B. Haymer

This 2 story house, of the Kansas City Shirtwaist style, is on a very large wooded lot. It has an irregular shape with a hipped asphalt roof, typical of the Prairie style. It is clad in natural stone and wood shingles in the shirtwaist style. The front porch is stone and positioned in an impressive half-circular shape. Two columns support the gabled entry way to the house. There is an attached garage on the west side of the house, with a hipped roof and clad in natural stone.

150. 1215 Manheim Avenue		Contributing
Frederick W. Hanson Residence	1908	Colonial Revival
Architect: Frederick T. Houk		

This is a 2 1/2 story house, clad in stucco in a Colonial Revival style. It has a rectangular plan with an accented doorway and evenly spaced windows. The raised portico at the center of the front façade has a flat roof and stairs on either side. The side-gable roof has asphalt shingles, with a large second floor dormer and two smaller dormers near the top. Windows are wood.

The two-car garage with a side-gable roof stands at the southeast corner of the lot. This secondary structure is contributing.

151. 1237 Manheim Avenue		Contributing
John R. Leighty Residence	1909	Colonial Revival / Dutch Colonial
Architect: Roger Gilman		

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 41

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

---

This is a 2 1/2 story house with a rectangular plan, and appears to be laid out symmetrically. It is clad in wood shingles and has an asphalt gambrel roof with wide dormer. Six stucco columns support the front porch, which extends the width of the house. The front entry contains an original Dutch door that opens either fully or at waist level. There are two massive stone chimneys, one on each side of the house.

A one-car garage with wood siding and a front-gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

152.	1306 Manheim Avenue		Contributing
	Homer B. Mann Residence	1911	Prairie / Craftsman
	Architect: Frank S. Rea		Builder: William C. Robinson

This is a 2 1/2 story house with a side gabled asphalt roof, with large front dormer. It is of an irregular plan, and has wood windows, wood soffits, and original box gutters. Cut stone borders the first floor windows and cut stone accents are noted in the front porch support columns. There is a natural stone foundation, brick on the first floor, and wood lap siding on the rest, consistent with Shirtwaist styling. The asymmetrical L-shaped porch wraps around the east side and is supported by three brick columns with decorative wood trim crowns in craftsman-style. Carved wood ornaments hang from the corners of the roof, and two brick chimneys stand on the west side of the house.

A two-car garage with a side-gable roof stands at the northeast corner of the lot. This secondary structure is contributing.

153.	1310 Manheim Avenue		Contributing
	Edward Faeth Residence	c. 1920	Craftsman

This 2 1/2 story house has a square plan with side gabled asphalt roof and has design aspects of a Craftsman style. It has two descending rooflines in the front of the house with inset windows and a balcony at the second level. Wood shingles clad both sides, with the first floor clad in stucco. The front portico is of stucco and covers the width of the house. Three stucco columnar shapes support the porch in front, and arched stucco supports the sides. There are two stone chimneys, one on each side of the house.

A detached garage mimicking the style and materials of the main house stands at the northeast corner of the lot. This secondary structure is contributing.

154.	1311 Manheim Avenue		Contributing
	Victor Beutner Residence	1911	Prairie
	Architect: Louis Curtiss		Builder: Victor Beutner

This 2 story house with a flat roof has an irregular floor plan, designed by Louis Curtiss in the Prairie School style. The design is integrated into the landscape. It is clad in stucco and there

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 42

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

is unusual criss-cross wood trim along the tops of all windows. The windows are grouped in horizontal bands throughout the house. Decorative carved concrete or stucco adorn the façade. Stone walls lead up to the west wing of the house. The lot is large, with aged trees.

155. 1314 Manheim Avenue		Contributing
Residence	1935	Colonial Revival

This is a small 1 story brick house. It has an asphalt side gabled roof, and is a square plan. The gabled entry vestibule projects outward from the center of the front façade. The front façade is symmetrical around this entry.

156. 1318 Manheim Avenue		Contributing
Residence	1925	Mission/Spanish Colonial Revival
		Builder: Richard D. Arnold

This is a 2 story square plan house, with a hipped asphalt roof, designed in a Spanish Colonial Revival style. It is stucco with an original attached garage integrated into the lower level of the house. There is a small front porch in front, and stucco walls on the sides of ascending steps lead to it. A bay window is attached to the east side of the house. The second story, with its hipped roof and no eaves rises from the center of the first story.

157. 1320 Manheim Avenue		Contributing
Residence	1929	Tudor Revival
		Builder: Edwin E. Arnold

This is a 2 story house built of red brick with natural stone accents throughout the facade. The brick continues as a sloped wall along the front southeastern side of the house. The house has an irregular plan, and sits on a triangular shaped lot. The original hipped roof is covered in shingles of an unusual composite material with a decorative pattern, and red tiled seams. A steep front gable and smaller gable over the entry way adorn the house, typifying the Tudor Revival style. There is a brick chimney as well as a second floor enclosed brick sun patio on the south side. The garage is integrated into the lower level of the house.

158. 3518 The Paseo		Contributing
Residence	c. 1910	Prairie / Craftsman

This 2 ½ story Prairie School dwelling has a stone foundation, stucco cladding, and a side-gable asphalt roof with a large shed dormer. A large stone patio has a central portico with stone piers and a flat roof. The paired windows on each elevation have shared sills, including the window that wraps around the southeast corner of the first story. The house retains some historic 1/1 double-hung wood windows.

A non-historic CMU garage stands at the southwest corner of the house. This structure was built outside the period of significance and is therefore non-contributing.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 43

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

159. 3532 The Paseo  
Ashael Morse Residence c. 1900 Contributing  
Prairie / Craftsman

This 2 ½ story Prairie School dwelling has a stone foundation, brick walls with stone trim, and a hipped roof with multiple hipped dormers. The wide porch spans the front façade with stone balustrade and wide stone columns. The house has non-historic 1/1 replacement windows. The window openings have historic stone sills.

A brick carriage house with a hipped roof stands at the southwest corner of the lot. This secondary structure is contributing.

160. 3544 The Paseo  
Residence c. 1920, moved 1993 Non-Contributing  
Prairie / Mission

This two-story Prairie School dwelling has a cement foundation, stucco cladding and a hipped asphalt roof with clay tile ridges. Paired windows set in blind arches flank the projecting center entry. The entry has battered walls, inset columns, and a gabled roof clad in clay tile. The second story has paired windows as well. A one-car garage is attached to the west end of the façade. This house was constructed in another neighborhood in Kansas City in the early 1920s. The building was moved to this location in 1993.

161. 3606 The Paseo  
Multi-family Residence c. 1915 Contributing  
Classical Revival

This three-story Classical Revival apartment building has red brick walls and a flat roof. The front (east) façade is symmetrical around the entry portico. The outer bays of the three-bay façade have multi-light French doors and shallow balconies with wrought iron handrails. The secondary elevations contain single and paired multi-light double-hung wood windows. A wide wood cornice caps the building. The painted nameplate reads "Isabel."

162. 3612 The Paseo  
Residence c. 2000 Non-Contributing  
Neoelectic / Craftsman

This 1 ½ story dwelling was constructed recently but reflects the Craftsman style influence of other resources in the neighborhood. The house has a side-gable roof with a large front dormer. The house has a concrete foundation and engineered siding. A full-width porch is recessed under the primary roofline. The porch has brick walls and battered wood columns. The facades have single, paired, and tripartite windows with multi-light muntin grids. This house was constructed outside the period of significance and is therefore non-contributing.

163. 3616 The Paseo  
Residence c. 1990 Non-Contributing  
Postmodern

This two-story residence has a concrete foundation, brick veneer and engineered cladding, and a side-gable roof with a large front-gabled wall dormer. The attached two-car garage is featured

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 44

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

prominently on the front elevation. This house was constructed outside the period of significance and is therefore non-contributing.

164. 3622 The Paseo Non-Contributing  
Residence c. 1990 Postmodern / Craftsman

This two-story residence has a concrete foundation, brick veneer and engineered cladding, and a front-gable roof with a large front-gabled wall dormer. Wood shingles articulate the gable ends. The attached two-car garage is featured prominently on the front elevation. This house was constructed outside the period of significance and is therefore non-contributing.

165. 3624 The Paseo Non-Contributing  
Residence c. 1990 Postmodern

This two-story residence has a concrete foundation, brick veneer and engineered cladding, and a side-gable roof with a large front-gabled wall dormer. The attached two-car garage is featured prominently on the front elevation. This house was constructed outside the period of significance and is therefore non-contributing.

166. 3628 The Paseo Non-Contributing  
Residence c. 1990 Postmodern / Craftsman

This two-story residence has a concrete foundation, brick veneer and engineered cladding, and a front-gable roof with a large front-gabled wall dormer. Wood shingles articulate the gable ends. The attached two-car garage is featured prominently on the front elevation. This house was constructed outside the period of significance and is therefore non-contributing.

167. 3632 The Paseo Contributing  
Residence c. 1910 Prairie

This 2 ½ story Prairie School dwelling has a stone foundation, brick lower story and wood upper stories, and a hipped roof with dormers on three elevations. The house has 1/1 hung replacement windows. The front porch with its front gable roof spans the front façade.

A two-car garage with a side-gable roof stands at the southwest corner of the lot. This secondary structure is contributing.

168. 3636 The Paseo Contributing  
Residence c. 1910 Prairie / Craftsman

This 2 ½ story Prairie School dwelling exhibits Craftsman features. The house has a stone foundation, stone first story and stucco upper stories, and a front-gable roof with large side dormers. Rustic stone columns support the porch roof with its wide overhanging eaves. The second story contains two bay windows while the gable end has a tripartite window. Large wood brackets support the wide overhanging eaves.



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 45

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

---

A two-story wood garage stands at the northwest corner of the lot. This secondary structure is contributing.

169. 3640 The Paseo		Contributing
Residence	c. 1910	Craftsman

This 1 ½ style Craftsman dwelling has a rustic stone porch with round arched openings. The house has a stone foundation, wood cladding, and a side-gable roof with multiple hipped projections rising from the east roof slope. The house retains its historic wood double-hung windows with multi-light upper sashes.

170. 3644 The Paseo		Contributing
Residence	c. 1910	Prairie

This 2 ½ story Prairie School dwelling has a painted brick lower story and wood lap siding upper stories. The hipped asphalt roof has hipped dormers on three elevations. The first-story windows have stone sills and wood sashes. A decorative egg and dart molding encircles the building at the first floor sill plate. An exterior brick chimney attaches to the south façade. A two-story stucco addition with an integrated garage stands at the west end of the south façade.

171. 3710 The Paseo		Contributing
Faxon School	1911	Classical Revival / Flemish
Architect: Charles A. Smith		

This two-story school building has the symmetrical form and tripartite organization typical of the Classical Revival style. The high base is red brick set on a stone foundation. A stone beltcourse encircles the building above the base. The upper stories are clad in buff brick with glazed terra cotta ornament. The tall parapet is ornamented with multiple colors of brick set in a Flemish Cross pattern. The shaped parapet reflects Flemish influence as well. The building has non-historic aluminum windows that fill the original masonry openings.

172. 3722 The Paseo		Contributing
Residence	c. 1910	Prairie

This 2 ½ story Prairie School dwelling has a stone foundation, stucco cladding and a hipped roof with hipped dormers and wide overhanging eaves. The asymmetrical facade, indicative of the Foursquare design, has an entry at the north end of the façade and a full-width stone patio. The portico over the entry has stone posts and a hipped roof with wide overhanging eaves. The house retains its historic multi-light wood windows.

173. 3730 The Paseo		Non-Contributing
Residence	c. 1990	Postmodern / Craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 46

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

This one-story dwelling has a concrete foundation, stucco cladding, and a front-gable asphalt roof. A gabled portico extends over the projecting center entry. The gable ends have wood shingle cladding. The single windows have multi-light double-hung windows. This house was constructed outside the period of significance and is therefore non-contributing.

A two-car garage stands at the southwest corner of the lot. This garage was constructed outside the period of significance and is therefore non-contributing.

174. 3732 The Paseo  
Residence c. 1910 Contributing  
Prairie

This 2 ½ story Prairie School dwelling has a stone foundation, brick cladding on the first floor and stucco cladding above. The hipped asphalt roof has multiple hipped dormers. The wide overhanging eaves at the primary roof and the porch roof have wood brackets. The full-width front porch has wide brick and stone posts. The house retains its original double-hung wood windows with multi-light upper sashes with Craftsman style muntin grids.

175. 3738 The Paseo  
Residence c. 1910 Contributing  
Prairie / Craftsman

This 2 ½ story Prairie School dwelling has a stone foundation, stone cladding on the first floor and stucco and wood shingle cladding above. The rustic stone on the first floor has a deliberate pattern. The hipped asphalt roof has multiple hipped dormers. The wide overhanging eaves at the primary roof and the porch roof have wood brackets. The full-width front porch has wide stone posts. The house retains its original double-hung wood windows with multi-light upper sashes with Craftsman style muntin grids.

A brick two-car garage with a flat roof and stepped parapet stands at the northwest corner of the lot. This secondary structure is contributing.

176. 3800 The Paseo  
Residence c. 1980 Non-Contributing  
Modern Movement / shed

This multi-level dwelling has wood siding and two shed roofs with asphalt shingles. The house is constructed so that part of the first level is below grade on the north side of the house but at grade on the south side. Narrow fixed and casement windows pierce the façade. This house was constructed outside the period of significance and is therefore non-contributing.

177. 3808 The Paseo  
Residence c. 1910 Contributing  
Prairie / Tudor Revival

This two-story Prairie School dwelling exhibits Tudor Revival features. The house has a stone foundation, stucco cladding, and a side-gable asphalt roof with two gabled wall dormers. Wood false half-timbering articulates the gable ends. The full-width front porch has a hipped roof.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 47

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Elaborate wood posts support the hipped roof. The house retains its historic wood window frames and multi-light wood windows.

178. 3810 The Paseo  
Residence c. 1910 Contributing  
Prairie / Tudor Revival

This two-story Prairie School dwelling exhibits Tudor Revival features. The house has a stone foundation, stucco cladding, and a side-gable asphalt roof with a center gabled wall dormer. Wood false half-timbering articulates the second story. The full-width front porch has a hipped roof. Elaborate wood posts support the shed roof. The house retains its historic wood window frames and multi-light wood windows. An exterior brick chimney is attached to the north façade.

179. 3814 The Paseo  
Residence c. 1910 Contributing  
Craftsman

This 1 ½ story Craftsman dwelling has a stone foundation, stucco walls, and a side-gable asphalt roof with a paired gable dormer. A full-width front porch is recessed under the primary roof. The porch has stone balustrades and stone posts. The house retains its historic paired and tripartite double-hung wood windows.

180. 3818 The Paseo  
Residence c. 1910 Contributing  
Craftsman

This 1 ½ story Craftsman dwelling has a stone foundation, wood lap siding, and a side-gable asphalt roof with a shed dormer. The full-width front porch is recessed under the primary roof. The stone porch has stone and wood posts. The house retains its historic multi-light wood windows.

Three non-contributing CMU and synthetic garages occupy the adjacent lot north of the house.

181. 3828 The Paseo  
Residence c. 2000 Non-Contributing  
Neoeclectic / Craftsman

This 1 ½ story dwelling was constructed recently but reflects the Craftsman style influence of other resources in the neighborhood. The house has a side-gable roof with two large front dormers. The house has a concrete foundation and engineered siding. A full-width porch is recessed under the primary roofline. The porch has a wood railing and paired battered wood columns. The facades have single, paired, and tripartite windows with multi-light muntin grids. This house was constructed outside the period of significance and is therefore non-contributing.

182. 3834 The Paseo  
Residence c. 2000 Non-Contributing  
Neoeclectic / Craftsman

This 1 ½ story dwelling was constructed recently but reflects the Craftsman style influence of other resources in the neighborhood. The house has a side-gable roof with a large front dormer.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 48

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

The house has a concrete foundation and engineered siding. A full-width porch is recessed under the primary roofline. The porch has brick walls and battered wood columns. The facades have single, paired, and tripartite windows with multi-light muntin grids. This house was constructed outside the period of significance and is therefore non-contributing.

183. 3838 The Paseo  
Residence c. 1910 Contributing  
Craftsman

This 1 ½ story Craftsman dwelling has a stone foundation, wood lap siding, and a side-gable asphalt roof with a shed dormer. The full-width front porch is recessed under the primary roof. The stone porch has stone and wood posts. The house paired replacement windows.

184. 1333 East 36th  
Henry Lewis Residence c. 1905 Contributing  
Prairie

This 2 ½ story Prairie School dwelling has a stone foundation, vinyl siding, and a front-gable asphalt roof with flared ends. The full-width porch has wood posts supporting the hipped roof. The house has 1/1 replacement windows. The gable end contains a tripartite window.

A two-car garage with wood siding and a side-gable roof stands at the south end of the lot. This secondary structure is contributing.

185. 1202 East 37th  
Multi-family Dwelling c. 1915 Contributing  
Early 20th Century commercial

This three-story apartment building is brick with stucco and wood trim. The rectangular building has three entries on the front (south) façade. Arched hoods with decorative brackets frame each entry. Each entry bay is flanked by three-story projecting porches. The porches are enclosed with windows and stucco panels. The building retains its historic multi-light double-hung wood windows.

186. 1205 East 37th  
Residence 1956 Non-Contributing  
Ranch

This one-story Ranch dwelling has asbestos siding and a side-gable roof with asphalt shingles. Single vinyl windows with hung sashes pierce the façade. This house was constructed outside the period of significance and is therefore non-contributing.

187. 1314 East 37th  
Residence c. 1920 Contributing  
Mission

This two-story commercial building has brick walls and a flat roof with a shaped parapet. The building has a canted southeast corner with a projecting bay window at the second story. The front (south) façade contains three storefront bays on the first story and single windows on the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 49

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

second story. The brick façade has cast stone trim at the window sills, door lintels, and at the shaped parapets. The bays flanking the shaped parapets have pent roofs with clay tiles.

188. 1212 East 39th  
Residence c. 1910 Contributing  
Prairie / Craftsman

This 2 ½ story Prairie School dwelling has a stone foundation, stone cladding at the first story and stucco above, and a front-gable asphalt roof with shed dormers. The asymmetrical stone porch has a gabled roof with stone posts. The house retains its historic double-hung wood windows with multi-light upper sashes. The second and third stories have tripartite windows on the front (south) façade.

A one-car garage with wood siding and a front-gable roof stands at the northwest corner of the lot. This secondary structure is contributing.

189. 1218 East 39th  
Residence c. 1910 Contributing  
Prairie / Craftsman

This 2 ½ story Prairie School dwelling has a stone foundation, stone and stucco first floor, wood lap siding on the upper stories, and a front-gable asphalt roof with hipped side dormers. The asymmetrical porch has a shallow gabled roof with stone support posts. The wide overhanging eave has wood brackets. The house retains its historic double-hung wood windows.

190. Squier Manor Park  
Landscaped Park 1908 Contributing  
Robert V. Jones

This triangular lot at the intersection of Manheim Road and Tracy Avenue—counted as a contributing site—is landscaped with small deciduous trees, small bushes, and grass. The lot contains several benches and concrete block walls and is surrounded by a concrete curb.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 50

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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**SUMMARY**

Squier Park Historic District (Squier Park) in Kansas City, Jackson County, Missouri is locally significant under National Register Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE. The sixteen-block residential neighborhood is an excellent example of an early Streetcar Suburb, as defined in the Multiple Property Documentation Form (MPDF) "Historic Residential Suburbs in the United States, 1830-1960." Squier Park possesses the distinct characteristics of a Streetcar Suburb. This residential subdivision was platted outside the historic core of Kansas City, directly east of one of the city's primary transportation corridors, Troost Avenue, beginning in the late nineteenth century. The

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 51

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

area bounded by Armour Boulevard, The Paseo, East 39<sup>th</sup> Street, and Troost Avenue is comprised of five separate subdivisions that have assumed a collective identity as a single neighborhood represented by the Squier Park Neighborhood Association. While the earliest plats in the District were filed in 1887 by James J. Squier, residential development that now defines the neighborhood did not begin in earnest until after 1908 when Squier's son-in-law Robert V. Jones filed a plat and published his vision for the neighborhood. Jones envisioned a cohesive neighborhood where the street layout responded to the topography of the land rather than the rigid orthogonal city grid. He wanted each house to have a unique design and to stand at the center of a spacious lot. Jones' vision of a comprehensive cultural landscape was fully realized by 1935 when the majority of lots were improved with architect-designed homes and the curve of Manheim Road created a triangular lot landscaped as a park. Numerous prominent Kansas City architects designed homes in Squier Park, including Louis Curtiss, John McKecknie, Nelle E. Peters, and Smith, Rea & Lovitt. The wide variety of high-style designs in the District illustrates the wealth of architectural styles popular in the early twentieth century and the unusual requirements of the planned development that each house have a unique design. The predominantly single-family residential neighborhood contains multiple-family dwellings, educational facilities, and a small-scale commercial building integrated into the development.

The history of Squier Park reflects the trends in early suburbanization described in the MPDF and experienced in Kansas City. Squier Park Historic District meets the registration requirements described in the MPDF as a cultural landscape retaining the multiple layers that define the evolution of the neighborhood. The characteristic features of Squier Park, including the planned street layout and distinct architecture, remain intact and clearly communicate associations with the period of significance. The period of significance, 1880 to 1935, begins with the earliest estimated date of construction and ends with the completion of the last house constructed within a period of nearly continuous development. It was twenty years before another single-family dwelling was constructed in the neighborhood.

### ELABORATION

Squier Park Historic District typifies the "Streetcar Suburb" yet maintains a unique architectural character. Squier Park is an excellent example of a historic residential suburb as defined in the MPDF as "a geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 52

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

community facilities.”<sup>3</sup> As described in the MPDF context “Suburbanization of Metropolitan Areas in the United States, 1830-1960,” there are three components of suburbanization that define this type of residential development: transportation, land use and site development, and the house and yard. Transportation determines the location of the suburb relative to the urban core at the time of construction; land use and site development determine the design and layout of the neighborhood and its characteristic landscape features; and the design of the house and yard determines the character of the neighborhood and illustrates the clearest associations with the period of significance.

These three components remain visible in the highly intact Squier Park Historic District and continue to communicate the character-defining features of this early twentieth century suburb of Kansas City, Missouri. Squier Park clearly reflects the specific development trends described in the MPDF sub-contexts. Troost Avenue, a primary north-south route, was designed with a wide roadbed to provide ample space for a cable car line as well as vehicles and horses. Several different developers subdivided the land that now forms Squier Park over the course of twenty years specifically for residential purposes. The blocks at the north end of the District follow the orthogonal grid established further north within the city limits. The layout of the south blocks reflects the vision of developer Robert V. Jones who wanted to create a residential sanctuary with winding streets and a park-like atmosphere. The architecture of Squier Park is an important characteristic element with a wide variety of styles represented, an intentional feature Jones promoted from the outset. The character of Squier Park is consistent within the boundaries of the District and the layout and the intact resources continue to communicate associations with the period of significance.

Transportation

Kansas City is an excellent example of the progressive development enabled by transportation methods outlined in the MPDF. As described in the MPDF sub-context “Trends in Urban and Metropolitan Transportation,” technological developments in transportation throughout the nineteenth century increased the ability of the population to travel between distant places, particularly on a daily basis. This spurred the outward development of residential areas as an articulated desire to move out of the crowded, noisy, and dirty urban environment of America’s flourishing cities. Real estate developers sought to capitalize on this desire by subdividing land outside the boundaries of the city and designing “residential landscapes, combining the open space, fresh air, and greenery of the country with an efficient arrangement of houses.”<sup>4</sup> Horse-drawn cars made passenger travel faster than walking, but this mode of travel was still limited in

<sup>3</sup> Linda D. McClelland, David L. Ames, Sarah Dillard Pope, National Register of Historic Places Multiple Property Documentation Form “Historic Residential Suburbs in the United States, 1830-1960,” 2002, F-44.

<sup>4</sup> McClelland, MPDF, E-3.



## National Register of Historic Places Continuation Sheet

Section number 8 Page 53

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

scope and speed.<sup>5</sup> The streetcar network was responsible for tremendous suburban growth around cities throughout the country. With the development of the cable car and the invention of the electric-powered streetcar in 1887, travel times decreased significantly.<sup>6</sup> The invention of the automobile again widened the boundary of livable area within commuting distance to the central business district and industrial areas of any given city. The automobile enabled the development of land between the radiating spokes of transportation corridors.<sup>7</sup> With each advancement in transportation technology, the remaining uninhabited land between cities and towns became ripe for development.

In Kansas City, early horse-car lines ran along Broadway and Main Street, connecting the central business district with nearby Westport. Cable car lines, installed by 1886, ran only along Grand, Troost, and Prospect Avenues. While these streets were lined primarily with commercial buildings, residential neighborhoods sprang up in the blocks immediately east and west. The progression of transportation and commercial corridors reflects the southward and eastward expansion of Kansas City that happened rapidly within the city's first fifty years. By ordinance passed in 1885, the limits of Kansas City were extended from Woodland Avenue east to Cleveland Avenue and from 23<sup>rd</sup> Street south to 31<sup>st</sup> Street.<sup>8</sup> When the first plats within the District (Squier Place, Troost Park, and Troost Park Annex) were filed in 1887, the area immediately east of Troost Avenue was still several blocks south of the city limit. It was not until Kansas City annexed Westport in 1897 that the District fell within the new city limits that extended to 49<sup>th</sup> Street. Numerous building permits were issued in the 1910s and 1920s to owners who built garages on their properties, illustrating the proliferation of the automobile in the early decades of the twentieth century, particularly within upper-class neighborhoods.

### Land Use and Site Development

As described in the MPDF sub-context "Land Use and Site Development: Suburban Land Development Practices," several different types of developers created residential suburbs. The "Subdivider" simply subdivided a block of land by developing a general plan laying out streets and building lots. The lots were then sold to homeowners who constructed the dwellings themselves, to builders who constructed multiple residences, or to real estate speculators who resold the lots for profit when property values rose.<sup>9</sup> These developers were often wealthy landowners who recognized an opportunity of timing and location, and did the minimum amount of work to capitalize on an investment. James J. Squier ("Squier Place" and "Troost Park Annex" – 1887, *Figures 1 and 2*), Walker Cowhard ("Troost Park" – 1887, *Figure 3*), and Lee M.

<sup>5</sup> McClelland, MPDF, E-4.

<sup>6</sup> McClelland, MPDF, E-4.

<sup>7</sup> McClelland, MPDF, E-5.

<sup>8</sup> G. W. Hopkins, "Map of Kansas City Missouri" 1886, Missouri Valley Special Collections, Kansas City Public Library.

<sup>9</sup> McClelland, MPDF, E-8.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 54

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Sedgwick ("Sedgwick Place" – 1901 and 1904, *Figure 4*) were "Subdividers." The Sedgwick Place and Troost Park subdivisions are gridiron plats, reflecting the nineteenth century development method of subdividing the land and simply selling lots to homeowners or builders. Adhering to the existing gridiron layout of city streets, these blocks illustrate the efficient and inexpensive manner in which they were divided and sold.<sup>10</sup>

In the early twentieth century, the "Community Builder" was a real estate entrepreneur who developed a master plan for the subdivision, laying out utilities and landscape features in addition to roads and building lots.<sup>11</sup> This type of developer was interested in creating a more self-contained community with commercial, educational, and religious components in addition to residences. They often exerted more control over aesthetic features of the development such as landscape design and general architectural character. Developers often used deed restrictions to maintain control of the overall aesthetic quality of the neighborhood and to protect property values.<sup>12</sup> Deed restrictions could dictate physical requirements such as minimum construction cost, setbacks from the street, and the number and function of outbuildings. Other restrictions focused on the race, ethnicity, and religious persuasion of the homeowner. One of the most prominent early "Community Builders" in the country was J. C. Nichols of Kansas City. Robert V. Jones (Squier Park – 1908), a contemporary of Nichols, was a "Community Builder." In contrast to the earlier plats in the neighborhood, Jones' "Squier Manor" plat included numerous irregular building lots created by the diagonal path of Manheim Road. In a *Kansas City Star* article "The Why of a Winding Road" from 1908, Jones criticized the earlier gridiron development method and described his plan to "run roads along the draws, and the consequence is the roads look as if they belonged there."<sup>13</sup> Jones developed deed restrictions "based on good, hard, common sense, and not devised as a selling device."<sup>14</sup> These deed restrictions included high minimum home prices and wide setbacks.

The "Squier Manor" plat stands in direct comparison to J. C. Nichols' work in the Country Club District further south and west. Robert V. Jones implemented design principals and aesthetic controls similar to those J. C. Nichols instituted, but on a smaller scale. Both men were working during the same time period to create up-scale residential neighborhoods, employing the tenets of the Romantic or Picturesque Movement which highlighted the natural forms and features of the landscape, merging them with the man-made conventions of the street grid and building lots. This park-like environment satisfied the desires of the upper class to have a country manor

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<sup>10</sup> McClelland, MPDF, E-14.

<sup>11</sup> McClelland, MPDF, E-8.

<sup>12</sup> McClelland, MPDF, E-12.

<sup>13</sup> "The Why of a Winding Road," *Kansas City Star*, August 4, 1909. Microfilm. Kansas City Public Library.

<sup>14</sup> "Squier Manor" *Kansas City Star*, Real Estate ads, June 13, 1909, Microfilm, Kansas City Public Library.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 55

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

within commuting distance of the city.<sup>15</sup> The feature that typified this design was the layout of at least one street that curved in response to the topography of the subdivision. William Rockhill Nelson was one of the first developers to incorporate this development concept in Kansas City in his 1905 "Rockhill" neighborhood. The winding road became a characteristic design feature in Nichols' developments. Jones' plat of "Squier Manor," filed less than a year after Nichols filed his plat for "Rockhill Park" at 52<sup>nd</sup> and Main Streets, laid out Manheim Road to follow the slope of the land as it wound down from 38<sup>th</sup> Street and Troost Avenue to 39<sup>th</sup> Street and Virginia Avenue. The winding road created irregular lots as it intersected the regular grid of north-south streets. A small triangular plot formed at the intersection of Manheim Road and Tracy Avenue was designated in the plat as a park, another common feature in Nichols' developments (*Figure 5*). The primary difference between Nichols' early subdivisions in the Country Club District and Jones' "Squier Manor" was that by the time Jones filed his plat the land stood within the official limits of Kansas City. Water, gas, and sewer systems were already in place and the Kansas City School District had already built several frame buildings for the Faxon School in the 3700 Block of Lydia Avenue (now The Paseo). Jones proudly promoted these features in real estate ads.

### Home and Yard

As described in the MPDF sub-context "Home and Yard: The Design of the Suburban Home," the large suburban dwelling within a subdivision was the direct descendant of the rural villa or country manor replicated on a smaller scale attainable for a greater number of individuals.<sup>16</sup> Domestic reformers, such as Alexander Jackson Downing and Catharine E. Beecher used published treatises, pattern books, and popular magazines to promote the suburban dwelling and lifestyle. Squier Park reflects both of these aspects in different ways. Some areas within the neighborhood illustrate the influence of pattern books or builders' guides with multiple dwellings constructed by the same builder, exhibiting very similar architectural design. Other areas, particularly in the south half of the neighborhood, the abundance of spacious, architect-designed dwellings built by request illustrates the desire of homeowners to create their own version of the country manor within commuting distance to the city. The size of the dwellings and initial construction costs reflect the type of upper class homeowners attracted to the new neighborhood. Lot size and set-back requirements laid out in the subdivision plat and individual deed restrictions determine the scale at which these houses could be built while maintaining the other features necessary for a suburban villa, including landscape gardening and a garage or carriage house. Jones wanted each lot to have a formal garden in front of the house to improve the appearance of the house and the street.<sup>17</sup> The variety of architectural styles represented in the District is significant as a contrast to other early twentieth century suburbs, where a single

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<sup>15</sup> McClelland, MPDF, E-15.

<sup>16</sup> McClelland, MPDF, E-26.

<sup>17</sup> "The Why of a Winding Road."

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 56

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

architectural style is chosen and individual dwellings reflect only slight variations.

Squier Park contains several nonresidential resources that contribute to the significance of the District as they are integrally related to the neighborhood by association and share a common period of significance. These resources supported and enhanced domestic life within the suburb. The largest such resource is the Faxon School at 3700 The Paseo. Small wood frame school buildings were constructed on the site as early as 1907, before Jones filed his plat for "Squier Park." Kansas City School District architect Charles A. Smith designed the two-story brick and stone building in 1911 (*Photo 19*). Three multi-family apartment buildings are scattered throughout the north half of the District. These three-story brick buildings fit with the scale as well as the architectural and functional character of the surrounding neighborhood. The small commercial buildings in the District housed business concerns that supported the residents of Squier Park, including service stations and grocers.

#### **HISTORY OF SQUIER PARK**

The nominated area is comprised of five separate subdivisions: Squier Place (1887), Troost Park (1887), Troost Park Annex (1887), Sedgwick Place (1901-1904), and Squier Manor (1908).

William Stewart was a farmer born in Montgomery County, Kentucky, who moved to rural Jackson County in 1836. A successful agriculturist by 1877, Stewart amassed one of the largest tracts of land close to the growing city. Stewart owned 100 acres between what are now 36<sup>th</sup> and 41<sup>st</sup> Streets, Troost and The Paseo. In January 1881, Stewart sold 160 acres to James J. Squier for \$10,000.<sup>18</sup>

James J. Squier was born in Pennsylvania in 1836. He managed a hardware store in Cambridge, Ohio with his father in 1856 before moving to Chicago to open another store. In Chicago Squier began a highly successful career in cattle. In 1872 Squier moved to Kansas City to work as a cattle buyer for the Fowler packing house and eventually amassed a great fortune. Squier, along with several other wealthy Kansas Citians, founded Citizens' National Bank in 1882. In 1889, he founded Interstate National Bank, both primarily cattlemen's banks. Squier was known throughout Kansas City as a banker and capitalist.<sup>19</sup>

Squier took pride in the country estate he built shortly after purchasing the land in 1881, outfitting it with a suitable residence, formal landscaping, a fishpond and deer park. Squier was aware that the Kansas City limits were moving further south and east, closer to his property. In 1887, within two years after the city limits extended to 31<sup>st</sup> Street, Squier filed two plats for

<sup>18</sup> Deed, 1/25/1881, William Stewart & Wife Narcissa to James J. Squier, Book B#54, Page 185.

<sup>19</sup> "J.J. Squier Dead" *Kansas City Journal*, 28 August 1900, p. 1. Microfilm, Kansas City Public Library.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 57

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

subdivisions of his property. "Squier Place" (*Figure 1*), filed in February 1887, subdivided the eight blocks between Cora Avenue (38<sup>th</sup> Street) and an unnamed street two blocks south (40<sup>th</sup> Street), Troost Avenue and Lydia Avenue (The Paseo). Squier's "Troost Park Annex" (*Figure 2*), filed in July 1887, subdivided the two blocks between Tremont Street (37<sup>th</sup> Street) and Cora Avenue (38<sup>th</sup> Street), from Tracy Avenue to Lydia Avenue (The Paseo).

The undeveloped blocks between Tremont (37<sup>th</sup> Street) and Cora (38<sup>th</sup> Street), Troost and Tracy Avenues, remained the Squier estate on which the manor house stood at the west edge of the property. Walker Cowhard owned the land immediately north of Squier between Troost and Paseo. George W. Sedgwick owned the land north of Cowhard. In February 1887 Cowhard also filed a plat, "Troost Park" (*Figure 3*) for the subdivision of four blocks north of Squier's plats between Humbolt Avenue (36<sup>th</sup> Street) and Tremont Street (37<sup>th</sup> Street). George W. Sedgwick owned the land between 35<sup>th</sup> Street (Armour Boulevard) and 36<sup>th</sup> Street, and constructed a large country villa at the northeast corner of the estate (*Figure 4*). Sedgwick subdivided the west half of his property in 1901 and the east half in 1904.

In 1897 the city limits of Kansas City moved south again. The new city limit was 49<sup>th</sup> Street and included the subdivided Squier property. But by 1900 only a small number of lots in Troost Park had dwellings constructed upon them. After Sedgwick filed his plat, a steady schedule of building or improving lots proceeded in the north half of the development, as evidenced by the number of Water Department permits issued for addresses in the District. Builders constructed or improved over thirty houses on the 3500 and 3600 blocks of Forest and Tracy Avenues between 1901 and 1904.<sup>20</sup>

James J. Squier died in 1900, leaving his estate to his wife and only daughter, Cora. Squier's wife, Mary, remained in the manor house, while Cora moved to the East Coast for education and society.<sup>21</sup> There she met Robert Valentine Jones, a successful residential developer, whom she married in 1902 in a ceremony at Squier Manor. The couple lived in Philadelphia before returning to Cora Squier Jones' estate in 1908. Although most of the property had been subdivided by 1887, the lots still stood empty. Inspired by the opportunity, Jones formed a real estate and mortgage company, the Manheim Realty & Investment Company. Jones developed a new plan to subdivide the land between 37<sup>th</sup> Street and 39<sup>th</sup> Street and filed his "Squier Manor" plat in July 1908. The realty company worked with a variety of prominent Kansas City architects, as well as builders and homeowners to design high-style dwellings throughout the subdivision. As a result, many of the homes in the southeastern corner of the District were constructed in 1909 and 1910. Construction continued steadily throughout the 1910s and into the 1920s. Many

<sup>20</sup> Kansas City did not issue building permits before 1907.

<sup>21</sup> Family history provided by David Squier Jones, letter dated July 12, 2007.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 58

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

of the Manheim Realty & Investment Company homes contained such luxuries for the time as hot water heat, sleeping porches, and multiple bathrooms. When these houses did not sell at a profit, Manheim Realty & Investment Company began losing money.<sup>22</sup>

In 1925, Robert and Cora Jones divorced, selling the remainder of the property on which the original Squier Manor stood. The new owner demolished the residence that same year in preparation for developing the entire lot as "Squier Manor Community Center" which was to include apartment buildings, a row of businesses, a theater, and a hotel.<sup>23</sup> This development never materialized and the block was subdivided in 1930 for residential development. In 1940, Bishop Lillis High School was constructed on the southeast quarter of the block.

### Residents

The original owners of Squier Park homes were upper-middle class citizens of Kansas City who mostly worked in the downtown central business district. The most common occupation among these early residents was attorney. There were also successful entrepreneurs, and presidents, vice-presidents, and managers of various companies from automobiles and jewelry to lumber and iron. There were numerous high-ranking officials in the railroad industry. Other residents worked in more creative fields as artists and architects. In at least two instances, business partners erected homes near one another. In 1910 Henry S. Thayer designed the homes at 3701 and 3705 Tracy Avenue for Charles Clemons and Edward J. McNamara. These gentlemen were president and secretary-treasurer of the C.C. Clemons Produce Company. Orange P. Leach and Frederick W. Schley, owners of the Leach & Schley Lumber Company, built homes at 3700 and 3709 Tracy Avenue in 1910 and 1912, respectively. Morris and Theodore Lyon, owned similar back-to-back houses at 3545 Forest and 3542 Tracy, both constructed in 1908.

### **ARCHITECTURE**

Squier Park is a veritable catalog of the late nineteenth and early twentieth century residential architectural styles popular in Kansas City, due in part to Robert V. Jones' development concept whereby each house was to have a different design. The earliest houses in the District are Folk Victorian, local interpretations of a widely popular style that highlighted irregular massing and delicate ornament. These restrained designs featured steeply pitched roofs, tall, narrow windows, and irregular massing (3640 Tracy Avenue, see *Photo #16*). Later residences displayed a greater variety of styles. Recognized nationally as the Eclectic movement, this approach to residential design was a reaction to the freeform stylistic mixtures of the Victorian

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<sup>22</sup> David Squier Jones family history.

<sup>23</sup> "Squier Manor Community Center," *Kansas City Star*, 11 June 1922, p. 12D, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 59

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

era. Historical revivals were truer to the classical styles that served as inspiration.<sup>24</sup> High-style examples of Colonial Revival (3604 Forest Avenue, *Photo #14*) and Tudor Revival (1320 Manheim Road, *Photo #3*) designs are present in the District.

Towards the end of the nineteenth century, American architects began experimenting with materials and architectural styles that disavowed classical and historical revival references. These new architectural movements defied traditional rules of symmetry and order and rejected the abundant ornament of the Victorian era. While the Craftsman style had several international influences, such as the English Arts & Crafts Movement and traditional East Asian wood building techniques, the designs of Charles Sumner Greene and Henry Mather Green, of Pasadena, California, flourished into a highly adaptable American style.<sup>25</sup> The Prairie School, led by Frank Lloyd Wright and other prominent Chicago architects, was considered one of the few distinctly American styles.<sup>26</sup> These two styles developed in tandem during the first quarter of the twentieth century. Applied mainly to residential designs, they were immensely popular, particularly in the Midwest where cities were expanding rapidly and were in great need of housing to serve all income levels.

Greene & Greene began designing simple Craftsman bungalows by 1903, but the exemplary Gamble House, built in Pasadena in 1908, is the widely recognized example of the style with its organic massing, rustic wood cladding, and exposed structural members.<sup>27</sup> The Craftsman style espoused handcrafted details and the work of skilled tradespersons. Materials were used in a naturalistic way to convey beauty, such as the variety of color and texture in a rustic stone wall. Simplicity and function were expressed through form and materials rather than ornament. At minimum, rustic stone employed at the porch or chimney and exposed structural members, such as rafter tails and brackets, became character-defining features of small and large Craftsman dwellings. Wood trim in primary interior spaces defined spaces and showcased workmanship. Numerous dwellings throughout the District illustrate the features of the Craftsman style. The rustic stone dwelling at 3830 Forest exemplifies Craftsman design.

The Prairie School, popular from 1900 to 1920, established new ways to organize massing and arrange fenestration. The key elements, such as banded windows and differentiated materials, emphasized horizontality and asymmetrical forms as the ideal way to blend with the natural landscape, particularly on the flat plains of the Midwest.<sup>28</sup> An important distinction from other architectural movements was that the Prairie School architects focused primarily on residential

<sup>24</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1997, 319.

<sup>25</sup> McAlester, 454.

<sup>26</sup> McAlester, 440.

<sup>27</sup> McAlester, 454.

<sup>28</sup> "Prairie School Architecture," 2011, <http://www.prairieschoolarchitecture.com/> (Accessed 3 July 2011).

## National Register of Historic Places Continuation Sheet

Section number 8 Page 60

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

design rather than commercial or civic structures.<sup>29</sup> Frank Lloyd Wright intentionally built his practice around domestic architecture, designing exteriors as well as interiors complete with built-in furniture. While Wright's early works exhibited symmetrical facades, by the turn of the twentieth century, asymmetrical massing, often accentuated by a front or side porch, was typical of his designs. Contrasting wood trim defined spaces. Applied ornament was either delicate and naturalistic or angular and geometric. Proportion and massing were considered when laying out interior spaces and even furniture. Wood trim and paneling continued the strong horizontal emphasis inside the house. Simplified versions of Prairie School dwellings are common throughout the District with 124 resources identified as Prairie School, many of which display Craftsman architectural elements as well.

Pattern books and builders' guides, along with publicity in popular magazines helped spread these new design philosophies throughout the country. Standardized plans and pre-cut lumber kits were widely available for anyone interested in owning such a house. Squier Park, like many communities in Kansas City and across the country, has numerous examples of simple dwellings that illustrate popular local interpretations of Prairie School and Craftsman design. One of the most common such examples in the District is the Kansas City Shirtwaist. This two-and-one-half-story dwelling typically has a front-gable roof and a full-width front porch. The characteristic feature of the Shirtwaist is the different cladding material used for different stories. The first story is always masonry, either stone or brick. The upper stories are either stucco or wood (see *Photos #17, 20, and 22*).

### ARCHITECTS AND BUILDERS

Architects designed many of the resources, particularly in the southern half of the nominated area. The list of prominent Kansas City architects who designed homes in Squier Park is extensive. Squier Park includes the work of Louis Curtiss (1311 Manheim Road *Photo #1*), Selby Kurfiss (3604 Forest), Alice Jackson (3822 Virginia), Owen & Payson (3732 Tracy), and Nelle E. Peters (3839 Virginia). Smith, Rea & Lovitt designed four dwellings (3525 Virginia, 3743 Tracy, and 1121 and 1306 Manheim Road). Charles Smith, as Kansas City School District architect and principal of Smith, Rea & Lovitt, also designed Faxon School in 1911. John W. McKecknie designed three houses in the District (3737 Tracy, 3823 Forest, and 3830 Forest). Frederick H. Michaelis designed two dwellings (1117 Manheim Road and 3721 Forest). Frederick T. Houk was the architect for the Manheim Realty and Investment Company. Building permits identify Houk as the architect for six resources, although it is likely he designed more. Architect and builder Matt O'Connell built five houses in the 3600 block of Tracy Avenue.

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<sup>29</sup> McAlester, 440.



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 61

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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**CONCLUSION**

Squier Park Historic District is an excellent example of a "Streetcar Suburb" as defined in the MPDF "Historic Residential Suburbs in the United States, 1830-1960." The design and planning concepts of Squier Park illustrate development trends described in the historic contexts. Squier Park retains the original layout of the subdivisions platted between 1887 and 1908, as well as the unique architectural character promoted by developer Robert V. Jones. The few resources that were not constructed as single-family dwellings contribute to the context of the development of the neighborhood, with the exception of the one educational facility constructed outside the period of significance. The large-scale residential buildings fronting Armour Boulevard and the commercial buildings along Troost Avenue represent different historical contexts and were therefore not included in the Squier Park Historic District. The distinct boundaries of the District create a residential enclave that continues to convey associations with its period of significance.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 62

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 63

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

**VERBAL BOUNDARY DESCRIPTION**

The boundaries of the Squier Park Historic District are Armour Boulevard on the north, Troost Avenue on the west, East 39<sup>th</sup> Street on the south, and The Paseo on the east, as depicted on the accompanying historic district map.

**BOUNDARY JUSTIFICATION**

The boundaries of the Squier Park Historic District reflect the boundaries of the current neighborhood association, formed in 1983. This group of five platted subdivisions (Squier Manor, Troost Park, Troost Park Annex, and two Sedgwick Additions) has assumed a collective identity as a single neighborhood and community. Armour Boulevard and Troost Avenue form obvious boundaries for Squier Park with their vastly different usages and configurations. Mid-rise and High-rise apartment buildings constructed between the 1920s and the 1960s line the wide thoroughfare of Armour Boulevard. Commercial buildings line Troost Avenue, a wide north-south street that has long been an important transportation corridor. The Paseo is another wide, landscaped boulevard that was designed as part of Kansas City's early parks and boulevards system. East 39<sup>th</sup> Street, while lined with single-family residences, is a major east-west corridor through the city. These two streets also form clear boundaries to Squier Park. By comparison, the streets within Squier Park are narrow, one-way, and lined with mature trees and large single-family dwellings standing on spacious lots. While James J. Squier's original plat of Squier Place (1887) extended south of East 39<sup>th</sup> Street to East 40<sup>th</sup> Street, Robert V. Jones' plat of Squier Manor (1908) ended at East 39<sup>th</sup> Street. It was Jones' design that defined the neighborhood of Squier Park.

List of Figures

- Figure 1. "Squier Place" plat, filed by James J. Squier, 1887
- Figure 2. "Troost Park Annex" plat, filed by James J. Squier, 1887
- Figure 3. "Troost Park" plat, filed by Walker Cowhard, 1887
- Figure 4. "Sedgwick Place" plats, filed by George Sedgwick, 1901, 1904
- Figure 5. "Squier Manor" plat, filed by Robert V. Jones, 1908

National Register of Historic Places  
Continuation Sheet

Section number Additional Documents Page 64

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Figure 1. "Squier Place" plat filed by James J. Squier in 1887.

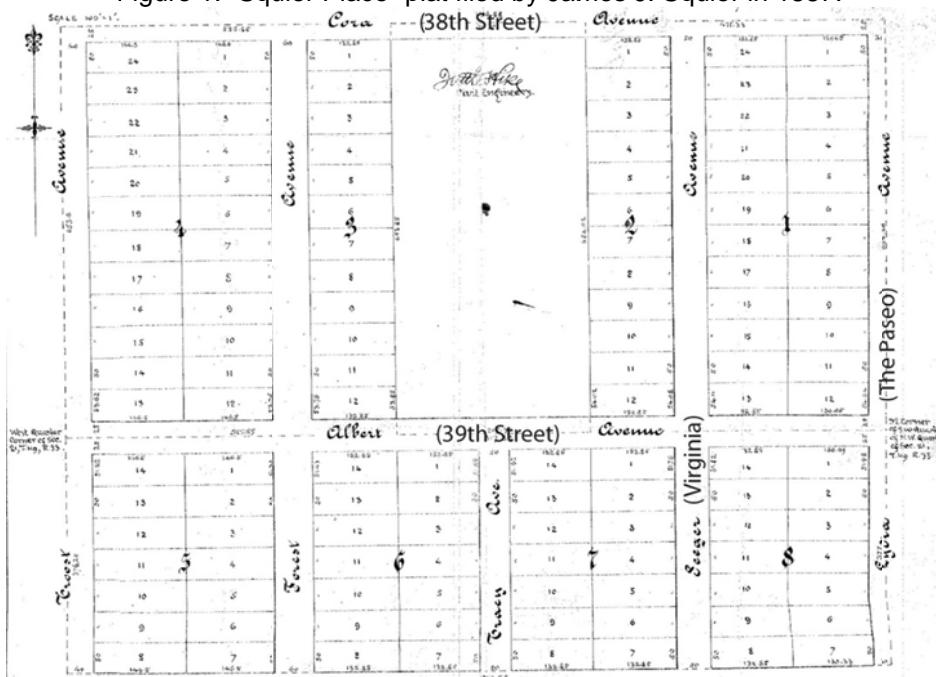
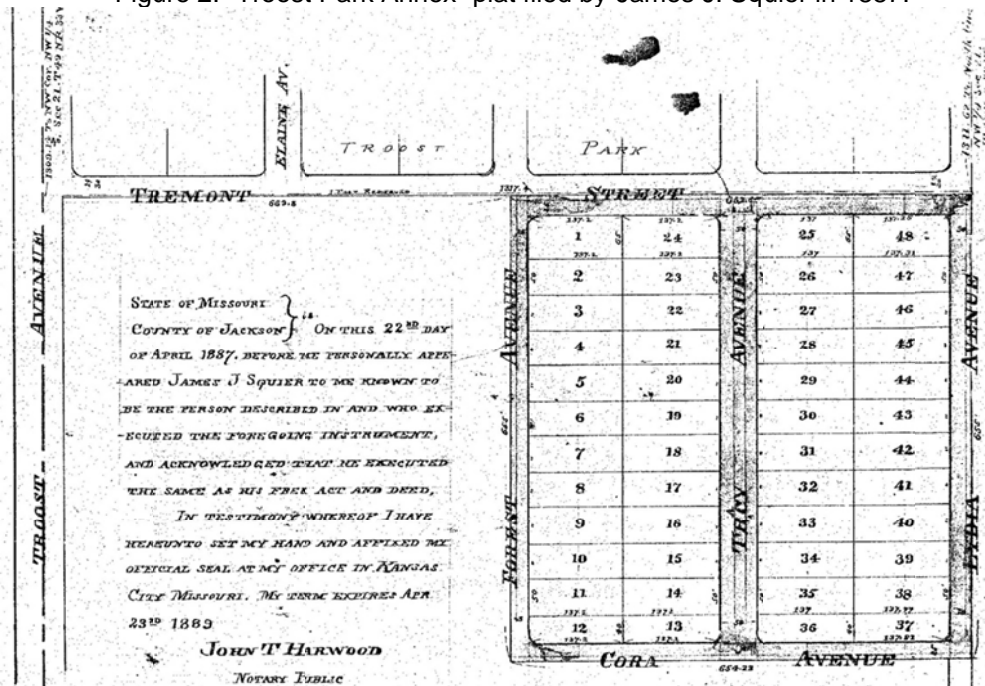


Figure 2. "Troost Park Annex" plat filed by James J. Squier in 1887.



Section number Additional Documents Page 65 Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

[illegible]

The image contains two plat maps of land parcels. The left map is for the 36th Street area, and the right map is for the 37th Street area. Both maps show a grid of parcels with lot numbers and street names. The left map is bounded by Armour Boulevard to the north, Forest Avenue to the east, Tracy Avenue to the west, and 36th Street to the south. The right map is bounded by Armour Boulevard to the north, Virginia Avenue to the east, Lydia Avenue to the west, and 37th Street to the south. Both maps include a scale bar and a north arrow.

**Left Map (36th Street):**

- Streets:** Armour Boulevard (North), Forest Avenue (East), Tracy Avenue (West), 36th Street (South).
- Parcels:** 12 parcels along 36th Street, numbered 1 to 12 from west to east.
- Lot Numbers:** 13104, 13105, 13106, 13107, 13108, 13109, 13110, 13111, 13112, 13113, 13114, 13115.
- Scale:** 1" = 100'.

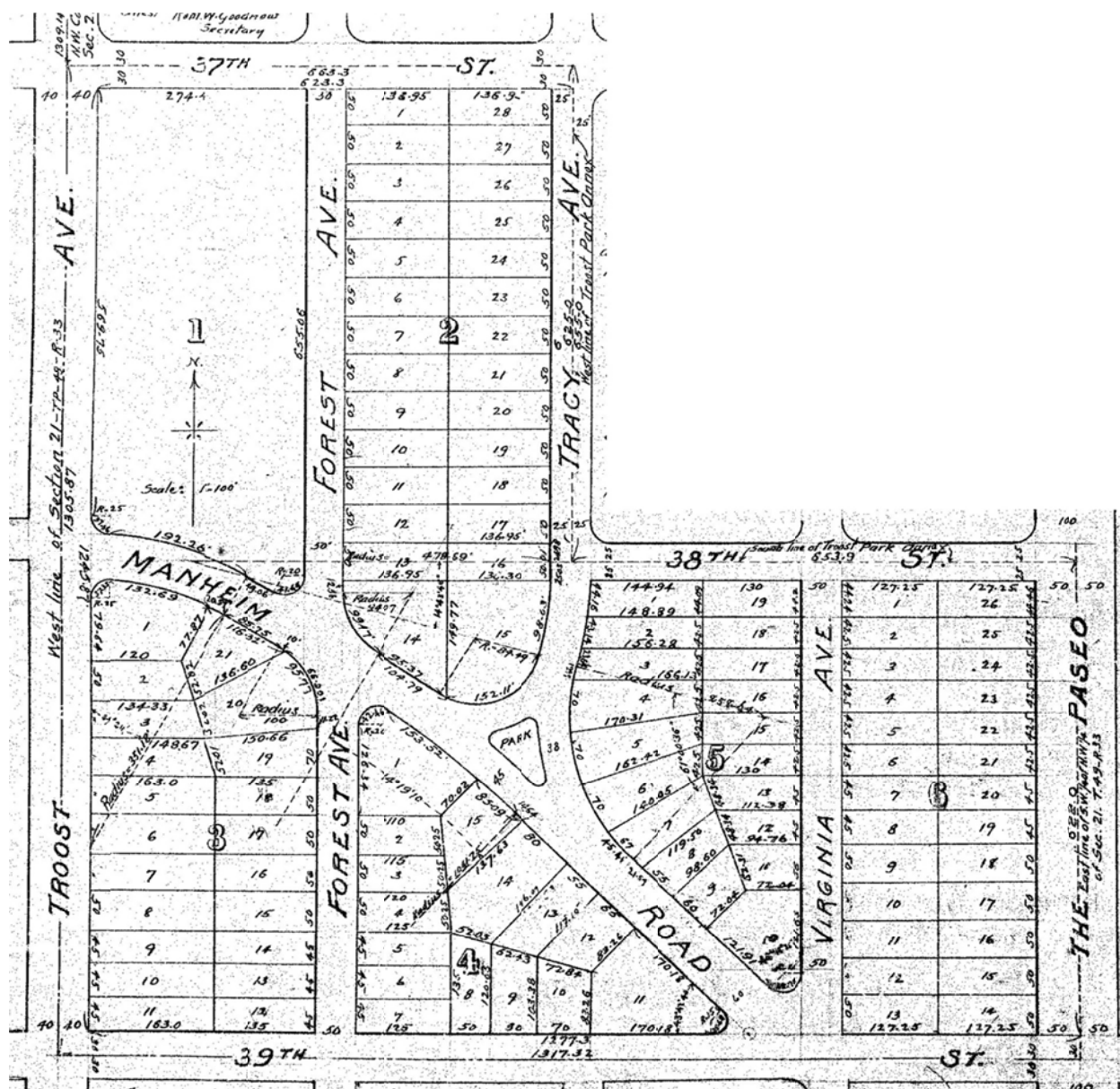
**Right Map (37th Street):**

- Streets:** Armour Boulevard (North), Virginia Avenue (East), Lydia Avenue (West), 37th Street (South).
- Parcels:** 12 parcels along 37th Street, numbered 1 to 12 from west to east.
- Lot Numbers:** 13116, 13117, 13118, 13119, 13120, 13121, 13122, 13123, 13124, 13125, 13126, 13127.
- Scale:** 1" = 100'.

National Register of Historic Places  
Continuation Sheet

Section number Additional Documents Page 66 Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

Figure 5. "Squier Manor" plat filed by Robert V. Jones, 1908.



National Register of Historic Places  
Continuation Sheet

Section number Photo Log Page 67

Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

**Name of Property:** Squier Park Historic District

**City or Vicinity:** Kansas City

**County:** Jackson **State:** Missouri

**Photographer:** Brad Finch

**Date Photographed:** October 2011

**Description of Photograph(s) and number:**

*All digital images labeled as follows: MO\_JacksonCounty\_SquierParkHistoricDistrict\_#.tif*

- 1 of 22.** 1311 Manheim Road, Louis Curtiss, view northwest.
- 2 of 22.** 3845 Virginia Avenue, view east.
- 3 of 22.** North side of Manheim Road between Tracy and Virginia Avenues.
- 4 of 22.** North side of Manheim Road between Tracy and Virginia Avenues.
- 5 of 22.** Landscaped park at intersection of Manheim Road and Tracy Avenue, view northwest.
- 6 of 22.** East side of Tracy Avenue between 37<sup>th</sup> and 38<sup>th</sup> Streets, view northeast.
- 7 of 22.** West side of Tracy Avenue between 37<sup>th</sup> and 38<sup>th</sup> Streets, view northwest.
- 8 of 22.** Manheim Road from Forest Avenue, view southeast.
- 9 of 22.** West side of Forest Avenue from Manheim Road, view south.
- 10 of 22.** 1200 Manheim Road, view northeast.
- 11 of 22.** West side of Forest Avenue from 37<sup>th</sup> Street, view northwest.
- 12 of 22.** Contributing apartment building at 37<sup>th</sup> and Forest, view northeast.
- 13 of 22.** East side of Forest Avenue between 36<sup>th</sup> and 37<sup>th</sup> Streets, view northeast.
- 14 of 22.** West side of Forest Avenue between 36<sup>th</sup> and 37<sup>th</sup> Streets, view northwest.
- 15 of 22.** West side of Tracy Avenue, between Armour Boulevard and 36<sup>th</sup> Street, view northwest.
- 16 of 22.** West side of Tracy Avenue, between 36<sup>th</sup> and 37<sup>th</sup> Streets, view northwest.
- 17 of 22.** East side of Tracy Avenue, between 37<sup>th</sup> and 38<sup>th</sup> Streets, view southeast.
- 18 of 22.** West side of The Paseo between 36<sup>th</sup> and 37<sup>th</sup> Streets, view northwest.
- 19 of 22.** Faxon School, 3710 The Paseo, view west.

National Register of Historic Places  
Continuation Sheet

Section number Photo Log Page 68 Squier Park Historic District  
Historic Residential Suburbs in the United States, 1830-1960 MPDF  
Jackson County, Missouri

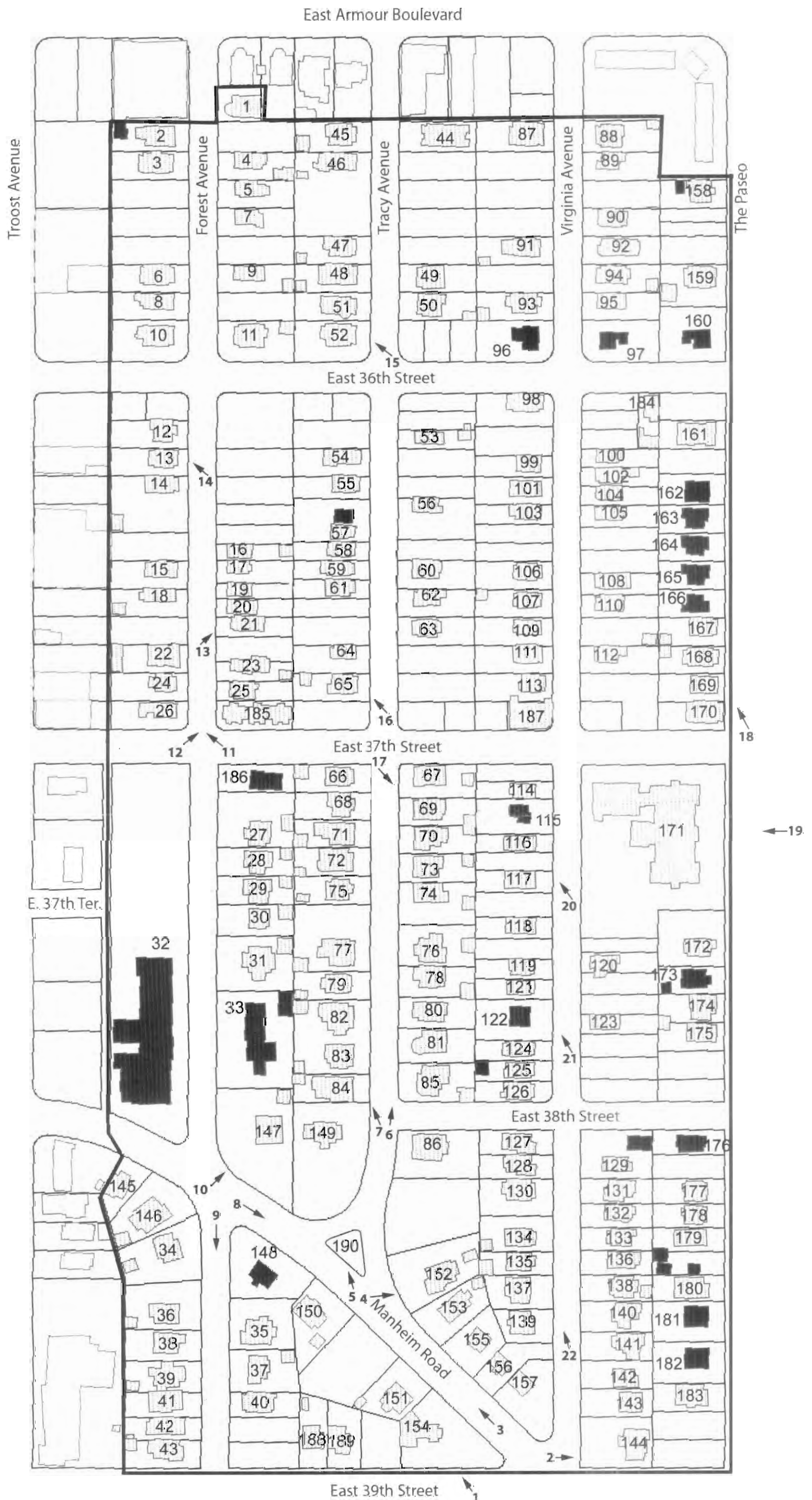
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**20 of 22.** West side of Virginia Avenue between 37<sup>th</sup> and 38<sup>th</sup> Streets with contributing commercial structure, view northwest.

**21 of 22.** West side of Virginia between 37<sup>th</sup> and 38<sup>th</sup> Streets with non-contributing infill, view northwest.

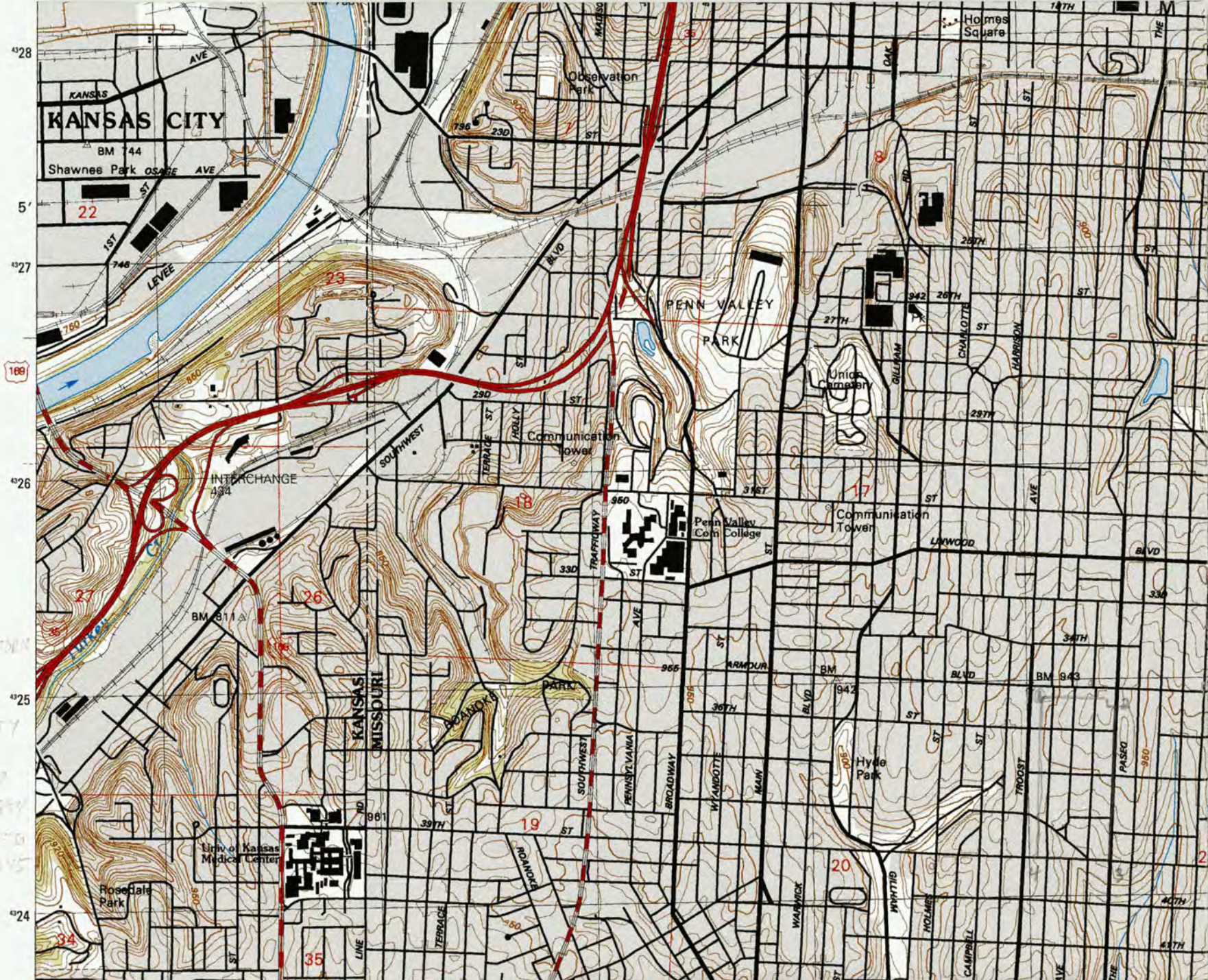
**22 of 22.** West side of Virginia between 37<sup>th</sup> and 38<sup>th</sup> Streets, view northwest.





# Squier Park Historic District





SOVER PARK DISTRICT  
KANSAS CITY,  
JACKSON COUNTY  
MISSOURI  
1-15/36000/1/23/4/5/6/7  
8-15/36000/1/23/4/5/6/7  
1-15/36000/1/23/4/5/6/7  
8-15/36000/1/23/4/5/6/7

















































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