

N O R T H P L A Z A S U R V E Y

Final Report

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The Kansas City Landmarks Commission has contracted for an intensive level survey of approximately 1 square mile of Kansas City, Missouri, bounded by 43rd Street on the north, Main Street on the east, Belleview Avenue on the west, and West 47th Street on the south. This survey of the North Plaza area was designed to provide a comprehensive inventory of historically and architecturally significant buildings and structures. The results will be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. It also will provide an outline of the cultural heritage and developmental patterns of Kansas City.

In phase I of the project, approximately 147 buildings and structures were inventoried on an intensive level. This phase of the project was undertaken in 1985-6 by Sherry Piland, Architectural Historian with the Kansas City Landmarks Commission. A research design and preliminary report was prepared.

In phase II of the project, approximately 433 additional buildings and structures were inventoried on an intensive level. This phase of the project was completed in 1987 by Melanie A. Betz, Architectural Historian with the Kansas City Landmarks Commission. A final report was prepared which included an assessment of the National Register eligibility of all of the inventoried properties.

By means of a field survey, each building in the North Plaza area was examined and a historic inventory form prepared. The following information was provided on these forms:

- 1) A site number keyed to the mylar survey map (made from a water line map). The site number has two parts: the first is the block # and the second is the building letter. For example, the site number for 4617-19 Jefferson (Dunleith Towers South) is #33-C (block #33, building letter "C");
- 2) A photograph negative number which has two parts: the first is the role number and the second is the frame number. All North Plaza photograph negatives are filed under "Westport" or "WPT". For example, the photograph negative number for 4617-19 Jefferson (Dunleith Towers South) is WPT #36-9;
- 3) Street address or description of location;
- 4) Approximate (or exact) date of construction, if known;
- 5) Designation of style or design. This is given ONLY if the building is a true representative of that style;
- 6) Name of architect, engineer, contractor, builder, or realtor, if known;
- 7) Original and current uses;
- 8) An on-site varification and description of prominent architectural features including number of bays (if applicable), wall treatment, plan or shape, exterior condition, number of stories, foundation material, roof type, etc. Section #36 of the inventory form also indicates the direction of the front facade, additional features not mentioned in sections #24-33, and major alterations, if any;
- 9) History of building (name of developer, original occupant or tenant, if known) and significance of building (if any);
- 10) Description of environment and outbuildings;
- 11) National Register eligibility;

12) Sources of information. The primary source materials were obtained from the following locations:

- a) City Hall, 414 East 12th St., Kansas City, Missouri. This is the repository for water and building permits. Kansas City Atlases for 1886, 1891, 1907, and 1925 are also located here.
- b) Missouri Valley Room, Kansas City Public Library, 311 East 12th St., Kansas City, Missouri. This local history room of the main branch of the Kansas City Public Library is the repository of city directories, newspaper clippings, copies of the Western Contractor (a construction trade journal), and numerous other local history books, scrapbooks, photograph collections and files.
- c) Western Historical Manuscripts Collection, University of Missouri-Kansas City, 51st and Rockhill Rd., Kansas City, Missouri. This collection includes the floor plans and elevations for numerous Kansas City buildings. Other valuable local history material is also included in the collection, such as the J.C. Nichols Company scrapbooks.
- d) Jackson County Historical Society Research Library, Independence, Missouri. This collection includes the Clifton Sloan and the Albert Schoenberg collections.
- e) State Historical Society of Missouri, Hitt and Lowry Streets, Columbia, Missouri. Included in this collection are several issues of Kansas City Builder that have not been located elsewhere.

13) Finally, at least one photograph was taken of the primary facade. A 35mm camera was used with Kodak Panatomic-X black and white film. A 3" X 5" print was then made and mounted on the inventory form.

NORTH PLAZA SURVEY FINDINGS:

Based on original use, the North Plaza survey area consists primarily of single family residences which account for approximately 67% of the building stock. There is also a significant number of multi-family dwellings constructed in the area which account for approximately 21% of the building stock. Two buildings in the survey area (or less than 1%) are classified as both commercial and residential (apartment above a store). Retail commercial buildings account for approximately 7% of the building stock and are located primarily on Main Street and on 47th Street (which was developed as part of the Country Club Plaza Shopping Center). Office buildings make up approximately 1% of the building stock and medical-related buildings (primarily part of the St. Luke's Hospital complex) about 2%. Finally, under 1% of the building stock is related to ecclesiastical or other uses. Today about 30 (-or 5%-) of these buildings have been converted into new uses; primarily, residential to commercial or office, single-family to multi-unit, etc.

Most of the North Plaza area buildings were constructed between 1900 and 1929 (approximately 78% of the total building stock). The earliest recorded building in the survey area was constructed around 1895 (611 West 43rd Street) and the most recent is still under construction in 1987 (the "Neptune" apartments at 333 West 46th Terrace)

The following is a breakdown of the construction dates:

Period of Construction:	Number of Bldgs.	% of N. Plaza Bldgs:
1) Pre-1900	2	Less than 1%
2) 1900-1914	289	51%
3) 1915-1929	156	27%
4) 1930-1944	30	5%
5) 1945-1964	60	11%
6) 1965-1987	27	5%

SINGLE FAMILY RESIDENTIAL BUILDERS AND SUBDIVISIONS
BEFORE 1929:

Most of the development of the North Plaza survey area consisted of subdivisions by local builders and real estate developers. Located between 44th, 45th, Jefferson and Summit Streets, Corbin Park was the largest of these subdivisions. Founded by real estate developer, Will Frain Corbin around the turn-of-the-century, the Corbin Building Company began constructing modest and affordable houses in Corbin Park by 1906. This construction Company continued until at least 1922 although other property in the North Plaza area was acquired and developed by the Corbin Building Company until 1929 - the year of Will Frain Corbin's retirement from real estate (he lived until 1950). Outside of the area, the company developed another large-scale subdivision, Scott Heights, which was bounded by Jackson Avenue, VanBrunt Boulevard and 22nd and 24th Streets. The Corbin Building Company had its offices in a building located at 4415 Jefferson (this was recorded in the City Directories as well as on the 1907 City Atlas). An apartment building constructed in 1971 is now located on this

site. The North Plaza survey identified at least 70 residences (or about 12% of the total number of buildings) that were constructed by the Corbin Building Company.

There were numerous other local builders, contractors, carpenters, and real estate developers working in the North Plaza area during this pre-Depression era period. The following persons were among those who contributed to the construction of the single-family residences in the area. Examples of their work are in parenthesis. For a directory of all the known builders, realtors, and architects, working in the North Plaza area, see appendix.

- - - Charles O. Proctor, whose business address was recorded in the City Directories as 4343 Jefferson, was a real estate agent responsible for the development of numerous dwellings (609 W. 43rd St., 718 W. 44th St.);

- - - The Johnson Brothers were also prolific builders. Little information on their company had been found but "Henry T. Johnson" of the "Johnson Brothers" (his home address was recorded as 4503 Wyoming) and "Cowan W. Johnson, a building contractor" (his home address was recorded as 3727 Cleveland) were listed in the Kansas City directories during the teens and 20's (4434 Washington, 4436 Washington);

- - - Thomas E. Wiggins was a carpenter whose business address was recorded as 4425 Madison (714 W. 44th St., 4520 Washington);

- - - William Boekhaus or Boekhouse (4450 Madison);

- - - Oscar B. Farrell, was a contractor whose business address was recorded as 4530 Summitt (4542 Summit);

- - - Dr. Anna Scott, a physician-turned contractor, drew her own plans, bought her own material and supervised the construction. A unique woman for her time, Scott reportedly built over 200 houses in Kansas City during the early part of the century including several in the North Plaza area (4447, 4451, 4453 Wornall);

- - - S. P. Bricker, a developer and realtor (814 W. 44th Street);
- - - William Weidenmann, a prominent developer and builder (4301 Summit, 4305 Summit);
- - - Daniel Steele, a realtor (4314 Summit, 4316 Summit);
- - - C. D. Brookings, and realtor and developer (612 W. 43rd Terrace, 614W. 43rd Terrace);
- - - W. S. Fleming (704-06 W. 44th Street);
- - - Thomas H. Vandyke, builder/carpenter (residence: 2615 Lister Avenue);
- - - Conrad Realty Company (address: 407 Continental Bldg.);
- - - Herbert Leland (4309 Belleview);
- - - William H. Ashley (4309 Belleview);
- - - David Morgan (4404 Belleview, 4406 Belleview);
- - - John Markey (4400 block of Belleview);
- - - Charles Wrenwick, a cook, owned several houses on Belleview and Broadway;
- - - Charles F. Smyth, realtor (4304, 4306 Jefferson);
- - - William C. Fitchett (4433 Washington).

This is but a sampling of the developers/builders.

SINGLE FAMILY RESIDENTIAL ARCHITECTURE Before 1929:

The majority of the single family residential stock in the North Plaza survey area consists of modest frame dwellings dating between 1901 and 1928. Although many of these buildings are one or one-and-a-half stories in height, there are also two, and even two-and-a-half story residences. With a few exceptions, these houses were not architect-designed; rather, stock plans were used repeatedly by local builders such as the ones mentioned above and in the appended directory.

Influenced by the Craftsman movement made popular by Gustave Stickley's publications, many of these buildings utilized native materials such as stone for foundations, porch columns, or retaining walls. Stone is also displayed in the dwellings sometimes labeled "shirtwaist", a vernacular stylistic term used to describe the numerous buildings that have stone facaded first floors and clapboard second floors (example: 4467 Pennsylvania). Characterized by its gently pitched broad gabled roof (usually covered with shingles) and often displaying brackets and rafters beneath its eaves, the ubiquitous "Bungalow" is also represented in the area (example: 4434 Pennsylvania). Stucco and clapboard were often originally used for the exterior wall surface although many of these buildings have been sided with such materials as asbestos or aluminum. A lower gable sometimes covered an open or screened-in porch (example: 4322 Madison).

Variations include a rectangular one-story dwelling with a gable roof that covers an open (or enclosed) porch extending the length of the front facade (example: 4309 Madison). The front facade usually has 2 bays (main entrance to one side and a large window to the other; example: 4439 Belleview) or 3 bays (a centrally located entrance flanked by two windows; example: 4432 Belleview) as well as small rectangular windows on the attic level (example:

4306 Jefferson). Roof variations include clipped gables (example: 4411 Madison), return cornices (example: 4316 Summit), gambrel roofs (example: 729 Corbin Terrace), or hip roofs (example: 4312 Summit). One-and-a-half story dwellings may have dormers on the upper level (example: 724 West 46th Street). The peaks of the roof may also display decorative elements such as a sunburst design (example: 4343 Madison) or decorative half-timbering (example: 712 Corbin Terrace). Brick or stone chimneys may still be intact and projecting from the center of the roof (example: 4532 Pennsylvania) or off one of the side facades (example: 708 West 44th Street).

Although the Craftsman-inspired dwelling predominated, other styles and plans were used as well. For example, the two-story Neo-classical building at 4434-36 Belleview (constructed in 1924) has a pedimented gable roof supported by Doric columns. The house at 4504 Madison (constructed in 1907) has an "L"-plan with an integrated shed addition to the rear, and the house at 4335 Jefferson (constructed in 1907) has a "T"-plan with a rear addition. Perhaps the most unique buildings identified in this survey are the shotgun houses located at 4535 Madison (constructed in 1908 with an addition in 1963), 4429 Madison (constructed in 1908/demolished by March 1987) and 4407 Pennsylvania (constructed 1908?). This long rectangular frame dwelling

has two bays on the narrow front facade which measures approximately 15'. The side facades measure approximately 55'. These buildings may have been constructed by the descendents of the black slaves who resided in the area. (see section on "Residents of Single Family Dwellings").

Since most of the residences were constructed before the automobile became the primary mode of urban transportation, garages were rarely built at the same time of the house. Building permits often indicate that detached, (example: 4408 Washington), basement, (example: 712 W. 45th St.) or terrace, (example: 4614 Broadway), garages were constructed years after the house.

THE RESIDENTS OF SINGLE FAMILY DWELLINGS:

Many of the original occupants of the North Plaza dwellings were identified. From the City Directories, many of the occupations of these residents were also given. A few of the residents were in such professional fields as medicine and dentistry, but more were recorded as holding "working class" positions such as "carpenter", "painter", "salesman", etc. The following is a sampling of some of the occupations of the original residents:

- - - 4426 Belleview (built 1908), Oscar Gustafson, a machinist;
- - - 4604 Broadway (built 1922-23), Harry Dixon, a salesman;
- - - 4404 Belleview (built 1909), Dr. Jerome Boarman, a physician;
- - - 711 Corbin Terrace (built 1906), Joseph V. Strudevand, a bookkeeper;

- - - 4334 Jefferson (built 1927), Arthur J. Johnson,
a baker;
- - - 4614 Broadway (built 1922), Charles Robert Johnson,
a painter;
- - - 4516 Summit (built 1912), Metz Matson, a cabinet
maker;
- - - 4456 Pennsylvania (built 1923), John D. Billings,
a dentist;
- - - 4000 Jefferson (built 1921), William W. Richardson,
a plumber;
- - - 4530 Washington (built 1913), Charles Hydeman,
a brick layer.

Statistical information was not obtained as to the number of family members in each dwelling, or ethnic and religious affiliations. To note, only two ecclesiastical structures are still extant within the boundaries of the North Plaza survey area. These include: the Methodist Episcopal Church at 4651 Madison (built 1928) and the Seventh Church of Christ Scientist at 604 W. 47th Street (built 1941). Only the basement of the Grace English Evangelical Lutheran Church at 4301 Madison (begun 1921) remains. Today, it has been expanded and converted into offices for Frederick Troug and Associates, Architects.

Another church, the St. Luke's A.M.E. Church, is located directly north of the survey area at 4260 Roanoke Road. Constructed 1882-83, this single story frame building is the oldest church standing in Westport. Its congregation was organized soon after the Civil War to serve the surrounding community of ex-slaves. The land for this neighborhood was supposedly deeded to former slaves by the prominent Kansas City citizens, Seth Ward and John Wornall, who were actively opposed to slavery. Descendants

of the original black settlers may still reside in the area. According to local historian, Norman Becker, the approximate boundaries of this area ran from about 41st Street to the north, Summit to the west, 44th Street to the south, and Wornall to the east. The first residences have been simple frame shacks but later dwellings may likely included the narrow, two-bay shotgun houses that were previously discussed. Only two black residents (original occupants) were identified. George W. Diggs, a porter, resided at 4332 Pennsylvania, an "L"-plan house constructed around 1901. Frank Boez, a sidewalk constructor, resided at 714 W. 43rd Terrace, a 2-bay, 1½ story frame dwelling constructed around 1901. He later moved next door to 712 W. 43rd Terrace (constructed in 1925). Additional research needs to be undertaken on the subject of black settlement and folk architecture in the area.

SINGLE FAMILY DWELLINGS AFTER 1929:

Although some multi-family dwellings were constructed, the construction of single family residences seemed to halt between 1930 and 1944. After the War, however, a few single family dwellings were constructed in the North Plaza area including 4338 Summit (built 1950), 335 W. 46th Street (built 1956), 608 W. 44th Street (built 1961-62), and 4500 Headwood Drive (1985). For the most part, single family residences have not been constructed in the area on any large scale development since 1929.

MULTI-FAMILY DWELLINGS BEFORE 1929:

J.C. Nichols' plans for the Country Club Plaza included the quality apartments that surround the commercial shopping center. By the mid-1920's, a sizable number of these apartment dwellings had been constructed by such noted Kansas City architects and builders as Nelle Peters (1884-1974) and Bufford G. Mitchell. Some of these buildings reflected a Spanish theme in keeping with the architecture of the Country Club Plaza commercial buildings. Elements such as barrel tile roofs and terra cotta embellishments were often used for Nelle Peters' apartments on West 46th Terrace (formally Krautoff Court): the "Armada", 415 West 46th Terrace (built 1927); "Santa Ana", 406 West 46th Terrace (built 1927), "LaSolona", 414 West 46th Terrace, (built 1927), "Alta Loma", 420 West 46th Terrace (built 1927), and the "Biscayne Towers", 426 West 46th Terrace (built 1928). The Charles F. Phillips Building Company often served as the building contractor of these - and other - Nelle Peters' buildings.

Designs inspired by classical precedents were also used for some of the apartment buildings in the area. Built around 1921-22 during the original construction period of the Plaza, Bufford G. Mitchell's apartments along Nichols Parkway (formally Mill Creek Parkway) have symmetrical compositions and display elements such as Doric columns, unadorned

entablatures topped with balustrades and entranceways flanked by multi-sash sidelights and topped with multi-sash fanlights. These apartments include: the "Flamingo" at 4434-36 Nichols Parkway (1922); the "Huntington" at 4506-08 Nichols Parkway (1921) and the "Brecknock" at 4430 Nichols Parkway (1921).

MULTI-FAMILY DWELLINGS AFTER 1929:

Only about 5% of the total building stock was constructed between 1930 and 1944. Many of these buildings were apartment buildings. Harry Fisher and Claude C. Lindsay were perhaps the only two active builders between 1930 and 1940. Their four-unit, three-bay brick dwellings located between 45th Terrace, 46th Street and Broadway were constructed in 1940-41. The central bays of these dwellings are defined by a vertical brick panel that terminates in a peak above the parapet (see appended directory for a listing of these ten Fisher and Lindsay buildings). Fisher was also responsible for the group of four buildings located at 4500-02, 4504-06, 4508-10, 4512-13 Broadway. Constructed in 1930, each unit these four-plexes contain four rooms and an enclosed sunporch.

Jesse F. Lauck (1888-1969) and his partner of 40 years, Elmer Boillot (1882-1957), designed many of the World War II and post War-era buildings located around the Plaza area. Two identical apartment buildings at 709-31 West 46th Street

(constructed 1944-45). These buildings display classical elements such as centrally located entranceways topped with pedimented gable roofs supported by slender Doric columns and bullseye windows.

Three buildings facing onto a courtyard comprised the Victory Court Apartments at 4622-24, 4634-44, and 4646-58 Pennsylvania. Constructed between 1944 and 1945 by Edward W. Tanner (1895-1974), chief architect of the Plaza, and Bufford Mitchell, this \$225,000 complex was FHA financed and sponsored by the Victory Court Corp., a subsidiary of the J.E. DUnn Construction Company. Tenancy was restricted to those employed in "essential" industries during the War period. The buildings were characterized by their centrally located entranceways crowned with a pedimented gable roof supported by slender wood columns.

To meet the demands for housing after the War, other multi-unit dwellings were constructed in the North Plaza area. Designed in 1947 by Herbert E. Duncan, the Washington Gardens apartments at 4452-4514 and 4501-19 Washington contained ten units (5 connected duplexes) in each building. The Dunleith Towers apartments located on Jefferson and West 46th Street consisted of three adjacent buildings constructed between 1953 and 1959 by the J.E. Dunn Construction Co. Swanson, Terney and Brey designed these 10story buildings.

On the 700 block of West 47th Street, the 11-story "Summit House" apartments at 712-22 West 47th Street constructed in 1950 (Gentry and Voskamp, architects; Winn-Senter Construction Co., builder) is an austere 202-unit brick building situated to the west of the terra cotta embellished "Plaza Court Apartments" at 700-708 West 47th Street (Boillot and Lauck, architects, Nelle Peters, Interior Architect and R.J. Delano, builder) which was constructed in 1929-30.

The North Plaza area has continued to be a popular location for apartment construction which poses a threat to the existing buildings. Numerous multi-unit buildings have been constructed within the last 25 years including such "luxury" apartments as the 43-unit "Brentwood" located between West 45th Street and Jefferson (built 1965-67 by Midland Homes, Boyd and Wilson, architects) or the more modest apartments as the 7-unit "Plaza Square" located at 4521-23 Jefferson (constructed in 1961 by the Alex Basoom Co., Sam Price and Associates, architects). The locations of these buildings are not concentrated in a particular area; rather, many are situated between single family dwellings. In recent years, however, the prime location for apartments is the area just north of the commercial center of the Plaza. This is evident by the construction of the "Neptune" apartments at 333 West 46th Terrace (begun 1987).

RESIDENTS OF THE MULTI-UNIT DWELLINGS:

Although much research was done to determine the original occupants of the single family dwellings, only a few of the earliest residents of the multi-unit dwellings were identified. From the information that was gathered, however, it appears as though the apartment dwellers had similar occupations as the single family dwellers. The following list is the earliest known residents and their occupations of the "Alcalde" apartments at 411 West 46th Terrace (built 1927; information from the 1928 City Directory):

- - - Apt. #202: Nelle S. Graves, a saleslady at G.L. Worley;
- - - Apt. #203: Herman Crienstein;
- - - Apt. #204: John E. Hayden, a manager;
- - - Apt. #301: John Eisberg, a salesman at Acme Pipe and Metal Co.;
- - - Apt. #302: Joseph Rubenstein, a salesman;
- - - Apt. #303: Joseph R. Lasson, a lawyer whose business address was listed as 404 Scarritt Bldg.;
- - - Apt. #304: Walter C. Debold, a manager at Electrical Trades of Kansas City;
- - - Apt. #104 and #201 were recorded as vacant in 1928).

COMMERCIAL HISTORY AND BUILDINGS (1900 - PRESENT):

Commercial buildings account for approximately 7% of the total building stock in the North Plaza survey area and are located primarily on Main Street and 47th Street. A few neighborhood stores were identified including the buildings at 4400 Pennsylvania (constructed 1908, now offices) and 4301-03 Jefferson (constructed 1912, now the "Temple Slug"). Two 1930's buildings still stand on Main Street: the Whitton Manor Building at 4536-58 Main

(constructed 1931), and the Sarachon Hooley Building at 4526-32 Main (constructed 1935). Other Main Street commercial buildings include the house converted into the "Luyben" store (constructed 1905, altered 1970) at 4318 Main Street; the 1959 "Black and Decker" Appliance Company building at 4322 Main; and the 1972 "Quicktrip" buildings at 4320 Main. Outside of this area, the "Tower Laundry" at 1009 West 43rd Street (constructed 1949) is a later representative of "Moderne" architecture.

THE COUNTRY CLUB PLAZA SHOPPING CENTER:

The most significant commercial buildings in the survey area are located in the Country Club Plaza shopping district. Once part of an expanse of underbrush, pasture and farmland, the area was transformed into a major shopping center with a beautiful residential area to the south. This transformation is in large part due to a single real estate investor and developer, Jesse Clyde Nichols, Sr., whose successive purchase of more than 4,000 acres here began in 1907. Lying just south of the pioneer settlement of Westport, the land that Nichols purchased had been traversed by the Santa Fe Trail and was the scene of border strife during the Civil War and the Battle of Westport. From the war's end until Nichols began his acquisitions, the land was used mainly for vegetable gardening, dairying, and farming, serving the city to the north.

In 1907, the city limits ended at 47th Street, but later, growth and development pushed southward. During this year Nichols purchased 10 acres at 51st Street and Grand Avenue, where he built houses and a small shopping center. As early as 1912, he began to formulate plans for a more comprehensive business district in nearby Brush Creek valley. This would not only provide shops and services for the homes he was building on Sunset Hill and in Crestwood, but would act as a buffer between them and the business sector of the city. It took ten years for Nichols to acquire the original 60 acres that comprised the Plaza.

Begun in 1922, J.C. Nichols hired Philadelphia architect Edward Buehler Delk to conceptualize his plans for a planned shopping center. Delk carried out the Spanish theme which Nichols felt would be both picturesque and adaptable. Delk envisioned low buildings with red tile roofs, wrought iron ornamentation and colorful towers. His earliest rendering shows a landscaped central square; this was never constructed but it provided the name "Plaza". Before Nichols developed this area, commercial areas usually sprung up without any overall plan. With its architectural and planned development, the Country Club Plaza has received world-wide attention.

No off-street parking was incorporated in the initial design although several filling stations were among the

early buildings erected on the Plaza, evidence that Nichols recognized the importance of the automobile. Within a few years, however, the Nichols Company was utilizing otherwise undeveloped tracts of land for parking, a novel concept. Although none of the original commercial area filling stations survive today, there are a few parking garages that display elements such as wrought iron ornamentation in keeping with the Spanish theme, including the Country Club Plaza Garage off Wornall Road.

A few of the original commercial buildings on the Plaza are located within the boundaries of the survey area. Most were designed by Delk and his follower, Edward Tanner. These buildings include:

- - - The Tower Building at 108-16 West 47th Street designed by Delk in 1923 has pilasters terminating in finials that are located between each of the four bays. The west end entrance bay is topped with a Flemish gable and has a tall corner tower located at the east end. Arched entrances, two upper level balconies and terra cotta moldings adorn the tower;

- - The Gerhardt Furrier, Inc. at 102-106 West 47th Street is a one-story building constructed in 1936. A wrought iron railing adorns the perimeter of the roof;

- - - The Commerce Bank at 118 West 47th Street was constructed in 1923 as a branch for Fred Wolferman, Inc., a grocery, meat market, and restaurant. Designed by Wight and Wight (George Bowling and Son, builders), it was one of the few commercial properties in the Plaza

area that was constructed beyond the ownership and control of the J.C. Nichols Company:

- - - The Triangle Building at 200-20 West 47th Street was constructed in 1923-24 and designed by both Delk and Tanner. It originally contained 21 shops;

- - - The commercial building at 300-308 West 47th Street was constructed in 1925 and originally contained the following business: ABC Cleaners, Cook Pain and Varnish Co., and Irma M. Denby, art instructor. A balcony extending the length of the upper level has a barrel tile roof;

- - - The Balcony Building at 308-332 West 47th was constructed in 1925-26 (Tanner, architect). A balustraded balcony extends the length of the upper level. The center bay terminates in a highly decorative, curvilinear gable which harmonizes with the Spanish theme of Plaza.

- - - The Millcreek Building at 4634-44 Nichols Parkway (formally Millcreek Parkway) was designed by Delk in 1923 and displays such "Spanish" elements as polychromed terra cotta and decorative tile work;

- - - The former Wilkie Furniture store (now Dillards) at 400-04 West 47th Street was designed by Tanner in 1925 but later was altered and enlarged in 1950 and 1961.

Other buildings in the commercial area were constructed later including the Postal Life and Casualty Insurance Company at 612 West 47th Street built in 1953-54 (George L. Dahl, architect, and Swanson Construction Co., builder).

THE INFLUENCE OF SPANISH ARCHITECTURE ON THE PLAZA BUILDINGS:

The Country Club Plaza commercial area was designed to resemble a Spanish plaza. In a letter to Herberta Towner (reprinted in part from Spanish in Kansas City, Missouri, by Herberta Towner, 1952. pg. 42-3), J. C. Nichols writes:

"It is difficult for me to answer your questions to just how we happened to select a Spanish type of architecture in the Plaza. In the very beginning we used Colonial design at 51st and Oak. then English design at 63rd and Brookside. and perhaps one of the reasons we chose Spanish for the Plaza was in order to get variance from our other chosen designs. Then, too, perhaps we were alluded somewhat by the fact that Coronado reached into Kansas in his crusades from Mexico. and I have always felt that Kansas City. to a certain extent, was a gateway to all that southwest country where there are so many examples of early Spanish and Mexican architecture..."

"...The truth of the matter is, we have sometimes regretted we chose Spanish architecture for the Plaza, because with the present day high costs it takes a great deal of money to build the towers and domes and other features so characteristic of good Spanish architecture.. When we first started the Plaza. Mrs. Nichols and I spent over a month traveling through Spain. and all the early tile work and iron work are used in the Plaza, and many of the light fixtures were those we personally chose in Spain..."

OFFICE AND MEDICAL BUILDINGS (1900 - Present):

Office and medical-related buildings account for only about 3% of the total building stock in the North Plaza area- However, most of the construction in the survey area between 1965 and 1987 has been office, medical and luxury apartment buildings. These buildings (along with additional retail commercial structures) will continue to be constructed and may threaten the existing buildings.

The office buildings are scattered throughout the area but development seems to be taking place more on Belleview, Madison, West 47th Street and Main Street. Most of the early office space was located above retail stores such as the Whitton Manor Building at 4536-58 Main (constructed in 1931, Luther O. Willis, architect). In recent years, a few former residences such as the building at 912 West 47th Street has been converted into office space. The office construction that has been taking place in the area includes such recognized buildings as One Fountain View, 4500 Main Street (constructed 1985-87, Harwood K. Smith, and Partners, architects), and the Plaza West Building, Belleview at West 46th Street, (begun 1985. Howard, Needles, Tammen, and Bergendoff, architects). Smaller buildings include the John Hancock Building at 4400 Madison (constructed 1973 by the Wells Development Company).

Most of the medical-related buildings are affiliated with the St. Luke's Hospital complex located along Nichols Parkway, Wornall, West 43rd Street and Broadway. The original hospital building was constructed between 1923-1926. Today, construction continues and expansion is expected. Evidence of this are the former residences along Wornall Road that have been converted into offices.

CONCLUSION

Between 1985 and 1987, approximately 580 buildings and structures in the North Plaza survey area were inventoried on an intensive level by Architectural Historians Sherry Piland and Melanie Betz. The majority of these buildings were either single or multi-family residential structures (accounting for approximately 88% of the total building stock) or retail commercial buildings (accounting for approximately 7% of the total building stock).

Many of the residential buildings were constructed by local builders or contractors using stock plans. The Craftsman Movement, which encouraged the use of native materials, seemed to influence the designs of the residences built before 1929. Subdivisions such as Corbin Park contained street after street of one, and one-and-a-half story Bungalows. Other styles and plans found in the North Plaza survey area include the "shirtwaist" (a vernacular stylistic term used to describe the foursquare dwellings with stone first levels and clapboard second levels), "L"- and "T"- plan dwellings, Neo-Colonial and shotgun houses. Multi-family units often display "classical" (Doric columns, entablatures, etc.) and "Spanish" (tile roofs, balconies, etc.) features.

The commercial buildings of the Country Club Plaza incorporate Spanish elements such as colorful towers, wrought-iron, tile, and terra cotta ornamentation. Many of these buildings were designed by Edward Tanner and Edward Delk.

Since the area around the Plaza will see much development

in the near future, the existing buildings are threatened. For example, the proposed "Steps of the Plaza" project would completely demolish the buildings on Block #32. St. Luke's Hospital will most likely expand and proposed development on Main Street, Belleview, Madison and other areas will inevitably lead to the demolition of existing buildings. During the course of the survey, most of the single-family residences on the west side of Block #16 (Madison Street) have been demolished. Even one of the Nelle Peters apartment buildings at the southwest corner of 46th Terrace and Broadway was demolished during the course of the survey project. This building had been considered potentially eligible at the time of the field survey.

Both the research design and the final report addressed the prolific Corbin Building Company. Although the North Plaza survey identified at least 70 residences constructed by the company, the modest dwellings, which were constructed from stock plans, were not determined to be eligible for the National Register of Historic Places. The other residences constructed by local builders were also determined to be not eligible.

The original research design for the North Plaza survey also stated that basic information about the inventoried buildings (address, architect, builder, date of construction, number of stories, building type, etc.) would be entered into a computer. This process has begun and will continue as staff time permits. A "Directory of Architects" was also to be compiled to aid in the retrieval of information. This directory is included at the end of the final report.

One historic district was identified during the survey of the North Plaza area. However, its boundaries extend beyond the survey area to include West 46th Terrace to the north, Brush Creek to the south, Roanoke Parkway to the west, and Nichols Parkway to the east. The buildings within this proposed district are significant as part of J. C. Nichols' original plan for the Country Club Plaza. These include both the commercial buildings of the Plaza shopping center as well as the apartment dwellings that are located immediately north and west of the commercial area. To note, an intensive level study of all of the Plaza buildings is necessary before a final assessment can be made.

The following North Plaza commercial and apartment buildings were determined to be "contributing" buildings within the proposed "Country Club Historic District". Each architecturally intact building dates from the original construction period of the Plaza (1920's - 30's) and exhibits elements such as colorful towers and tile, wrought-iron, and terra cotta ornamentation that harmonize with J. C. Nichols' Spanish theme for the Plaza:

- The Tower Building at 108-16 West 47th Street built by Edward Delk in 1923;
- The Gerhardt Furrier, Inc., at 102-106 West 47th Street constructed in 1936;
- The Commercial Bank at 118 West 47th Street built by Wight and Wight in 1923;
- The Triangle Building at 200-20 West 47th Street constructed in 1923-24 and designed by both Edward Delk and Edward Tanner;

- The commercial building at 300-308 West 47th Street constructed in 1925;
- The Balcony Building at 308-332 West 47th Street built in 1925-26 by Edward Tanner;
- The Millcreek Building at 4634-44 Nichols Parkway built by Edward Delk in 1923;
- The Armada at 415 West 46th Terrace built in 1927 by Nelle Peters;
- The Santa Ana at 406 West 46th Terrace built in 1927 by Nelle Peters;
- LaSolona at 414 West 46th Terrace built in 1927 by Nelle Peters;
- Alta Loma at 420 West 46th Terrace built in 1927 by Nelle Peters;
- The Biscayne Towers at 426 West 46th Terrace built in 1927 by Nelle Peters;
- The Valencia Apartments at 408 West 46th Terrace built in 1926 by the Phillips Building Company;
- The Alcalde Apartments at 411 West 46th Terrace built in 1927 by the Phillips Building Company;
- The Plaza Court Apartments (formally Haven Hill Apartments) at 700-08 West 47th Street constructed 1929-30 by Elmer Boillot and Edward Lauck (interior by Nelle Peters).

Six building located along Nichols Parkway represent a group of architecturally intact apartment dwellings dating from the original construction period of the Plaza. However, before a final assessment of the National Register eligibility of these buildings can be made, a thematic study of all apartment buildings in Kansas City must be completed. The Landmarks

Commission has contracted to begin this study - developing a typology for Kansas City apartments and establishing criteria for their eligibility - during fiscal 1988. The six Nichols Parkway buildings have retained their original integrity and exhibit "classical" features such as Doric columns, entablatures, balustrades, fanlight windows and multi-sash sidelights.

----The Flamingo at 4434 Nichols Parkway constructed in 1922 by Buford Mitchell;

----The Huntington at 4506-08 Nichols Parkway constructed in 1921 by Buford Mitchell;

----The Brecknock at 4430 Nichols Parkway constructed in 1921 by Buford Mitchell;

----4500-02 Nichols Parkway constructed in 1921 by Buford Mitchell;

----The Broadhaven at 4518-24 Nichols Parkway constructed in 1920 by Thomas Broad;

----4510-12 Nichols Parkway constructed in 1921 by Edward Delk;

----The Park Lane Apartments at 4600-06 Nichols Parkway constructed in 1925 by George Post and Son.

The photographs of the North Plaza area buildings were taken by Sherry Piland and Melanie Betz between 1985 and 1987. The negatives are located at the Landmarks Commission office, City Hall, 26th floor, 414 East 12th, Kansas City, Missouri, 64106, (816) 274-2555.

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Ehrlich, George. Kansas City, Missouri: An Architectural History, 1826 - 1976. Kansas City, Missouri: Historic Kansas City Foundation, 1979.

Garden Homes, Planned and Executed by the J. C. Nichols Company. The Country Club District, Kansas City, Missouri. n.d.

Kansas City. The Kansas City Chapter of the American Institute of Architects, 1979.

Kansas City Atlases, 1907, 1925.
Located: City Hall, Kansas City, Missouri

Kansas City, Missouri Building Permits, 1907-1987.
Located: 26th Floor, 18th Floor, City Hall, Kansas City, MO.

Kansas City, Missouri, City Directories, 1905-1987.
Located: Missouri Valley Room, 3rd Floor, Kansas City, Missouri

Kansas City, A Place in Time. Kansas City: Landmarks Commission, 1977

Kansas City Star and Times. Located: Missouri Valley Room, 311 East 12th Street., 3rd Floor, Kansas City, MO.

Kansas City, Missouri Water Permits, 1895-1987.
Located: 5th Floor, City Hall, Kansas City, MO.

Mitchell, Giles Carolle There is No Limit: Architecture and Sculpture in Kansas City. Kansas City, Missouri: Brown-White Co., 1934

Piland, Sherry, and Uguccione, Ellen J. Fountains of Kansas City: A History and Love Affair. Kansas City, Missouri: City of Fountains Foundation, 1985.

Schirmer, Sherry Lamb. Historical Overview of the Ethnic Communities in Kansas City. Kansas City, Missouri: The Pan-Educational Institutes, 1976.

Selections from the work of Edward Buehler Delk, Architect, Kansas City, Missouri, n.d.

Towner, Herbert A. Spanish in Kansas City, Missouri. Manuscript, Kansas City, 1953

Western Contractor, Located: Missouri Valley Room, 3rd floor, Kansas City, MO.

DIRECTORY OF NORTH PLAZA
ARCHITECTS & BUILDERS

KEY:

- (A) Architect
- (B) Builder
- (C) Contractor
- (R) Realtor

Compiled by:

Melanie A. Betz
Landmarks Commission
of
Kansas City, Missouri

1987

(A) ALMON, HARRY F.

---- 1-15 West 44th Street, 1928

(R) (B) ARNOLD, RICHARD D.

---- 4518 Washington, 1913
---- 4520 Washington, 1913
---- 4524 Washington, 1913
---- 4526 Washington, 1913
---- 4508 Jefferson, 1908
---- 4527 Jefferson, 1906
---- 4506 Summit, 1911
---- 4509 Summit, 1907
---- 4510 Summit, 1914
---- 4511 Summit, 1908
---- 4514 Summit, 1911
---- 4515 Summit, 1909
---- 4517 Summit, 1906
---- 4521 Summit, 1906
---- 4523 Summit, 1906
---- 4525 Summit, 1906

(B) BALTIS, G. M. (address: 3801 Wabash, 1921)

---- 4631 Madison (Park Terrace Apts.), 1928

(B) BASCOME, ALEX, COMPANY

---- 4521-23 Jefferson, 1962

---- 4526 Pennsylvania, 1963

(B) BENNETT CONSTRUCTION CO.

---- 1009 West 43rd Street, 1947

(B) BLAKE, JOHN L.

---- 4532 Pennsylvania, 1913

---- 4500 Summit, 1907-08

---- 727 West 45th Street, 1908

(A) BLOOMGARTEN AND FROHWERK

---- 4534-36 Wornall Road 1958 (The Lewer Agency, Inc.
Shallow Water Refining Co.)
(also did Jensen-Salsbury Lab., 520 West. 21st, 1939)
additions

(B) BOEKHAUS, WILLIAM (address: 2409 E. 70th, 1921)

---- 4450 Madison (Scot Controls, Inc.), 1923

(A) BOILLOT, ELMER (Drafted for Turney, Root/Siemans, Hogg,
Shepard/Farrar, Shepard, Farrar, Wisher)

---- 4600-22 Jefferson (&704-06 W. 46th Terrace; 705-07 W.
46th St.) 1944-45

---- 4535-37 Broadway 1941

---- 709-31 West 46th Street (and 4603-15 Summit) 1944-45

---- 4539-41 Broadway 1941

with Lauck, J. F. ---- 700-08 West 47th St., Plaza Court Apts.
Haven Hill Apts. 1929

(B) BOYD AND WILSON

---- Brentwood, 4501-09 W. 45th St., 1965-67

(B) BOWLING, GEORGE

---- 4518 Summit 1921-22

---- 4520 Summit 1921

---- 118 W. 47th St. 1923

(A) BROAD, THOMAS (drafted for Wight & Wight)

---4518-24 J. C. Nichols Pkwy. (Broadhaven Apts), 1920

(B) BROOKS, HERBERT

----70} W. 44th Terrace, 1949

(B) BROOKINGS, C. D.

---- 610 W. 43rd Terrace, 1910

---- 612 W. 43rd Terrace, 1910

---- 614 W. 43rd Terrace, 1912

(B) BROWN, MASON (Brown Const. Co.)

---- 709 W. 43rd Terrace, 1926

----4330 Jefferson, 1926

----4326 Jefferson, 1926

(B) BUTLER, J. M.

---- 817 W. 45th St., 1908

- (B) CARLSON, CHARLES L. (Address: 4538 Wornall, 1921)
----4523 Washington, 1915
- (B) CLARK, RAY
----4428 Summit, 1924
- (B) CARPENTER, W. C.
----4467 Pennsylvania
- (A) CARTER, J
---- 519 W. 43rd Street, 1909
- (B) COLLINS BROTHERS (address: 536 Rialto Bldg, 1921)
----4600 J. C. Nichols Parkway (Park Lane Apts.) 1925
- (R) CONRAD REALTY COMPANY
---- 720-722 West 44th Street, 1928

(B) CORBIN BUILDING COMPANY (Office: 4415 Jefferson)

----4516 Pennsylvania, 1913
 ----4430 Pennsylvania, 1913
 ----4508 Pennsylvania, 1914
 ----4524 Pennsylvania, 1913
 ----4520 Pennsylvania, 1914
 ----4526 Pennsylvania, 1922
 ---- 707 W. 44th Street, 1912
 ---- 711 W. 44th Street, 1911
 ---- 717 W. 44th Street, 1911
 ---- 721 W. 44th Street, 1911
 ---- 725 W. 44th Street, 1911
 ---- 729 W. 44th Street, 1911
 ---- 733 W. 44th Street, 1909
 ---- 737 W. 44th Street, 1913
 ---- 807 W. 45th Street, 1907
 ---- 800 W. 45th Street, 1923
 ---- 720 W. 44th Terrace
 ---- 700 W. 44th Terrace, 1910
 ---- 724 W. 44th Terrace, 1907
 ---- 712 W. 44th Terrace, 1909
 ---- 716 W. 44th Terrace, 1907
 ---- 721 W. 44th Terrace, 1910
 ---- 725 W. 44th Terrace, 1907
 ---- 715 W. 44th Terrace, 1907
 ---- 733 W. 44th Terrace, 1907
 ---- 736 W. 44th Terrace, 1913
 ---- 729 W. 44th Terrace, 1908
 ---- 707 W. 44th Terrace, 1908
 ---- 737 W. 44th Terrace, 1910
 ---- 728 W. 44th Terrace, 1909
 ---- 708 W. 45th Street, 1910
 ---- 708 W. 44th Terrace, 1909
 ---- 704 W. 44th Terrace, 1909
 ---- 724 W. 44th Street, 1911
 ----4426 Summit, 1922
 ---- 730 W. 45th Street, 1911
 ---- 712 W. 45th Street, 1909
 ---- 716 W. 45th Street, 1909
 ---- 704 W. 45th Street, 1909
 ---- 720 W. 45th Street, 1910
 ----724 W. 45th Street, 1910
 ---- 728 W. 45th Street, 1911
 ---- 732 W. 45th Street, 1911
 ---- 700 Corbin Terrace, 1912
 ---- 810 W. 45th Street, 1927
 ---- 736 W. 45th Street, 1911
 ---- 811 W. 45th Street, 1911
 ----708 Corbin Terrace, 1912
 ----4463 Jefferson, 1906
 ----4439 Jefferson, 1908
 ----4431 Jefferson, 1907
 ----4461 Jefferson, 1906
 ---- 704 Corbin Terrace, 1912

---- 716 Corbin Terrace, 1912
----4505 Jefferson, 1906
----4426 Jefferson, 1922
---- 724 Corbin Terrace, 1906
---- 729 Corbin Terrace, 1907
---- 712 Corbin Terrace, 1912
---- 720 Corbin Terrace, 1907
---- 736 Corbin Terrace, 1907
---- 716 Corbin Terrace, 1911
---- 733 Corbin Terrace, 1911
---- 737 Corbin Terrace, 1913
---- 717 Corbin Terrace, 1906
---- 732 Corbin Terrace, 1906
---- 733 Corbin Terrace, 1911
---- 711 Corbin Terrace, 1906
---- 709 Corbin terrace, 1907

(B) DELANO, R. J.

-----1700-08 West 47th Street (Plaza Court Apts.)
 (Haven Hill Apts.) 1929-30

(B) DUNN, J. E. (also J. E. Dunn Construction Co)

-----306-308 West 46th Terrace (128 Krauthoff) 1924
 -----4622-32 Pennsylvania (Victory Court Apts.) 1944-45
 -----300-02 West 46th Terrace (Plaza L'Andora) 1924
 -----4320 Wornall Road 1961
 -----4607 Jefferson (Dunleith Towers North) 1953-54
 -----4607 Jefferson (?) Dunleight Towers South 1955-56

(A) DUNCAN, HERBERT

-----403-15 W. 46th 1950
 -----4501-19 Washington (Washington Gardens) 1947
 -----4452-4514 Washington 1947
 -----4525 Wornall 1960-61
 -----4509 Broadway, 1948
 -----4510-12 Nichols Pkwy, 1922
 -----4446-64 Broadway, 1947

(A) EDELK, EDWARD (9/21/1885-9/4/1956)

-----200-20 West 47th St. and 4623-41 Wornall Rd.
 and 4634-44 Wyandotte (Triangle Bldg. Plaza
 Group #2) 1923-24
 -----4510-12 J.C. Nichols Pkwy, 1922
 -----4634-44 Nicholas Pkwy. (Millcreek Bldg.)
 (Suydan Bldg.) 1923
 -----108-16 W. 47th Street (Tower Bldg), 1923

(A) DEFORE, VICTOR J.

-----Junior League, KC 4626-38 Madison
 Westwood Methodist Episcopal Church, 1928

(A) DAHL, GEORGE L

-----612 W. 47th (United Farm), 1953-54

(B) D AND M. CONSTRUCTION SERVICE

-----4500 Jefferson, 1964

(B) ELLIOTT CONSTRUCTION CO.

----Helen Spencer Center for Education 4400 Wornall Rd.
1971-72

(B) ESTRIN CONSTRUCTION CO.

----4336 Summit

(B) ELDRIDGE, J. E.

----724 W. 44th Terrace 1936

(B) ELLIS, R. M.

----617 W. 43rd St., 1913-14
-----621 W. 43rd St., 1914

(B) ERWIN, WARRN

----712 W. 43rd Terrace 1925

(B) EAGLES, JOE (address: 4432 Belleview Ave., 1921)

----4434-36 Belleview 1924

(B) FOSTER, G. WILBUR (Indianapolis)

----Seventh Church of Christ Scientist 1941

(B) FOLGER AND PEARSON

----1000 West 46th Street (4544 Belleview) Harmon
Smith, Inc., Union Central Life Insurance. Co. 1962-63

(B) FARRELL, O. B.

----810 West 46th Street 1908-09
----4545 Madison 1909
----4536 Summit 1908-1910

(B) FIDELITY BUILDING CO.

----4505-07 Wornall Road (Thekola Apt.) 1926
----4509-11 Wornall Road 1926

(B) FITCHETT, WILLIAM C.

----4433 Washington 1911

(B) FOGEL CONSTRUCTION CO.

----4420 Madison Bldg. 1971-72

(B) FALKENBERG CO.

----4540 Summit 1954

(B) FISHER, HARRY

----315-17 W. 45th Terrace
----309-11 W. 45th Terrace, 1940
----316-18 West 45th Terrace 1940
----310-12 West 45th Terrace 1940-41
----321-23 West 45th Terrace 1940
----4529-31 Broadway 1946
----4504-06 Broadway 1930-31
----4508-10 Broadway 1930
----4525-27 Broadway, 1940
----4529-31 Broadway, 1940
----431-33 46th Terrace (Santa Marie Apts. 1927)
----4631-33 Pennsylvania 1927
----4627-29 Pennsylvania 1927

(B) FLEMING, WILLIAM F. (address: 820 W. 35th St., 1928)

----600 W. 44th Street, 1935
----704-06 W. 44th St. 1928

(A) GENTRY AND VOSKAMP

----712-22 West 47th Street 1950
(Summit House Apts. Summit House on the Plaza)

(A) GREENEBAUM, HARDY AND SCHUMACHER (Business Address
216 Scarritt)

----4630 Wornall Rd. 1924

(B) GATLIN, W. A.

----4450 Washington

(B) GRIMALDI, FRANK

----Miller and Bash Bldg., 4310 Madison date?

(B) GOODE, THOMAS

----4538 Belleview 1913

(C) GABRIEL, AMOS T.

----4445 Pennsylvania, 1921

(B) HART, B. F.

----4442 Washington, 1916
----4444 Washington, 1916
----4451 Pennsylvania, 1913

(R) HAYES, E. W.

----4510 Wornall Rd. (Charles Jacobson Residence) 1919
----4506 Wornall Raod 1919
----4500 Wornall Road 1919
----4502 Wornall Road, 1919

(B) HAWK, EDWARD

----4445 Madison

(B) HANSEN, PETER

----335 West 46th Street, 1956

(A) HOWARD, NEEDLES, TANNER & BERGENDOFF

West Plaza Office, 1987

(B) HANRICK, J. D. JR.

----815 W. 44th St.

(B) INTERSTATE CONSTRUCTION CO.

----4310 Nicholas (1945)

(B) JOHNSON BROTHERS

----4418 Washington 1913
----4414 Washington 1913
----4424 Washington 1913
----4428 Washington 1913
----4430 Washington 1913
----4432 Washington 1913
----4434 Washington 1913
----4436 Washington 1913
----4416 Washington 1913
----4410 Washington 1913
----4420 Washington 1913

(B) JAYNE, F. N.

----4301 -03 Jefferson, 1912

(B) KARR, CLARENCE E.

----4538 Wornall Rd. (Harry T. Freer residence) 1916
----4528 Wornall, 1916

(A) KOCH, WILLIAM

----St. Charles Apt. 4517-19 Wornall 1916

(A) KEENE AND SIMPSON

----Webster College Nursing Program (St. Luke's
Hospital Nurses Home) 1945

(A) KIVETT AND MYERS

----4301 Wornall Rd. (225 W. 43rd St.) Florence
Crittenton Home 1951-52

(B) KELLEY REALTY CO.

----4526 -32 Main, 1935

(B) KEYS, HAROLD

----4436 Summit (Uddo E. Gerdin residence) 1924

(A) KINNEY, STEPHEN

----4646 W. 47th Street, 1953
Greenstreet Interiors

(B) KANSAS CITY QUALITY CONST.

----4620 Summit

(B) LONG CONSTRUCTION CO.

-----800 West 47th Street (Plaza Center Bldg)
(John Hancock Bldg.) 1960-62

(A) LAUCK, J. F.

-----310-30 West 46th Terrace (Broadway Garden Apts.) 1950
-----4524-40 Broadway 1940
-----700-14 46th St. (Colonial Gardens) 1948-49
with Elmer Boillot:
-----700-08 W. 47th St. (Plaza Court Apts. Haven Hills
Apts.) 1929-30
with George Norton:
-----4620-32 Belleview, 1949
-----4610-14 Belleview 1949

(B) LELAND ENTERPRISES

-----4424-26 Pennsylvania (Cole Gardens Apt.) 1964

(B) LYONS, A.

-----607 W. 43rd St., 1908

(B) LLOYD BUILDERS

-----608 W. 44th St. 1962

(B) LEA, JAMES O.

-----4614 Broadway 1922
-----4612 Broadway 1922
-----4610 Broadway 1922
-----4604 Broadway 1922-23

(B) LIEELSEMAN, GEORGE

-----4406-12 Pennsylvania, 1966

(B) LYON, CHARLES A.

-----510 W. 43rd Terrace, 1949

(B) LEMSON, M.

-----4315 Pennsylvania, 1914

(B) MILLER STAUCH CONSTRUCTION CO.

-----1000 West W. 46th Street (4544 Belleview)
Harmon Smith, Inc./Union Central Life Inc. Co.
1962-63

(B) MILLER, GEORGE

-----403-15 West 46th Street 1950
-----503-15 West 46th Street 1950

(B) MCCALLUM, CHARLES

-----4524 Wornall Rd. 1910

(B) MITCHELL, BUFORD G.

-----4434-36 Nichols Pkwy, 1922
-----4506-08 Nichols Pkwy, 1921
-----4430-32 Nichols Pkwy, 1922
-----4500-02 Nichols Pkwy, 1921

(B) MASSMAN CONSTRUCTION CO.

-----4310 Madison (Miller and Bash Bldg.)

(A) MASLAN, LEON

-----4338 Summit 1950

(A) MORLEY AND GERAUGHTY

-----4540 Summit 1914
-----4544 Summit 1954

(B) MEYER-GORDON INVESTMENT CO.

-----4444 Broadway 1922

(B) MORRIS HOFFMAN CONSTRUCTION CO.

-----4496-48 Belleview 1956

(B) MARKEY, JOHN

-----4425 Belleview, 1909

(B) MCCALLUM, CHARLES

-----4524 Wornall, 1910

(B) MIDLAND HOMES

---4501-09 W. 45th St. (Brentwood), 1965-67
---4443-55 Jefferson, 1967

(B) MCMENAMIN, MATHEW

----4455 Pennsylvania, 1911

(B) MARSHALL BROTHERS

----4401 Jefferson, 1911

(B) NICHOLS, J. C., COMPANY

----300-332 West 47th Street (1925-26)
 ----400-04 West 47th Street (1925)
 (alt. and add. 1950 & 1962)
 ----102-06 West 47th Street
 (4648-52 Millcreek Parkway-Gerhardt Furrier, Inc)
 ----213-15 West 46th Terrace (and 4629-35 Wyandotte)
 Barker-Hurley Motor Co.; 215 Krauthoff Ct. 1924
 ----200-20 W. 47th St. (and 4623-41 Wornall Rd and
 4634-44 Wyandotte) Triangle Bldg. Plaza Group #2
 ----4620 Nichols Pkwy 1955-56
 ----4634-44 Nichols Pkwy, 1923
 (Millcreek Bldg/Suydan Bldg. --4646 Millcreek Pkwy)
 ----108-16 W, 47th (with Edward B., Deik), 1923
 ----4541 Pennsylvania, 1925

(B) NORTON, GEORGE (of Lee Broadway Development Co.)

----310-30 W. 46th Terrace (Broadway Garden Apts.)
 DATE???
 ----4524-40 Broadway 1949
 ----with Jesse F. Lauck:
 ----4620-32 Belleview, 1949
 ----4610-14 Belleview, 1949
 ----706-714 46th St. 1948-49

(A) NEVILLE, SHARP AND SIMON

----4320 Wornall Road 1961
 (St. Luke's Hospital Complex)

(B) OSTROM, HENRY

----406 West 46th Terrace 1927

----908 West 45th Street 1912

(A) OBERLECHNER AND ASSOC.

----4520 Madison (Bunker Hill Bldg.) 1972

(A) OSBORN ASSOCIATES

----4510 Belleview (Plaza West) 1956

(A) PETERS, NELLE (1884-1974)

----426 West 46th Terrace 1927
 ----414 West 46th Terrace 1927
 ----406 West 46th Terrace 1927
 ----4628 Broadway 1926
 ----700-08 West 47th Street Plaza Court Apts. (Haven Hill
 Apts.) INTERIOR
 ----420 West 46th Terrace (Alta Loma/Villa Rita Apt. 1927
 ----415 46th Terrace, 1927

(A) PRICE, SMITH & ASSOC.

----4521-23 Jefferson (Plaza Square), 1962

(B) PHILLIPS, CHARLES E. (also PHILLIPS BUILDING CO.)

----426 West 46th Terrace 1927
 ----414 West 46th Terrace 1927
 ----408 West 46th Terrace 1926
 ----4628 Broadway 1926
 ----420 West 46th Terrace (Alta Loma/Villa Rita Apt.) 1927
 ----4329 Pennsylvania, 1912
 ----4325 Pennsylvania, 1912
 ----411 46th Terrace, 1927

(A) POST, GEORGE B & SON

----4600-06 J. C. Nichol Pkwy (Parklane Apts) 1925

(B) PARKWAY BLDG. CO.

----4510-12 Nichols Pkwy, 1922

(A) PORTER, G. W.

----716-20 W. 46th St. 1955

(R) (B) PROCTOR, C. O. (Charles O. Proctor Real Estate, 4343 Jefferson)

----710 W. 44th St., 1909
 ----608 W. 44th St., 1922
 ----4329 Summit, 1911
 ----609 W. 43rd Terrace 1924
 ----718 W. 44th St. 1912
 ----609 W. 44th St. 1908-09
 ----4327 Summit 1911
 ----4331 Summit 1911

(B) R AND M CONSTRUCTION SERVICE

----4500 Jefferson (Plaza West) 1964

(B) SWENSON CONSTRUCTION CO.

----612 West 47th Street 1953-54
----Webster College Nursing Program/St.Luke's
Hospital Nurses Home; 4426 Wornall Rd. 1945

(B) SACHS, ALEX F.

----4630 Wornall Road (Monterey Apts.) 1924

(A) SIMMS, H.

----617 W. 43rd Street, 1913-14

(A) SKIDMORE, OWNINGS, AND MERRILL

----800 West 47th Street (Plaza Center Bldg/John Hancock
Bldg) 1960-62

(B) SCOTT, DR. ANNIE (ANNE)

----4445 Washington 1926
----4451 Wornall 1917
----617 W. 43rd St. 1913-14
----307-09 W. 45th Street
----4453 Wornall, 1917
----4447 Wornall, 1917

(B) SHARP BROTHERS CONSTRUCTION CO.

----4525 Wornall Rd. (Parkway Towers) 1960-61
----ALSO?? 4546 Ward Parkway (DATE?)

(A) SCHNEIDER, EUGENE

----4635 Madison 1927

(A) SUNDERLAND AND BESECKE

----4301 Madison (Frederick S. Troug & Associates
Architects, Inc.) Grace English Evangelical
Lutheran Church 1921

(B) ----SMYTH, CHARLES F.

----4300 Jefferson, 1912
----4308 Jefferson, 1912
----4304 Jefferson, 1912

(B) SNYDER, W. D. (with Nelle Peters)

----415 46th Terrace, 1927

(A) SWANSON, TERNEY, AND BREY (SWANSON, BREY & ASSOCIATES)

-----4516-18 Broadway 1963

-----4617-19 Jefferson (Dunleith South) 1955-56

-----4617-19 Jefferson (Dunleith North) 1953-54

(A) SCHARHAG AND ASSOCIATES

-----4500 Jefferson Plaza West 1964

(R) STEELE, DANIEL

-----4314 Summit 1909

(R) SHAFTON REALTY CO. (1005 Grand)

-----Molo Kai Apt. 4416-18 Summit

(A) SOLOMON AND CLAYBAUGH

-----St. Luke's Ambulatory Surgery Center 1977-78

(B) SNYDER, CARL H

-----816-18 W. 45th St. 1922

(A) SMITH, HARWOCK K., AND PARTNERS, DALLAS TEXAS

-----One Fountain View, 4500 Main Street, 1987

(B) SWANSON, ANDREW M.

-----4535 Summit, 1924

-----4533 Summit, 1924

(B) STRAUB, E. J.

-----Jefferson Manor Apts., 1963

(A) SHORT, I. M.

-----4524 Summit

(B) SUMNER, J. H.

-----519 W. 43rd St., 1909

(B) SNODDY, J. C.

-----613 W. 43rd St. 1912

(B) STEELE, BUD

-----319 W. 46th St. 1949

(A) TANNER, EDWARD W.

With J. C. Nichols

----300-332 West 47th Street (1925-26)

-----4620 Nichols Pky 1955-56

----400-04 West 47th Street Macy's Wilkie Furniture Co
1925 (alt. & add. 1950-61)

----213-15 W. 46th Terrace (and 4629-35 Wyandotte)
Barker-Hurley Motor Co. 215 Krauthoff Court 1924

----4620 Nichols Pkwy 1955-56

With Edward B. Delk

----200-20 W. 47th St. (and 4623-41 Wornall Rd.
and 4634-44 Wornall) Triangle Bldg. Plaza Group #2
1923-24

With Mitchell

----4622-32 Pennsylvania (date?) Victory Court Apts.

With J. E. Dunn Const. Co.

----916-20 W. 47th 1954

----4646-58 Pennsylvania, 1944-45

----4634-44 Pennsylvania, 1944-45

----4622-24 Pennsylvania 1945

(A) THOMPSON, J. FRANCIS

----306-08 West 46th Terrace (128 Krauthoff Court) 1924

----300-02 W 46th Terrace (Plaza L'Andora)

(B) TWIN CITY CONSTRUCTION CO.

H & R Block, Inc. 1962

(A) URBAN ARCHITECTS

----4420 Madison, 1971-72

(B) VANDYKE, THOMAS H. (address: 2615 Lister Ave, 1914)

----919-23 W. 44th St., 1913

(B) WINN-SENER CONSTRUCTION CO.

-----712-22 West 47th Street (Summit House Apts./ Summit
House on the Plaza) 1950
-----4520 Madison (Bunker Hill Bldg) 1972
-----4301 Wornall Rd. (225 W. 43rd St.) Florence Crittenton
Home 1951-53

(B) WICKSTROM, A.

-----4540 Washington

(B) WIGGINS, THOMAS E.

-----4400 Washington, 1915
-----4425 Madison 1912
----- 714 W. 44th 1925
-----507 W. 44th Street, 1913
-----4408 Washington, 1912
-----4332 Summit, 1916
-----4447 Pennsylvania, 1917

(R) WEAVER, WILLARD

-----4518-24 Mill Creek Blvd, 1920

(B) WILLIAMS, ERNEST E. (address: 524 W. 44th, 1921)

-----4528 Summit (Ernest E. Williams Residence) 1912-13

(B) WESTPORT CONSTRUCTION CO.

-----Midwest Organ Bank Laboratory 4300 Wornall Rd.
Knight Altringe and Bunting Clinic 1954

(B) WEIDMANN, WILLIAM C.

-----4303 Summith, 1906
-----4305 Summit, 1906
-----4307 Summit, 1906
-----4531 Summit, 1913

(B) WARD, D. M.

-----4306 Summit, 1909

(B) WILSON AND BOYD

-----4501-09 W. 45th St. (Brentwood) 1965-67

(A) WIGHT AND WIGHT

-----118 W. 47th St. 1923

(A) YUNCH (?) (Recorded on Building Permit)

----4326 Jefferson, 1926

(B) ZURN BLDG. INV. CO.

----4328 Summit, 1915