

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Katz, Michael H. and Rose, Residence

other name/site number N/A

2. Location

street & town 5930 Ward Parkway N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64113

3. State/Federal Agency Certification

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

Mark A Miles 02/10/04
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Katz, Michael H. and Rose, Residence
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC-Single Dwelling

Current Function
(Enter categories from instructions)

DOMESTIC-Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS:
Tudor

Materials
(Enter categories from instructions)

foundation concrete
walls brick
stone
roof slate
other stucco

Narrative Description

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

See continuation sheet(s) for Section No. 7

Katz, Michael H. and Rose, Residence
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1928

Significant Dates

1928

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gornall, Robert, architect

Gier, Joe F., builder

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Kansas City Public Library

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

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

1 1/5 3/6/1/2/6/0 4/3/2/0/2/7/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date August 25, 2003

street & number P.O. Box 22551 telephone 816.363.0567

city or town Kansas City state MO zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

name/title Del Hedgepath

street & number 5930 Ward Parkway telephone 816.822.7788

city or town Kansas City state MO zip code 64113

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

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

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Katz, Michael H. and Rose, Residence
Jackson County, Missouri

SUMMARY

Located at 5930 Ward Parkway, Kansas City, Jackson County, Missouri, the Michael H. and Rose Katz Residence was designed by Kansas City architect Robert Gornall and constructed by Joe F. Gier in 1928. An elaborately detailed and skillfully designed Tudor style home, this residence features an unusually tall and steeply pitched front gable with stucco and stone cladding, false half-timbering, a massive tower with decorative brickwork and stone cladding and an arcade of brick and stone. A recessed arched entryway with an elaborately carved door sets in a steeply pitched gable. Casement-style fenestration, in multiple groups with multipanes, is typical of Tudor design. Three massive chimneys, each with decorative brick chimney pots, are located on the east, west and north facades. An Art Nouveau styled glass window adorns the north bay of the west façade.

In excellent condition, the Michael H. and Rose Katz Residence is located on a major north/south thoroughfare and is sited on an expansive corner lot, and surrounded by high style residential architecture from the early decades of the 20th century. The landmark home has retained the majority of its historic features to convey its significance. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained.

ELABORATION

The main façade faces east. An asymmetrical-placed prominent gabled entry features a single-leaf wooden paneled door placed in an arched surround. To the north of the main entry is a polygonal tower with a conical roof; contrasting stone embellishment, stringcoursing and a single arched window (multipaned casement). A loggia with stone columns wraps to the north façade. A prominent stuccoed gabled bay, located at the south end of the east façade, features a segmental arched bay window at the first story and a casement window at the second story. A similarly styled bay window at the first story level is flanked by the gabled bays. Second story windows are casement style throughout the main façade.

The north façade, partially characterized by the loggia, features stone quoining, prominent chimney and casement fenestration. The west or rear façade, features a gabled porch with decorative trellis work, a tower placed at the "L", and multiple casement style fenestration. The south façade is characterized by a double-bay garage with wooden paneled door and a large brick patio.

The majority of the historic features of the interior, including the main foyer, sun porch, living and dining rooms, and curved staircase remain extant and in excellent condition.

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Katz, Michael H. and Rose, Residence
Jackson County, Missouri

The Country Club District including

SUNSET HILL.
MISSION HILLS.
HAMPSTEAD GARDENS.
WORNALL MANOR.
GREENWAY FIELDS

"1500 ACRES RESTRICTED"

Planned, Developed and Offered Exclusively by

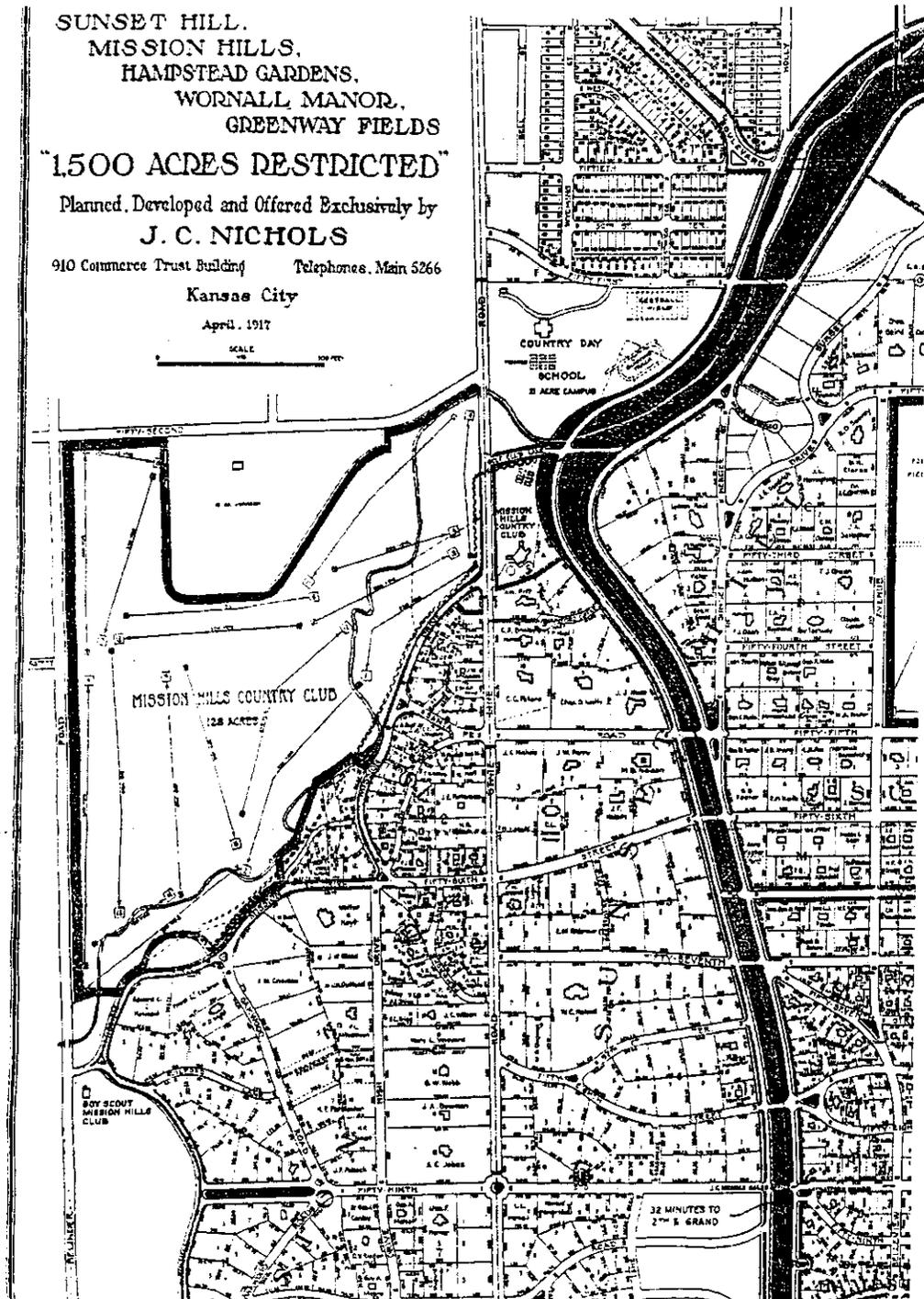
J. C. NICHOLS

910 Commerce Trust Building Telephones, Main 5266

Kansas City

April, 1917

SCALE
1" = 100 FT.

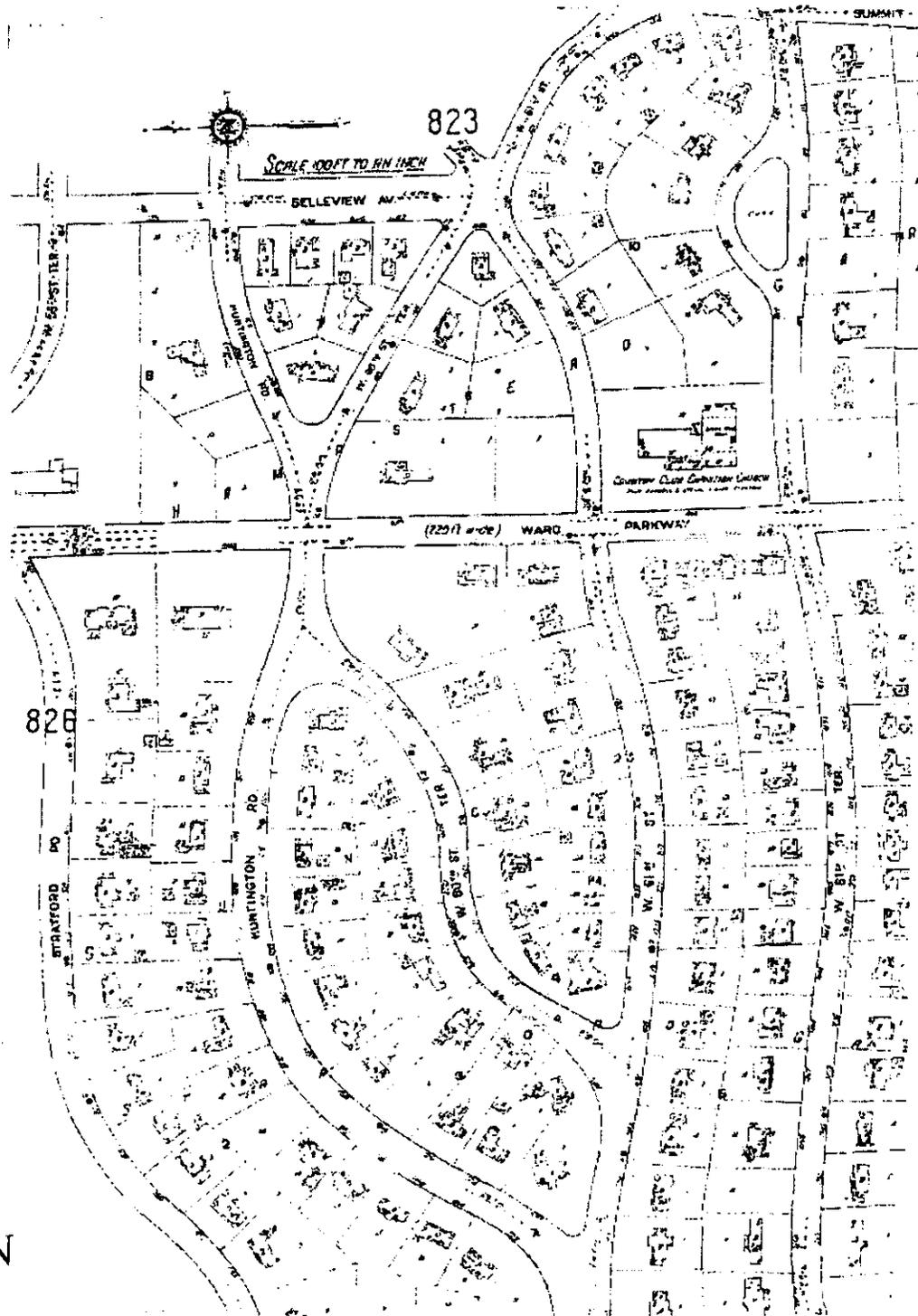


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Katz, Michael H. and Rose, Residence
Jackson County, Missouri



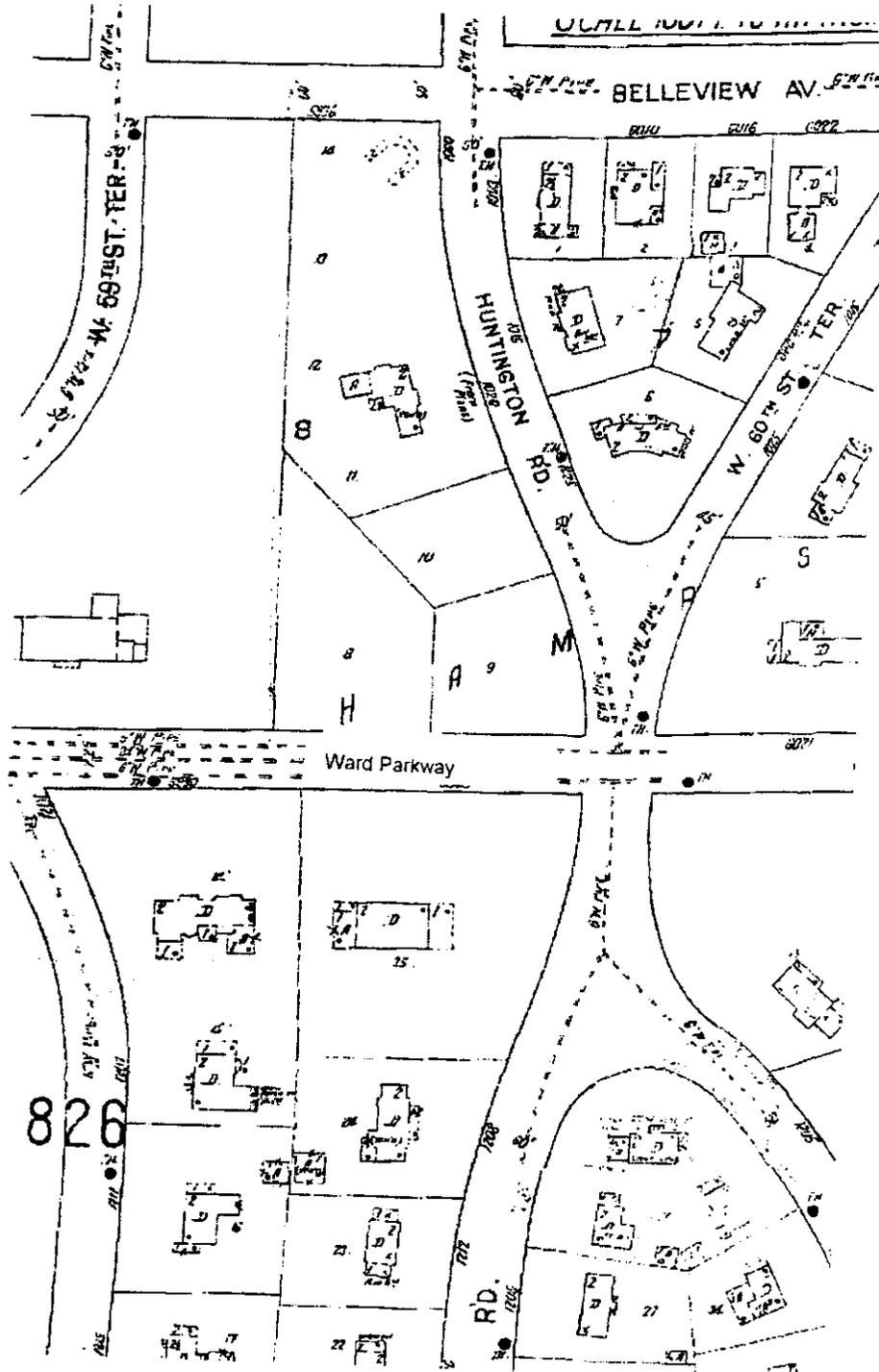
(Source: Sanborn Map of Kansas City, 1950.)

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Katz, Michael H. and Rose, Residence
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(Source: Sanborn Map of Kansas City, 1950.)

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**Katz, Michael H. and Rose, Residence
Jackson County, Missouri**

SUMMARY

The Michael H. and Rose Katz Residence, 5930 Ward Parkway, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion C and is locally significant in the following area: ARCHITECTURE: The Michael H. and Rose Katz Residence appears to be one of the most successful residential designs by Kansas City architect, Robert Gornall. The imposing Tudor Style residence, located along Ward Parkway, Kansas City's "Gold Coast," was originally the home of Michael H. Katz, the drug store baron.¹ The Katz Residence is befitting to the vision of developer J. C. Nichols and landscape architects George E. Kessler and Hare and Hare in their planning for the Country Club District and Ward Parkway, the centerpiece of neighborhood. The house stands as an example of some of the "best high-style architecture built in the district for prominent local citizens including M. B. Nelson, Thomas J. Pendergast, George G. Wright and Henry J. Massman."² The period of significance is 1928, the year the house was constructed.

ELABORATION

J. C. Nichols, George Kessler and the Development of Ward Parkway

As early as 1906, George E. Kessler and the Board of Park Commissioners recommended that a parkway should be established in the southern portion of Kansas City. The extremely rapid growth of the city was a cause of concern for Kessler, as he envisioned private ownership of large tracts of land being used for commercial purposes which in turn, would cause a "wide destruction of natural beauties." Before this could happen Kessler recommended:

The very early acquisition of a parkway south along the western side of the city and easterly in the Brush Creek Valley, looking toward the acquisition of still farther outlying projects beyond the present limits of the city, south along the western boundary and easterly along the ridges from west to east onto Swope Park.

The parkway that Kessler was pleading for led to the development of Ward Parkway, a 12.16-mile dual roadway that now stretches from Nichols Parkway and the western edge of Mill Creek Park to 92nd Street and Wornall Road. Ward Parkway measures from 225 feet to 500 feet

¹ The "Gold Coast" features some of Kansas City's most prominent and prestigious residential architecture. Sited along Ward Parkway between 55th Street and 63rd Street these homes represent some of the work of Kansas City's highly recognized architects.

² Cydney Millstein. "Ward Parkway Survey." Historic Kansas City Foundation. 1986. 5.

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**Katz, Michael H. and Rose, Residence
Jackson County, Missouri**

in width with a double roadway throughout its entire length. A continuous expansive green median strip begins south of Fifty-Fifth Street and features an extensive variety of flowers and trees in addition to a variety of fountains, mirror pools and European objects d'art donated to the city by J.C. Nichols.

The acquisition of Ward Parkway was through gifts and acts of condemnation. The portion of Ward Parkway through Meyer Boulevard was conveyed to the city by deeds of gift.³ George E. Kessler was not only responsible for the establishment of Ward Parkway, but was hired to prepare plans for a large development in the surrounding area. J.C. Nichols had employed Kessler to provide street plans for the entire Nichols development that encompassed 1,000 acres located between Holmes Street and State Line Road, from 51st to 59th streets.

Kessler completed the landscaping from Brush Creek to 55th Street and patterned his design around a naturalistic landscape. After 1920 the landscape architects, Hare and Hare took over the landscape from 55th to 59th Streets and through Meyer Circle. Their distinct style was highly formal with geometric patterns and architectural embellishments in the median as well as continuing with Nichols' idea of fountains, reflecting pools and statuary.⁴ By 1925 Ward Parkway was finished and open to traffic from Brush Creek to Meyer Boulevard. It was chosen as one of the best landscape designs in the country. Much of the landscape retains its "overall organization and [the] character of the design is clearly shown and identifiable today."⁵

Just as the landscape reflects the sophistication of Kessler's vision, quality also was an important aspect of the collaboration between Nichols and Kessler on community planning for the Country Club district. "Ward Parkway is an example par excellence of a boulevard/parkway guiding and stimulating quality residential development, not only in the Nichols/Kessler Country Club district, but also across the State Line and further afield."⁶ Ward Parkway has been an historic showcase for the quality homes of Kansas City's most prominent residents for more than seventy-five years.⁷ Behind the successful development is J. C. Nichols, the remarkable

³ Tourbier & Walmsley, Inc., Architectural and Historical Research, LLC, and Theis Doolittle Associates, Inc., "Landscape Architectural/Historic Survey of Parks and Boulevards, 1893-1940." Volume Two. 1990, 897-915. South of Meyer Boulevard to 77th Street was acquired, in part, by condemnation and, in part, by donation to the city.

⁴ Ibid. 912.

⁵ Ibid.

⁶ Ibid. 914.

⁷ The plan for Ward Parkway is highly illuminating in that it is also a subdivision plat, detailing the layout of residential streets and private lots. The plans included that basic platting, circulation, ground-form, building siting and planting.

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developer who combined a fine sense of civic responsibility with astute business acumen in the best entrepreneurial tradition.⁸

5930 Ward Parkway

When Michael Katz decided to build a new home, he purchased a large lot in the Suncrest Subdivision at the corner of Ward Parkway and Stratford Road from H. E. Clark for \$20,000. Harry Clark, a competing developer with J. C. Nichols had purchased land extending from 59th to 63rd streets, Ward Parkway to State Line Road. According to William S. Worley in his essay "Ward Parkway," included in Jan Cigliano and Sarah Bradford Landau, eds., *The Grand American Avenue, 1850-1920*, "A section of this most prestigious part of Ward Parkway was bought up by Harry Clark during the period when Nichols and Kessler were attempting to lay out Ward's land in the Sunset Hill subdivision."⁹ The subdivision would later choose to adopt the same deed restrictions as the Nichols-developed properties. Later, Clark was not able to sell the majority of his holdings and he lost control of his land after the depression.

Platted in 1922, the Suncrest Subdivision was laid out by landscape architects Hare and Hare, as the contours and overall design appears as a continuation of the landscape schemes to the north and south, as illustrated in a 1917 map of the Country Club District.¹⁰ The frontage is 216 feet along Ward Parkway and nearly one acre in overall size. In 1928 his neighbor to the south was George G. Wright.¹¹

The Michael H. and Rose Katz Residence, designed in the Tudor Style, is a grand example of the style of homes built for wealthy businessmen in the years prior to the depression of 1930.¹² The design of the house divided the first floor into two sections. The north side included the main entrance area that opened into a formal hallway leading into a 34 x 18 foot formal living room with a great fireplace set inside an alcove. The entrance wing also included a dressing room and lavatory off the main hall. The other half of the ground floor contained a smaller, more intimate living room, dining room, breakfast room, and kitchen, as well as the maid's room and a dining room for servants. The second floor plan included four bedrooms, a

⁸ Tourbier & Walmsley, Inc., et al, "Landscape Architectural/Historic Survey of Parks and Boulevards, 1893-1940." Volume Two. 1990, 897-915.

⁹ Jan Cigliano and Sarah Bradford Kandau, eds., *The Grand American Avenue, 1850-1920*, San Francisco: Pomegranate Artbooks, 1994.

¹⁰ "The Country Club District," April 1917. *Americas Most Beautiful Homes*, J.C. Nichols Collection WHMC, University of Missouri-Kansas City.

¹¹ *Kansas City Star* 29 April 1928, n. p. Wright was a wealthy investment securities broker.

¹² The Tudor Style was an exceptionally popular form of residential architecture during the 1920s and 1930s throughout the U.S.

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Katz, Michael H. and Rose, Residence
Jackson County, Missouri

nursery and four baths. Space on the third floor was utilized for more servant quarters. The basement space provided for entertaining with a billiard room and a separate playroom for the Katz children. The play space opened into a sunken terrace entirely surrounded by glass to "admit maximum sunlight into the play space."¹³

A major feature to the exterior was a garden planned around an artificial brook that began at a fountainhead, stretching across the lawn to a lily pond. The banks of the brook were designed using rubble stone to hold its course. The grade of the property to the rear facilitated an underground, detached garage, which was never built.¹⁴ Overall, the design of the Katz house was a continuance of the ideals in design as set forth by Kessler, Hare and Hare, and Nichols in the early 1920s.

Michael Katz of the Katz Drug Company Empire

Michael and Isaac Katz founded the Katz Drug Company in 1914. The Katz brothers, sons of Polish immigrants, spent their early childhood in Minnesota where Michael was born. Isaac left Minnesota to work on odd jobs along the railroad, later moving to Kansas City in the early 1900s, where he opened a fruit stand in the West Bottoms. When Michael turned 16, he joined Isaac in business, opening a cigar shop and confectionary in the lobby of the Adams Hotel across from the old Union Station. When the new Union Station opened in 1914, the Katz's decided to move their business to the corner of Eighth and Grand Streets.¹⁵

From the beginning, Michael Katz was interested in merchandising. When World War I began a sales tax was placed on cigarettes. While all the other tobacconists in the area were increasing their prices and taking advantage of the one cent sale by raising prices as much as five cents a pack, Michael continued to sell packs at the regular ten cent price, while advertising that Katz would pay the tax. In three days, the brothers sold more cigarettes than they sold the entire month prior. Within a short time thereafter, a second store was opened at the corner of Twelfth and McGee and the Katz brothers continued with their new low pricing.¹⁶

Business in the 1910s and 20s could be dangerous from time to time as the Katz brothers learned when a syndicate's gang interested in fixing cigarette prices contacted their company. As

¹³ *Ibid.*

¹⁴ *Ibid.*

¹⁵ "Turning Point in My Career. Michael Katz," *Kansas City Star* 5 February 1933, n. p. Clippings, Special Collections, Kansas City Public Library, Kansas City Missouri

¹⁶ *Ibid.*

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a consequence, Michael and Isaac decided to expand into other product lines so that they would not have to rely on cigarette sales alone, whereby offsetting their sales from tobacco.¹⁷

In conjunction with the syndicate issues, Isaac had learned that a new city ruling governing the closing time for retail stores had expanded the hours past 6 p.m. for drugstores alone. That same night, Isaac turned the Twelfth and McGee store into a drugstore and Michael also hired a druggist for the Eighth Street store. Once they expanded to the sale of patented medicine, they continued to add other products - from house wares to pet monkeys. The key to their success was their willingness to undersell everyone else in town and make up the difference in volume sales. Advertising promotions, unique slogans and their trademark black cat symbol all contributed to the success that made the Katz Drug Company a leader in the drugstore industry.¹⁸

By the 1930s the brothers expanded beyond the Kansas City area with a store in St. Paul, Minnesota. This was a sentimental gesture as it was the long time residence of the Katz family and where Michael Katz was born. By 1933 the brothers had developed a \$7,000,000 business with only eight stores. The general business office and warehouse remained in Kansas City until 1970 when Katz Drug Stores was sold and became part of the Skaggs drugstore chain, which in turn, was bought out by Osco Drugs in 1984.¹⁹

The success of the company, as well as the fortune of the Katz's brothers, became a public spectacle on March 18, 1930. Around the same time that an article appeared in *The Kansas City Star* announcing the completion of Michael Katz's new home on Ward Parkway, Michael was kidnapped and held for thirty-four hours until his brother Isaac paid a ransom of \$100,000. The kidnapping was called a "gang" crime; however, no one was ever arrested for the kidnapping.²⁰

The continued success of Michael Katz's drugstores allowed Katz to build a home among Kansas City's elite on Ward Parkway. This elaborately detailed Tudor Style home is an example of his success and the size, design and overall composition of his home is a reflection of his wealth and prominence in Kansas City.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

¹⁹ "Isaac "Ike" Katz" *Biography*, *Kansas City Public Library*, [Online], www.kclibrary.org/sc/bio/katz Accessed 26 August 2003.

²⁰ "Brigandage in Kansas City," *Kansas City Times* 3 April 1930, n. p. Clippings, *Kansas City Public Library*, Kansas City, Missouri.

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Robert Gornall

Robert Gornall, a prominent Kansas City architect designed several significant buildings in Kansas City during the 1920s. The Tocomo Building, also known as the Netherlands Hotel at 3835 Main Street, and the Uptown Building and Theatre, 3700 Broadway, Kansas City (in association with John Eberson, New York). Both were listed on the National Register of Historical Places in 1979. The Congress Building, also known as the City Bank Building built in 1925 was listed on the National Register in 1983. Three other Gornall designs within the Ambassador Hotel District were listed in the Kansas City Register of Historic Places in 1982 as contributing properties, including the Hyde Park Hotel, The Garrett Building, and Betsy Ross Building. All of these historic properties were constructed between 1924 and 1927.²¹

Gornall was in partnership between 1918 and 1921 with Samuel Tarbett, and in 1923-24 with Mr. Lodge.²² After 1924, it appears he practiced on his own. Further information concerning Robert Gornall's public and private life, to date, has not been located.²³

²¹ Landmark's Commission, Kansas City, Missouri, "Historic Landmark Database," City of Kansas City, Missouri,

n. p.

²² *Ibid.* n. p.

²³ "Missouri. Jackson County Listings," National Register of Historic Places [Online], <http://www.nationalregisterofhistoricplaces.com/MO/Jackson/state.html> Accessed 20 August 2003.

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August 2003.

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**Katz, Michael H. and Rose, Residence
Jackson County, Missouri**

Verbal Boundary Description

Lot 14 and the East 30 feet of Lot 15, SUNCREST, a subdivision in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Michael H. and Rose Katz Residence, Kansas City, Jackson County, Missouri.

Key to Photographs

Len Fohn, photographer, September 2003

Negatives: Maintained by the preparer.

1. Main or east façade; view facing west.
2. Main or east façade; view facing southwest.
3. Main or east façade; view facing northwest.
4. North façade and portion of the west façade; view facing southeast.
5. West or rear façade; view facing east.
6. Portion of the south façade; view facing northeast.
7. Main stair hall; view facing southwest.
8. Dining room; view facing northwest.

2'30"

422

421

420

419

39°00' 94°37'30"

R 25 E 80

81

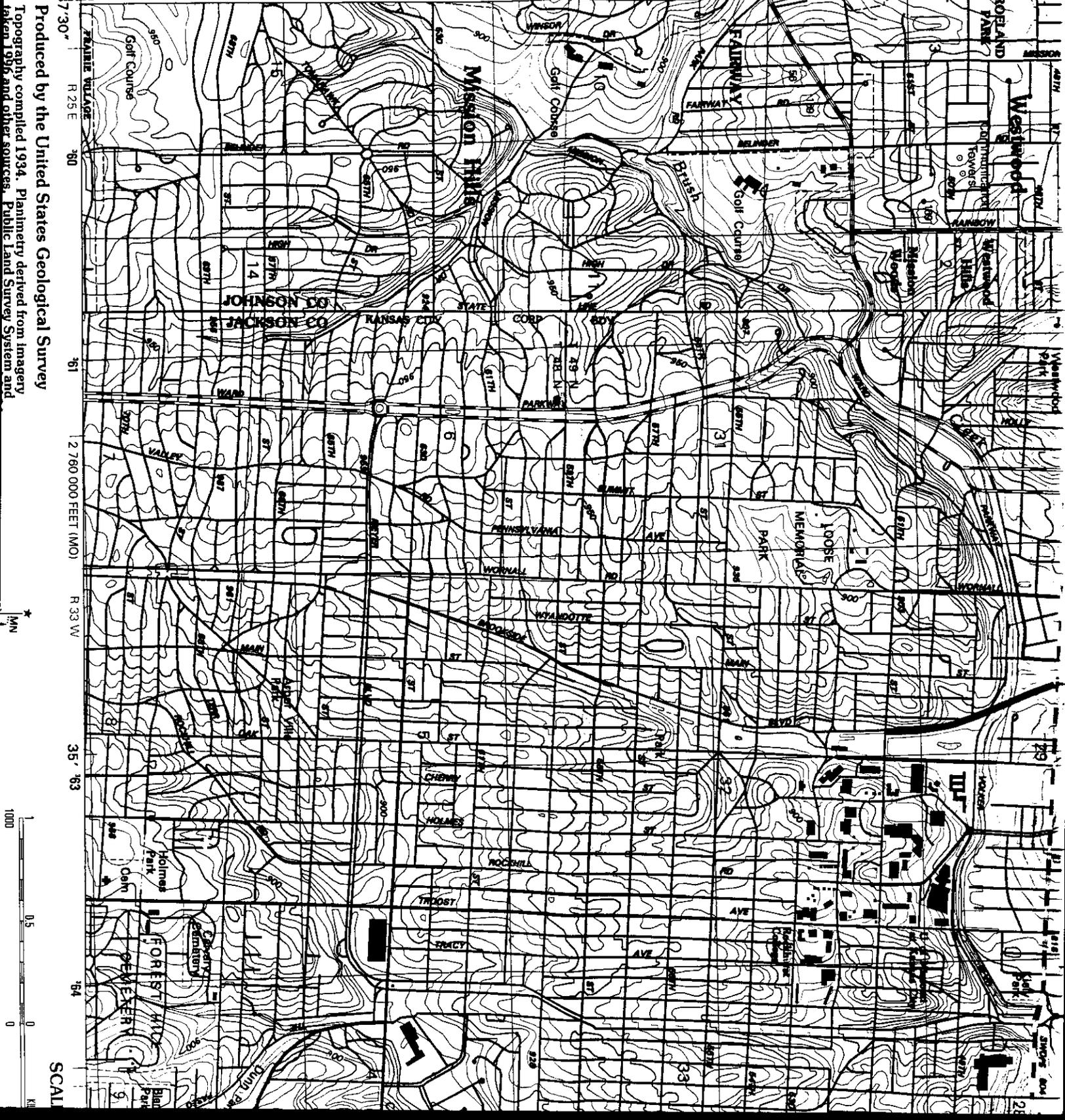
1:2,760,000 FEET (MO)

R 33 W

35' 63

64

1 040 000 FEET
 (MO)
 Katz, Michael and
 Rose, Richard
 5920 Maple Tower
 Kansas City, Jackson Co.,
 Missouri
 15/361200/432210



Produced by the United States Geological Survey
 Topography compiled 1934. Planimetry derived from imagery
 taken 1956 and other sources. Public Land Survey System and

SCALE



