

**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 Drumm, Andrew, Institute

other name/site number Drumm Farm

2. Location

street & town 3210 Lee's Summit Road NA not for publication

city or town Independence NA vicinity

state Missouri code MO county Jackson code 095 zip code 64055

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 20 Sept 2006
 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. State/Federal Agency Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined not eligible for the National Register. <input type="checkbox"/> removed from the National Register. <input type="checkbox"/> other, (explain:) _____ _____	Signature of the Keeper _____ _____ _____ _____	Date of Action
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Drumm, Andrew, Institute
Name of Property

Jackson County, MO
County and State

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	
10	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
10	1	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

0

Historic Function
(Enter categories from instructions)

Domestic, Single family

Domestic, Institutional housing

Recreation, gymnasium

Agricultural/Subsistence, processing

Current Function
(Enter categories from instructions)

Vacant

Domestic, Institutional housing

Recreation, gymnasium

Vacant

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th century revivals

Materials
(Enter categories from instructions)

foundation _____ Stone, concrete

walls _____ Brick, Stone,
_____ Frame

roof _____ Asphalt/Shingle

other _____

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

Drumm, Andrew, Institute
Name of Property

Jackson County, MO
County and State

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

Social History

Education

Period of Significance

1928-1975

Significant Dates

1928, 1930, 1948, 1964, and 1974

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

NA

NA

Architect/Builder

Mayer, Rabbi H. H.

Weatherford, Robert

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Drumm, Andrew, Institute
Name of Property

Jackson County, MO
County and State

Acreage of Property 17.3

UTM References

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

1 1/5 3/7/9/5/5/4 4/3/2/4/6/9/9
Zone Easting Northing

2 1/5 3/7/9/5/3/0 4/3/2/4/3/4/1
Zone Easting Northing

3 1/5 3/7/9/2/4/8 4/3/2/4/3/5/8
Zone Easting Northing

4 1/5 3/7/9/2/3/7 4/3/2/4/7/0/6
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. 26-710-02-98; 26-720-09-01 and 26-740-03-01

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

name/title Patrick H. Steele, Sr.
organization Preservation Support Services date November 9, 2005
street & number P O Box 33, 130 East Main Street telephone 1-573-301-7847
city or town Westphalia state MO zip code 65085

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)

name/title Andrew Drumm Institute Trustees
street & number 3210 Lee's Summit Road telephone 1-816-373-3434
city or town Independence state MO zip code 64055

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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**Drumm, Andrew, Institute
Jackson County, MO**

Andrew Drumm Institute is a district comprised of 11 buildings that is located at 3210 Lee's Summit Road in the southeast portion of the City of Independence, Jackson County, Missouri. It was originally a 370 acre working farm that was purchased in 1912 for the purpose of providing a means of support and education for disadvantaged boys. Only ten of the eleven buildings in the proposed district are considered to be contributing to the district. The metal storage barn is considered non-contributing. Of the ten contributing buildings, 6 were constructed prior to 1950 and four were built after 1959. The buildings are arranged in and around an oval drive.

The young men were housed in the first building constructed for the Andrew Drumm Institute, built in 1928-29, west of the original farmhouse and the summer kitchen. This building, Beals Hall, was at first called the West Building with the original farmhouse, now Swinney Hall, labeled as the East Building. A Colonial Revival home for the farm Superintendent was built in 1930 off to the south of the farm buildings and Beals Hall on a smaller hill. Trelease Hall was built in 1948-49 to provide more residential and classroom space for the Institute. Also built in 1948 was a residence for the vocational agricultural teacher. Both of these were built on the north side of the oval driveway.

Two additional buildings to serve as residences for the students and house parents were built in 1964 McClure Hall, and in 1973, Hedden's Hall. A gymnasium, Thomson Hall was built in 1959-60 and the Dining Hall, Gardner Hall was constructed in 1970-71. These buildings are located on the south side of the oval drive configuration.

This area is one of the few remaining open areas within the central portion of Independence. In recent years, 209 acres of the surrounding land has been developed as a golf course, preserving the agrarian appearance of the environment. Lee's Summit Road has been developed from a farm to market road into a major north-south arterial highway for the City of Independence. Drumm Villas, an upscale subdivision has been constructed on 48 acres north of the Campus complex.

Property Types

One Story Family styled Residence Hall
Two Story Dormitory Residence Hall
Two Story Farmhouse
One Story outbuilding
Gymnasium
Dinning Hall
Storage Barn

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**Drumm, Andrew, Institute
Jackson County, MO**



Swinney Hall is a two and one half story brick farmhouse that was constructed in 1881 as the farm residence of Milton Welsh. This building is of brick load bearing wall construction on a limestone foundation. It contains elements of Greek Revival and Italianate in its overall design. The main façade is the east façade for this five bay center hall house with a massed floor plan. There are seven bays on the south façade. The north façade of the main block contains two windows centered in the wall on both the first and second floor. A hipped roof porch shelters an outside door from the west end of this main block on the north side, which may have been added at the time of conversion for use as the school. There are three hipped roof dormers in the east slope of the hipped roof with a similar dormer on the north slope of the main roof. There is a cross gable of brick in the center of the south wall with elaborate cornice and there is one dormer on each of the north and south roof slopes of the service wing. It contains over 7,000 square feet of space on the three floors and there is a full basement underneath.

The building features a full width front first floor porch with six wood squared porch columns. The railing and the stone front steps have been removed. The center bay contains a side lighted and transomed front entrance on the first floor, and a tripartite window in the second floor front hall above. Cut stone lintels and sills are used. There is a wide classical cornice and overhang with dentil molding under the built in gutters of the slate roof. The floor plan contains two rooms on either side of the center hall with stairs on the first and second floor, and one large space on the third floor. There is a two story service wing to the rear (west of the main block) which is only one room wide. There is a small side entrance into this rear wing with a small hipped roof porch on the south side and with a two story porch on the north side. Square posts and rectangular balustrades were used. The windows are one over one light sash units on the first two floors while the dormer windows are double hung three over three light sash units. Shutters remain only on the main façade.

It was part of the purchase made by Andrew Drumm prior to his death in 1919, for the purpose of starting a facility for the benefit of underprivileged boys. This building became the School for students when the Drumm Farm opened in 1929. This building was remodeled into the classrooms for the students in 1929. It was remodeled again in 1940's to provide additional

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**Drumm, Andrew, Institute
Jackson County, MO**

living space for students. The original slate roof had deteriorated and has been replaced with a temporary membrane roof to prevent further deterioration. The four brick chimney flues have been removed down to below the roof and the bricks stored for reconstruction as part of the stabilization of this building.

The **Smoke house** is one remaining outbuilding associated with the earlier farm operations from the 19th Century. It was built ca 1881 as part of the farm owned by Milton Welsh. It is of stone construction, with gable roof with wood shingles. One door is located in the east elevation. This building is located in the center of the oval drive and is currently not used.



Beals Hall was built in 1928-29 and was called the West Building originally. This building was designed to complement the Greek Revival and Italianate detailing of the original farmhouse, using a wide cornice and overhang with gutters and a slightly projecting cross gable pavilion as the entrance. It is a six bay structure with the south and north facades the main facades the four bay east and west facades as the secondary elevations with large chimney stacks that are slightly projecting and pierce the cornice line but not the gutter line. Windows are six over six light double

hung sash units. There is an oculus window in the north and south center gable with stone keystones in the brick surround. The south projecting pavilion has three bays on the first and second floor while the north façade features paired windows on the first and second floor, with an off center door and hipped roof porch on the first floor. This building was the dormitory for the boys with two dormitory rooms on the second floor, with kitchen and dining hall below one of them, and a library under the other. Rabbi Mayer was head of the committee established in

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**Drumm, Andrew, Institute
Jackson County, MO**

1927 to design this building to house future students at Drumm Institute.

This 5,416 square foot building is constructed of concrete footings and columns with a concrete slab floor. It is stud wall construction with brick veneer walls. It uses six over six double hung windows and shutters to continue the classical revival style.

Superintendent Residence was constructed in 1929-30 to house the Drumm Farm Superintendent and family. This two story Colonial Revival home was constructed using clay tile and stud walls on a stone foundation above Lee's Summit Road, just south of the original building on the grounds. It is three bay gabled roof building with a brick veneer. An open porch was originally built on the south side and the center, side lighted front door was protected with a semi-circular porch. The windows are six over six double hung sash with shutters and features a keystone in the brick lintels of the first floor. A projecting chimney is a prominent feature of the north and south elevations and fan light gable vents are used on the attic level. A detached gable roof garage remains just west of the house. This residential building contains just over 1750 square feet of living space in a peaceful sylvan setting.



Berkemeier Cottage was constructed in 1948-49 as the residence of the vocational agriculture teacher, Mr. George Berkemeier and his wife as a Colonial Ranch. Architect Robert Weatherford is noted as working on additional plans for other new buildings at the Drumm Farm. This early ranch styled home was constructed of four inch concrete blocks with brick veneer walls on a concrete foundation and features an irregular floor plan. Wooden 2 x 4 trusses are used to frame the shallow roof of this 2400 square foot residence. An addition was made in 1969 to the east end that features a front frame

gable with a projecting gabled roof stoop over the side lighted front door. The earlier front porch on the east end was removed and replaced with this additional space. A variety of six over six light sash units have been used with white shutters. It is now a family cottage for housing students in a home like setting.

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**Drumm, Andrew, Institute
Jackson County, MO**



Trelease Hall was built in 1948-49 as a two story brick Colonial Revival office and school building for Drumm Farm. The south side is the main facade and it features four bays with a tall gabled roof front porch. The main building has a hipped roof framed up with 2 x 6 rafters. It is built on a stone foundation and has concrete floors on steel joists. The windows are six over six light sash units in the original portion. A flat roof addition was made in 1966 with a shallow shingle fake mansard roof over the brick walls. Tripartite picture windows are used in this one story addition to

the west end. According to a newspaper clipping in the Richards book, this building was designed by Robert B. Weatherford, Jr. and the contractor was Theron L. Atkins of Independence.

The building is sited on the edge of the hill on the north side of the campus with the north façade having three floors exposed. The basement was used for vocational agriculture and shop work, and there is an overhead garage door in the east wall. The east wall of the first floor contains four large six over six windows for this area was used as classroom space. Large rectangular lintels and sills, with white shutters and wide white cornice and trim repeat the pattern found on the earlier buildings.

Thomson Hall was built in 1959-60 as the gymnasium for the Drumm farm. It is built on a concrete foundation with slab on grade floor, steel frame and brick veneer faced block wall construction. A one story entrance pavilion projects out from the east façade and contains two double aluminum entrance doors in a glass wall system, under a stucco panel. The gable end walls rise slightly above the gable roof of the main roof and the entry roof. The windows are commercial metal window units painted white and are without lintels or contrasting sills. The basic stylistic elements used are some corbelled brick work on the edges of the main end gable wall suggestive of quoining, and a large oculus window with brick surround and keystones in the upper gable wall. It has a metal deck roof covering its 6470 square feet.



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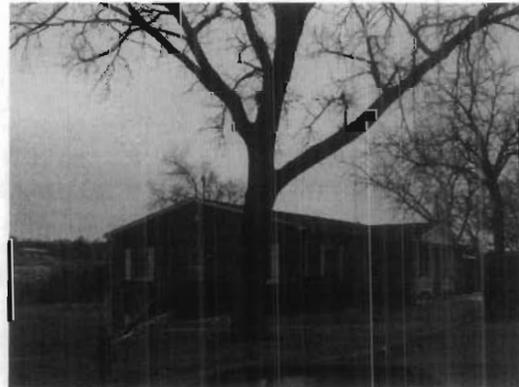
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**Drumm, Andrew, Institute
Jackson County, MO**

McClure Hall was constructed in 1964 as a new styled housing unit for Drumm Farm. It is a one story ranch house type building, with a walk out basement with finished space. This building contains 7200 square feet of space within its exterior stud walls with brick veneer. It has a shallow gable roof, constructed of wood trusses. It was used as family styled home for the boys and house parents.



Gardner Hall was built in 1971 as the Dining Hall for the Drumm Farm. It is constructed on a concrete foundation with 8" block walls with brick veneer. Glu-lam rigid frame is used for the dining room portion while wood trusses are used for the roof at the kitchen on the west end. This building is also a one story ranch type building with a full basement. Again, six over six light sash units are used with white shutters for accent. Round oculus windows are also used in the east and west brick gable ends of this building. The dining hall features a front porch over the centered doorway. This porch is similar to those of McClure Hall, but porch railing are used on the east and west side of this porch. There is just over 5,000 square feet of space in these two floors.



Hedden's Hall was built in 1973-74 as the newest of the family styled houses. It contains two floors, with one being a walk out basement. There is 6840 square feet of space in this building with concrete foundation and wood stud walls with brick veneer. It also has wood trusses used for the shallow gable roof. It has steel beams and joists with a concrete floor and a steel pan concrete stair system. It is a six bay structure and has two entrance porches over the two doorways. The white frame gable roofs of these two porches are supported by only two posts and railing is not used. Round oculus windows are

also used in the brick gable ends. It was last used as the alternative school for the Independence School District, under a lease agreement.

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**Drumm, Andrew, Institute
Jackson County, MO**



Storage Barn is a recent metal one story gabled roof garage and storage building of pole barn construction. It was built in 2000 and has sliding barn door on the east end.

There were two main barns on this farm. The south barn, located south of the house, was a large frame bank barn on a stone foundation built into the side of the hill. It was the cattle barn and had a large hay mow on the upper

floor. When the farm was purchased by Major Andrew Drumm, there was a large horse barn with a gable roof with the ridge running north and south located just northwest of the house. A tenant house was located close to this barn. As part of the development of the Drumm Institute, a dairy barn and milk house was built on the east side of the barn and a machinery shed was added to the west side. All of the barns and the tenant house had been removed by 1980 either by fire or because of deterioration. After the change in use of the farm ground, most of the fencing was allowed to deteriorate or has been removed. The old pond at the east edge of the property remains as does the small stream that runs across the east frontage of the property. Several mature trees remain on the property.

Beals Hall was built in 1928-29 as the school dormitory building

Superintendent's residence was built in 1929-30

Berkemeier Cottage was constructed in 1948-49 with additions in 1969 and 2001

Trelease Hall was built 1948-49, additions in 1966 and 1974 for school uses

Thomson Hall was built in 1959-60 as the gymnasium

McClure Hall was started 1962 and completed in 1964 as family styled housing

Gardner Hall was built in 1971 as a dining hall

Hedden's Hall was built in 1973-74 as family styled housing

Storage Barn is a pole barn constructed in 2000

The overall appearance of these buildings is an image of a collection of brick buildings with white trim and shutters arranged on a small hill with mature trees and could be seen as a large country estate. The Swinney Hall is the predominant visual element of the main cluster and is located at the eastern edge of the campus between two lanes and the other buildings are located to the south, north and west of it. The Superintendent's residence is located separately, on a small hill south of the other buildings, connected with a separate lane. The non-contributing building is located at the western most edge of the grouping and is not visible from the initial approach or the highway. All of the contributing buildings are of red brick, with white trim and

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**Drumm, Andrew, Institute
Jackson County, MO**

accents. The four buildings on the south side of the campus all have oculus windows, an element picked up from the main cross gable of Beals Hall. All of the gables are of newer buildings are of white frame.

This complex of buildings is arranged around an oval drive on the top of the main hill that is reached from Lee's Summit Road by a lane crossing over a small bridge over a creek that runs parallel to the main road and climbs the hill toward Swinney Hall where it goes towards the west on the south side of Swinney Hall and Beals Hall and turns back to the east and passes these two buildings on the north. There is a white board fence on either side the lane leading up to the buildings. The road also continues further north at the west end and comes back to the east on the south side of the Trelease and Berkemeier Cottage.

The black top drives have concrete curbs and brick or concrete walkways. The grounds around the buildings are planted in grass and the buildings are surrounded by mature trees and shrubs. The impression of the complex is one of an agrarian setting with a pond close to the highway, a winding creek and mature trees sheltering the ten buildings. The approach to the Andrew Drumm Institute from the north is through heavily developed residential development on the four land Lee's Summit Road with the new Drumm Villa development on the northern edge of the old farm, a large apartment complex on the east side of Lee's Summit Road and an older subdivision on the hills across from the Institute. The development of the Drumm Golf Course was successfully designed to maintain the look of the open farm land surrounding the Drumm Institute. The complex retains integrity of site, location, design, setting, materials, workmanship, feeling, and association.

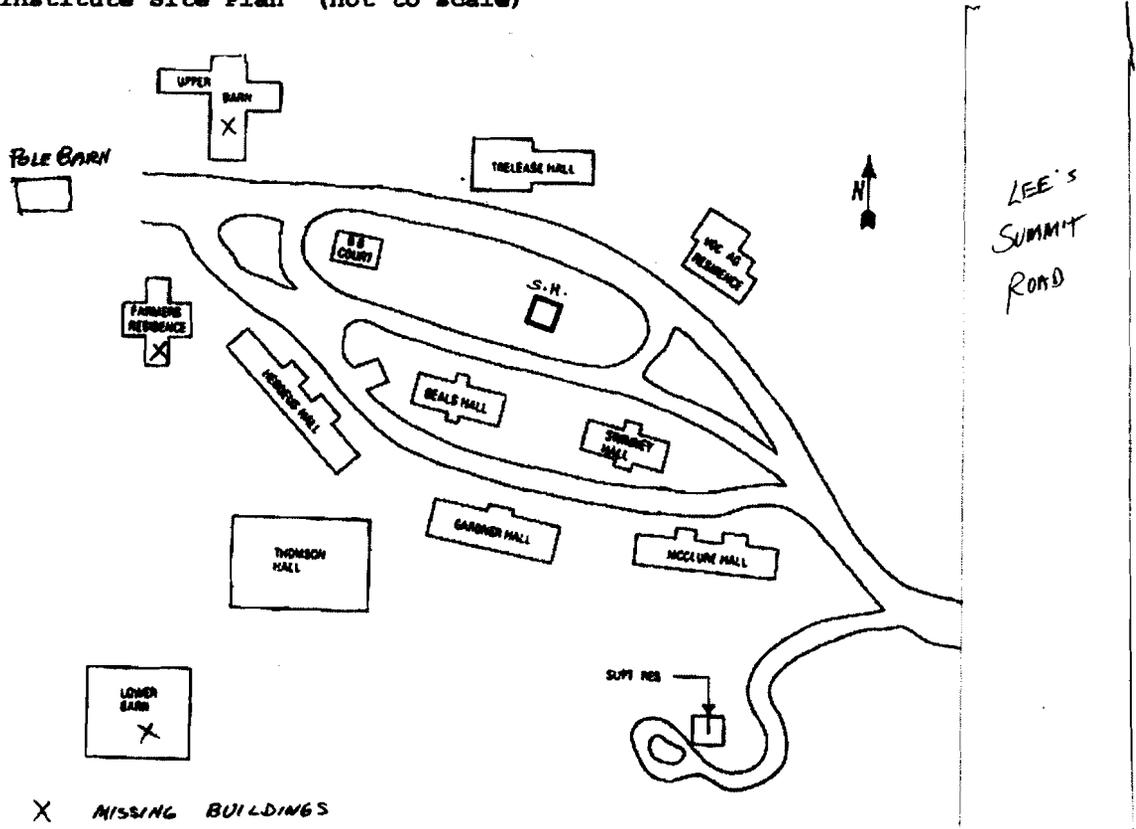
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Drumm, Andrew, Institute
Jackson County, MO

Drumm Institute Site Plan (not to scale)



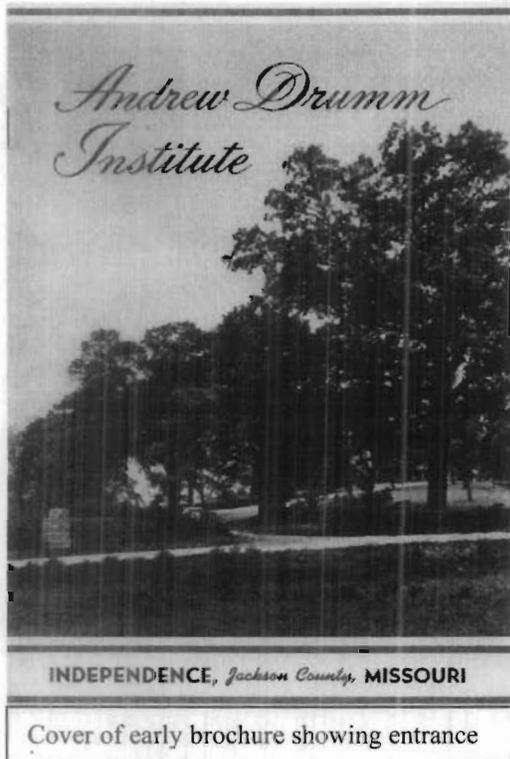
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**Andrew Drumm Institute
Jackson County, MO**

Summary



The Andrew Drumm Institute at 3210 Lee's Summit Road in Independence, Jackson County, Missouri, is locally significant under Criteria A within the context of Social History, and Education. The Andrew Drumm Institute was philanthropic endeavor of Andrew Drumm who committed his efforts and his estate to an institution to provide for the care and education of under-privileged youth. Andrew Drumm purchased this working farm specifically to institute an educational program that emphasized agricultural practices in which students were responsible for special projects, livestock, and farm chores. The institute was to foster boys and they were "not [to] be made to feel that they are the objects of dependence, but that they are doing something for themselves."¹ It was a dream turned reality for a man who played a significant role in the cattle industry of California, Texas, Kansas, and Oklahoma who wished to provide an opportunity for a better life for those less fortunate than himself. The Institute continued to promote his ideals long after his death. The period of significance is defined as 1928 through 1975 which is the period that the Institute remained under the control of the Trustees and operated in the manner specified by Andrew

Drumm in his will. The property meets criterion consideration G because its self-sustaining farm organization lasted long after similar institutions closed. Change in state and federal law regarding consumption of self-grown farm products forced a change in the administration of the farm in the mid-1970s.

ELABORATION

Drumm Institute is a collection of 11 buildings that still retain the farm-like setting envisioned by Major Drumm's and his bequest to provide a home, school, and farm for orphaned and indigent boys.² He purchased the 372 acre Frazier Farm in 1912 and spelled out his plan for a school in his will. After his death in 1919, it took 9 years to settle the estate, so the school did not open until 1929. The first Henry Nelson, a successful area farmer, was selected by the Board to act as the first superintendent in March 1929. That year, West Hall was constructed to house up to 24 boys and the existing farmhouse was remodeled to provide classroom space and to accommodate³ teachers and other school staff. The first student arrived in May of 1929 and the school opened on Labor Day, 1929 with 20 students.

¹ Will of Major Andrew Drumm, Section Six, 1912 and codicil. Excerpt found at <http://www.andrewdrumminstitute.org/PurposeoftheAndrewDrummInstitute.html>.

² Will of Major Andrew Drumm, Section Six, 1912 and codicil.

³ Photograph ca 1930 of the Andrew Drumm Institute, showing barns and two main buildings, from the south east.

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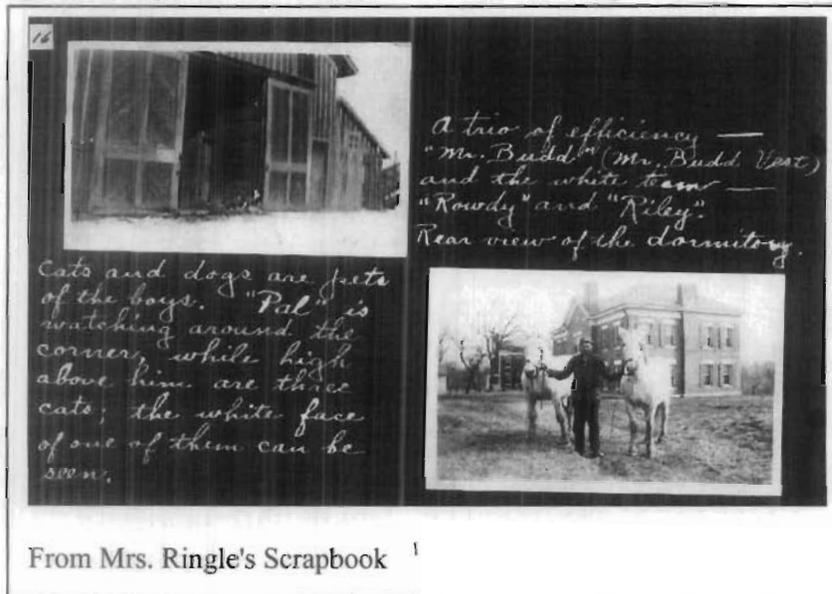
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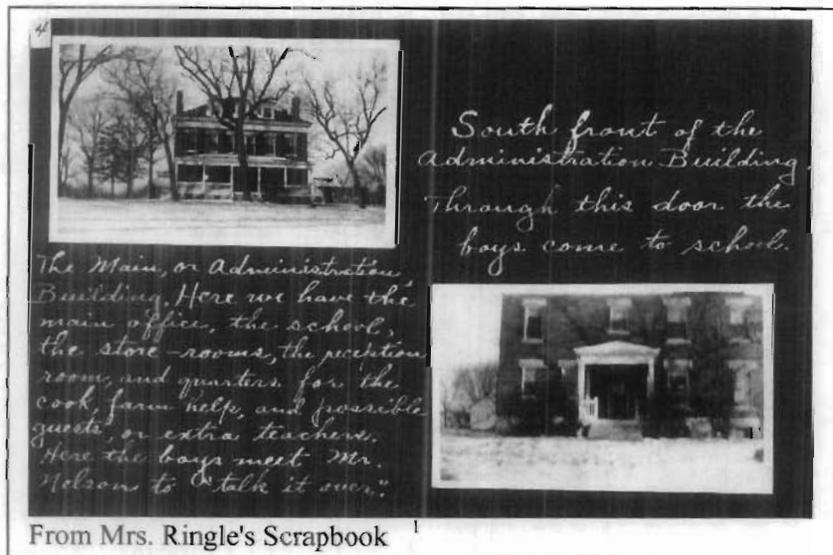
**Andrew Drumm Institute
Jackson County, MO**

The purpose of the school was to assist underprivileged and orphaned boys. Preference for admission was given to boys between the ages of 10 and 14, though boys 6 to 15 were eligible for admission. Boys

were to be orphaned or have no more than one living parent who was "financially unable to care for him or to put him through school."⁴ With the permission of the boy and his legal guardian, the institution would assume custody and guardianship of the child. The students helped by working on the farm to provide for their own sustenance. This Institute ran as a working farm until changes in the health regulations forced an end to the use of farm products and produce for the



students. Over the last 76 years, more than 600 students have been given an opportunity for a better and rewarding life because of Drumm's philanthropy.⁵



The farm was originally two miles outside of the city limits of Independence on the road south towards Lee's Summit. This property was the site of the Samuel Harris homestead. Harris and his slave, Jonathan Shepherd, hewed the logs for the first Jackson County Courthouse in Independence in 1827. The farm was owned in the 1870's by Shannon Knox who founded the town of Blue Springs further to the southeast. His farm was acquired by Milton Welsh who improved

⁴ Requirements for admission. <http://www.andrewdrummstitute.org/RequirementsForAdmission.html>

⁵ Frank Baldus, "Andrew Drumm Institute", (an unpublished paper, presented to the Kansas City Junior Service League, 1960.)

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Andrew Drumm Institute
Jackson County, MO

the farm, adding two barns, an ice house, smoke house, water tower, carriage barn, and a large farm home. He built the 11 room late Victorian home in 1881. Later, Alexander Frazier owned and operated the farm. It was during his tenure that the house and farm were photographed for the Jackson County chapter of The State Of Missouri.⁶ It was this property that was sold by Frazier's widow to Andrew Drumm in 1912.⁷

Andrew Drumm purchased the Frazier Farm in 1912, several years before his death in 1919. Even at this early date, he had plans to establish an agricultural school for indigent boys on the site. Drumm remained active in the business affairs of his holdings until his death in 1919. He was astute enough to establish a plan for the interim management of this property to build the assets for the Institute. Drumm appointed his close friends and business associates Swinney, McClure and Dean as the Trustees to manage the farm until the institute could be established.⁸

Andrew Drumm lived and worked in Kansas City, but hired a foreman to run the farm. After his death in 1919 and until the estate was settled, the Board of Directors managed this property as a working farm for the ultimate benefit of the Drumm Institute. When the estate was settled in 1928, changes came to the farm in preparation of the opening of the Andrew Drumm Institute.

The Director's Building Committee led by Rabbi H. H. Mayer, in accordance with the wishes included in Drumm's will, designed and began construction of a two story home for the students in 1928 on the hill behind the Welsh home.⁹ The second floor contained two dormitory style rooms with bath and shower rooms. The kitchen, dining room, and living room were on the first floor. This building was designated as West Hall and was designed to complement the architecture of the earlier building that was to be called the East Hall.

East Hall, the existing 1881 home, was remodeled to provide classrooms, work space, and housing for the staff of the school and farm.



Superintendent's Residence

⁶ Walter Williams. The State of Missouri: An Autobiography. Columbia, MO: E.W. Stephens Press, 1904, p. 410.

⁷ James A. Ryan, Inventory Form, Site # 28, (1975 Independence Survey. Unpublished, City of Independence Historic Property Files.)

⁸ Will of Andrew Drumm, Section Five.

⁹ William Richards, Andrew Drumm Institute, the First 50 Years. (Independence, Missouri, 1978), (from the collection of newspaper clippings), "Ratify Drumm School Head", Kansas City Star, March 12, 1928.

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In 1930, a colonial revival styled two-story brick house for the Superintendent was constructed on a hill further south of the other buildings. It was connected to the main drive via a dirt lane with a small bridge over the creek in the pasture. The Henry Nelson family was the first occupants.¹⁰

Background of Major Andrew Drumm

The life of Major Andrew Drumm could well have been an early western novel. Andrew Drumm was born on a 640 acre farm near Zanesville, Ohio in 1828.¹¹ He was one of 11 children of Samuel and Susan Drumm. He worked on the farm and milked cows while he attended county schools. He went to college at Delaware, Ohio and to Business College in Cincinnati. In 1850 he, like many others, made a trip to the gold mines of California.

Drumm spent thirteen months in the gold mines before returning to Ohio via New Orleans and the Mississippi River. Wanderlust again struck and he considered relocating to Texas but ended up returning to California in 1852. On his return trip, he traveled overland with a wagon train over the old Meeker Trail to Sacramento, California. He spent only a few months in Sacramento before settling in Tulare County. There he eventually owned a 700-acre ranch in what became known as Drumm Valley. Drumm raised hogs on this land rich with grasses, water, and oak trees. He sold hogs on the street in San Francisco until 1865 when he sold the ranch and moved to San Francisco to operate a slaughterhouse and meat packing plant under the name Willoughby Bros. and Drumm.

In 1879, Drumm returned to Ohio. He and his brother made trips to Texas where they purchased herds of cattle and drove them 1200 miles into Kansas.¹² They took advantage of buying southern Texas Longhorns south of San Antonio and followed the Chisholm Trail crossing the San Antonio, the Quadope, the San Marcos, the Colorado, the Brazos, the Lampasas, the Pearce, the Red, the Cimarron and the Arkansas Rivers up to Kansas. He served as the trail boss on these cattle drives and supervised an assortment of cowboys. Many of these hands were boys, some of Mexican origin. Some of these cowboys became lifelong associates of Drumm. Drumm eventually settled on open range in Summer County, Kansas on the Bluff Creek and continued his cattle drive operations. He then began to buy cattle from other drivers, fattening them on his operations and then selling them in the railhead towns as the railroad moved south from Abilene to Wichita, Ellsworth, and then Caldwell. He worked to ensure development of adequate facilities for handling cattle in Kansas City, Missouri.

In 1874, he relocated to the south and west in the Cherokee Outlet where he established the "U" ranch between the Medicine and Salt Fork Rivers. He built a log home that became the center of operations on this 150,000 acre spread leased from the Cherokee Nation. He advertised "grass fed cattle"¹³ and often marketed as many as 4500 head at one time in Coffeetown and Abilene, Kansas. He owned as many as 40,000 head of cattle on this ranch.

¹⁰ Mrs. Ringle's Scrapbook, Page 16, showing Beals Hall from the west and one of the barns

¹¹ Meade Lewis McClure, Major Andrew Drumm, 1828-1919, A Tribute by Meade McClure, (unpublished sketch), page 5 (Prepared and read by Meade L. McClure before the Missouri Valley Historical Society, May 31, 1919.)

¹² Ibid. page 11.

¹³ Ibid. page 12.

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Andrew Drumm also became involved with development of a new town. When the town of Kiowa, Kansas was unable to reach an agreement with the Atchison, Topeka, and the Santa Fe Railroad, Drumm and other cattlemen organized a new town company and Drumm was elected first president. By October of 1884, construction was underway in New Kiowa. The Board of Directors offered the railroad 20 acres for the depot, sufficient land for stockyards, and a 100 foot right of way on both sides of the tracks and a 50% interest in all land developed with the railroad responsible for 50% of the cost. Drumm also became involved with the development of the New Kiowa Bank, and Meade L. McClure became the first assistant cashier. In 1886, Drumm shipped 40 car loads of cattle on this new line from his "U" Ranch.

After years on the range as a cowboy, Andrew Drumm finally married in 1886. He wed Cordelia Green from Liberty, Missouri and they lived in Kansas City hotels and later bought a home on Armour Boulevard. Due to Drumm's financial success, the couple was able to winter in Texas, California, Florida, and New York. The cattle operation in the Cherokee Strip came to an end in 1893 with the opening of the Cherokee Strip in the settlement of Oklahoma. The location of the "U" Ranch was part of Alfalfa County, created out of Woods County, with Cherokee as the county seat.

In 1893, Andrew Drumm was active in the Kansas City livestock industry as part of the Drumm Flato Commission Company at the Kansas City Stockyards. He was also president of several banks in Kansas and one in Kansas City. By 1902, the firm was known as the Drum Commission Company¹⁴ and Meade McClure became Vice President. He annually made loans of between eight and ten million dollars to cattlemen. The Drumm Commission Company eventually expanded with offices in East St. Louis and Chicago, Illinois. At one time, Drumm was the largest individual payer of taxes in Kansas City. According to Meade L. McClure in his presentation to the Missouri Valley Historical Society in 1919, the title of "Major" was universally accorded to Andrew Drumm, as one of courtesy and not through any army service.¹⁵

The Drumms never had children of their own but Andrew demonstrated his concern for those less fortunate than himself throughout his life. As a rancher and cattleman, he often provided opportunities for willing workers to help improve their station and outlook in life. In Kansas City, the plight of the street children was cause of deep concern.¹⁶ He was particularly moved by the poor situation of the newsboys of Kansas City. He became aware of the good work being done by the P. I. Armour Institute in Chicago; Girard College in Philadelphia; and the McDonough Institute in Baltimore. He and friends and business associates traveled east to investigate these institutions. The result of this interest was the proposal for the Andrew Drumm Institute included in his will.

Andrew Drumm died at the age of 91 after becoming ill at a Texas Cattlemen's Convention in Dallas. He was taken to a sanitarium in San Antonio where he died on April 14, 1919. The newspaper article from the Kansas City Star was headlined "Touched Heart of Drumm, Orphan Boys' Plight Led to Bequest For Home. The Veteran Cattleman was Determined To Help Unfortunate Lads to Have a Fair Chance to

¹⁴ George C. Berkemeier, Major Andrew Drumm 1828-1919, An Adventurer Left a Living Memorial (H. M. Ives and Sons, Inc., Topeka, KS. 1976) page 56.

¹⁵ Meade Lewis McClure, page 33.

¹⁶ Kansas City Star Obituary, April 20, 1919.

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Succeed in Life.”

ANDREW DRUMM INSTITUTE

Drumm left \$5,000 to a brother and to each of his other brothers and sisters' descendents. The rest of the estate was bequeathed to Edward F. Swinney, Meade L. McClure, and Oliver H. Dean as trustees charged with managing the estate. Most of the proceeds of which were to be paid to equip and manage the Andrew Drumm Institute for homeless and indigent boys. The first set of Trustees for the Andrew Drumm Institute were: Cordelia Green Drumm, Andrew's widow; the Reverend Jefferson D. Ritchey; Charles W. Armour; O. H. Dean; E. F. Swinney; M. L. McClure; Rabbi H. H. Mayer; and James R. Dominick.¹⁷ The trustees were to put up a building to cost not less than \$50,000 on the farm and the institute was to care for about 200 boys.

Said Trustees shall establish an Institute for the maintenance, care and education of orphan and indigent boys. The youth received shall be required and trained to care for themselves as such as is consistent with their age. They shall not be made to feel that they are the objects of dependence but that they are doing something for themselves.¹⁸

Major Andrew Drumm acquired the farm and established his parameters for its operation in 1912. His will established not only the initial trustees, the first full Board of Directors and how successors were to be named. He made it very clear who he wanted admitted, and how they were to be treated. The Institute was to cultivate independence, self-respect and agricultural skill in farm boys. It would take another 16 years before the Andrew Drumm Institute began operation. The farm was managed by the interim trustees as a working farm with a resident farm family. The existing farm buildings were continued in use.

After the estate was finally settled, Mr. H. R. Nelson was hired as the first Superintendent. He was a successful dairy farmer, a graduate of the University of Missouri, a former teacher, former manager of the Ozark Livestock Show in Springfield, Missouri and an editor of farm publications. The farm had a herd of 75 purebred Shorthorn cattle with a prize bull, Sni-a-Bar Grandee; 68 Hampshire sheep; 150 Poland China hogs; 300 white Leghorn chicken; and a 40 acre orchard. There were 5 acres of potatoes, and 5 acres of corn, and other large vegetable plots. There were enough milk cows to supply the house and over 190 eggs a day from the chickens. The pastures were of blue grass pastures and crops of alfalfa, corn, Atlas-Sorgo, barley, oats and wheat were grown.¹⁹

To meet the requirements of the will, a membership committee of members of the Board and headed by Meade L. McClure, Chairman of the Federal Reserve Bank and a long time friend and business associate of Mr. Drumm were charged with evaluating the moral character of each applicant. An applicant was required to show that he has no means of support to provide for his needs or education. The applicant was also not be incorrigible or delinquent in behavior.²⁰ No County Court or charity was connected with

¹⁷ Will of Andrew Drumm, Section Six

¹⁸ Will of Andrew Drumm, Section Six, e.

¹⁹ William Richards, "Ambitious Boys Find Home Here" (unmarked copy ca 1937 from the collection of newspaper clippings.)

²⁰ Ibid. "Dream of Andrew Drumm Is Near Realization", Kansas City Star, March 27, 1929.

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the selection.

According to a presentation about the institute prepared by Frank Baldus in 1960, the Drumm Institute was entirely self-supporting through prudent management of the Drumm endowment which produced year end surpluses. These surpluses were used to increase the assets of the farm.²¹ The large farmhouse was remodeled using these funds in 1948 to increase the capacity to forty boys. A cottage was added for farm personnel and a combination school and shop building was added. In 1959, a combination auditorium and gymnasium was built with the boys doing a lot of the work. This saved money, gave the boys valuable training and experience in construction work, and the building became "their" gymnasium.

There was a dairy herd that provided milk, butter and there were several beef steers for the farm meat supply. Sheep and hogs were raised for meat and for sale. A large flock of chickens provided eggs and meat. All the farm animals were feed from farm produce. A large garden also provided much of the food. The boys processed the surplus in the farm cannery for future use. There was a large freezer where peas, beans, corn, strawberries, peaches and other fruits and vegetables were stored for use during the winter months.

The Institute made every effort to provide a natural home life for the boys. At first the boys attended school in Kansas City but since 1960, boys at the institute have in Independence School District. Elementary students attended and followed regular elementary classes but high school pupils did their academic work at school and then return to the farm for their science, agriculture, shop and trade courses. It was not an object of the Institute to make farmers of the boys but rather to give them a farm home and a farm background for whatever vocation they selected.

They selected their own school courses, bought some of their own clothes, attended the church of their choice, had a regular allowance, took part in any school activities and made many contacts away from the farm. Boys living at the Institute also took an active part in the work of the Future Farmers of America and the 4-H clubs. They had general chores and farm work but were also encouraged to operate a project on their own. When a project was selected, the farm personnel helped him to select the best seed, bird or animal. A book on the project and the best presentation of his project for sale was each individual's responsibility. When the project was completed, the books were balanced and any profit belonged to the boy. The boys had individual accounts at a downtown bank.

Summer vacation provided time away from the farm. In August, the boys decided where the group vacation would be spent. A big truck was loaded with tents, food, camping equipment and the boys took off for up to two weeks. Yellowstone National Park, Dakota Badlands, Taos and Santa Fe, New Mexico, Carlsbad and the Southwest, the Ozarks, and Washington, D. C. have all been vacation destinations.

Education

The first five residents of the Drumm Institute arrived in May of 1929 after the new building was ready,

²¹ Ted Ballas, "The Drumm of Drumm Street", (the Maritime Heritage Project web site entry, 1999.)

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the farmhouse converted into school and offices and the new steam heating plant installed. They were Doane Tuller, 13 and Frank Tuller, 15, brothers; Orin Howes, 14 and Carol Howes, 15, also brothers; and Cecil Bowers, 14. The staff at that time included Mr. H. R. Nelson, Mrs. Lillian N. Ringle, Mr. and Mrs. Budd Vest, farmers; and Mr. John Wilson. Mrs. Lillian Ringle had a Masters Degree from Columbia University in Art and had been a Dean of a Woman's teachers colleges and had taught in high schools. She was not only the housemother, but was the teacher for the school portion of the boys' education. Mr. John Wilson was hired as the Vocational Agriculture Teacher for the boys. By Labor Day, the enrollment had reached 20.²²

The initial daily schedule at the Drumm Institute started before 6 am with a wake up gong followed by a hearty breakfast. At 7, boys went about completing their chores in the summer and attending classes during the winter. Lunch was served from 11:30 and followed by a rest break until 1:30. Work outside occupied the afternoon with another break until supper was served at 7 pm. The boys also had to help with set up, kitchen work, and clean up. The boys put in a full day of work during the summer and a half day during the school year. Every effort was made to make this operation more like a farm home than an institution. Mr. Nelson thought of himself as a foster father for the boys, and Mrs. Ringle functioned as housemother. Cats and dogs were part of the daily farm scene as well.²³

By 1932, the daily schedule was changed when high school aged boys drove to classes at Northeast High School in Kansas City from 7:45 to noon. Dinner was served at 12:30 and vocational classes ran from 1:30 to 4:30 pm. Evening chores were done between 5 and 6 pm when supper was served. Supervised study hall was held starting at 7 pm with lights out at 9 pm. Those not going to high school attended classes on the farm held under Mrs. Ringle.

There is an atmosphere of home and hearthside about the Drumm Farm. There is nothing of the "institution" the boys are on their honor all the time, with supervision and advice given in farm work, in livestock care, in morals and in the wholesome elements of life. Life at the Drumm Farm is the ideal one for a boy. There are horses to ride. There are meadows to wander over, and meandering, shady streams where any farm boy can find his fun. Also there is health giving work in the fields and among the herds of livestock.²⁴

Mr. Nelson got the boys started in 4-H work during the first school year of operation and the Drumm Institute hosted the first Jackson County 4-H Fair in July of 1931. Boys from Drumm Farm were winning prizes at the State Fair in Sedalia and making a name for themselves at this time. The boys also became active members of the F. F. A. and the Drumm Institute Future Farmers Chapter was chartered in February of 1937. Drumm Institute residents had already amassed quite a showcase full of ribbons, several cups and a reputation among their competitors. All of the boys had responsibility for living things and usually had calves, pigs, or chickens to raise. They dressed as individuals and had freedom of choice in their projects. They also were free to express dissatisfaction at any time and to return to their former

²² George C. Berkemeier, "The Origins of the Andrew Drumm Institute", (unpublished paper 1997, on Drumm Web site.)

²³ Richards, William, "Boys Find Health Willed to Them By Maj. Andrew Drumm", Kansas City Times, July 22, 1929.

²⁴ Ibid. *Heritage of Rural Life*, Kansas City Sunday Star, May 27, 1934.

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situations if they wished to leave Drumm Farm. They were provided a small allowance and got any profit from their individual projects.

Staffing

Remarkable stability was seen in the administration of the Andrew Drumm Institute. The first Superintendent, H. R. Nelson, remained in charge for almost 30 years—from 1928 until 1954. His replacement, George Berkemeier, who came to the Drumm Institute as the Vocational Agriculture teacher in 1935, held that position from 1954 until his retirement in 1974. A former Drumm graduate, Arthur Kelly followed his mentor, George Berkemeier as Vocational Agriculture Teacher and then as Superintendent from 1974 to 1977. Mrs. Charlotte Loiselle was the chief cook at Drumm Institute for over 20 years.

Physical Changes

After the opening of the Andrew Drumm Institute in 1929, the care of the Institute became part of the responsibility of the residents. During the summer, the boys helped care for the crops and the livestock. A program of maintenance was also part of the schedule, including construction and repair of furniture for the Institute. Certain repairs and expansion projects were carried out with assistance from the older boys, as part of hands-on experience and the Vocational Training classes. Outside cellar steps and the creation of a larger basement under Beals Hall for space for a large freezer was done with labor provided by residents in 1940-41. Some of the other construction projects that were completed with help from the residents were the construction of the Thomson Hall as the gymnasium in 1959-60; foundation and construction of the new residence hall, McClure Hall in 1962 and completed in 1964; the addition to Trelease Hall; and the construction of Gardner Hall as the new kitchen and dining hall in 1971.

SIGNIFICANCE

Social History

Andrew Drumm was the typical entrepreneur of the 19th century. He followed the lure of the California Gold Rush. He was successful in the gold mines and returned to his native Ohio where he heeded the call of the west and made an overland trip to California where he established a successful ranching operation. He sold his ranch and established a slaughter house and meat packing operation on the West Coast at San Francisco. He returned again to Ohio, only to return to the west making cattle drives from Texas up into Kansas. He settled in Southern Kansas and then a little further south in Oklahoma Territory where he established a major cattle operation on land leased from the Cherokee at what was called "U" Ranch until forced to leave because of the settlement of Oklahoma. He became a success developer of New Kiowa Kansas and served on the board of directors of several banks. He became a successful cattle commissioner and led a cultural life of travel and wintering in warm climate. The result of his lifetime efforts greatly influenced the economy of Missouri, Kansas, Oklahoma, Texas and California.

Throughout his life, he offered assistance to those he felt were trying to help themselves. He gave

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employment to many in California, Kansas and the Indian Territory. He gave to charity and supported various social improvement efforts. He became deeply concerned after learning about life on the streets in Kansas City from the newsboys, and became determined to do something about it. He left the bulk of his estate to fund the Andrew Drumm Institute to provide an opportunity for a better life for orphaned or underprivileged boys. He used his friends and business associates to ensure that his dream was fulfilled. He provided quite a legacy in a program that gave over 600 young men an opportunity for a better life.

Over the years, the average number of graduates per year was four. The number of boys cared for at the Drumm Institute varied, starting with about 20 per year until after 1944 when the number grew with the expanded facility to average about 35 in the 1950's. With the construction of the new type housing in the 1960's, the number grew and peaked at nearly 54 in 1970. With the additional costs of providing food not grown on the farm, the Institute experienced financial difficulties.

Education

"Originally, school was held at the institute, under the directions of Mrs. Ringle, who was an accredited teacher. Boys were taught thru the 7th grade at the Institute, and when the original boys reached high school age, the first attended Northeast High School in Kansas City. With the completion of Us Highway 40, boys attended Central High School and then later, using 23rd Street, East High School. When Drumm Institute was included in the Independence School District in 1959, boys attended William Chrisman High School, and at present Truman High School. Elementary Schools attended were Oldham and Bristol, and from 1959, Hanthorn and Glendale in the Independence School District. Grade school boys attend school all day, with high school boys returning home after one-half day to study Vocational Agriculture in the classroom and when weather permitted, outside. After high school graduation exercises, a commencement program is held for the Drumm graduates at the Institute, with each graduate presented a ring with the Drumm insignia."²⁵

The program of Education that emerged at the Drumm Institute combined the concept of the graded curriculum with manual training concepts. At first, elementary students were taught by resident teaching staff on the farm and the secondary students drove themselves to Kansas City high school for academic classes and returned to the farm for vocational training classes. Through the University of Missouri and the USDA County Extension agents, Mr. Nelson involved the boys in both 4-H and FFA clubs with immense benefits accruing to the residents. The goal of this educational program was not to turn all graduates into farmers but to instill in each student a respect for the value of hard work, pride in their accomplishments, and a broad range of skills applicable to various career choices. This program made use of available resources and emerging programs to further the goals of this institution.

Because of the Smith-Hughes National Vocational Education Act, funding was provided for schools to offer vocational agricultural classes after 1917. In response of the desire of early vocational agricultural students for an organization with roots in vocational agriculture, Henry C. Groseclose established the Future Farmers of Virginia in the 1920's to meet that need in that state.²⁶ In nearby Kansas City, the American Royal invited students in vocational agricultural classes to participate in their livestock judging

²⁵ William Richards, page 14.

²⁶ History of the FFA. Cumberland Regional High School Website, September 20, 2005.

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contest in 1926. By 1928, the Future Farmers of America had been established as a national organization and held the first FFA Convention in Kansas City that year. Drumm Institute Chapter of FFA was chartered in 1937.²⁷

The value of the education at the Andrew Drumm Institute is easily established when tracing the careers of some of the graduates from the Drumm Institute. Like any school, many went on to viable careers in sales, manufacturing, and the service sector. Many more graduated from various colleges in Missouri and the United States. George Billiuris graduated with a degree in Electrical Engineering from the University of Kansas and embarked on a career with General Electric where he ended up head of Atomic Energy Research for GE in California. Over two thirds of the early graduates served in World War II, and one, Joe Warrior continued as an officer in the Naval Air Corp, training pilots in Florida. Most recently, Richard Rhodes, a 1955 graduate of the Drumm Institute received a full scholarship to Yale University in Connecticut from which he graduated in 1959. He has achieved many hard-won successes as a writer, publishing some ten books of both fiction and non-fiction. His *Making of a Bomb* was awarded the American Book Award, the National Book Award, and the Pulitzer Prize in 1986. *A Hole in the World: An American Boyhood*, by Richard Rhodes from Simon and Schuster, 1990 draws attention to the needful, hungry children who like him, are abused and out on the streets. In his book, *The Inland Ground: An Evocation of the American Middle West*, he says that he was called back from despair during this bleak time by "the land and the animals and the work...those daily regularities that insist on the continuation and preservation of the World."²⁸

The basic agricultural operation of the farm was the means of making the care of these youth economically viable over the long term as well as meeting the need of providing them with a sense of carrying their own weight and not one as charity cases. The farm itself had a long history of involvement in the cattle industry, as this part of Jackson County was known for its Shorthorn and Hereford stock herds. Gudgell and Simpson farms were located just west of this farm. At the start up of these programs, Drumm farm work was done with teams of horses and with hand labor. Mechanical equipment was introduced in the 1930's and became standard in the 40's. This farm was a diversified operation with the raising of beef cattle, hogs, sheep, chickens and even bees. The fields included corn, alfalfa, barley, oats, and wheat. An orchard, large vegetable plots for corn, potatoes, beans, tomatoes, and strawberries were tended by students. The program also took advantage of the County Extension Agent and had its own 4-H Club and FFA Chapter which provided additional support for the farm program through involvement with the Future Farmers of America activities. It was this rich agricultural heritage of rural living that provided the atmosphere desired by Andrew Drumm. This is the last of the farms to remain basically open as all of the surrounding land has been subdivided and developed.

The period of significance is from 1928 until 1975. The property was managed by the Board of Trustees

²⁷ William Richards, (from the 1939-40 FFA Scrapbook included in his book, no page numbers).

²⁸ Maxine Kumin, "A covenant With the Soil", New York Times Book Review, September 24, 1989. Accessed 9/12/2005 at <http://partners.nytimes.com>

²⁹ Little, Rufus, oral interview, November 1, 2005

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from the time of Andrew Drumm's death in 1919 until the first Superintendent was hired in 1928 and the preparations for the opening of the Institute began. The end date of significance is listed as 1975 when the manner of operation changed as the Institute faced difficulties brought on by the social changes of the world around them and a management structure that no longer reflected the work ethic and management style of those born before the depression. The old traditions of farm work ethic, responsibility for livestock and produce, the required daily farm chores, and the original philosophical underpinnings of the Institute suffered from social ills of the 1970's after the retirement of Mr. Berkemeier. Child labor laws, the requirements for state licensing and additional regulations made it impossible to continue to produce and prepare home grown food. The increased costs of feeding the residents and inadequate management control led to severe financial hardships. The Institute was no longer self-supporting.¹

In an attempt to put the Institute back on sound financial footings again, the Board of Trustees contracted out with the Evangelical Children's Home of St. Louis to operate the Drumm Institute as part of their treatment facility and program. The focus of the Drumm Institute became one of treatment and therapy and not education and preparation for life. This option failed to meet the expectations of the community or of the Board of Trustees and it was terminated after seven years. The image of the Institute and its finances had been severely deteriorated by this attempt.

In the aftermath of this situation, the Board of Trustees faced the decision of closure of the Institute, sale of the property and conversion to a not-for-profit social agency, or the modernization of the organization and its program to meet the needs of the last decade of the twentieth century. The board elected to update the operation and the structure of the Institute. An increase in the number of members on the Board of Trustees and the admittance of girls were the major changes approved by the Circuit Court. Professional staff was placed under the management of an executive director who worked closely with the Board of Trustees in fundraising and management of the Institute.

Drumm Institute continues to provide for those youth like those befriended by Andrew Drumm in his lifetime. The Institute has faced difficulties in the recent past, but through the management of the resources by the Trustees, changes were initiated to combat the changing conditions as the property became annexed into Independence, forced to stop using home grown food, and social changes resulting from the change from rural to urban surroundings. The Institute was managed by a different entity from 1983 to 1990, but since that time, the Board of Trustees and permanent staff have resumed management and operation of the facility. The agreement that permitted the development of the Golf Course on the grounds provides income for the Institute as well as providing for on the job training for residents.

The Trustees have retained the basic core campus much as it appeared fifty years ago. Recent developments were approved to protect the setting of the Drumm Institute. The district retains integrity of location, setting, design, materials, workmanship, association, and feeling.

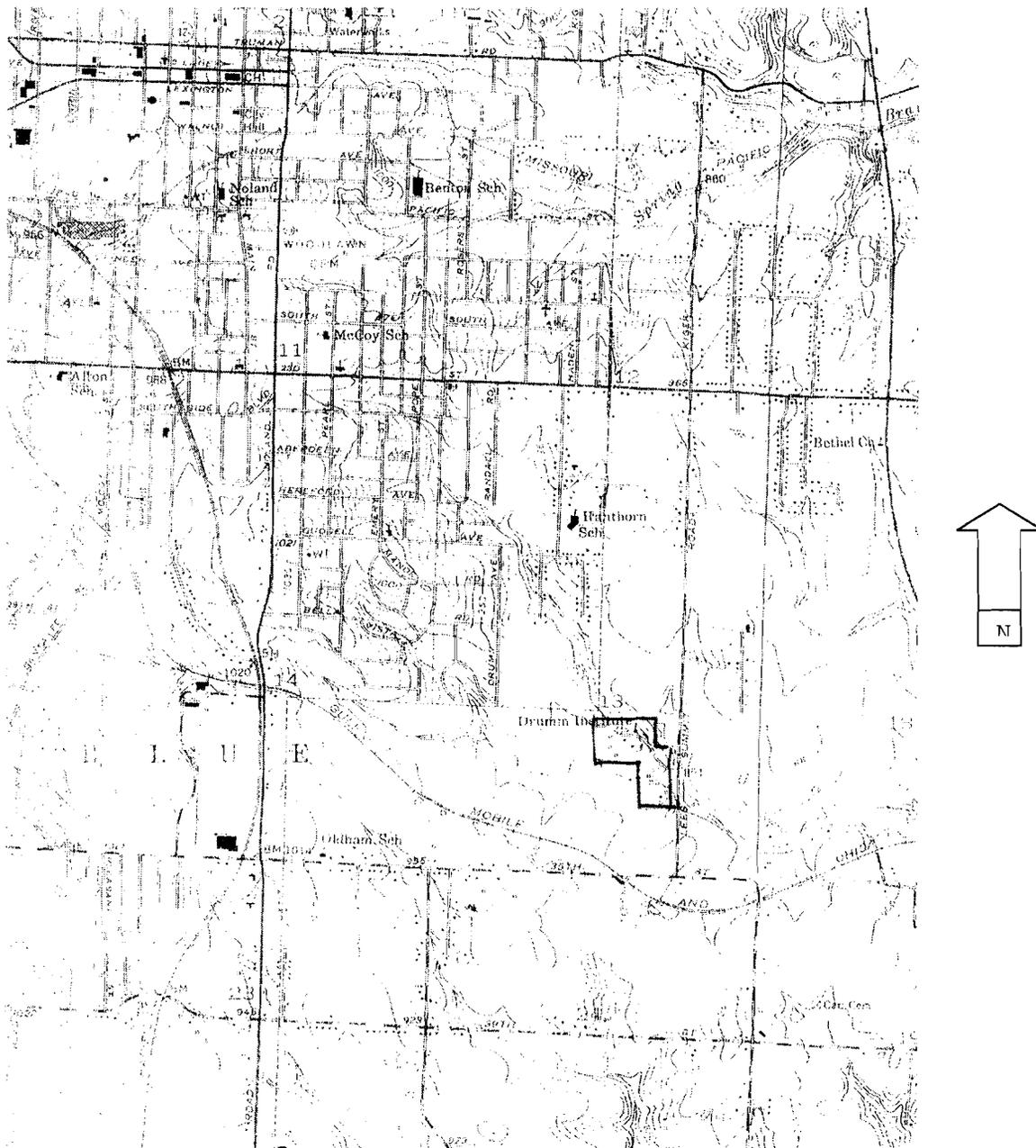
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Location and shape of District



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**Andrew Drumm Institute
Jackson County, MO**

Verbal Boundary Description:

Starting at the NW corner of the NW Quarter of the SE Quarter Section of Section 13, Township 49, Range 32 W, thence south 200 feet thence east 200 feet to the point of beginning: East 750 feet, thence south 425 feet, thence east 250, thence south 900 feet, thence west 400 feet, thence north 775 feet, thence west 625 feet and then north 550 feet to the starting point, containing in all 17.3 acres.

Verbal Boundary Justification:

Boundaries were drawn to encompass all of the buildings of the core campus of the Andrew Drumm Institute. Though the school originally encompassed 372 acres of land which was used by students to raise livestock and other agricultural produce, much of the once agricultural land has since been changed to other uses. Part of the property is now a golf course, and other parts have been subdivided for housing. The boundaries were drawn to include the core or the significant property while excluding these significant alterations.

Andrew Drumm Institute
Photograph List

Patrick H. Steele, Sr., Photographer
Photographs dated January 22, 2005 and October 21, 2005
Originals at Preservation Support Services, Westphalia, Missouri

1. Entrance sign from east
2. View of the sign and driveway from east
3. View from the east towards the core campus
4. Swinney Hall, from the southeast.
5. Swinney Hall, from the southwest
6. Swinney Hall, from the north
7. Smokehouse from the northeast, Beals Hall behind
8. View of Berkemeier Cottage and the smokehouse from the west
9. View of the smokehouse with Swinney Hall and Beals Hall from the west
10. Beals Hall from the southeast
11. View west towards Hedden's Hall past the south façade of Beals Hall
12. Superintendent's Residence from the southeast
13. Superintendent's Residence from the northwest
14. Berkemeier Cottage from the south
15. Trelease Hall from the southeast
16. Trelease Hall from the southwest
17. Thomson Hall from the northeast
18. View of the rear of McClure, Gardner and Thomson Hall, from the southeast
19. View showing placement of Gardner Hall, Thomson Hall, McClure, Hedden's Hall, and Beals Hall from the southeast
20. McClure Hall, from the northwest
21. McClure Hall, from the southeast

United States Department of the Interior
National Park Service

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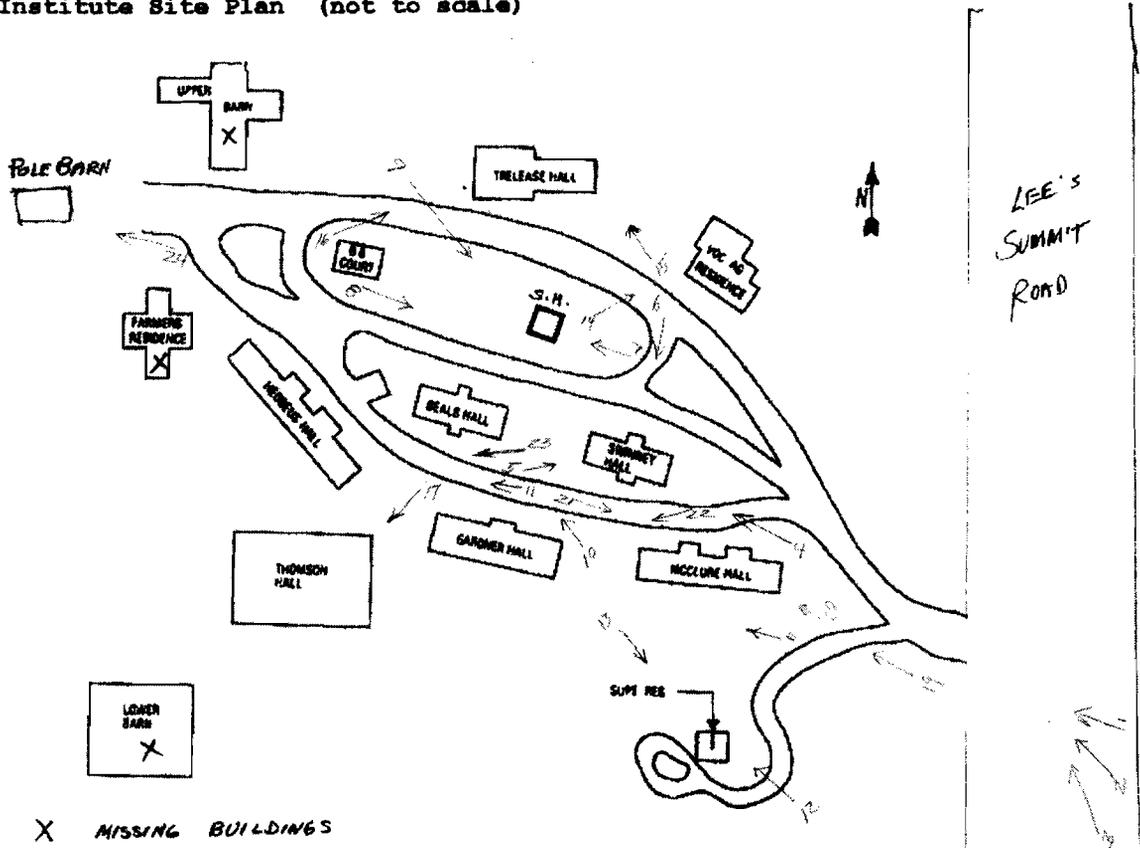
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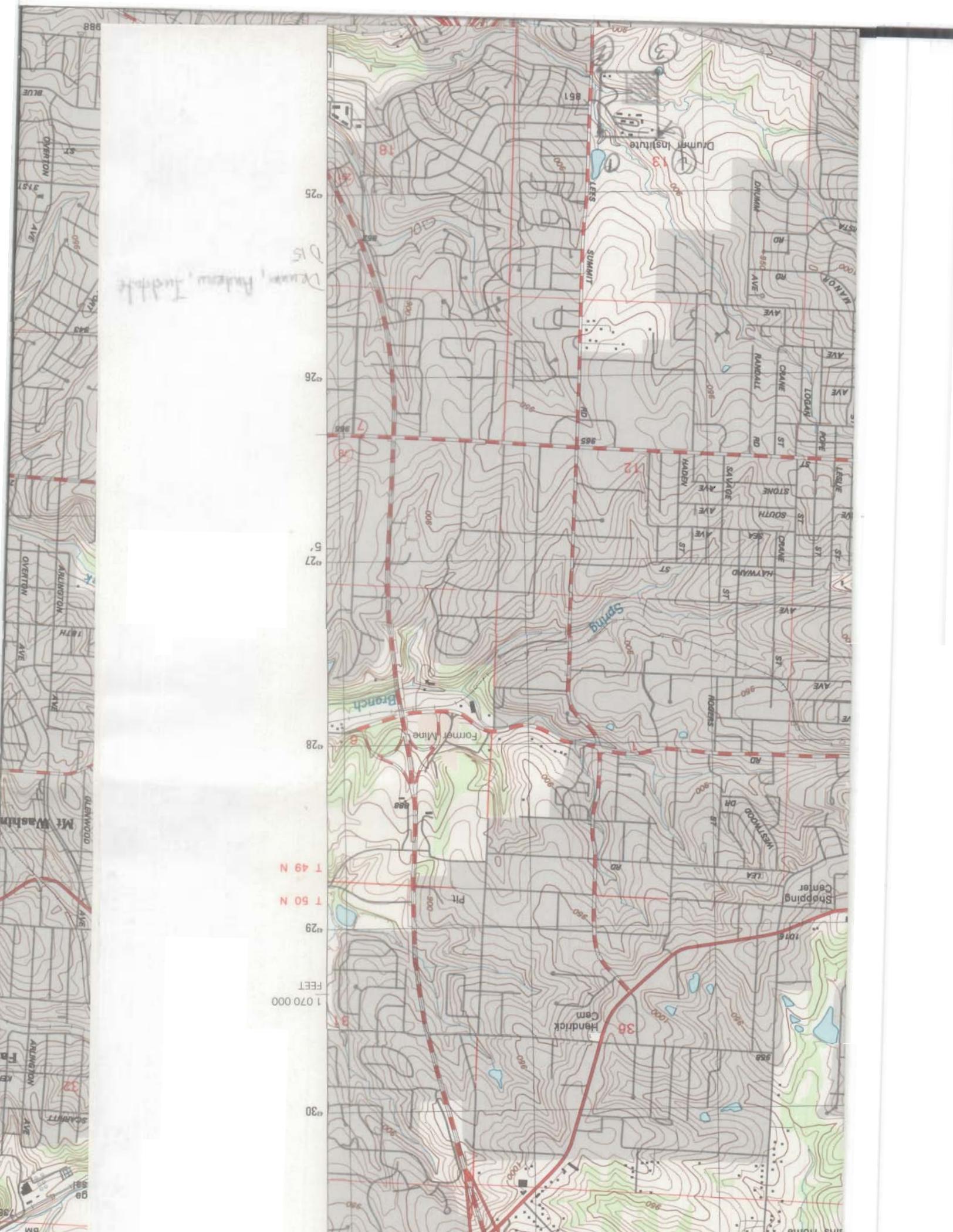
**Andrew Drumm Institute
Jackson County, MO**

- 22. Gardner Hall from the northeast
- 23. Hedden's Hall from the east
- 24. Storage barn from the southeast

Photo Key:

Drumm Institute Site Plan (not to scale)





Drummer, Andrew, Judith

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06001014

Date of Listing: November 3, 2006

Property Name: Andrew Drumm Institute

County: Jackson

State: Missouri

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for James J. Villa
Signature of the Keeper

November 3, 2006
Date of Action

Amended Items in Nomination:

Section 5. Classification

The number of resources within property is hereby changed to 5 contributing buildings and 5 noncontributing buildings, for a total of 5 contributing and 5 noncontributing resources. This reflects the fact that Thompson Hall, McClure Hall, Gardner Hall, and Hedden's Hall are classified as noncontributing because they were constructed after the end of the period of significance.

Section 8: Statement of Significance

The period of significance is hereby changed to 1928-1956; 1964 and 1974 are hereby removed as significant dates; and Criteria Consideration G is hereby removed.

[These changes were made in consultation with and approved by the National Register staff of the Missouri SHPO.]

The Missouri State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)















































