NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 Parade Park Maintenance Building

other name/site number Park District No. 3 Maintenance Headquarters

2. Location

street & town 1722 Woodland Avenue N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

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 June 10, 2008

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:)

Parade Park Maintenance Building
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

GOVERNMENT: Other (maintenance)
GOVERNMENT: Governement Office

Current Function
(Enter categories from instructions)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Mission Revival

Materials
(Enter categories from instructions)

foundation Concrete
walls Limestone
roof Asphalt
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

Parade Park Maintenance Building
Name of Property

Jackson County, MO
County and State

8. Statement of Significance

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

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(enter categories from instructions)

Architecture

Period of Significance
1912-1916

Significant Dates
1912

1916

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Sparks, Arthur L.

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:

Missouri Valley Room, Kansas City (Missouri) Public Library

☒ See continuation sheet(s) for Section No. 9

Parade Park Maintenance Building
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property 2.35 acres

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

1 1/5 3/6/4/9/8/5 4/3/2/8/1/7/2
Zone Easting Northing

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

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

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

Verbal Boundary Description
(Describe the boundaries of the property.)
Please see continuation sheet for section 10.

Property Tax No. N/A

Boundary Justification
(Explain why the boundaries were selected.)
Please see continuation sheet for Section 10.

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elizabeth Rosin, Principal
organization Rosin Preservation, LLC date March 10, 2008
street & number 215 West 18th Street, Suite 150 telephone 816-472-4950
city or town Kansas City state MO zip code 64108

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 Kansas City Parks and Recreation Department (Attn: Richard Coleman)
street & number 4600 East 63rd Street telephone 816-513-7500
city or town Kansas City state MO zip code 64130

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.

SUMMARY

The Parade Park Maintenance Building at 1722 Woodland Avenue in Kansas City, Jackson County, Missouri, occupies the northwest corner of Woodland Avenue and 17th Terrace (now vacated, *Photo 10*). It lies just north of the 18th and Vine Historic District (NR listed 9/9/91; additional documentation 12/05/07) for its historic associations with Kansas City's African-American community.[1] Two, long two-story arms create an L-shaped plan that opens to the northwest. The west arm, constructed in 1912, is sixteen bays long and three bays wide. The east arm, constructed in 1916, is twenty-one bays long and three bays wide. The limestone walls rest on a limestone foundation and are topped by a series of shallow asphalt-shingled cross gabled roofs. Arched window openings and a series of shaped parapets on the primary, street-facing (south and west) elevations define the building's Mission Revival style *(Photos 1 and 2)*. The west and north elevations, facing the courtyard, have shaped parapets at the end bays, as well as large arched openings in the ground floor that identify historic vehicular bays *(Photos 4 and 6)*. On the interior, the first floor of the west wing was recently rehabilitated with new partitions and finishes. The remainder of the building retains its historic finishes, although in a deteriorated state. Overall, alterations have been minimal, leaving the historic form, features, and materials of the building substantially intact and clearly conveying feelings about and associations with the building's period of significance.

ELABORATION

SETTING

The Parade Park Maintenance Building anchors the southeast corner of Parade Park. Bounded by The Paseo on the west, Truman Road (15th Street) on the north, Woodland Avenue on the east, and John Buck O'Neil Way (17th Terrace) on the south. Among the original parks developed in Kansas City's parks and boulevard system at the turn of the twentieth century, Parade Park retains its substantially open character, dominated by a large, oval athletic track and tennis courts. The only buildings, clustered along the south end of the park, include a late-twentieth century community center and the Parade Park Maintenance Building.

The east elevation of the Parade Park Maintenance Building faces Woodland Avenue. Between the building and the street, two grass strips flank a concrete sidewalk. Across the street is a mid-twentieth century multi-family housing development. A grassy lawn abuts the south and north elevations, the former being the vacated 17th Terrace right-of-way *(Photo 1)*. An asphalt parking lot extends into the courtyard northwest of the building *(Photos 4 & 6)*. Concrete walks lead from the parking lot to entrances in the west and north courtyard elevations.

[1] The *18th & Vine Streets Historic District* was also listed on the Kansas City Register of Historic Places on 11 August 1983.

EXTERIOR

The L-shaped plan is organized around a 50-foot square block at the southeast corner of the building *(Photo 1)*. From the corner block, a long arm extends 147 feet to the north *(Photo 10)* and a shorter arm extends 130 feet to the west *(Photos 1 and 2)*. A narrow breezeway separates the west arm from the corner block at the first story *(Photo 5)*. Each arm has a side-gabled roof *(Photo 3)*. Asphalt shingles presently cover the roof, but it was originally clad with red ceramic tiles. Limestone coping tops the shaped parapets. Between the parapets, the roof terminates with a shallow eave. Distinctive stone chimneys rise through the roof along the courtyard (west and north) elevations and on the west elevation of the west arm *(Photos 3, 4, and 6)*.

The two-story south and east elevations present the public facades. At the corner block, at the end of each arm, and at midpoints along each arm (in one location on the south elevation and in two locations on the east elevation) articulated bays project slightly from the façade. Each articulated bay has a shaped parapet and a cross-gable roof *(Photos 1, 2, 4, 6, 9, and 10)*.

Regular fenestration defines bays on each elevation. On the south elevation, pairs of rectangular windows fill square openings on the second story, while the first story windows have arched openings. The cross-gabled bays have single rectangular windows in the first story and a combination of rectangular and arched windows in the second story. The east elevation has rectangular and square window openings on both the first and second stories, as well as two arched openings centered in the second story end gables and four arched openings on the first story adjacent to the end gables. Non-historic aluminum double-hung windows fill all of the openings.

Centered in the south elevation of the corner block is the historic, primary pedestrian entrance. The recessed entrance has a limestone surround inscribed with "PARK DEPT" on the header *(Photo 11)*. Slightly west of the entrance is the arched opening to the breezeway, which allowed vehicles to enter the courtyard from 17th Terrace *(Photo 12)*.

The first story of the north and west courtyard elevations housed stables and storage areas for wagons and trucks. Historically, most of these bays had large, unfilled rectangular openings or bi-fold wood doors that enclosed the bays. They are currently glazed with non-historic aluminum storefront systems installed during the late-twentieth century. The non-vehicular bays on the first floor, the westernmost second-story bay of the south arm (above the breezeway), and the second and fourth bays from the north on the east arm have arched window openings. The remaining second story openings have pairs of rectangular windows in square openings. All of these have non-historic aluminum double-hung windows. The arched opening in the second bay of the east arm appears to have accessed the hay loft. It alone retains historic paired wood doors with divided lights *(Photo 13)*. The first story openings on the north elevation of the east arm are filled with stone.

INTERIOR

The first story of the corner block housed administrative operations and offices. In this location, a central, double-loaded corridor extends north from the main entrance in the south wall. The lath-covered wood structure that historically defined the corridor remains, although the plaster finish is substantially missing. The only staircase in the building anchors the north end of the corridor. The historic wood staircase rises from the first floor to the second floor. It has a wood railing composed of square balusters and a curved handrail *(Photo 14)*.

The second floor of the corner block contains storage areas defined by non-historic partitions. The painted perimeter walls retain some vestiges of a historic plaster finish. Floors are wood tongue-and-groove. Wood posts support the wood roof trusses, which are covered by a non-historic dropped ceiling with lay-in panels.

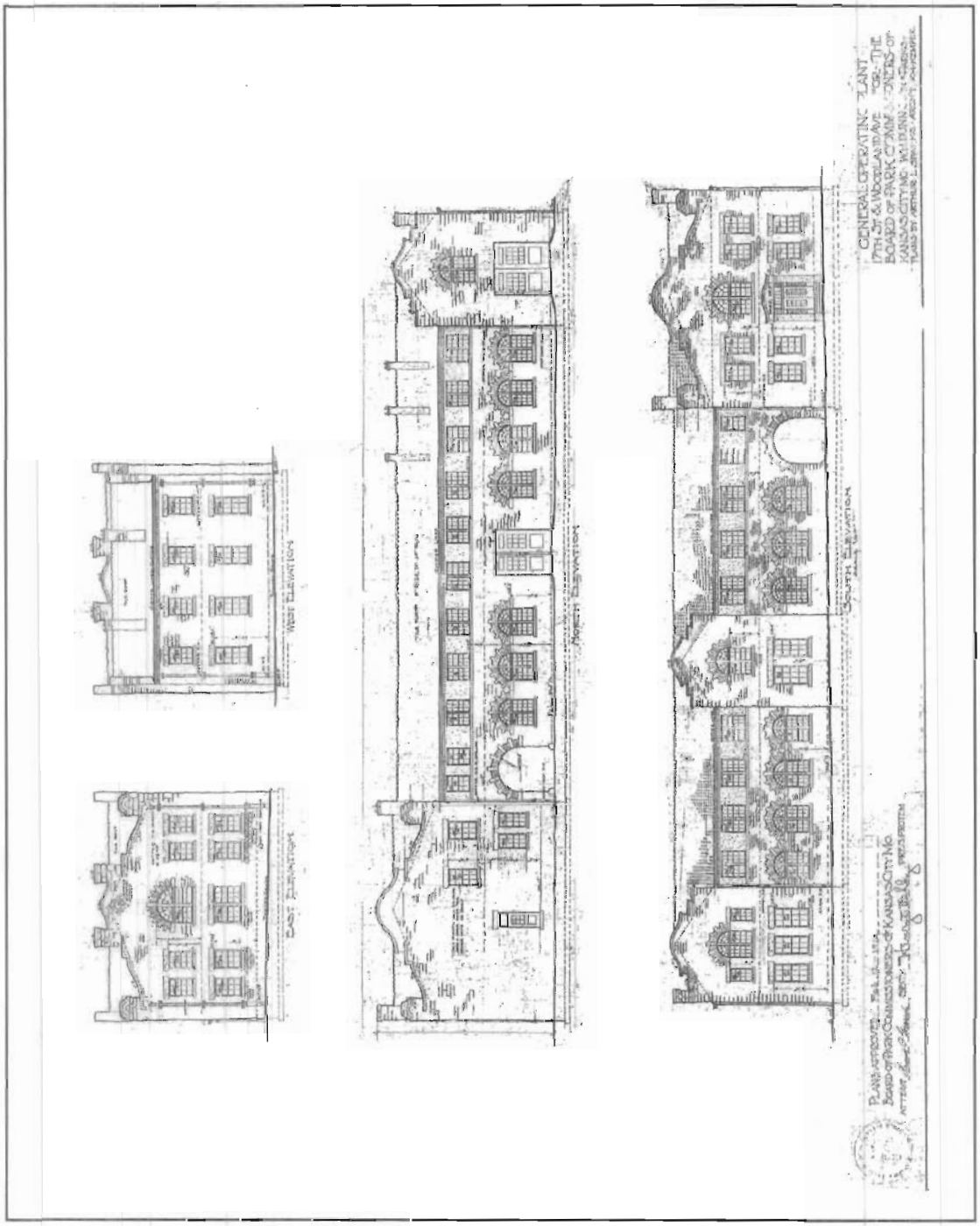
Moving north from the corner block, the first floor of the east arm contains a large open area most recently used for vehicular maintenance. Walls are exposed masonry (brick and stone). Wood posts support the ceiling structure, which is composed of exposed timber beams and wood deck. Floors are concrete. At the north end of the east arm (the historic stables), wood pavers are set into the concrete floor. Finishes at the second floor of the east arm are also sparse with minimal interior partitions.

West of the corner block, the first story breezeway separates the corner block from the west arm. The second floor extends over the breezeway, connecting the two blocks. There is a freight elevator in the north wall of the west arm near the east end. Steel structural columns are visible on the first and second floors. The first floor of the west arm was renovated in the late-twentieth century as a community facility. Painted drywall partitions define a lobby, two large multi-purpose rooms, a meeting room, an office, a kitchenette, and restrooms. Vinyl tile covers the floors, and dropped grids with lay-in panels cover the ceilings. Non-historic partitions also divide the second floor. Most of the floor is configured as storage rooms, although at the east end near the freight elevator are a lobby and a small office. The second floor retains historic tongue-and-groove wood flooring. Ceilings are a combination of non-historic painted drywall and dropped grids with lay-in panels.

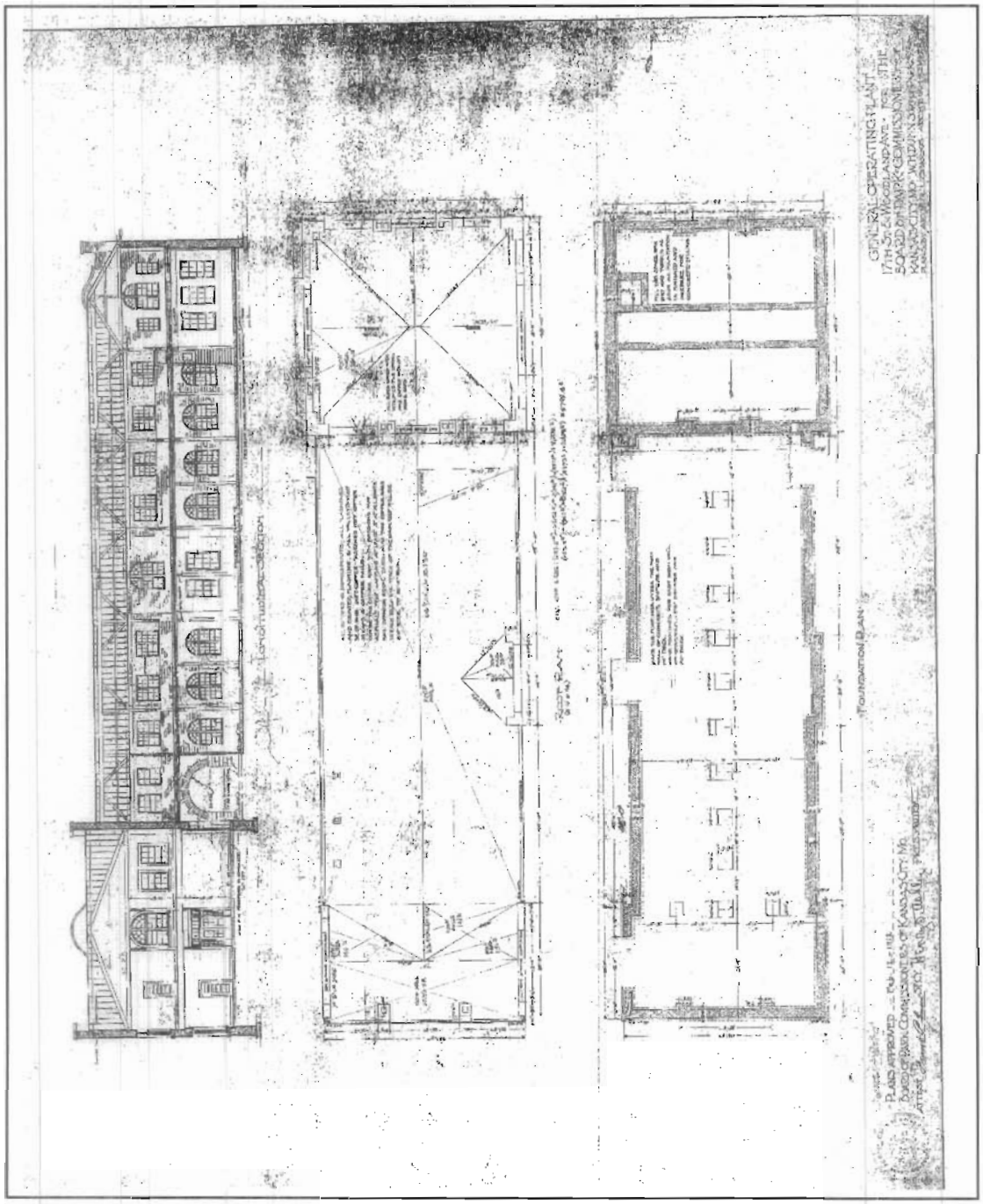
INTEGRITY

The Parade Park Maintenance Building clearly communicates its historic architectural design and its associations with the early development of Kansas City's parks and boulevards system. Replacement of historic windows and removal of the original clay roof tiles constitute the most-significant alterations to the building and partially compromise its integrity of design, materials, and workmanship. While these changes have altered some aspects of the building's original appearance, the Parade Park Maintenance Building retains the majority of its original features and clearly communicates its naturalistic, Mission Revival design and the high quality workmanship employed in its construction. Its location at the southeast corner of Parade Park maintains its physical connection to one of Kansas City's oldest parks, which enhances integrity of location, setting, association and feeling.

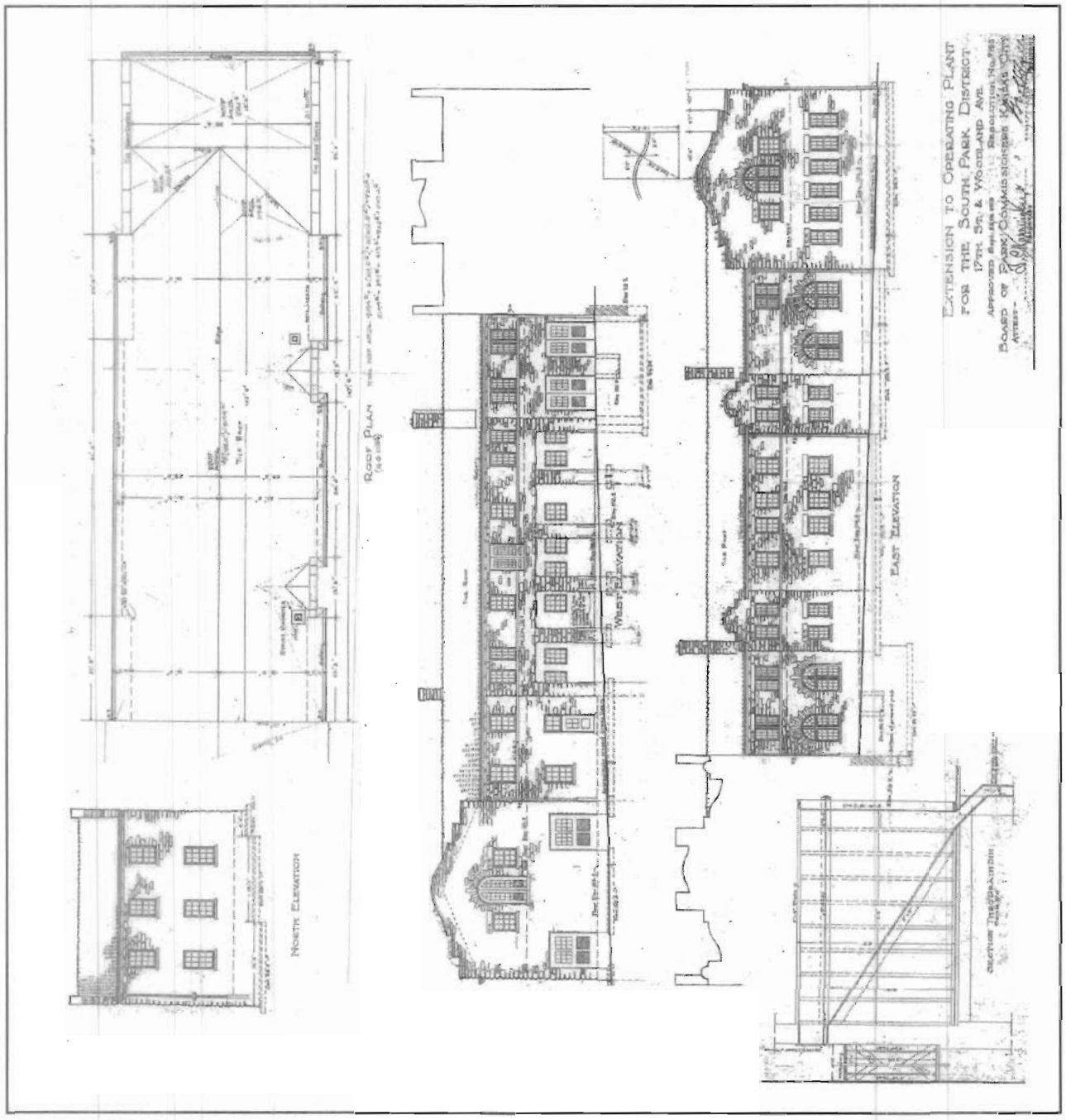
1912 BUILDING ELEVATIONS



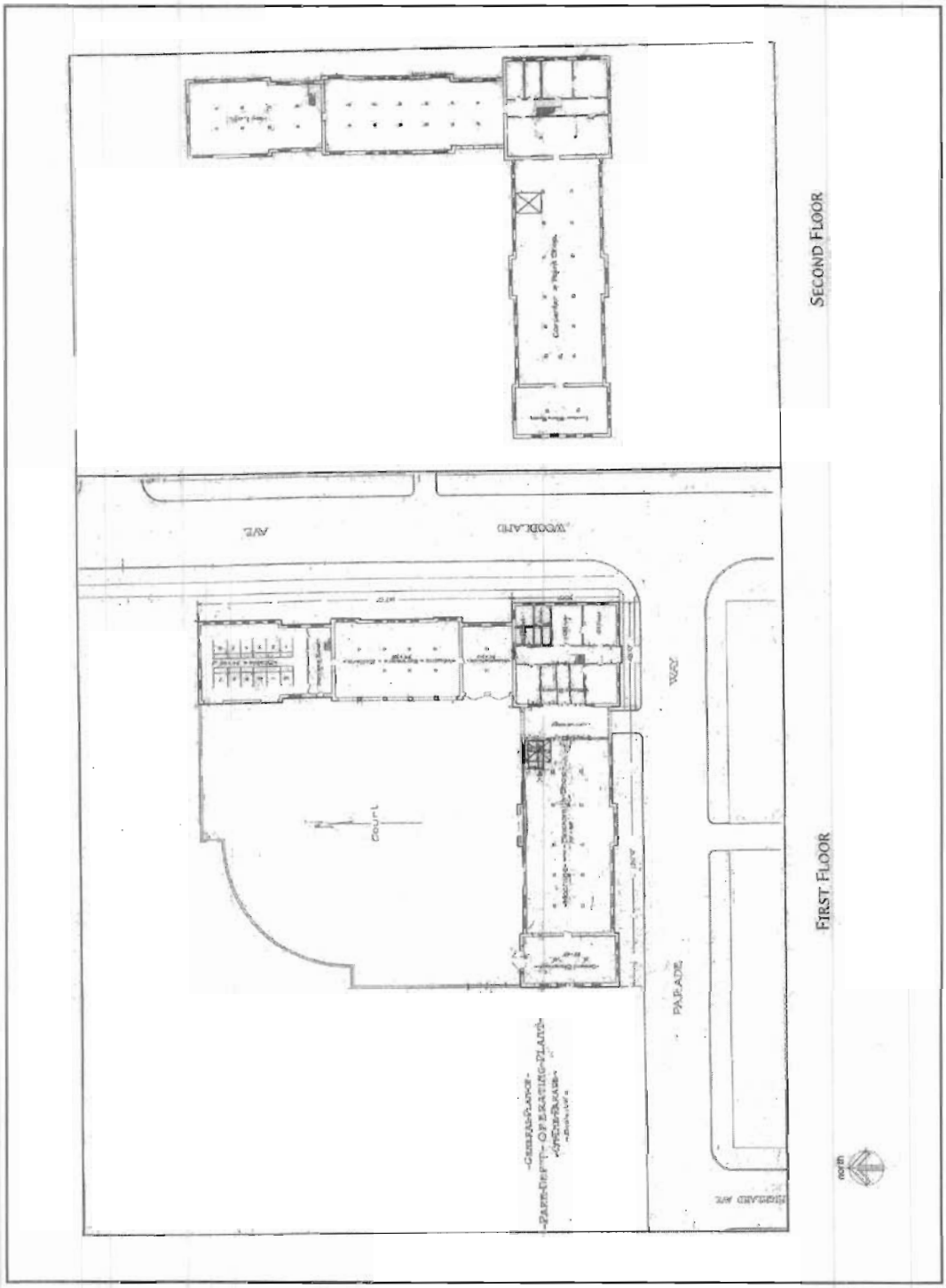
1912 Roof and Foundation Plans and Building Section



1916 Building Elevations and Roof Plan



1916 Site Plan and Floor Plans



SUMMARY

The Parade Park Maintenance Building at 1722 Woodland Avenue, Kansas City, Jackson County, Missouri is locally significant under National Register Criterion C in the area of ARCHITECTURE. Constructed in two phases (1912 and 1916) toward the end of the first wave of development of Kansas City's parks and boulevards system, the building illustrates the naturalistic architecture advocated by landscape architect George Kessler and adopted by Kansas City's Board of Park Commissioners for park buildings in the city. The design by architect Arthur L. Sparks features an efficient, utilitarian plan befitting a governmental office and maintenance building. The native limestone walls harmonized with the surrounding park landscape, while shaped parapets and arched window openings recalled elements of Mission Revival architecture that was popular during this period. The period of significance, 1912 – 1916, reflects the two episodes of building construction.

ELABORATION

DEVELOPMENT OF KANSAS CITY'S PARKS AND BOULEVARD SYSTEM[2]

As the rough and tumble frontier town grew and matured during the late nineteenth century, Kansas City's civic leaders became increasingly concerned about the physical appearance of the community. The city grew from a population of 4,000 at the end of the Civil War into a nascent metropolis of nearly 60,000 residents by 1880. Much of that surge followed the construction of the Hannibal Bridge, the first railroad bridge to cross the Missouri River, and the industrial expansion that naturally ensued. As expected in times of such swift growth, Kansas City's physical community evolved in a haphazard manner, with housing for the rich and the poor, retail stores, professional offices, and industrial concerns often located cheek by jowl within the city limits. In the coming decades, as the city designed and built utilities and remediated public health concerns, it was logical to also consider the city's appearance and recreational amenities in concert with other infrastructure improvements. In the era of the City Beautiful Movement, beautification and recreation were considered necessary amenities for a modern city to counteract the negatives effects of urbanization on the human spirit.

Talk of creating a park system in Kansas City began in 1881 when William Rockhill Nelson, publisher of the *Kansas City Star*, wrote an editorial advocating for public parks in the city. While Nelson's ideas initially met with skepticism and opposition, the ensuing public debate ultimately reached a consensus with Nelson. Appointed in 1892, Kansas City's first Board of Parks and Boulevard Commissioners was charged with overseeing the development of a system of parks and boulevards that would help both unify and beautify disparate parts of the growing city with a cohesive organizational structure.

[2] Jane Mobley and Nancy Whitnell Harris, *A City Within a Park: One Hundred Years of Parks and Boulevards in Kansas City, Missouri.* (Kansas City, Missouri: The American Society of Landscape Architects and the Kansas City Missouri Board of Parks and Recreation Commissioners, 1991), 3-11.

Shortly after its formation, the Board hired landscape architect George Kessler to create a plan for a series of recreational parks linked by vehicular boulevards. The report prepared by Kessler and issued by the Parks Board in 1893 embraced Kansas City's varied topography and growing geography. Kessler turned the city's hills and valleys, waterways and vistas into assets that enhanced civic beauty. At key "trouble spots," a new carriage drive wended along the north bluff cliffs, while a wide boulevard passed through the Penn Valley ravine. In addition to the larger parks scattered around the city, the plan included small neighborhood parks. Kessler also identified as one of the city's "obvious needs" a centrally-located tract of land that would be suitable for military drilling and training. This parcel could also accommodate public gatherings and recreational uses, such as baseball, tennis and cricket that required large open areas.[3]

PARADE PARK

The Board of Park Commissioners chose a site for the parade ground that was already used for similar activities. The 21-acre Gates & Kendall Tract, bounded by 15th Street, 18th Street, Flora Avenue, and Woodland Avenue, was centrally located within the city limits.[4] Prior to its designation as a park, the parcel hosted large public events, such as circuses and hot-air balloon ascensions.[5] The vicinity of Parade Park (also referred to as the Parade or the Paradeway) was a densely-populated neighborhood of modest one- and two-story houses.[6] Because the surrounding area was predominantly middle and working class, it was important to the Parks Board that Parade Park also included typical recreational amenities to serve this population.[7]

Kessler considered the Gates & Kendall Tract ideal for its intended uses. The north half of the tract was open, level ground that would accommodate military and recreational activities, while the south half was wooded. Kessler's 1893 park plan recommended planting shrubs and trees around the perimeter of the park and installing curving walks through the wooded portion, but he recommended a dirt or stone surface for the open area, since grass would not withstand heavy use.[8] Kessler's parks and boulevards plan also identified the section of Flora Avenue flanking the west side of Parade Park to be incorporated into The Paseo, an elegant new boulevard that would become a jewel of Kansas City's parks and boulevards system in the coming years.

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[3] Deon K. Wolfenbarger, American Society of Landscape Architects Historic Survey Form for The Parade, "Historic Resources Survey of the 1893 Parks and Boulevard System, Kansas City, Missouri," unpublished report prepared for the Prairie Gateway Chapter, American Society of Landscape Architects, 1989, on-file at the Kansas City, Missouri, Parks and Recreation Department, Kansas City, Missouri.
[4] Wolfenbarger, The Parade.
[5] Mobley and Harris, 11.
[6] Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri,* (New York: Sanborn Map Company, 1896), Volume II, Sheets 155 and 156, database online, available at http://proxy.kclibrary.org:2269/; Internet; accessed 3 December 2007.
[7] Woflenbarger, The Parade.
[8] Ibid.

In 1900, the City acquired the Gates & Kendall Tract for Parade Park through condemnation.[9] The ground was graded to create a level surface, and trees with a diameter of six-to-eight inches were transplanted from other boulevard locations. A park plan issued around this time shows an oval track and athletic fields (the official parade ground) occupying the north two-thirds of the park. Immediately to the south, on the west side of the park was a public bath house (swimming pool) with formal landscaping. Curving paths wended through the woods at the northeast and northwest corners of the park, connecting to the sidewalk encircling the athletic field. The southeast corner of the park was reserved for a park maintenance shop and service yard.[10]

The public bath house, erected in 1904 at the south end of Parade Park along The Paseo, was Kansas City's first. The Epperson Megaphone Minstrels, a benevolent citizen's group that raised money by staging minstrel shows, donated the funds to build the facility.[11] Designed by the Kansas City architecture firm Howe, Hoit & Cutler, the facility included an office at the front of the building and enclosed dressing rooms flanking an open air pool.[12]

In 1940, a new swimming pool and a streamlined limestone bath house replaced the original bath house, and in the 1950s a new community center was erected next door to the pool.[13] Both of these facilities were replaced in the 1990s by a community center with an indoor pool.

PARADE PARK MAINTENANCE FACILITY

By 1906, the Board of Park Commissioners had established a maintenance facility in Parade Park near the corner of 17th Street and Woodland Avenue to serve the growing number of parks and boulevards in the eastern part of the city. The 1909 Sanborn Map shows a series of frame structures in this location, and identifies them as a black smith and paint shop, storage, stables, and an oil shed. All are one story tall, with the exception of the easternmost block of stables, which is two stories. One-story porches augment several of the buildings.

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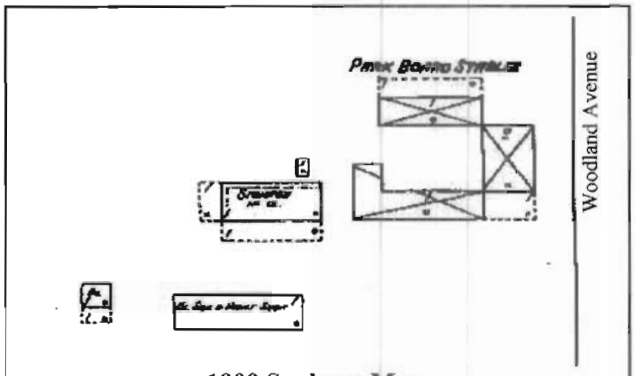
[9] Kansas City, Missouri Parks and Recreation Department, *A story of the development of the Parks and Recreation Department published on the occasion of its Diamond Jubilee: 1892 – 1967,* (Kansas City, Missouri: Parks and Recreation Department, 1967), 29. Missouri Valley Room, Kansas City, Missouri Public Library.

[10] Wolfenbarger, The Parade.

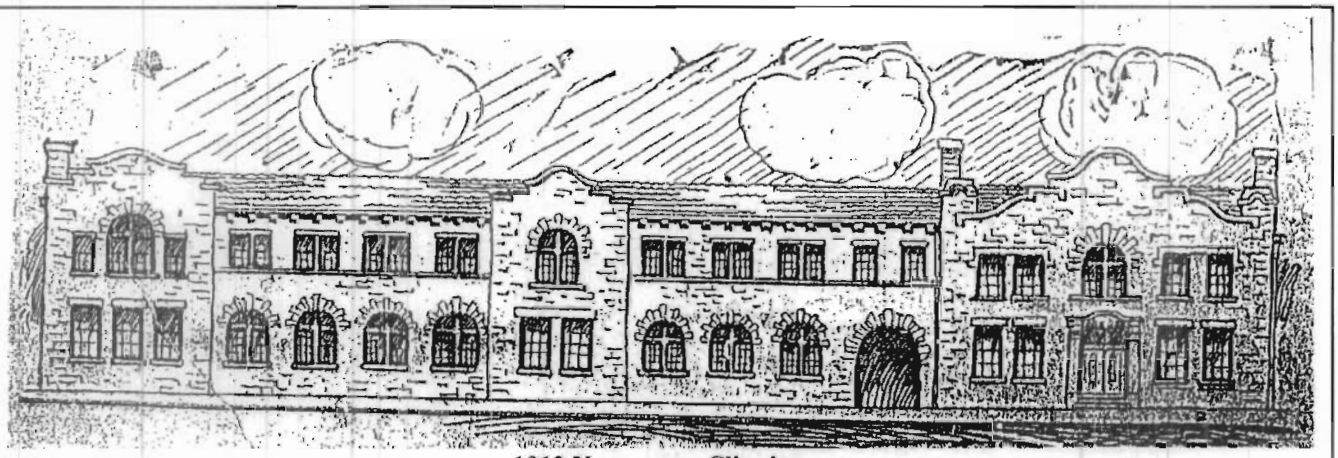
[11] Ibid.

[12] Wolfenbarger, The Parade; Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri,* (New York: Sanborn Map Company, 1909), Volume 3, Sheet 319, database online, available at http://proxy.kclibrary.org:2269/; Internet; accessed 3 December 2007. As segregation became more pronounced in Kansas City in the years leading up to World War I, the area around Parade Park evolved from a mixed-race neighborhood into a predominantly African-American neighborhood. The commercial hub of Kansas City's African-American community was just south of Parade Park along 18th Street. Responding to the city's changing social dynamic, in 1919 the Board of Park Commissioners "turned over to the use of Negroes, exclusively" the bath house at Parade Park. Quoted in Wolfenbarger, The Parade.

A few years later the Parks Department erected a more permanent maintenance facility on the site. A February 1912 newspaper article announced the construction of a $20,000 two-story building on the south side of Parade Park. It would measure 130 feet on the south side and 50 feet on the east side, along Woodland Avenue. The first floor facing Woodland Avenue would house offices for department heads, while the remainder of the building would become paint and repair shops and storage. The building would have a steel structure and native limestone walls. The limestone would be quarried at Spring Valley Park, just to the southeast near 27th Street and Euclid Avenue. Architect Arthur L. Sparks prepared the plans.[14] The image published in the paper is readily identifiable as the nominated building.



1909 Sanborn Map.



1912 Newspaper Clipping.

The Parade Park Maintenance Building was expanded in 1916 with the construction of a north wing along Woodland Avenue, creating the current L-shaped footprint. A site plan prepared for the expansion describes how the building would be used. The corner block at the juncture of the two arms would continue to house offices and storage rooms. Two toilet rooms were also located there. The west wing held a machine and black smith shop and a room for cement storage. The new wing to the north included stables; an area for wagon, sprinkler, and roller storage; and an automobile garage. Bi-fold doors enclosed the automobile garage; the wagon room was

[13] Wolfenbarger, The Parade.
[14] "Building to Be Erected by Park Board at Seventeenth Street and Woodland Avenue," 13 February 1912. Kansas City, Missouri Parks and Recreation Department Clipping File.

open. The stables held stalls for twelve horses and had a harness room along the south wall. Stone walls extended out from the north end of the north wing and from the west end of the west wing to create an enclosed courtyard.[15]

**Rear view of Parade Park Maintenance Facility showing enclosed courtyard, 1918.
Source: Kansas City Parks & Recreation Department Archives (P-P3-055).**

While the historic plans depict a simple courtyard wall, a 1918 photograph shows an open one-story garage with a shallow shed roof. A second photo from the 1940s shows the courtyard side of the equipment and vehicle storage area.

**Equipment storage on north side of courtyard, c. 1940s.
Source: Kansas City Parks & Recreation Department Archives (P-P3-022).**

By 1967, the Parade Park Maintenance Building was headquarters for District No. 3 of the Kansas City Parks and Boulevard System. District No. 3 included 980 acres of park land and boulevards in the east central part of the city, many of which were among the oldest in the system. Two of the most notable parks in

[15] Arthur L Sparks, "General Plan of Park Dep't Operating Plant on The Parade," Sheet 6, [1916], Kansas City, Missouri Parks and Recreation Department Clipping File.

District No. 3 were the 238-acre Blue Valley Park, along the Blue River, and North Terrace Park, which spanned the bluff top overlooking the Missouri River.[16]

The 1989 Historic Resources Survey of Kansas City's parks and boulevards system identified the Parade Park Maintenance Building as individually eligible for listing in the National Register of Historic Places under Criterion C, noting that it was "a good representative of the limestone park buildings in Kansas City."[17]

ARCHITECTURE OF THE PARADE PARK MAINTENANCE BUILDING

Like the majority of Kansas City's park buildings erected early in the twentieth century, the Parade Park Maintenance Building was designed to harmonize with the surrounding natural landscape. Park planner George Kessler abhorred buildings that were "conspicuous either in design or color,"[18] preferring instead structures of natural limestone, unobtrusively camouflaged by landscaping. Nearly all of the buildings erected in Kansas City's parks during the early twentieth century expressed variations of period revival architectural styles popular at the time, and many prominently utilized locally available limestone in their construction.

The architecture of the Parade Park Maintenance Building is best described as a vernacular Mission Revival design. Mission Revival architecture originated in California during the late-nineteenth century. Around this time Eastern architects began designing new buildings that mimicked New England's colonial-era Georgian- and Federal-style buildings, while California architects designed buildings that recalled the Spanish missions constructed during California's settlement period. Hallmarks of the Mission Revival style include arched openings, low-pitched tiled roofs, parapets with complex curvilinear shapes, and the virtual absence of applied ornament.

In 1893, the California pavilion at the World's Columbian Exposition in Chicago was a Mission Revival design, bringing the style to national attention. The strong historical associations with California, however, limited its use nationwide.[19] Most examples are concentrated in western and southwestern states, with which Kansas City has traditionally been aligned.

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[16] Kansas City, Missouri Parks and Recreation Department, 39.
[17] Wolfenbarger, The Parade.
[18] Board of Park and Boulevard Commissioners of Kansas City, Missouri, *Report of the Board of Park and Boulevard Commissioners of Kansas City, Mo. Embracing Recommendations of the Establishment of a Park and Boulevard System for Kansas City, Resolution of October 12, 1893,* (Kansas City: Hudson-Kimberly Publishing, Co., 1893), quoted in William H. Wilson, *The City Beautiful Movement in Kansas City,* (Kansas City, Missouri: The Lowell Press, Inc., 1990, second edition), 51.
[19] Marcus Whiffen. *American Architecture Since 1780,* Revised Edition, (Cambridge, Massachusetts: The MIT Press, 1996), 213-216.

In 1896, the new lodge constructed in San Francisco's Golden Gate Park was heralded for its excellent expression of Mission Revival architecture. Its arched openings, tiled roof, and natural stone walls might have influenced George Kessler and the Kansas City Board of Park Commissioners to adapt these elements and Mission Revival features for the new park structures in Kansas City.

The Parade Park Maintenance Building displays many traits that define Mission Revival architecture. Dominating its design are natural limestone walls, arched windows, and a low-pitched roof with shaped parapets. Ornamentation is minimal and limited to the dressed stone used for coping on the shaped parapets and as lintels and sills at window and door openings. These features, along with the now-missing clay tile roof, are key elements of Mission Revival design.[20]

Two of Kansas City's other early-twentieth-century park maintenance facilities have also survived. Like the Parade Park Maintenance Building they featured native limestone construction, red tile roofs (also, now missing), and minimal architectural ornament. Both were built slightly earlier than the Parade Park facility -- the Gillham Park maintenance complex in 1909 with an addition in 1914 and the Penn Valley Park maintenance facility in 1910. The Gillham Park and Penn Valley Park maintenance buildings had larger, rectangular footprints and taller, steeper, hipped roofs that gave them a more-imposing and massive appearance than the L-shaped plan and low-pitched cross-gable roof of the Parade Park Maintenance Building.[21] It is also interesting to note that the Board of Parks Commissioners hired two of the most-prominent local architectural firms to design these buildings (Adriance Van Brunt and Root & Siemens, respectively). By contrast, Arthur Sparks, architect of the Parade Park Building, was a significantly more-obscure designer.

ARTHUR L. SPARKS, ARCHITECT

Little is known about Arthur L. Sparks, architect of the Parade Park Maintenance Building. He appears in the Kansas City city directory only between 1905 and 1913. During the early part of this period, he worked as a draftsman for a number of architecture firms and for one contractor. His employers included Howe, Hoit & Cutler, designers of the original Parade Park bath house, and Shepard and Farrar, both leading architecture firms in Kansas City during this period. In 1908 Sparks was a draftsman for the architectural firm F.E. Parker and Son,

[20] Current rehabilitation plans call for restoring the clay tile roof.

[21] Tourbier & Walmsley Inc., Architectural and Art Historical Research, and Theis Doolittle Associates, Inc., F50: Park and Recreation Building, 3915 Gillham Road, "Landscape Architectural/Historic Survey of Parks and Boulevards, 1893-1940, Kansas City, Missouri," unpublished report prepared for the Board of Parks and Recreation Commissions, Kansas City, Missouri and the Missouri Division of Natural Resources, Division of Parks Recreation and Historic Preservation, Jefferson City, Missouri, 1991, on-file in the Kansas City, Missouri Parks and Recreation Department Archives; Deon K. Wolfenbarger. American Society of Landscape Architects Historic Survey Form for Stable and Storage Barn, Penn Valley Park, "Historic Resources Survey of the 1893 Parks and Boulevard System, Kansas City, Missouri," unpublished report

and in 1909 he worked for Joseph H. Stone, described in the city directory as "contractor for buildings." The 1910 city directory first lists Sparks as an architect. His name does not appear in the index of architects, suggesting that he may not yet have been self-employed. By 1912, the year he designed the first section of the Parade Park Maintenance Building, Sparks had his own design firm and occupied the same suite of offices in the Kemper Building at 7th Street and Delaware that his former employer Frank Parker had occupied in 1908. It appears that Sparks moved away from Kansas City after 1913. It is unclear if Sparks designed the 1916 building addition as part of the original plan for the Parade Park Maintenance Building or if the Park Board rehired him to design the addition.

CONCLUSION

The Parade Park Maintenance Building is an excellent example of the naturalistic building design preferred during the early twentieth century by Kansas City's Board of Parks Commissioners and by landscape architect and park planner George Kessler. Native limestone walls topped by a shallow cross-gable roof created a simple L-shape plan that maximized the building's functionality and offered ample space for animal, vehicle, and equipment storage. A series of shaped parapets and arched openings imbue the utilitarian form with the distinct ornament of Mission Revival architecture, which was near its peak popularity at the time. The building remains substantially unaltered and clearly communicates its original design and function.

prepared for the Prairie Gateway Chapter, American Society of Landscape Architects, 1989, on-file at the Kansas City, Missouri, Parks and Recreation Department, Kansas City, Missouri.

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VERBAL BOUNDARY DESCRIPTION

The National Register boundary begins at the southeast corner of Parade Park. It extends north 351 feet, west 292 feet, south 351 feet, and east 292 feet to enclose a rectangular area of approximately 2.35 acres.

BOUNDARY JUSTIFICATION

The Parade Park Maintenance Building sits within Parade Park and does not have a legal description separate from the park. The area described above creates a definable area within the park that encompasses the historic building and its immediate sphere of associated activity.

PHOTOGRAPHIC INFORMATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs: October 2007
Digital images provided on CD-ROM

Photograph Number	Description	Camera View
1.	South elevation	Northwest
2.	South and east elevations of west arm	Northeast
3.	East elevation of west arm	East
4.	North elevation of west arm	South
5.	North elevation of west arm and west elevation of east arm	South
6.	West elevation of east arm	East
7.	West elevation of east arm	Northeast
8.	North and east elevations of east arm	Southeast
9.	East elevation of east arm	West
10.	South and east elevations of east arm	Northwest
11.	Main entrance	North
12.	Breezeway	South
13.	Hay loft door, east arm	East
14.	Stair at first floor	Northwest
15.	Typical interior, Second floor, east arm	Northwest

Parade Park Maintenance Building
Kansas City, Jackson County, MO
UTM Reference:
15/364985/4328172

THE PARADE PARK
MAINTENANCE BUILDING
1936

17TH TER

PARK DEPT
PARKS & RECREATION
KANSAS CITY, MISSOURI
RECREATION DIVISION
FIELD OFFICE

COMMUNITY CENTER
OPEN DOOR
STOREROOM