United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Burnett-Berry House

other names/site number N/A

2. Location

street & number 1030 West 65th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64113

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _X_ local

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date DECEMBER 23, 2010

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

Burnett-Berry House
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
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 Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVAL/
Italian Renaissance Revival

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
roof: SLATE
other:

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.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

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

Areas of Significance
ARCHITECTURE

Period of Significance
1936-1951

Significant Dates
1936

1951

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
Tanner, Edward W. (Architect) – 1936

Smith, H.V. (Builder) – 1951

9. Major Bibliographical References

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

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
_X_Other
Name of repository: Missouri Valley Special Col., KC Public Library, Western Historical Manuscript Collection, UMKC

Historic Resources Survey Number (if assigned): _____

Name of Property

County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	361291	4319167	3			
2				4			

11. Form Prepared By

name/title Elizabeth Rosin, Principal, and Rachel Nugent, Associate

organization Rosin Preservation, LLC date June 2010

street & number 215 West 18th Street, Suite 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

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Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Mathew J. & Rebecca Bowen

street & number 1030 West 65th Street telephone

city or town Kansas City state MO zip code 64113

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SUMMARY

The Burnett-Berry House at 1030 West 65th Street in Kansas City, Jackson County, Missouri, is a two-story brick residence designed in the Italian Renaissance Revival style by prominent Kansas City architect Edward W. Tanner. Sitting at the center of a large corner lot and facing south, the building has an L-shaped plan composed of two rectangular blocks finished with similar materials and stylistic elements. The northeast corner of the main block connects to the southwest corner of the north wing, which is recessed from (north of) the façade of the main block. The main block has a shallow-hipped, slate roof while the north wing has a flat, composite roof. In keeping with the Italian Renaissance Revival style, the refined symmetrical front (south) façade of the main block contains a projecting center bay, a hierarchy of window shapes, and simple brick and stone ornament. Decorative second-story balconettes have delicate iron scrollwork. A low, flat parapet partially obscures the hip roof. Exterior chimneys on the east and west ends of the main block frame the front façade. The main block and a portion of the north wing were built in 1936 for William E. and Marceline P. Burnett. Berl Berry, commissioned an addition to the north wing in 1951, a few years after purchasing the house. The 1951 addition enveloped the original north wing, enlarging the footprint while echoing the design elements of the main block. The property retains excellent integrity and clearly communicates its original architectural design.

ELABORATION

SETTING

The Burnett-Berry House sits at the center of a large lot on the northeast corner of Ward Parkway and West 65th Street in Kansas City's Country Club neighborhood. Mature shade trees form a barrier along the west side of the lot, shielding the property from traffic on Ward Parkway. The lot is relatively flat, although the south and west edges slope downward to meet the sidewalk. A U-shaped brick walkway with concrete steps leads from the sidewalk to the main entry. An asphalt drive parallels the east property line from the street to the garage entrances in the south elevation of the north wing. A brick patio and an in-ground concrete pool sit within the L-shape behind the house. The remainder of the property is a grassy yard. A non-historic vinyl privacy fence encloses the back yard.

EXTERIOR

Two offset rectangular blocks form the L-shaped footprint of the Burnett-Berry House. The two-story main block measures roughly 27 feet by 48 feet. Central bays project slightly from both the north and south elevations. The northeast corner of the main block attaches to the southwest corner of the north wing. The original piece of the two-story north wing measured 24 feet by 23 feet. A U-shaped addition constructed in 1951 enveloped the north, east, and west sides, expanding the footprint of the wing to nearly 43 feet by 50 feet. Most of this massing sits behind the main block and is not legible from the street. The north wing seamlessly continues the exterior cladding and decorative elements of the main block.

Red brick, laid in a Flemish Bond, clads all exterior walls. Dark clinker bricks periodically interrupt the pattern, providing depth and texture. A projecting brick beltcourse encircles the residence between the first and second stories. A flat brick parapet caps each elevation. The parapet has a projecting wood cornice that encircles the building and a recessed panel above each window bay.

The long south elevation of the main block has five symmetrical bays. Following the tradition of the Italian Renaissance Revival style, the second-story windows are smaller than the windows below them and have rectangular, rather than segmentally-arched openings. At both levels the center bricks in the header project slightly to suggest a keystone. The historic wood windows are paired multi-light casement sashes with fixed multi-light transoms. The windows sit atop decorative wood panels. Delicately scrolled ironwork balconettes sit in front of the panels, creating a visual contrast of materials and colors. The second-story window in the center bay has three multi-light casement sashes rather than two. These decorative window features repeat on the north, east, and west elevations of the main block and the south elevation of the north wing.

The projecting center bay on the south (front) elevation contains the main entry on the first story and a wide, three-part window on the second story. The entry includes a pair of paneled wood doors and a single-light transom in an unadorned wood frame. An exaggerated scrolled keystone articulates the header above the entry.

The center bay of the north (rear) elevation has a curved projection on the first story formed by five gently curved French doors. A wood cornice and iron scrollwork baluster cap the projection. A set of French doors on the second story access this small balcony. A rounded canvas awning shades the balcony.

Exterior brick chimneys are centered in the east and west elevations. Single windows at each story flank the chimneys. The east elevation contains a single wood door at the corner where the north wing meets the main block.

The south elevation of the north wing has two garage entrances with paneled wood overhead doors. A copper canopy spans the width of this elevation above the openings. In the second story, paired multi-light casement windows have wood panels and balconettes similar to the main block. The remaining window openings of the north wing (north, east and west elevations) are simpler than those of the main block and are arranged with irregular fenestration patterns. At both stories the fenestration features paired multi-light casement windows with flat, rowlock arches and brick sills. On the north elevation, the second story has one small multi-light fixed window and one very long rectangular opening with multi-light casement sashes flanking a large picture window. A flat rowlock brick arch spans the entire width of this opening. The east elevation contains a single wood door topped by a flat, rowlock brick arch. The west elevation (facing the back yard) has a massive exterior chimney that includes a decorative brick ledge and an exterior fireplace and hearth. On the west elevation, the exterior wall forms an open brick arcade. A single door recessed in behind the arcade provides entrance to the north wing.

INTERIOR

First Floor – Main Block

The original center-hall configuration and most of the finishes remains intact in the main block. Finishes include plaster walls and ceilings and hardwood floors. Formal public areas (living room, dining room, foyer) have plaster crown molding and classical decorative elements. Simple wood trim surrounds the doors and windows. Windows have interior wood shutters.

The paired front doors open into a narrow vestibule and a center hall containing the main semi-circular staircase. A pair of mirrored doors separates the entry vestibule from the hall. A single, narrow door opens to the semi-circular stair below the main staircase that accesses the basement. A small medallion and diamond-shaped panel ornament each door in the center hall.

Paired doors at the west end of the hall lead to the living room, which occupies the full western third of the first floor. Full-height pilasters topped with acanthus leaf capitals flank each window, door, and fireplace in the living room. A chair rail runs between the pilasters. The fireplace centered on the west wall has a marble surround and hearth. A pair of paneled doors at the north end of the living room leads to the oval-shaped formal dining room.

The dining room has an oval form. A full-height flat mirror fills the niche at the south end of the room that echoes the curved wall of French doors on the north. Classical decorative elements in the dining room include dentil molding and a center ceiling medallion.

A narrow butler's pantry connects the dining room to the 1936 kitchen. Doors at the west end of the pantry open to the arcaded portico on the west side of the north wing. The pantry retains historic built-in wood cabinets and narrow crown molding. The floor tiles in the pantry and the adjacent kitchen are not historic. The kitchen and breakfast room, originally separated by a partition, are now open. At the west end of the breakfast room is a small hallway and a powder room. The hallway leads back to the center foyer.

First Floor – North Wing

A straight run of stairs leads from the northeast corner of the pantry to the second floor of the north wing. A diagonal opening at the northeast corner of the pantry leads to the north wing spaces. The back hall, original to the 1936 design, leads to the first-floor recreation room constructed in 1951. The hall contains a door to the garage and a straight staircase leading down to the basement. The back hall was designed as a galley kitchen in 1951, with cabinets and appliances lining the east wall. The parquet floors and wainscoting date from this period, while the cabinets, ceramic tile counter and backsplash do not.

The large recreation room at the northwest corner of the north wing also has parquet floors and wainscoting.[i] A thick, stained picture rail sits below the cove ceiling. The wood paneled wall at the north end of the room contains a deep niche historically designed to hold a large television set. The parquet

[i] The parquet was significantly damaged when pipes burst in the house during the winter of 2010 before the current owners purchased the property.

wall at the south end of the room contains an opening to a small bar area. The west wall contains a large, rustic stone fireplace that extends the full height of the room. The fireplace itself is original to the space, but the stone cladding was added in the 1960s.[ii] Two sliding glass doors flank the fireplace and open to the patio and pool area behind the house. Adjacent spaces at the northeast corner of the north wing contain storage space, a small bedroom, and two bathrooms.

The garage has a concrete floor, plaster ceiling, and wood-paneled walls. Two narrow garage doors were part of the original design. The 1951 addition expanded the size of the garage and reoriented two wider garage openings to the south elevation.

Second Floor – Main Block

The main semi-circular stair hall contains a niche in the northwest corner. The wrought-iron baluster of the stairs becomes the handrail at the second-floor landing. A niche with a large triple casement window and linen closet sits opposite the stairs. A door at the west end of the landing leads to the original master suite with a curved north wall, closet, dressing room, and bath. A diagonal hallway at the northeast corner of the landing leads to two bedrooms, each with their own bathrooms. Second floor finishes include plaster walls, simple crown molding and wood trim, two-panel wood doors, and hardwood floors. The bathrooms have ceramic tile floors, ceramic fixtures in a variety of colors, and ceramic and Vitrolite wall tiles.

Second Floor – North Wing

The diagonal hallway from the main block leads to a series of long hallways and narrow, rectangular rooms in the north wing. Two small bedrooms parallel each other along the south wall. A hallway along the west wall leads to the large master suite at the north end of the wing. The voluminous master suite contains a bedroom, a walk-in closet, and a double bathroom connected by a walk-through shower. The master bedroom has a skylight and a large hearth with two openings, one for a fireplace and one for a television set. The window in the north wall spans the width of the bedroom. The plaster walls have a thick picture rail below the cove ceiling. Doorways at either end of the east wall lead to the walk-in closet and from the closet into the bathroom. A large walk-through shower sits at the center of the bathroom. The walls and floors are clad in turquoise ceramic tile. The burgundy ceramic fixtures are original.

Basement

The finished basement follows the full footprint of house. The only unexcavated portion sits beneath the 1936 portion of the north wing. The semi-circular stair leads from the foyer to a hall in the basement that has a semi-circular bar. The three rooms roughly follow the floor plan above them. The large room below the living room has a fireplace and the room below the dining room has a curved north wall. Finishes include carpeted floors, plaster or wood paneled walls, and plaster or dropped ceilings. The passageway between the stair hall and the north room is clad in Vitrolite glass tiles.

The large room below the north wing has linoleum tile flooring, grass panels on the walls, and a dropped ceiling. The built-in bar/sink at the southeast corner has bamboo-paneled cabinets and a thatched

[ii] Trey Bowen, personal communication with the author, 21 June 2010.

canopy. Large wall niches contain a terrarium and an aquarium. A long, narrow room runs the length of the north wing along the east wall. It contains a shooting gallery complete with mechanized targets at the south end.

INTEGRITY

The Burnett-Berry House retains the features that define its Italian Renaissance Revival style, most notably the symmetrical façade, hierarchy of window styles, and restrained classical ornament. The original center hall plan and distinctive interior finishes also remain largely intact. Prominent local businessman Berl Berry owned the house from 1947 to 1958 and commissioned an addition in 1951 that has large open spaces ideal for gathering and socializing as well as a grand master suite, befitting Berry's big personality. Subsequent owners renovated the kitchen areas and the first floor recreation room, and the house was redecorated as a designer showcase house in 2001 to raise funds for charity. In addition to the kitchen, many fixtures and finishes, such as wall coverings and paint, were changed at this time. During the winter of 2009, while the house was for sale, a pipe burst causing extensive water damage to finishes in the northeast corner of the main block and the north wing. The parquet floors and wainscoting in the north wing recreation room and finishes in the basement of the north wing were severely damaged by water and the subsequent mold. None of these changes significantly diminishes the historical significance of the house or the architectural qualities for which it is being nominated.

SUMMARY

The two-story Burnett-Berry House at 1030 West 65th Street, Kansas City, Jackson County, Missouri was built in 1936 and expanded in 1951. Locally significant under Criterion C for the area of ARCHITECTURE, the Burnett-Berry House is notable for its pared-down expression of the Italian Renaissance Revival architectural style and as an example of the high-end residential work of prolific Kansas City architect Edward W. Tanner. While it most commonly was used for monumental, architect-designed civic/public and residential works for distinguished clients in urban settings, Italian Renaissance Revival architecture befit Kansas City's upscale Country Club residential district. Through its massing and materials, the Burnett-Berry House successfully conveys the sense of monumentality inherent in the style. A flat parapet encircles the residence, and tall, narrow windows vertically elongate the walls. Delicately scrolled iron balconettes complement the solid brick walls. Subtle design differences between the first and second story windows create the hierarchy that is typical of the architectural style. Many distinguished residential designs by Edward Tanner from the 1920s and 1930s line Ward Parkway and the radiating side streets. However, most of these residences express Colonial Revival, Tudor Revival, and Classical Revival architectural influences. While several other Tanner-designed houses can be said to have Italian Renaissance Revival affinities, they more accurately recall Mediterranean influences than the stately grandeur of Italian villas as embodied by the Burnett-Berry House. Edward Tanner designed 1030 West 65th Street for William E. and Marceline Burnett in 1936 during his close association with the J.C. Nichols Company. The Burnetts lived in the house until 1946, when they sold it to Berl Berry, a highly successful automobile dealer. Berry was a big man with a big personality who enjoyed entertaining. In 1951, Berry commissioned a U-shaped, two-story addition that surrounded the existing north wing, more than doubling the square footage of the house. While the name of the architect Berry used is not known, the addition seamlessly continued the design and materials of the original house. Very few changes have been made since 1951 and the house retains excellent integrity. The Italian Renaissance Revival architecture of the Burnett-Berry House clearly illustrates the exceptional design work of Edward Tanner. It also represents the high-end residential architecture associated with the Nichols Company and the development of the Country Club District.

ELABORATION

Italian Renaissance Revival Style

The Burnett-Berry House exhibits many of the distinctive design features that characterize the Italian Renaissance Revival architectural style. Inspired by formal Italian villas and palaces of the sixteenth century, American architects adapted this style to impart a sense of grandeur to residential and civic/public buildings designed for prominent and wealthy clients. McKim, Mead & White's Villard Houses in New York City (1883) are commonly acknowledged as the earliest residential examples to showcase a revived interest in Italian Renaissance architecture. As expressed by the five opulent brownstone townhouses, the style is characterized by a masonry façade with a symmetrical arrangement of round-arched openings and a hierarchy of window designs that evolve story by story. Widespread popularity of the style was not achieved until the 1920s, when advances in masonry veneering techniques provided a

cost-effective method for achieving the desired monumentality. Although vernacular adaptations were constructed across the country, most Italian Renaissance Revival buildings were urban landmarks designed by well-traveled, classically-trained architects rather than by builders or contractors working from pattern books. In contrast to the varied interpretations of the Italianate style, Italian Renaissance Revival buildings more closely resembled the actual Italian villas and palaces that served as their inspiration.[iii]

Character-defining features of Italian Renaissance Revival residential design include masonry walls, a hipped roof, a symmetrical façade, and subtle variations in window designs at each story of the building. Typically Edward Tanner incorporated many of these features into the Burnett-Berry House. He bestowed the residence with an air of monumentality through its massing and its masonry cladding. While not an enormous residence, the Burnett-Berry House exudes the impression of a stately manor composed of solid rectangular masses and brick walls that rise to a flat parapet. Tall narrow windows elongate the façade. Quality execution of intricate decorative features, such as the delicate iron scrollwork of the balconettes, is also a trademark of Tanner's work. Although the architect of the 1951 addition is unknown, the design of the north wing seamlessly continues these distinctive elements.

J.C. Nichols Company and the Development of the Country Club District

Local real estate developer Jesse Clyde (J.C.) Nichols began his career in the Kansas City area, working on both the Kansas and Missouri sides of the state line at the turn of the twentieth century. His initial residential developments were located south of the city center, following the movement of wealthy residents in a southerly direction. Nichols' ability to successfully identify, develop, and sell lots in these new areas, at first located outside the city limits, impressed many prominent local businessmen, which led to increased investment and collaboration for future developments and a subsequent extension of the city boundary.

In 1907, Nichols, working with several financial backers who comprised the Nichols Investment Company, purchased approximately 1,000 acres of land beyond the city limits from Hugh Ward with the intent of subdividing the land and developing multiple neighborhoods. Ward inherited the land from his father, pioneer Seth Ward. The parcel was bounded by Holmes Street, State Line Road, 51st Street, and 59th Street and consisted of undeveloped pastures and woodland. Due to its proximity to the Kansas City Country Club, Nichols named this area the "Country Club District." Demand for housing in this new area of the city was so great that the Nichols Company expanded the Country Club District. The company continued to purchase and subdivide the undeveloped land, moving south and west away from the first neighborhood at 51st and Broadway (now Wornall Road), Bismark Place.

Running through the Country Club District was an expansive roadway that incorporated wide driving lanes that flanked wide park-like landscaped islands. Part of Kansas City's newly developed system of parks and boulevards, the road meandered next to Brush Creek from 47th Street to 51st Street. From there it traveled almost due south to the intersection with Meyer Boulevard. It was subsequently extended to Gregory Boulevard and ultimately terminated at Wornall Road and 93rd Street. Kansas City

[iii] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988), 398.

landscape architect George Kessler worked with Nichols to coordinate the design of the new boulevard with the development of former owner Hugh Ward's land, intending the boulevard to be a grand roadway that the public would use to view and admire the properties on either side. Because of the boulevard's north-south direction and the east-west orientation of the blocks in the development, only two lots per block faced the road. Nichols hoped this would "'lend an air of distinction to the individual homes which front the streets radiating from it.'"[iv] Nichols was so adamant that the homes along the road not actually face it that he included such a condition in the legally-binding deed restrictions he filed with the plat.[v] Hugh Ward's financial involvement with the Nichols Company developments continued after the sale of the land and thus after his death in 1909 the road was named Ward Parkway in his honor.

Following the extension of Ward Parkway the Nichols Company platted multiple subdivisions along its length. Plats for Hampstead Gardens east of Ward Parkway and for Stratford Gardens on the west side of the boulevard, were filed in 1917 and 1922, respectively. In 1925 and 1926, the Romanelli Gardens and Meyer Circle subdivisions were opened on either side of Ward Parkway between 63rd Street and Gregory Boulevard (71st Street).

The Burnett-Berry House is in the Meyer Circle subdivision. This subdivision is one block deep on either side of Ward Parkway. Its east and west boundaries are Valley Road and State Line Road from 63rd Street to Gregory Boulevard. Meyer Circle has long blocks with wide lots. The side streets follow the natural topography more closely than in Nichols' earlier subdivisions. At the same time, the scale of the neighborhood feels slightly smaller than the more-exclusive neighborhoods further north and west. Elegant examples of high-style residential architecture line the streets, but particularly as one moves away from Ward Parkway, both the lots and the houses are slightly smaller in scale and the architecture is often less-sophisticated than in the fanciest Nichols developments.

Extensive advertising, the proximity to several neighborhood shopping centers, and the large lots made the Country Club District a highly desirable residential neighborhood for prestigious Kansas Citians. Throughout the 1910s, 20s, and 30s, noted local architects designed stately homes appropriate for the location and the population. The style of buildings ranged from Arts and Crafts and Prairie Style houses popular in the early part of the century to Classically-inspired Revival designs, which were prolific through the 1920s.

Edward Tanner

Edward W. Tanner was the chief designer for many projects of the J.C. Nichols Company. Tanner began his association with the Nichols Company in 1919. He soon founded his own architecture firm, but continued to work with the Nichols Company until he retired in 1964. Tanner's commercial work includes the Crestwood Shops, the Prairie Village Shopping Center, and, notably, some of the major buildings on Nichols' Country Club Plaza. Tanner is also credited with over 2000 residential designs in the Country Club District and in areas of Johnson County, Kansas just across the state line.

[iv] Jan Cigliano and Sarah Bradford Landau, ed., *The Grand American Avenue: 1850-1920,* (San Francisco: Pomegranate Artbooks, 1994), 286. Citing J.C. Nichols Company *Scrapbook #2*, 49-50.
[v] William S. Worley, *J.C. Nichols and the Shaping of Kansas City*, (Columbia, MO: University of Missouri Press, 1990), 285.

This prolific designer mastered the gamut of architectural styles that were popular over the course of his fifty-year career. His portfolio includes Tudor Revival cottages, Neoclassical estates, and Spanish Revival commercial structures. Tanner also experimented with Modern Movement design, as exhibited by the Walter E. Bixby House at 6505 State Line Road and the former Kansas City Public Library/Board of Education building at 311 East 12th Street.[vi] Tanner's elegant Tudor Revival design for the Horn-Vincent-Russell Estate, constructed in 1929-31, sits on an expansive property in Mission Hills, Kansas. Several Tanner designs also contribute to local historic districts, including the 1949 Colonial Revival residence at 40 West 53rd Terrace in the Simpson-Yeomans Country Side Historic District. While independent builders constructed most of the homes in the Crestwood Historic District, the J.C. Nichols Company issued design guidelines for the neighborhood, and Tanner reviewed these designs for the Company.[vii] In addition to his design review, four Colonial Revival houses and one Tudor Revival residence in the Crestwood Historic District have direct attributions to Edward Tanner.[viii]

A number of other Italian Renaissance Revival houses designed by Tanner are scattered throughout the Country Club District. They are generally less-true to the architecture of the Italian Renaissance and more related to Mediterranean design, with red tile hipped roofs, arcades of round-arched openings, and portions of the façades clad in stucco. By comparison, the Burnett-Berry House is an exceptional example of the Italian Renaissance Revival style that clearly expresses the monumentality and grandeur of its historic, Italian precedents.

PROPERTY HISTORY

William and Marceline Burnett

After the Nichols Company platted the Meyer Circle subdivision in 1926, the lot at the northeast corner of 65th Street and Ward Parkway remained undeveloped until the mid-1930s. The original building permit for 1030 West 65th Street names the owner property as the J.C. Nichols Company, but historic architectural drawings identify Edward W. Tanner as the architect of "A Residence for Mr. & Mrs. Wm. E. Burnett Jr."[ix] *(Figure 1)*

Marceline Pendergast Burnett was the oldest daughter of Kansas City's notorious political boss Tom Pendergast and his wife Carolyn. She had joined her parents on a 1927 European excursion that inspired the design of Tom and Carolyn's Ward Parkway home, also by Tanner *(Figure 2)*. Tom Pendergast had expressed to Tanner his desire for "a prairie version of symmetrical French regency, with

[vi] Susan Jezak Ford. "Edward Tanner: Architect 1896-1974." Missouri Valley Special Collections: Biography. The Kansas City Public Library. On-line http://www.kchistory.org/cdm4/item_viewer.php?CISOROOT=/Biographies&CISOPTR=134&CISOBOX=1&REC=1; accessed 15 June 2010. The Walter E. Bixby House was listed in the National Register of Historic Places 21 November 1978.
[vii] Sally Schwenk, National Register of Historic Places Form "Crestwood Historic District," Historic Kansas City Foundation, Kansas City, Missouri, 21 November 1998, 56.
[viii] The Horn-Vincent-Russell Estate was listed in the National Register of Historic Places on 25 July 1997. The Simpson-Yeomans Country Side Historic District was listed in the National Register of Historic Places on 6 September 1984. The Crestwood Historic District was listed in the National Register of Historic Places on 8 October 1998.
[ix] City of Kansas City, Missouri. Landmarks Commission. Building permit for 1030 West 65th Street. Building permit number 59024. 1936.; Edward W. Tanner, *Architectural drawings for "A Residence for Mr. & Mrs. Wm. E. Burnett Jr.,"* Sheet 1, 1936. J.C. Nichols Company Records, Western Historical Manuscript Collection at University of Missouri, Kansas City.

a hint of Italian Renaissance Revival style."[x] The resulting mansion was of a scale and level of elegance appropriate for one of the most prestigious neighborhoods in the region. Marceline lived in this house for two years before her marriage in 1929 to William E. Burnett, Jr., son of the founder of the Burnett Meat Company.[xi]

It seems likely that the Pendergast mansion inspired the Burnetts to also hire Tanner to design their Italian Renaissance Revival house on West 65th Street in 1936. Architectural similarities between the two houses aside, the Burnett-Berry House is a unique interpretation of the Italian Renaissance Revival style with its own creative design features and architectural details. Scattered clinker bricks in the exterior walls, for instance, add visual interest to an otherwise uniform brick façade, and second-story balconettes visually lengthen the windows.

The Burnetts occupied the house for ten years while William Burnett worked his way up to be President-Treasurer of the Burnett Meat Company. In 1946, they moved into Tom and Carolyn Pendergast's Ward Parkway mansion after the political boss passed away in 1945.[xii]

Berl and Alice Berry

Berl Berry and his wife Alice purchased 1030 West 65th Street from the Burnetts in 1946 and lived there until 1958. In 1951, they commissioned a U-shaped addition to the north wing that substantially enlarged the footprint of the house. Builder H.V. Smith constructed a two-story addition that seamlessly continues the design and materials of the original building. The addition provided several common spaces in the basement and on the first floor and bedrooms, including an enormous master suite, on the second floor. Berl Berry was a very social person. He was fond of entertaining and wanted his house to accommodate that purpose. The new "rec rooms" in the basement and the first floor of the wing provided ideal spaces for entertaining. The footprint of the addition notwithstanding, the addition left the primary façade and interior spaces of the main block largely unaltered.

Berl Berry was a automobile dealer who found success in Oklahoma, Kansas City, and eventually nationwide with a network of over fifty Ford, Lincoln, and Mercury dealerships. In 1955 Berry made an unsuccessful run for mayor of Kansas City. H. Roe Bartle defeated the politically inexperienced Berry, making Berry's oversized lifestyle and lavish home an issue during the campaign.

Subsequent Owners

In 1958 the Berrys moved to 1035 West Meyer Boulevard, and Dr. Edward P. Altomare and his wife Clara purchased the Burnett-Berry House. The Altomares moved with their five children from a home at 3223 Gladstone Boulevard in Kansas City's Northeast neighborhood. They became the longest tenants of the house, but made no significant changes. The most notable was installing a new stone face over the brick chimney and fireplace in the first floor "rec room." After the couple passed away, their estate made the

[x] Lawrence H. Larson, *Pendergast!* (Columbia, MO: University of Missouri Press, 1997),79.
[xi] William M. Reddig, *Tom's Town: Kansas City and the Pendergast Legend* (Columbia, MO: University of Missouri Press, 1986),135.
[xii] "Files Bankruptcy." Fort Scott (Kas.) Tribune, April, 6, 1965. 2. Obtained on-line from Google News. http://news.google.com/newspapers?nid=1906&dat=19650406&id=ldYfAAAAIBAJ&sjid=NtkEAAAAIBAJ&pg=3501,4070900; accessed 15 June 2010.

house available as the 32nd Annual Symphony Designers' Showhouse in 2001. During this event, notable local designers were invited to redecorate furnishings and some finishes. The project did not alter the configuration of spaces.

CONCLUSION

Sixty-five years after its construction, the Burnett-Berry House still clearly evokes Edward Tanner's original Italian Renaissance Revival design. The restrained architecture projects an air of monumentality through symmetrical facades and restrained classical ornament. It is an exceptional example of a style that was far less common in Kansas City's posh Country Club District than the more-prevalent Tudor, Mediterranean, Colonial and French-influenced residential designs. The only visible difference between the house today and a photo from 1940 is the screen door missing from the main entrance and the absence of canvas awnings over the front windows. On the interior, the center hall configuration, along with the semi-circular stair and the oval dining room in the main block of the house remain intact, as is the plaster work and most finishes in the public spaces. The 1951 addition seamlessly expanded the footprint of the original house, while making the interior spaces more functional. The house remains substantially unchanged since then.

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City of Kansas City, Missouri. Landmarks Commission. Photographs. Tax Assessor Photographs for 1030 West 65th Street, 17-113-9. 1940.

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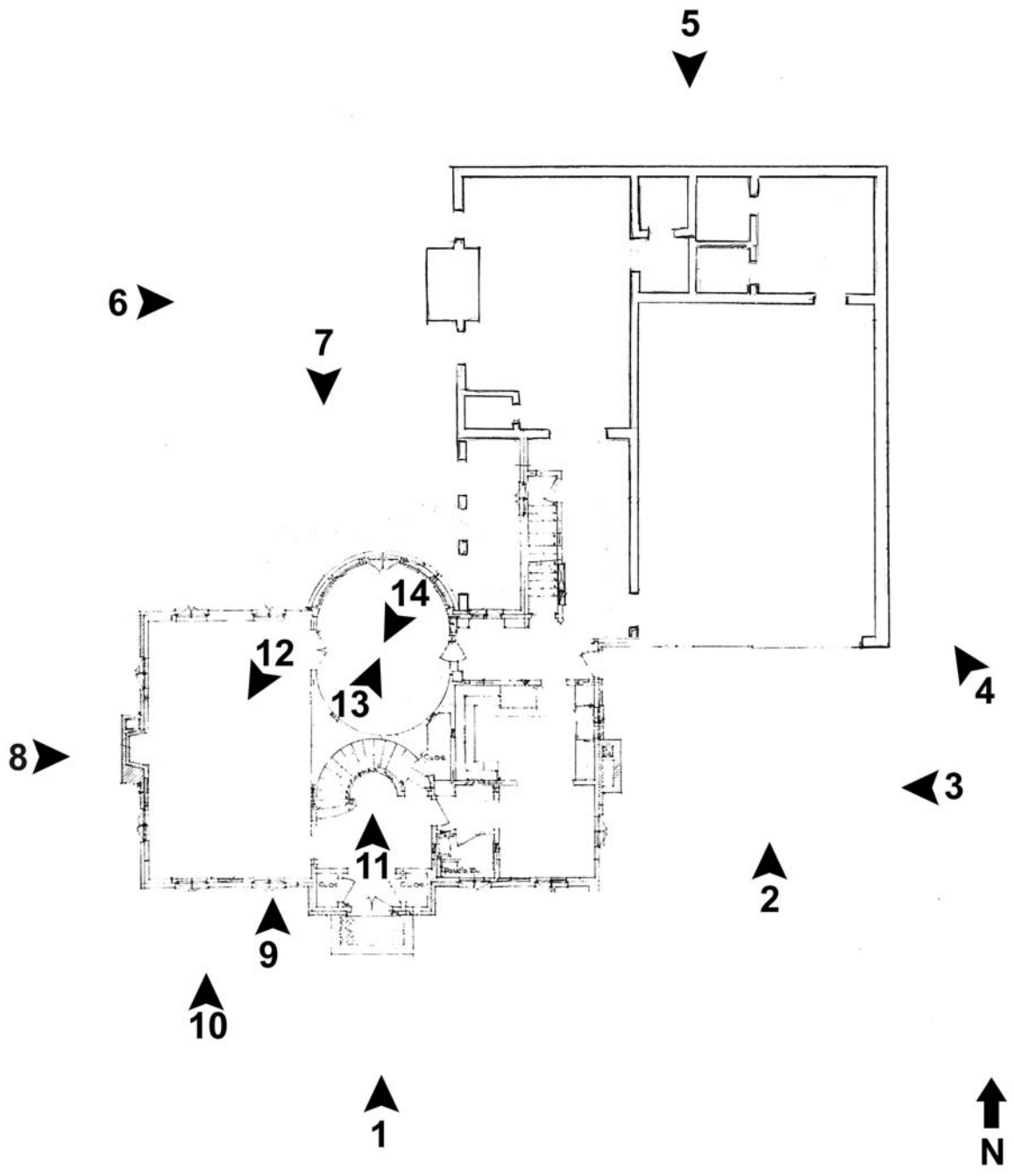
Verbal Boundary Description
1030 West 65th Street, Meyer Circle, south 16 feet of west 130 feet Lot 8, Block 4 also west 125 feet of Lot 9, Block 4, Kansas City, Jackson County, Missouri.

Boundary Justification
The boundary of the nominated resource includes the parcel of land historically associated with the property.

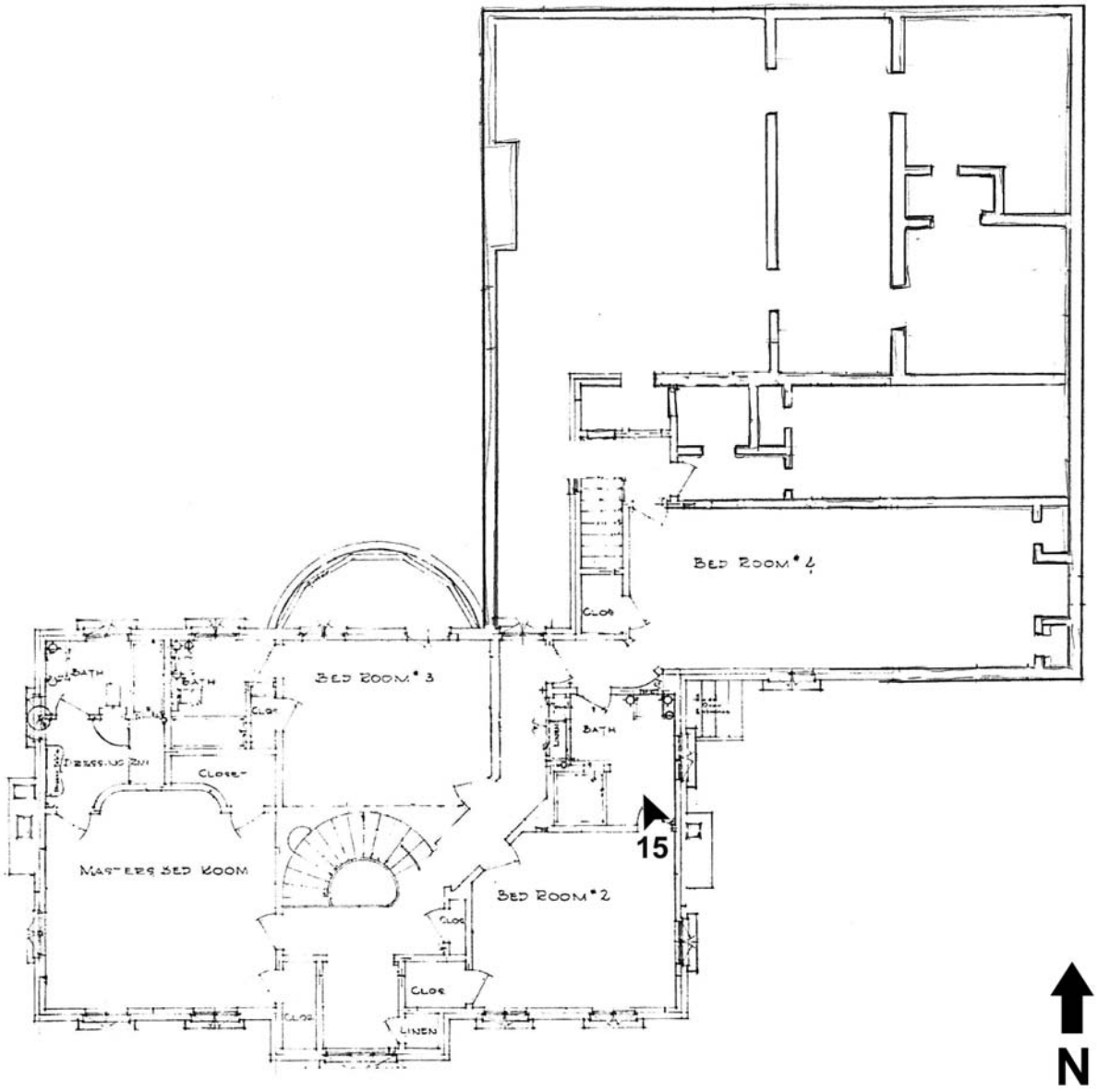
Figure 1. Burnett-Berry House – 1030 W. 65th Street
Source: 1940 Tax Photograph, Landmarks Commission, City of Kansas City, Missouri

Figure 2. Pendergast Mansion – 5650 Ward Parkway
Source: Western Historical Manuscript Collection UMKC

Sketch Map (First Floor Plan)



Sketch Map (Second Floor Plan)



Name of Property: Burnett-Berry House

City or Vicinity: Kansas City

County: Jackson **State:** Missouri

Photographer: Brad Finch

Date Photographed: April 2010

Description of Photograph(s) and number:
All digital images labeled as follows: MO_JacksonCounty_BurnettBerryHouse_#.tif

1 of 15. South elevation of main block, view north.

2 of 15. East elevation of main block, view west.

3 of 15. South elevation of north wing, view north.

4 of 15. East elevation of north wing, view northwest.

5 of 15. North elevation of north wing, view south.

6 of 15. West elevation of north wing, view east.

7 of 15. North elevation of main block, view south.

8 of 15. West elevation of main block, view east.

9 of 15. Detail of first-story window, main block.

10 of 15. Detail of second-story windows, main block.

11 of 15. Center hall with semi-circular stair, view north.

12 of 15. Living room in main block, view southwest.

13 of 15. Dining room in main block, view northeast.

14 of 15. Dining room in main block, view southwest.

15. of 15. Bathroom with historic Vitrolite wall tiles, second floor, main block.

BURNETT-BERRY HOUSE
KANSAS CITY, JACKSON
COUNTY, MISSOURI

UTM REFERENCE
15/361291/4319167

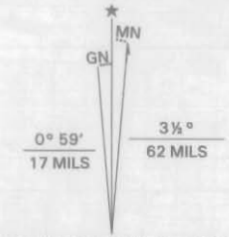
Produced by the United States Geological Survey

Topography compiled 1934. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1935. Boundaries current as of 2001

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks: Missouri Coordinate System of 1983 (west zone). 2500-meter ticks: Kansas Coordinate System of 1983 (north zone)

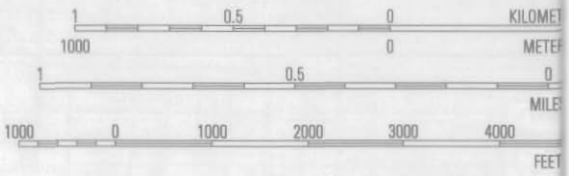
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Houses of worship, schools, and other labeled buildings verified 1955



UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1



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