

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 Seven Oaks School
other names/site number N/A

2. Location

street & number 3711 Jackson Avenue N/A not for publication
city or town Kansas City N/A vicinity
state Missouri code MO county Jackson code 095 zip code 64130

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 at the following level(s) of significance:

national statewide local

Mark A Miles August 20, 2012
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

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

Seven Oaks School

Jackson County, Missouri
Historic Resources of the Kansas City Missouri School
District Pre-1970 MPDF
County and State

Name of Property

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
		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)

Historic Resources of the Kansas City Missouri
School District Pre-1970

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION: School

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Spanish Colonial Revival

OTHER: Early Twentieth Century/Progressive Era
School

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt

other: Terra Cotta

Limestone

Seven Oaks School

Jackson County, Missouri
Historic Resources of the Kansas City Missouri School
District Pre-1970 MPDF
County and State

Name of Property

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 old or achieving significance within the past 50 years.

Areas of Significance

Architecture

Period of Significance

1926 - 1927

Significant Dates

1926-27

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Charles A. (architect)

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:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Missouri Valley Special Collections, KCPL
Western Historical Manuscript Coll., UMKC

Seven Oaks School

Jackson County, Missouri
Historic Resources of the Kansas City Missouri School
District Pre-1970 MPDF
County and State

Name of Property

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property 4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>367234</u>	<u>4324336</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

11. Form Prepared By

name/title Elizabeth Rosin, Principal; Kristen Ottesen, Associate

organization Rosin Preservation, LLC date 25 June 2012

street & number 215 W. 18th Street, Ste. 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail kristen@rosinpreservation.com

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 Kansas City Public Schools, c/o Superintendent Dr. Stephen Green

street & number 1211 McGee Street telephone 816-418-7000

city or town Kansas City state Missouri zip code 64106

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.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Seven Oaks School
Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

SUMMARY

Seven Oaks School at 3711 Jackson, Kansas City, Jackson County, Missouri sits atop a hill at the northwest corner of a city park in an East side neighborhood. A large swath of open park land surrounds the school on the south and east. The building presents its side (west) elevation facing Jackson Street. The primary elevation orients the building south toward the park. The two-story school has a raised basement. A limestone foundation supports the concrete structure and brick walls with terra cotta trim. The building is rectangular in plan with a square block that projects east from the south end of the east elevation. The symmetrical façade exhibits vernacular elements of Spanish Colonial Revival design executed in patterned brick and glazed terra cotta. Many of the original interior features and finishes are extant, including the original configuration of corridors and classrooms, wood trim, and some built-ins. The massing, form, materials, and functional features clearly illustrate the Early Twentieth Century/Progressive Era School property type, as described in the Multiple Property Documentation Form "Historic Resources of the Kansas City Missouri School District Pre-1970." Seven Oaks maintains integrity of location, setting, design, materials, workmanship, feeling, and association from its period of construction (1926-27).

ELABORATION

SETTING

Seven Oaks School sits at the north end of a four-acre parcel bounded by Jackson Avenue on the west, and the abandoned alignments of Spruce Avenue and 37th Street on the east and north, respectively. The property sweeps down from the north to the south and from the east to the west to meld with Seven Oaks Park, which extends the open space around the school south to 39th Street and east to Kensington Avenue.

The neighborhood surrounding the school and park is predominantly residential with small pockets of commercial development along 39th Street. The dense development is interrupted on the west side of Jackson Avenue, across the street from the school. The south end of this block is a large open space, and the few houses on the street occupy exceptionally large lots.

There is an asphalt parking lot behind (north) the building and paved areas directly in front (south) of the building. A grid of concrete footings in the pavement south of the building indicates the location once held by a temporary classroom. The paved area south of the building is terraced at two levels. A limestone retaining wall with a pipe railing forms the barrier for the upper level. The southernmost paved area is larger than the area next to the building.

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Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

EXTERIOR

The three-story mass of Seven Oaks School has a slight L shape. The poured concrete structure is clad with rusticated limestone at the foundation and orange brick on the upper walls. A dressed stone water table encircles the building at the top of the foundation. Cream and orange terra cotta trim and patterned brick work accent the walls. Brick parapets topped with terra cotta coping surround the flat roof. The concrete structure is visible at northeast (rear) corner of the building, suggesting that the school was designed for an expansion that never occurred.

Narrow pilasters divide the primary (south) façade into nine bays. Within each bay is a pair of double-hung wood windows configured with six-over-six or four-over-four sashes. The windows are in poor condition. Bays project slightly beyond the plane of the windows at the east and west ends of the primary elevation. These bays have large blank expanses, but also contain entrances to the building and small windows that indicate the location of stairwells. The walls east and west of these slightly projecting bays are also largely blank, pierced by sparsely-placed windows and accented by a decorative terra cotta grille and panels on the upper stories. A one-story bay projects from the center of the primary elevation. A conservatory-like glazed enclosure with a shed roof rests on top of the bay. Multi-light windows form the walls of the enclosure.

The identical main entrances at the east and west ends of the south elevation are highly ornamented. The paired doors are set within a one-and-a-half story terra cotta surround that features a variety of patterns. Pilasters flanking the doorway are embellished with large geometric shapes. A zig-zag patterned beltcourse separates the ground and first floors and meanders above the window above each doorway. Engaged urns and fluted pilasters flank the window, and a broken arched pediment and shield top the window. "Seven Oaks School" is inscribed in the terra cotta above the door. The gabled pediments at the top of the bays are ornamented with fluted and scrolled brackets (extensions of the beltcourse), a curvilinear medallion, and a simulated coronet, all executed in terra cotta.

Secondary entrances are located on the east and west elevations of the one-story bay on the primary elevation. Secondary entrances are also located at the northwest corner and on the north elevation. Each entrance has a pair of non-historic metal doors with upper glass lights.

INTERIOR

L-shaped double-loaded corridors organize the functional spaces inside the building. Classrooms line the exterior (south and west) sides of the corridors; the auditorium and gymnasium (both double-height spaces) sit north of the corridor. The corridors have plaster

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Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

walls with a wood chair rail and a concrete floor with integral cove base. First and second floor ceilings are exposed, painted concrete structure. The third floor has a dropped plaster ceiling with two glazed skylights in the main hall. Corridors on all three floors also have picture rail molding. Non-historic metal lockers line the walls.

Recessed classroom entrances open into the corridor at regular intervals. Most openings have a fully-glazed multi-light door. Some doors are solid-core wood slabs. Most appear to be non-historic, likely dating to a mid-century renovation.

The classrooms have plaster walls and ceilings with picture rail molding and a wood chair rail. Floors have a concrete border and base framing a linoleum tile field. The tile has come loose from the concrete subfloor in a few rooms. One or two rooms have carpet. Most classrooms have modern florescent light fixtures. Typical classroom trim includes varnished wood-framed blackboards as well as door and window casings. Windows sit deep in their masonry openings, adorned only with plaster jamb returns and wide wood mullion covers. Many classrooms also have built-in cabinets. The kindergarten room has a brick fireplace with a heavy wood mantel. The second floor classroom centered on the north side of the building opens into a green house with steel sash windows.

Narrow coat rooms between the classrooms have hooks and shelves lining the walls. Several coat rooms retain historic "school house" pendant lights.

The building has three stair wells. The two on the south side of the building are wide concrete staircases with solid concrete railing walls topped with wood caps and handrails. The northwest stair has a concrete-filled metal structure with metal railing and wood cap at the lower level.

Restrooms are on the first floor and on the upper landings in the south stair wells. They retain some original finishes and fixtures, including ceramic hex tile floors, but materials are generally in fair to poor condition. Original restrooms in the basement have been removed.

Specialized functional spaces include an auditorium, a gymnasium, and a cafeteria. The cafeteria is on the first floor under the auditorium. It has a sloped ceiling that reflects the floor of the space above it. All cafeteria finishes are modern.

The gymnasium is a small space with orange brick and plaster walls. The concrete ceiling structure is exposed and a glazed skylight pierces its center. The raised bleachers were removed and enclosed to create a small corridor and office as well as an HVAC chase. The pipe railing at the front of the bleachers remains intact.

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Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

The auditorium on the second floor is an exceptional space. It has a sloped floor with fixed wood seats that face a raised wood stage at the east end. The plaster walls have minimal ornament, but the ceiling is coved and historic pendant lights (globes missing) hang from star-shaped plaster medallions. A small movie projection room on the back (west) wall is accessible from the third floor corridor. Scrolled plaster brackets ornament the underside of the projection room.

INTEGRITY

Few changes have been made to Seven Oaks School over the past 85 years and it retains excellent integrity in the areas of location, setting, design, materials, and workmanship. On the exterior and the interior, the property clearly conveys its historic educational function, while the massing, materials, and ornament communicate its vernacular Spanish Colonial Revival style. The corridors, gymnasium, and auditorium remain substantially intact. The majority of the classrooms retain their original configurations and finishes. Overall, the building clearly communicates feelings about and associations with its original design and educational function.

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Seven Oaks School
Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

SUMMARY

Seven Oaks School at 3711 Jackson Avenue, Kansas City, Jackson County, Missouri, is locally significant under National Register Criterion C for the area of ARCHITECTURE. As defined by the Multiple Property Documentation Form (MPDF) "Historic Resources of the Kansas City Missouri Public School District Pre-1970," Seven Oaks School possesses the distinct characteristics of an Early Twentieth Century/Progressive Era School, specifically the Elementary School sub-type, including fire-proof concrete construction, wide double-loaded corridors, large windows for fresh air and natural light, integrated auditorium and gymnasium, and specialized classrooms for kindergarten, cooking and sewing, nature study, art, social studies, and manual training. Charles A. Smith, architect for the Kansas City School District, designed the two-story buff brick with a symmetrical façade and ornate terra cotta trim. The exterior terra cotta trim presents a restrained expression of the Spanish Colonial Revival style, featuring peaked parapets and broken arched pediments at the entryways and horizontal bands of multi-colored geometric patterns. During a period of rapid expansion and growing enrollment in the district, construction was completed in just 10 months. Seven Oaks School retains the historic interior and exterior features that illustrate its historic function and property type as a public grade school built in the early twentieth century. The period of significance for the Seven Oaks School is 1926-27, the date of construction.

ELABORATION

Seven Oaks School is an excellent example of an Early Twentieth Century/Progressive Era School, specifically the Elementary School sub-type described in the MPDF. It retains many of the interior elements that were designed to improve safety, cleanliness, illumination, and ventilation, issues central to the Progressive Movement. Multi-light wood doors line the wide double-loaded corridor on each floor. The corridor doors access classrooms and adjacent narrow coat rooms at the perimeter of the building. The central core of the school contains the gymnasium, auditorium, and playroom (now cafeteria). Large windows pierce the perimeter walls to provide the classrooms with abundant light and ventilation.

The influence of the Progressive Movement was also evident in the classrooms designated for specific courses of study. Seven Oaks School featured a "Nature Study" room with a glass-walled conservatory. The kindergarten room had a fireplace. The school also housed a library, a series of "Home Rooms," and rooms designed for sewing, cooking, manual training, social science, literature, art, and music. Over time, these specialty rooms were converted into regular classrooms as the school was opened to students through the sixth grade.

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Seven Oaks School
Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

Following national trends, schools built during this period adapted one of the popular revival styles for exterior ornament, while the formal massing and heavy masonry exterior of the school communicated the important role it served to the local community. Architect Charles Smith imposed the Spanish Colonial Revival style to Seven Oaks School by applying somewhat whimsical terra cotta ornament to a traditional Colonial Revival form. Door surrounds at the main entrance, details in the pointed pediments at the parapet, and the beltcourse encircling the building between the ground and first floors have unique designs and patterns, conveying the Spanish Colonial Revival styling.

Seven Oaks School illustrates the rapid growth experienced by the Kansas City School District in the 1920s. It was one of twenty-three new school buildings and two building expansions constructed during that decade alone. To accommodate this volume of work, architect Charles Smith frequently applied a unique exterior theme to a prototype floor plan. Three other schools (Blenheim School at 2411 E 70th Terrace [1924], Meservey School at 4210 E 45th Street [1927], and Nichols School at 6903 Oak Street [1926]¹) have floor plans similar to Seven Oaks School but distinctly different façade treatments.

HISTORY OF SEVEN OAKS SCHOOL

The Kansas City Board of Education was formed in 1867. As the city expanded and residential neighborhoods spread south and east from the original core, more and larger schools were needed to accommodate the growing school-age population. Paralleling Kansas City's residential building boom of the 1920s, the school district added a significant number of buildings to its inventory during this time, using a \$5 million bond issue approved in 1921 to fund the expansion.²

Seven Oaks School was constructed to replace an older four-room brick school at East 39th Street and Cleveland Avenue. The Kansas City Board of Education received a building permit on June 11, 1926 to build a three-story school at 4212 East 37th Street.³ The 17-room school had a footprint of 208 feet by 108 feet and ornament in the Spanish Colonial Revival style. The cornerstone was laid during a public ceremony on November 6, 1926.⁴ When school opened on September 7, 1927, just ten months later, some classrooms still needed desks, the auditorium was missing seats and lights, and exterior work was incomplete. But, nearly 400 children from the surrounding neighborhood were enrolled. This included students from the old school as

¹ The Blenheim and Meservey Schools are vacant. The Nichols School currently functions as a charter elementary school.

² *Kansas City Public Schools Survey*, Landmarks Commission City Development Department, Kansas City, Missouri, October 1989, p. 22.

³ City of Kansas City Historic Preservation Office, Building Permit #14727 (6/11/1926).

⁴ "Seven Oaks – Cornerstone Laid," *Kansas City Times*, November 6, 1926. Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

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Seven Oaks School
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Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

well as some who had previously attended Sanford B. Ladd and Milton Moore schools.⁵ The principal, Miss Minnie Dresser, and most of the nine teachers moved with the children to the new building.

Original architectural plans identify locations for future additions to Seven Oaks School. The exposed concrete frame on the east elevation indicates one of these locations. These additions were never constructed.

After World War II, development in Kansas City shifted further south and into the surrounding suburbs, eliminating the need for additional school expansion. Seven Oaks School has been vacant since it closed in 1997. It is currently slated for redevelopment as affordable senior housing.

⁵ "Seven Oaks," *Kansas City Star*, September 7, 1927, Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

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Seven Oaks School
Jackson County, Missouri

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BIBLIOGRAPHY

City of Kansas City Historic Preservation Office. Building Permit #14727 (6/11/1926).

Kansas City Public Schools Survey. Landmarks Commission City Development Department, Kansas City, Missouri, 1989.

"Seven Oaks – Cornerstone Laid." *Kansas City Times*, November 6, 1926. Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

"Seven Oaks." *Kansas City Star*, September 7, 1927. Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

The Paseo Alliance. *A History of Paseo High School and the Kansas City Missouri School District*, no date. <http://paseohighschool.org/paseohighschool/PDF/PaseoHistory.pdf> (Accessed March 2, 2012).

Smith, Charles A. *Seven Oaks School*. Architectural Drawings. 1926. Collection of the Kansas City (Missouri) School District.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 1 thru 15, all lying S of 37th Street; E 158.73 FT of Lot 9; also N 1/2 of vacated 38TH ST lying S of & adjacent to Thomas B Thomas Estate, Ruthland Addition, Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

The boundary of the nomination includes the parcel of land historically associated with the resource.

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Seven Oaks School
Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

PHOTOGRAPHS

Name of Property: Seven Oaks School

City or Vicinity: Kansas City

County: Jackson **State:** Missouri

Photographer: Brad Finch, f-stop Photography **Date Photographed:** April 2012

Description of Photograph(s) and number:

All digital images labeled as follows: MO_JacksonCounty_7OaksSchool_#.tif

- 1 of 18. Front (south) elevation, view NE
- 2 of 18. West elevation, view E
- 3 of 18. Northwest corner, view SE
- 4 of 18. Northeast corner, view SW
- 5 of 18. East elevation, view W
- 6 of 18. View northeast up Jackson Avenue toward school
- 7 of 18. View south down Jackson Avenue from west side of school
- 8 of 18. Entry detail on front elevation
- 9 of 18. Second floor corridor with skylight
- 10 of 18. First floor corridors outside auditorium
- 11 of 18. Stairwell and typical classroom doorways, second floor
- 12 of 18. Typical classroom
- 13 of 18. Typical classroom
- 14 of 18. Kindergarten classroom with fireplace
- 15 of 18. Auditorium, view NE from the SW corner

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16 of 18. Auditorium, view SW from the NE corner

17 of 18. Gymnasium, view NW from the SE corner

18 of 18. Conservatory in the Nature Study Classroom, center of first floor

LIST OF FIGURES

Figure 1. Photo Map, Exterior Photos

Figure 2. Photo Map, First Floor Photos

Figure 3. Photo Map, Second Floor Photos

Figure 4. Photo Map, Ground Floor Photos

Figure 5. Site Plan

Figure 6. Ground Floor Plan

Figure 7. First Floor Plan

Figure 8. Second Floor Plan

Figure 9. North and South Elevations

Figure 10. East and West Elevations and Cross Section

Figure 11. Cross Sections

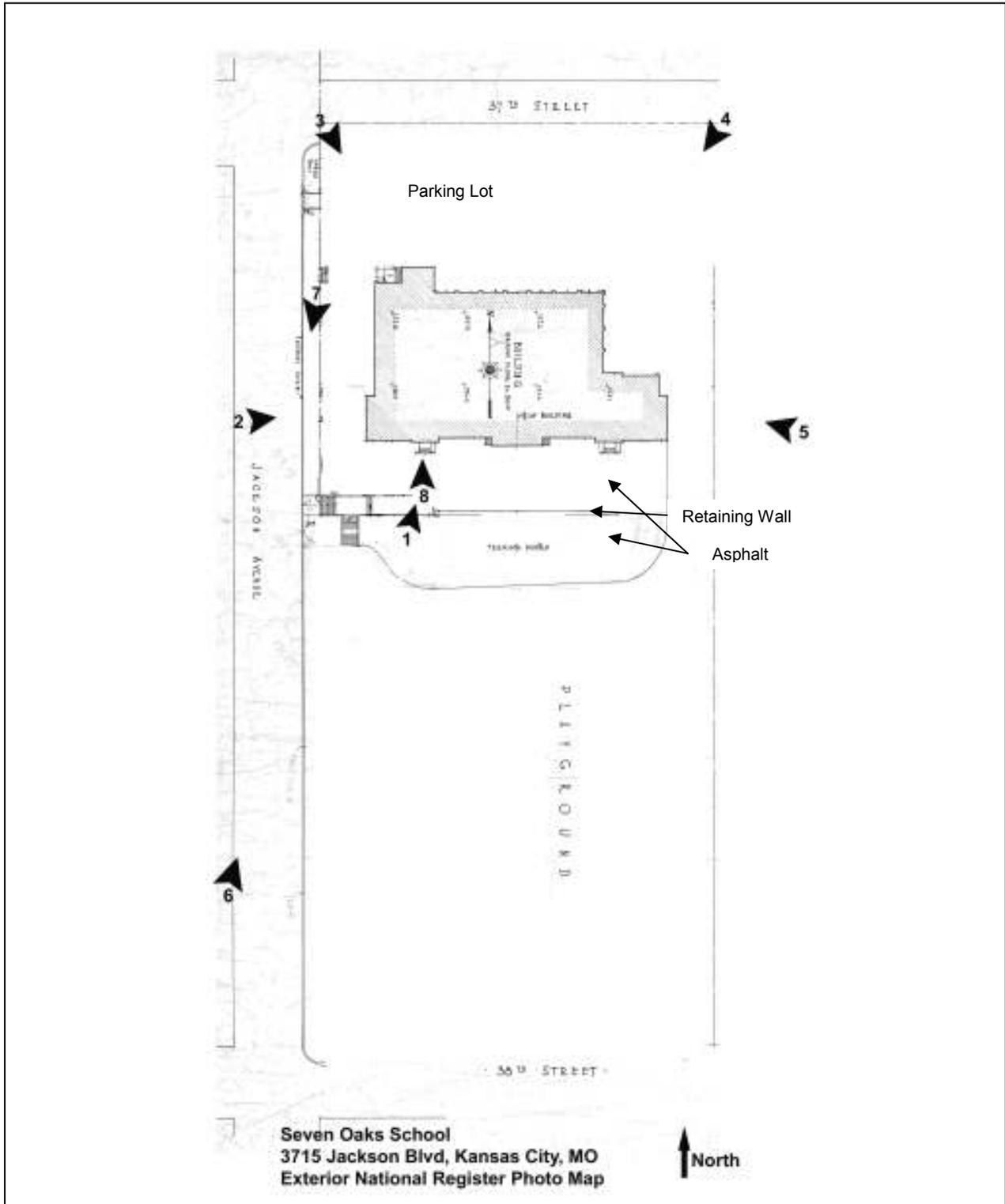
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Seven Oaks School
Jackson County, Missouri

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Figure 1



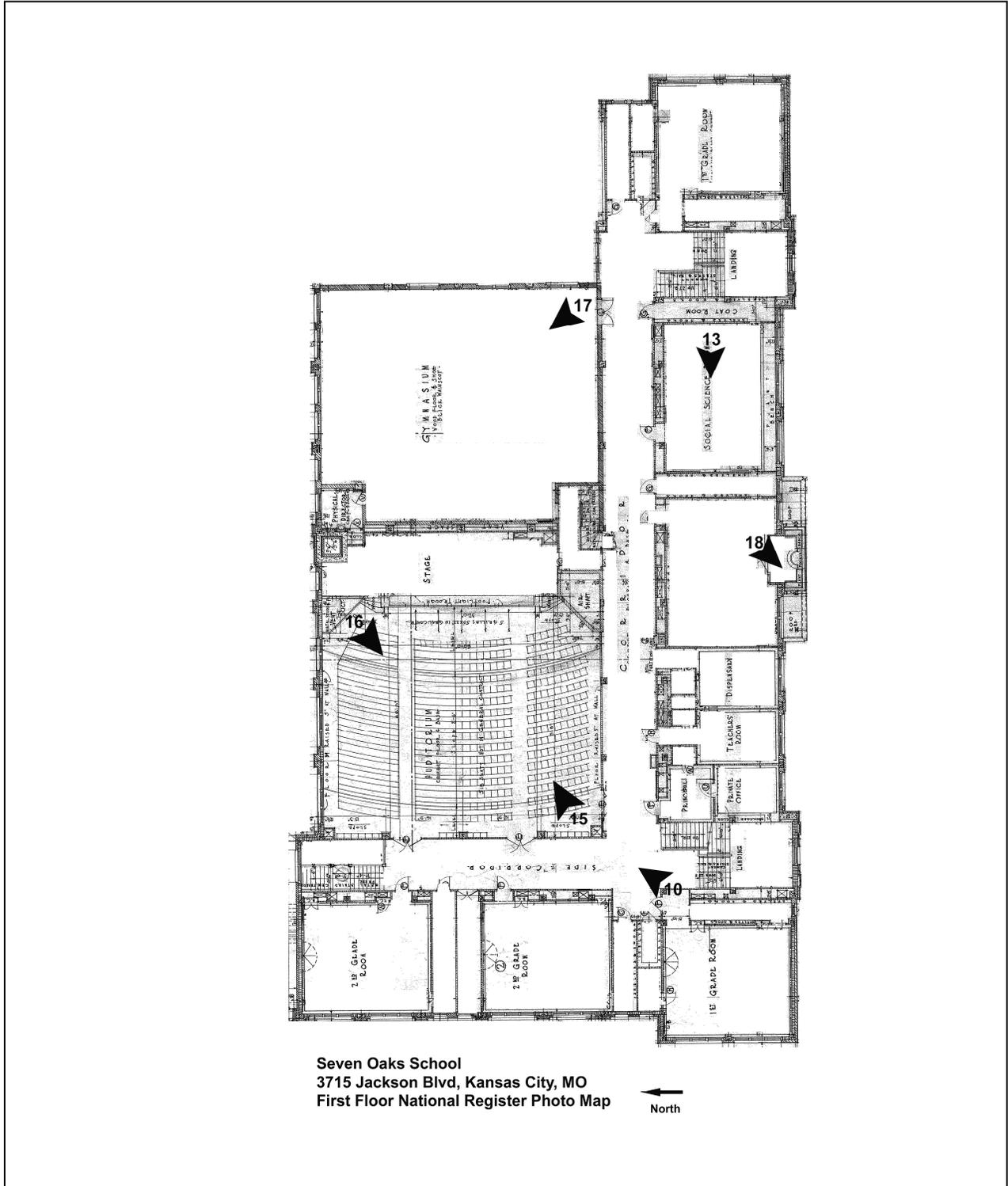
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Figure 2



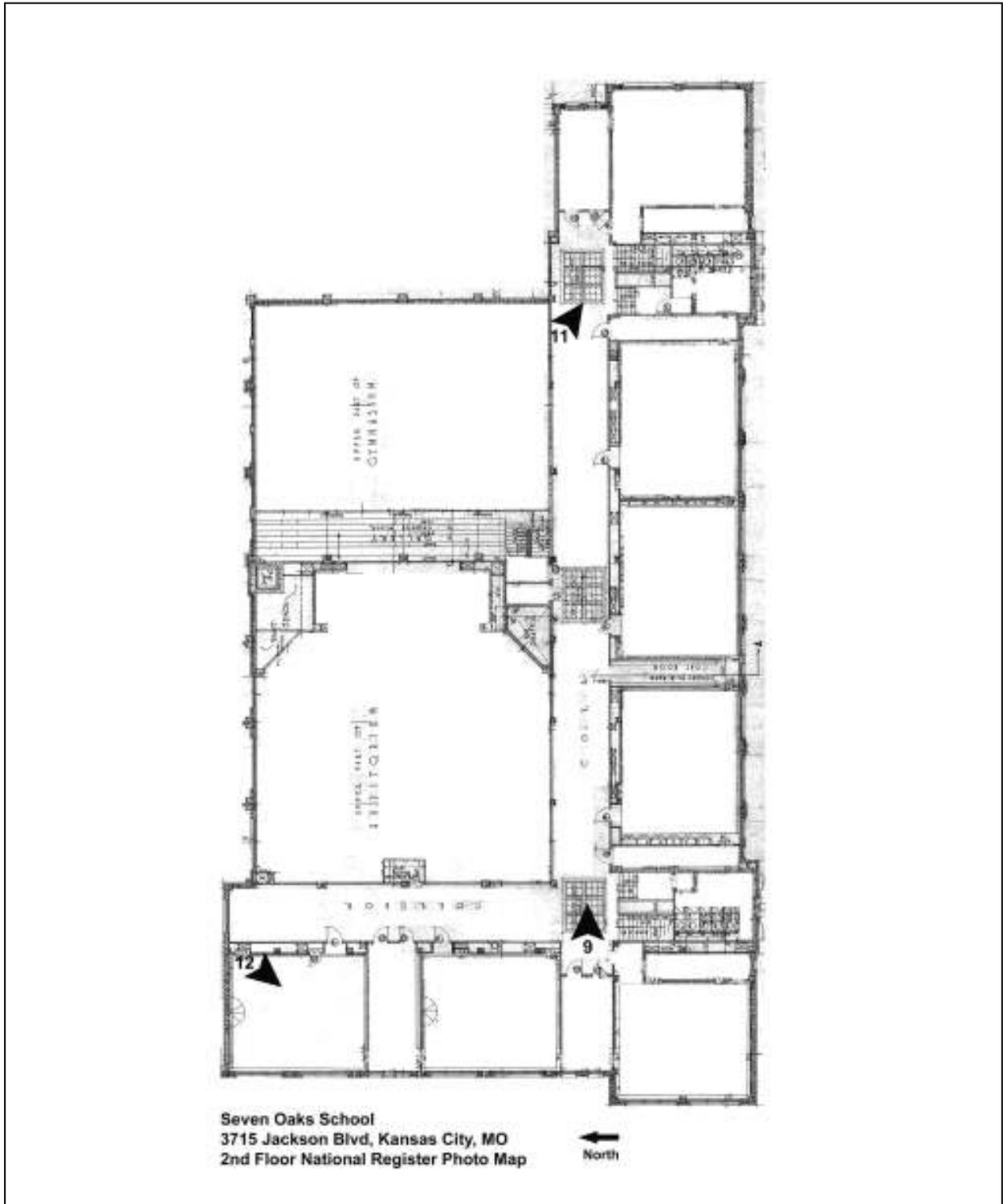
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Seven Oaks School
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Figure 3



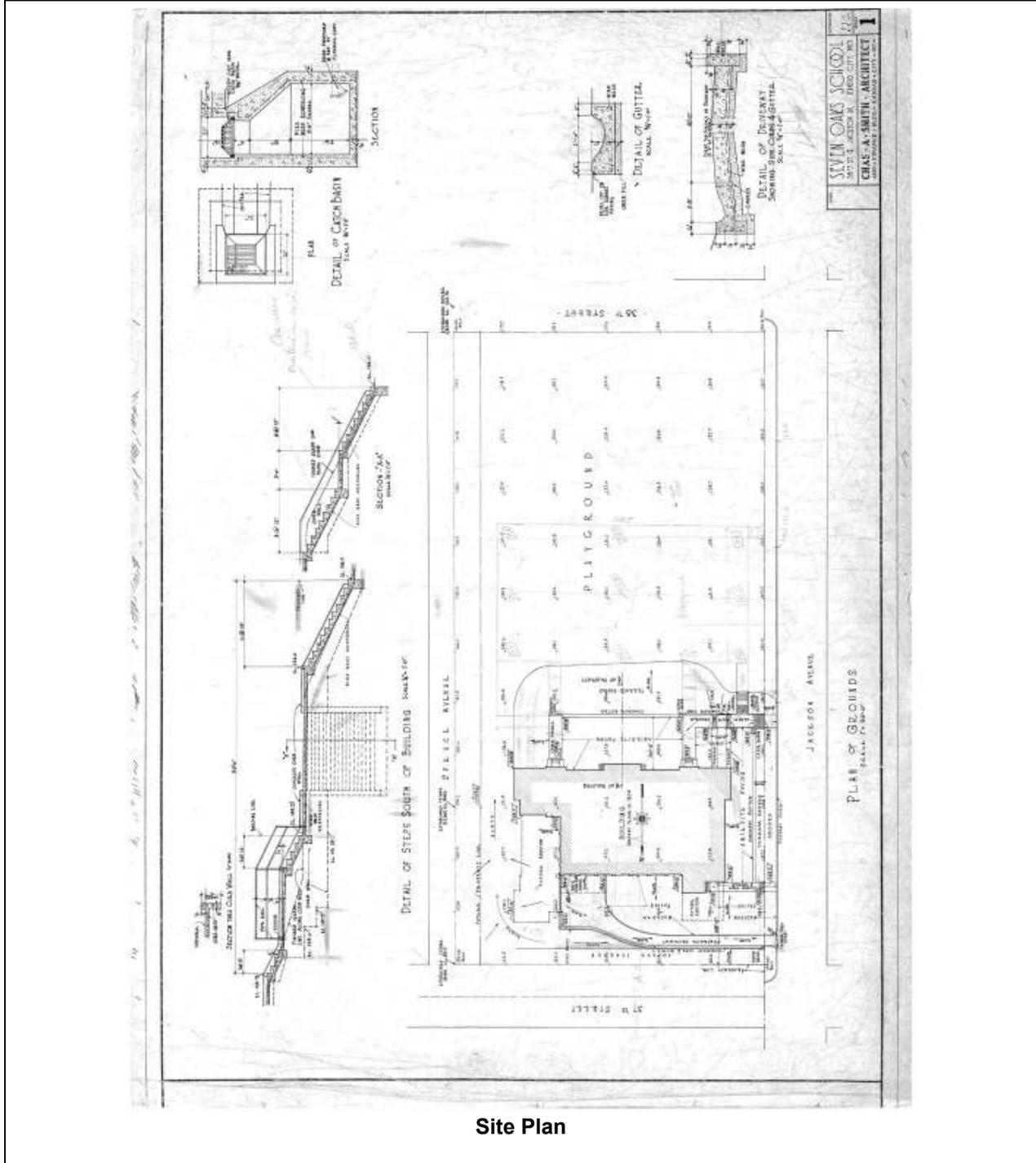
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Figure 5



Site Plan

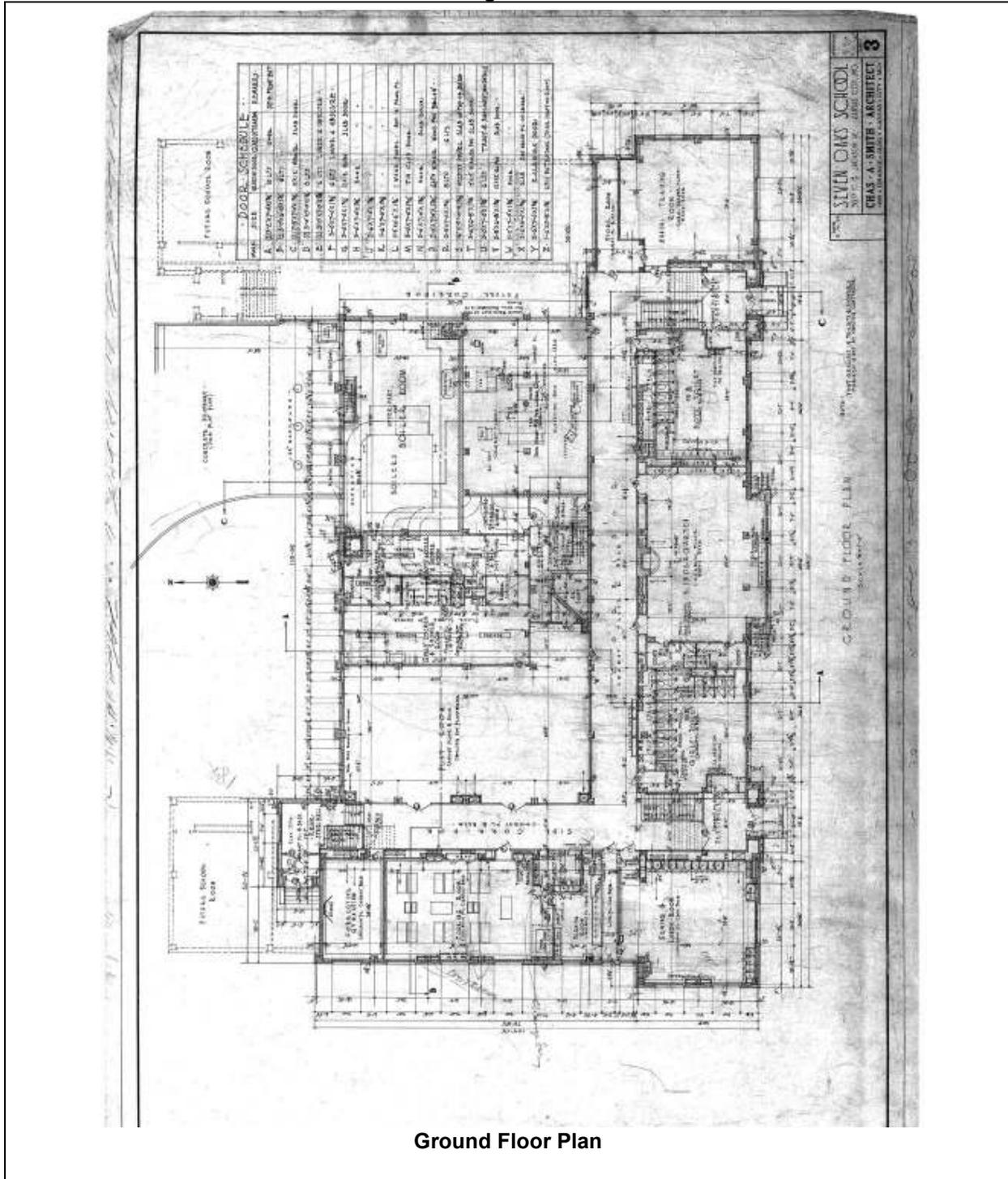
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Figure 6



Ground Floor Plan

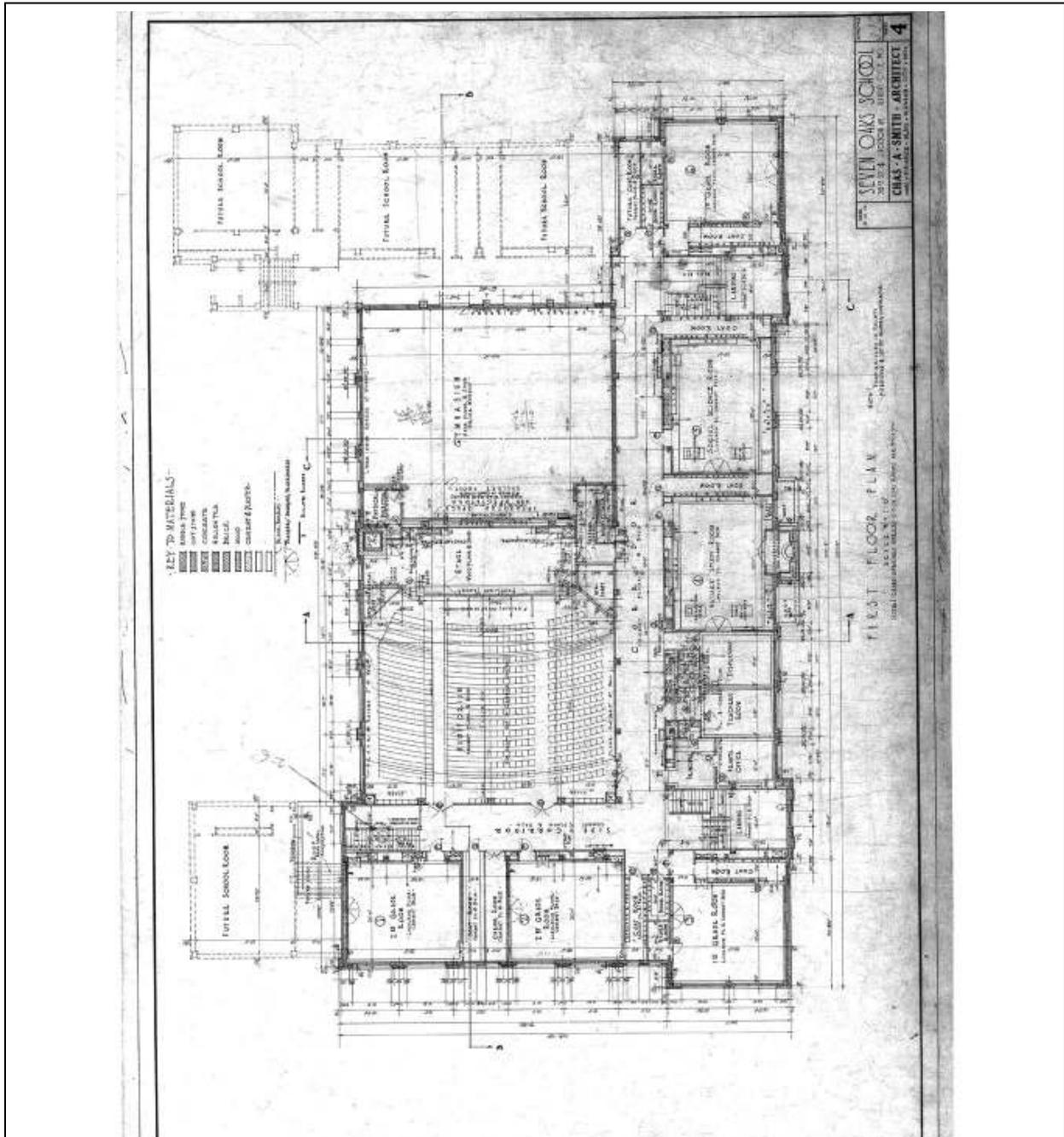
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Figure 7



First Floor Plan

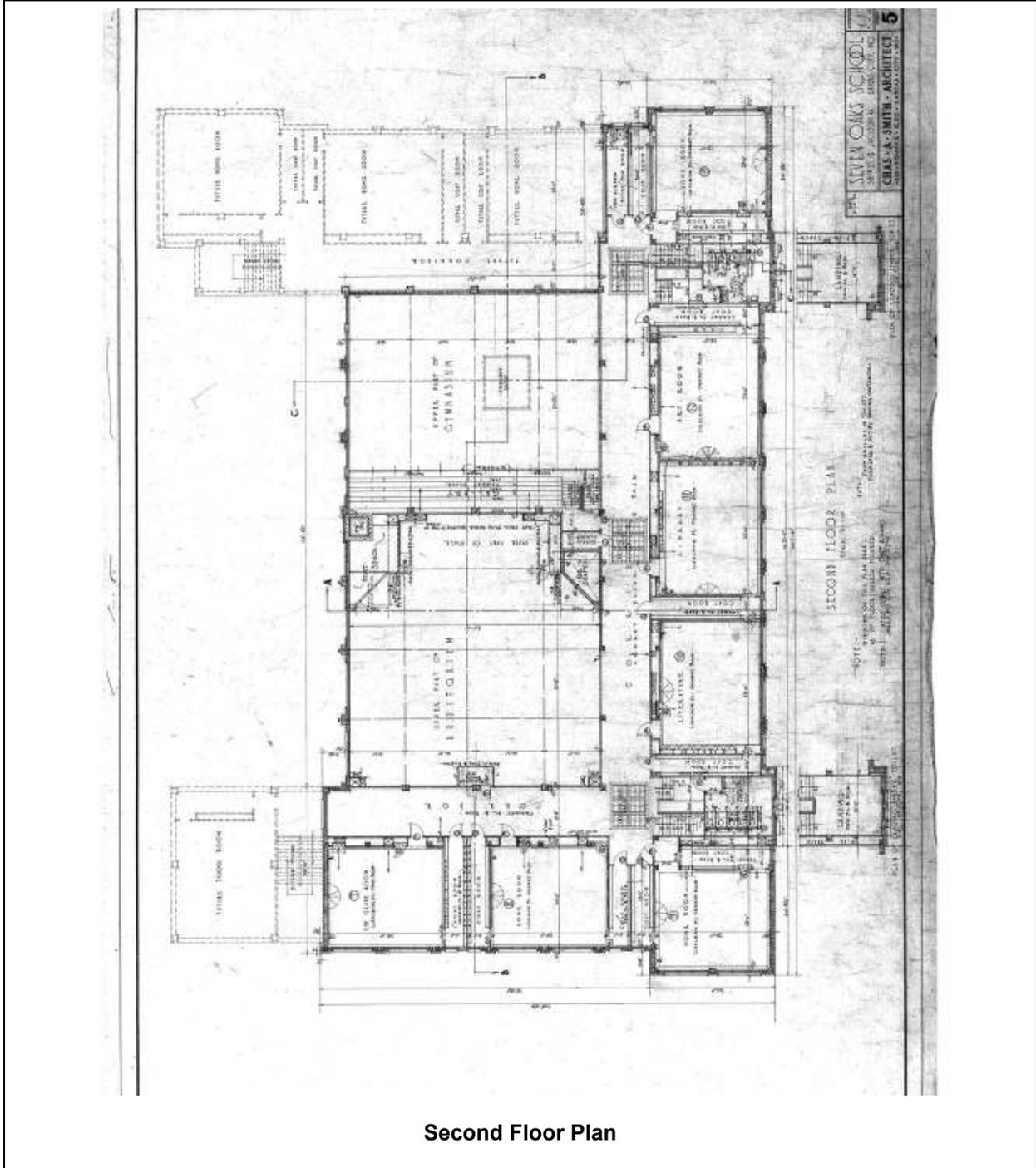
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Figure 8



Second Floor Plan

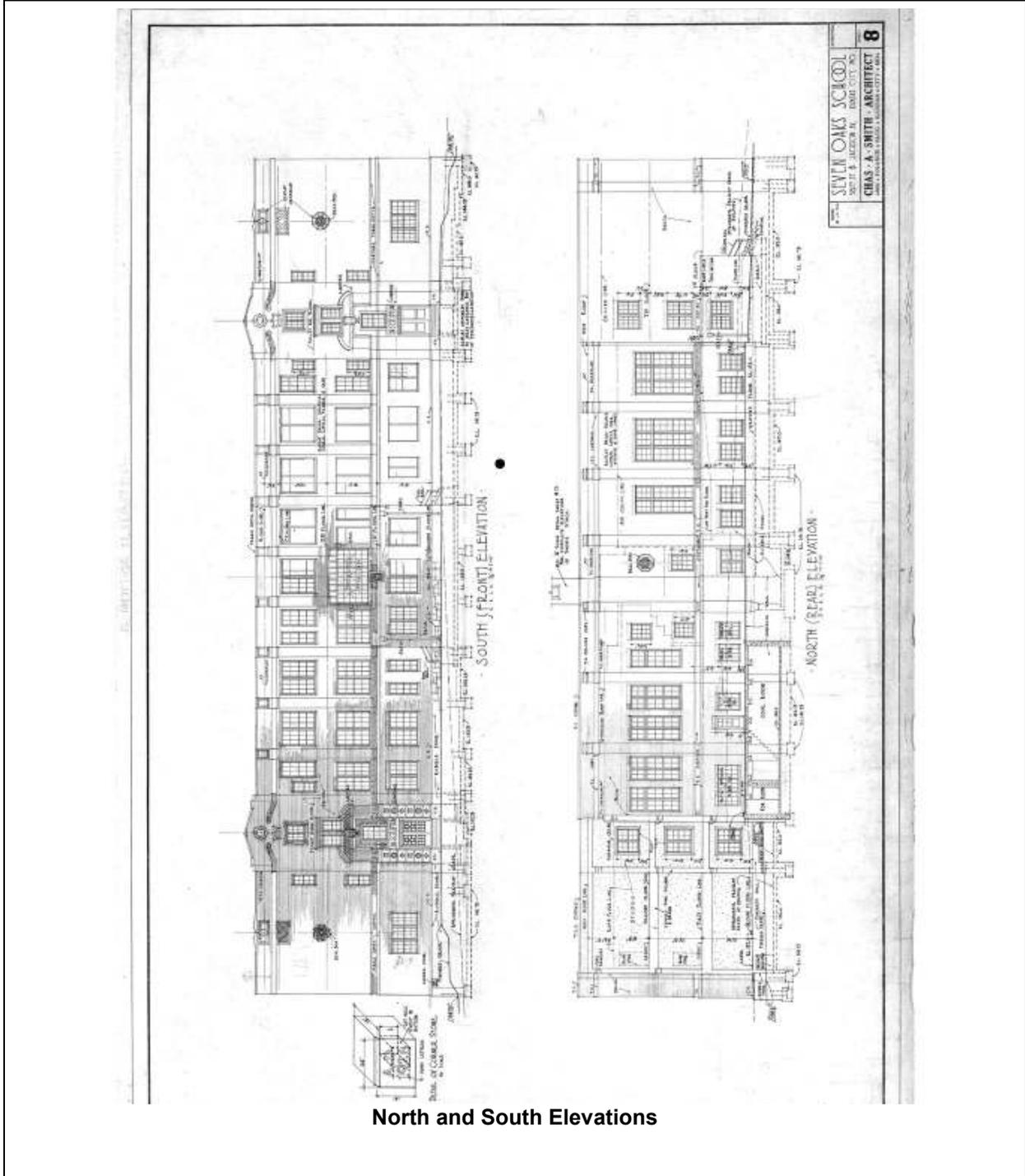
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Figure 9



North and South Elevations

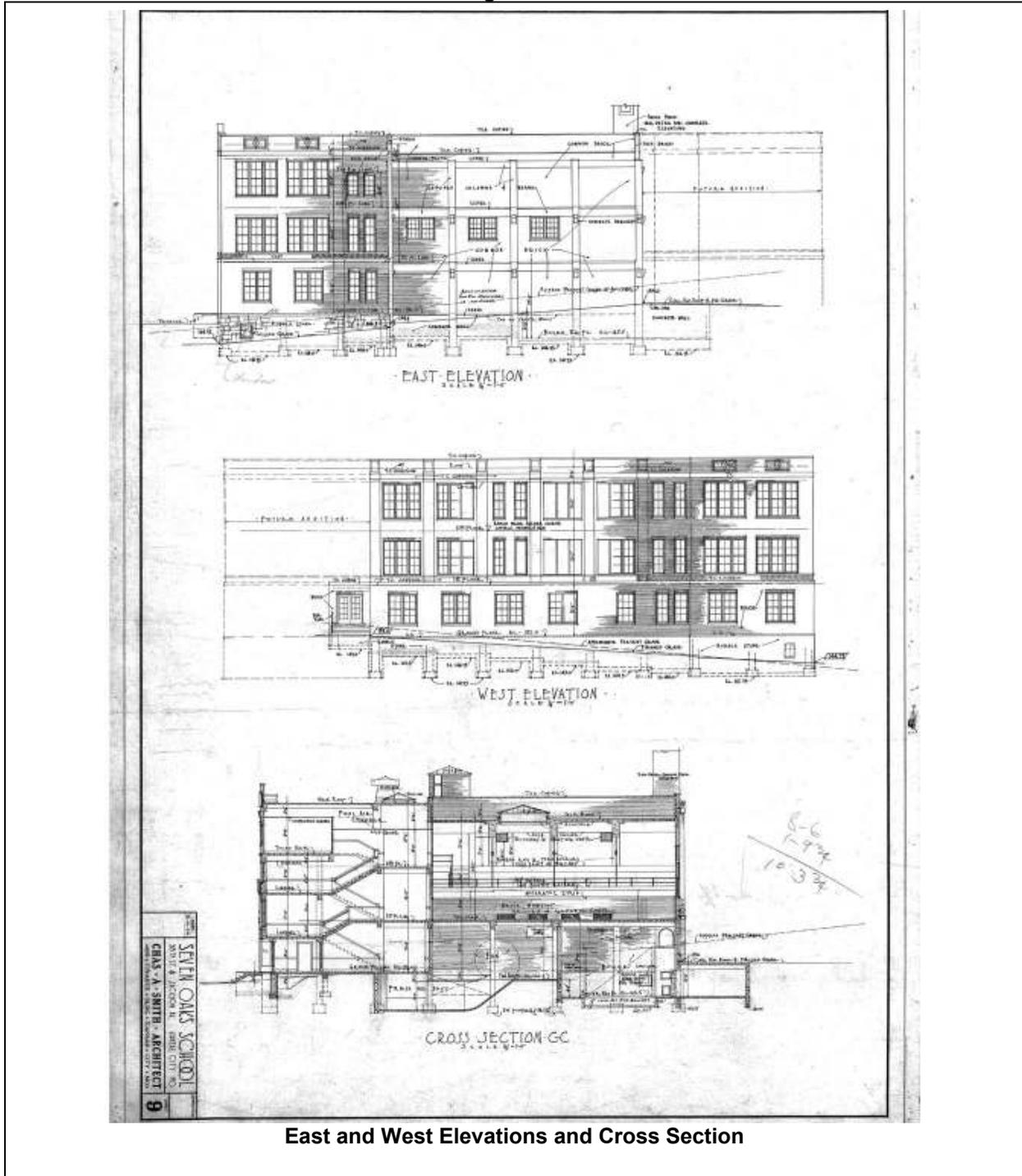
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Figure 10



East and West Elevations and Cross Section

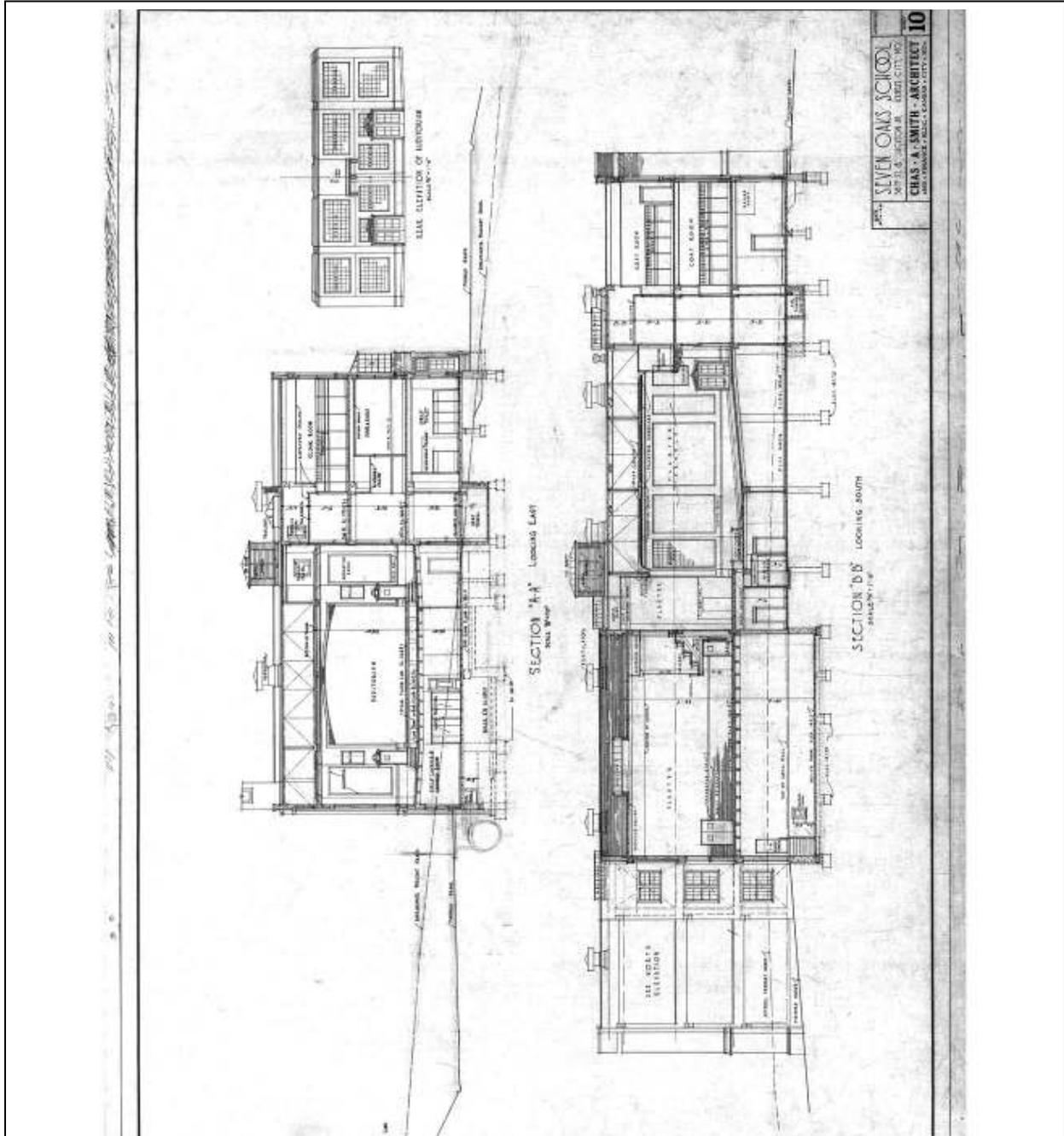
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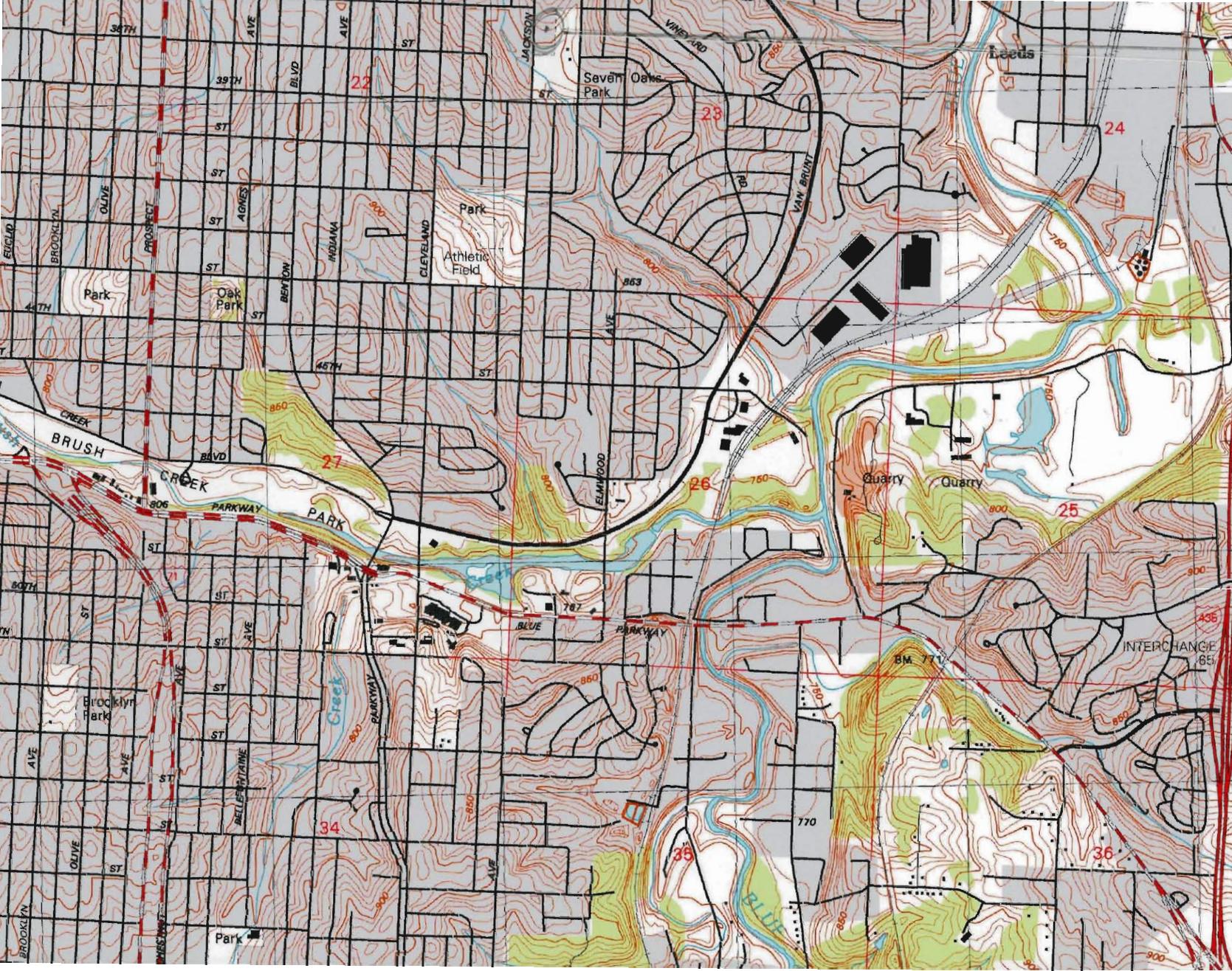
Seven Oaks School
Jackson County, Missouri

Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF

Figure 11



Cross Sections



Seven Oaks
School
Kansas City, Jackson
Co, MO
UTM Reference;
15/307234/4324336

24
23
2'30"
22
21





3711













SEVEN OAKS
SCHOOL

NO TRESPASSING







EXIT

PAINT
7/10









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1984

2011





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