

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Ward, Seth E., Homestead; Ward House

AND/OR COMMON

Campbell, Frederick B., Residence, Ward House

**2 LOCATION**

STREET & NUMBER

1032 West 55th Street

NOT FOR PUBLICATION

CITY, TOWN

Kansas City

CONGRESSIONAL DISTRICT

#5 - Hon. Richard L. Bolling

STATE

Missouri 64112

CODE

29

COUNTY

Jackson

CODE

095

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Dr. Frederick B. Campbell

STREET & NUMBER

1032 West 55th Street

CITY, TOWN

Kansas City

STATE

Missouri 64112

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Office of Recorder of Deeds  
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

1. Missouri Historic Sites Catalogue

DATE

1963

\_\_FEDERAL  STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

State Historical Society of Missouri

CITY, TOWN

Columbia

STATE

Missouri 65201

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

2. The Need for the Preservation of Kansas City's Architectural Heritage  
1969 local  
Kansas City Chapter, American Institute of Architects  
917 West 43rd Street  
Kansas City, Missouri 64111
3. Landmarks Catalogue: Buildings & Spaces of Metropolitan Kansas City  
1971 local  
Kansas City Chapter, American Institute of Architects  
917 West 43rd Street and  
Missouri Chapter, Society of Architectural Historians  
5100 Rockhill Road  
Kansas City, Missouri
4. Historic Preservation in Kansas City: Preliminary Draft  
1973 local  
City Development Department  
City Hall  
414 E. 12th Street  
Kansas City, Missouri 64106
5. Preliminary Inventory of Architecture and Historic Sites of Kansas City, Missouri  
1974 local  
Landmarks Commission of Kansas City, Missouri  
City Hall - 26th Floor, E  
414 E. 12th Street  
Kansas City, Missouri 64106
6. Landmarks Commission of Kansas City, Missouri Survey  
1977 local  
Landmarks Commission of Kansas City, Missouri  
City Hall - 26th Floor, E  
414 E. 12th Street  
Kansas City, Missouri 64106
7. Missouri State Historical Survey  
1977 state  
Department of Natural Resources  
P.O. Box 176  
Jefferson City, Missouri 65101

# DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Seth E. Ward Homestead presently owned and occupied by Dr. and Mrs. Frederick B. Campbell, is located at 1032 West 55th Street in the Country Club district of southwestern Kansas City, Missouri. Originally built as a farm home, it is a two-story plus attic residence with a separate north structure, presently used as a garage.

Architecturally, the Ward Homestead, wholly or partially constructed in 1871, is a vernacular example of the Greek Revival style which flourished in the trans-Appalachian region during and following the Jacksonian period. Frequently utilized in home construction by residents of Southern and border states, this style travelled to Western Missouri with immigrants from Virginia and Kentucky. Some Italianate alterations and later additions partially modified the original appearance of the Ward dwelling.

### EXTERIOR

#### Over-all dimensions

Asymmetrical in design, the crossbar of the T-shape structure, extending east-west, is the primary facade, facing south onto West 55th Street. The anterior section is approximately eighty feet in length and forty feet in width, including a porch which fronts part of the facade; also included is a 24 foot square west extension which is set back eight feet, giving this section of the residence an L-shape. Joined slightly west of center, the north wing of the house, oriented north and south, is sixty feet long and forty-two feet wide at its widest point, including a terminating section of only one story, which measures twenty feet square. A separate north building, attached at the northwest corner of the house by wood frame additions, is a nearly square westward projection measuring approximately 32 by 30 feet, including its front porch.

#### Construction materials and colors

Native rubble limestone is employed as the foundation material for the house. For the most part, uncoursed stone is mortared into place, but dressed blocks are set in basecourses within the front section and the west wing. Exterior walls of red brick, produced from local clays, are laid in stretcher bond throughout, except for the west wall of the rear garage ell, where common bond is used. Adjacent brick courses do not join exactly between some sections of the house and others. Exterior is presently brick painted white, but the paint is now deteriorating, so when seen from a distance, the color blends into a soft rose. Much of the trim is wood painted white.

#### Structural system

The Ward House has no wooden framing behind its brick walls, approximately twenty inches thick. The joists beneath the first floor are mostly set on stone foundations and mortised into the brick, and those for the second and attic floors are

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

similarly fitted into the walls. The roof ridgeboard, covering the front block of the house, is mortised into the gable end walls, with rafters slanting down from this apex. Plaster was applied directly over the brick walls on the interior, and interior partitions were constructed of lath and plaster. The north building is of similar construction.

Openings

Doors

The single leaf wooden front entrance door, flanked by pilasters, is set in the center of the five bays of the main section of the south facade, and is divided by rails and muntin into four recessed panels. There is a rectangular transom light above the door and smaller square transoms above each of its bordering sidelights, also set above recessed wood panels. A wooden pediment with molded cornice crowns the door. Along the east side of the house, there are four doors in the central block, three downstairs and one on the second floor, opening to a porch. The secondary doors are similar in design to the front door and all are pedimented, but they lack surrounding pilasters and sidelights. Only the upper door has a transom light. The most northerly door is painted red while all others are painted white. Three doors on the west side of this portion of the house, two upstairs and one downstairs, duplicate their counterparts on the east.

At the rear of the north-south section of the house, in the single story terminating wing, there are twin doors on the east and west, also painted red. Wood paneled, like the other doors, each of these, however, is topped with a semi-circular arched transom and double coursed brick voussoirs. Also facing west is a double leaf door. Round arched, both leaves contain a centered six light window with wood panels above and below. On both sides of the house, there are subterranean entrances to the basement. Three steps of cut stone, approximately three feet wide, are at each entrance, covered with modern hinged steel panels.

On the north building, there are two recently installed overhead electric garage doors on the north facade. On the south facade are two, single leaf paneled wooden doors bearing transom lights and decorated with wooden pediments above the transoms. These pediments have a simple bead molding in comparison to more massive cornices used on the main structure. One of the doors is centered in the middle of the three bays, while the other stands in the easternmost bay. A similar door, also bearing a transom, is close to the southwest corner, facing west. Striations on the wall above this door indicate that it too was once surmounted with a pediment, now missing. Flat, iron plates are used as thresholds for the exterior entrances.

UNITED STATES DEPARTMENT OF THE INTERIOR  
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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Windows

With only minor exceptions, the fenestration pattern is regular throughout the entire complex of the Ward House. On the whole, apertures are generally equidistant from each other, with second story windows placed directly over windows or doors of the first story. In general, the windows are large and are approximately three feet wide; however, they vary in height from nine and one-half feet along the south facade to eight feet in the west wing and the central portion of the north-south section of the house to seven and one-half feet throughout the second floor. Except in the north building, they are two-over-two light, double-hung sash, most with their original glass intact. Pedimented like the doors, the windows are also ornamented with dressed limestone lugsills. Additionally, each window has a pair of louvered wooden shutters, many still functional. Against the rose colored walls and white trim of the house, the shutters, painted black, stand out as one of the principal embellishments of the complex.

One of the exceptions to the regular pattern of the fenestration is a small semi-circular arched louvered loft window, set at the apex of a gable rising in the center of the front facade. Also exceptional is a round arched window at the rear facing east with rounded louvered shutters.

The windows of the north building are somewhat smaller, measuring approximately six by three feet, and are six-over-six light. The symmetry of the three bays of the south facade is broken by an extra window placed between the two doors on the lower story. Shutters are utilized only at the second story of this face. These windows have wooden sills rather than the dressed stone used at other windows. All windows are pedimented on this portion of the house, as elsewhere, except two windows on the second story of the north facade which are slightly recessed under segmental brick arches.

Porches

A single story wooden veranda across the primary (south) facade of the Ward Home is among its most distinctive decorative feature. Pilasters on the inside corners match paired columns on the exterior corners. In the center of the five bays there is a slight projection covering the stoop which leads to the entrance door; plinths, the chamfered shafts of the columns rise to modified Doric capitals. Above the capitals there is an Italianate elaboration which has elongated fluted brackets evenly spaced along the soffit of the cornice. Similar fluting on the sides produces rounded interlacing arches. The spherical shape of the arches is repeated on the short parapet which guards the flat roof of the porch. Under a molded railing, the parapet is a series of linked circles, interrupted by square newels directly above each of the columns and/or pilasters of the veranda below. The veranda has both a floor and ceiling of wood, and the latter, at its juncture with the wall of the house, has slightly truncated the pediments over the windows

UNITED STATES DEPARTMENT OF THE INTERIOR  
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RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

and the front door.

On the north facade of the front section of the house, porches, on both the first and second floors, butt up to the rear (north-south) section where it joins the front section. Each of these porches is fronted by three square wooden columns with simple Doric capitals; matching pilasters, both above and below, are located at the corners. The second floor porch is protected by a two foot high balustrade; slim square balusters are fitted between top and bottom rails. Almost adjoining these porches at right angles and facing east along the rear section is a duplicate pair of first and second floor porches. The only difference is that the lower level of the second pair is screened. On both second story porches, the apexes of the door and window pediments have been clipped by the soffits.

On the west facade of the house, a recession along the stem of the T contains a two-story loggia, the first floor level is now screened. Columns, pilasters, second floor balustrade and truncated pediments are duplicates of those found on the east facade.

A short covered walkway at the northern end of the northwest corner joins at right angles to the veranda on the south side of the north building. A simplified reflection of the veranda on the primary facade, this porch has six chamfered, wooden posts across the front, with a corresponding pilaster at the west corner of the facade. The ceiling rafters appear to have been patched into the facade with small pieces of brick wedged around the ends of the rafters.<sup>2</sup> The brick floor is laid in basket weave paving and the base of each post was replaced by a small square of bricks when the original wooden bases began to rot. Some lattice work strips between posts decorate both the veranda and the sheltered passageway on the east side of the north building.

### Roofs

A ridge roof covers the front (east-west) section of the dwelling. However, one hipped section slides down where the west wing of the house is joined. There are gables on both east and west ends, and an ornamental gable peaks in the center bay of the primary section of the south facade. A boxed cornice and a wide wooden entablature, ornamented only with details, follow the roof line and return partially on the gable end walls. Another ridge roof, intersecting at right angles with that over the front part of the house, is oriented on the rear (north-south) section; this terminates in a cross gable facing east and west on both sides of which the entablature rimming the roof is partially returned. On the one story projection, with which this portion of the house concludes, there is a modified hip roof of three sections, attached directly to the wall on its fourth side. The entablature is undorned here.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

The north building also has a ridge roof and the same wide entablature, although not denticulated as elsewhere. Under the raking cornice of the east and west gable end walls, the entablature returns here also. The roof above the one story veranda attaches directly to the house with three hips sloping down from this juncture.

An L-shape hip roof covers the porches on the east. Pent roofs extend over the galleries on the west side of the house and walkways along the north building. Wooden shingles are the roofing material used everywhere.

Chimneys

There are three chimneys rising above the front section of the house, one at each end of the primary facade and one at the west end of the west wing. A fourth chimney is placed in the center of the eastern wall of the stem of the T, while a fifth, an engaged chimney, stands on the northern side of the east-west cross gable at the rear of the house. The north building has two chimneys; each emerges above its gable end walls. All seven chimneys are constructed of brick. The three at the front and the one on the east have two belt courses ornamenting the upper portions of their shafts. The chimneys of the north building have only one belt course and the engaged shaft is unadorned.

INTERIOR - MAIN RESIDENCE

Basement

The basement of the Ward House is divided into three sections and occupies most of the area under the north-south block of the dwelling. Under the front (east-west) section of the structure, there is only a narrow crawl space. Access to this area is blocked by an air conditioning system and by duct work leading to first floor rooms. Two north-south steel I-beams can be seen inserted horizontally under this part of the house to provide supplementary support. A vertical dirt wall on the west conceals any view of the foundation under the west wing.

The most southerly section of the excavated basement does not stand directly under the dining room above; it is a little more than half as wide and approximately three feet short on the south. It is constructed of uncoursed mortared stones, about two feet thick, on top of which are set milled oak joists. Cross bridging was added much later. Cut nails hold the joists in place. There is no subfloor. An exterior door to the east has been filled in with stone and mortar. The next basement room immediately to the north, is similar in both size and construction. Access is via a straight run stairway from the first floor. The furnace, a steam boiler burning natural gas, is located here. There is a single leaf door to the outside in the west wall.

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NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

Entrance to the final and most northerly portion of the basement is gained through a three foot high passageway. The space contains a door to the outside along the east wall, and a ceiling opening toward the northwest corner. Originally there was a wooden open riser stairway allowing access to first floor room directly above, but this fixture was later sawed off close to the ceiling. There is a four foot high opening in the north wall, now permanently sealed with bricks. Limestone footings, topped by three rows of brick, hold the floor joists; the cellar walls stand approximately two feet inside the foundation materials.<sup>3</sup> An engaged chimney is against the south wall. Just east of the chimney is a cistern, protected with a removable iron cover.

First Floor

There are two stair halls in the front (east-west) section of the house; one located in the south-central area of interior space and the second hallway located in the west wing. It has an exterior door to the north, allowing access to the porch on the west side of the house. Both hallways are wainscoted in lincrusto, a wood pulp composition, pressed in a floriate design. Now painted white, the lincrusto was probably dark brown when new, resembling a leather backed book.<sup>4</sup> Staircases in both hallways appear essentially identical: they are geometrical open string types, bonded into the west and north walls in a U-shape. At the first angle of the U, there is a quarter turn with winders; a landing is placed at the second quarter turn. The turned and planed newel posts at both stairways are tapered, octagonal shafts, set on straight octagonal bases. Turned and planed balusters support continuous shaped walnut banisters.

Parlors are located on both sides of the front, south central hallway, while a third parlor or library is in the west wing, west of the hallway there. There is a single fireplace in each parlor, all ornamented with carved marble mantel-pieces, nearly identical in appearance, with slightly differing detailing. The fireplace in the center parlor, along the west wall has a brick hearth; tiled hearths fronting the other fireplaces appear to have been later additions.<sup>5</sup> The windows of the front section of the house, their sills level with the floor, are set in eight inch reveals and have heavily molded surrounds. They are approximately one and one-half feet short of the eleven foot ceilings. The windows of the library in the west wing and one west window in the center parlor being one and one-half feet shorter have wooden panels between the sill and the floor. Only the east parlor has a dado, topped with a foliate band. Five inch wide pine boards comprise the flooring throughout the front rooms and the library wing, except for the two hallways where more modern two inch flooring has been substituted. Incised brass knobs adorn the doors.

The southernmost room of the rear section of the house is the dining room. Along the east wall is a narrow fireplace. Its chimney piece is brick, set in

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NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

stretcher bond, painted white. Near the southeast corner is a doorway to a storage room addition, which fills the angle between the front (east-west) and rear (north-south) sections of the house between exterior porches. From this storage room there are two doors to the outside. North of the windows is another exit to the exterior, via the veranda; two doors are contained within the same reveal, one inside the other. Windows on the west wall of the dining room overlook the west porch. Alternating walnut and maple boards give the floor a striped appearance. The north wall contains a pass through, connecting to an area which serves as both a vestibule by the exterior doors and a pantry between the dining room and the kitchen, the next room to the north.

The kitchen also contains a fireplace on the north, the back wall of which appears to be original;<sup>6</sup> the brick facing of the mantelpiece and chimney breast are modern. A four foot wainscot faces the kitchen walls. The wood floor is now painted reddish brown. A pantry on the west stands beyond the stairway to the basement. Above is an enclosed, single-run staircase to the second floor. Next to this staircase is another small storage room, converted to a half bath. Both of these rooms are wainscoted like the kitchen.

Beyond the kitchen is a single story storage area which terminates the north-south section of the house. A dressed stone stoop stands by the door on the south wall of the room which leads to the kitchen. On the floor in the north-west corner there is a hinged opening which was formerly used to gain access to the cellar below. There are doors to the exterior in both east and west walls.

Second floor

The second floor of the front (east-west) section of the house contains bedrooms on either side of the first stair hall, located directly above the parlors on the first floor. A third bedroom in the west wing stands above the library. Each of these bedrooms contains a fireplace positioned above the fireplaces in the rooms below; the carved marble mantelpiece in the east bedroom is nearly identical to that in the east parlor; the other two mantelpieces are wooden. The original flooring in these bedrooms has been partially replaced in an area three feet wide around the perimeter of the rooms; floor boards two inches wide now edge the original five inch wide flooring which remains in the center of the rooms. The flooring of the hallways is unaltered.

Along the north-south portion of the second floor, there are three bathrooms, two with tiled floors, two bedrooms, and two storage areas, one placed between the porches on the east, directly above a similar area on the first floor, and one placed west of the rear staircase. Within this second storage area is located a narrow, single run stairway, along the east wall, extending to the attic.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

Attic

A ridgepole is mortised into the east gable end wall in the front section of the attic; on the west the ridgepole once terminated in a similar gable wall, on which some shingles still remain. This gable end was only partially dismantled when the roof was enlarged to cover the library wing on the west, and a new gable end wall erected. Oak rafters are covered with sheathing of random width, cut with a circular saw. Around the central gable of the south facade, the rafters are pine, the sheathing is narrower, the brickwork is at variance with that elsewhere, and remnants of shingles remain. The north-south section of the attic, presently blocked by air conditioning equipment and ductwork leading to second floor rooms, is similarly constructed, its rafters also fixed to a ridgeboard, but in the smaller east-west section at the rear, no ridgeboard was used and the rafters there simply butt together.

INTERIOR - NORTH BUILDING

There is no basement, only a crawl space, beneath the north building. The first floor rooms, one on the east and one on the west, presently have concrete floors, replacing original wooden floors. Milled tongue and groove flooring remains intact in the center stairhall, which is entered directly from the exterior and from which there are doors to the rooms on both sides. The west room has an exterior door along the west wall. The window in the south wall might have been supplemented by one or more on the north; the recent four foot extension of the first floor on the north, in order to accommodate automobiles in each downstairs room, destroyed the original, first floor north wall. The east room has a four foot wainscot, above which was applied a coarse plaster, now partially disintegrated. Similar plaster was applied elsewhere to the interior of the brick walls, with lath and plaster partitions subdividing the space. The lath is millwork, cut with a circular saw. A modern half bath is now located in a closet on the west wall of this room, but otherwise there is no interior plumbing. There are no fireplaces; the chimney breasts on the outside walls in each of the downstairs rooms, once contained holes for stovepipes; these holes are now patched with brick.

The enclosed staircase is a single, north-south run of thirteen steps to a landing; branching at right angles into two separate, east-west runs, each leading into second floor rooms. Milled, four inch wide, tongue and groove flooring is still preserved in both upstairs rooms and each chimney flue still contains a stovepipe hole. The four-panel doors match those downstairs; of a functional, vernacular type, they have cast iron hinges with fixed pins.<sup>10</sup> The west bedroom contains a closet at the front, situated over the stairway, and there is an opening to the attic in the closet ceiling. The attic is constructed with milled lumber. Rafters butt together at the peak of the roof; there is no ridgepole.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

DATE ENTERED

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

MAJOR ADDITIONS AND ALTERATIONS

Major changes to the Ward House and North Building include:

1. c. 1870s:
  - a. construction of a two-story plus attic, west (library) wing
  - b. construction of center gable along the south facade of main house
  - c. construction of verandas along the main house and north building
  
2. c. 1880-1910:
  - a. installation of storage areas along the northeast side of the first and second stories
  - b. installation of porches along the first and second stories of the east and west facades
  - c. construction of single story north wing at the rear (north-south) section of the house
  - d. construction of roofed, wood frame walkway, connecting the main house to the north building
  - e. installation of wooden lean-to and coal chute along the north side of the rear storage area
  - f. installation of coal burning furnace in north basement space
  - g. installation of plumbing facilities (two bathrooms)
  - h. refurbishing of interior embellishments
  
3. c. 1910-1940:
  - a. installation of screen enclosures for portions of the east and west porches
  - b. installation of electricity
  - c. removal of coal burning furnace and replacement with a gas furnace; removal of lean-to
  - d. cross bridging within basement
  - e. removal of stairway within north basement room
  - f. partial replacement of interior flooring
  - g. installation of a third bathroom
  
4. 1940s:
  - a. installation of steel I-beams for floor supports within basement crawl space
  - b. installation of an additional single-leaf door in the east wall entrance of dining room
  
5. 1950-1977:
  - a. replacement of roofing materials and roof areas
  - b. installation of storm windows

UNITED STATES DEPARTMENT OF THE INTERIOR  
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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

- c. replacement of wood flooring with brick within the veranda of the north building
- d. installation of metal doors over subterranean single-run staircases along the east and west facade basement walls
- e. construction of a first story extension along the north facade of the north building containing two overhead electric car doors
- f. replacement of wood flooring with concrete within the first floor rooms of the north building
- g. installation of half baths in kitchen of main house and within north building
- h. rebuilding of kitchen and dining room fireplaces
- i. installation of central air conditioning unit and ducts<sup>10</sup>

SITE

Located approximately 1600 feet east of the Missouri-Kansas state line and a few hundred feet east of Ward Parkway, a major boulevard named for the Ward family, the Ward House is situated within the Sunset Hill section of the Country Club District, a residential neighborhood in southwestern Kansas City. Another block farther east is the southwest corner of the eighty acre Jacob L. Loose Memorial Park, which, along with other contiguous property, now developed as homesites, originally belong to the Ward family and their predecessors. All of the homes in the immediate vicinity are large, substantial ones, primarily erected in the early decades of the twentieth century. Zoning for this neighborhood is stringently controlled, and there are no commercial areas for several miles in any direction.

Facing West 55th Street, the Ward House sits at the south center of a raised grade lot. A brick sidewalk with two curved walkways leads from near the street to the house. On the west side, there is a landscaped brick patio, ornamented with fountain and small pool. Large coniferous and deciduous trees stand in the yard. The driveway, along the eastern edge of the lot, leads to the garage at the rear, but includes a circular turn near the east doors. Midway along the drive sits a granite block, on the side of which the name "Ward" projects in low relief. Originally located in front of the house, it was used both as an identifying marker and as a stepping stone for those entering or alighting from horse drawn vehicles.<sup>11</sup>

PRESENT CONDITION AND STATUS

The Ward House is not presently under any threat of demolition, nor are there any plans for redevelopment in this area. Occupied for twenty-six years by the present owners, both of whom are elderly and one of whom is infirm, the house faces an uncertain future. Condition and maintenance are good for the main residence. The condition and maintenance of the north building are fair.

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

FOOTNOTES

1. Interview with Frank Hopcroft, Hopcroft Stained Glass Company, Kansas City, Missouri, January 15, 1976.
2. Interview and inspection of premises with John A. Huffman, A.I.A., Kansas City, Missouri, Consultant, State Historical Survey and Planning Office, Missouri Department of Natural Resources, Jefferson City, Missouri, October 14, 1976.
3. Interview and inspection of premises with Jack B. Henry, Historical Curator, Jackson County Parks and Recreation Department, Kansas City, Missouri, July 23, 1976.
4. Ibid., April 21, 1976
5. Ibid.
6. Ibid.
7. Huffman.
8. Ibid.
9. Henry, April 21, 1976
10. Dan James, Los Angeles, Ca., letter to Elaine B. Ryder, February 12, 1977, in the possession of Elaine B. Ryder; Henry, April 21, 1976, July 23, 1976; Frederick B. Campbell, M.D., Kansas City, Missouri, interview, February 20, 1976; Service Permit No. 34749, Water Department, 5th Floor, City Hall, 414 E. 12th Street, Kansas City, Missouri 64106, November 5, 1907.
11. Huffman.
12. "Mr. Seth Ward At Home," Kansas City (Missouri) Star, May 26, 1901, p. 13.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Prominent Owner
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

c. 1871

BUILDER/ARCHITECT

Asa Beebe Cross

## STATEMENT OF SIGNIFICANCE

The Seth E. Ward Homestead, located in the Country Club District of Kansas City, Missouri, represents an important surviving example of mid-nineteenth century Greek Revival style architecture, originally adapted to a rural Western Missouri setting. The Ward Homestead, composed of a large farmhouse/mansion with a smaller north building, probably employed as servants quarters, contains relatively intact exteriors and interiors. Although the exact date(s) of construction is uncertain for the Ward Homestead, either in its entirety or in its principle sections, a major portion of the complex was erected in approximately 1871 during its ownership by early entrepreneur and trader in the American West, Seth E. Ward. The 1871 designs are major examples of the work of the prominent local architect, Asa Beebe Cross.<sup>2</sup>

Originally situated outside of the city limits of the town of Westport, Missouri, the site of the Ward Homestead has been associated with several prominent figures in the exploration, conquest, and settlement of the American West. In addition, during the Civil War, major actions of the Battle of Westport, October 21-23, 1864, occurred at this locale.

## HISTORICAL DATA

The site of the Ward Homestead has historic associations which reach back to the original patentee of the land from the United States Government in 1833. Until 1825, most of Jackson County, within which Kansas City is located, was Indian Territory, occupied primarily by Kansa and Osage tribes. In that year, the Indians agreed to a treaty under which they surrendered their claims and were removed to areas farther west. The county named for the incumbent President was organized in 1826, and opened to white settlement. Also during Jackson's administration, thousands of Eastern Indians were deported to trans-Mississippi and trans-Missouri regions under the controversial Indian Removal Act.

During the same period, the Church of Latter-Day Saints was beginning its development. Joseph Smith, founder of the sect, claimed to have received a number of visions and revelations in which American Indians were identified as certain of the lost tribes of Israel. Smith and his followers were commanded to establish a holy commonwealth, variously called Zion or the New Jerusalem, to be located adjacent to Indian lands, for they were also enjoined to proselytize Indians and redeem them from paganism. In 1831, Smith and adherents from New York and Ohio began their first westward hejira, arriving in July in Independence, Missouri, which Smith proclaimed the site of Zion.<sup>3</sup> In the name of one of their bishops, Edward Partridge,

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

almost two thousand acres of land, in at least fifteen separate parcels, were purchased by the Saints; these tracts stretched across present day Kansas City from the Missouri-Kansas border eastward into Independence, where further revelation had indicated the Temple of Zion should be constructed. The property, on which the Ward Home would later be built, was purchased from the government at the going price of \$1.25 per acre; although the patent conveying title was not issued until December, 1833, the Saints began occupying their purchases in 1831.<sup>4</sup>

Simultaneously, Mormon elders began attempting to convert the Indians, located just west of the state line. Methodists, Baptists, and Quakers had preceded them in establishing missions in the area. All of these groups had followed the strict procedures instituted by the government in its efforts to minimize friction between whites and Indians. Not only did the Saints fail to get the proper permission from the Superintendent of Indian Affairs, thus antagonizing their rivals, but they chose to proselytize the Delaware, a tribe who had not previously shown much inclination for white men's ways, and who expressed only the mildest interest in their fate as foretold in the Book of Mormon. The Department of Indian Affairs designated the Saints disturbers of the peace and ordered them to withdraw from Indian territories, threatening that the order would be enforced by troops of the U.S. Army, if necessary. The first and apparently only attempt to gain Indian proselytes, which the Mormons made while in Missouri, was quickly ended.<sup>5</sup>

Between 1831 and 1833, twelve hundred to fifteen hundred Mormons immigrated to Jackson County. Too many arrived too rapidly for the church elders to effect an orderly procedure for their settlement, causing internal discord and dissension. In addition, there was external misunderstanding of and hostility toward the strange, aloof Saints, who professed to be establishing a communal society on lands to which, they said, the Lord had directed them. Threats, counterthreats, and, eventually, violence led state authorities to force the Saints out of Jackson County late in 1833. They founded a number of settlements on the other side of the Missouri River, where turmoil and disorder again ensued; finally, they were expelled from Missouri altogether in 1838.<sup>6</sup> In their attempts to receive proper compensation for the property from which they had been evicted, the Mormons hired several attorneys to whom in 1838 they deeded a little more than one thousand acres of their Jackson County holdings in payment of legal fees totaling some \$5,000. One of the attorneys was Alexander W. Doniphan, and included in his portion of the fee was the site of the Ward House.<sup>7</sup> There is no record that Doniphan ever lived on the property; within a few years, he was very busy leading a famous force of Missouri volunteers in the Mexican War. By that time, he had sold the land to William Matney, a farmer from Westport, Missouri.<sup>8</sup> Lying a few miles to the north, Westport was then a small crossroads of a community; platted in 1834, the town developed into a point of outfit and departure for wagon trains to the West.

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Of the 440 acres eventually owned by Seth Ward and his wife, part of the north-west quarter belonged for a time to Dr. Johnston Lykins, a prominent figure in the early history of Kansas City. Lykins purchased the land from General Doniphan in 1840, on the same date as Doniphan sold his other holdings to Matney.<sup>9</sup> In addition to being a doctor of medicine, Lykins was also an active Baptist missionary among the Shawnee Indians. Although Lykins owned his rural acreage for seventeen years, by 1851 he was living within the recently organized town of Kansas, which he served as mayor in 1854 and 1855. Later, he became a banker and one of the wealthiest citizens of the community.<sup>10</sup>

Upon the death of William Matney in 1854, and after considerable legal disputes among his numerous children, his son-in-law and distant cousin, William Matney, Jr., purchased the estate's real property at a sheriff's sale on March 12, 1857.<sup>11</sup> Just over a year later, April 6, 1858, Matney, Jr., conveyed the land to William W. Bent.<sup>12</sup>

William W. Bent, born in St. Louis in 1809, came from a prominent family. While in his middle teens, he deserted the civilized life of his home town for that of a Colorado frontiersman and trapper; some accounts call him the first permanent white settler of the Colorado territory.<sup>13</sup> In approximately 1826, with his older brother Charles, (later, first American governor of New Mexico territory), and Ceran St. Vrain, another St. Louisan, he formed Bent and St. Vrain, a trading company. The three built one or two stockades along the upper Arkansas River, which, at that time, was the border between American and Mexican territories and a dividing line between northern and southern Indian tribes. In 1828, they decided to erect a permanent, fortified post on the Arkansas (near the modern town of La Junta).<sup>14</sup> Finished by 1832, Bent's Fort, sometimes called Fort William, was the base to which trappers brought their beaver and other pelts and Indians came to exchange their buffalo hides. For a period, Bent and St. Vrain virtually monopolized trade with the Indians throughout the area south of the Black Hills, in addition to trading with Santa Fe for Mexican horses and mules.<sup>15</sup>

William Bent was resident manager of the fort, a massive adobe structure with walls at least fifteen feet high; besides being a fortification, it contained offices, sleeping quarters, warehousing space, and recreational areas, all grouped about a large, central plaza.<sup>16</sup> It became a prototype for many of the Army posts which later dotted the West and, during its eighteen to twenty year existence, served as a rendezvous for frontiersmen, Indians, Indian fighters, traders, and soldiers crisscrossing the area. Each spring one of the partners accompanied a train of twenty or thirty wagons, which left Colorado for Westport and/or St. Louis, carrying the pelts and hides collected over the previous winter, and returning in the fall with supplies and trading goods for the forthcoming winter; often Mexican or Indian horses and mules were also taken to Missouri.<sup>17</sup>

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NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Sometime between 1849 and 1852, Bent, operating the business alone, abandoned his fort, possibly exploding part of it. The inability to sell it to the Army, Indian uprisings, the decline of the Indian trade, and cholera epidemics are various plausible reasons for Bent's actions.<sup>18</sup> By 1853, he had erected a new, less elaborate base farther east on the Arkansas River. By 1859, he had sold or leased this fort to the government for an Army post and built a stockade near the confluence of the Purgatoire and Arkansas Rivers.<sup>19</sup> In 1860, he is listed in a Kansas City directory as a partner in Bent and (Robert) Campbell (of St. Louis), "contractors only for government freight for Indian department, and have sent out 40 wagons this season with 240,000 pounds freight,"<sup>20</sup> not, however, a significant amount in comparison to the sixteen million pounds of freight delivered in 1858 to Army posts in Utah and New Mexico by another Kansas City firm, Russell, Majors, and Waddell.<sup>21</sup> Some records indicate that Bent was an Indian agent and continued as a freighter for the government before and during the turbulent war years; others say that he began ranching near his second fort, after he had disposed of it; his noteworthy activities were in Colorado while he was proprietor of his Westport farm.<sup>22</sup> Having outlived two Indian wives, Owl Woman and Yellow Woman, he was married again in 1867 to a half Indian woman, Adeline Harvey. William W. Bent died in Colorado May 19, 1869, his third wife surviving him.<sup>23</sup>

Much of the fierce fighting of a Civil War engagement, known as the Battle of Westport, took place on William Bent's farm on October 23, 1864. This battle occurred during the course of Lincoln's second presidential campaign, while Sherman was marching toward the sea, and Grant was desperately trying to outmaneuver Lee in northern Virginia. General Sterling Price, one of many Missourians from that divided region who had given their loyalty to the Confederacy, had previously made a number of raids into his home state from his base in Arkansas. He began his 1864 campaign with high hopes. His objectives were Federal warehouses in St. Louis, full of war material; Jefferson City, capital of the State; and whatever supplies and recruits he could garner en route. Possibly, he even thought he might recover Missouri for the Confederacy and capture the Union post at Fort Leavenworth, Kansas.

Frustrated, in late September and early October, in his attempts to strike at both St. Louis and Jefferson City, Price's force, estimated between nine and twelve thousand, moved westward. Assembling to meet Price were twenty thousand Federal troops under General Samuel R. Curtis. On October 20th, the first engagement took place about seventy-five miles east of Kansas City, the initial encounter of a week-long running battle, during which there were several pauses for full scale actions. The critical contest was the Battle of Westport on the 23rd, fought south of Westport, ranging over much of the southern and eastern expanses of present day Kansas City. From mid-morning until mid-afternoon, both Union

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

and Confederate forces hurled artillery barrages, cavalry charges, and infantry attacks back and forth at each other across Bent's farm. Northern troops meanwhile, had breached the Confederate lines farther east, exposing the flank and rear of Price's men under General Joseph O. (Jo) Shelby, on and near Bent's property. At the same time, reinforcements aided Curtis' divisions in outflanking and dislodging Shelby, who began to fall back toward the rest of the Southerners, now nearly trapped between two wings of the Northern advance. Price barely managed to slip through, retreating south along the Missouri-Kansas border, pursued by Curtis. Twice in the next five days the Union army forced a fight before the defeated Confederates were finally able to limp back into Arkansas, the denouement of the last trans-Mississippi campaign. Some have characterized the Battle of Westport as the "Gettysburg of the West," calling it a crucial action in which, like its counterpart, the defeat of Confederate forces ended a Southern threat to advance into Northern territory; others have felt that the battle, and the campaign of which it was a part, had no effect on the pivotal military operations concurrently taking place in the East or on the re-election of Lincoln two weeks later.<sup>24</sup>

Seth E. Ward purchased Bent's farm from Bent's estate and Bent's widow. Born in Virginia in 1820, Ward left home as an impoverished fourteen year old boy, making his way west through Kentucky, Illinois, and Missouri to the high plains and mountains, where he spent the years 1838 to 1845 as a hunter and trapper.<sup>25</sup> During this period, he ranged over the area from Oregon to Oklahoma, in contact primarily with other hunters and Cheyenne, Arapaho, and Sioux Indians, whom he later characterized as friendly and kind, "not (having yet) contracted the vices of civilization."<sup>26</sup> Beginning around 1845, Ward became an Indian trader, loading his wagons in Westport in the town of Kansas with wares which he traded to the Indians for the annuity money paid them by the Federal government, for horses and mules, or for buffalo hides.<sup>27</sup> In 1849, one shipment to New York of twelve thousand hides returned \$30,000.<sup>28</sup> Continuing his profitable trade with the Indians, in 1857, Ward also began provisioning the Army post at Fort Laramie, Wyoming, the largest and most important station between Westport and Salt Lake City; it took approximately three months for his train of twenty-five wagons, pulled by oxen, to travel from Westport to Wyoming.<sup>29</sup> At least once during his term as sutler, Ward was accompanied to Fort Laramie by his bride, formerly Mary Frances Harris McCarty, daughter of John Harris of Westport, a wealthy farmer and hotelkeeper. After the Civil War began, the Wards settled in Nebraska City, a small settlement on the Missouri River, en route between Westport and Fort Laramie; from here Ward could oversee his operations, but he continued to make frequent visits to the Wyoming post, retaining the sutlership until 1871.<sup>30</sup>

The Wards returned to Westport sometime between 1869 and 1871.<sup>31</sup> By now a very wealthy man, possibly even a millionaire,<sup>32</sup> Ward purchased (in his wife's name) the 212 acres south of Westport, formerly owned by Bent; the property was sold at

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

auction by the administrator of Bent's estate in August, 1871,<sup>33</sup> and shortly thereafter Bent's widow also conveyed her dower interest in the property to Mary F. Ward.<sup>34</sup> Four years later, Mrs. Ward bought additional land to the west to round out a half section,<sup>35</sup> and subsequently the Wards acquired another 180 acres to the south of their original purchases.<sup>36</sup> Mrs. Ward had seven sisters, all of whom lived in and around Westport. Two sisters married men named Mastin, who joined in 1866, with the husband of a third sister in founding the Bernard and Mastin Bank.<sup>37</sup> Bernard withdrew and Ward, upon his return to Westport, bought in probably the largest investor because he became the president.<sup>38</sup> When the bank failed in 1878, Ward retired to his farm and contented himself with being a country squire until his death in 1903.<sup>39</sup>

During the last quarter of the nineteenth century, a period of rapid growth for Kansas City, Westport was encompassed within the city and the city limits crept close to the northern boundary of Ward's farm. In 1896, Ward leased his northeast 110 acres to the first golf and country club organized in the city. Another annexation by the city in 1909 moved its boundaries far beyond the Ward property and residential development began in earnest throughout the area. The Ward family commenced selling its farm acreage for homesites. The leasehold of the Kansas City Country Club remained an undeveloped oasis until 1926, when the club moved. At that time there was a flurry of attempts to persuade the United States Government that it should buy the property as a national military park, site of the Battle of Westport. When Congress failed to pass the requisite appropriations, the area seemed destined for subdivision until at the last moment, Mrs. Jacob L. Loose, wealthy widow of a bakery company executive, purchased the southeast eighty acres of the tract for \$500,000 (\$6250 per acre, one thousand times Ward's purchase price), and donated these to the city as a park, memorializing her husband.<sup>40</sup>

In 1902, the Ward Investment Company, a real estate development firm, was formed; Seth Ward and his wife conveyed their interests to this corporation.<sup>41</sup> In addition to his farm, Ward had extensive real estate holdings elsewhere in the city.<sup>42</sup> The company retained Ward's House and its immediate grounds until 1940, when this property was transferred to two of Ward's grandchildren;<sup>43</sup> however, from 1915 to 1941, the house was leased to and occupied by the D. L. James family, distant cousins. In 1942, ownership passed from the Ward Family when the house was sold to Mr. and Mrs. Leland W. Browne, who, in turn, sold it to the present owners in 1950.

CONSTRUCTION OF WARD HOMESTEAD: CONFLICTING EVIDENCE

Documentary Evidence

Most contemporary reports of the Battle of Westport focus primarily on accounts of the troops engaged and their movements during the course of the encounter.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 6

The "Military History of Kansas Regiments," part of an 1867 Report of the Adjutant-General of the State of Kansas (later reprinted), twice refers to Bent's House:

The 1st Brigade . . . marched, about 5 o'clock on the morning of the 23rd, from Westport directly south, . . . its first skirmish line in a cornfield south of Bent's House.

After a contest of varying fortunes for some minutes . . . the 1st Brigade was withdrawn to the timber in the rear of Bent's House.<sup>44</sup>

"Bent's House" seems to be located at the site of the present Ward complex on maps which accompanied General Curtis' report of the Battle of Westport in the official Army records of the Civil War, compiled by the War Department between 1880 and 1901.<sup>45</sup> In describing the actions of Kansas militia, maneuvering in the area of Bent's farm, the Official Records include the following:

A heavy fire was here opened on us from a corn field which stretched from our right front and which seemed filled with skirmishers, and from a large brick house in an orchard just beyond, in which a party of sharpshooters was stationed.<sup>46</sup>

Subsequent accounts and recollections of the battle, some more factual than others, seem to rely on this primary date when alluding to Bent's House.

Some reminiscences of postwar years delineate Bent's house:

Mrs. Spencer said Colonel Bent's Missouri mansion in which Mary (Bent's daughter) was married, was a large brick house near Missouri-Kansas line on the Blue River. Mary Bent received the brick mansion from her father.<sup>47</sup>

This is a second hand recollection. It correctly locates Bent's property near the state line, but incorrectly moves the Blue River four or five miles west. However, Bent's estate did include a tract bordering the Blue River, but there is no information that this tract did or did not contain a structure.<sup>48</sup> The following is more specific, but just as long after the fact:

When Colonel Bent built and completed the big brick mansion now owned and occupied by the Wards, he gave a house-warming . . . Colonel Bent married an Indian. While he and his swarthy spouse spent most of their time at the famous Bent Fort near the dividing line between Kansas and Colorado, their children usually remained here (Westport) and the

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 7

parents made frequent visits to this fine estate.<sup>49</sup>

William Bernard, Bent's friend and business associate (and Seth Ward's brother-in-law) describes Bent's Fort and other "trading houses" in Colorado, but does not mention any farmhouse in or near Westport:

Colonel Bent's wife was a Cheyenne woman and the couple spent most of their time at some trading post on the plains. The children, however, resided at about the present location of Thirty-eight and Penn Streets (in the town of Westport).<sup>50</sup>

There were also two lots within Westport included among the Missouri real estate which Bent left when he died.<sup>51</sup>

The records of the transfer of title of the 212 acres which were sold by William Matney, Junior, to William Bent, and by Bent's estate and widow to Seth Ward would seem to indicate that both Matney, Senior and Bent had erected improvements on the property. Matney, Senior, purchased 132 acres from General Doniphan in 1840, at a cost of \$4.50 per acre; eighty acres had been acquired eight years earlier at \$3.75 per acre.<sup>52</sup> When, after Matney, Senior's death, his son-in-law (and distant cousin) bought the farm in 1857, the price paid was \$34.80 per acre.<sup>53</sup> One of the most careful examinations of the development of Kansas City is A. Theodore Brown's Frontier Community; in this work Brown discusses increasing land values within the town of Kansas, the area on and adjacent to the Missouri River levee where the community began:

In the division of unsold (Town of Kansas) company holdings, 1847-48, Robert Campbell (friend and associate of both Bent and Ward) was awarded a block called "Land No. 29," then valued at \$30; in 1867 Campbell conveyed a little less than half of Land No. 29 to Charles Kearney for \$7,000; three years later Kearney sold it . . . for \$18,000.<sup>54</sup>

Even granting the growth of the town and the appreciation of property values during this period, it must be remembered that Matney's farm lay on the periphery of Westport, and that part of the increase in its valuation must surely have been due to structures erected on the property. Matney, Junior, sold to Bent in 1858, just a year after his purchase, at \$36 per acre, a price only slightly higher than that he paid.<sup>55</sup>

After Bent's death, all his real property in Missouri was appraised locally. The 212 acres, purchased from Matney twelve years before, were evaluated in three parcels, the east eighty acres (presently Loose Park), the middle eighty acres (on which the house stands today), and the west 52 1/2 acres; respectively,

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 8

the appraisals were, per acre, \$41.67, \$104.16, and \$33.65,<sup>56</sup> presumably indicating the presence of the most valuable buildings on the middle portion of the property. The average value per acres was \$59.83. Mary Ward paid \$52.11 per acre to Bent's estate,<sup>57</sup> and \$10.42 per acre to Bent's widow for her dower interest,<sup>58</sup> a total of \$62.53. Thirty years later, in a newspaper interview, Seth Ward declared, "I began to acquire my present homestead in 1871 and bought the first 212 acres from the Bent estate for \$62.50." He detailed his later acquisitions and explained, "It is all in grass (he raised Shorthorns) save the ten acres of orchard and the lots for the barns and outhouses and gardens."<sup>59</sup> There seems no way of discovering if the outbuildings were erected by Ward or by former owners of the property.

In the same interview, Ward also declared, "I built my present home that year (1871, when he purchased the first 212 acres from Bent's estate)."<sup>60</sup> On November 12, 1871, three months after the public auction of Bent's real estate and two days before Mary Ward's first deed was recorded,<sup>61</sup> an article in a local newspaper listed "architectural beauties erected under the direction of our two most prominent architects during the present season." One of these architects, the article continues, was:

Mr. A. B. Cross, to whom the city is mainly indebted for the designs of its public buildings, has designed and mostly supervised the erection of the following buildings during the present year.<sup>62</sup>

Included among the long list of business buildings and residences was the item, "S. E. Ward, residence, \$20,000," the most expensive of the ten residences mentioned, one being valued at \$15,000, one at \$10,000, and the rest from \$2500 to \$8000. There is, of course, no way of ascertaining whether the estimate of the cost of the Ward House was made by the newspaper or by Cross. Twenty thousand dollars would surely, in 1871, have built more than just additions to an already existing dwelling. An Account Book and Ledger, kept by Cross from 1857 until 1878, is still in existence. The following is one of the entries noted:

1869				
August 23	Seth E. Ward			
	To Drawing	990.00	December 2	By Cash 200.00
			1870	
			May 28	" 790.00
				<u>990.00</u> <sup>63</sup>

It is difficult to believe that Cross could have charged Ward nearly one thousand dollars to design anything less than a complete house of considerable size. However, by August 23, 1869, Bent had been dead barely three months and Ward had not yet purchased any Bent properties. Cross' Account Book yields no additional nota-

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 9

tions of charges to or payments from Ward.

Unless and until more definitive documentary evidence is uncovered, that so far available seems unable to resolve the question of whether or not the complex now extant was constructed before Ward acquired the property. Against the evidence of the increasing value of the real estate, between 1840 and 1870, must be balanced data that Asa B. Cross designed and supervised the building of a large, expensive dwelling and dependency for the Seth Ward family.

Physical Evidence

Implicit in the attempt to substantiate the date of construction of the Ward Homestead through examination of documentary evidence is the question whether or not the existing structures could be wholly or partially antebellum.

Two experts in the preservation and reconstruction of antebellum properties have thoroughly examined the premises. They are Jack B. Henry, historical curator, Jackson County, Missouri, Parks and Recreation Department, and John A. Huffman, A.I.A., consultant, State Historical Survey and Planning Office, Missouri Department of Natural Resources. Independently, both experts have concluded that observation of the premises furnishes contradictory inferences, and that it is impossible fully to accept or reject various theoretical possibilities. Four explicit possibilities emerge in examination of the premises; all theories assume that there have been alterations and additions since 1871. Only the most significant observations supporting the four hypotheses will be given; more detailed explanations of the features of the house and its north building are contained in the description of physical appearance of the building.

Theory 1. The north building is antebellum, originally built as a separate entity; the balance of the edifice was built in 1871. Both Henry and Huffman tend to think that the portion of the Ward complex which is now the north building could well have been originally an independent dwelling and that it has characteristics of style and construction that typify the 1850s. They cite particularly the small six-over-six light windows, the wooden sills, the paneled doors and the hardware with which the doors are hinged, the simpler cornices of the window and door pediments, the lack of denticulation on the entablature beneath the roof, and the quality of plaster used on the interior.<sup>64</sup>

Theory 2. An antebellum structure originally stood over part of the existing foundation, but this structure was demolished when the present complex was erected in 1871. The patent difference between the dressed blocks of the foundation under the front (east-west) section of the house and the uncoursed rubble beneath the rear (north-south) section of the structure tend to corroborate this theory, as does the fact that the dining room and the basement room beneath it are incongruent.<sup>65</sup>

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NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 10

However, Henry emphasizes that nineteenth century houses often have no basements or cellars at all, with slight excavation below grade usually sufficing.<sup>66</sup>

Theory 3. Part or all of the north-south section of the house and/or the north building were constructed by William Bent, or possibly even by William Matney, and incorporated into the existing building, which was expanded and enlarged for the Seth Ward family. The odd configuration of the basement, mentioned above, as well as the characteristics of the north building, as discussed under the first theory, seem to lend credence to this hypothesis. The full basement rooms under the north-south block of the house seem entirely unrelated to the scant excavation under its east-west section. Brick courses do not match, especially on the west side, where the front and rear portions of the structure meet. In addition, the wainscot in the kitchen and its adjacent pantries seems to be of more primitive character than the trim elsewhere. The number and placement of exterior doors suggests that the rear (north-south) section of the house could once have been an independent entity. The lack of consistency in the size of the windows throughout the house seems neither to substantiate nor invalidate this theory. Huffman thinks that large two-over-two light windows would probably not have been available in the Kansas City locality before the Civil War.<sup>67</sup>

Theory 4. One or more antebellum buildings stood somewhere on the 212 acres which passed from Matney to Bent to Ward, but the house and north building now standing were designed and constructed by Asa B. Cross, architect and builder for Seth Ward. The similarity of the structural systems of the house and its north building strongly suggest that they were built simultaneously: The attic of the house itself presents no clear evidence (with the exception of later alterations) that the rear portion of the house antedates the front. The north building could well have been a dependency of the larger house, purposely designed as a less ornate and less expensive version of the main building. Those stylistic traits which, indicated under the first theory as characteristic of an earlier period, could rather have been deliberate simplifications for a satellite which was probably used to house servants. In addition, the interior arrangement of the rooms seems ill-suited to single family occupancy.<sup>68</sup>

The paucity of extant antebellum structures in the Kansas City area has focused local attention on the few which do remain. In the popular mind the Ward House has long been identified with the pre-Civil War period, an extrapolation from William Bent's ownership of the property during the Battle of Westport and mention of his house in accounts of the battle. However, as has been seen, contradictory conclusions can be drawn from both the documentary evidence and examination of the premises; at present, neither provides a definitive answer as to the date of construction of the Ward Homestead.

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INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 11

Architect

Asa Beebe Cross (1826-1894) was born in Camden, New York.<sup>69</sup> In 1847, Cross entered into the offices of New York architect A. B. Stone, where he received his earliest architectural training. In 1849, he came to St. Louis, finishing his studies with local architect John Johnson. From 1851-1858, Cross and Johnson worked jointly in St. Louis until 1858, when Cross settled in the City of Kansas (Kansas City).<sup>70</sup>

Cross' earliest known Kansas City work was the Pacific House Hotel erected in 1860 (rebuilt and enlarged after an 1867 fire).<sup>71</sup> In 1863, he served a single year term as City Treasurer.<sup>72</sup> From approximately 1867, Cross served as superintendent of buildings as well as architect, specializing in the designs of depots, hotels, schools, courthouses and other public buildings, and Cross was responsible for a number of important structures in Kansas City and the Midwest.<sup>73</sup> In 1882 following the formation of the first professional architectural organization in the city, the Kansas City Society of Architects, (forerunner of the Kansas City Chapter of the American Institute of Architects), Cross was selected as its first president.<sup>74</sup> Asa Beebe Cross died in Kansas City, August 18, 1894.<sup>75</sup>

Various commissions include:

1. Pacific House Hotel, Kansas City, architect, 1860, (rebuilt 1868), surviving
2. Vaughn's Diamond Building, Kansas City, architect, 1869, demolished
3. Seth Ward House, Kansas City, architect, 1871, surviving
4. Col. Harvey M. Vaile House, Independence, Missouri, architect, 1871, surviving
5. St. Patrick's Church, Kansas City, architect (by attribution), 1875, surviving
6. Union Depot, Kansas City, co-architect, 1878, demolished
7. Gillis Opera House, Kansas City, architect, 1883, demolished
8. Blossum House Hotel, Kansas City, architect, 1881, demolished
9. Times Building, Kansas City, architect, 1885, demolished
10. Keith and Perry Building, Kansas City, architect, 1887, demolished
11. (Second) Kansas City Courthouse, Kansas City, architect, 1890, demolished
12. Second Street Courthouse, Kansas City, architect, date of construction unknown, demolished
13. National Bank of Commerce, Kansas City, architect, date of construction unknown, demolished
14. Depot, Denver, Colorado, co-architect, date of construction unknown, demolished
15. Depot, Peoria, Illinois, co-architect, date of construction and present status unknown
16. Depot, Atchison, Kansas, co-architect, date of construction unknown, demolished<sup>76</sup>

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan." The Seth E. Ward Homestead is, therefore, being nominated to the

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 12

National Register of Historic Places as an example of the themes of "Agriculture," "Architecture," "Economics," "Exploration and Settlement," "Military Affairs," and "Society."

FOOTNOTES

1. United States Biographical Dictionary: Missouri Volume (New York: United States Biographical Publishing Co., 1878), pp. 467-468; Kansas City (Missouri) Times, November 12, 1871, p. 4.
2. Kansas City (Missouri) Times, November 12, 1871, p. 4.
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4. Patent, United States of America to Edward Partridge, December 12, 1833, recorded Book B 1175, p. 452, office of Jackson County Recorder of Deeds, Jackson County Courthouse, Jackson County, Missouri (as all title documents to be cited below were recorded in Jackson County, Missouri, subsequent citations will omit naming and locating Recorder's Office); Rollin J. Britton, "Mormon Land Titles," Missouri Valley Historical Society Publication: Annals of Kansas City, 1 no. 2 (Kansas City: Missouri Valley Historical Society, 1922), pp. 146-148; Louis D. Oliver, "The Mormons and Missouri: 1830-1839" (master's thesis, University of Kansas City, 1943), pp. 26-30. (Typewritten.)
5. Oliver, pp. 21-24.
6. Ibid., pp. 43-54; Britton, p. 149; Hill and Allen, pp. 43-52, 92-96.
7. Deed, Edward and Lydia Partridge to Alexander W. Doniphan and Amos Rees, November 28, 1838, recorded Book F, p. 292.
8. Warranty deed, A. W. and Elizabeth I. Doniphan to William Matney, November 7, 1840, recorded Book G., p. 401.
9. Warranty deed, Alexander W. and Elizabeth I. Doniphan to Johnston Lykins, November 7, 1840, recorded Book G. p. 403.
10. A. Theodore Brown, Frontier Community: Kansas City to 1870 (Columbia, Mo.: University of Missouri Press, 1963), pp. 66-67; Victoria Karel and Edward J. Mischuk, "Lykins, Dr. Johnston A. and Martha A. Residence," Nomination Form, National Register of Historic Places (Kansas City: Landmarks Commission of Kansas City, 1976), statement of significance, pp. 4, 5.
11. Sheriff's deed, William Botts, sheriff, to William Matney, June 29, 1858, recorded Book 31, p. 50.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 13

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14. Grinnell, XV, 29, 30.
15. Samuel P. Arnold, "William W. Bent," in The Mountain Men and the Fur Trade of the Far West, ed. LeRoy R. Hafen, 9 vols. (Glendale, Ca.: Arthur H. Clark Co., 1965-1972), VI, 71-72; Grinnell, XV, 48.
16. Grinnell, XV, 38; "Bent's Fort a Crossroads for the Old West," Kansas City (Missouri) Times, September 18, 1976, p. 18C.
17. Grinnell, XV, 46, 48, 52, 54, 60.
18. Ibid., pp. 48-49; 81-82; "Bent's Fort a Crossroads for the Old West," Kansas City (Missouri) Times, September 18, 1976, p. 18C; Arnold, VI, 78.
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NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 14

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26. Ibid., p. 1.
27. Merrill J. Mattes, "Seth E. Ward," in The Mountain Men and the Fur Trade of the Far West, ed. LeRoy R. Hafen, 9 vols. (Glendale, Ca.: Arthur H. Clark Co., 1965-1972), III, 363-368.
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29. Mattes, III, 369, 370; "Mr. Seth Ward at Home," Kansas City (Missouri) Star, May 26, 1901, p. 13; "The End to Mrs. Mary F. Ward," Kansas City (Missouri) Times, June 27, 1910, p. 2; "On the Plains in '58," Kansas City (Missouri) Times, June 28, 1910, p. 4.
30. Mattes, III, 372, 379; "Seth Ward Dies Suddenly," Kansas City (Missouri) Times, December 10, 1903, p. 6.
31. Mattes, III, 380; "Seth Ward Dies Suddenly," Kansas City (Missouri) Times, December 10, 1903, p. 6.
32. Mattes, III, 357-358.
33. Deed, Alfred P. Warfield, Administrator . . . of the Estate of William W. Bent to Mary F. Ward, November 14, 1871, recorded Book 90, p. 585.
34. Deed, Adeline Bent to Mary F. Ward, December 4, 1871, recorded Book 90, p. 584.

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 15

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42. "A Figure of Early Days," Kansas City (Missouri) Star, December 10, 1903, p. 10.
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44. "Military History of Kansas Regiments," pp. 239, 240.
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NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 16

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49. N(ellie) M(cCoy) Harris, "When Wornal Road Was New," Kansas City (Missouri) Star, July 9, 1911, p. 4B.
50. William R. Bernard, "Westport and the Santa Fe Trade," Transactions of the Kansas State Historical Society, 17 vols. (Topeka, Ks.: State Printing Office, 1906), IX, 564.
51. Appraisalment, Lots 17 and 18 in A. B. H. McGee's Addition, September 21, 1870, recorded Record N, p. 150.
52. Warranty deed, A. W. and Elizabeth I. Doniphan to William Matney, November 7, 1840, recorded Book G, p. 403; Warranty deed, Charles and Keziah Johnson to William Matney, January 29, 1832, recorded Book F, p. 210.
53. Sheriff's deed, William Botts, sheriff, to William Matney, June 29, 1858, recorded Book 31, p. 50.
54. Brown, p. 46.
55. Warranty deed, William Matney, Jr. to William W. Bent, April 6, 1858, recorded Book 27, p. 361.
56. Appraisalment, September 21, 1870, recorded Record N, p. 150.
57. Deed, Alfred P. Warfield, administrator . . . of the estate of William W. Bent to Mary F. Ward, November 14, 1871, recorded Book 90, p. 585.
58. Deed, Adeline Bent to Mary F. Ward, December 4, 1871, recorded Book 90, p. 584.
59. "Mr. Seth Ward at Home," Kansas City (Missouri) Star, May 26, 1901, p. 13.
60. Ibid.
61. A possible explanation for this may be found in the fact that Alfred P. Warfield, administrator of Bent's estate, was, at that time, an employee of and boarder with Ward's brother-in-law, William Bernard, mentioned above (James Anderson, ed., Native Sons Archives: Westport, Missouri, Biographical, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri, unpagged); through this connection Ward might have been able to ascertain information about the disposition of Bent's assets; perhaps Ward had possession of the property before the official auction.

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 17

62. "The Epoch of Stone," Kansas City (Missouri) Times, November 12, 1871, unpagged, (p. 4).
63. Asa Beebe Cross, Account Book and Ledger: 1857-1878, manuscript in possession of Mrs. Alfred Barnes, Jr., p. 18. (Holographic.)
64. Henry, interview and inspection of premises, April 21, 1976, July 23, 1976; Huffman, interview and inspection of premises, October 14, 1976.
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73. Pen and Sunlight Sketches of Kansas City and Environs (Chicago: Phoenix Publishing Company, 1892), p. 114; Hoye's City Directory of Kansas City, Missouri (Kansas City, Missouri: Hoye Directory Company, 1887-88), p. 674; A Morrison, The Two Kansas City's (Kansas City, Missouri: n.p. 1891), p. 70.
74. Ben J. Lubschez, "History of the Kansas City Chapter, A.I.A.," The Southern Architect, 1, no. 1 (September, 1912).
75. Kansas City (Missouri) Times, August 18, 1894, p. 1.
76. Withey, pp. 150-51; Kansas City (Missouri) Times, August 18, 1894, p. 1; Morrison, p. 70; Preliminary Inventory of Architecture and Historic Sites, (Kansas City: Landmarks Commission of Kansas City, Missouri, 1974), pp. 5,9, 18; Kansas City (Missouri) Times, November 12, 1871, p. 4.

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## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.003 acres

UTM REFERENCES

A	5	316,113,6,5	4,320,93,5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

S 25 FT LOT 3 & ALL OF LOT 6 BLK E SUNSET HILL

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME/TITLE

1. Elaine Ryder - Researcher

ORGANIZATION

Landmarks Commission of Kansas City, Missouri

DATE

March 15, 1977

STREET & NUMBER

26th Floor East, City Hall, 414 E. 12th Street

TELEPHONE

(816) 274-2555

CITY OR TOWN

Kansas City

STATE

Missouri 64106

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE \_\_\_\_\_

LOCAL \_\_\_\_\_

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

Director, Department of Natural Resources  
and State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

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17. Henry, Jack B. Historical Curator, Jackson County, Missouri, Parks and Recreation Department, Kansas City, Missouri. Interviews and inspection of premises, April 12, 1976, July 23, 1976.

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NATIONAL PARK SERVICE

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DATE ENTERED

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INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

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NATIONAL PARK SERVICE

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DATE ENTERED

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INVENTORY -- NOMINATION FORM

WARD, SETH E., HOMESTEAD

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

WARD, SETH E., HOMESTEAD

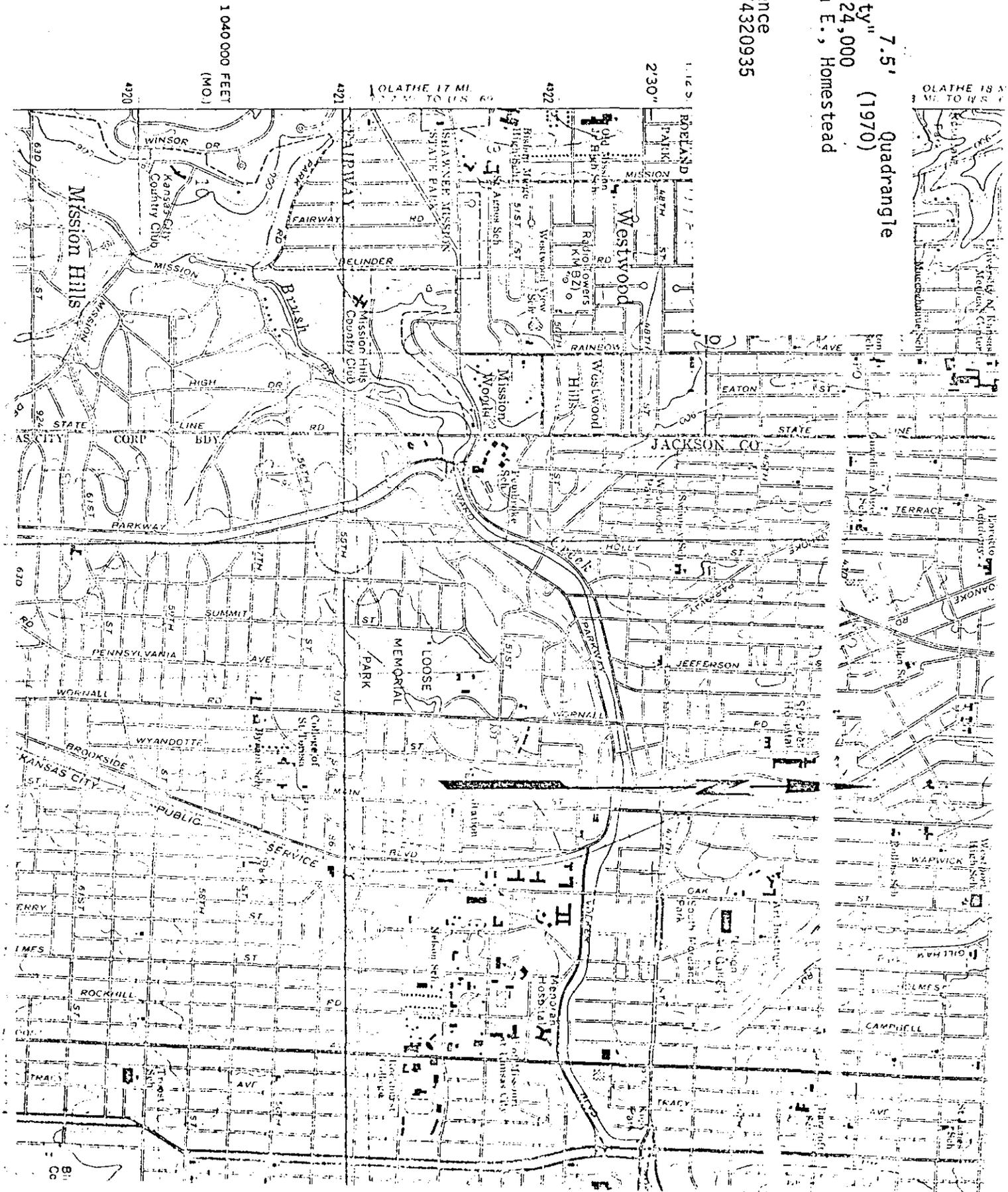
CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

2. Edward J. Miszczuk  
Chief Research Historian  
Landmarks Commission of Kansas City, Missouri  
26th Floor East, City Hall, 414 E. 12th Street  
Kansas City, Missouri 64106
  
3. James M. Denny, Historian  
Department of Natural Resources  
Office of Historic Preservation  
P.O. Box 176  
Jefferson City, Missouri 65101

U.S.G.S. 7.5' Quadrangle  
"Kansas City" (1970)  
Scale: 1:24,000  
Ward, Seth E., Homestead

UTM Reference  
15/361365/4320935



WARD, SETH E., HOMESTEAD

COUNTY: Jackson

LOCATION: 1032 W. 55th St.  
 Kansas City, Mo.

OWNER: Dr. Frederick B. Campbell

ADDRESS: 1032 W. 55th St.  
 Kansas City, Mo.

DATE APPROVED BY A.C. July 15, 1977

DATE SENT TO D.C.: October 6, 1977

DATE OF REC. IN D.C.: October 11, 1977

DATE PLACED ON NATIONAL REGISTER: February 17, 1978

DATE CERTIFICATE AWARDED (AND PRESENTOR):

DATE FILE REVIEWED:

The Seth E. Ward Homestead, located in the Country Club District of Kansas City, Missouri, represents an important surviving example of mid-nineteenth century Greek Revival style architecture, originally adapted to a rural Western Missouri setting. The Ward Homestead, composed of a large farmhouse/mansion with a smaller north building, probably employed as servants quarters, contains relatively intact exteriors and interiors. Although the exact date(s) of construction is uncertain for the Ward Homestead, either in its entirety or in its principle sections, a major portion of the complex was erected in approximately 1871 during its ownership by early entrepreneur and trader in the American West, Seth E. Ward. The 1871 designs are major examples of the work of the prominent local architect, Asa Beebe Cross.

1.  
Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February, 1977  
Landmarks Commission of Kansas City

Front/(south) facade of main residence;  
view looking northeast.



Ward, Seth E., Homestead  
 Kansas City, Jackson County  
 Victoria C. Karel - February 1977  
 Landmarks Commission of Kansas City  
 East facade of anterior section of main  
 residence; view looking west.





Ward, Seth E., Homestead

Kansas City, Jackson County

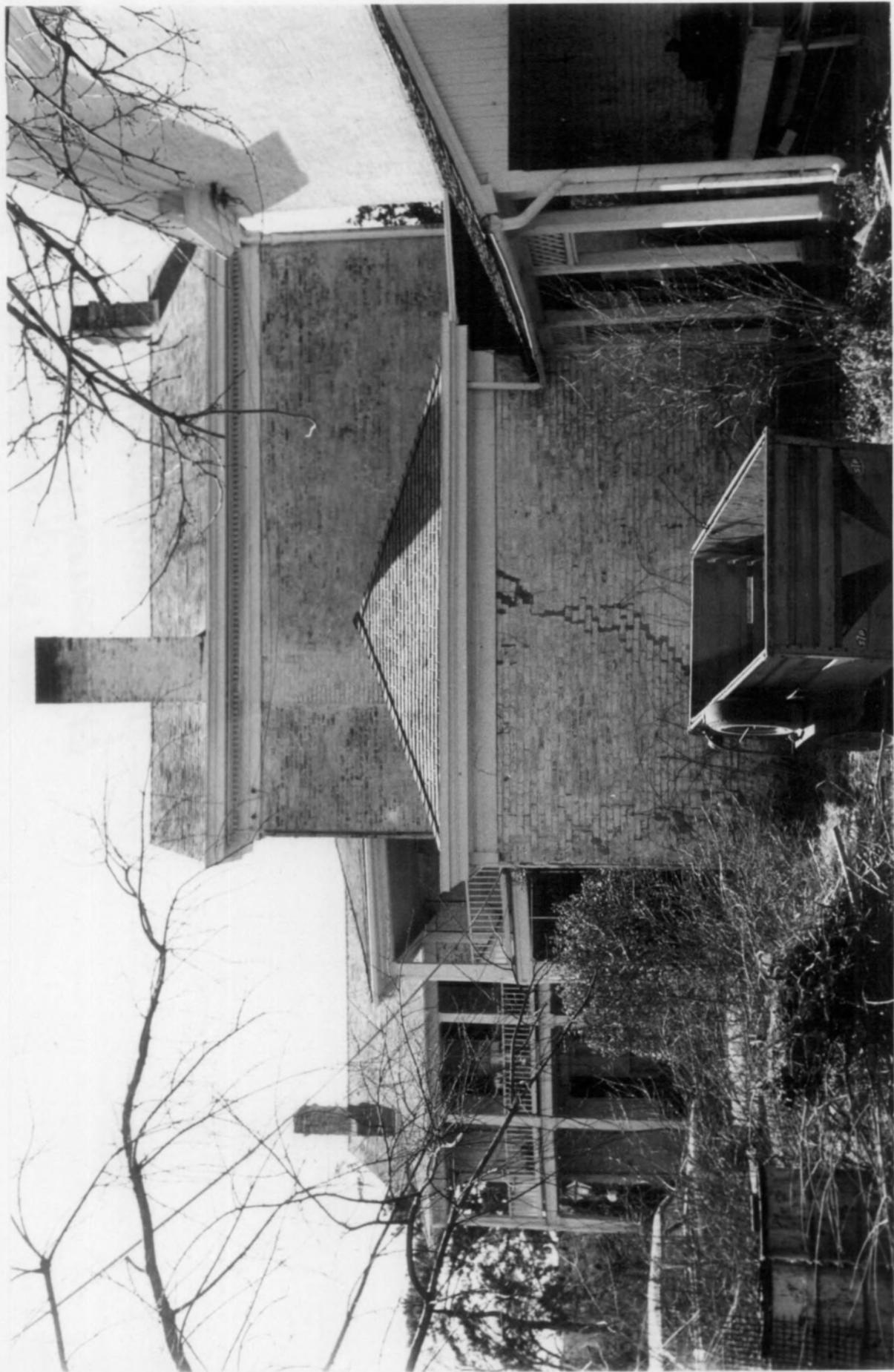
Victoria C. Karel - February 1977

Landmarks Commission of Kansas City

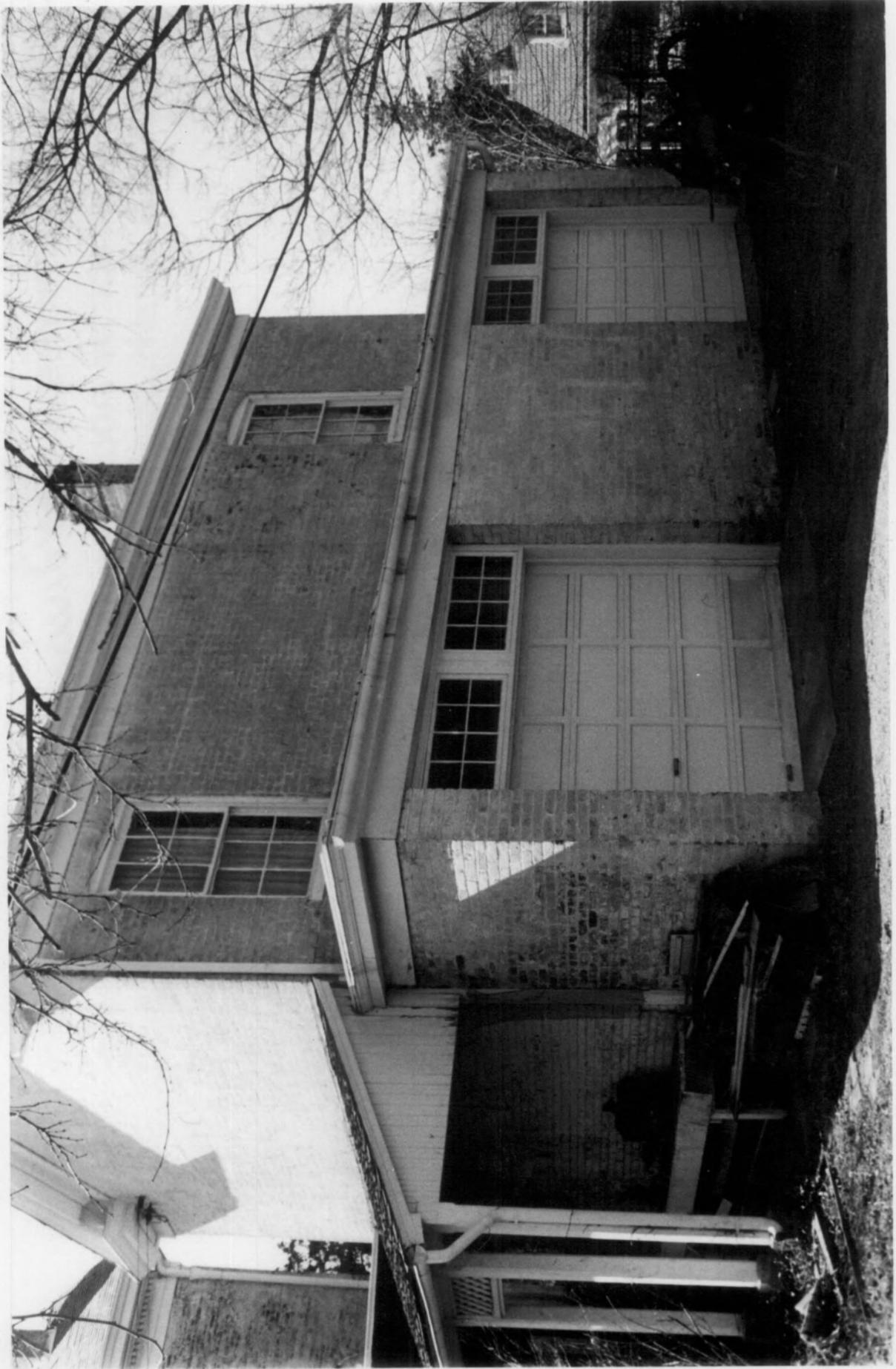
Main residence; view looking southwest,  
showing north facade of anterior wing at  
left and northeast corner of rear ell.



Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February, 1977  
Landmarks Commission of Kansas City  
Main residence; view looking south,  
showing north facades.



Ward, Seth E., Homestead  
 Kansas City, Jackson County  
 Victoria C. Karel - February 1977  
 Landmarks Commission of Kansas City  
 Northeast corner of north building;  
 view looking southwest.



Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel February, 1977  
Landmarks Commission of Kansas City  
Southwest corner of north building;  
view looking northeast.



7

Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February, 1977

Landmarks Commission of Kansas City

Front (south) facade of north building  
and rear corner of west facade of  
main residence; view looking northeast.



Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February 1977  
Landmarks Commission of Kansas City  
Southwest corner of west wing of antebellum  
section of main residence; view northeast.



Ward, Seth E., Homestead  
Kansas City, Jackson Co.

Victoria C. Karel - February 1977

Landmarks Commission of Kansas City

Southwest corner of west wing of  
anterior section of main residence;  
view northeast.



Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February 1971  
Landmarks Commission of Kansas City  
Southwest corner of front (south) facade  
of main residence; view looking east.



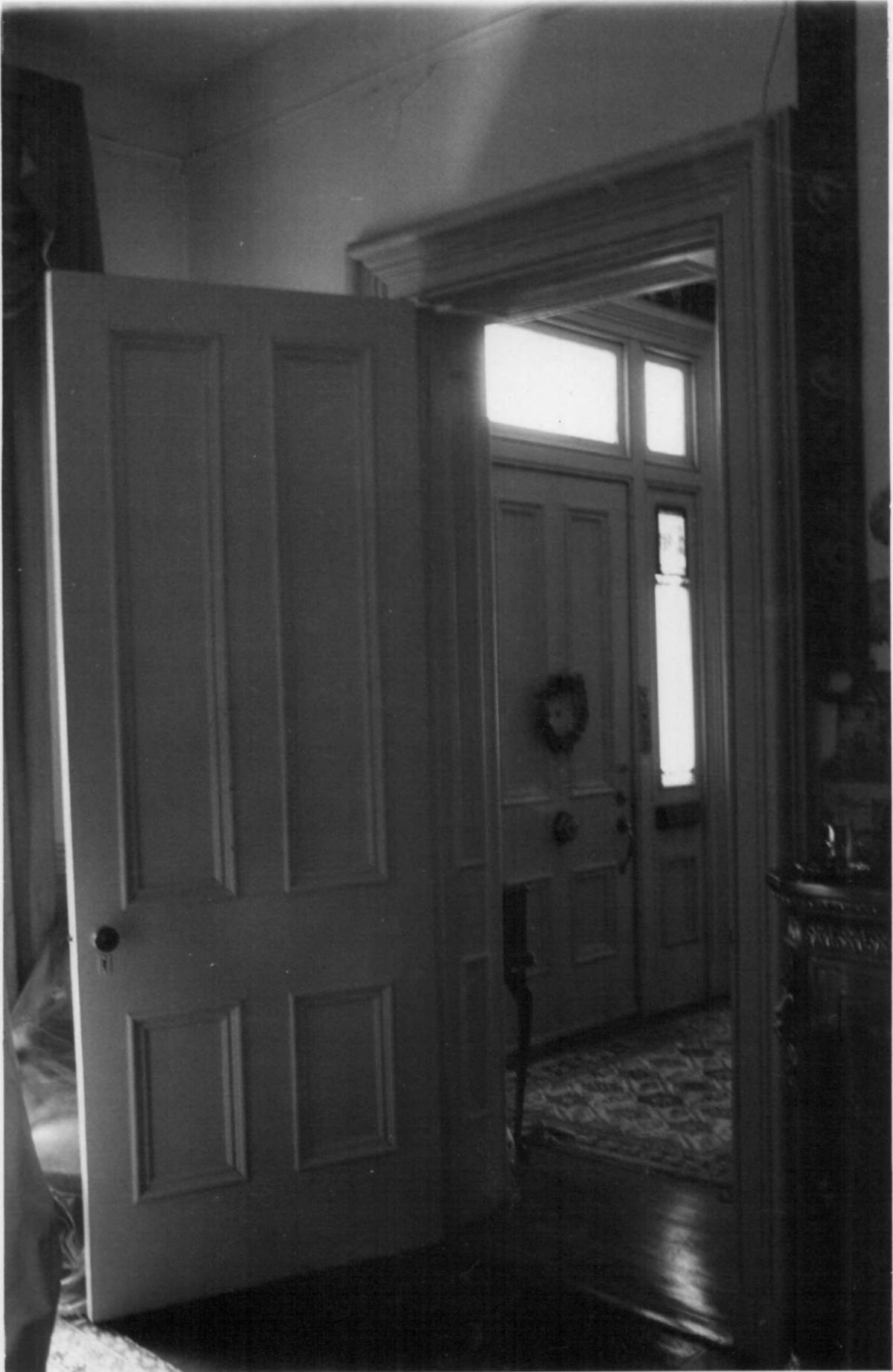
Ward, Seth E., Homestead

Kansas City, Jackson County

Victoria C. Karel - February 1977

Landmarks Commission of Kansas City

Front entrance door of main residence  
from east parlor; view looking southwest



Ward, Seth E., Homestead  
Kansas City, Jackson Co.

Victoria C. Karel - February 1977  
Landmarks Commission of Kansas City  
Staircase of front entrance hall of main  
residence; view looking north.



Ward, Seth E., Homestead  
Kansas City, Jackson County  
Victoria C. Karel - February, 1977  
Landmarks Commission of Kansas City  
West wall and southwest corner of west  
parlor of main residence; view looking  
Southwest.



Ward, Seth E., Homestead  
 Kansas City, Jackson County  
 Victoria C. Karel - February, 1977  
 Landmarks Commission of Kansas City  
 West wall of library on west wing of main  
 residence; view looking northwest.



Ward, Seth E., Homestead

Kansas City, Jackson County

Victoria C. Karel February 1977

Landmarks Commission of Kansas City

Staircase hallway; second floor of main residence; view looking southwest.

