

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Loretto Academy

and/or common

2. Location

street & number 1111 W. 39th Street not for publication

city, town Kansas City vicinity of

state Missouri code 15 county Jackson code 095

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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 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 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 checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Calvary Bible College

street & number Richards-Gebaur Air Force Base

city, town Kansas City vicinity of state Missouri 64147

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the 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 has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Loretto Academy, 1111 West 39th Street, is located on an irregular tract of approximately six acres in Kansas City's Westport District. It is bordered by West 39th Street on the north, Mercier Street on the west, and Roanoke Road on the east. The Loretto Academy is composed of three buildings: the Main Building, a Laundry Boiler House Building, and a shop building. The Main Building sits back approximately 100 feet from West 39th Street. The strictly symmetrical massing and the profusion of Classical ornamental details characterize the building in a Georgian Revival style of architecture, especially popular in the United States between 1890 and 1915. <sup>1</sup>

### MAIN BUILDING

#### Over-all Dimensions

The width of the building is approximately 270 feet in length, with the end wings extending to a depth of 107 feet.

#### Construction Materials and Colors

The building is constructed of brick-bearing walls, with a stone foundation. Smooth stone composes lintels and sills, string courses, and window surrounds. The building is roofed with composition shingles embellished with red tile on the roof ridges. The cupola is clad with copper sheathing.

#### North Facade

The main building faces north. It is designed as a modified "T", created by recessed connecting wings joining the projecting center with projecting end bays. The entrance portico features paired Corinthian columns resting on square bases supporting the pediment. Anthemions accent the slope of the pediment which is denticulated. A round arch with a marble Corinthian keystone enframes the doorway and is carried over the semi-circular transom. Brick quoining supplies definition for the wall surface, as well as to accent the corners of the building. Fenestration consists of narrow, paired rectangular windows flanking a tri-partite arrangement of windows. The window of the center bay directly above the pedimented entrance, features stained glass sidelights and carved relief swags on the window embrasures.

Vermiculated stone work surmounted by a smooth stone string course composes the basement (ground story) level. The connecting wings are three stories in height, while the center and end bays are four stories in height. The center and end bays terminate in hipped roofs, while the connecting wings have gabled roofs. Pedimented dormers pierce the north roof slope of the connecting wings. A denticulated wooden cornice, with egg and dart molding and block modillions extends around the perimeter of the roof line.

The focal point of the north facade is the cupola placed at the junction of the roof ridges of the center bay. A balustrade runs along the base of the tower. The cupola is clad in copper and has achieved the patina of age.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Loretto Academy

Item number 7

Page 1

East/West Elevations

The wings of the east and west facades extend south on the lot. Pedimented dormers pierce the roof slopes. Window treatments mirror the main facade.

South Elevation

The south, or rear facade of the building contains the three-story chapel wing, which connects perpendicularly with the main mass of the building. Windows of the chapel, and rear of the main building are segmentally arched. Pedimented dormers pierce the south roof slope.

The chapel wing contains stained glass panels on the second story level, consisting of a rectangular center pane flanked by narrow rectangular sidelights. The clerestory contains semicircular single-pane windows. The roof of the chapel is gabled, and the cornice repeats the treatment found along the perimeter of the main massing of the building.

A one-story gymnasium addition, constructed in 1928, extends southward from the chapel with which it shares a common wall. The fenestration of the gymnasium consists of multipaned rectangular lights. The gymnasium addition consists of 4875 square feet.<sup>2</sup>

Interior

The interior of the building is lavishly appointed with marble and rich woods. The entrance foyer contains a staircase of white Italian marble. The ceiling heights are approximately 13 feet. The chapel, an integral part of the structure, features vaulted ceilings and stained glass panels.

OUT BUILDINGS

Laundry/Boiler House

The Laundry/Boiler House is a detached structure immediately adjacent to the gymnasium wing on the south. The brick building was constructed simultaneously with the Main Building in 1902-03. The building has not been altered on the exterior, with interior changes consisting only of partitioning. The building is square in plan, approximately 50 feet by 50 feet. It is covered by a hipped roof of asphalt shingles. The articulation of the facades is virtually identical. The basement/foundation level is constructed of coursed stone. Fenestration is with narrow, rectangular multipaned windows, appearing singly in the end bays, or in a tripartite configuration in the end bays.

A brick stack which rises above the building is located at the southwest corner of the building. Entrance doors are located at the north and west facades.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet Loretto AcademyItem number 7Page 2

A decorative ventilator hood is placed at the peak of the hipped roof.

Shop Building

The one-story shop building is a metal frame building set on a concrete slab, constructed in 1967, and is a non-conforming structure on the site.

Condition

The Main Building and the out buildings are in good to excellent condition. They are unaltered on the exterior, with only minor alterations on the interior.

Site

The irregular plot of land that comprises Loretto Academy has a gradual grade upwards from the streets.

The grounds are heavily landscaped with trees and shrubbery. A circular asphalt drive provides vehicular access to the front of the building. Residential structures line the rear property line of the Academy. Residential properties are also to the east and west. To the north are residences that have been converted to commercial use. The designers of the building incorporated large expanses of green space into the campus arrangement, in order to provide a rural atmosphere within the heart of a busy residential district.

FOOTNOTES

1. Marcus Whiffen, American Architecture Since 1780 - A Guide to the Styles, (Cambridge: M.I.T. Press, 1969) p. 159.
2. "An Investment Opportunity in Perspective", Calvary Bible College, 1982, p. 9.

## 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 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 checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902-03; 1928 Builder/Architect Barnett, Haynes & Barnett (St. Louis)

### Statement of Significance (in one paragraph)

The Loretto Academy, a Catholic girls' educational facility, survives as one of only a few early 20th Century large-scale institutional buildings erected in Kansas City in a pure Georgian Revival style. The architects of the building, Barnett, Haynes & Barnett of St. Louis, were acknowledged as one of the most prominent and distinguished firms practicing between 1890 and 1920 in the State of Missouri. The Loretto Academy was occupied from 1903 until 1966 by the educational order of the Sisters of Loretto, an order that earned reknown for both their innovative educational approaches, and their racial and religious tolerances. The building, located within a residential district, deliberately employed green spaces to lend a rural campus atmosphere to an urban setting. It has existed as a landmark in the Westport District of Kansas City for some eighty years.

### The Sisters of Loretto/Loretto Academy

The Loretto Order, the first religious order of women in the United States, was founded in 1812 by the Reverend Charles Nerinckx in Kentucky.<sup>1</sup> The Sisters operated a convent for girls in St. Paul, Kansas, before coming to the Diocese of Kansas City in 1899. The Sisters taught in parochial schools before the purchase of property at 35th Street and Broadway, where they established their first Academy, in 1901.<sup>2</sup>

As the demand for their religious and educational services increased in direct proportion to Kansas City's rapid population growth, the Sisters commissioned the architectural firm of Barnett, Haynes & Barnett to design new and spacious quarters. To accommodate the erection of the building envisioned by the Sisters; property was purchased at 39th and West Prospect Place (now Roanoke Road) in September of 1902. By October of that year, the construction contract had been awarded to Stephen J. Hayde, and construction was ready to begin.

The cornerstone was laid on April 25, 1903, with the building already half completed. It was to be ready for occupancy in September.<sup>3</sup> The building, exclusive of its furnishings, was erected at a cost of \$350,000.

The Loretto Academy began its third year of operations in its new home on September 15, 1903, with an enrollment of 55 pupils. An advertisement for the new school carried the following description: "...The location is beautiful and convenient, the house spacious and equipped with all the appliances of the modern classroom. The course embraces the Preparatory, Academic, and Business Departments, Music, Art, Languages, etc."<sup>4</sup> The Academy served a population that was drawn from the city of Kansas City, as well as from surrounding communities in Missouri and Kansas.<sup>5</sup> In designing the building, the architects provided enough dormitory space on the third floor to accommodate as many as 300 young women. Living quarters for the Sisters were located on the fourth floor of the main building.<sup>6</sup>

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet    Loretto Academy    Item number 8    Page 1

Since their founding, the educational order of the Sisters of Loretto has been associated with progressive, innovative approaches to education. The Sisters were committed to providing broad-based education for women. In order to accomplish their goals, the Sisters themselves earned advanced degrees, which was an unusual accomplishment for women at the beginning of the Century.<sup>7</sup> Their curriculum stressed the sciences and the arts on an equal basis, thereby providing women with a full spectrum of disciplines from which they might consider a career. The Loretto Academy was designed to prepare young women for matriculation into colleges at an age when only a small percentage of women pursued higher academic studies. Enrollment at the Academy grew rapidly, and by 1906 the school had been accredited with the University of Kansas.<sup>8</sup> In summarizing the creed of Loretto, from its beginnings in 1801, Sister Eleanor Craig observed:

"Academies were a way to give women an education that otherwise might not have been available to them. We (the Sisters of Loretto) served the communities of Kansas, Missouri, and Iowa, and the Osage Indians in Oklahoma."<sup>9</sup>

The expansive policies of the Sisters of Loretto were not always greeted with a collective enthusiasm. While the Academy was actually founded as a Catholic institution, it had always admitted non-Catholics. A school catalog from the early 1900's stated that "...no student's religion should be opposed."<sup>10</sup> While religious observances were frequently held for Catholics, students of other religious persuasions were not required to attend. This magnanimous philosophy was not viewed by everyone as the best policy for the school, but nonetheless continued to be the official policy throughout Loretto's long history. In 1947, with the admittance of Black students, the Loretto Academy became one of the first educational institutions to integrate.<sup>11</sup> While enrollment figures temporarily declined as the opposition made its presence felt, the school soon regained its momentum and prospered.

In 1966, the Loretto Academy moved to a spacious 3-acre tract at 124th Street and Wornall Road. The buildings and grounds at 1111 W. 39th Street were sold to the Calvary Bible College, an organization which continued to use the building as an educational facility. Calvary Bible vacated its quarters in 1982 because of a need for expanded facilities. The building is currently vacant.

Barnett, Haynes & Barnett (St. Louis)

The firm of Barnett, Haynes & Barnett was formed in St. Louis, Missouri, in 1888.<sup>12</sup> Two of the principals in the firm—George Dennis Barnett and Tom P. Barnett—were the sons of architect George Ingham Barnett (1815-1898). George Barnett was recognized as "...the leading professional architect in Missouri for more than 50 years."<sup>13</sup> Barnett was responsible for residential, ecclesiastical and public designs.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet    Loretto Academy    Item number    8    Page    2

The Barnett sons entered into a partnership with their brother-in-law John Haynes and began to practice independent of their father. Their distinguished designs ranged from ecclesiastical buildings to hotels. Among their most impressive works were: the Hotel Lafayette in Little Rock, Arkansas; the St. Louis Roman Catholic Cathedral (1907-1914); and the Visitation Convent (1893) in St. Louis.

The Cathedral featured Romanesque-Byzantine interior, and was said to have cost over two and one-half million dollars to construct.<sup>14</sup> The Visitation Convent, similar to Loretto Academy in its use, scale, and reliance on classic architectural style, was singled out as one of the "...three notable additions to the picturesque architecture of St. Louis built between 1893 and 1894."<sup>15</sup> The other two buildings in St. Louis cited as exemplary for their time were Union Station Railroad Terminal, a National Historic Landmark; and City Hall.

In 1911, Thomas P. Barnett withdrew from the firm in order to establish a private practice. The firm was to continue, however, with the addition of George H. Barnett, the son of one of the other principals--George D. Barnett.

The Loretto Academy is to our knowledge the only existing building in Kansas City designed by Barnett, Haynes & Barnett.

Present Status

Negotiations for the sale of the building are currently underway, by the firm of Dennis Dark Associates of St. Louis, with the owners of the building, the Calvary Bible College. Mr. Dark has indicated that he would plan to convert the building into office condominiums with minimal alterations to the exterior of the building. The building is currently vacant.

The building(s) are pending listing in the Kansas City Register of Historic Places. The Landmarks Commission met on February 23, 1983, and unanimously recommended that the building be declared a landmark.

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 Loretto Academy is, therefore, being nominated to the National Register of Historic Places as an example of the themes of "Architecture", "Society", and "Education".

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

For HCRS use only
received
date entered

Continuation sheet Loretto Academy

Item number 8

Page 3

FOOTNOTES

1. Mrs. Loretto Purcell, "Loretto Celebrates Diamond Jubilee", The Catholic Key, May 2, 1976.
2. Ibid.
3. "The Cornerstone Laid", The Kansas City Star, 25 April 1903, p. 2.
4. "Loretto Academy, for Boarding and Day Pupils will Open its Third Year, September 15, 1903", Kansas City Star, 25 July 1903, p. 7.
5. "Brave Girls in a Convent—Four Burned in a Loretto Academy Play, but a Panic Averted", Kansas City Times, 30 October 1909.
6. "The Cornerstone Laid", The Kansas City Star, 25 April 1903, p. 2.
7. Carolyn Robertson Langdon, "Loretto Strives to Meet Individual's Needs", Kansas City Star, 25 April 1976, sec. C, p. 1.
8. "Loretto Celebrates Diamond Jubilee", The Catholic Key, May 2, 1976.
9. "Loretto Strives to Meet Individual's Needs", Kansas City Star, 25 April, 1976.
10. Ibid.
11. Ibid.
12. Henry F. Withey, AIA, and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Los Angeles: New Age Publishing Company, 1956), p. 37.
13. Ibid, p. 38.
14. Ibid, p. 37.
15. John Albury Bryan, ed., Missouri's Contribution to American Architecture (St. Louis, Missouri: St. Louis Architectural Club, 1928), p. 80.

## 9. Major Bibliographical References

"An Investment Opportunity in Perspective:" Calvary Bible College, 1982.

"Brave Girls in a Convent --Four Burned in a Loretto Academy Play, but a Panic Averted." Kansas City Times, 30 October 1909.

## 10. Geographical Data

Acreeage of nominated property appr. 6 acres

Quadrangle name "Kansas City"

Quadrangle scale 1:24,000

UTM References

A 

15	367545	4324400
Zone	Easting	Northing

B 

Zone	Easting	Northing			

C 

--	--	--	--	--	--

D 

--	--	--	--	--	--

E 

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F 

--	--	--	--	--	--

G 

--	--	--	--	--	--

H 

--	--	--	--	--	--

Verbal boundary description and justification

Lot 19, subject to the right of way of 39th Street as established by Ordinance No. 10364 approved August 20, 1898, and all that part of Lot 18 lying northerly of a line drawn twelve feet northerly of and (continued)

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title 1. Ellen Uguccioni, Architectural Historian

organization <sup>©</sup> Landmarks Commission of Kansas City, Mo. date March 15, 1983

street & number 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  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.

State Historic Preservation Officer signature

Director, Department of Natural Resources and  
title State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

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Continuation sheet Loretto Academy Item number 9 Page 1

Bryan, John Albury, ed. Missouri's Contribution to American Architecture: St. Louis: St. Louis Architectural Club, 1928.

Langdon, Carolyn Robertson. "Loretto Strives to Meet Individual's Needs." Kansas City Star, 25 April 1976, sec. D, p. 1.

"Loretto Academy for Boarding and Day Pupils Will Open its Third Year, September 15, 1903." Kansas City Star, 25 July 1903, p. 7.

"Loretto Strives to Meet Individual's Needs." Kansas City Star, 25 April 1976.

Purcell, Mrs. Loretto. "Loretto Celebrates Diamond Jubilee," The Catholic Key, 2 May 1976.

"The Cornerstone Laid." Kansas City Star, 25 April 1903, p. 2.

Whiffen, Marcus. American Architecture Since 1780--A guide to the Styles. Cambridge: The M.I.T. Press, 1969.

Withey, Henry F., and Withey, Elsie Rathburn. Biographical Dictionary of American Architects Los Angeles: New Age Publishing Company, 1956.

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Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**

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received

date entered

Continuation sheet Loretto Academy

Item number 10

Page 1

parallel with the northerly line of Quimby Park, a Subdivision of land, together with the vacated alley to its full width of sixteen and one half feet lying west of and adjoining the aforesaid premises, LOUIS VOGLE'S THIRD ADDITION TO WESTPORT, a Subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Beginning 30 feet south of the northeast corner of the fractional southwest quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, being the point of intersection of the south line of 39th Street as established by Ordinance No. 10364 approved August 20, 1898, with the east line of said quarter section, run south with said line 498 feet; thence west with the north line of 1 Quimby Park, a Subdivision of land, 392.50 feet to the east line of Mercier Street as established by Ordinance 13997 approved March 21, 1900; thence north with said street line 498 feet to its intersection with the south line of said 39th Street; and thence east with said street line 392.50 feet to the point of beginning.

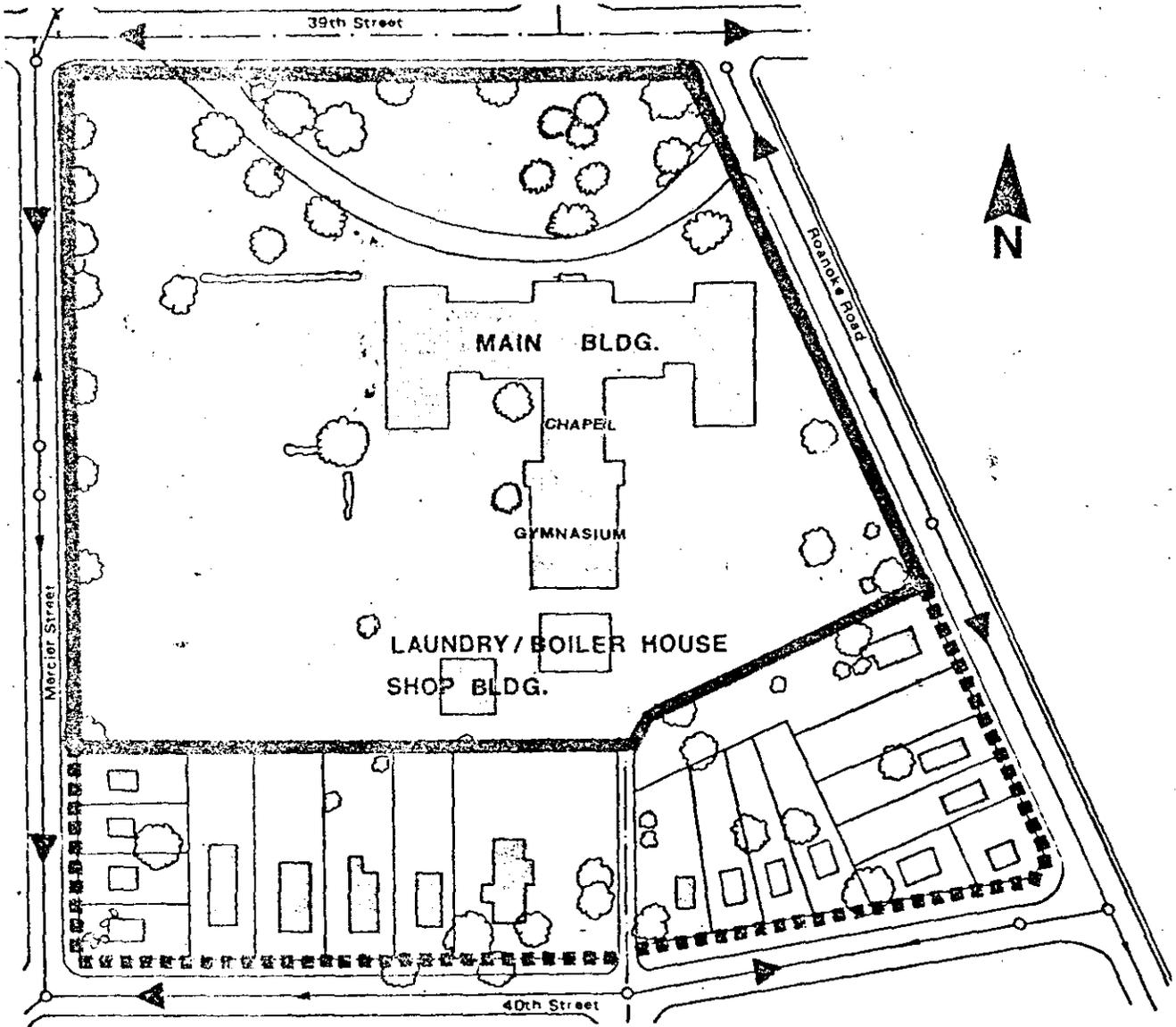
Item number 1

Page 1

2. James M. Denny, Section Chief, Survey and Registration  
Missouri Department of Natural Resources  
Division of Parks and Historic Preservation  
P.O. Box 176  
Jefferson City

April 1, 1983  
314/751-4096

Missouri 65102



# LORETTO ACADEMY CAMPUS

**——** SOLID LINE DELINEATES NOMINATION BOUNDARIES



Loretto Academy  
1111 W. 39th Street 1 of 12  
Photographer: Sherry Piland  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Main Building  
North Facade;  
View Looking Southeast



Loretto Academy  
1111 W. 39th Street 2 of 12  
Photographer: Sherry Piland  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Main Building  
West Facade  
View Looking Southeast



Loretto Academy  
1111 W. 39th Street 3 of 12  
Photographer: Sherry Piland  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Main Building  
East Facade, with Chapel Wing;  
View Looking Northwest



Loretto Academy  
1111 W. 39th Street 4 of 12  
Photographer: Sherry PiLand  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Main Building  
South Facade, Chapel Wing;  
View Looking Northeast



Loretto Academy  
1111 W. 39th Street      5 of 12  
Photographer: Sherry Piland  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, MO 64106

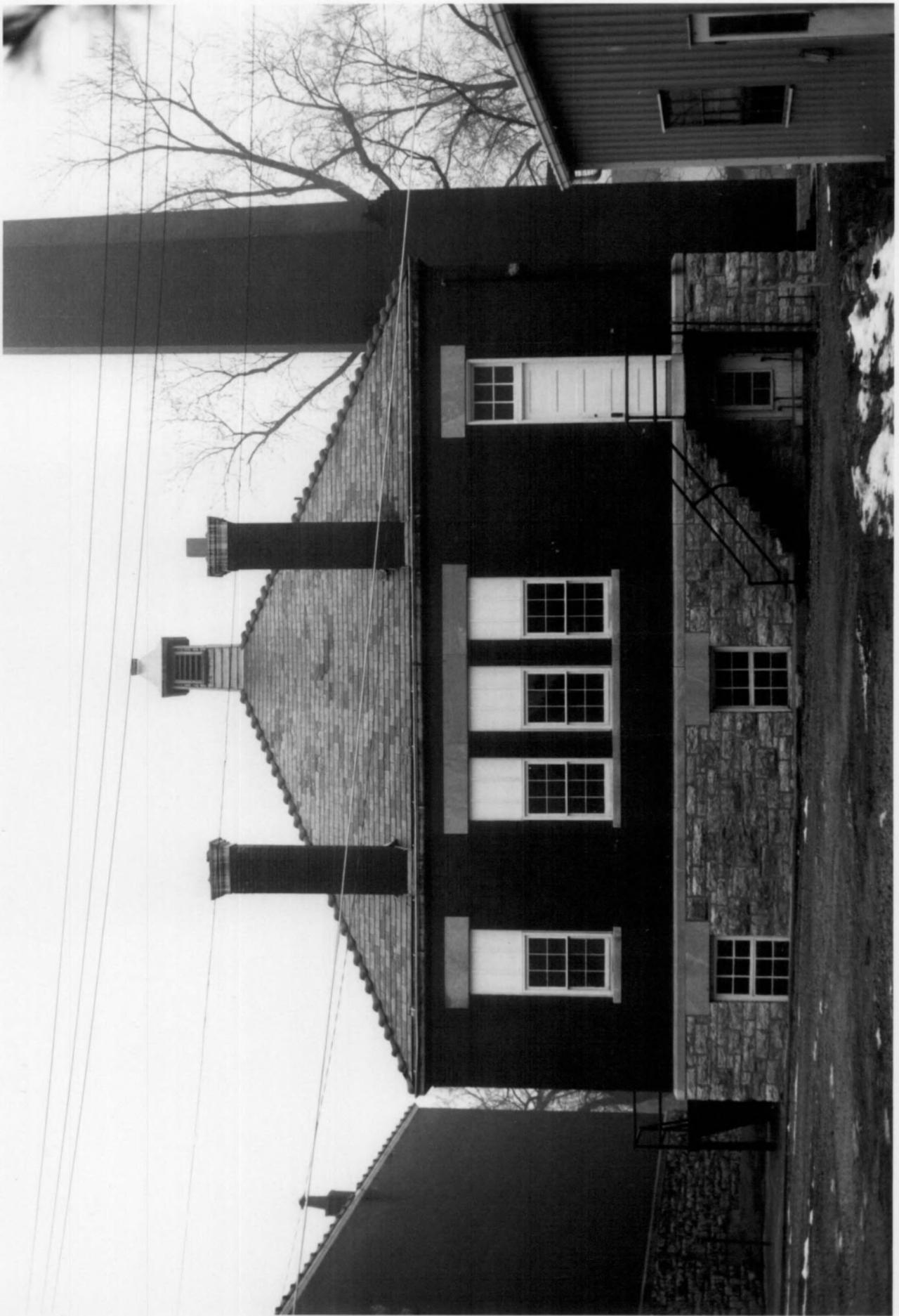
Main Building, North Facade  
Detail of Entrance Bay  
View Looking South



Loretto Academy  
1111 W. 39th Street 6 of 12  
Photographer: Sherry Piland  
February 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Laundry/Boiler House Building  
West Facade;  
View Looking East



Loretto Academy  
1111 W. 39th Street 7 of 12  
Photographer: Preston E. McAdory  
March 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Chapel Interior;  
View looking north from Sacristy  
to the Chapel doors.



Loretto Academy 8 of 12  
1111 W. 39th Street  
Photographer: Preston McAdory  
March 1983

Kansas City Landmarks Commission  
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414 East 12th Street  
Kansas City, Missouri 64106

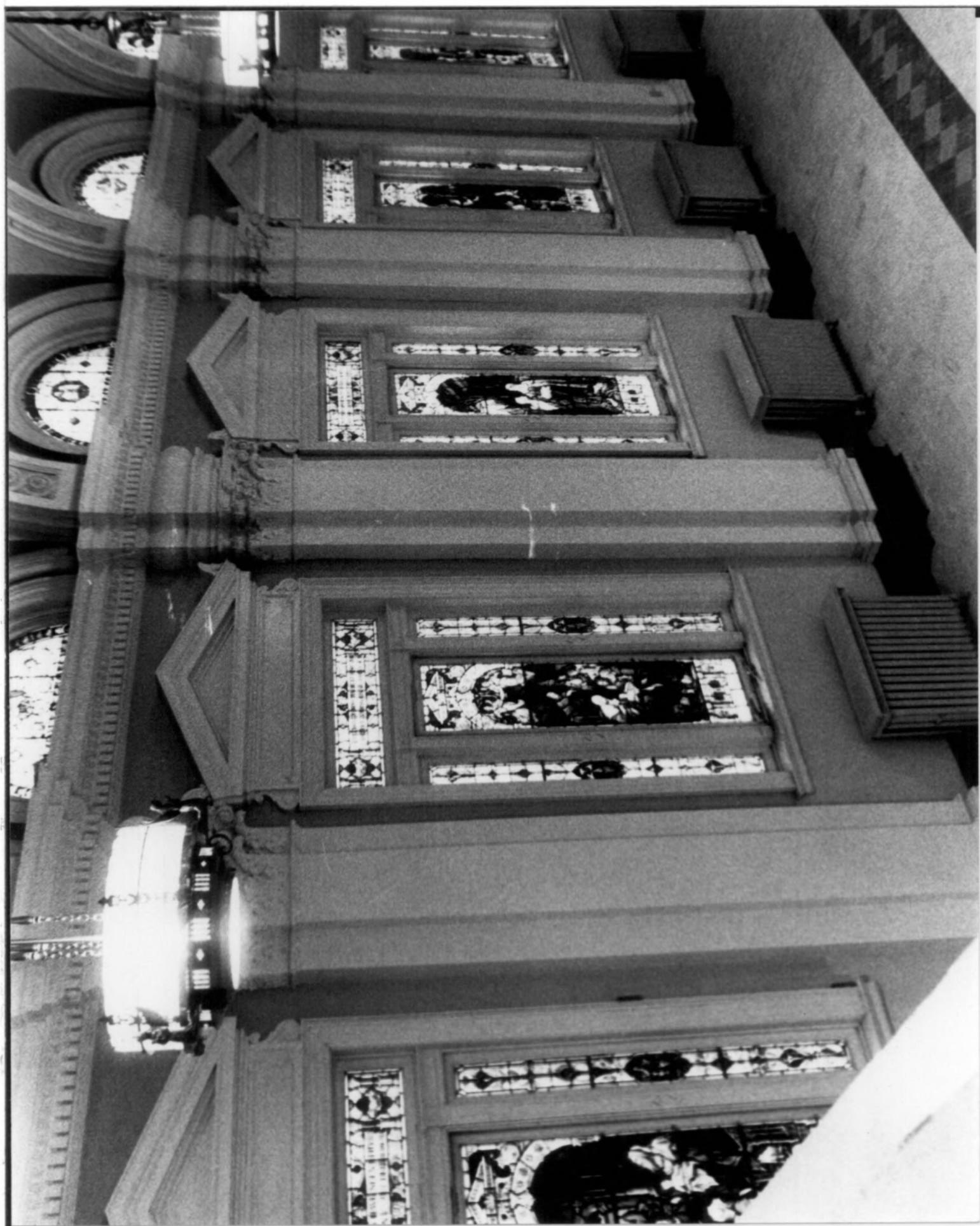
Chapel Interior;  
Sacristy.  
View Looking south



Loretto Academy      9 of 12  
1111 W. 39th Street  
Photographer: Preston E. McAdory  
March 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Chapel Interior;  
View of East Wall from the  
Choir Loft



Loretto Academy 10 of 12  
1111 W. 39th Street  
Photographer: Preston E. McAdory  
March 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

Interior Detail;  
Entry Staircase to the Second Floor  
View Looking South



Loretto Academy 11 of 12  
1111 W. 39th Street  
Photographer: Preston E. McAdory  
March 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 E. 12th Street  
Kansas City, Missouri 64106

Interior Detail;  
View of West Staircase to the  
Choir Loft



Loretto Academy 12 of 12  
1111 W. 39th Street  
Photographer: Preston E. McAdory  
March 1983

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 E. 12th Street  
Kansas City, Missouri 64106

Utility Shed  
South of Main Building, North Facade  
on Left; West Facade on Right  
View Looking Southeast

