

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 LONGVIEW FARM

and/or common

2. Location

street & number 11700 SW Longview Road & 850 SW Longview Road ___ not for publication

city, town Lee's Summit, ___ vicinity of

state Missouri 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 checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name (See attached List of Ownership)

street & number

city, town ___ vicinity of state

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 Missouri State Historical Survey has this property been determined eligible? yes ___ no

date May 16, 1978 federal ___ state ___ county ___ local

depository for survey records Missouri Department of Natural Resources

P. O. Box 176

city, town Jefferson City, state Missouri 65102

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 Longview Farm Item number 4

Page 1

OWNERSHIP:

Longview Farm Buildings:

Georgia 400 Company (doing business as Longview Properties Limited
11990 Grant, Suite 300
Northglenn, Colorado 80233

Longview Chapel:

Longview Chapel
850 SW Longview Road
Lee's Summit, Mo. 64063

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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

Longview Farm is reached from Longview Road in Lee's Summit, Missouri. Originally the farm encompassed 1650 acres and contained over forty structures of various types related to the farm's activities. Some of those structures have been destroyed by fire, or severely damaged because of neglect, while others are being demolished to make way for a new lake and recreational area created by the Corps of Engineers. Seventeen of the original buildings and structures are included in this nomination. All of these buildings and structures convey a unity of design, achieved by the uniform use of frame construction with stucco veneered exterior walls and the use of red tile for the roofing material.

The area included within this nomination consists of 325 acres of the original farm and seventeen buildings and structures. These buildings represent the central core area of the farm and include the following key structures: the main residence, the show horse barn, and the dairy barn complex. The buildings and structures, along with their inter-relationship to the formal landscaping, are sufficient in number and variety to portray the outstanding architectural qualities of the farm and to recall the life style and interests of an important Kansas City family. The land surface included in the nomination as part of the farm complex also includes a significant representation of the landscaping design, including: farm lanes, fencing, lake, formal gardens, ornamental entrance markers, and lighting fixtures. The only structures within the boundaries of the nomination that are not included as integral, contributing structures are the grandstand and club house. Both are in advanced stages of deterioration.

The primary thesis of this nomination is that the farm buildings and structures relate to each other through their design, use, and geographic proximity and that a sufficient number exist to more than adequately convey a sense of the grandeur of the farm. The nomination nonetheless does not incorporate all of the extant buildings, as some are within the Corps of Engineers' Longview Lake Project and are slated for demolition, and others are geographically located beyond the core area of the farm.

GENERAL DESCRIPTION

All of the buildings and structures in the nomination are unified by a general design scheme that employed stucco exterior walls and red tile roofs. The buildings are of frame construction. The residences have full basements and foundations of either stone or brick.

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 Longview Farm Item number 7 Page 1

The following Longview Farm buildings and structures are included within this nomination (numbers refer to location on site plan map):

1. Main residence
2. Well house
3. Pergola
4. Show Horse Barn
5. Gatehouse
6. Gatehouse residence
7. Dairy Barn and Milk House
8. Manure pit
9. Water tower
10. Calf and Shelter Barn
11. Dairy Manager's residence
12. Farm Office
13. Saddle Horse Manager's residence
14. Hospital Barn
15. Chapel
16. North Ornamental Entrance Marker
17. East Ornamental Entrance Marker

MAIN RESIDENCE (Site # 1)

The main residence is located approximately 900 feet south of the entrance gate, off Longview Road. The main facade, 138 feet in length, faces north. It is dominated by a center bay, thirty-eight feet long, that consists of a projecting colonnaded porch. Paired Tuscan columns of concrete support a flat porch roof that functions as a second floor balustraded balcony. A gabled dormer with a triple window pierces the north roof slope, above the entrance bay.

The bays flanking the entrance portico terminate in cross gables running perpendicular to the east-west orientation of the main gable roof. Each of these bays is fenestrated on the first floor with a band of five rectangular, six-over-six, sash windows. A secondary entrance is east of the easternmost flanking bay, and to the east of this doorway is an exterior stucco chimney.

The two and one-half story house has a full basement and rests on a rubble stone foundation that is covered with brick on the exterior.

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 Longview Farm

Item number 7

Page 2

The west facade of the residence originally consisted of an open first-story porch, with a sleeping porch above it. The open porch was enclosed in 1916 by the placement of multipaned windows between the paired concrete columns.¹ A double door is centrally located on the west facade. Three sets of paired, six-over-six, sash windows fenestrate the second floor of the west facade. Round arched lattice inset panels are placed between the windows. A stuccoed chimney rises from the west roof slope, flanked by hipped roof dormers.

The south facade is quite similar to the main (north) facade. A loggia projection is formed by paired concrete Tuscan columns that support a shed roof. Multipaned glass panels, placed between the columns, enclose the loggia. The second-floor windows and lattice insets are identical to the second-floor treatment of the west facade. The bays flanking the loggia terminate in gables identical to those of the north facade. A stuccoed chimney rises from the south roof slope, flanked by hipped roof dormers.

An enclosed porch is located at the east end of the residence. The residence was extended to the east by an addition undertaken in the 1920's.²

WELL HOUSE (Site # 2)

This ornamental well house is located northeast of the main residence and is visible from the winding drive leading to the house. Eight concrete Tuscan columns are arranged in a fifteen-foot diameter circle to support a conical tile roof. The fluted columns rest on a concrete base. A covered, concrete well head, approximately three feet high, is in the center of the concrete base.

PERGOLA (Site #3)

This ornamental structure is located approximately 300 feet east of the residence, at the northwest corner of a twenty-acre, man-made lake. The classically inspired pergola is 175 feet in length. A hipped roof pavillion, thirty-three feet in width, is located in the center. Round arches spring from four Tuscan columns on the north and south facades of this pavillion. Walkways extend to the east and west from the pavillion. Paired columns support the wood outrigger-type beams that create the open pergola roof.

The end bays are comprised of smaller pavillions with hipped tile roofs, identical in design to the central pavillion, but not as wide.

Steps lead down to the water from the central pavillion, for access to and from the boats that once sailed the lake. North of the pergola is a lily pond, enclosed by a semicircular concrete retaining wall.

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 Longview Farm

Item number 7

Page 3

SHOW HORSE BARN (Site # 4)

The Show Horse Barn is located off the road leading to the residence, approximately 350 feet south of Longview Road. The building plan is an irregular "H" shape. The main facade faces east and the center bay is recessed. Low stucco walls extending to the center from the projecting end wings enclose a small courtyard in front of the center bay. Double doors with multipaned lights provide access to the interior. The wall surface of this entrance bay continues through the second floor, terminating in a clipped gable roof. French doors from the second floor area open onto a small balcony. Hipped dormers flank this projection.

The two end wings are of different lengths. The south wing extends for a length of 207 feet and contains stalls on the interior for over thirty horses. The north wing is only 160 feet in length and originally contained the living quarters for ten men who tended and trained the horses, and storage space for Mrs. Combs' carriages. Clipped gable dormers pierce the south roof slope of the south wing, and the north roof slope of the north wing.

In the center, between the arms of these wings is the indoor arena, 175 feet long and 75 feet wide. Triple hung sash windows, with twelve lights per sash, fenestrate the east and south walls of the arena and provide ample light for the spacious interior. Smaller windows are placed on the north wall and a series of dormers on the north and south roof slopes of the arena roof provide even more light for the large space.

A cupola which contains a clock is located in the middle of the arena roof. A bronze weathervane of a hackney pulling a carriage surmounts the clock tower.

GATEHOUSE (Site # 5)

The primary entrance to the farm is located at the point where Longview Road changes from a north-south direction to an east-west direction. The gates at this location swing open and are hung from rectangular stucco piers that are surmounted by decorative glass globes.

A gatehouse is located just behind the gates, on the west side. The building is a simple square structure, with stucco walls resting on a concrete foundation. An eight-paned glass entry door, set within an

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 Longview Farm

Item number 7

Page 4

arch and flanked by multipaned side lights and surmounted by a transom, is located on the east facade. Large multipaned windows fenestrate the north and south facades. A hipped tile roof terminates the building. The projecting eaves are bracketed.

GATEHOUSE RESIDENCE (Site # 6)

Directly to the east, across the road from the gatehouse, is a two and one-half story residence. The main facade of this residence faces west. A modified gable projection of tile shelters the entrance. Triple windows set in segmental arches fenestrate the first floor. The second floor windows are grouped in pairs. The ridge of the clipped gable roof runs north-south and features deep eaves.

DAIRY BARN AND MILK HOUSE (Site #7)

This barn is comprised of two sections. The front section is a one and one-half story milk house, which is immediately south of the dairy barn. The buildings are connected by walkways sheltered by gabled tile roofs. The milk house is forty feet wide and forty-two feet deep. A shed roof porch extends across the main (south) facade. Above the porch, on the south roof slope, is a hipped dormer fenestrated with a double window. The ridge of the hipped gable roof runs in an east-west direction. Placed in the center is a louvered ventilator cupola with a red tile cap.

The dairy barn is directly behind (north of) the attached milk house. The main axis of the long rectangular structure runs in an east-west direction for a length of 316 feet. The building is approximately thirty-seven feet in width. The main entrance, consisting of doors that move laterally on tracks, is centrally located on the south facade.

Octagonal silos are located on each of the four corners of this barn. The silos are twenty feet in diameter and have stucco walls. They terminate in conical tile roofs.

A series of rectangular, multipaned windows fenestrates the north and south walls of the barn. This building also features a series of hipped dormers, evenly spaced across the south facade. Each dormer is fenestrated with a three-over-three, double hung sash window.

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 Longview Farm

Item number 7

Page 5

MANURE PIT (Site #8)

The manure pit is a one-story structure located between the dairy barn and the calf and shelter barn. The structure measures twenty-five by twenty feet. The east and west walls are open and approached by drives which form ramps into the building. An overhead track, a device used to assist in the moving of manure, is attached to the ceiling. The building has a hipped tile roof, with a hipped ventilator projecting from the center of the roof.

WATER TOWER (Site #9)

The water tower is located northwest of the calf and shelter barn. Four metal legs support the 100,000 gallon steel reservoir, which has a conical metal cap.

CALF AND SHELTER BARN (Site #10)

The calf and shelter barn is located directly to the north of the dairy barn and milk house. The building exhibits a "T" shape plan. The main facade, facing south, is 315 feet in length and is fifty-six feet wide. Extending northward, and thus perpendicular, from the center part of this rectangular section is another rectangular section, 173 feet long and forty-two feet wide. The exterior walls are stuccoed and the building is roofed with red tile.

The front section (with an east-west axis) functioned as the feeding room. The rear section (with a north-south axis) was the shelter area, with box stalls lining each side.

The center bay of the south facade is dominated by a cross-gable. The entrance doors, on a track, slide laterally to open. A large ventilator cupola is placed at the point where the roof ridges cross. It is capped with a conical tile roof. Ventilators supported by stucco chimney projections flank the main entrance, while others are located on the north roof slope.

There is a uniform fenestration occurring in the building, which features multipaned, wood sash windows. The windows occur in regular intervals across all of the facades, bringing a maximum amount of light and air to the building.

Octagonal silos are placed on the east and west sides of the rear wing. Each is twenty feet in diameter and capped with a tile roof.

Shed roof dormers are evenly spaced across the south, east, and west roof slopes.

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 Longview Farm

Item number 7

Page 6

DAIRY MANAGER'S RESIDENCE (Site # 11)

This one and one-half story residence is located east of the dairy barn and milk house. It is sited at a slight angle in its relationship to a circular drive, so that the main facade is oriented to the southeast. The entrance is centrally located and approached by a low flight of steps. A porch to the east of the entrance has been enclosed.

The south facade of the second story features a shed roof extension which runs parallel to the red tile clipped gable roof. The extension runs almost the entire length of the residence, and is fenestrated with a continuous band of double hung sash windows.

FARM OFFICE (Site # 12)

The building is composed of rigidly symmetrical components to form a basic "T" plan shape. The main roof gable, funning in an east-west direction, is met perpendicularly by the hipped roof of the affixed center pavillion on the south (main) facade. The central pavillion in turn features two hipped roof end bays. The central portal is readily identified through the use of concrete Tuscan columns, which are repeated again at the east and west ends of the center pavillion. A hipped roof dormer which possesses three rectangular lights, pierces the center of the south roof slope. Secondary entrances are located at the recessed bays of the east and west ends.

The building, featuring the ubiquitous white stucco walls and red tile roof, possesses no characteristics which would link its purpose to one of commerce. Given its location, amidst the two managers' residences, the residential quality was probably most desired by architect Hoit.

SADDLE HORSE MANAGER'S RESIDENCE (Site # 13)

This is one of two residences (the other being the Dairy Manager's residence) which front onto a circular drive. The residences flank the Farm Office. The main facade of this residence is oriented toward the southwest.

**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 Longview Farm Item number 7 Page 7

The two managers' residences are virtually identical. Both feature the leitmotiv of stucco exterior walls and red tile roofs.

The entrance is centrally located, approached by a low flight of steps. A screened porch is to the west of the entrance. A shed roof extension across the south roof slope is fenestrated by a band of double hung, six-over-six, sash windows. Vertical board and batten siding veneers the wall surface below the windows.

HOSPITAL BARN (Site # 14)

This building, which provided temporary housing for the incapacitated livestock, may be considered a miniature of the larger shelter barn which is approximately 250 feet to the west.

The barn possesses the red tile gable roof with characteristic projecting ends so that bales of hay could be lifed into the loft area by rope and pulley. The loft doors are set into a Gothic arch surround, and feature multiple lights above the wooden panel area.

The stock animal entrance on the ground floor consists of two door panels on tracks, to slide open laterally. A chimney pierces the west roof slope.

CHAPEL (Site # 15)

The building, constructed as a church which was also used as a school, artfully translates the common characteristics of stucco walls and red tile roof used in the farm buildings to an ecclesiastical type of structure. The chapel is located on Longview Road just north of the gate house (site #5).

The main facade of the building faces east. The entrance bay features an open belfry which is reminiscent of Spanish "Mission" architecture. The main entry to the building is through double doors in a one story projecting bay which terminates in a gable roof.

The sanctuary area follows a basic cruciform plan with the "transept" intersecting the main roof gable. The north and south "transept" facades are fenestrated with multipaned lights set into a segmental pointed arch. The transom of that arch features vertically placed muntins which divide the area into three panels for each leaf.

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 Longview Farm Item number 7 Page 8

The longitudinal area, or "nave" portion of the church, is fenestrated with rectangular windows which feature multipaned lights.

The roof overhangs considerably forming broad soffit areas which are bracketed. Round "oculus" windows fenestrate the attic area on the north, south, and east facades.

The building contains a full basement. A string course defines the separation of the basement from the first story.

ORNAMENTAL ENTRANCE MARKERS (Site #'s 16 and 17)

Ornamental entrance markers are positioned over two public right-of-ways. One is located at the north end of the property, on Longview Road just south of the intersection of Longview Road and View High Drive. The other is located on Longview Road, at the east edge of the farm property.

The markers are identical. Concrete piers, covered with stucco support a red tile ^{clipped} gable roof that extends over the roadway. "Longview Farm" is painted on a wooden panel which is centrally located on the roof ridge. The red tile clipped gable roof and stucco piers provide the visitor with the first introduction to the unifying design features of the farm.

PRESENT CONDITION/STATUS

While some of the residential structures on the farm are still occupied, the farm itself is no longer a working farm. The farm has recently been sold and redevelopment plans are presently undetermined. The farm buildings are in good condition. The chapel is still used for church purposes by the local community.

ALTERATIONS

The only major alterations to the buildings were made to the main residence between 1916 and the early 1920's, when a porch was enclosed and the east wing was enlarged.

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 Longview Farm

Item number 7

Page 9

SITE

Longview Farm is in a rural area that is beginning to see evidence of urban encroachment. A housing development is north of the farm. Farm lands are to the east and south. A local community college is north of the chapel. To the west a lake and recreational area is being developed by the Corps of Engineers.

FOOTNOTES

1. "Original Plans, Longview Farm," Western Historical Manuscript Collection, General Library, University of Missouri-Kansas City.
2. Ibid.

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 checked="" 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 type="checkbox"/> military	<input 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1913-1916

Builder/Architect Henry Hoit, Architect

Statement of Significance (in one paragraph)

George Kessler, Landscape Architect

Longview Farm in Lee's Summit, Missouri has gained a nationwide reputation for its remarkable collection of interrelated buildings that were the inspiration of millionaire lumber baron, Robert Alexander Long. The Longview Farm complex is eligible for listing in the National Register of Historic Places because of its associations with persons who have made incalculable impact on our history not only locally, but also on a national level; because it recreates an era gone by when lavish estates on a monumental scale were built by the wealthy; because it exhibits design and technological innovations which caused it to become a paradigm of agrarian excellence that was unrivaled; and because the design qualities of both the structures and the landscape architecture are deserving of the highest renown. Robert Alexander Long, who began the Long-Bell Lumber Company in Columbus, Kansas in 1875, and who relocated the company to Kansas City, Missouri in 1891, quickly gained a reputation for his noble philanthropic deeds. Long was a man interested in setting precedents, and the office building he commissioned to house the company was then the tallest in all of Kansas City. In 1913, at the age of 63, having already accomplished phenomenal goals, Long (who had a lifetime interest in horses and farm living) made plans for Longview Farm. Longview Farm, which was to comprise some 1685 acres, was planned along "scientific lines" as a comprehensive self-sufficient community, which provided for all the needs of its residents. Enlisting the professional services of the distinguished Kansas City architect Henry F. Hoit, and renowned landscape architect George F. Kessler, Long set about the construction of the farm. When completed in 1916, the million dollar farm boasted a collection of forty structures which included the main residence with formal gardens; barns for the show horses, work horses, dairy animals and hogs; a chapel/schoolhouse; numerous dwellings for the over 200 employees of the farm; a racetrack, grandstand, and clubhouse; and powerhouse. Each of the buildings was visually interrelated with their red tile roofs and stucco exteriors. Many of the buildings featured elaborate cupola structures and custom copper weathervanes. The buildings were carefully sited to take maximum advantage of the high elevation of the land, not only to employ long vistas of the incomparable views, but also to provide ventilation and light for the monumental farm structures. The task of relating the buildings on this sprawling country estate was given to Hoit and Kessler who not only provided visual architectural cues, but also employed a variety of formal devices which included: the use of gazebos, pergolas, and planter boxes to add yet another formal garden landscape element; paved roadways with globes on metal light standards which interlace the farm, adding a grand boulevard effect; and lastly the eight miles of rigorously maintained cypress fence rows, painted a gleaming white, which defined the perimeters of this huge expanse. Longview Farm provided its own electricity and water and operated for many years as a self-sustaining community which employed scores of local residents.

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 Longview Farm

Item number 8

Page 1

Though R.A. Long spent a relatively short period of his life enjoying this masterpiece of agrarian harmony, his daughter Loula Long Combs, who gained an international reputation as a luminary equestrienne, brought an almost legendary prominence to the farm as a showcase for the rearing and training of fine saddle bred and harness horses. The Farm has survived surprisingly well through the lean years of the Depression and the vagaries of changing circumstances.

ROBERT ALEXANDER LONG AND THE CREATION OF LONGVIEW FARM

Robert Alexander Long's love affair with horses and the agrarian way of life had its origins early on in his life. Long was born in 1850 on a farm in Shelbyville, Kentucky. At the age of twenty-three, Long left his family home and headed west to Kansas City, Missouri where an uncle was in business. Equipped with two years of secondary school education and an entrepreneurial spirit, Long quickly embarked on a business career. His first, a butcher shop, met with failure. Long's next pursuit was selling hay to farmers in Columbus, Kansas after their supply had been destroyed by a plague of locusts. Though that business also failed, it spawned a success when Long began selling the lumber from the dismantled barn where the hay had been stored. In 1875 Long entered the lumber business in partnership with his cousin Robert White, and a friend named Victor Bell. The business prospered, largely the result of the long hours and the commitment of its principals. It was here in Columbus, Kansas that Long met and married Ella Wilson, who also had her roots in hardy farm stock. By 1891, the company had outgrown its base, and the operation was moved to the metropolitan center of Kansas City.¹

The name of Robert Alexander Long brings with it remembrances of his many civic and philanthropic activities. Long was a religious man, and was a primary benefactor of the Independence Boulevard Christian Church, and its auxiliary group, the "Whatsoever Circle." He was a member of the committee and a principle fundraiser for the Liberty Memorial, constructed in Kansas City in 1919 to honor America's war dead. Long, whose business entailed the processing of trees for lumber, was widely know for his conscientious conservation efforts, and was even asked by President Theodore Roosevelt to participate in a White House conference on the conscientious use of the nation's environmental resources.²

By 1906 the Long-Bell Lumber Company led the industry with assets of over \$15 million. That year, Long commissioned the building of 928 Grand Avenue in downtown Kansas City to be the company's headquarters. Designed by Howe, Hoyt & Cutler, it was fourteen stories in height, the tallest in the city at the time.

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 Longview Farm Item number 8 Page 2

When Long settled in Kansas City he first resided in a rambling Queen Anne style house in a fashionable residential district in the northeast part of the city. As Long's stature in the business community grew in leaps and bounds, so did his immediate family. In 1879 Sallie America was born, followed by her sister Loula in 1881. In 1909 Long determined that it was time to have a personal residence constructed to his specifications as befitted his prosperity and his young family.

The building of the R.A. Long Residence at 3218 Gladstone Boulevard was to bring Long into contact with two major personalities that were later instrumental in the creation of Longview Farm--Henry Ford Hoit and George Kessler. Long commissioned Hoit to design his palatial residence of seventy rooms in the exuberant Beaux Arts style. The three acre Long estate was sited on a hill, 280 feet above the Missouri River, commanding a view that had few rivals in Kansas City. Just to the west was North Terrace Park.

George Kessler, a landscape architect, had been appointed in 1892 to design a master plan for a park and boulevard system in Kansas City. His plan, submitted to the Park and Boulevard Commissioners in 1893, included three major parks connected by a network of boulevards. One of these parks, North Terrace, was planned for the bluffs at the northeast edge of the city, overlooking the Missouri River. Kessler also designed a roadway to run along the north edge of the park, Cliff Drive, which followed the existing contours of the land and retained outcroppings of limestone, sandstone, and shale.

In addition to the main residence, Long's city estate included a carriage house and stable, gate lodge, greenhouse, and colonnaded pergola. Many of the amenities that Long had installed here are repeated on a monumental scale for Longview Farm. For example, the Long's passion for horses is illustrated at the Gladstone mansion by the \$80,000 stable which was designed to accomodate ten horses and five grooms.³

As Long grew older, his desire to have a farm which he had expressed much earlier in his life increased. In her autobiography entitled My Revelation, Loula Long Combs related her father's growing desire to see Longview Farm created:

... in 1912 we learned what the important business had been that had kept Daddy home during the hot months when he should have been away taking a much needed rest. My Daddy never knew what it meant to spare himself.

He had been trying to locate land on which to build what had been a daydream when he, a boy of twelve, had walked behind the plow helping his father with the crops on their farm in Kentucky. He was looking for rolling land with trees, and perhaps a little stream running through it, such as he had enjoyed in the home place where he spent his boyhood.⁴

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 Longview Farm

Item number 8

Page 3

Long was also motivated in creating the farm by the knowledge that obtaining suitable milk for his granddaughter Martha had been difficult. Mrs. Combs continued to relate the features Long wanted incorporated in the farm:

Such a place was not easy to find, as he wanted a farm not too far from Kansas City. We had no idea what Daddy had in mind, only this: he had talked about a place large enough to have an up-to-date dairy, to furnish good clean milk for the babies and children of Kansas City... And there would be pastures fenced with rail fences that would be safe for our horses to enjoy their vacations as well as for the faithful ones that were retired to live a life of ease on green pastures.⁵

Long had made extensive inquiries into the most modern, efficient, and architecturally pleasing methods of creating a farm complex, having visited stock farms in a number of states. He concluded that the farms he had visited had not been planned with enough foresight into future needs. Therefore, he reasoned, when additions were made they lacked a sense of harmony and were not as efficient as they might have been had they been included in a comprehensive plan.⁶

After reaching that conclusion, Long decided that in order to realize the ambitious plan he had in mind for his farm, he would need to assemble the necessary acreage before any construction began. He toured Jackson County to find the perfect spot, looking for property that was well wooded, with rich soil, and close enough to Kansas City that it could be reached within an hour by car.⁷

The site he selected was in Lee's Summit, Missouri, then approximately twenty-one miles southeast of Kansas City, on land that commanded extraordinary views of the countryside because of its high elevation. Long was exceptionally pleased, as it met all of the specifications that would make Longview Farm the finest in the land. Loula Long Combs described her introduction to the land like this:

... Daddy was very anxious to have us see what is now known as Longview Farm. So, soon after our return from a vacation we drove twenty-one miles to a spot south and slightly east of Kansas City. Daddy was a man of great vision, and I am sure he had studied the rolling acres in such a thorough manner that the way it would look with the buildings, fences and other improvements, when completed, was well pictured in his mind... There was a little stream and also several acres of woods, which reminded Daddy of his beloved Kentucky.⁸

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 Longview Farm

Item number 8

Page 4

In order to gain sufficient acreage to accommodate the facilities that Long planned for the farm, it was necessary to purchase sixteen separate farms from private owners. The result was a rectangular tract, one and one-half miles wide and one and three-fourths miles long.⁹ Construction of the farm buildings, the grading of the roads, the excavation of the ten-acre lake, the laying of pipe, the setting out of trees and shrubbery, the changing of water courses, and the digging of the post holes for the nine-mile long fence which was to surround the farm, employed some 250 persons. Long, fascinated by the project, personally supervised much of the work, taking up quarters in a canvas tent that was set up on the grounds for him.¹⁰ By May of 1914 much of the farm had been finished, and the family residence was ready for occupancy on June 1st. The farm was indeed the model that Mr. Long had intended it to be.

LONGVIEW FARM: A MODEL OF AGRICULTURAL INNOVATION

When R.A. Long undertook to build Longview Farm, the agricultural industry had already achieved a great measure of sophistication, as farming had been a strong industry from the country's very beginning. The growth of America's farms had generally followed the westward movement and settlement of the prairie states, which in turn generally followed the railway lines. The number of farms that existed in the late 19th century showed an astronomical increase, as they paralleled the burgeoning settlement patterns throughout the western states. There were over four million in the United States by 1880, as compared to 2.6 million in 1870.¹¹

The systematic and improved methods of farming was also affected by developments which were to have profound impact on other industries as well. The technological boom that occurred with the industrial revolution of the late 19th century paved the way for innovations which would dramatically change the business of agriculture.

Mechanized equipment was introduced which radically altered transportation and manufacturing systems, and inspired a revolution in the agricultural industry. Small farms which had been cultivated by horse-drawn implements were replaced by farms with a greater acreage made manageable with the introduction of motorized equipment.

Jackson County, Missouri was to become and remain a major agricultural center. The growth of farming in the county was steady, and by 1914 the local wheat market hit the million bushel-per-year mark. In addition to wheat, the soil and climate lent itself to the production of such crops as alfalfa, corn, soybeans, and milo.¹²

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 Longview Farm

Item number 8

Page 5

The Long farm was to have a number of discernible components which each necessitated special arrangements. Approximately 800 acres was devoted to the cultivation of oats, corn, wheat, and soybeans.¹³ The remaining acreage was given to the main residence and gardens; the lake; to those buildings associated with the dairy, hog production, and horse breeding aspects of the farm; and to commercial greenhouses.

Long's goal in planning Longview was to lay out the farm and design the buildings so as to both maximize production and provide an overall efficiency to the operation. There had been a great many articles and books written during the late 19th and early 20th centuries which addressed the "scientific" arrangement of farm complexes. Thus, Long and his architect Henry Hoit had a number of precedents to extrapolate from. It is more than probable, given the working methods of architects, that Hoit made every effort to study all the available literature which described "modern" farm design. Books such as Radford's Combined House and Barn Plan Book, and Modern Farm Buildings, published in 1908 and 1913 respectively, are excellent examples of illustrated catalogs which described the special considerations of planning an efficient farm complex, and which were widely available to the public.

In his book Modern Farm Buildings, architect Alfred Hopkins placed emphasis not only on such matters as the practical concerns of sanitation in the dairy barns, but also stressed the artistic elements which could be employed to design a farm group that was also "pleasing to the eye." In the introduction Hopkins states he:

..long ago became convinced of the delightful architectural possibilities of the farm barn, possibilities which have not been appreciated either by his confrères, or by the public at large; and this work has been undertaken with the idea of setting forth these possibilities quite as much from the esthetic as from the practical side.¹⁴

Hoit demonstrated the same enthusiasm in his design of the Longview Farm complex, and in fact duplicated some of the arrangements Hopkins had used in the farms he had designed in the northeast part of the country.

The Main Residence (Site #1)

Whether or not Hoit designed the main residence first as the model from which the other buildings would take their visual cues is not certain. It exists as a "flagship" building within the complex, not only because of its imposing scale, but also because of its prominent siting at the summit of a knoll rising from the approximate geographical center of the farm. The view from the house offers grand views of the rolling hills stretching beyond.

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 Longview Farm

Item number 8

Page 6

The main facade extends 138 feet in length, and a projecting colonnaded porch provides the focus for the center bay. Hoit here employs the architectural elements which became the standard for all the other buildings. Those features include: stucco wall surfaces, red tile roofs, symmetrical plans, Tuscan columns, exterior porches with windows directing a maximum amount of light to the interiors, and axial relationships with the geometrical lines created by the gardens, terraces, and/or roadways.

The residence was appointed with elaborate furnishings, and featured ornate moldings and fine woodwork. Long even installed a \$15,000 pipe organ.¹⁵ Massive fireplaces were a standard feature in the house. Dressing rooms were provided for all of the bedrooms which were located on the second floor. Each of the bedrooms opened onto an enclosed porch, giving the occupant a grand view of the landscape and formal gardens, and allowed a great deal of light into the interior.¹⁶

LOULA LONG COMBS: LONGVIEW FARM AS AN EQUESTRIAN SHOWPLACE

Longview Farm bred and trained saddle and hackney horses, becoming one of the foremost such farms in the nation. Longview was a preeminent saddlebred nursery and stud farm from about 1916 until 1934. The horses trained here were nationally known, and the walls of the trophy room at Longview Farm were literally papered with blue ribbons. Henry Hoit designed a number of structures which were specially constructed for the care and training of the Longview thoroughbreds.

The prestige that Longview Farm earned was a direct result of the farm's mistress, Loula Long Combs, the second daughter of Robert Alexander Long. Mrs. Combs' career as a horsewoman began in 1896 when she participated in a horse show near Kansas City at the age of fifteen and won a blue ribbon for her skill.¹⁷ That began a life time of commitment to the equestrian sport which brought her international fame. Loula Long Combs (who died in 1971) is remembered as only one of two individuals ever to have received recognition for equine sports in the Madison Square Garden Hall of Fame. During her career which spanned almost sixty years, Mrs. Combs participated in both national and international equitation contests. In 1920 Horse Show Chronicle reported that she was the top prize money winner in the United States for that year. She had exhibited in sixteen different shows, won thirty-one championships, and 170 blue ribbons.¹⁸

Though Mrs. Combs, accoutered in sequined dresses and gaily plumed hats, showed both saddlebred and Hackney horses, she gained her phenomenal popularity with the Hackney breed. Mrs. Combs, and her exquisitely groomed horses pulling gleaming carriages, caught the fancy of the

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 Longview Farm

Item number 8

Page 7

spectators. She was a favorite and an enduring presence in the sports world. In an unprecedented event occurring in 1943, Mrs. Combs received a standing ten-minute ovation at the American Royal Horse Show where she was the local favorite.¹⁹

Longview Farm provided Mrs. Combs with a training facility that was unequalled. Architect Hoit designed the buildings where the animals would receive training and shelter with an eye towards both the practical and the beautiful.

The role of the horses on the farm changed over the years as the world itself changed. In 1934, about 120 stallions, brood mares, and colts were sold at auction. These horses had been trained at Longview for show ring competition. The sale evidenced the change of the farm from one of a fairly large show stable to more of a breeding establishment. It also reflected the economic hardships brought on by the Depression.²⁰ Mrs. Combs continued her interest in training harness horses, and remained a participant in the American Royal Horse Show until 1958.²¹ She left a remarkable legacy and is still referred to as the "Queen of the Royal."

The buildings on the farm which were constructed for horse-related activities were: the Show Horse Barn (site # 4); the Grandstand, Clubhouse, and track (not included in the nomination); the Brood Mare Barn (not included in the nomination); the Stallion Barn (destroyed); the Wagon Shed and Colt Barn (destroyed); the Saddle Barn, Work Horse Barn, and Blacksmith's Shop (included in the Corps of Engineers' Project area and slated for demolition).

Show Horse Barn (Site # 4)

The Show Horse Barn is an extraordinary example of fine design coupled with "common sense" functionalism. The advances in farming and techniques concerning the care and stabling of horses provided Hoit with a set of standards which he incorporated into the design of the barn. He had to provide the animals with sufficient light and ventilation, and insure that the barn was sufficiently heated and cooled to promote the good health and well being of the horses. In his book Modern Farm Buildings, Hopkins suggested that only concrete should be used for stable floors (although woven straw carpeting was used at Longview so it would be easier on the horses feet) and that grills and stable posts should be fabricated of iron. Hopkins also suggested the proper types, number, arrangement, and dimensions of the horse stalls, and the various methods of storing the feed.²² In Hoit's design of the Show Horse Barn, it is evident that he had employed all of the features that Hopkins suggested would best accomodate the horses.

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 Longview Farm Item number 8 Page 8

The Show Horse Barn illustrates Hoit's exceptional ability to translate the architectural details he used elsewhere on the farm and successfully incorporate them within this huge and specialized type of building. The barn stretches across the grounds (280 feet in length and 150 feet in width) with its long red-tiled roof interrupted periodically by evenly spaced dormers. In addition to its size, Hoit made the building even more visible by crowning it with a cupola which in turn supported a huge clock. The clock struck every hour so that it could be heard on all parts of the farm.²³ The clock tower was given one additional embellishment -- a weathervane fashioned of copper, representing a hackney pulling a carriage.

The rigid symmetry of the facade is strengthened by a series of evenly spaced windows of alternating heights. Doors on the east facade provided the horses with access to the fields beyond the barn. Multiple operable windows allowed a great deal of light and air to pass into what might have otherwise been a dark and stuffy interior.

The plan of the barn is an irregular "H" shape. The right projecting wings contained thirty box stalls and six tie stalls. The left projecting wing contained living quarters for ten men. A large waiting/reception room is entered directly from the main entrance doors and immediately beyond this, in the center section of the building, is a driving arena measuring 175 feet by 75 feet.

The arena is a visually exciting space and is designed with steel trusses so that no columns could impede a view of the arena. The oval driving track is surrounded by an elevated wooden platform, where spectators could watch the activity in the ring. The distance from the cork floor of the arena to the highest point in the roof ridge is twenty-eight feet.

This barn was also equipped with a large carriage room, adjacent to the horsemen's quarters, used to store Loula Long Comb's extensive collection of carriages. The cavernous space of the second floor was used for the storage of hay bales. Chutes and doors from this attic story led to the box stalls below so that hay could more easily be distributed to the horses.

Clubhouse and Grandstand

The show ring, which was an integral part of the Show Horse Barn, was used for Mrs. Combs' indoor horse training. Elsewhere on the farm, northeast of the lake, was an outdoor ring. This track was designed to Mrs. Combs specifications who "...wanted a place to give private horse shows for Kansas City and Longview neighbors, and a plant where

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 Longview Farm

Item number 8

Page 9

where she could rehearse her string of horses amid a genuine horse show environment."²⁴ The race track, a half-mile in length, was filled with the earth taken from the excavation of the lake and was said to be modeled after the North Memphis racetrack, which was claimed to be the fastest in the world at that time.²⁵ Mrs. Combs regularly participated in charity contests, where leading equestrians competed for prizes. In the summer, trotting races were held three nights each week. The area which was enclosed by the track was used as a polo field. The grandstand and clubhouse buildings were completed in 1916.

The grandstand, constructed of creosoted logs and concrete, was 125 feet long. Under it were ten box stalls for the trotting horses. The clubhouse was modeled after similar lines and together with the grandstand could accommodate 1500 guests.²⁶

Another garden-type structure which completed the race track group was the bandstand (now destroyed). This building, which consisted of a hipped roof pavillion, was large enough to contain a twenty-piece band.²⁷

Today, the grandstand and clubhouse structures are in ruins. The log construction has been severely damaged by the elements and vandals have destroyed much of the existing fabric. Because of their severely damaged state, the buildings are not included in the nomination.

OTHER HORSE-RELATED STRUCTURES ON THE FARM

West of the residence was a quadrangle containing the work horse barn, implement shed, blacksmith's shop, and hotel. These buildings are located within the Corps of Engineers' Project area and have been slated for demolition. A Memorandum of Agreement was ratified in May of 1982 by the Advisory Council on Historic Preservation, the Corps of Engineers, and the Missouri State Historic Preservation Officer. The memorandum stipulated that the affected buildings would be made available for removal, and that if the buildings were not moved, that they would be recorded according to Historic American Buildings Survey procedures. Further, the Missouri State Historic Preservation Officer would be allowed to salvage architectural elements prior to any demolition. While the buildings still remain at the writing of this nomination, their demolition is imminent.

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 Longview Farm

Item number 8

Page 10

THE LONGVIEW FARM DAIRY OPERATION

The acreage and buildings which comprised Loula Long Combs' equestrian complex made up only a small part of the farm. Much more of it was devoted to actual income producing activities.

The Dairy group was an integral part of one of the key business activities on the farm. Long had intended to develop and maintain the finest purebred Jersey herd in America. He set out to accomplish this by purchasing the best that were offered on the market, and additionally purchased some from the Isle of Jersey itself. In 1914 the price of forty head of this specialized milk producing animal was \$4,000.²⁸

The dairy could produce approximately 1,000 quarts of milk per day, which was distributed through a local dairy. Of that amount, 100 quarts were sold to Children's Mercy Hospital at a price that was less than it cost to produce the milk. Additionally, the Sheffield House, a charity institution founded by the Independence Boulevard Christian Church, was given milk at no cost.²⁹

The operation of the dairy required the labor of a number of employees to care for and feed the cows, milk them, and then process the milk produced.

The Longview dairy business eventually declined. In 1935 the show cattle were sold, as more emphasis was directed toward the commercial dairy. At that sale, 174 head of purebred Jersey cattle brought \$48,000.³⁰

In 1944, amidst the turmoil of the Second World War which produced employment difficulties as the young men employed at the farm were lost either to enlistment or to higher paying war plant jobs, the farm's commercial dairy operation ceased. At that time the farm's personnel went from 175 employees to less than 100. In an auction conducted in April of 1944, all of the Longview dairy herd of Guernseys, Holsteins, and Jerseys was sold and the farm shifted its attention to beef cattle.³¹

There were a number of buildings designed for the dairy operation which were located on the north side of Longview Road, a considerable distance from the main residence, including a milk house, dairy barn, calf and shelter barn, hospital barn, bull pen, and manure pit.

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 Longview Farm

Item number 8

Page 11

The Dairy Barn and Milk House (Site #7) and Calf and Shelter Barn (Site #10)

Just as there were special considerations for the proper sheltering of horses, there were likewise special concerns associated with the milk producing industry. Sanitary controls were of paramount importance as the milk produced would have to necessarily be free of contamination. As a result, the barn for sheltering the cows was separated from the milking barn, and milk house itself was separated from the barn where the animals were milked.

The dairy barn and milk house were set upon a hill in the far northern part of the farm. North of, and paralleling it, was the calf and shelter barn. Between the two barns was a "courtyard" of grass which served as an exercise area for the animals. A small tile hipped roof structure in the center served as a manure pit (site # 8).

The milk house is a separate structure located to the south of the milking (dairy) barn, but connected to it by covered passageways.

In the book Modern Farm Buildings, Hopkins had stressed several factors in the design of dairy buildings. Noting that milk itself is composed of "...fat, proteids, and sugar to the amount of 15%, and water to the amount of 85%..." Hopkins stressed the requirements for pure water. The 100,000 gallon water tank (site # 9) at Longview was sited immediately northwest of the calf and shelter barn, and furnished filtered water to all of the stock animals.³²

Hopkins further stipulated that the barns had to be adequately ventilated, that the surfaces of the floors and walls had to be constructed of materials which would both best provide for sanitation, and allow for the animals' comfort, that the animals' waste material be quickly and efficiently taken out of the barn, and that the animals be allowed proper exercise and space for their own health.

Henry Hoit's barns complied with all of Hopkins' stipulations for adequate ventilation. Each of the barns was equipped with fans which were used to supply fresh air and pump foul air out. Attractive ventilator shafts with louvers periodically located across the roofs acted as outlets to aid in the circulation of air.³³

The dairy barn was initially set up to accommodate 100 cows; however planned so it could be enlarged to accommodate as many as 400. Both the dairy and shelter barns were plastered and painted. The passageways in the barns were concreted. The stalls for the cows, however, were floored with cork blocks, which were described by one newspaper report as "...yielding to the feet and soft as a Brussels carpet."³⁴ Feed carriers which were hung from an overhead track supplied the cattle with their feed.

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 Longview Farm

Item number 8

Page 12

The milk house was that part of the dairy operation where the milk was received for processing, bottling, and distribution. It was also here that the milking implements were sterilized, and uniforms laundered. At Longview, all of the men involved in the dairy process were required to bathe and then dress in a fresh white duck suit before milking a cow. When the farm began operation in 1915 there were seventy-five full time employees, many of whom were employed at the dairy complex.³⁵ The walls in this building are finished with white tile, reminiscent of a hospital where clean surfaces were a basic requirement.

The equipment which tested the milk for bacteria or tuberculin germs was located in this building. The cows were tested every few days in order to insure the quality of the milk. In fact, at the Longview Dairy, the milk was not released for sale if the bacteria content was more than 500 per cubic centimeter, as compared with a common standard of 50,000 per cubic centimeter.³⁶

Eight silos were required to store sufficient feed for all of the animals in the dairy complex. Further valuing quality, the Longview dairy cows were fed feed "...prepared on scientific processes."³⁷

Hospital Barn (Site # 14)

The Hospital Barn was located in close proximity to the dairy barns on the east. The barn was maintained to isolate any sickly animals and thus prevent any possibility of contamination of the herd. Though modest in its scale, the hospital barn reflected architectural elements of the larger building near it.

Farm Office (Site #12); Dairy Manager's Residence (Site #11); and Saddle Horse Manager's Residence (Site # 13)

Immediately east of the dairy barn complex and approached by a circular drive were the residences provided for the Dairy Manager and the Saddle Horse Manager. Between the two was the Longview Farm Office.

The managers' residences are two stories in height, with stucco exteriors and red tile roofs. They each contain nine rooms. A newspaper article of 1922 compared the managerial residences to "...many seen in the newest district on the South side, places that would rent at from \$75 to \$90 a month in town." The residents at Longview paid only \$30 a month for their quarters.³⁸

The Longview Farm Office was designed along the same residential lines, and without its "office" sign, could easily be mistaken as another home provided for residents of the farm.

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 Longview Farm

Item number 8

Page 13

THE FARM: A VILLAGE COMMUNITY

Longview Farm over the years averaged 175 employees, although during its heyday in the early 1920's, as many as 350 people worked on the farm.³⁹ The sheer size of that community, located in a rural area, necessitated that some facilities and institutions be brought to the farm. Long's goal was to provide a comfortable place for his employees to live and he wanted the farm to:

...have every convenience that they would get if they stayed in the city, and more too. I want to make this place so attractive to them that they will like to stay here and never want to leave.⁴⁰

He succeeded in that goal, for many employees remained at the farm for their entire working lives.

The farm was designed to be self-sufficient, with its own plants for heating and electricity, its own water system, and even its own telephone system. It, therefore, offered a wide range of employment opportunities, and in addition to farm help, the farm also had on its staff blacksmiths, plumbers, carpenters, and other trades.

A variety of residential accommodations was provided for the employees. The managers of the various farm departments had their own houses. A number of cottages were provided for married workers, and a boarding house, called the "Hotel," was provided for single men. Most of these structures have been destroyed.

A community spirit was created in a variety of ways. Group transportation was provided on Saturdays to nearby Lee's Summit for shopping and recreation. Baseball games between different farm departments were popular, as well as other athletic activities.

A combination chapel/school (Site #15), designed by Hoit, was built in 1915 and quickly became a social center for the farm's employees. The structure could seat 200 persons and had a basement social hall, and Sunday School classrooms. Movies and plays for the entertainment of the employees were frequently offered at the chapel.

Described as "Mission" in its style, it was equipped with an "old fashioned belfry." In addition to the farm's regular employees, a summer colony of "underprivileged" who Long invited to spend some time on the farm made use of the facility. For the first five years after the church was built it was also used as a school for the farm employees' children.⁴¹

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 Longview Farm

Item number 8

Page 14

LANDSCAPING OF LONGVIEW FARM

The landscape design for Longview Farm was as carefully planned by George Kessler as were Henry Hoyt's designs for the buildings. In fact, the formal landscaping, the ornamental fixtures, and the siting of the buildings in relationship to the environment, are as much a part of the design concept of Longview as any other aspect of the farm.

The basic design elements which provide the continuity--the stucco walls and red tile roofs--are first introduced in the ornamental entrance markers that span Longview Road at the north and east ends of the farm (Site #'s 16 & 17).

The perimeters of the farm's boundaries are identified by nine miles of whitewashed post and rail fencing. Cypress for the fence was sawed and planed in Long's lumber mills in Louisiana. The fence posts are eight feet high and each rail is twelve feet long. Constructed without nails or pegs, the end of each rail is mitered so it fits in a mortised post hole. The fence was constructed at a cost of \$15,000.⁴²

Seven miles of gravel lanes interlaced the farm, capitalizing on the beauty of the rolling terrain. The road leading from the entrance gate, past the Show Horse Barn, to the main residence, was given a more formal treatment. This gently curving road ~~is sixty feet wide, with sixteen feet of parkway on each side flanking a paved twenty-eight foot wide center section.~~ Two rows of elm trees were planted on each side of the land. Electric light standards, eight feet high, that supported round glass globes, provided further embellishment.

Shortly after the farm was built two greenhouses were erected to provide flowers and shrubbery for Longview and for the Long estate in Kansas City (the greenhouses are located in the Corps' project area and are not a part of this nomination). All of the residential structures at Longview had numerous window boxes for flowers, and formal gardens were an integral part of the farm. Longview developed such a reputation for its flower production that eventually the greenhouses were expanded and the commercial distribution of an average of 2,000 blooms daily were provided through a wholesale outlet in Kansas City, including sweet peas, roses, and chrysanthemums.

All of the major groups of buildings were approached by a circular drive. The main residence was oriented toward a circular drive which in turn encompassed a grassy island. Immediately north of the drive, the circle is repeated on a grand scale in a formal garden which features a simple pedestal fountain set within a retaining basin. This garden is sunken, made possible because of a drop in elevation. A grand staircase, which

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 Longview Farm

Item number 8

Page 15

features a brick stairrail, focuses the vista onto the fountain pool. The formal garden is designed somewhat like the spokes of a wheel, with sculpted hedges and walkways surrounding the fountain basin. Benches installed along the circular brick walkway offer the visitor the opportunity to linger among the lush formal plantings.

A balustrade marks the perimeter of the grounds of the main residence, extending seventy-five feet on all sides. The retaining walls of this terrace are constructed of brick. A brick patio area extends from the loggia on the south side of the residence.

East of the formal garden in front of the house is a decorative well house (Site #2). A tennis court (now destroyed) was located just beyond the house.

The other building groups have similar, though less formal, landscaping elements. The main entrance of the Show Horse Barn is approached by a circular drive from the main road. The grassy islands that are formed by the road were planted with flowers and shrubbery. The grave of Revelation, one of Mrs. Combs' favorite horses, is located in front of the barn on one of the grassy islands. A granite headstone marks his resting place. A grassy island created by a circular drive is also in front of the Dairy complex.

Lake and Pergola (Site #3)

The highlight of the landscaping scheme at Longview Farm is the lake and pergola. The twenty-acre lake is approximately 300 feet east of the main residence, planned so it would be visible from the east porch. The lake had both a functional and a recreational purpose. After the lake bed was excavated, it was filled with water from the Little Blue River, which was located at the northwest corner of the farm. A pumping plant carried the water through six-inch pipes into the lake. A filter house at the south end of the lake was capable of purifying up to 50,000 gallons of water daily for use around the farm. That purified water was stored in the 100,000 gallon steel water tank (Site #9) which was located on the highest point of ground on the farm, close to the dairy barns, where gravity could provide the distribution method for the water. The stock animals and horses drank only this purified water.⁴³

The lake was also used for boating, and the small craft could be moored on concrete blocks adjacent to the colonnaded pergola at the north end of the lake. A boathouse, formerly on the west side of the lake, has been destroyed. Mallard and canvas back ducks, along with rare aquatic plants, were brought to the lake to make it even more inviting. The depth of the lake at the dam was forty feet.⁴⁴

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 Longview Farm

Item number 8

Page 16

The pergola at the north end of the lake continued the architectural scheme of the farm with its pre-cast concrete columns with simple Tuscan capitals, shallow hipped tile roof, and classically inspired round arches which spring from the columns of the central pavillion. The area around the pergola was lushly planted with trees, flowers, and shrubbery. Behind the pergola, to the north, was a lily pond contained within concrete retaining walls.

THE ARCHITECTS

Henry Ford Hoit (1872-1951)

Henry Hoit was born in Chicago, the son of a ship's chandler. After graduating from the Manual Training School in 1892, Hoit who had won a senior award for his drawing ability went on to the Massachusetts Institute of Technology, where he graduated in 1897. He was a member of the Delta Kappa Epsilon fraternity at M.I.T., and when he graduated, received the prestigious award from the Boston Society of Architects offered to the "... senior who had done the best all around work in the field of architecture." 45

Hoit was first employed by the Boston firm of Cabot, Everett & Meade. In 1903 Hoit came to Kansas City and began work in the offices of Van Brunt & Howe, where he was instrumental in designing the Varied Industries Building for the St. Louis World's Fair. 46

In 1904 the firm became Howe, Hoit & Cutler, and then in 1907 when Cutler died, Howe & Hoit. After Frank Howe died in 1908 Hoit practiced alone until 1919 when the partnership of Hoit, Price & Barnes was formed. Hoit retired from the firm in 1941.

Henry Hoit had a long and distinguished career in Kansas City, evidenced not only by his surviving buildings, but also by the awards he received. In 1938 Hoit received a fellowship for his professional leadership and accomplishments from the American Institute of Architects. Hoit was only the second Kansas Citian to earn the honor.

The list of Henry Hoit's designs is impressive, but those of particular note include: the R.A. Long Building (1906); the Southwestern Bell Telephone Company Building, with Edwin Price and Alfred Barnes (1919); Independence Boulevard Christian Church (Robert A. Long's personal church), (1905-06); and the Art Deco masterpiece Kansas City Power and Light Company Building, with Price and Barnes (1930-31).

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Continuation sheet Longview Farm

Item number 8

Page 17

George Edward Kessler (1862-1923)

Kessler is best remembered as the Landscape architect hired by the Board of Park and Boulevard Commissioners, who designed the reknowned park and Boulevard system for Kansas City. Kessler was born in Frankenhansen, Germany, but was educated in the United States. He returned to Germany in order to study landscape gardening and civil engineering. In 1882 Kessler returned to the United States, to New York City, where he worked briefly with Frederick Law Olmsted on the design for Central Park.⁴⁷

Kessler came to the Kansas City area c. 1883 to work for the Fort Scott and Gulf Railroad, landscaping their property. In 1892 Kessler was employed by the Board of Public Works, who commissioned the study to develop a park and boulevard system.⁴⁸ Kessler's report, which was released in October of 1893, contained a comprehensive plan which began with the creation of three parks linked to each other by a series of boulevards. Kessler was named Secretary and Landscape Architect for the Park Board, and continued an association with the Park Board for a full thirty years.⁴⁹

Kessler was continuously sought after and among his many landscape designs were: parks in St. Louis, Excelsior Springs, and St. Joseph, Missouri; Mt. Washington Cemetery and Elmwood Cemetery (listed in the National Register of Historic Places) in Kansas City, Missouri; the campus designs for William Jewell College, Liberty, Missouri and the University of Kansas, Lawrence, Kansas.⁵⁰ From 1900 to 1904 Kessler was employed as the landscape architect for the Louisiana Purchase Exposition in St. Louis.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri's State Historic Preservation Plan." The Longview Farm Buildings, therefore are being nominated to the National Register as examples of the themes of "agriculture, architecture, and landscape architecture."

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Continuation sheet Longview Farm

Item number 8

Page 18

FOOTNOTES

1. Lenore Bradley, Corinthian Hall (Kansas City: The Lowell Press, 1981), p. 9.
2. Ibid.
3. St. Paul Pioneer Press, 16 November 1913.
4. Loula Long Combs, My Revelation (Lee's Summit, Missouri: The Longview Press, 1947), pp. 178-179.
5. Ibid.
6. "The Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1.
7. Ibid.
8. Combs, My Revelation, p. 179.
9. "Finding Joy and Profit on a Business Man's Fine Farm," Kansas City Star, 8 January 1922, sec. C, pp. 1-2.
10. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1.
11. Ed Edwin, Feast or Famine (New York: Charterhouse, 1974), p. 271.
12. Sherry Lamb Schirmer and Richard D. McKinzie, At the River's Bend (Woodland Hills, California: Windsor Publications, Inc., 1982), p. 234.
13. "200 Mothers and Babies of the Hot City to be Guests at R.A. Long's Million-Dollar Farm," Kansas City Star, 10 May 1914, sec. C, p. 1.
14. Alfred Hopkins, Modern Farm Buildings (New York: McBride, Nast & Company, 1913), n.p.
15. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p.1.
16. Ibid.
17. "Fabulous Career of Jackson County Horsewoman Featured at K.C. Museum," Jackson County Historical Society, December 1978, p. 8.

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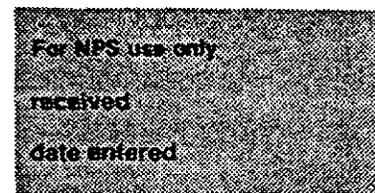
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Continuation sheet Longview Farm Item number 8 Page 19

18. Lenore Bradley, "Queen of the Royal: the Indomitable Loula Long Combs of Longview," Kansas City Star Magazine, 6 November 1977, pp. 26-29.
19. Ibid.
20. "Longview Sale Goes On," Kansas City Star, 20 October 1934, p. 3.
21. Bradley, "Queen of the Royal," Kansas City Star Magazine, 6 November 1977, pp. 26-29.
22. Hopkins, Modern Farm Buildings, pp. 118-120.
23. "200 Mothers and Babies," Kansas City Star, 10 May 1914, sec. C, p. 1.
24. "Miss Loula Long's Horses Have a Race Track All Their Own," Kansas City Star, 7 June 1916, p. 7.
25. Combs, My Revelation, p. 183.
26. Ibid, p. 180.
27. Ibid.
28. "Dairy Herd on Block," Kansas City Star, 5 April 1944, p. 1.
29. "Finding Joy and Profit," Kansas City Star, 8 January 1922, sec. C, pp. 1-2.
30. "Dairy Herd on Block," Kansas City Star, 5 April 1944, p. 1 and "Longview Farm," Historic American Buildings Survey, HABS No. Mo -1222.
31. "Dairy Herd on Block," Kansas City Star, 5 April 1944, p. 1.
32. Hopkins, Modern Farm Buildings, p. 45.
33. "200 Mothers and Babies," Kansas City Star, 10 May 1914, sec. C, p. 1.
34. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1.
35. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1 and "200 Mothers and Babies," Kansas City Star, 3 August 1913, sec. C, p. 1.

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Continuation sheet Longview Farm Item number 8 Page 20

36. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1 and "Dairy Herd on Block," Kansas City Star, 5 April 1944, p. 1.
37. "Million Dollar Farm," Kansas City Star, 3 August 1913, sec. C, p. 1.
38. "Finding Joy and Profit," Kansas City Star, 8 January 1922, sec. C, p. 1.
39. "Longview Farm," Historic American Buildings Survey, HABS No. Mo-1222.
40. "Finding Joy and Profit," Kansas City Star, 8 January 1922, sec. C, p. 1.
41. "Longview Farm," Historic American Buildings Survey, HABS No. Mo-1222.
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43. Ibid.
44. Ibid.
45. Richard Fowler, "A World's Fair Brought Henry Hoyt's Turning Point," Kansas City Star, 9 March 1930, sec. D, p. 4.
46. Ibid.
47. George Creel and J. Slavens, eds., Men Who Are Making Kansas City (Kansas City: Hudson-Kimberly Publishing Company, 1902), p. 78.
48. Ibid.
49. "George Kessler Dies," Kansas City Star, 20 March 1923, p. 2.
50. Cecil Morrison Baskett, ed., Men of Affairs in St. Louis (St. Louis: Press Club of St. Louis, 1915), p. 73.

9. Major Bibliographical References

1. Baskett, Cecil Morrison, ed. Men of Affair in St. Louis.
St. Louis: Press Club of St. Louis, 1915.

10. Geographical Data

Acreage of nominated property approx. 325 acres

Quadrangle name Lee's Summit, MO

Quadrangle scale 1:24,000

UTM References

A

115	3741120	413079160
Zone	Easting	Northing

B

115	3750100	43079210
Zone	Easting	Northing

C

115	374980	413062100
Zone	Easting	Northing

D

115	3740100	4306280
Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification

Longview Farm - All of the west $\frac{1}{2}$ of section 10, township 47 north, range 32 west and part of the southeast $\frac{1}{4}$ of section 9, township 47 north, range 32 west and part of the northwest $\frac{1}{4}$ of section 15, township

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

state code county code

state code county code

11. Form Prepared By

1.

name/title Ellen J. Uguccione and Sherry Piland

organization Architectural Historians

date June 28, 1985

street & number 7412 Grand

telephone (816) 333-5517

city or town Kansas City,

state Missouri 64114

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

Wayne E. Brown

for title Frederick A. Brunner, Ph.D., P.E., Director, Department of Natural Resources and State Historic Preservation Officer

date 9/12/85

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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National Park Service

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- Continuation sheet Longview Farm Item number 9 Page 1
2. Bradley, Lenore. Corinthian Hall. Kansas City: The Lowell Press, 1981.
 3. _____. "Queen of the Royal: The Indomitable Loula Long Combs of Longview." Kansas City Star Magazine, 6 November 1977, pp. 26-29.
 4. Combs, Loula Long. My Revelation. Lee's Summit, Missouri: The Longview Press, 1947.
 5. Creel, George and Slavens, J., Eds. Men Who Are Making Kansas City. Kansas City: Hudson-Kimberly Publishing Company, 1902.
 6. "Dairy Herd on Block." Kansas City Star, 5 April 1944, p.1.
 7. Edwin, Ed. Feast or Famine. New York: Charterhouse, 1974.
 8. "Fabulous Career of Jackson County Horsewoman Featured at K. C. Museum." Jackson County Historical Society, December, 1978.
 9. "Finding Joy and Profit on a Business Man's Fine Farm." Kansas City Star, 8 January 1922, sec. C, p. 1.
 10. Fowler, Richard. "A World's Fair Brought Henry Hoit's Turning Point," Kansas City Star, 9 March 1930, sec. D, p. 4.
 11. "George Kessler Dies." Kansas City Star, 20 March 1923, p. 2.
 12. Hopkins, Alfred. Modern Farm Buildings. New York: McBride, Nast and Company, 1913.
 13. "Longview Farm." Historic American Buildings Survey. HABS No. MO-1222.
 14. "Longview Sale Goes On." Kansas City Star, 20 October 1934, p. 3.
 15. "Miss Loula Long's Horses Have a Race Track All Their Own." Kansas City Star, 7 June 1916, p. 7.
 16. "Original Plans, Longview Farm." Western Historical Manuscripts Collection. General Library, University of Missouri-Kansas City.
 17. Radford, William, ed. Radford's Combined House and Barn Plan Book. Chicago: Radford Architectural Company, 1908.
 18. Schirmer, Sherry Lamb and McKinzie, Richard D. At the River's Bend. Woodland Hills, California: Windsor Publications, Inc., 1982.
 19. St. Paul Pioneer Press, 16 November 1913.

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Continuation sheet Longview Farm Item number 9 Page 2

20. "The Million Dollar Farm." Kansas City Star, 3 August 1913, sec. C, p. 1.
21. "200 Mothers and Babies of the Hot City to be Guests at R. A. Long's Million-Dollar Farm." Kansas City Star, 10 May 1914, sec. C, p. 1.

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Continuation sheet Longview Farm

Item number 10

Page 1

47 north, range 32 west described as following: beginning at the south-west corner of the SW $\frac{1}{4}$ of section 10, thence south 3 degrees, 14 minutes, 29 seconds west along the east line of the southeast $\frac{1}{4}$ of said Section 9, a distance of 30.00 feet; thence west 87 degrees, 41 minutes, 27 seconds west, parallel to the north line of said southeast $\frac{1}{4}$, a distance of 60.00 feet to a point on the east line of a tract of land condemned by the United States of America and described in "Exhibit C" of the final judgment recorded as Document No. I-470435, in Book I-1108 at Page 686 on October 21, 1981, in the Jackson County Recorder of Deed's Office in Independence, Missouri, thence south 23 degrees, 29 minutes, 01 seconds west along the east line of said tract of land, a distance of 982.71 feet to a point 1,700.00 feet north of the south line and 400.00 feet west of the east line of said southeast $\frac{1}{4}$, as measured at right angles to said lines; thence south 17 degrees, 12 minutes, 45 seconds west continuing along the east line of said tract of land, a distance of 1,074.93 feet to the northwest corner of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 9; thence south 18 degrees, 18 minutes, 50 seconds east continuing along the east line of said tract of land, a distance of 706.56 feet to a point on the south line of the southeast $\frac{1}{4}$ of said Section 9 that is 400.00 feet west of the southeast corner thereof; thence south 87 degrees, 47 minutes, 09 seconds east along the south line of said southeast $\frac{1}{4}$ being the northerly line of the above-referred tract of land, a distance of 400.00 feet to the southeast corner of said Section 9, thence south 67 degrees, 14 minutes, 13 seconds east along the northerly line of said tract of land, a distance of 1,171.21 feet to a point 1,100.00 feet east of the west line and 400.00 feet south of the north line of the northwest $\frac{1}{4}$ of said Section 15, as measured at right angles to said lines; thence north 37 degrees, 19 minutes, 45 seconds east continuing along the northerly line of said tract of land, a distance of 419.77 feet, terminating at the SE corner of the SW $\frac{1}{4}$ of Section 10, township 47, range 32, all in Lee's Summit, Jackson County, Missouri.

Longview Chapel - Section 9, Township 47, range 32, beginning at SE corner of NE $\frac{1}{4}$ of section, west along center line of Church Road, a distance of 270 feet thence north 20 feet to true point of beginning, thence continuing north 355 feet, then east 270 feet, then south 355 feet, then west 270 feet to point of beginning.

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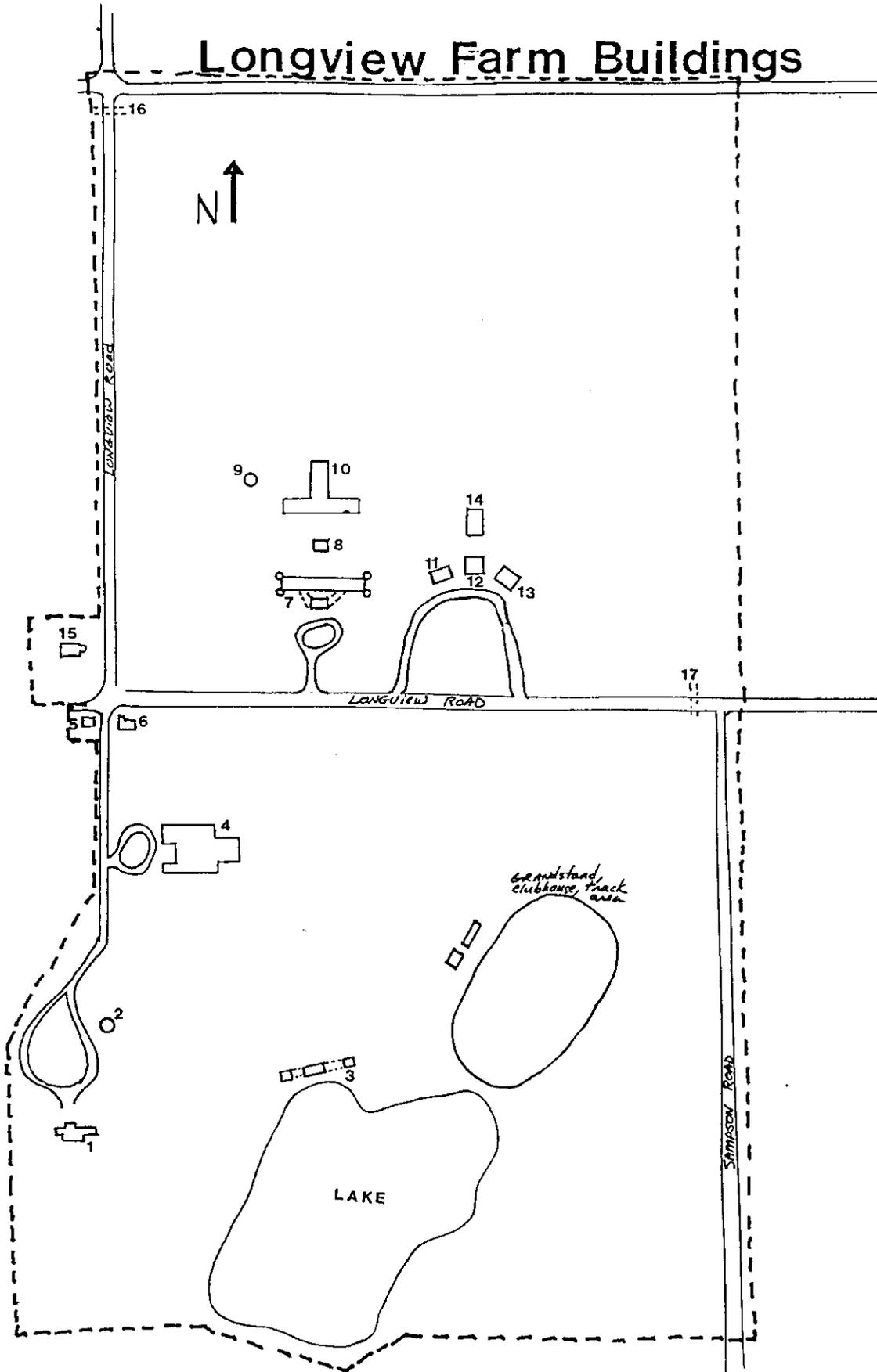
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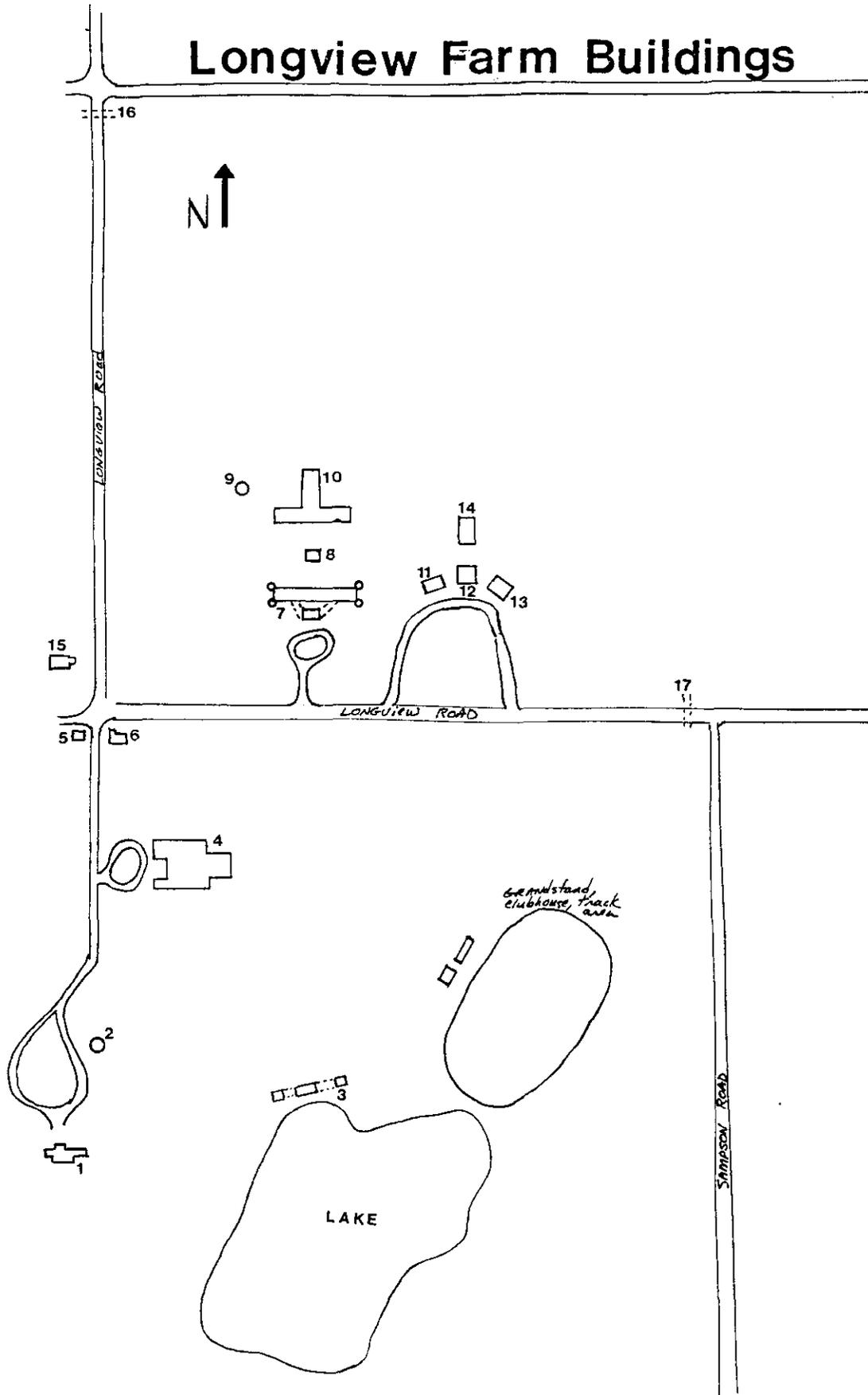
Page 1

2. James M. Denny
Chief, Survey & Registration
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102
Phone: 314/751-4096
Date: August 28, 1985

Longview Farm Buildings



Longview Farm Buildings



Longview Farm
U.S.G.S. 7.5' Quadrangle
Lee's Summit, Mo. (1975)

UTM References:

- A 15/374120/4307960
- B 15/375000/4307920
- C 15/374980/4306200
- D 15/374000/4306280



Longview Farm
Lee's Summit, Mo.
photographers: Piland-Uguccioni
June 1985

1 of 26

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825 Wyandotte
Kansas City, Mo. 64105

Main Residence (Site #1)
Main (north) facade; view
looking south.



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2 of 26

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Main Residence (Site #1)
West Facade
View looking East

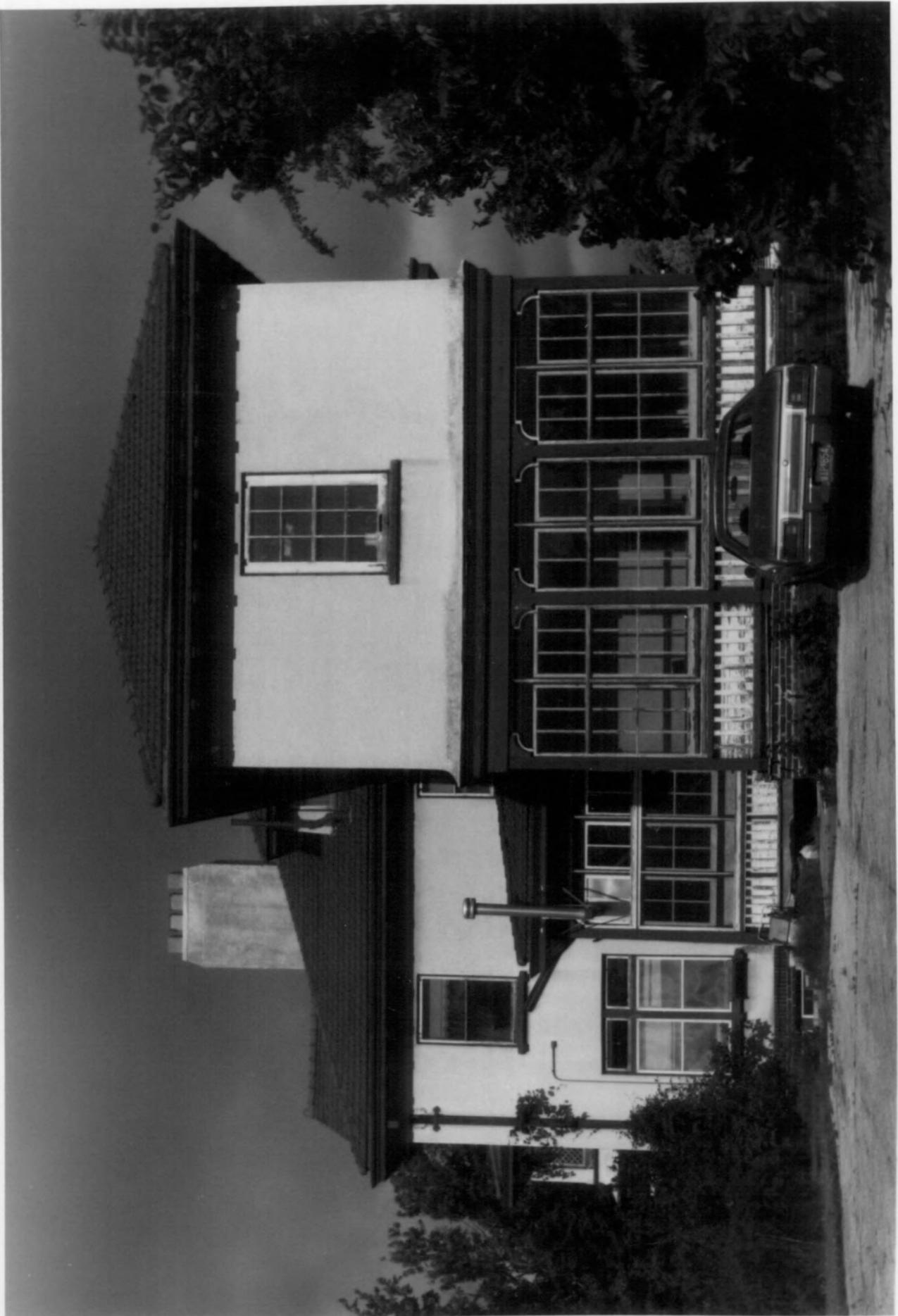


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3 of 26

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Main Residence (Site #1)
East facade; view looking west.



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4 of 26

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Well House (Site #2)
View looking northeast



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5 of 26

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Pergola (Site #3)
South facade, view looking north-
east.



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6 of 26

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Show Horse Barn (Site #4)
Main (west) facade; view looking
east.

5883



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7 of 26

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Show Horse Barn (Site #4)
South and east facades; view
looking northwest.



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8 of 26

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Show Horse Barn (Site #4)
Detail, East Facade
View looking southwest



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9 of 26

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Interior, Show Horse Barn(Site #4)
View of Arena,
Looking to the West



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10 of 26

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Gatehouse (Site#5) on left;
Gatehouse (Site #6) on right.
South facades; view looking
north.

5843

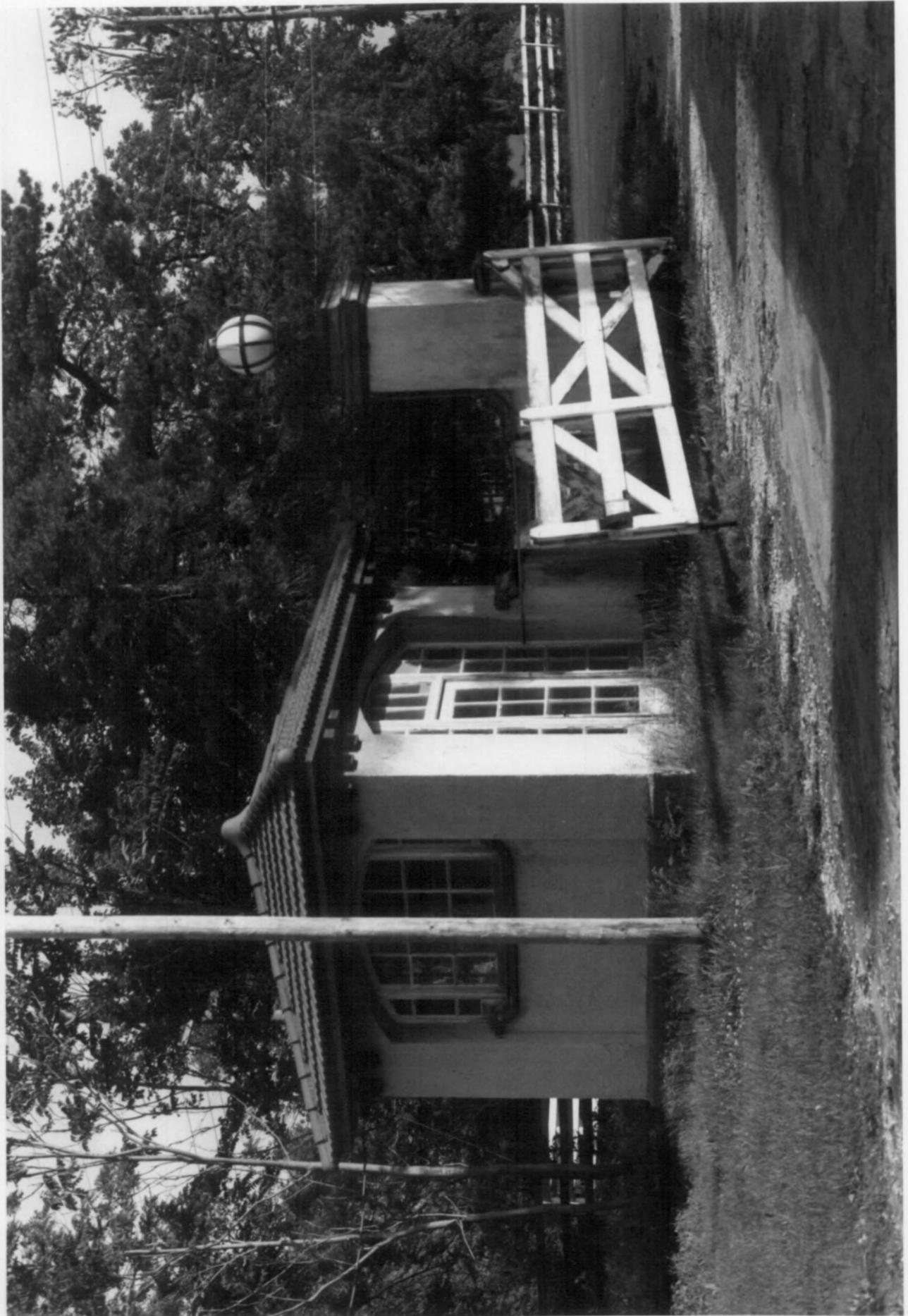


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11 of 26

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Gatehouse (Site #5). South
facade on left; east facade on
right. View looking northwest.

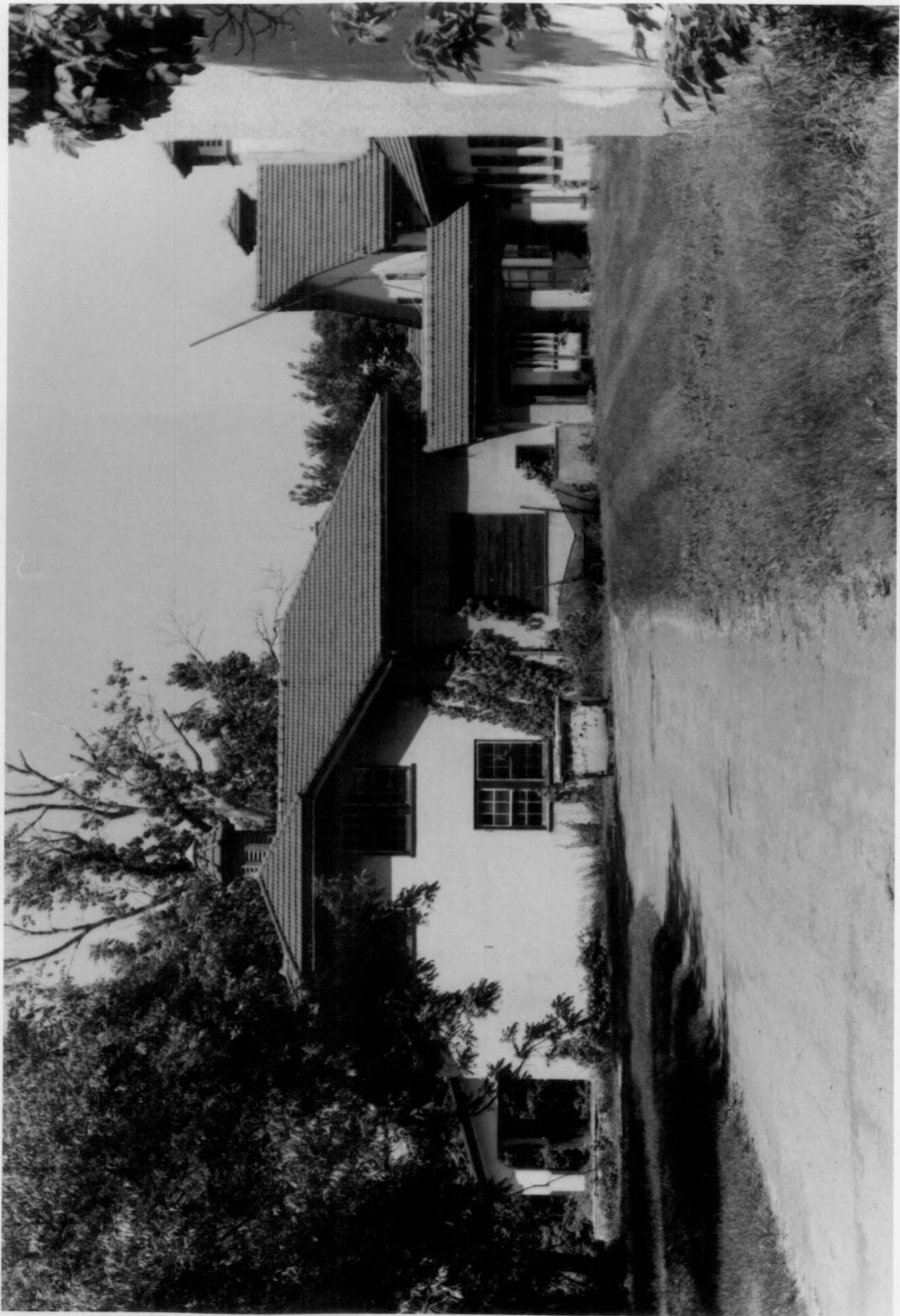


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12 of 26

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Dairy Barn and Milk House (Site
#7). East facade of milk house on
left. South facade of dairy barn
on right. View looking west.



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13 of 26

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Dairy Barn and Milk House (Site
#7). South facades; view
looking northwest.



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14 of 26

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Manure Pit (Site #8)
West Facade
View looking northeast



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15 of 26

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Water Tower (Site #9)
View looking northwest.



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16 of 26

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Calf & Shelter Barn (Site #10)
South Facade
View looking northwest



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17 of 26

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Calf & Shelter Barn (Site #10)
Detail, Center Bay, South Facade
View looking north



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18 of 26

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Dairy Barn and Milk House (Site
#7) Detail of south facade of
dairy barn, east end. View
looking northeast.



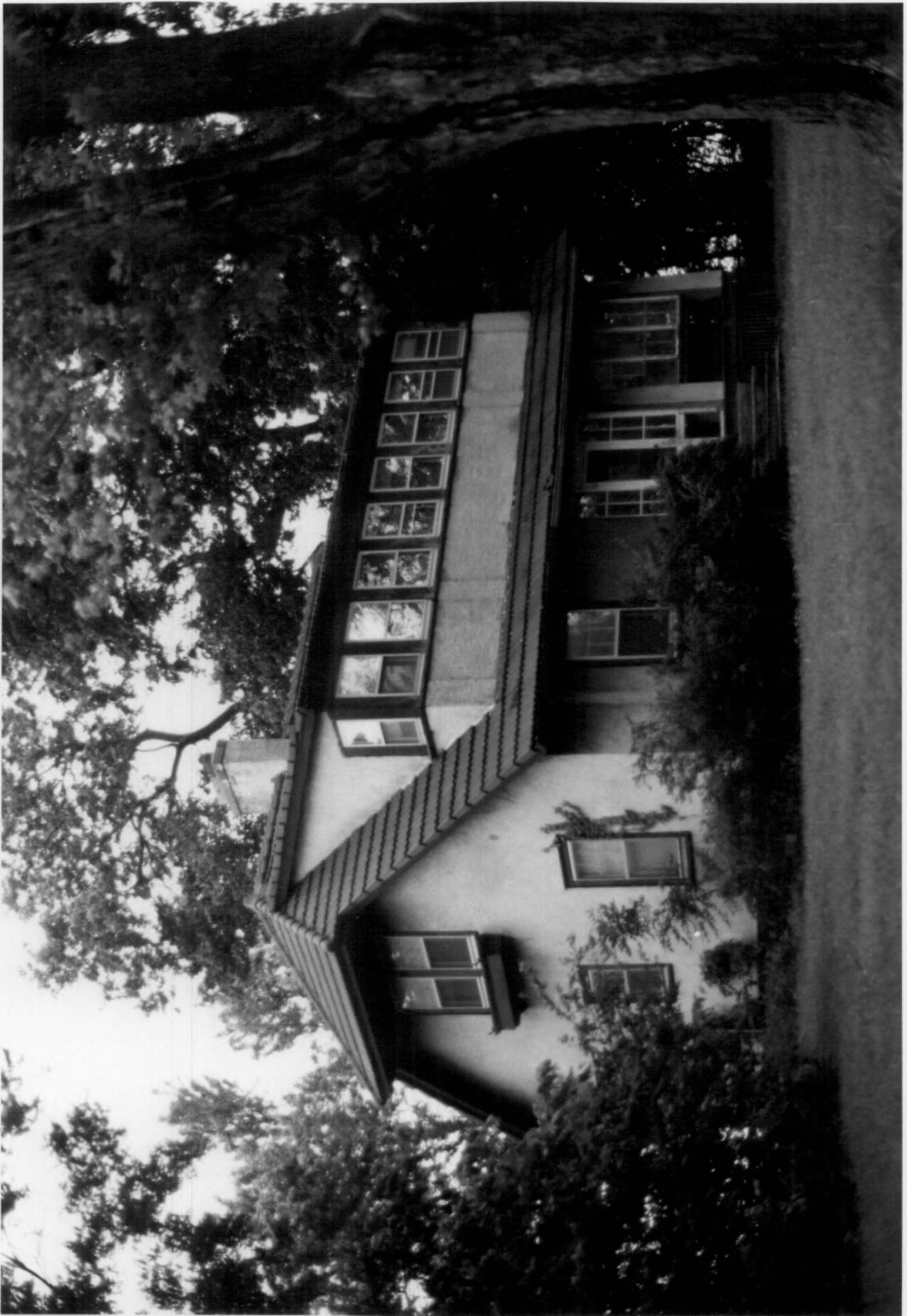
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19 of 26

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Dairy Manager's Residence (Site
#11). West facade on left;
south facade on right. View
looking northeast.

5843



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20 of 26

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Farm Office (Site #12)
South facade; view looking north.



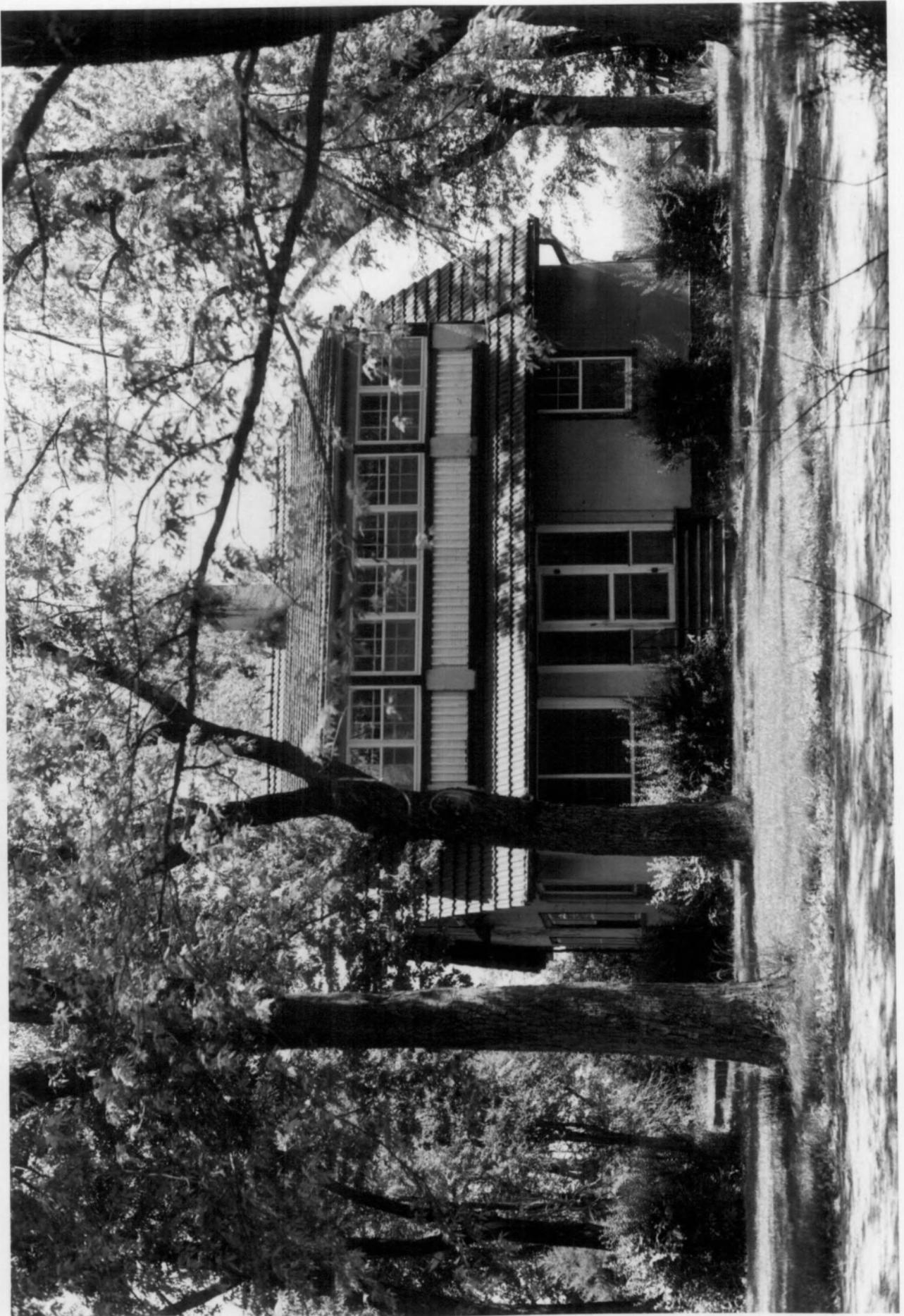
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21 of 26

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Saddle Horse Manager's Residence
(Site #13). South facade;
view looking northeast.

5771



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Lee's Summit, MO
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22 of 26

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Hospital Barn (Site #14)
West facade on left; south facade
on right. View looking northeast.



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Lee's Summit, MO
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23 of 26

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Chapel (Site #15)
Main (east) facade on left; north
facade on right. View looking
southwest.

5843



5892

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Lee's Summit, MO
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24 of 26

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Calf and Shelter Barn (Site #10)
East facade; View looking west.



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Lee's Summit, MO
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25 of 26

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Main Residence (Site #1)
South Facade
View looking north

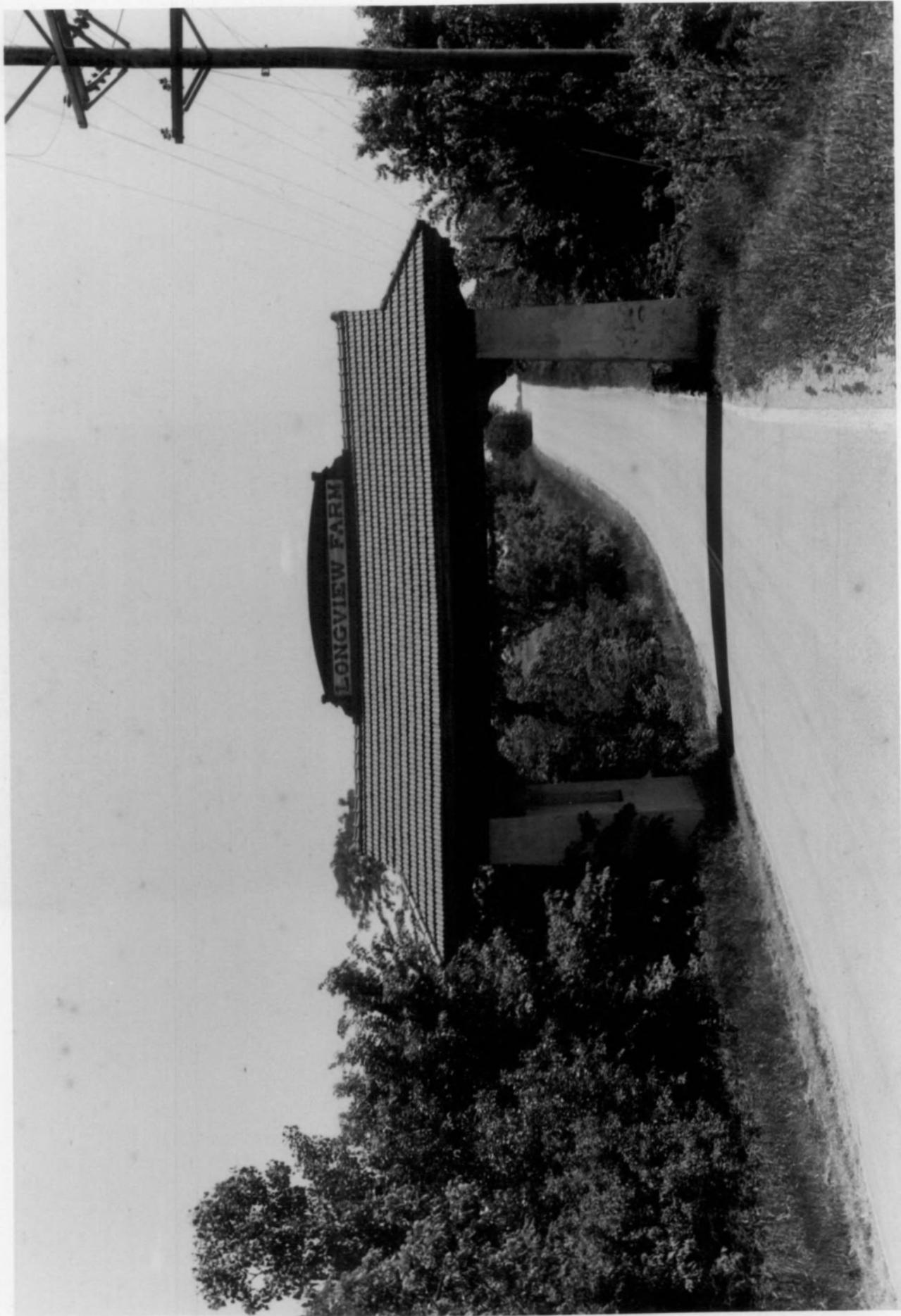


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Lee's Summit, MO
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26 of 26

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East Ornamental Entrance Marker
(Site #17). View looking east.



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PHOTOS

