

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: Bryant, Dr. John S., Jr., and Harriet Smart House

other name/site number: Bryant-Clements-Barr House

2. Location

street & number: 519 S. Main

not for publication: N/A

city/town: Independence

vicinity: N/A

state: MO

county: Jackson

code: 095

zip code: 64050

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>    </u>	<u>    </u>	sites
<u>    </u>	<u>    </u>	structures
<u>    </u>	<u>    </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A



7. Description

Architectural Classification:

LATE VICTORIAN/  
Queen Anne

Other Description: Queen Anne-Eastlake

Materials: foundation Limestone roof ASPHALT  
walls BRICK other shingle

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Local.

Applicable National Register Criteria: A,C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: ARCHITECTURE  
COMMUNITY PLANNING & DEVELOPMENT

Period(s) of Significance: 1867 - ca. 1892

Significant Dates : 1867 ca. 1892

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
X See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- X Other -- Specify Repository: Jackson County Archives; Independence, MO

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing      Zone Easting Northing

A	<u>15</u>	<u>377574</u>	<u>4327183</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

\_\_\_\_ See continuation sheet.

Verbal Boundary Description: \_\_\_\_ See continuation sheet.

The nominated property occupies the west 150' of both city lot 12, and the south 34.28' of lot 6, Hansborough's Subdivision, a subdivision in Old Town, now city of Independence.

Boundary Justification: \_\_\_\_ See continuation sheet.

Of the two city lots which were historically associated with the Byrant House property, the nominated property's boundary includes that portion which has retained its integrity from the period of historic significance. The portions of the original property to the east and north, both adjacent to the house, have lost their integrity.

11. Form Prepared By

Name/Title: Deon K. Wolfenbarger; Maura Johnson

Organization: Three Gables Preservation      Date: 3/18/92

Street & Number: 9550 NE Cookingham Drive      Telephone: 816/792-1275

City or Town: Kansas City      State: MO      ZIP: 64157

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Bryant, Dr. John S., Jr., and Harriet Smart House Page 1

---

---

The Dr. John S., Jr., and Harriet Smart Bryant House sits on a large lot at the northeast corner of South Main and Pacific (formerly Mechanic) Streets in Independence. Located in a residential neighborhood, the building's principal entry faces Main Street to the west. The two-and-one-half story brick Queen Anne residence was constructed in 1867. Over the years, it was enlarged and altered until by the late 1890's, it reached its present appearance. It has remained basically unchanged on the exterior since that period, and thus retains a high degree of integrity in design, materials, and craftsmanship. There is a small non-contributing one-story wood garage on the historic property east of the residence. Along the west and south property lines are sidewalks and a low stone retaining wall. The lawn rises a few feet above the retaining wall, so that the yard itself is approximately four feet higher in elevation than the concrete sidewalks on the west and south. A number of mature deciduous trees surround the home. The residence and entire site are in good condition, and retain their historic integrity of setting, location, feeling, and association.

According to a 1921 newspaper report, Dr. Bryant constructed a "small brick house" on the site in 1867 (The Independence Examiner, 27 April 1921). The same source reports that "additions were made to the home...from time to time" so that, by the turn of the century, the home had been enlarged to its present appearance. Except for an 1868 birds eye map of the City of Independence, there is no documentation of what the original residence looked like, nor when the additions were subsequently made. The 1868 map indicates a two-story residence with a two-story addition, but relates no details or architectural style. Sanborn maps reveal that the present configuration was set by 1892, a fact supported by historic photographs, which also confirm that there have been no substantial changes to the house.

As a result of the alterations made to the building over a thirty-year period, its present appearance -- both inside and out -- borrows elements of a number of different architectural styles. The predominant form is Queen Anne, which is characterized in this case by the asymmetrical facade and irregular massing, the hipped roof with lower cross gables, bay windows, recessed second-floor porch, projecting gable end, and varied wall textures. Free Classic detailing is evident in the clustered porch columns and cornice treatment, and Eastlake ornamentation is found on porch and door elements on the north and east elevations, as well as in the incised floral patterns

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Bryant, Dr. John S., Jr., and Harriet Smart House Page 2

---

---

over the first-floor windows. Patterned masonry detailing is found in the chimneys and the brickwork on the north elevation of the house.

The principle roof form is hipped, with two large, bell-cast gable wings projecting off the central mass to the west and south. These gable ends are sheathed with shingles in a staggered pattern. Three 6/1 double-hung windows are clustered in the front gable; two windows are also centered on the south gable. Two hipped roof dormers on the south face, and a single hipped dormer in the east wing and on the north face, are similarly shingled with paired 6/1 windows. Another dormer on the building rear has four windows. Four plain brick chimney shafts extend above the roof, which is covered with composition shingle. A metal-framed glass skylight is located at the peak of the hip.

Beneath the roof, broad overhanging eaves are supported by plain block modillions. A simple raised wood cornice encircles the whole building. On the west elevation, the front gable projects out over a recessed porch at second-floor level, where the cornice is supported by two Doric columns. The columns stand on a shingled porch rail.

Directly below the second-floor porch is the main entry to the house. The paired doors there are made of heavy quarter-sawn oak. A window in each door panel is made of beveled glass, with pieces set in lead canes in an abstract floral pattern. Two windows on the projecting south bay also have beveled leaded glass in their upper sash in a simpler geometric pattern. The bay windows flank a stained glass window that was reproduced for the current owners by a local craftsperson utilizing glass manufactured from the same company and the original window, which was removed several years ago.

A low pitched hip roof porch wraps around the west and south corner of the house at ground-floor level. A shallow, shingled pediment is centered over the front door. Like the roof eaves, the porch overhang is deep, with plain block modillions beneath it. Five pairs of Doric columns and a cluster of three columns (at the southwest corner) support the porch roof. The columns stand on a random ashlar limestone porch foundation. Limestone steps ascend to the porch on the west and south sides.

To the right of the door is a unique triple-hung window which runs from the floor to within one foot of the ceiling. Elsewhere

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Bryant, Dr. John S., Jr., and Harriet Smart House Page 3

---

on the ground floor, all windows are 1/1 double-hung. Beneath the segmental rowlock arch over each of these windows is a rounded wood "pediment" with an incised floral design, a typical Eastlake detail. All first- and second-floor windows have a projecting stone sill.

Eastlake detail is also still evident on a small side (north) porch. The entry there is covered with a small shed roof with cross gable. Elaborate brackets, decorative stickwork and turned wood posts indicate an earlier style than the Classically-inspired one adopted on the street-facing elevations. A fanciful second-floor door on the east side of the building has Eastlake features, as well.

For the most part, masonry detail on the Bryant home is simple. The building rests on a regular course, quarry-face stone foundation, closely matching the stonework on the walls along the street. Brick walls are laid in common bond. All brickwork has been painted. As previously noted, segmental rowlock arches span all first-floor window openings. The single-story bay on the west elevation has a brick stringcourse above the windows, and it is capped with (cast) stone. The most elaborate use of brick detail, however, is on the north wall, where corbeled and dogtooth coursework have produced a richly textured surface on the walls serving two chimneys.

On the east elevation, a one-story flat roofed porch has been enclosed with wood siding to create a sunroom. Three non-historic windows and two doors have been added to this rear wall.

On the interior of the Bryant home, much of the fine detail that distinguished it as "one of the most attractive and modern in Independence" is still retained (The Independence Examiner, 27 April 1921). On the ground floor, the library and dining rooms on the south end of the building are essentially unchanged. Quarter-sawn oak trim with distinctive bead and reel molding is used liberally on paneled wainscotting, pocket doors, and window surrounds. Elaborate oak and stone/tile mantelpieces in these rooms are also original to the building.

Trim detail on the north side of the house is remarkably different from that on the south, evidence of the alterations made to the house before the turn of the century. Woodwork in the parlor and music room is heavier, with bead and butt trim around doors and windows; base and plinth blocks have recessed

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Bryant, Dr. John S., Jr., and Harriet Smart House Page 4

---

---

tile insets and chamfered edges. The side staircase (off the north entry) carries similar trim detail.

Some years ago, the upper floors were divided into apartments. The floor plan has consequently changed over time, and much of the finish trim has been removed or rearranged. Two mantelpieces on the second floor -- over the library and dining room -- are unaltered. Intricate Eastlake woodwork and colorful glazed tile distinguish them both.

With the apartment conversion, the skylight in the roof has been enclosed on the inside with a dropped ceiling and is no longer serviceable. However, the owner of the property has located the 2' x 2' glass panels which were once installed in the third-floor ceiling and has plans to reconstruct the system.

Northeast of the main house is a non-contributing garage. Constructed in the early 1960's, the two-car, wood frame garage is near the property line at the northeast end of the lot and faces south onto Pacific. The gable-roof has composition shingles, and the elevations are sheathed in V-groove bevelled siding. There are exposed roof rafter ends, corner boards, and triangular braces on the front and rear elevations.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 1  
=====

The Dr. John S., Jr., and Harriet Smart Bryant House is eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT for its association with suburban-type residential development in Independence before the turn of the century, and under Criterion C in the area of ARCHITECTURE as a good representative example of a Queen Anne style residence in Independence. After its early years as an outfitting town for military outposts and overland migration, Independence settled into its role as the "Royal Suburb" of Kansas City. Long-time, wealthy residents of Independence, as well as prominent business men from Kansas City, constructed large, fashionable homes in Independence after travel became easier between the two cities. Dr. & Mrs. John Bryant, Jr. were not only from established local families, they also managed a number of real estate ventures in Kansas City and added greatly to their wealth. They chose, however, to reside in Independence, enlarging their original 1867 residence until it was comparable in design and size with the other fine homes constructed in the 1880's and 1890's. An 1892 Sanborn Map reveals that the house had reached in present size by that time, and a newspaper article stated that the additions and alterations occurred over a period of time (Independence Examiner, 27 April 1921). The Bryant House is therefore representative of the broad pattern of events occurring in community planning and development, particularly in residential development, in Independence before the turn of the century. It is also significant under Criterion C as a typical representation of the residential architectural style prevalent in the decades preceding the turn of the century in terms of its scale, design, and craftsmanship. However, although an abundance of Queen Anne features are found on the house, their judicious use and restrained classical design result in a home that is truly a reflection of its owner's tastes. In addition, although there are a number of Queen Anne residences both large and small in Independence, relatively few are constructed in brick.

Historical background

Independence is the county seat of Jackson County, which was officially organized in 1826. The county seat was selected three months later in 1827. The Original Town plat of Independence included the Courthouse Square, which was bounded on the north by Rock Street (later Maple), on the south by Lexington, on the west by Liberty, and on the east by Main Street. The town of Independence, located at a major bend in the Missouri River, first gained prominence as the eastern terminus for the Santa Fe

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 2  
=====

Trail. When the overland migration to Oregon began, Independence quickly became the most important jumping-off point for that trail, and remained so until at least 1849 (U.S. Department of the Interior, March 1981). The Oregon Trail began at the southwest corner of Courthouse Square. One branch went south, down Liberty Street and along the Blue Ridge, following the trace of Santa Fe freighters, while another went west on Lexington (Haines, 1981).

The commercial enterprises clustering around the square catered to the outfitting of the emigrants, and many of the earliest settlers owed their fortune to this trade. It was both the last significant point of supply and the place of convergence of early routes from the Mississippi Valley. Prior to the gold rush, at least through 1846, Independence was the outfitting town with the best reputation. As it had "previously gained considerable fame as the outfitting post for Santa Fe traders, most of the overlanders in the early 1840's unquestioningly congregated there to follow the paths of fur traders in a northwesterly direction" (Unruh, 1979). Independence's economy also flourished due to the profitable manufacture of wagons used in overland travel. The "great migration" trains of 1843 thus routinely departed from Independence, and in 1849, the emigrants' tents reportedly covered a three square mile area surrounding Independence. However, in later years, "jumping-off" towns further north gained in popularity, and Independence's prominence as an outfitting town dwindled.

The Civil War was a tumultuous period in Jackson County, culminating in the now infamous Order No. 11, which required all persons living in Jackson, Cass, Bates, and parts of Vernon County to leave their homes and farms. Those pledging allegiance to the Union were allowed to move to a Federal post, which Independence had become in 1862. The residences and outbuildings outside of the Federal posts were burnt to prevent sympathizers from giving aid to the guerrillas. The area around Independence was so devastated that for years it was referred to as "the Burnt District".

After the war, Independence never recovered its prosperity in manufacturing and commerce. The devastation caused by the war, both physical and emotional, resulted in the citizens of Independence becoming "more introverted", focusing on family, social, and religious ties (Foerster, 1978). Kansas City to the west began rapidly expanding, and Independence became known as "a quiet country town, nestled down in its bowers and content with

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 3

---

---

its own history." (An Illustrated Historical Atlas Map of Jackson County, Missouri, 1877).

Community Planning and Development

At the beginning of the 1880's, Independence was still an ordinary county seat, with no way to get to Kansas City except over a difficult dirt road or by an unreliable suburban train. However, a boulevard between Independence and Kansas City opened in the fall of 1885, and in 1887, Willard E. Winner completed the Kansas City, Independence, and Park railway for commuters and shoppers. After this, land values doubled and tripled in Independence, and it experienced a building boom.

From this period on, many felt that the interests and history of Independence were inexorably linked with the growth of Kansas City. Although the surrounding landscape had been devastated during the Civil War, many Independence residents had amassed large fortunes both before the war and as a result of it. In addition, Independence was increasingly seen as a preferred suburban community for prominent businessmen in Kansas City. Referred to in many instances as the "Royal Suburb" of Kansas City, one early directory states that "The fine residences that have been erected show conclusively that in the near future the more prominent business men of Kansas City will make their homes in what will then be the more retired and aristocratic section of this city. Here they can bring up their children somewhat removed from the contaminating influence of the city and where they themselves can enjoy their homes of rest removed from the hum drum of city life." (Directory of Independence, etc., 1888.) Large, substantial homes were thus constructed for both wealthy, long-time Independence families, and for businessmen with enterprises in nearby Kansas City. So strong was the connection between the two towns that as late as 1906, there was a proposed annexation plan by Kansas City which was seriously considered (Foerster, 1978).

The Bryant house, originally situated on a generous one-and-one-half acre corner lot, is one of only a few remaining country "mansions" that once stood along the southern end of Main Street. Once the principal wagon route between Lee's Summit and Independence, South Main Street "has always been an aristocratic street ... [where] men of many professions and men prominent in the life of Independence always have lived." (Gregg, n.d.) Dr. John Bryant, one of the city's most eminent physicians and successful businessmen, was among those who helped determine the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   8   Bryant, Dr. John S., Jr., and Harriet Smart House Page 4  
=====

character of this distinguished residential neighborhood. At the same time, his home reflects certain characteristics of urban expansion which are unique to the city of Independence.

Located at the southernmost limits of the Old Town of Independence (as originally platted in 1827), the neighborhood of the Bryant home did not begin to systematically develop until 1845, when Joseph Hansborough's Subdivision and Addition was platted. Until that time, expansion of the old town was limited almost exclusively to the north. Hansborough's Addition marked the beginning of southerly growth for the city of Independence. Despite the potential for growth there, however, and the volume of traffic which necessarily passed through it, the area still retained a rural flavor for several decades more. One early resident recalled that Ruby Street, only two blocks south of the Bryant home, was considered to be "country-like" until the late 1880's. At that time, a number of subdivisions were platted and developed along South Main Street and a paved roadbed and city water lines were installed, and "Ruby Street on south ceased to be out in the country." (Gregg, n.d.)

By the turn of the century, the frontier town of Independence had achieved a more refined, suburban maturity. Accordingly, large homes on South Main Street were set far back on deep, grassy lots, with sidewalks and street trees on both sides of the road creating a feeling of stately elegance. Constructed in the most current architectural styles, the homes on South Main Street reflected the growing prosperity of the community, as well as the personal fortunes of the families who lived there. The Bryant house -- originally constructed in 1867 as a small brick residence and enlarged to its present massive proportions -- thus bridges both periods of early and adolescent growth in Independence.

The Bryant family itself played a significant role in the community life of the area, being "prominently identified with the professional and business development of Kansas City, Independence and Jackson County" (Hickman, p. 360). The third generation of Bryants to live in this area, Dr. John Bryant, Jr. came to Jackson County in 1850 with his parents and four siblings. Born in Kentucky in 1843, Bryant settled with his family in Independence, where his father, Dr. John Bryant, Sr., practiced medicine. The senior Bryant was raised on a farm and, for years after establishing his medical practice in Independence, he continued to raise crops and herd cattle on a farm southeast of town near Hickman's Mill. His practice

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 5

---

---

nevertheless grew to be "large and laborious", and Dr. Bryant, Sr. came to be one of the leading local physicians of his time (Biographical Dictionary, p. 810).

In 1861, John Bryant, Jr. began the study of medicine with his father, who kept a drug store on the south side of the courthouse square. The junior Bryant graduated from St. Louis Medical College in 1864 and Jefferson Medical College (in Philadelphia) in 1866. He then began practice in Independence with his father. In October of 1866, the junior Bryant was married to Harriet Smart in Kansas City. As a measure of the young newlyweds' social position, the marriage was attended by 250 people, "and almost everybody knew everyone else -- something which was possible in Kansas City then." (Kansas City Star, 27 February 1910) The young couple settled on the home site that was given to them by her father as a wedding gift -- now somewhere in the area of Eleventh Street and Grand Avenue -- "and there [they] began housekeeping, utilizing for many weeks an improvised table, with boxes for chairs, until their shipment of furniture arrived from the East." (Kansas City Star, 15 March 1931)

Harriet Smart was the daughter of Judge Thomas A. Smart, a pioneer merchant and landowner in Kansas City, as well as a Missouri legislator and county judge. In 1837, Judge Smart bought an 80-acre farm -- roughly bounded by Ninth, Twelfth, Main and McGee streets -- which covered a good part of today's downtown core. Twenty years later, he sold off 32 acres of his holdings there, reserving several scattered lots for his family but "finally carving [the] farm into town lots on which most of the retail business of Kansas City is today conducted." (Kansas City Star, 15 March 1931) With his death in 1879, several of the Judge's valuable real estate holdings passed on to his daughter, Harriet; the fortunes of she and her husband, Dr. John Bryant, Jr., would be built, to a great extent, on those considerable real estate interests in Kansas City.

Doubting the future of Kansas City -- its population at that time being smaller than Independence -- young Dr. Bryant returned to the Jackson County seat in 1867 and settled with his wife at the new brick home he had constructed for them at 519 South Main. There he resumed his medical practice, and came to be recognized as "one of the ablest and most skillful physicians in this section of the State, [who] numbered among his numerous patrons the first families in Jackson County." (Illustrated World, April 1899) Six children were born to the couple at the home between 1867 and 1881.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 6  
=====

In the early 1890's, Dr. Bryant began relinquishing his medical practice in favor of the business of managing his wife's realty interests in Kansas City. In 1891 he built a seven-story building at the corner of Eleventh Street and Grand Avenue (his wedding gift from Judge Smart) for the Robert Keith Furniture Company. The Bryant Building, as it was named, was remodeled for office use in 1902 and was replaced in 1931 (by Mrs. Bryant's heirs) with a 26-story professional building, still bearing the family name.

By 1896, Dr. Bryant owned a number of commercial buildings in Kansas City, which included "some of the most substantial and valuable business houses in [the] city." (Illustrated World, April 1899) In company with D.O. Smart and E.P. Graves, he erected the Commercial Block (occupied by G.Y. Smith) and the Robinson Shoe Company building in Kansas City. He also remodeled the old Smart House (occupied in the 1920's by the Bergson-Clark Company and the Luce Trunk Factory). The income from these enterprises made Dr. Bryant a very wealthy man.

Dr. Bryant was "a staunch believer in the future greatness" of Kansas City, and continued to promote the welfare and prosperity of the area throughout his lifetime. (Ibid) As proof of his faith in Independence though, Bryant spent all his married days with his wife and family at the Main Street home, making additions and enlargements over the years until it appeared substantially the same as an 1899 photograph. (Ibid) Bryant sold the residence only a few months before his own death. At the time of the sale, it was noted that "there his children were born and here they were raised and here they were married and left the home place to make homes of their own. Here Dr. and Mrs. Bryant lived to celebrate in the spacious parlors their fiftieth wedding anniversary." (Independence Examiner, 27 April 1921) Clearly, the history of the Main Street house was inextricably associated with the Bryant family and the broader background of the early residential growth of Independence. It is possible that the Bryant House is also significant under Criterion B for its association with Dr. & Mrs. Bryant. However, further research will be required on all of this family's large real estate holdings before this could be substantiated.

As mentioned earlier, the house was constructed in 1867 for the newlywed Bryant couple. It appears in the 1868 "Bird's Eye View of the City of Independence" map as a two-story structure, with a two-story addition to the east. (Ruger, n.d.) The architectural detailing on the map is far from precise, but it does show the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Bryant, Dr. John S., Jr., and Harriet Smart House Page 7  
=====

main house and addition as having hip roofs. Sanborn maps are not available for the area until 1892, by which time the Bryant house had reached its present form. Further corroborating the house's integrity from at least the 1890's is a photograph in an 1899 issue of Illustrated World. In a 1907 Sanborn map, the Bryant's still owned the entire lot between Elm and Pacific Streets along S. Main. Approximately midway in the lot north and south was a one-story greenhouse, which was gone by 1926.

In 1921, Dr. Bryant sold his residence to F.R. Clements, after having lived at the same address for over 50 years. In the 1926 Sanborn map, a portion of the lot had been sold to the north, and a house constructed at the corner of Elm and S. Main. In 1959, water was connected to the carriage house, and in 1960, the Clements sold the main residence and moved next door into the carriage house (now 114 E. Pacific). The garage for the main residence was constructed in the early 1960's. The current owners of the Bryant House are in the process of rehabilitation. A stained glass window was custom-made according to a photograph of the original.

### Architecture

Although Independence has a rich architectural history, surprisingly few structures are currently listed in the National Register of Historic Places. Of the 14 structures or districts listed, only 7 are residential (including the Truman Home and the Vaile Mansion). In 1975, a survey of 431 historic structures was conducted. Although the information recorded was not an intensive level as defined by NPS Bulletin #24, the Bryant Home was included in the survey. A review of that survey reveals several residences, both large and small, with architectural references to the Queen Anne style. The majority of these were constructed in wood - one of the finest examples is the Hughes-Gregg-Childer Home at 801 S. Main, just south of the Bryant Home. Of the few Queen Anne residences constructed in brick, the two most comparable to the Bryant Home are the Sawyer-Jennings Home at 510 N. Delaware, and the Wilson-Colyer Home at 602 E. Lexington. Unlike the Bryant Home however, both of these have a tower.

The Queen Anne style was the dominant residential style in this country, and in Independence as well, from the 1880's until the turn of the century. In their guide to American house styles, Lee and McAlester define four principal subtypes of the Queen Anne style. The Bryant House features decorative detailing

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   8   Bryant, Dr. John S., Jr., and Harriet Smart House Page 8  
=====

associated with two of those subtypes - free classic and patterned masonry. The free classic Queen Anne details found on the Bryant House include the use of classical columns raised to the porch-rail level, rather than turned posts and spindlework. These columns are in groups of two and three, as is typically found in this subtype. Also included are cornice-line modillions. Associated with the patterned masonry Queen Anne subtype is patterned brickwork, which is quite elaborate on the north elevation of the Bryant House. A general lack of wooden detailing is also a hallmark of the patterned masonry subtype.

Other Queen Anne features found on the Bryant house include a steeply pitched roof of irregular massing - in this case, a hip roof with lower cross-gables, bay windows, an asymmetrical facade with wrap-around porch, irregular wall surface treatments including patterned shingles in the gable ends, and stained and leaded glass windows. The interior as well reflects the Queen Anne style, with an irregular floor plan, pocket doors, varied and detailed woodwork with Eastlake elements (including double-tiered fireplace mantels), and inset Victorian glazed tiles around several fireplaces and some windows.

Virtually no evidence remains suggesting the original house's shape and style, and the Bryant House today, with its alterations and enlargements, is clearly associated with the Queen Anne period of residential architecture. Although representative of the Queen Anne style, the Bryant Home is also a reflection of the tastes of its owners. Dr. & Mrs. Bryant were wealthy citizens with extensive real estate holdings. They were undoubtedly aware of architectural styles, and chose for their home a slightly restrained version of a Queen Anne residence. On the two primary elevations, the detailing is classical in its references. The more exuberant detailing is quite judiciously located on the north elevation. For example, the most elaborate patterned masonry work is found on this facade. Also, a rear entrance on the north contains the only Eastlake wood detailing on the exterior. However, some of this detailing was probably evident to travelers heading south from the Courthouse Square on Main Street before the houses to the north were constructed.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 9 Bryant, Dr. John S., Jr., and Harriet Smart House Page 1

---

---

BIBLIOGRAPHY

Directory of Independence, including Lee's Summit and Blue Springs for 1888-1889. Kansas City, MO: R.S. Dillon & Co., 1888.

Foerster, Bernd. Independence, Missouri. Independence: Independence Press, 1978.

Gregg. "Reminiscences of S. Main Street." Jackson County Historical Society and Research Library. General collections, n.d.

Gregg, Maria A. Family Record of George Smith Bryant and Keziah Arnold Bryant. Independence: Sentinel Printing Company, 1901.

Haines, Aubrey L. Historic Sites Along the Oregon Trail. Gerald, MO.: The Patrice Press, 1981.

Hickman, W.Z. History of Jackson County, Missouri. Topeka: Historical Publishing Company, 1920.

Hickman's Property Map for Jackson County, Missouri. n.p., 1876.

Historical Old Town, Now a Modern Beautiful City Known as Royal Suburb of Kansas City: Independence, Missouri. (Souvenir book) Brooklyn, NY: Albertype Company, 1908.

The History of Jackson County, Missouri. Kansas City, MO: Birdsall, Williams and Co. for Union Historical Co., 1881.

Hoye's Independence, MO., Directory. Including Lee's Summit, Blue Springs, Jackson County Taxpayers and Rural Route List. Kansas City, MO: Hoye's Directory Co., 1905.

An Illustrated Historical Atlas Map of Jackson County, Missouri. Philadelphia: Brink, McDonough & Co., 1877

Illustrated World. Kansas City: April 1899.

Independence Examiner. Independence: 6 April 1920, 27 April 1921.

Independence Sentinel. Independence: 7 January 1887.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   9   Bryant, Dr. John S., Jr., and Harriet Smart House Page 2  
=====

Kansas City Star. Kansas City, MO: 27 February 1910, 11 October 1916, 15 March 1931.

Kansas City Times. Kansas City, MO: 27 November 1928, 3 December 1953.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

A Memorial and Biographical Record of Kansas City and Jackson County, Missouri. Chicago: The Lewis Publishing Company, 1896.

1904 Plat Book of Jackson County, Missouri. Minneapolis, MN: Northwest Publishing Co., 1904

1911 Plat Book of Jackson County, Missouri. Kansas City, MO: Berry Publishing Company. 1911.

Ruger, A. "A Bird's Eye View of Independence, Missouri - 1868". Reprint ed., Independence, MO.: Jackson County Historical Society, n.d.

Sanborn Map for Independence, Jackson County, Missouri. New York: Sanborn Map Company. (1892, 1907, 1926.)

United States Biographical Dictionary and Portrait Gallery of Eminent Self Made Men. n.p.: United States Biographical Publishing Company, 1878.

U.S. Department of the Interior. "Draft Comprehensive Management and Use Plan - Oregon National Historic Trail: Appendix III, Historic Sites and Segments, Status and Recommendations". National Park Service, March 1981.

Unruh, John D. Jr. The Plains Across. Urbana, IL.: University of Illinois Press, 1979.



BRYANT HOUSE      519 S. Main; 114 E. Pacific  
 Independence, Jackson County, MO.  
 UTM    E; 377574 E; 4327183 N

1. Bryant, Dr. John, Jr., House  
519 S. Main

2. Independence, MO 64050

3. Dean Wolfenbarger

4. 4-4-91

5. Gary & Nancy Barr  
519 S. Main

Independence, MO 64050

6. West elevation, facing east

Photograph #1



1. Bryant, Dr. John, Jr. - Houx  
519 S. Main
  2. Independence, MO 64050
  3. Maura Johnson
  4. 9-1-91
  5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
  6. West elevation, facing east
- Photograph #2



1. Bryant, Dr. John, Jr., House  
519 S. Main

2. Independence, MO 64050

3. Dean Wolfenbarger

4. 4-4-91

5. Gary & Nancy Barr  
519 S. Main

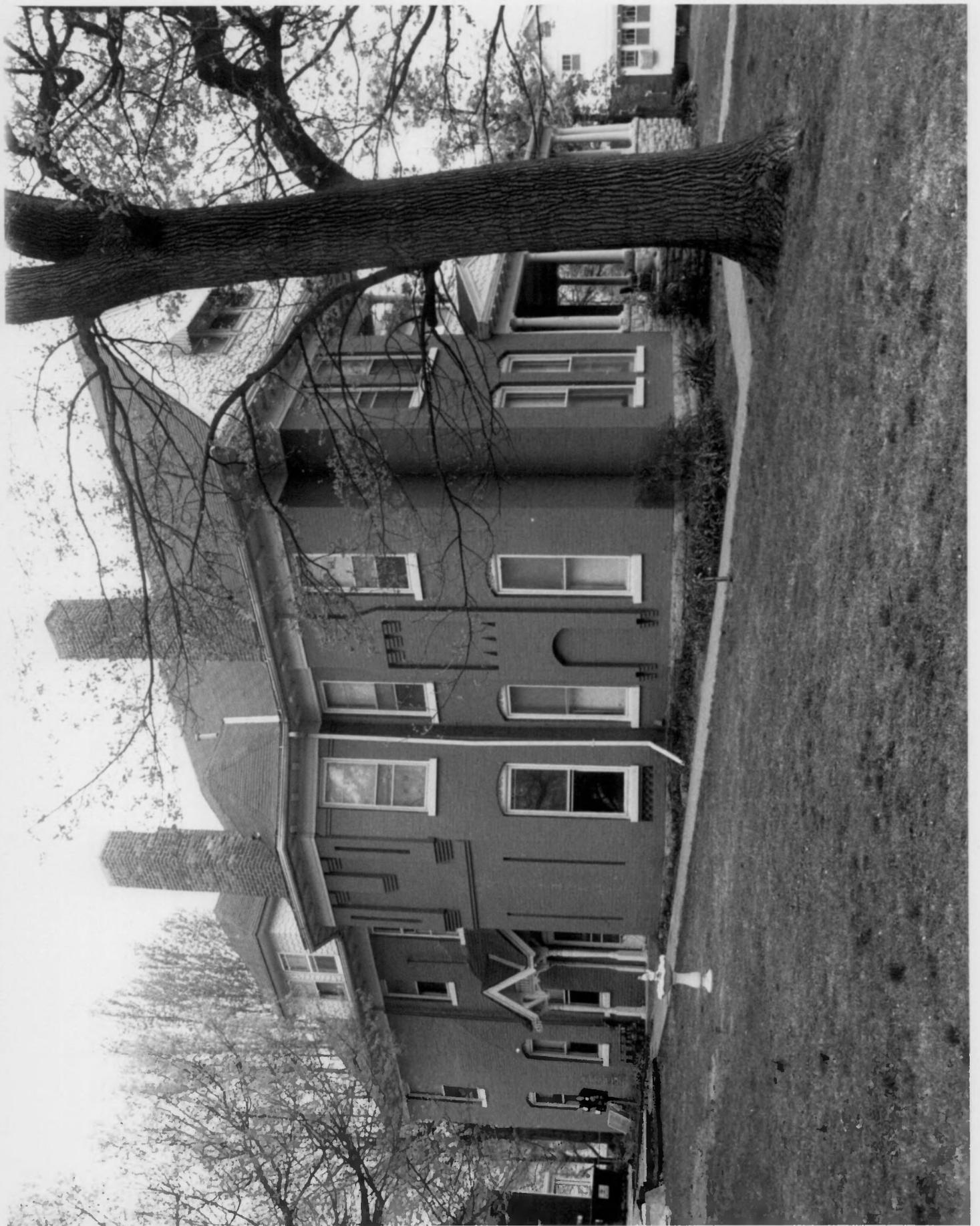
Independence, MO 64050

6. North & west elevation, facing Southeast

Photograph #3

519 S. Main  
Independence, MO 64050  
4-4-91  
Nancy Barr

519 S. Main  
Independence, MO 64050  
4-4-91  
Nancy Barr



1. Bryant, Dr. John, Jr., House  
514 S. Main
2. Independence, MO 64050
3. Deon Wolfenbarger
4. 4-4-91
5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
6. West and south elevation, facing Northeast

Photograph #4



1. Bryant, Dr. John, Jr., House

519 S. Main

2. Independence, MO 64050

3. Deon Wolfenbarger

4. 4-4-91

5. Nancy & Gary Barr

519 S. Main

Independence, MO 64050

6. South elevation, facing north

Photograph # 5



1. Bryant / De. John, Jr. House  
519 S. Main

2. Independence, MO 64050

3. Dean Wolfenbarger

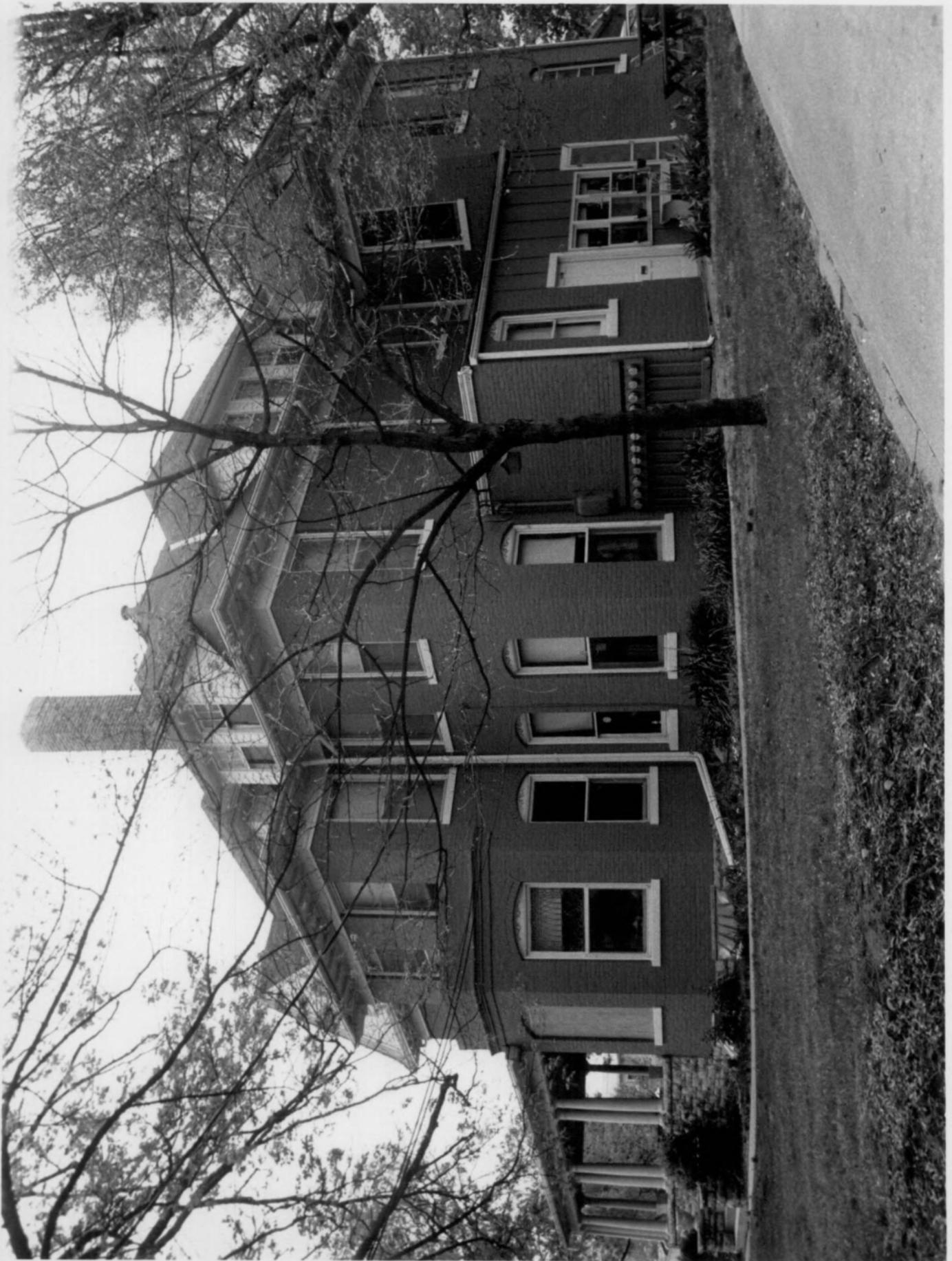
4. 4-4-91

5. Gary & Nancy Barr  
519 S. Main

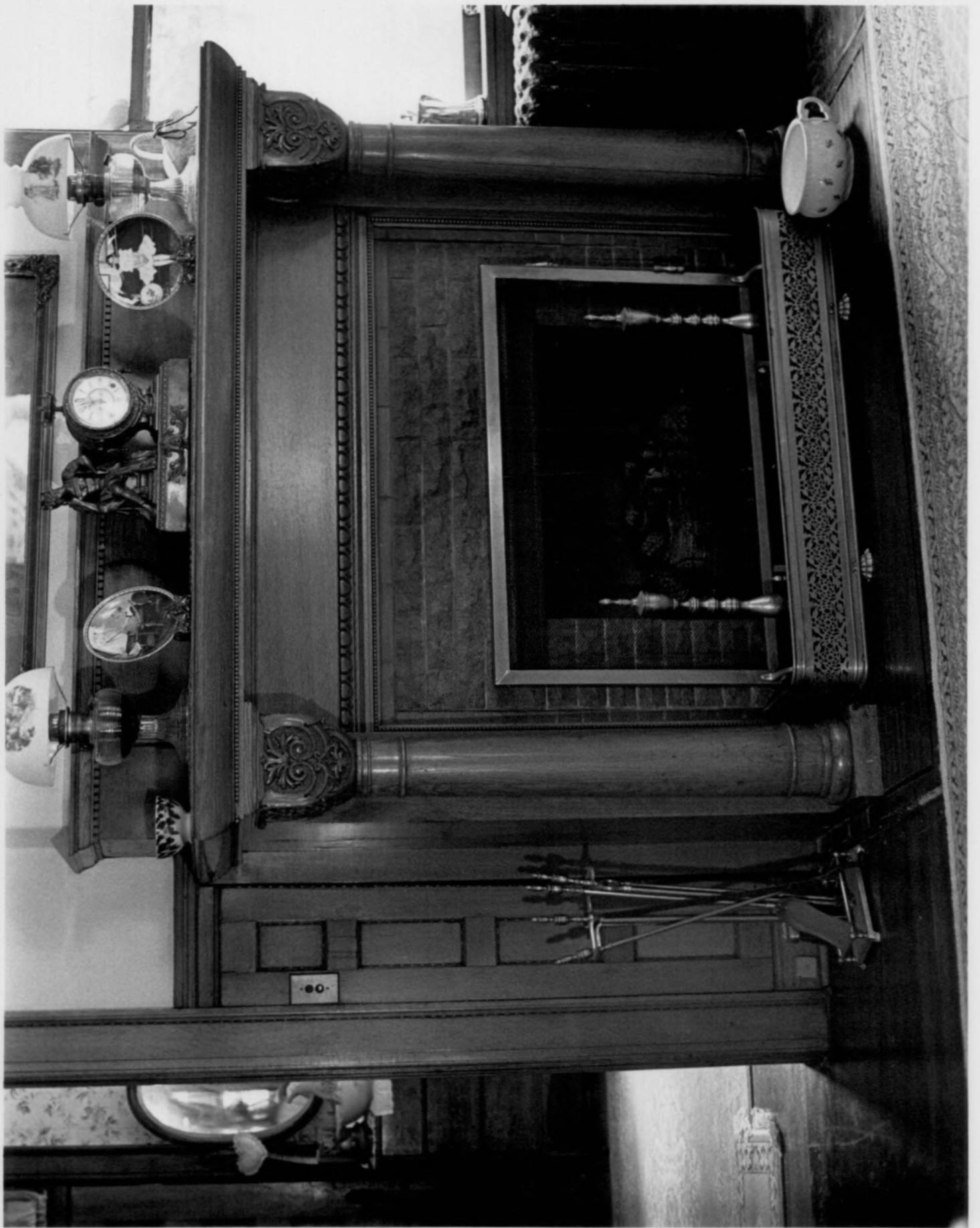
Independence, MO 64050

6. South & east elevation, facing Northwest

Photograph # 6



1. Bryant, Dr. John, Jr. House  
519 S. Main
  2. Independence, MO 64050
  3. Maura Johnson
  4. 9-1-91
  5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
  6. Interior, 1<sup>st</sup> floor, facing East
- Photograph #7



1. Bryant, Dr. John, JR, House  
519 S. Main

2. Independence, MO 64050

3. Maura Johnson

4. 9-1-91

5. Gary & Nancy Barr

519 S. Main

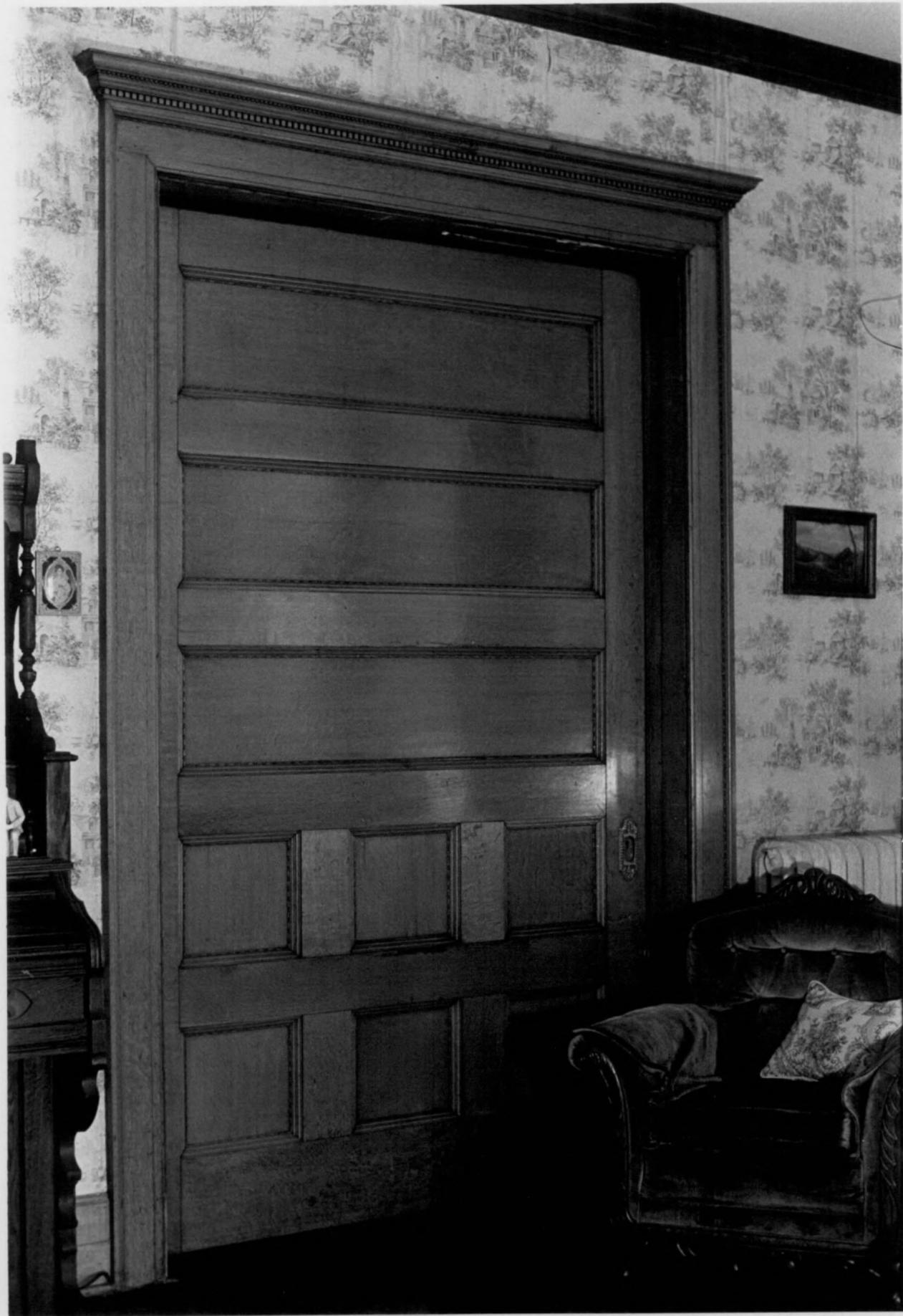
Independence, MO 64050

6. Interior, 1<sup>st</sup> floor, facing South

Photograph #8



1. Bryant, Dr. John, Jr, House  
519 S. Main
2. Independence, MO 64050
3. Maura Johnson
4. 9-1-91
5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
6. Interior, 1<sup>st</sup> floor; facing Southeast  
Photograph # 9



1. Bryant, Dr. John, Jr, House  
519 S. Main
  2. Independence, MO 64050
  3. Maura Johnson
  4. 9-1-91
  5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
  6. Interior, 1st floor; facing North
- Photograph # 10

Interior, 1st floor, facing North  
September 1991



1. Bryant, Dr. John, Jr., House  
519 S. Main
2. Independence, MO 64050
3. Maura Johnson
4. 9-1-91
5. Gary & Nancy Barr  
519 S. Main  
Independence, MO 64050
6. Interior; 1<sup>st</sup> floor; facing Northwest  
Photograph #11



Bryant, Dr. John, Jr., House

519 S. Main

2. Independence, MO 64050

3. Maura Johnson

A. 9-1-91

5. Gary & Nancy Parr

519 S. Main

Independence, MO 64050

6. Interior, 2nd floor; facing North

Photograph #12



EXTRA  
PHOTOS

















