

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name N/A

other names/site number Scarritt Point South Historic District (preferred)

2. Location

street & number Along sections of Gladstone and Benton Blvds. and Thompson Ave. [n/a] not for publication

city or town Kansas City [n/a] vicinity

state Missouri code MO county Jackson code 095 zip code 64123,64124

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [])

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date 24 October 1997

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

5. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | | |
|---|--|-------------------------------------|-----------------|------------|
| | | Contributing | Noncontributing | |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | 121 | 13 | buildings |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | 0 | 0 | sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | 0 | 0 | structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | 0 | 0 | objects |
| | <input type="checkbox"/> object | 121 | 13 | Total |

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

DOMESTIC/single dwelling
 DOMESTIC/multiple dwelling
 DOMESTIC/secondary structure
 RELIGION/religious facility

Current Functions

DOMESTIC/single dwelling
 DOMESTIC/multiple dwelling
 DOMESTIC/secondary structure
 RELIGION/religious facility
 RELIGION/church-related residence
 RELIGION/secondary structure

7. Description

Architectural Classification

OTHER: American Four-Square
 Queen Anne
 Beaux Arts
 Colonial Revival
 Mission Revival
 Bungalow/Craftsman

Materials

foundation STONE: Limestone
 walls WOOD: Weatherboard
 BRICK
 roof ASPHALT
 other STONE: Slate
 STONE: Limestone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Periods of Significance

1887 - CA. 1946

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gunn, Frederick

Foster, Frank

Bean, Murray

See continuation sheet

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository: Kansas City, MO. Landmarks Commission

10. Geographical Data

Acreage of Property 32 acres

UTM References

| | | | | | |
|---------------|-------------------|---------------------|---------------|-------------------|---------------------|
| A. Zone 15 | Easting 366600 | Northing 4330320 | B. Zone 15 | Easting 366600 | Northing 4330180 |
| C. Zone 15 | Easting 366580 | Northing 4330180 | D. Zone 15 | Easting 366540 | Northing 4329720 |

[X] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Bradley C. Finch
organization Kansas City Historical Research date October 24, 1997
street & number PO Box 240661 telephone 816/231-1507
city or town Kansas City state Missouri zip code 64124

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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Continuation Sheet

Section 7 Page 1

Scarritt Point South Historic District [preferrec
Jackson County, MO

The Scarritt Point South Historic district is a large residential district located in the Northeast section of Kansas City, Missouri (pop. 435,146, 1990) This district is composed primarily of residences constructed between 1886 and 1915 when work on the new Park and Boulevard system in Kansas City drew affluent families from older neighborhoods to Scarritt Point. The majority of the properties are 2½ story homes built in a variety of materials and construction methods, many considered mansions in their day. Associated with these homes are many carriage houses, among other outbuildings. Also included in the district are two churches. There are 121 contributing buildings within the district, and thirteen non-contributing buildings. There has been very little new construction in the district since the late 1920s, and the majority of buildings, outbuildings and structures retain their integrity and contribute to the character of the district.

The Scarritt Point South Historic District is located on the high bluffs, overlooking the East Bottoms area and the Missouri River to the North, about two miles East of downtown Kansas City. The boundaries of the district represent a delineation of the Scarritt Point Historic District currently on the Kansas City Register of Historic Places (listed 11/10/83). This area features broad boulevards, large shade trees, wide concrete sidewalks with inlaid tile street names, and many original red granite street crossings. Most of the homes retain their original two to three foot high mortared stone or brick retaining walls set back along the sidewalks. All streets run in north/south east/west directions, with St. John Avenue as the dividing line between north and south Gladstone Boulevard. Although lot sizes vary, most houses in the district have fairly uniform setbacks of 25' to 35' with rectangular yards front and back.

Since the late-1920's, the majority of the buildings in the district have not been significantly altered and retain integrity of site, design, workmanship and materials. While some residences have had alterations such as substitute siding and replacement porch posts, the original design and form of these structures remain intact. New construction within the district has been minimal, consisting primarily of duplexes and small apartment buildings. The majority of non-contributing properties in the district are post-1947 structures, built after the period of significance of the district.

Domestic use resources make up over 95% of the 134 buildings in the district with 2 churches being the only exceptions. Both of these exceptions, however, are considered contributive to the district. Of the 134 buildings, there are, in total, 94 residences and 38 outbuildings. Contributing resources number 121; eighty-six residences, thirty-three outbuildings and two churches. Non-contributing resources include eight residences and five outbuildings. A few vacant lots are also present throughout the district.

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Although a wide variety of architectural styles are represented in the Scarritt Point South Historic district, the predominant building type is the early American Foursquare. Some of the best examples of this style are seen in 407 and 409 Benton Blvd. (Photo #4), and 414 and 412 S. Gladstone Blvd. (photo #12). These are large, solidly built, rectangular plan homes, some with embellishments that evoke a variety of styles. The American Foursquare was very popular in the mid-west after the turn of the century as its simple design was considered more accommodating to its inhabitants than its Victorian predecessors.

Influences of the Victorian era are seen in the Queen Anne style homes throughout the district. 22 high style and simple Queen Anne examples remain in the district, including 340 S. Gladstone Boulevard (Photo #15). This large home displays the textbook characteristics of the Queen Anne style in its asymmetrical plan, large porch area, corner towers, projecting bays, and high, steep roof, constructed of a variety of building materials with high style decorations. This home is among the earliest and most ornate in the district. Simple Queen Anne design is seen in the Heim Brother's houses, 320 and 328 Benton Blvd. and in their massive central carriage house (photo #7). These homes mark a transition from the heavy ornamentation of high style Queen Anne homes found in the district.

The Colonial Revival style is also featured prominently in the Scarritt Point South Historic District. One example is 411 S. Gladstone Boulevard (Photo #13). Characterized by their symmetrical plans, evenly spaced fenestration, Palladian windows and porticos supported by simple columns, these massive homes were designed for some of Kansas City's most noted professionals.

The district also features three excellent examples of Mission Style architecture done in stonework. 426 and 444 S. Gladstone Blvd. (photo #11), and 335 S. Gladstone Boulevard each feature the curved parapet dormers and portico and Spanish tile roofs characteristic of the Midwest's turn of the century Mission style homes. The district's representatives of this style also feature elements of the Craftsman movement, popular in Mission Style architecture prior to World War I.

The area surrounding and including the Scarritt Point South Historic District has suffered few changes over the last sixty to seventy years. Commercial developments on Independence Boulevard, just south of the district, have had little effect on the residential qualities of the neighborhood, and highway projects, such as Interstate 70, ¼ mile to the south, have avoided the area. New construction in the district since 1930 has been limited mainly to structures built on the sites of older, demolished homes or on parcels broken off of larger existing lots.

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Contributing resources (C) are significant to the historic and architectural development of the district, possess original design elements, and maintain the scale, use, texture, and materials of the district. Non-contributing resources (NC) do not retain architectural or historical integrity, or were not built within the period of significance of the district. Outbuildings were assessed in this same manner, giving consideration to the fact that all original carriage houses in the district are currently being used as automobile garages.

Individual Property Descriptions

1. 526 Benton Boulevard: Two and one half story, stretcher bond brick and frame rectangular plan residence. This Queen Anne, built c. 1890, has a limestone foundation, and an irregular gable roof covered in asphalt shingles. Windows on the main (east) facade are arched with smooth stone sills. A large first story bay extends from the west end of the south facade. A stone retaining wall fronts the property, and a concrete driveway on the north leads back to a large carriage house. (C) Outbuilding(s)- (C)
2. 524 Benton Boulevard: Three story tapestry brick, rectangular plan, twelve unit apartment building. This building, designed by Frederick Gunn and constructed in 1927, has a limestone foundation and flat tar and gravel roof. Two, three tiered projecting bays with screened porches flank the central entrance on the main (east) facade. Truncated tile hipped roofs cap each bay and hide the flat roof. Stone tiles decorate the exterior walls. A stone retaining wall fronts the property. (C)
3. 523 Benton Boulevard: Two story frame, two bay, rectangular plan home with a limestone foundation, asbestos wall treatment and hipped roof with asphalt shingles. This Vernacular house, built c. 1897, has a large gable wall clad in decorative shingles in the roofline of the main (west) facade. A pedimented gable roof supported by replacement wrought iron posts, covers the full length porch. (C)
4. 521 Benton Boulevard: Two and one half story, two bay, rectangular plan, stretcher bond brick residence with limestone foundation and a bellcast hip roof with asphalt shingles. This vernacular duplex, built c. 1894, has a dormer with an unusual conical roof in the center of the main (west) facade. Stained glass is seen in the transom of the first story window, and dentils run under the roof's deep eaves. (C)
5. 519 Benton Boulevard: Two story, two bay, stretcher bond brick, rectangular plan residence with a limestone foundation, complex roof with asphalt shingles built c. 1899. A gable dormer is located over a tripartite bay in the center of the main (west) facade. Classical detailing is seen in

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the porch posts and carved wood modillions under the roof's deep eaves. Behind the residence is a one car frame garage with a flat roof. (C)
Outbuilding(s) - (NC)

6. 516 Benton Boulevard: Two and one half story, stretcher bond brick residence with a limestone foundation, and complex gable roof with asphalt shingles. This Queen Anne home, built c. 1900, has a wrap-around porch, covered by a gable roof at the north corner of the main (east) facade, and along the south facade. A single dormer with hip roof is centered on the main facade. A stone retaining wall runs along the east and part of the south sides of the property, and a concrete driveway on the south leads back to a two story, stone and frame carriage house with a gable roof. (C)
Outbuilding(s) - (C)

7. 512 Benton Boulevard: Two and one half story, stone and shingle, irregular plan residence with a limestone foundation, and complex gable roof with asphalt shingles. This exotic Queen Anne home, built c. 1888, features intricate stone carvings, including an Assyrian mythological figure as a porch post and a carved bust of a woman by the porch entrance. The central tower on the main (east) facade has carved stone work and embattlement. An entresol bay window with cast iron molding below projects from the south facade. A stone retaining wall, topped by a carved dragon as the drain, fronts the property. A concrete driveway is located on the south side of the property and leads back to a concrete block, two car garage with a flat roof. (C) Outbuilding(s) - (NC)

8. 511-13 Benton Boulevard: Two story, three bay, stretcher bond brick, rectangular plan residence with a limestone foundation and a flat tar and gravel roof. This vernacular apartment building, built c. 1888, has a central entrance on the main (west) facade. A patterned brick cornice tops the parapet wall on the main facade and tile copping is seen in the north and south parapet walls. This otherwise plain, cubic building is identical to 507-09 Benton Boulevard. (C)

9. 507-09 Benton Boulevard: Two story, three bay, stretcher bond brick, rectangular plan residence with a limestone foundation and a flat tar and gravel roof. This vernacular apartment building, built c. 1888, has a central entrance on the main (west) facade. A patterned brick cornice tops the parapet wall on the main facade and tile copping is seen in the north and south parapet walls. This otherwise plain, cubic building is identical to 511-13 Benton Boulevard. (C)

10. 508 Benton Boulevard: Three story, contemporary apartment building with poured concrete foundation and flat tar and gravel roof. This building, constructed in 1970, faces east. A two story arched glass opening defines the central bay. (NC)

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11. 448 Benton Boulevard: One and one half story frame rectangular plan, three bay residence with hipped gable roof continuing out over the porch. Built in 1925 by Grant S. Coleman, the home has a limestone foundation, metal siding and asphalt composition roof shingles. The one story porch on the main (E) facade has decorative wrought iron posts and railing, replacing the original. This home is one of three built by Coleman on Benton Boulevard. A shared concrete driveway between 448 and 446 Benton Blvd. leads back to a shared gable front, frame, two car garage. (C)
Outbuilding(s)- (C)

12. 446 Benton Boulevard: One and one half story frame rectangular plan, three bay residence with hipped gable roof continuing out over the porch. Built in 1925 by Grant S. Coleman, the home has a limestone foundation, asbestos siding and asphalt composition roof shingles. Elements of Craftsman Style, exposed rafters under deep eaves, and wood brackets, are seen at the roofline. This home is one of three built by Coleman on Benton Boulevard. (C)

13. 438 Benton Boulevard: One and one half story, three bay frame, rectangular plan, with gable roof and exposed rafters. This house, built by Grant S. Coleman in 1925, has a limestone foundation, barge board siding and asphalt roof shingles. Main facade faces East and two hipped roofed monitors, facing North and South are spaced equally down the length of the roof. The full width gable porch is supported on brick piers. Behind the house is a one car, open front, shed roofed, frame garage. (C)
Outbuilding(s)- (NC)

14. 437 Benton Boulevard: Three story brick rectangular plan, 2 bay residence built by Frank Foster & Murray Bean in 1889. This home, of simple Queen Anne design, has a limestone foundation, stretcher bond brick walls and hipped roof with asphalt shingles. A small, shed roofed portico on the North side of the main (W) facade is supported by a single ornate wood post. First floor windows on the main facade are topped with a large stained glass transom. Fish scale shingles and a half-circle window are visible in the third story gable on the main facade. A wrought iron fence surrounds the lot. (C)

15. 435 Benton Boulevard: Two and one half story two bay frame, rectangular plan residence built by William K. Barnby in 1889. The house has a limestone foundation, stone and replacement metal siding and a gable roof with asphalt shingles. The porch's shed roof on the main (W) facade, supported by two stone posts and a battered pier, has fish scale shingles visible on the South and North sides. This is one of three homes in a row built by carpenter Barnby. (C)

16. 433 Benton Boulevard: Two and one half story two bay frame, rectangular plan residence built by William Barnby in 1889. The house has a limestone

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foundation, stone and replacement metal siding and a gable roof with asphalt shingles. The porch's shed roof on the main (W) facade, supported by two stone posts and a battered pier, has fish scale shingles visible on the South and North sides. This is one of three homes in a row built by carpenter Barnby. (C)

17. 432 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, two bay residence built in 1888. The home has a limestone foundation and a hip gable roof with asphalt shingles. Hipped dormers face North, South and East. A simple shed roof and wood posts replace the original on the porch on main (E) facade. Multi-light windows are visible on the second story as well as the dormer window on the main facade. (C)

18. 431 Benton Boulevard: One and one half story frame rectangular plan, two bay home built by William K. Barnby in 1888. This Queen Anne Cottage style residence has a limestone foundation, shingle and replacement metal siding and cross gable roof with composition shingles. Wood strips decorate the apex of the gable on Main (W) facade. Fish scale shingles are visible in the North and South sides of the porch's shed roof. Simple wrought iron replaces the original porch posts. The home has decorated lintels and a molded brick chimney. The entrance is located in the recessed Northwest bay of the main (W) facade. Behind the house is a concrete block, front gable, one car garage. (C) Outbuilding(s)- (C)

19. 429 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, two bay residence built c. 1888. This Foursquare home has a limestone foundation and hipped roof with asphalt shingles. Gabled, pedimented, dormers face North, South and West and a hipped porch roof on the main facade faces West. A tripartite bay window is visible on the South side. Windows feature arched openings. A secondary entrance has been added to the second story, North side, with wooden steps leading up to it. Behind the house is a large, concrete block storage building with a flat roof. (C) Outbuilding(s)- (C)

20. 427 Benton Boulevard: Two and one half story stone rectangular plan, two bay residence, built c. 1898. This home has a limestone foundation, rusticated limestone walls and a hipped roof of asphalt shingles. Hipped dormers face North, South and West and a tripartite bay window is visible on the South facade. Dentils are visible under the eaves of the hipped porch roof on the main (W) facade. (C)

21. 425 Benton Boulevard: Two story frame rectangular plan, two bay vernacular residence built in 1896. This home has a limestone foundation, asbestos siding and a asphalt shingled hipped roof with a front cross gable. A front entrance with a shallow gable hood with cornice returns is located in the Southwest corner of the main (W) facade. A tripartite oriel

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with hipped roof is centered within the gable on the main facade. A one story tripartite bay is located on the South. The screened in porch, main facade, projects to the North tripartite bay window on the North facade. (C)

22. 426 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, two bay home built in 1907. This residence has a limestone foundation and a hipped roof with composition shingles. The porch runs across the main (E) facade with the roof, on the North end only, supported by heavy brackets. There is a brick balustrade around the top of the porch roof. Hipped dormers face North, South and East. A two story tripartite bay window is visible on the North facade. A limestone retaining wall runs along the Eastern edge of the property. A two car garage with limestone parapet is set into the hill in front of the house. (C)
Outbuilding(s)- (C)

23. 420 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, two bay residence built c. 1890. The house has a limestone foundation and hipped roof with asphalt shingles. The two story front porch covers the length of the main (E) facade and wraps around one third of the south facade. Two entrances with transom windows are located on the North side of the main facade. A gabled window is located atop the main facade and a two story tripartite bay window is located on the North facade. Behind the home is a front gabled, two car, frame garage. (C)
Outbuilding(s)- (C)

24. 415 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan residence built in 1896. This Queen Anne style home has a limestone foundation, brick and shingle wall treatment and a cross gable roof with slate shingles. The front porch, on the main (W) facade, is supported by coupled, classical columns and wraps around one third of the South facade. Carved wood modillions are visible beneath the deep eaves of the cross gable roof. A two story polygonal tower is located on the northwest corner. Recessed tripartite openings with columns are located within the pedimented gable peaks. A tripartite bay window and secondary entrance are located on the South facade. A limestone retaining wall surrounds the property on the West and South sides. A concrete block, two car garage with a flat roof is set into the knoll on the south side of the property. (C) Outbuilding(s)- (C)

25. 413 Benton Boulevard: Two and one half story frame rectangular plan, two bay home built in 1901. This American Foursquare style home has a limestone foundation, replacement asbestos siding and a hipped roof with asphalt shingles. The front porch on the main (W) facade has classically derived fluted posts and has been enclosed with screening. Hipped dormers face North, South and West. A limestone retaining well runs along the Western edge of the property. (C)

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26. 411 Benton Boulevard: Two Story frame rectangular plan, two bay home built c. 1891. This modified Queen Anne style residence has a limestone foundation, replacement asbestos siding and a cross gable roof with asphalt shingles. Elements of Eastlake styling are evident in the decorative wood brackets and turned posts of the porch on the main (W) facade. Also located on the West facade is a projecting bay window with a pedimented gable end above. (C)

27. 410 Benton Boulevard: One story frame rectangular plan, three bay residence built in 1955. This home has a concrete slab foundation, asbestos siding and a gable roof with asphalt shingles. The entrance is centrally located on the main (E) facade with a basement garage located on the South end. (NC)

28. 409 Benton Boulevard: Two and one half story stretcher bond and frame rectangular plan, two bay residence built by Edward Kelly in 1901. This American Foursquare style home has a limestone foundation, brick and replacement asbestos wall treatment and a hipped roof with asphalt shingles. Hipped roof dormers face North, South and West. Pressure treated turned wood posts and deck lumber replace the original porch posts and balustrade on the hipped roof porch on the main (W) facade. An entresol bay window with a hipped roof and a small octagonal stained glass window are located on the North Facade. (C)

29. 407 Benton Boulevard: Two and one half story stretcher bond and frame rectangular plan, two bay residence built by Edward Kelly in 1901. This American Foursquare style home has a limestone foundation, brick and clapboard wall treatment and a hipped roof with asphalt shingles. Hipped roof dormers face North, South and West. Plain wood posts replace the original columns of the hipped roof porch on the main (W) facade. Entresol bay windows are located on the North and South facades and a small octagonal stained glass window is visible on the first story of the North facade. A metal frame, two car garage is located behind the residence. (C)
Outbuilding(s)- (C)

30. 406 Benton Boulevard: One story frame rectangular plan, three bay residence built in 1956. The home has a concrete foundation, asbestos siding and a hipped roof with composition shingles. The eaves of the roof extend to form a porch over the main (E) facade, supported by decorative wrought iron posts. The central entrance on the main facade is flanked by windows. (NC)

31. 401 Benton Boulevard: One and one half story stretcher bond brick and frame rectangular plan, four bay residence built in 1948. The house has a limestone foundation, brick and asbestos siding and a gable roof with asphalt shingles. Gable ends face North and South. A driveway leading to

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an attached garage is located on the main (W) facade and a separate driveway with attached garage is located on the North facade. (NC)

32. 400 Benton Boulevard: Two story frame "L" plan, four bay duplex built in 1978. This California Contemporary style duplex has a concrete foundation, wood plank wall treatment and a hipped roof with asphalt shingles. Entrances are located on the second level of the main (E) facade and the North facade. The first level is partly below ground. A limestone retaining wall from an earlier residence surrounds the property on the East and North sides. (NC)

33. 345 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, two bay home built in 1902. This residence has a limestone foundation and a hipped roof with asphalt shingles. Hipped roof dormers face North, South and West. An entresol bay window with pedimented gable roof is located on the first story of the South facade. Dentils are visible under the eaves of the front porch on the main (W) facade and modillions encircle the wide eaves. Leaded glass is found in the sidelights and dormer windows. (C)

34. 341 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan, three bay residence built c. 1899. This American Foursquare style house has a limestone foundation, brick and replacement asbestos wall treatment and a cross gable roof with composition shingles. There are two gables on the main (W) facade roof-line. The front porch on the main facade has decorative wrought iron posts and rails replacing the original. (C)

35. 340 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan residence built in 1894. This Queen Anne style home has a limestone foundation and an asphalt hipped roof with gable ends. The front porch runs the length of the main (E) facade and wraps around one half of the South facade with a rounded corner. The roof is supported with Tuscan columns tripled at the entrance. A polygonal three story projecting bay with gable roof and cornice returns is located on the South facade. A projecting gable with cornice returns faces North and a hipped dormer faces South. The main facade has a slightly bowed two story bay window with crenelated parapet. Carved wood modillions are visible under the deep eaves. A belt-course divides the first and second stories. Tall brick chimneys are located on the North and South sides. Patterned brick ornament is found throughout the house. A concrete driveway to the Southwest leads to two story brick carriage house with gable roof. A limestone retaining wall surrounds the property on the South and East sides. (C) Outbuilding(s)- (C)

36. 336 Benton Boulevard: Two and one half story stone and frame rectangular plan, three bay residence built in 1896. This Queen Anne style home has a limestone foundation, rusticated stone wall treatment and gable

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roof with asphalt shingles. A dominating pedimented shingled gable on the main (E) facade mirrors the smaller gable over the porch's entrance. Small columns separate the recessed tripartite windows in the gable peak. The porch is supported by both cut limestone piers and classic wood columns. A semi-cylindrical bay and tower is located on the North facade just East of the porte-cochere. A slightly bowed tripartite window located in the second story. A concrete driveway on the North side leads back to a one and one half story stone two car garage with a gable roof. A limestone retaining wall runs along the East and North sides of the property. (C)
Outbuilding(s) - (NC)

37. 335 Benton Boulevard: Two story stretcher bond brick rectangular plan, three bay residence built in 1946. This Bungalow style home has a limestone foundation and a hipped roof with asphalt shingles. Rusticated stone blocks add detail to the brick. A camel back second story with hipped roof is located at the back of the building. The main hip roof projects over the front porch on the main (W) facade. (C)

38. 332 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan home designed by Herman J. Stroeh and built in 1909. This Elizabethan Tudor style residence has a limestone foundation brick and stucco wall treatment and cross gable red tile roof with exposed rafters. The apex of the gables and all of the second story are decorated with false half timbers. An entresol bay window is located on the North facade. A verandah with a brick balustrade and stone coping runs the length of the main (E) facade and is covered on the North end with a shed roof. A stretcher bond brick retaining wall with stone coping runs along the front of the property. (C)

39. 331 Benton Boulevard: One and one half story stretcher bond brick and frame rectangular plan, two bay residence built by Edward Kelly in 1898. This simple Queen Anne cottage has a limestone foundation, brick and replacement asbestos wall treatment and gable roof with asphalt shingles. The roof continues over the front porch on the main (W) facade. A one story polygonal bay is centered on the south wall. A gable dormer with saw tooth shingles in its apex is located on the Northern end of the main facade. The original porch posts have been replaced with decorative wrought iron. This is one of a row of three identical homes built by Kelly in 1898. (C)

40. 329 Benton Boulevard: One and one half story stretcher bond brick and frame rectangular plan, two bay residence built by Edward Kelly in 1898. This simple Queen Anne cottage has a limestone foundation, brick and replacement asbestos wall treatment and gable roof with asphalt shingles. The roof continues over the front porch on the main (W) facade. A one story polygonal bay is centered on the south wall. A gable dormer is located on the Northern end of the main facade. The original porch posts have been

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replaced with brick rails and posts. This is one of a row of three identical homes built by Kelly in 1898. (C)

41. 327 Benton Boulevard: One and one half story stretcher bond brick and frame rectangular plan, two bay residence built by Edward Kelly in 1898. This simple Queen Anne cottage has a limestone foundation, brick and clapboard wall treatment and gable roof with asphalt shingles. The roof continues over the front porch on the main (W) facade. A one story polygonal bay is centered on the south wall. A gable dormer with saw tooth shingles in it's apex is located on the Northern end of the main facade. The original porch posts have been replaced with brick rails and posts. This is one of a row of three identical homes built by Kelly in 1898. (C)

42. 328 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan residence designed by Charles A. Smith and built in 1895. This Queen Anne style home has a limestone foundation and an asphalt shingled hip roof with cross gable and gable wall dormer. It is an asymmetrical residence composed of a variety of materials and forms. Decorative patterned brick and stone is visible beneath the eaves, as well as throughout the main (E) facade. Gabled dormers with slate shingled peaks face North, South and East. Glass encloses the south half of the main porch and a second story sleeping porch runs across the main facade. A porte-cochere with a glass and metal canopy is located on the North facade. This home shares the driveway and carriage house to the rear with 320 Benton Boulevard. (C)

43. Heim Brother's Carriage House, between 320 & 328 Benton Boulevard: One and one half story stretcher bond brick rectangular plan, six bay carriage house and residence built c. 1897. This Victorian style carriage house has a limestone foundation and hipped roof with asphalt shingles and corbelled eaves. It has two gabled dormers North and South and a centrally located cupola. There are four garage doors with heavy, unadorned lintels on the main (E) facade. A flat roofed wing and shouldered chimney is located on the Northern end. A horse-shoe shaped concrete driveway surrounds a circular well/fountain and leads back to the carriage house. (C)

44. 320 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan residence designed by Charles A. Smith and built in 1895. This Queen Anne style home has a limestone foundation, brick and shingle wall treatment and a cross gable roof with slate shingles and a gable wall dormer in the main facade. Steep gabled dormers face North, South and East with decorative floral carvings and a face visible in the apex of the main (E) facade. Tall, thin patterned brick exterior chimneys are located North and South. Heavy brownstone window trim and brick detailing decorate the main facade. The small front porch with hipped roof runs one third the length of the main facade on the South and recesses into the south facade. (C)

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45. 318 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Benjamin H. Brooks and built in 1888. This Queen Anne style home has a limestone foundation and a cross gable and hip roof with asphalt shingles. Gable dormers face North, South and East. Both cross gables project slightly from the main body of the house and have pedimented gables with fishscale shingles. A bracketed cornice encircles the house. There are two tall, patterned brick chimneys located on the South. The front porch with shed roof runs the length of the main (E) facade and has brick posts and balustrades. A concrete driveway on the North side leads back to a one and one half story two car brick carriage house with gable roof and gable dormer on the main (E) facade. A limestone retaining wall runs along the front of the property and edges the driveway on the North. (C) Outbuilding(s)- (C)

46. 316 Benton Boulevard: Two and one half story stretcher bond brick and frame rectangular plan, two bay residence built c. 1890. This simple Queen Anne house has a limestone foundation, brick and shingle wall treatment and a gable roof with asphalt shingles. Gable dormers face East and West. The small front porch on the Northern end of the main (E) facade is covered by a shallow hipped roof supported on modillions and rounded brick posts. Stone belt courses encircle the first and second stories. An entresol window is located on the North facade. The gable roof runs down to the first story on the West facade. There is a central brick chimney. A limestone retaining wall runs along the driveway on the North and across the front of the property. (C)

47. 309 Benton Boulevard: Two story stone and brick "L" shape plan church designed by Chester E. Dean, begun in 1922 and completed in 1927. This large Romanesque style Catholic church, formerly know as the Church of the Assumption, now St. Anthony's, has a limestone foundation, stretcher bond brick and stone wall treatment and a gable roof covered in red tile. The main (W) facade has two sets of large heavy wooden doors below large rose windows. Rose windows are also located in the wall dormers on the north and south sides. Four bays of arched stained glass windows run the length of the building. Two domed bell towers flank the main entrance on the West facade. Contrasting stone and brick comprises the remaining ornament. A fence surrounds the children's playground to the South. A parking lot is to the North surrounded by a stone retaining wall on the West side. Arched stained glass windows are repeated on the North and South facades. (C)

48. 301 Benton Boulevard: Three story stretcher bond brick rectangular plan, three bay apartment building constructed in 1906. The Olympia Apartment Building has a limestone foundation and a flat, tar and gravel roof. The floor of the porch on the main (W) facade is made of cut stone. Brick piers support a flat roof over the porch. The word, "Olympia" is carved into the center apex of the main facade. (C)

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49. 300 Benton Boulevard: Two and one half story stretcher bond brick rectangular plan residence built c. 1890. This home has a limestone foundation and a hipped roof with asphalt shingles. The complex roof line of this Queen Anne style house includes gabled wall dormers facing South, East and North, gabled dormers facing South, East and West, a hipped porch roof on the South facade and main (E) facade and a witches cap on the turret located on the Northeast corner. Decorative wood carvings are seen in the apex of the gabled dormers on the main facade. A tall, patterned brick chimney is located on the South side. A one story polygonal sun room projects from the south side. A concrete driveway on the South side leads to a large two story stone carriage house with hipped roof. The property is surrounded by a limestone retaining wall on the East and North sides. (C)
Outbuilding(s)- (C)

50. 217 Benton Boulevard: Three story stone irregular plan church designed by L. Grant Middaugh and built in 1907. This Romanesque style Presbyterian church has a limestone foundation, rusticated stone walls and a cross gable roof with asphalt shingles. The main (W) facade displays a large gable end with a narrow arched, louvered window in its apex. Bands of five stained glass windows in arched surrounds are centrally located on the first and second stories of the main facade. The main entrance with arched double doors is set back from the main facade into the South bay. Another large gable end faces South. (C)

51. 3123-21 Thompson Avenue: Three story, three bay, stretcher bond brick apartment building with a limestone foundation and flat tar and gravel roof. The central entrance of this building, constructed in 1916, is enhanced by an unusual concave gable wall, creating the stoop porch. Each unit has a small balcony accessible through double doors. Stone tile and patterned brick work decorate the main (north) facade. Dentils decorate the eaves. One of three identical buildings in a row. (C)

52. 3119-17 Thompson Avenue: Three story, three bay, stretcher bond brick apartment building with a limestone foundation and flat tar and gravel roof. The central entrance of this building, constructed in 1916, is enhanced by an unusual concave gable wall, creating the stoop porch. Each unit has a small balcony accessible through double doors. Stone tile and patterned brick work decorate the main (north) facade. Dentils decorate the eaves. One of three identical buildings in a row. (C)

53. 3115-13 Thompson Avenue: Three story, three bay, stretcher bond brick apartment building with a limestone foundation and flat tar and gravel roof. The central entrance of this building, constructed in 1916, is enhanced by an unusual concave gable wall, creating the stoop porch. Each unit has a small balcony accessible through double doors. Stone tile and patterned

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brick work decorate the main (north) facade. Dentils decorate the eaves. One of three identical buildings in a row. (C)

54. 3111-3101 Thompson Avenue: One story, contemporary apartment building. This gray brick, Ranch styled apartment building, built in 1956, has a shallow hip roof and shed roof porches at either end of the main (north) facade. (NC)

55. 3110 Thompson Avenue: Two story, stretcher bond brick, two bay, rectangular plan residence built c. 1895. This simple Vernacular home has a limestone foundation and a front gable roof with returns clad in asphalt shingles. The three-quarter length porch is covered by a gable roof supported by battered posts. Paired, arched windows are centered on the first and second stories. There is an addition including an attached garage on the east facade. (C)

56. 532-34 Gladstone Boulevard: Two story, stretcher bond brick, three bay, rectangular plan apartment building constructed in 1925. This structure, designed by Besecke & DeFoe and built by Gus Agee Realty Co., has a limestone foundation, and flat tar and gravel roof. Similar in plan and design to other apartment buildings in the area, with the entrance centered on the main (east) facade and flanked by apartment units. A brick retaining wall fronts the property. Identical to 528-30 and 522-24 Gladstone Boulevard with the exception of open first story porches on this building. (C)

57. 528-30 Gladstone Boulevard: Two story, stretcher bond brick, three bay, rectangular plan apartment building constructed in 1925. This structure, designed by Besecke & DeFoe and built by Gus Agee Realty Co., has a limestone foundation, and flat tar and gravel roof. Similar in plan and design to other apartment buildings in the area, with the entrance centered on the main (east) facade and flanked by apartment units. A brick retaining wall fronts the property. Identical to 532-34 and 522-24 Gladstone Boulevard with the exception of enclosed first story porches on this building. (C)

58. 527 Gladstone Boulevard: The George B. Beatty Residence. Two and one half story, stretcher bond brick, rectangular plan home. This American Foursquare, built by Taylor & Winn in 1909, has a limestone foundation, and hipped roof with asphalt shingles. The porch's shallow hipped roof is supported by decorative stone piers. The entrance on the main (west) facade is flanked by sidelights. Hipped dormers face north, west and south. Decorative stone work is seen in the outer corners of the main facade. A concrete driveway on the north side leads back to a one story, two car garage. (C) Outbuilding(s)- (C)

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59. 523 Gladstone Boulevard: Two and one half story, stretcher bond brick, rectangular plan residence. This American Foursquare, built in 1899, has a limestone foundation and hipped roof with asphalt shingles. The full length porch is covered by a hipped roof supported by brick piers and Ionic columns. Hipped dormers face north, west and south. Decorative Terra Cotta plaques flank the small window centered on the second story of the main (west) facade. A concrete driveway on the south side leads back to a one story frame, two car garage with a hipped roof. (C) Outbuilding(s)- (C)

60. 522-24 Gladstone boulevard: Two story, stretcher bond brick, three bay, rectangular plan apartment building constructed in 1925. This structure, designed by Besecke & DeFoe and built by Gus Agee Realty Co., has a limestone foundation, and flat tar and gravel roof. Similar in plan and design to other apartment buildings in the area, with the entrance centered on the main (east) facade and flanked by apartment units. A brick retaining wall fronts the property. Identical to 532-34 and 528-30 Gladstone Boulevard with the exception of enclosed first story porches on this building. (C)

61. 512 Gladstone Boulevard: Two and one half story, stretcher bond brick, irregular plan residence built by Martin Tomlinson in 1890. This Queen Anne home has a limestone foundation and a complex roof covered with asphalt shingles. Two story porches with classical detailing, and a three story tower topped with a witches cap grace the main (east) facade. Stepped gable dormers accent the roofline on the east and north facades. A stone retaining wall fronts the property, and a cement driveway on the north side leads back to a one and one half story brick carriage house. (C) Outbuilding(s)- (C)

62. 511 Gladstone Boulevard: Loring W. Craig residence. Three story, brick and frame, irregular plan home built in 1890. This Queen Anne style residence has a limestone foundation and a complex, cross gable roof with asphalt shingles. Numerous steep gable rooflines and dormers, decorative brick, wood shingles, fishscale shingles and a tower on the northwest corner, accentuate the home. A balcony is located above the entrance on the main (west) facade, and a large portico extends out on the south facade. A limestone retaining wall fronts the property. Loring W. Craig was President of the Craig & McRoberts Sand Company. (C)

63. 509 Gladstone Boulevard: Two and one half story, stretcher bond brick, rectangular plan residence attributed to W.H. Craig & Co., Realtors, and built in 1890. This simple Queen Anne home has a limestone foundation and a cross gable roof with asphalt shingles. The wrap-around porch spans the full length of the main (west) facade and one-third the length of the south facade. The porch roof is supported by paired wooden piers. A gable dormer faces west. The north bay of the second story on the main facade projects slightly and a ribbon of three windows is centered in the gable wall of the

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main facade. A limestone retaining wall borders the west and south sides of the property. (C)

64. 500-02-04-06 Gladstone Boulevard: Four story, stretcher bond brick, rectangular plan apartment building designed by Albert Turney and built in 1904. This large, brown brick, Classical Revival styled building has a limestone foundation and a flat, tar and gravel roof. The two entrances on the main (east) facade are symmetrically set at either end of the building. Both have Doric porticos, side lights and transoms. The heavy cornice has large carved wood dentils. Four-tiered, recessed porches are located in the north, central, and south bays of the main facade. Set close to the curb on a corner lot, a concrete driveway behind the building leads to a row of ten one story brick garages with a flat roof. (C) Outbuilding(s)- (C)

65. 444 S. Gladstone Boulevard: Two and one half story stone rectangular plan, three bay residence built in 1902. This Modified Mission style home has a limestone foundation, ashlar stone wall treatment and a hipped roof covered in Spanish tile. A curved parapet dormer is located atop the main (E) facade. The verandah extends the length of the main facade and has a single story portico supported by stone piers centrally located. Gable dormers face North and South. Carved wood modillions and dentils are visible under the eaves. A secondary entrance and tripartite bay window is located on the South facade. (C)

66. 435 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Selby Kurtiss and built in 1904. This Modified Classical Revival home has a limestone foundation and a hipped roof with asphalt shingles. The centrally located entrance on the main (W) facade is graced by a single story portico. Hipped dormers face North, South and West. There is a curved bay window on the North facade, archer window surrounds on the first story. A secondary entrance is located on South end of the main facade. Behind the house is a one car garage/carriage house with brick walls and a tile covered hipped roof with dormers. (C) Outbuilding(s)- (C)

67. 433 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence built in 1904. The home has a limestone foundation and a bellcast hipped roof with asphalt shingles. The front porch, supported by brick piers and Doric columns, runs along the main (W) facade. Bellcast hipped dormers face South, West and North. A central window on the second story of the main facade is enhanced with decorative swan's neck pediment and carved stucco garland. A concrete driveway on the North side leads back to a one and one half story carriage house with a hipped bellcast roof and a large, centrally located hipped bellcast dormer on the main (W) facade. (C) Outbuilding(s)- (C)

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68. 429 S. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, three bay residence built in 1902. This American Foursquare style house has a limestone foundation, stone and wood shingle wall treatment and a bellcast hipped roof with asphalt shingles. The front porch, supported by round piers of rubble limestone, runs two thirds the length of the main (W) facade at the South end. A short, round tower is located on the Northwest corner. Gable dormers face North, West and South. A tripartite bay window and exterior stone chimney are located on the South facade. A concrete driveway on the South end leads back to a one and one half story frame and limestone two car garage with hip roof and hip dormer on main (W) facade. (C) Outbuilding(s)- (C)

69. 426 S. Gladstone Boulevard: Two and one half story stone rectangular plan home designed by Root & Siemens and built in 1902. This Mission style residence has a limestone foundation, squared rubble limestone wall treatment and a gable roof covered in Spanish tile. Curvilinear parapet dormers top the main (E) facade echoing the parapeted portico roof, accented by stone urns and coping, arching over the entrance to the porch. The porch extends uncovered across one third of main facade and around two thirds of the South facade. Two exterior stone chimneys are located North and East. A polygonal tower is located on the North East corner. There are two oriel windows on the South facade and heavy brackets under the eaves on the North and South facades. A concrete driveway on the West end of the property leads back to a one and one half story stone two car garage with a cross gable roof. (C) Outbuilding(s)- (C)

70. 425 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan residence built in 1888. This Queen Anne style home, currently under restoration, has a limestone foundation and a hipped roof with asphalt shingles. The porch, with cut limestone balustrade, runs the length of the main (W) facade, extends into a circular extrusion on the Southwest, and continues down three quarters of the South facade. The gable wall dormer on the main facade is heavily bracketed and retains the door that once lead out to a small balcony. Heavy brackets are also visible under the eaves. An exterior patterned brick chimney is located on the South. A limestone retaining wall runs the length of the property along the main facade. A concrete driveway on the North leads back to a one and one half story brick carriage house with a gable roof with hip dormer centrally located on the main (W) facade. (C) Outbuilding(s)- (C)

71. 421-19 S. Gladstone Boulevard: Three story stretcher bond brick rectangular plan, three bay apartment building designed by Herman J. Stroeh and built in 1910. This six unit apartment building has a limestone foundation and a flat tar and gravel roof. A three tiered portico decorated with patterned brick graces this otherwise plan cubic structure. A stepped parapet hides the flat roof behind it. Carved wood brackets support the simple cornice. (C)

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72. 418-20 S. Gladstone Boulevard: One and one half story frame irregular plan, three bay duplex built in 1967. This residence has a concrete foundation, brick wall treatment and a varied roof with composition shingles. The central portion of the main (E) facade projects slightly and entrance door to each unit are located on either side of the main facade. (NC)

73. 415 S. Gladstone Boulevard: Two and one half story brick and frame rectangular plan residence built in 1903. This Foursquare house with Colonial Revival features has a limestone foundation, stretcher bond brick and shingle wall treatment and a hipped roof with asphalt shingles. A hipped dormer with multi-light upper sash tops the main (W) facade. Gable dormers face North and South. An entresol Palladian window is located above the secondary entrance in the projecting bay on the North facade. Brick quoins decorate the North and South corners of the main facade. Patterned brick porch piers support the hipped roof on the main facade. A driveway on the North side leads back to a two story brick and frame carriage house with shallow gable roof and asphalt shingles. (C) Outbuilding(s)- (C)

74. 414 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Louis Curtiss and built in 1902. This home has a limestone foundation and a hipped roof with asphalt shingles. Classicized porch posts on the main (E) facade support a shallow hipped roof decorated with dentils. Rounded dormers with decorative moldings face North, East and South. An oriel window with columns in antis is centrally located on the main facade. A tripartite bay window is located on the North facade. (C)

75. 412 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Shepard & Farrar and built in 1901. This home has a limestone foundation and a hipped roof covered with Spanish tiles. A shallow hip porch roof with Spanish tile runs across the main (E) facade and part-way down the North facade. Hipped dormers with Spanish tile and carved wood modillions under the eaves face North, South and East. Brick quoins decorate the corners of the house and edge the central entrance and central window on the second story of the main facade. A driveway on the South side leads back to a one and one half story brick two car garage with a gable roof and one gable dormer on it's main (E) facade. (C) Outbuilding(s)- (C)

76. 411 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence built in 1903. This Colonial Revival style house has a limestone foundation and gable roof with asphalt shingles. Gable dormers on the main (W) facade add to the home's symmetrical disposition, as do fluted pilasters on the North and South corners of the main facade. Classical swag decoration is visible in the frieze above the

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tripartite window in the main facade. A driveway on the South side leads to a one and one half story stretcher bond brick carriage house with a gable roof and three gable dormers evenly spaced on the main (W) facade. (C)
Outbuilding(s)- (C)

77. 410 S. Gladstone Boulevard: Two and one half story stretcher bond brick and frame rectangular plan, two bay residence designed by Samuel B. Tarbett & Co. and built in 1913. This home has a limestone foundation, brick and stucco wall treatment and a steep gable roof covered with Spanish tile. Half timbers are visible in the apex of the gable end and wood brackets are seen under the eaves. The front porch, with gable roof also of Spanish tile, is located on the South side of the main (E) facade. The half timbers in the apex of the main roof are echoed in the apex of the porch roof. A two car garage frame garage with a flat roof and parapet is located behind the house. (C) Outbuilding(s)- (C)

78. 409 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan, three bay residence designed by Howe, Hoit & Cutler and built in 1904. This house has a limestone foundation and a bellcast hip roof with asphalt shingles. The front porch on the main (W) facade has a central gable with decorative barge-board. Hipped roof dormers face North, South and West. A central bay projects from the main facade with coupled entresol windows framed by coupled brick piers at the second story. Carved wood modillions are set beneath deep eaves. Brick quoins adorn the Northwest and Southwest corners. Hip dormers face North and South and a large shed dormer tops the main (W) facade. A one and one half story brick carriage house with a bell-cast hip roof with dormers is located behind the residence. (C) Outbuilding(s)- (C)

79. 406 S. Gladstone Boulevard: Two and one half story frame rectangular plan three bay residence designed by W.E. Armmintrout and built in 1910. This house has a limestone foundation, stucco wall treatment and a hipped roof covered in tile. A shallow porch roof with a central arch extends across the main (E) facade. A tripartite bay window is centrally located on the second story of the main facade. Multi-paned, star-pattered upper sashes decorate the windows on the second and third stories. Hipped dormers face North, South and East and patterned brick chimneys are located on the North and South sides. A one car frame, gable front garage is located behind the home. (C) Outbuilding(s)- (C)

80. 405 S. Gladstone Boulevard: Two story frame, three bay residence built c. 1923. This home has a limestone foundation, stucco wall treatment and a hip roof covered in Spanish tile. Although the house has been remodeled, some of the original Colonial Revival details are evident in the arched window openings on the first floor of the North facade and swan's neck pediment above the front door on the main (W) facade. A stuccoed retaining wall runs along the front of the property. (C)

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81. 400 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan three bay residence built in 1911. This home has a limestone foundation and a bellcast hip roof with asphalt shingles. Bellcast hipped dormers face North, South and East. The front porch runs the length of the main (E) facade and is covered by a shallow hipped roof. A carved classicized plaque is centrally located on the second story of the main facade. The North facade has a three story projecting entresol bay window with a secondary entrance beneath it. A limestone retaining wall runs along the Northern edge of the property. (C)

82. 357 S. Gladstone Boulevard: Two and one half story brick and frame rectangular plan residence built in 1905. This home has a limestone foundation, stretcher bond brick and shingle wall treatment and a bellcast hipped roof with asphalt shingles. The porch runs along the main (W) facade and around two thirds of the South facade. Hipped dormers face North, South and West. All eaves are decorated underneath with dentils and large wood modillions. An original brick one car garage with gable roof behind the house has been extensively added to, making a now four+ garage and storage shed. (C) Outbuilding(s)- (NC)

83. 345 S. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, three bay residence built in 1905. This American Foursquare style home has a limestone foundation, stone and shingle wall treatment and a hip roof with asphalt shingles. The front porch runs along the main (W) facade and is supported by a single large turned limestone post. A two story limestone tower is located on the Northwest corner and hipped roof dormers with multi-light upper sashes face North, South and West. An entresol bay window with secondary entrance below is located on the North facade. (C)

84. 341 S. Gladstone Boulevard: Two and one half story stone rectangular plan, three bay residence built in 1908. This Colonial Revival style house has a limestone foundation, limestone wall treatment and a hipped roof with asphalt shingles. The two story portico on the main (W) facade is supported by massive fluted columns. A small balustrade balcony is centrally located on the porch roof. The front door is decorated with leaded, beveled glass. A balcony supported on heavy knee braces is located above the central entrance. Gable dormers face North and South. A concrete driveway on the South leads to a one and one half story limestone carriage house with gable roof and a shed roof dormer on the main (W) facade. (C) Outbuilding(s)- (C)

85. 340 S. Gladstone Boulevard: Three story brick and frame irregular plan residence built c. 1890. This massive Queen Anne style home has a limestone foundation, stretcher bond brick and slate shingle wall treatment and a multi-gable roof with slate shingles. The front porch runs the length of the main (E) facade and around two thirds of the South facade. The main

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entrance on the main facade is graced with large double doors with stained glass transoms overhead. A curved, three story bay with curved stained glass windows topped by a conical roof and finial projects off the North facade. A circular domed oriel with finial is located on the Southeast corner. A limestone retaining wall edges the property on the North, East and South sides. A concrete driveway on the North leads back to a one and one half story brick carriage house with gable roof of slate shingles. A large shed dormer is centrally located on the main (E) facade. (C)
Outbuilding(s)- (C)

86. 338 S. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, two bay residence built in 1916. This American Foursquare style home has a limestone foundation, limestone and stucco wall treatment and a cross gable roof with asphalt shingles. Gable ends face North, South, East and West. The front porch runs the length of the main (E) facade. Dentils enhance deep bracketed eaves and patterned upper sash are found in the upper stories. Gabled tripartite oriel windows on the main facade are set inside the main roof gable. (C)

87. 336 S. Gladstone Boulevard: Two and one half story frame rectangular plan, three bay residence built in 1916. This house has a limestone foundation, stucco wall treatment and a hipped roof with asphalt shingles. The shallow hip roof has broad eaves and the Northeast and Southeast corners project slightly. A second story porch enclosed by a short balustrade has been added to the main (E) facade. Hipped dormers face North, South and East. (C)

88. 335 S. Gladstone Boulevard: Two and one half story stone rectangular plan, three bay residence designed by Keene & Simpson and built in 1909. This Modified Mission style home has a limestone foundation, rusticated stone walls and a hip roof covered in Spanish tile. Curvilinear wall dormers face West, North and South. A small portico is centrally located on the main (W) facade. A projecting entresol window with Spanish tiled hip roof is located on the North facade. A secondary entrance and porte-cochere are located on the South facade. A concrete driveway on the South side leads back to a one and one half story stone 2 car carriage house with hip roof in Spanish tile and hipped dormers facing North and South. (C) Outbuilding(s)- (C)

89. 330 S. Gladstone Boulevard: Two and one half story brick and frame rectangular plan, two bay residence built c. 1916. This Foursquare style house has a limestone foundation, stretcher bond brick and stucco wall treatment and a gable roof with asphalt shingles. The front porch, now enclosed, runs the length of the main (E) facade. Knee braces and exposed rafters are visible under the roof's deep eaves. Gable dormers face North and South and entresol bay windows with gable roofs are located on the North and South facades. (C)

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90. 326 S. Gladstone Boulevard: Two and one half story stone and stucco rectangular plan, three bay residence built in 1915. This American Foursquare style house has a limestone foundation, rusticated limestone and stucco walls and an asphalt shingled roof. The first story has ashlar faced quoins and the gabled roof has pedimented end wall with wide modilioned eaves. Pedimented dormers are joined by a shed roof dormer. An oriel window projects from the South wall and an open deck with central portico runs the length of the main facade. (C)

91. 325 S. Gladstone Boulevard: Two and one half story stone and frame rectangular plan, two bay residence built in 1922. This house has a limestone foundation, stone, stucco and replacement metal siding and a gable roof with asphalt shingles. The front porch on the main (W) facade is enclosed with glass. An entresol window with hip roof and secondary entrance below is located on the North facade. A limestone retaining wall runs along the driveway on the North end of the property. A frame, two car garage with stucco walls and clipped front gable roof is located behind the residence. (C) Outbuilding(s)- (C)

92. 317-15 S. Gladstone Boulevard: Two and one half story stretcher bond brick rectangular plan three bay residence built in 1928. This Duplex has a limestone foundation and a hipped roof with asphalt shingles. A two story porch projects from the North half of the main facade. Entrances are located on the North and South sides of the main (W) facade. Hipped dormers face North and South. A two car, brick garage with a flat roof is located behind the house. (C) Outbuilding(s)- (C)

93. 311 S. Gladstone Boulevard: One and one half story frame rectangular plan, three bay residence built in 1924. This Bungalow style home has a brick foundation, replacement metal siding and a gable roof with asphalt shingles. A simple portico with gable roof above the main entrance on the main (W) facade. Main entrance has flanking side-lights. Two gabled dormers face West. A two car frame, front gable garage is located behind the house. (C) Outbuilding(s)- (C)

94. 306-04 S. Gladstone Boulevard: Three story stretcher bond brick rectangular plan, three bay six unit apartment building designed by Samuel B. Tarbett and built in 1913. The Concourse Apartments, Vernacular with Classical Revival elements, has a limestone foundation and a flat-tar and gravel roof. The central front entrance is covered by a small hipped tile roof and flanked by three-tiered porticos with tiled roofs and battered piers. Classical embellishments are visible in the balusters and brackets under the eaves. (C)

95. 305-03-01 S. Gladstone Boulevard: One story stretcher bond brick irregular plan triplex with a hipped roof and composition shingles built in

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1956. The main (W) facade is marked by protrusions and recessions and three evenly spaced entrance doors. (NC)

96. 300-02 S. Gladstone Boulevard: Five story stretcher bond brick rectangular plan, five bay, sixteen unit apartment building designed by Tarbett & Fuller and built in 1912. The main (E) facade of this Classical Revival style building displays three stories while the land drops off behind to expose five stories on the West facade. The main entrance is centrally located on the main facade. Recessed porches on each story are located in the outer bays. Bracketed eaves and smooth lug sills embellish an otherwise plain symmetrical design. (C)

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Scarritt Point South Historic District [preferred]
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Architect/Builder

Stroeh, Herman J.
Smith, Charles A.
Brooks, Benjamin H.
Dean, Chester E.
Middaugh, L. Grant
Besecke & DeFoe
Gus Agee Realty Co.
Turney, Albert
Kurtiss, Albert
Root & Semens
Curtiss, Louis J.
Shepard & Farrar
Tarbett, Samuel B.
Tarbett & Fuller
Howe, Hoit & Cutler
Armmintrout, W.E.
Keene & Simpson

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Scarritt Point South Historic District [preferred
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Summary

The Scarritt Point South Historic District of Kansas City Missouri is significant under National Register criterion A and C. The district is significant under criterion A in the area of Community Planning and Development. By the late 1890's the City of Kansas City was beginning its third major building boom since the Civil War, and industry was expanding into once residential neighborhoods. Neighborhoods that were once the pride of Kansas City found themselves at the very edge of manufacturing, processing and meat-packing concerns. At the same time, the Kansas City Parks Department, as part of the City Beautiful movement, was making real progress in an area east of Downtown near Reverend Nathan Scarritt's old homestead. New parks and boulevards with modern city services brought Kansas City's leading citizens to what was already being called the "Scarritt Point" neighborhood. The development of the Scarritt Point neighborhood was a direct result of the progress of the parks and boulevard system in the area, and the quest of affluent Kansas Citizens to find new, more fashionable residences.

The district gets its name from Reverend Nathan Scarritt, who, during the intense border warfare of the Civil War, bought farmland and built a log cabin on what was from then on known as Scarritt's Point. By the late 1880's, Scarritt had acquired most of the land encompassing the current Scarritt Point Historic District, listed in the Kansas City Register of Historic Places (listed 11/10/83), and began platting and selling lots. Soon after the turn of the century, and more than a decade after the death of Nathan Scarritt in 1890, the neighborhood began to adopt the name Scarritt Point, rather than Scarritt's Point. A stone monument now marks the parcel of land on which Reverend Scarritt built his log cabin and it is still a reference point for residents and tourists alike.

The buildings of this district, as a whole, are significant under National Register criterion C in the area of Architecture. Although more than a few buildings were constructed before the turn of the century, most were built soon after 1900. Prominent merchants, lawyers, politicians and others built a number of high-styled and vernacular homes in the area. Most of the present appearance of the district dates from this era. The majority of the houses in the district follow the American Foursquare design, constructed mainly of either brick or stone. However, Queen Anne, Colonial Revival, Italianate and Craftsman Bungalow are also well represented. The vast majority of the structures in the district retain a high degree of integrity of location, design, setting, materials, workmanship, feeling and

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Scarritt Point South Historic District [preferred
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association. Of the 134 buildings located within the boundaries of the Scarritt Point South Historic District, 121 are contributing.

Community Planning & Development

The area that now comprises the Scarritt Point South Historic District was vacant farmland before the Civil War. The City of Kansas (as it was then known) was located about one mile to the west and the City of Independence was about six miles to the east. The only connection the area had to these cities was the Independence Road, one block south of the district boundary. This road, now Independence Avenue and Boulevard, ran directly from Independence to Kansas City.



The district gets its name from Methodist Minister, Reverend Nathan Scarritt. Scarritt began his chosen work evangelizing the Indians in the fall of 1848 with Reverend Thomas Johnson in what is now the state of Kansas. He taught and preached in the Missions of the Shawnee, Delaware, Wyandotte and Kickapoo, and then was appointed to the churches in Lexington and Westport Missouri. In 1855, he went back to work in the Kansas Missions, returning to his home in Westport regularly.

The following excerpt from Scarritt's autobiography was reprinted in the Kansas City STAR on April 11, 1950.

"I pursued these ministerial labors in Kansas -- and I think those labors were not without good fruits -- until the close of 1861. By that time, Kansas, and indeed the whole western border, had become so distracted by the troubles of the war, that I thought it best to desist from my itinerant work, and to seek for myself and family a little house in some quiet place -- if such place could be found -- until these troubles should be over.

"Accordingly in the spring of 1862, I purchased forty acres of land where I now reside (even after 1876 three miles east of Kansas City), built upon it a log cabin with my own hands, and on the 6th of May this rude cabin in these (then) wild woods became our home. I worked very hard in trying to open here a little farm and make it a means of support for my family.

"But in the fall of 1863, after 'Order No. 11' had been issued, the country had become so full of robbers and desperadoes, though not included in that order, yet we thought it not safe to remain so far from military protection. Hence we moved to Kansas City, where we

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remained until after the war closed. During those two years, I taught school in the city.

"In the fall of 1865, we returned here to the farm, and here is still our home -- though greatly improved from what it was when it consisted of a single log cabin."

Over the years, the farm grew to over 140 acres. In 1885, the City of Kansas expanded south and east, annexing about half of Scarritt's land but leaving his new twelve room mansion on Cleveland Avenue outside the city limits. Subdivisions had been platted in the area as early as 1871 in anticipation of the city's growth. In the fall of 1886, Scarritt submitted the plat for the Melrose Addition, a large plat that encompassed the site of his original log cabin. Other plats followed until all of the current Scarritt Point district was subdivided by late 1887.

During the mid-1880s, Kansas City was experiencing a land boom the likes of which it had never seen, and would never see again. Properties often traded hands many times in one day, with all parties making tidy profits. Many out of state speculators became involved, nearly all netting a profit from Kansas City's skyrocketing land values. By late 1888, however, the bottom had fallen out. Fortunes were lost overnight as land values plummeted below even a reasonable price. Even then, few buyers could be found. Confidence in land values in Kansas City remained shaky for nearly the next twenty years. Evidence of this is seen in the development of the Melrose and East Melrose Additions, platted in 1886 and 1887, respectively. By 1900, only 19 homes, one school, and one church had been built within the 152 lot additions. Of that number, the school, church and five homes belonged to, or were donated by, the Scarritt family.

Also in the mid-1880s, another trend was beginning; the movement toward a park system in Kansas City. In 1885, the first 5½ acres of what would become North Terrace Park, located along the northern border of the Scarritt Point Historic District (currently listed in the Kansas City Register of Historic Places), were acquired by the City. It was not until the mid-1890s that a true plan for a park and boulevard system was acted on, however.

When the plan for North Terrace Park was first submitted to the Board of Park Commissioners by Landscape Architect George E. Kessler in 1893, one of the main objectives was to retain as much of the land's natural beauty as possible. Although those that opposed the park derided the area's steep and rocky landscape as "a squirrel pasture" that was "too rugged for a goat to climb," a great majority of Kansas Citians favored the plan. North Terrace Park was to be linked with other parks by a system of broad boulevards, one of which would be Gladstone Boulevard. Work on the boulevard, and North

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Terrace Park by 1896 was highly publicized, focusing on progress and "An earnest coming of parks and boulevards . . ." with a kind of 'your tax dollars at work' flair. From 1899 to 1920, nine tracts were acquired, bringing the total area of North Terrace Park to over 282 acres, costing \$1,031,845.94. The park's focal point was Cliff Drive. The drive was intended for leisurely carriage rides through the rugged landscape. The following description of Cliff Drive comes from a 1914 brochure published by the Kansas City Parks Department called, "The Park and Boulevard System of Kansas City, with itineraries for one, two and three hour trips for visitors to Kansas City."

Cliff Drive - the drive that has made Kansas City's park and boulevard system famous - meanders through the park for its entire length and, when completed to Indian Mound, will be, with its approaches, 5.98 miles in length. The first 0.46 miles of this drive was completed in 1900. When all the drives in this park, as planned, are completed, there will be 7.91 miles of the most picturesque drives in this country, every foot of which will be a surprise and a delight to the visitor, and a pride to the resident of the City.



Also during this period, Kansas City's premier upper-class neighborhood, Quality Hill, located along the bluffs West of downtown, was quickly losing its appeal. The growth of the downtown district had the neighborhood pinned against the bluffs, while below in the West Bottoms, industrial businesses and the cattle trade at the Stock Yard grew and blossomed, providing an unattractive environment for the residents

above. This, plus the fact that most of the homes in the area were between 15 and 35 years old, made residents of Quality Hill highly receptive to the idea of relocating.

The development of the Scarritt Point neighborhood was a direct result of the progress of the parks and boulevard system in the area, and the quest of affluent Kansas Citians to find new, more fashionable residences.

Architecture

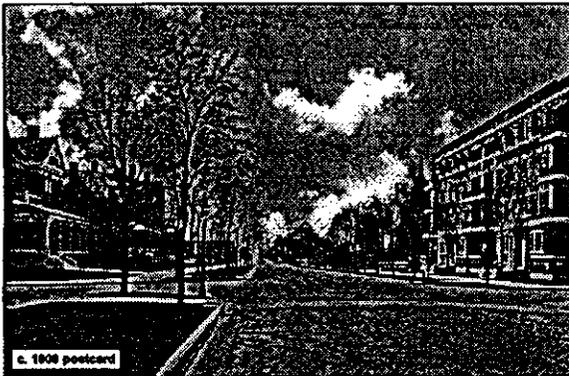
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The Scarritt Point South Historic District is significant under criteria C, in the area of architecture. The District contains over 80 residences built before 1930, many of them elegant mansions designed by leading local architects. Although many of these homes display a form and style popular in the affluent turn-of-the-century suburbs of larger cities throughout the country, others display an arguably unique, somewhat eclectic vernacular form.



The vast majority of the homes within the district have limestone foundations. In many cases, this limestone was found on-site either while digging the foundations or gathered from the cliffs nearby. Most homes in the district are wood framed with brick wall treatment, sometimes terminating at the second story where the treatment changes to clapboards or shingles, creating a shirt-waist effect. Beautiful examples of cut limestone wall

treatments are also found throughout the district. Composition asphalt shingles account for nearly all roofing material used within the district, although tile and slate are also represented.

The period of significance for the district begins in 1887, when the oldest residences in the district were constructed. These homes are of Queen Anne influenced designs, displaying characteristics such as steeply pitched, irregular rooflines, asymmetrical elevations, large porches sometimes running part-way down one or both side facades and built of a wide variety of materials with distinctive decorative detailing. These large homes are generally two and one half stories in height, constructed of either a combination of brick and frame or of cut limestone, located on large lots. Among the most notable of these is the two and one half story, sixteen-room mansion built in 1889 for Lawrence Pembroke Browne, located at 340 Gladstone Boulevard. The main facade presents a broad gable front with a conical roofed rounded bay and patterned brick chimney. Decorative shingles, deep wrap-around porch and rounded bays and with turrets enforce the Queen Anne style of the residence. Inside, the ideal of the Queen Anne style is reflected in the home's nine fireplaces, oak, cherry and pine woodwork, and ornate stained glass.

During the late 1890s, the Colonial Revival style figured prominently, featuring windows with multi-paned glazing balanced symmetrically on each

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facade, a centered front door accentuated by fanlights or sidelights sheltered by, in many cases, a pedimented portico. One of the district's best examples of this style is found in 411 S. Gladstone Boulevard. This two and one half story stretcher bond brick rectangular plan home was built in 1903. The home features three gable dormers on the main facade which add to the home's symmetrical disposition, as do fluted pilasters on the North and South corners of the main facade.

After the turn of the century, the predominant architectural design within the district was a subtype of the Prairie style know as the American Foursquare. Characterized by its simple rectangular plan, symmetrical facade, hipped rooflines accented by dormers, and full width porches. This style, and the Craftsman movement as a whole, was the beginning of a movement toward more efficient use of space in the home. This is dominant style within the district. Although there are many variations of this style represented in the district, one that follows the most common vernacular form is the E. Harry Kelly house located at 407 Benton Boulevard. Built in 1901 by Edward Kelly from standard plans, the home has a steep pitched, hip roof with brick and clapboard siding, and a full length front porch sheltered by a hip roof. As with many other American Foursquare homes in the district, the straight lines of this early example are broken by bay windows on the side facades and a hint of the Victorian era is shown in the home's modest stained glass.

Another style, sometimes similar in shape to the American Foursquare, and well represented in the district, is the Mission Style. Identified by its tile roof, Mission shaped parapet, wide eaves and open porches, the Mission Style home was a product of California, brought to the midwest by popular builder's magazines and forward-thinking architects. A fine example of this style is found in 426 South Gladstone Boulevard. This two and one half story stone home was designed by local architects Root & Siemens and built in 1902. It has squared rubble limestone wall treatment and a gable roof covered in Spanish tile. Curvilinear parapet dormers top the main facade and echo the parapeted portico roof, accented by stone urns and coping, arching over the entrance to the porch. The porch extends uncovered across one third of main facade and around two thirds of the side.

Residential construction in the district after 1910 saw the advance of the Craftsman movement in Bungalow design, seen in one story homes with low-pitched side gable roofs with wide eaves and exposed rafters. This style was the result of the continuing effort toward more efficient living. Although few in number, the district does contain some good examples of this style. One such example is found in 311 S. Gladstone Boulevard. This one and one half story, frame, rectangular plan residence was built in 1924.

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The home has a brick foundation, a simple portico with gable roof above the main entrance, which is flanked by side-lights.

The majority of homes built in the district after 1920, however, fall within the Modern style. One story Ranch homes, characterized by broad facades and very low-pitched roofs, Split-Level homes, with one story wings and integrated garages, and Minimal Traditional style homes, smaller, simpler versions of the earlier, Tudor style, dot the district. Most are the result of infill construction following the demolition of the land's original occupant. Although the majority of these homes within the district are not yet considered significant, it is only a matter of a short time before they can be added as contributing structures.

The Scarritt Point South Historic District contains a good number of works by the City's leading turn-of-the-century architects. Louis Curtiss, architect of the Standard Theater (Folly Theater, 1900) (NR, 1974) and the Bernard Corrigan Residence, 1913 (NR, 1978), designed 414 S. Gladstone Boulevard. This was one of Curtiss's earliest residences. Louis Singleton Curtis (1865-1924) came to Kansas City around 1890 claiming to have studied at the L'Ecole des Beaux Arts in Paris. Although this has never been verified, and Curtis' training is still a mystery, he left an indelible mark of fine architecture in Kansas City. Curtis never married, and is buried in an unmarked grave in St. Louis.

The firm of Root & Siemens, architects for the Scarritt Building and the Scarritt Arcade (NR, 1971) and the George B. Peck Dry Good Co. Building (NR, 1980), designed 426 S. Gladstone Boulevard. Walter Clark Root (1859-1925) was born in Atlanta, Georgia and came to Kansas City in 1886. Ten years later, he formed a partnership with George Mellin Siemens. Siemens (1864-1951) was born in Jefferson City, Mo. and raised in St. Joseph, Mo. He graduated from the school of architecture at Cornell University in Ithica, N.Y., then moved to Kansas City.

The firm of Keen & Simpson, architects for the Land Bank Building (NR, 1985) and the Gate City National Bank (NR, 1983), designed 335 S. Gladstone Boulevard.

Charles A. Smith (1867-1948), architect for the Kansas City Public Library Building (NR, 1977) and the Attucks School (NR, 1991), designed 328 Benton Boulevard and 320 Benton Boulevard. Smith came to Kansas City in 1887 from Des Moines. One year later he was hired as the architect for the Kansas City, MO School Board, where Smith designed over 50 school buildings before he retired in 1936. He was a partner in the firm of Smith, Rea & Lovitt until 1920.

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Samuel Barker Tarbett (1871-1945), architect for the Kansas City Athenaeum (NR, 1979) and the Graphic Arts Building in Kansas City, also designed **410 and 304-06 S. Gladstone Boulevard**.

Other noteworthy local architects whose works are featured prominently throughout the district include: **L. Grant Middaugh (217 Benton Boulevard); Herman J. Stroeh (332 Benton Boulevard, 419-21 S. Gladstone Boulevard); Benjamin H. Brooks (318 Benton Boulevard)**.

The Scarritt Point Historic District (currently listed in the Kansas City Register of Historic Places), boasts a history closely tied with Kansas City as a whole. The district represents the first migration of affluent citizens from an older, once upper-class neighborhood to a newly-fashionable suburb. Its architecture is linked with the names of many persons instrumental in Kansas City's political, economic and religious growth and development. The District's first residents include many presidents and vice-presidents of major manufacturing, natural resource and insurance corporations, hotel proprietors, real estate developers, Law Firm partners, and former Mayors, City Attorneys and Aldermen. In fact, Gladstone Boulevard, from the 3200 block to the 3600 block, in the northern portion of the district, was known as Judges Row around the turn-of-the-century. Many of the homes are of a design which is unique within the City and are evidence of an age when great fortunes were made quickly. When J. C. Nichols began development of the Country Club District around 1910, the area suffered attrition from the second migration of well-to-do families. However, the Scarritt Point Historic District has faired well through the progressive phases of its history and continues today as a strong, thriving, residential community, proud of its prestigious past.

On November 10, 1983, the Scarritt Point Historic District was listed on the Kansas City Register of Historic places and was certified by the Department of the Interior. Today, the district remains largely as it was during its era of development and retains its historic integrity.

Explanation

It should be made clear here that there is little or no difference between the Scarritt Point North and Scarritt Point South Historic Districts. Both posses near-identical elements in terms of location, design, setting, materials, workmanship, feeling and association. Both present nearly equal proportions of buildings representing the predominant architectural styles discussed below. Both districts also have properties of similar age ranges and both were developed during the same period. Both districts share a singular listing in the Kansas City Register of Historic Places (November 10, 1983) as the Scarritt Point Historic District. However, due to the

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tighter restrictions of the National Register of Historic Places, and a one block area of the district that does not contain enough significant or unaltered buildings to maintain a link between the two, it was decided that the district should be split. For this reason, both the Scarritt Point North and Scarritt Point South Historic District nominations presented herein will differ only in boundary description, boundary justification and the individual property descriptions and references found in Section 7 and 8.

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Scarritt Point South Historic District [preferred
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Major Bibliographic References:

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- Brown, Theodore A. and Dorsett, Lyle W. K.C. A History of Kansas City, Missouri. Boulder: Pruett Publishing Company, 1978.
- Ehrlich, George Kansas City, Missouri: An Architectural History, 1821-1990. Columbia, MO: University of Missouri Press, 1992
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- Wilson, William H. The City Beautiful Movement in Kansas City. Kansas City: The Lowell Press, Inc., 1990.
- Worley, William S. J.C. Nichols and the Shaping of Kansas City. Columbia, MO: University of Missouri Press, 1990
- A Place in Time. Kansas City: Landmarks Commission, 1977.
- Kansas City STAR, April 11, 1950. "Nathan Scarritt Found Wilderness Here in Early Missions to Indians"
- Kansas City STAR, June 7, 1896. "100,000 Yards of Earth, This Has Gone To Build Up A Boulevard."
- Kansas City STAR, May 5, 1901. "Eleven Miles of Boulevard Drive"
- Jackson County Court House, Recorder of Deeds Office, Deed and Plat records, 1871 - 1919
- Landmarks Commission of Kansas City, Missouri. Kansas City Register of Historic Places Nomination and Historic Inventory forms for the Scarritt Point Historic District. Case No. 0068-D 11/10/83

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Jackson County, M

UTM References

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| E. 15/366450/4329720 | I. 15/366250/4329780 |
| F. 15/366450/4329750 | J. 15/366250/4330300 |
| G. 15/366330/4329750 | K. 15/366480/4330280 |
| H. 15/366330/4329780 | L. 15/366480/4330330 |

Verbal Boundary Description:

The boundary for the Scarritt Point South Historic District is illustrated by the heavy solid line on the accompanying map labeled "Scarritt Point North Historic District" (adapted from a planimetric map prepared by the Kansas City, Missouri, Planning and Development Department), drawn to a scale of 1"-200'.

Verbal Boundary Justification:

The boundary for the Scarritt Point South Historic District is drawn to include the largest number of contiguous historic structures which retain their integrity on and around Boulevards planned in conjunction with the construction of North Terrace Park, Benton and Gladstone Boulevards. The district boundary on the south is drawn to exclude modern residential and commercial structures, and follows existing property lines. The East and West boundaries also follow existing property lines and are drawn to include all ancillary structures associated with the primary buildings facing the Boulevards, and to exclude buildings beyond these boundaries which have either lost integrity, do not match the scale and massing of those fronting the Boulevards, or are do not fall within the period of significance outlined in Section 8. The district boundary on the North has been drawn to abut Concourse Park (a part of North Terrace Park), and include Eastminster Presbyterian Church. Many of the buildings beyond this boundary have either lost integrity, do not match the scale and massing of those fronting the Boulevards, or do not fall within the period of significance outlined in Section 8. Although significant residential properties are located beyond this boundary, there are too few to establish the necessary link to Scarritt Point North.

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The following information is the same for all photographs:

Name of property: Scarritt Point South Historic District, Kansas City

County, state: Jackson County, MO

Location of negatives: Brad Finch, 407 Benton Blvd., Kansas City, MO 64124

1. Photographer: Brad Finch
Date: January 1997
517 Benton Blvd. in foreground, view from northwest
2. Brad Finch
January 1997
526 Benton Blvd. in center, view from southeast
3. David Remley
June 1995
437 Benton Blvd. in foreground, view from southwest
4. David Remley
June 1995
407 Benton Blvd. in foreground, view from northwest
5. David Remley
June 1995
336 Benton Blvd. on left, view from southeast
6. David Remley
June 1995
328 Benton Blvd. on left, view from northwest
7. David Remley
June 1995
320 Benton Blvd. in center, view from southeast
8. David Remley
June 1995
217 Benton Blvd. on left, view from northwest
9. Brad Finch
January 1997
3113-3115 Thompson Ave., view from northwest
10. Brad Finch
January 1997
532-534 S. Gladstone Blvd., view from southeast

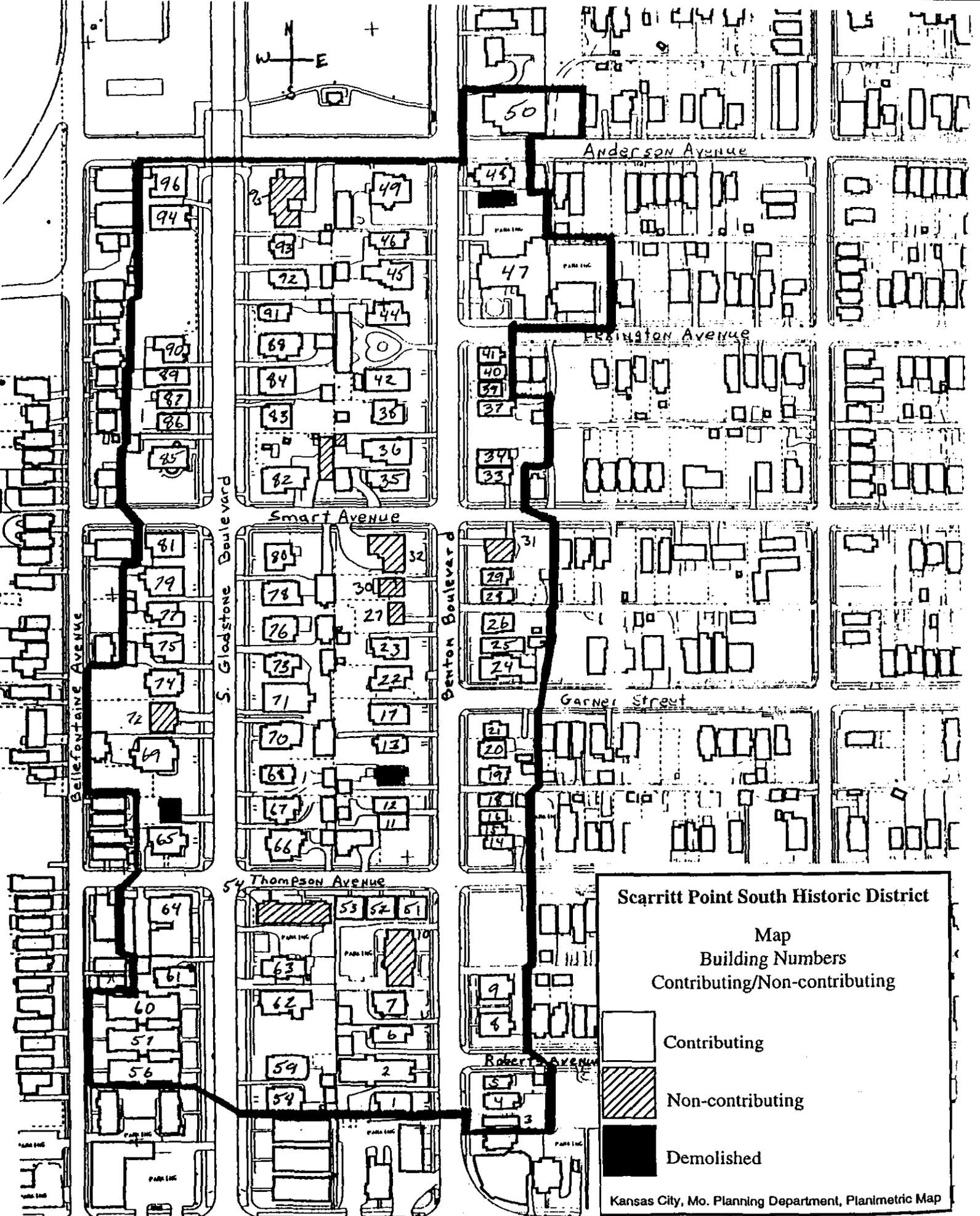
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photographs Page 37

Scarritt Point South Historic District [preferred]
Jackson County, MO

11. David Remley
June 1995
426 S. Gladstone Blvd. on right, view from northeast
12. David Remley
June 1995
414 S. Gladstone Blvd. on left, view from southeast
13. David Remley
June 1995
411 S. Gladstone Blvd. in center, view from southwest
14. David Remley
June 1995
405 S. Gladstone Blvd. on left, view from northwest
15. David Remley
May 1996
340 S. Gladstone Blvd., view from east



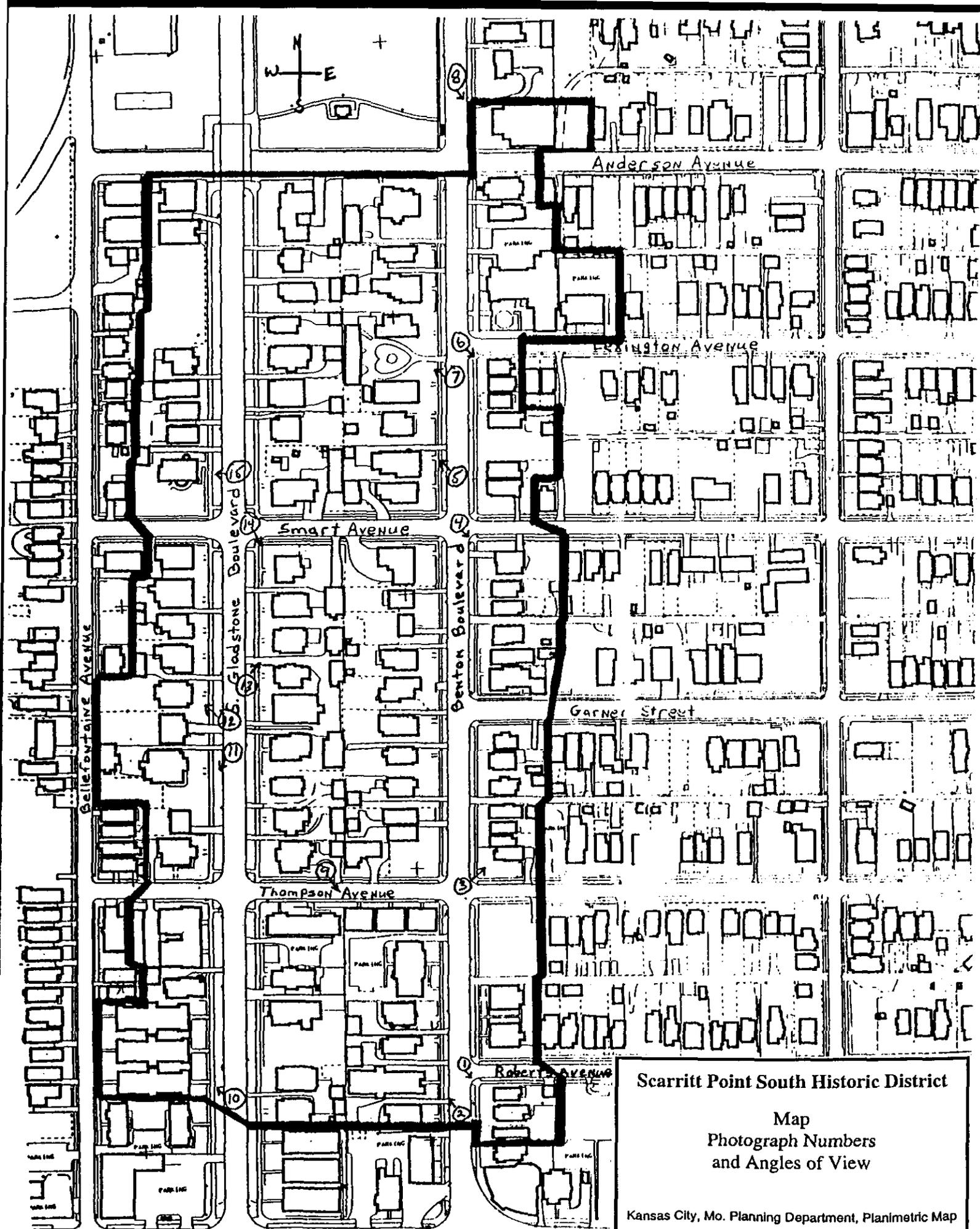
Scarritt Point South Historic District

Map
Building Numbers
Contributing/Non-contributing

- Contributing
- Non-contributing
- Demolished

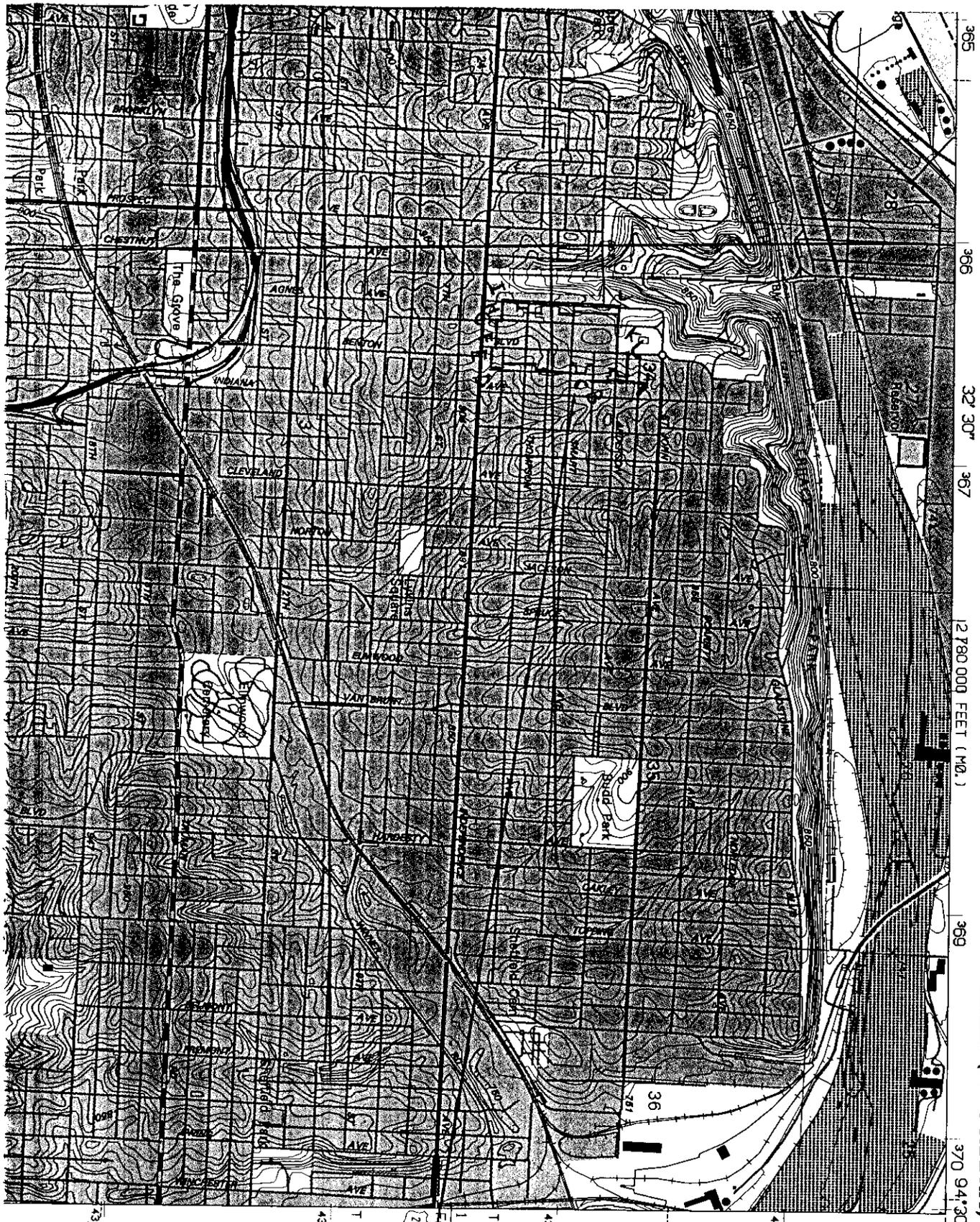
Kansas City, Mo. Planning Department, Planimetric Map

200 Feet



Scarritt Point South Historic District
 Map
 Photograph Numbers
 and Angles of View
 Kansas City, Mo. Planning Department, Planimetric Map

200 FEET



KANSAS CITY QUADRANGLE
MISSOURI-KANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

SCARRITT POINT SOUTH HISTORIC DISTRICT (preferred)
JACKSON COUNTY MO

- A. 15/366600/4330320
- B. 15/366600/4330180
- C. 15/366580/4330180
- D. 15/366540/4329720

- E. 15/366450/4329720
- F. 15/366450/4329750
- G. 15/366330/4329750
- H. 15/366330/4329780
- I. 15/366250/4329780

- J. 15/366250/4330300
- K. 15/366480/4330280
- L. 15/366480/4330330





