

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Park Manor Historic District

other name/site number N/A

2. Location

street & town 910 Ward Parkway; 920 Ward Parkway; 4826 Roanoke Parkway N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark A. Miles

12/14/05

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

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

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- 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:)

Park Manor Historic District
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC:Multiple Dwelling

Current Function
(Enter categories from instructions)

DOMESTIC:Multiple Dwelling

7. Description
Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Stone

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

See continuation sheet(s) for Section No. 7

Park Manor Historic District
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

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 Bibliographical 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

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1925-1927

Significant Dates

1925

1926; 1927

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Boillot and Lauck, Architect

Jones, C.O., Builder

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Missouri Valley Room, Kansas City Public Library

See continuation sheet(s) for Section No. 9

Park Manor Historic District
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/6/1/6/8/1 4/3/2/2/3/9/2
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Please see continuation sheet.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

Please see continuation sheet.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elizabeth Rosin, Partner

organization Historic Preservation Services, LLC date July 15, 2005

street & number 323 West 8th Street, Suite 112 telephone 816-221-5133

city or town Kansas City state MO zip code 64105

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

name/title Please see continuation sheet for Property Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

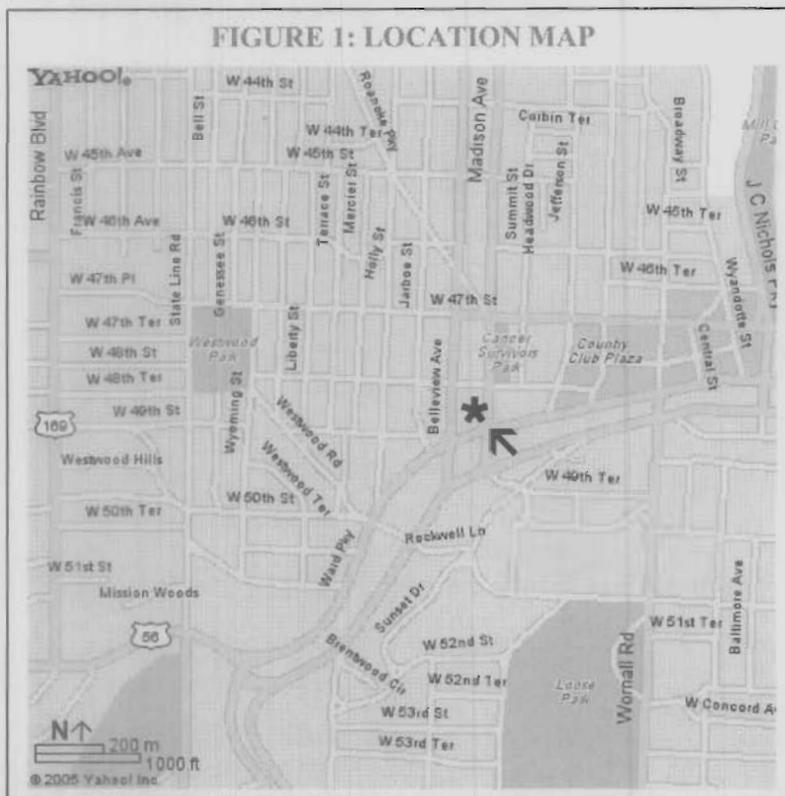
Section 7 Page 1

**Park Manor Historic District
Jackson County, Missouri**

SUMMARY DESCRIPTION STATEMENT

The Park Manor Historic District is located two blocks west of the Country Club Plaza shopping and residential district in Kansas City, Jackson County, Missouri. The District includes three apartment buildings that occupy the north side of the 900 block of Ward Parkway between Roanoke Parkway and Belleview Avenue. The three- and four-story buildings have reinforced concrete structures. While each is unique in plan and ornament, buff brick veneer accented with cast stone trim in a Spanish Revival motif creates a cohesive appearance within the District. The remainder of the block immediately north of the District is under redevelopment for a mixed-use office-retail-hotel complex known as West Edge. North of West Edge and east of the District is a mixture of mid-rise apartment buildings and low-rise retail storefronts and restaurants. Substantial single-family homes dominate the built environment west and south of the District. Like the buildings that compose the District, most of the surrounding buildings were

constructed between World War I and World War II, with a few dating to the post-World War II period. The Park Manor Historic District illustrates the design, architectural styling, and features of upper-middle class multi-family residential buildings constructed in the mid-1920s during a peak period of apartment building in Kansas City.



ELABORATION

SETTING

Despite the variety of land and property uses in the areas around the Park Manor Historic District, the cultural landscape surrounding the District is quite cohesive. The

nominated buildings have matching setbacks from the street and, like other nearby buildings, a grassy lawn separates them from the public sidewalk. Between the concrete sidewalk and Ward Parkway is a grassy easement strip planted with mature trees that were part of the original landscape plan for the road. Concrete front walks run perpendicular to the public sidewalk, connecting the buildings to the sidewalk and street. Foundation plantings include a variety of evergreen shrubs. The most important element

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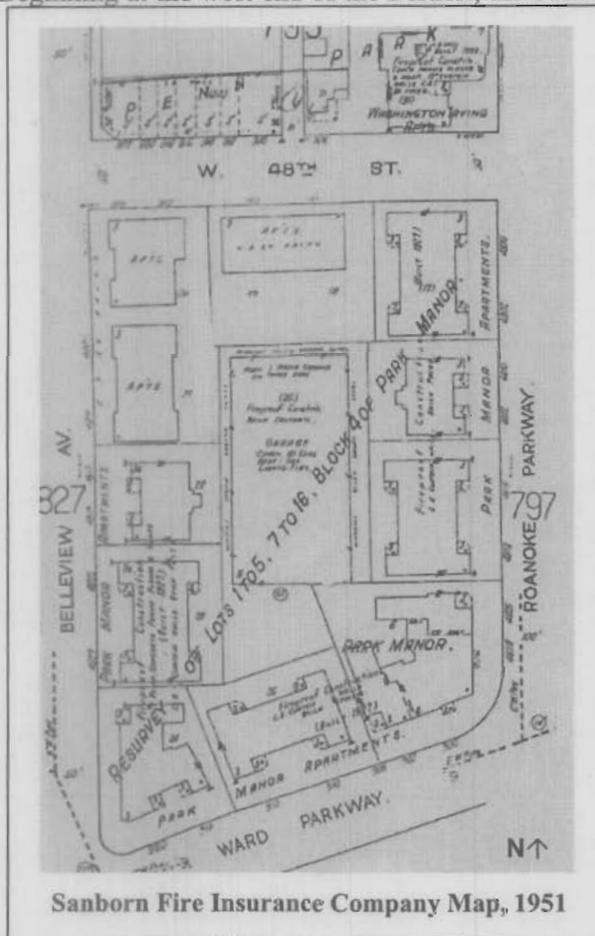
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**Park Manor Historic District
Jackson County, Missouri**

defining the character of this cultural landscape is the road itself. Ward Parkway has six lanes. Dividing the eastbound and westbound barrels is Brush Creek, which flows in a concrete channel flanked by wide grassy swaths dotted with mature Sycamore trees.

The three buildings that compose the Park Manor Historic District share commonalities of design, massing, and materials; yet, each is a unique expression of Spanish Colonial Revival architecture. Beginning at the west end of the District, the buildings have an irregular plan, an H-shaped plan, and a U-shaped plan.



Sanborn Fire Insurance Company Map, 1951

Each plan provides each apartment unit with ample light, ventilation, and views to Ward Parkway. The buildings also have fireproof and soundproof reinforced concrete floors and ceilings; concrete block exterior curtain walls clad with a veneer of light brown brick; and small, private porches for each apartment unit. At the same time, variations in massing (such as the shape and placement of the porch bays and the form of the buildings occupying the irregular corner lots) and the details incorporated in the cast stone trim distinguish the buildings from each other. On the interior, textured plaster walls and ceilings, decorative moldings in public as well as private spaces, and wrought iron stair railings continue the architectural theme from the exterior. The attention to detail, comprehensive adherence to the design theme, and the high quality of workmanship present in each individual building and in all three buildings as a group clearly communicate the standards employed by architects and developers catering to upper-middle-class residents in the mid-1920s. At the same time, the Spanish Colonial Revival architecture continues the theme initiated by the Country Club Plaza shopping district in the

early 1920s, reinforcing the proximal location and economic relationship between the residential and commercial developments.

The three buildings that compose the Park Manor Historic District were part of an eight-building apartment complex designed by the Kansas City, Missouri architectural firm of Boillot and Lauck and developed by Charles Ogan Jones between 1925 and 1927. Park Manor occupied most of the block

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**Park Manor Historic District
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bounded by 47th Street, Ward Parkway, Roanoke Parkway, and Belleview Avenue.¹ At the center of the block was an eighty-car underground parking garage topped by a garden. The three buildings facing Ward Parkway (those forming the District) received the most ornate treatment. The massing and appearance of the corner buildings were particularly unique, reflecting their odd-shaped lots and prominent location along Ward Parkway as well as at an entrance point to the Country Club Plaza. While the demolition of the other five apartment buildings and the parking garage in 2005 for the West Edge redevelopment project impacted the integrity of the larger Park Manor apartment complex in terms of its design and setting, the three buildings within the District continue to convey significant information about the design and construction of apartment buildings for Kansas City's upper-middle-class residents in the mid-1920s. The cohesiveness of the block along Ward Parkway clearly conveys feelings about and associations with the period of construction. The buildings at 910 and 920 Ward Parkway are virtually unaltered. They retain the vast majority of their character-defining features on the interior and on the exterior, and they possess a high degree of integrity in the areas of workmanship and materials and in their individual designs. The only significant alteration to these buildings was the installation of windows in the porch openings. The building at 4826 Roanoke Parkway has a slightly lower degree of integrity due to the replacement of the historic window sashes in most of the window openings. While the new sashes replicate the muntin configuration of the original windows, most do not match the profiles of the historic window sashes. This building otherwise retains a high degree of integrity and, like the other two buildings in the District, it continues to communicate sufficient feelings and associations with the historic context to be a contributing element to the Park Manor Historic District.

CONTRIBUTING PROPERTIES

1. 920 Ward Parkway

Date: 1926

Description:

Located at the west end of the District, the three-story building at 920 Ward Parkway has an irregularly shaped footprint and contains nine apartment units. The primary (south) elevation features eight bays — four bays at the west end, two recessed bays at the center, and two bays at the east end. The west elevation is the longest and features ten bays that extend east from a polygonal tower at the building's southwest corner. The north elevation contains five bays, and the irregular east elevation contains eleven bays. Windows containing multi-light double-hung sashes define the bays. The fenestration features a variety of single, paired, and triple windows as well as tall, narrow windows containing double-hung sashes and casement units that allow light to enter some closets, bathrooms, kitchens, and the back stairwell. The main entrance to the building is centrally located in the recessed

¹ Although the original development plans proposed the construction of twelve buildings, they only built eight apartment buildings plus the garage. In 1946, the J. E. Dunn Construction Company built four additional apartment buildings on vacant lots at the northwest corner of the block.

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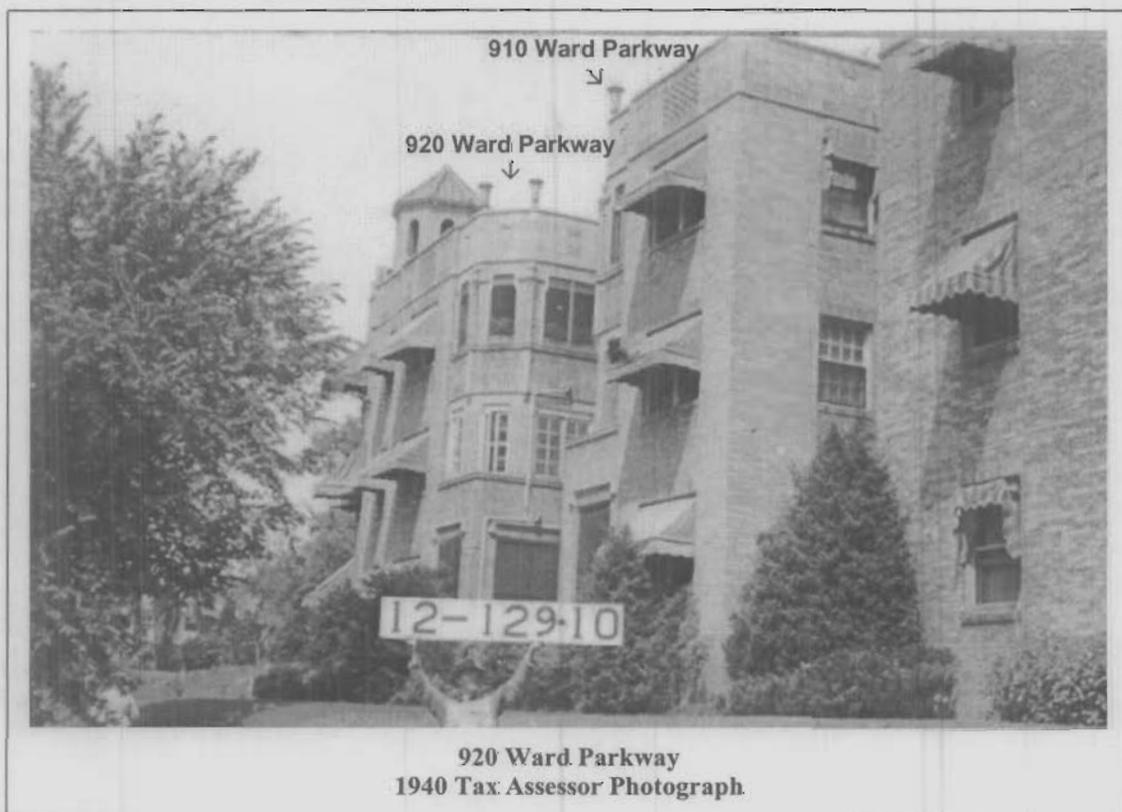
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**Park Manor Historic District
Jackson County, Missouri**

portion of the primary (south) elevation. In addition to the polygonal tower at the southwest corner of the building, the bays flanking the entrance at the primary (south) elevation are polygonal at the second and third stories and originally contained open porches. Double-hung sash windows and casement windows now fill these openings.

A variety of architectural ornament expresses the Spanish Colonial Revival design of the building. Defining features include the polygonal bays flanking the entrance at the primary (south) elevation; the polygonal tower with a tiled roof at the southwest corner of the building; the smooth and carved cast stone blocks at the parapet; the thin spiral columns and Churrigueresque bas-relief carvings at the corners of the porches and at the parapet wall; the low, tiled hipped roof at the parapet at the west elevation; and the patterned brickwork with stone accents. Additionally, the main entrance features a robust arched surround scored to resemble stone blocks. A large decorative cast stone shield covers the surround's keystone. A series of gargoyle-like figures are below the tiled parapet at the west elevation. On the interior the design theme is expressed by wrought iron stair railings; textured plaster walls in the lobbies; rope moldings and heavy paneled arched doors at the apartment entrances; and plaster corbels in the lobbies.



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Integrity:

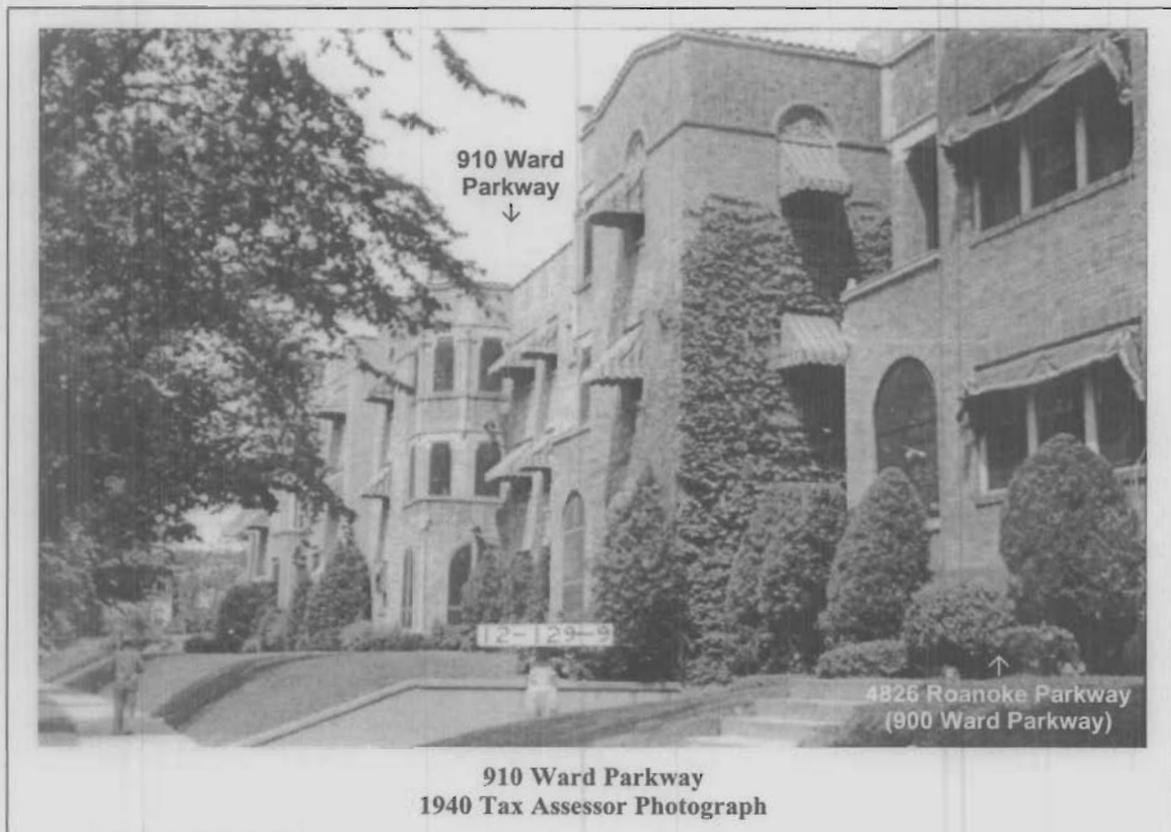
The building at 920 Ward Parkway retains a very high degree of integrity. The most notable alteration, the installation of double-hung sash windows in the porch openings, does not impact the building's ability to convey its historic character. The original design, materials, and workmanship clearly convey its Spanish Colonial Revival architectural style as well as feelings and associations with the grand era of apartment building for Kansas City's upper-middle class in the Country Club Plaza area.

2. 910 Ward Parkway

Date: 1925

Description:

Located at the center of the District, the three-story building at 910 Ward Parkway has an H-shaped footprint and contains twelve apartment units. At the central main block, the long primary (south) and rear (north) elevations each have five bays. At the east and west ends of the main block, perpendicular blocks that are each five bays wide project one bay beyond the main block's primary and rear elevations, forming a shallow H-shaped plan. Fenestration defines the symmetrical bays on all four elevations. Arranged singly and in pairs, the windows have multi-light double-hung sashes.



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**Park Manor Historic District
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The exterior of the building clearly expresses its Spanish Colonial Revival architecture. Defining features include the polygonal porch bays on the primary (south) and rear (north) elevations; the thin spiral columns and Churrigueresque bas-relief carvings at the corners of the porches and at the parapet wall; the low, tiled hipped roofs at the parapets at the east and west elevations; and the subtly patterned brickwork with stone accents. Additionally, the arched entrances centered in the primary (south) and rear (north) elevations feature cast stone surrounds scored to resemble stone blocks. A large decorative cast stone shield covers the keystone. Carved stone replicating swags of fabric extends from either side of the shield and appears to drape through the carved stone brackets that support the shallow wrought iron balconet above the entrance. Also notable are the pairs of carved stone gargoyle-like figures below the tiled parapets on the east and west elevations. On the interior, the design theme is expressed by wrought iron stair railings, light fixtures, and grilles; plaster walls in the lobbies scored to resemble stone blocks; rope moldings and heavy paneled arched doors at the apartment entrances; decorative plaster wall panels with swags on the lobby walls; and plaster corbels in the lobbies and in the apartment units.

Integrity: This building retains a very high degree of integrity. The most notable alteration, the installation of jalousie windows in the porch openings, does not impact the building's ability to convey its historic character. The original design, materials, and workmanship clearly convey its Spanish Colonial Revival architectural style as well as feelings and associations with the grand era of apartment building for Kansas City's upper-middle class in the Country Club Plaza area.

3. 4826 Roanoke Parkway (900 Ward Parkway)

Date: 1927

Description:

Located at the east end of the District, the four-story building at 4826 Roanoke Parkway (900 Ward Parkway) has an irregular U-shaped footprint and contains fourteen condominium units. The primary (south and east) elevations mirror each other in their asymmetrical arrangement and ornamentation. Each elevation includes a three-story outer block, a four-and-a-half-story central block, and a four-story corner block. Defining the bays are multi-light double-hung sash windows, arranged singly and in pairs. The replacement of most of the original window sashes occurred within the last five years. The replacement sashes match the muntin configuration of the original sashes; however, most do not replicate the profiles of the original windows. At the east elevation, the main entrance to the building faces onto Roanoke Parkway and, like the entrances to the other buildings in the District, features an arched cast stone surround scored to resemble stone blocks and has a large decorative cast stone shield covering the keystone. The tiled hipped roof covering the block at the southeast corner of the building distinguishes this building from the two other buildings in the District.

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**Park Manor Historic District
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A variety of architectural ornament expresses the Spanish Colonial Revival design of 4826 Roanoke Parkway. Defining features include the asymmetrical façades; the blind arches above some of the openings; the thin spiral columns and Churrigueresque bas-relief carvings at the porches and at the parapet wall; the tiled hipped roof at the southeast corner; the patterned brickwork with stone accents; and the cast stone surround at the main entrance.

Integrity:

The building at 4826 Roanoke Parkway retains sufficient integrity to convey its Spanish Colonial Revival architectural style as well as feelings about and associations with the grand era of apartment building for Kansas City's upper-middle class in the Country Club Plaza area. The most notable alteration to the building is the replacement of the original window sashes. While the new sashes match the muntin configuration of the original windows, many utilize muntin systems that do not replicate the profile and appearance of the original windows. Like the other buildings within the District, another alteration was the installation of windows in the original porch openings. These alterations, however, do not impact the building's ability to convey its historic character as a contributing element to the Park Manor Historic District.



**4826 Roanoke Parkway
1940 Tax Assessor Photograph**

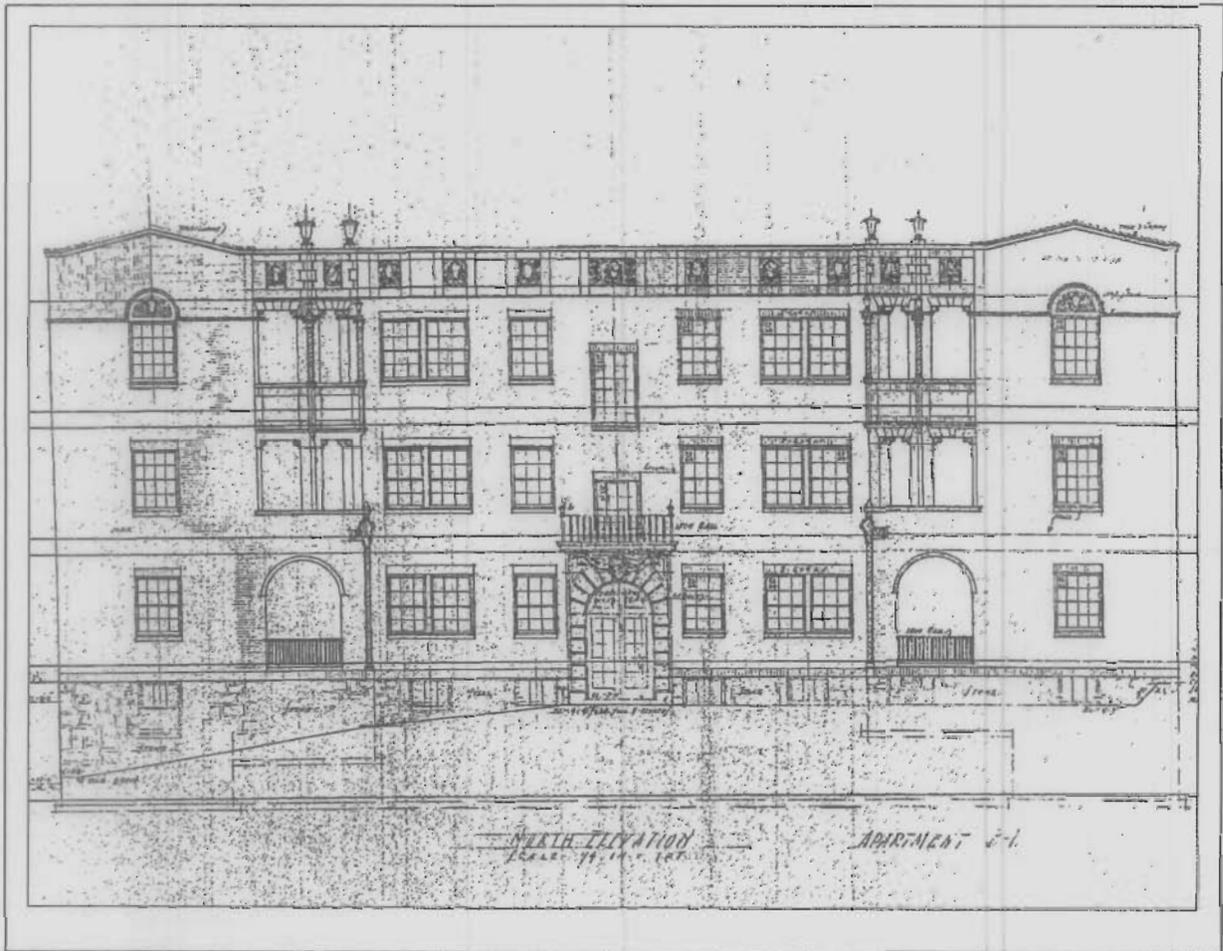
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**Park Manor Historic District
Jackson County, Missouri**

**NORTH ELEVATION
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
*J. F. Lauck Architectural Plans, circa 1925***



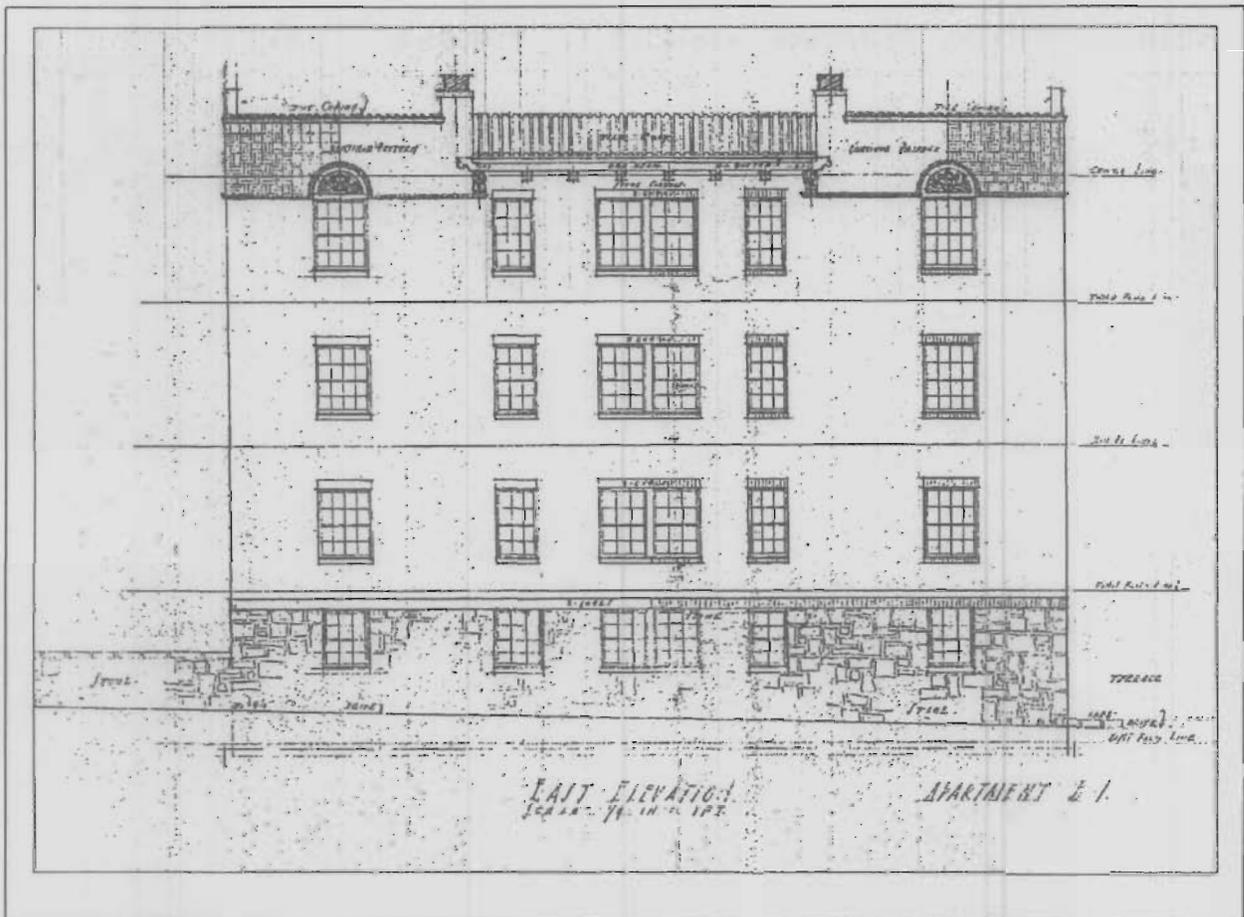
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**Park Manor Historic District
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**EAST ELEVATION
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
*J. F. Lauck Architectural Plans, circa 1925***



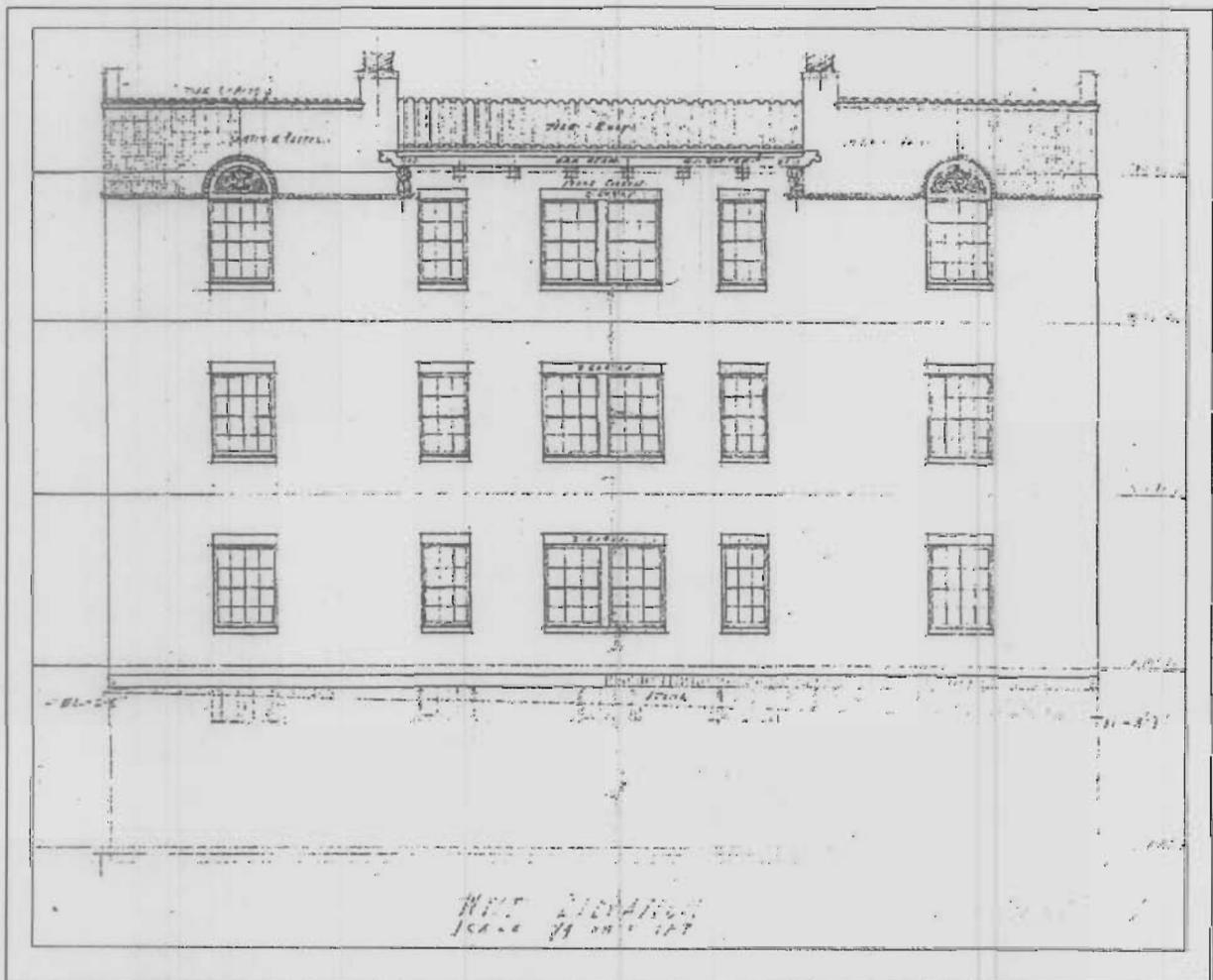
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WEST ELEVATION
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
J. F. Lauck Architectural Plans, circa 1925



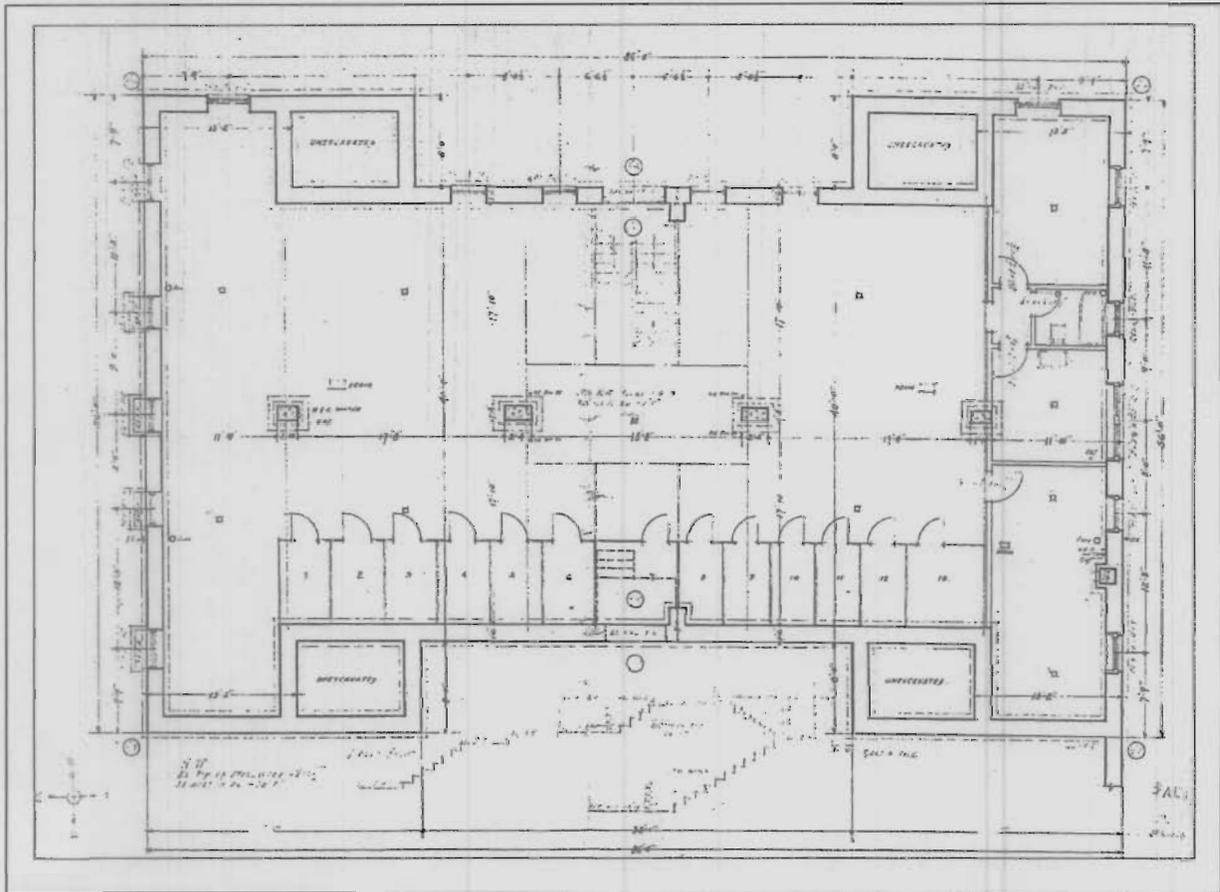
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**Park Manor Historic District
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**BASEMENT FLOOR PLAN
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
*J. F. Lauck Architectural Plans, circa 1925***



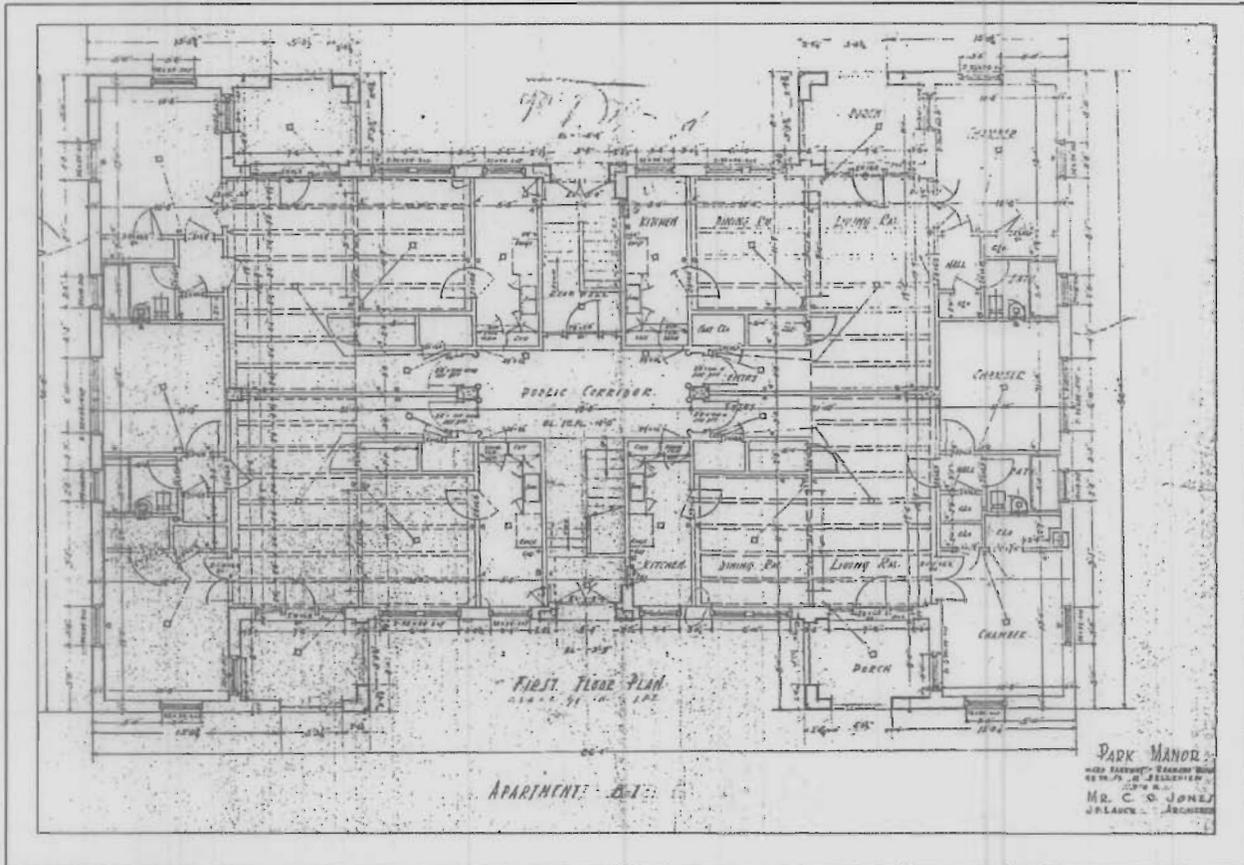
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**Park Manor Historic District
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**FIRST FLOOR PLAN
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
J. F. Lauck Architectural Plans, circa 1925**



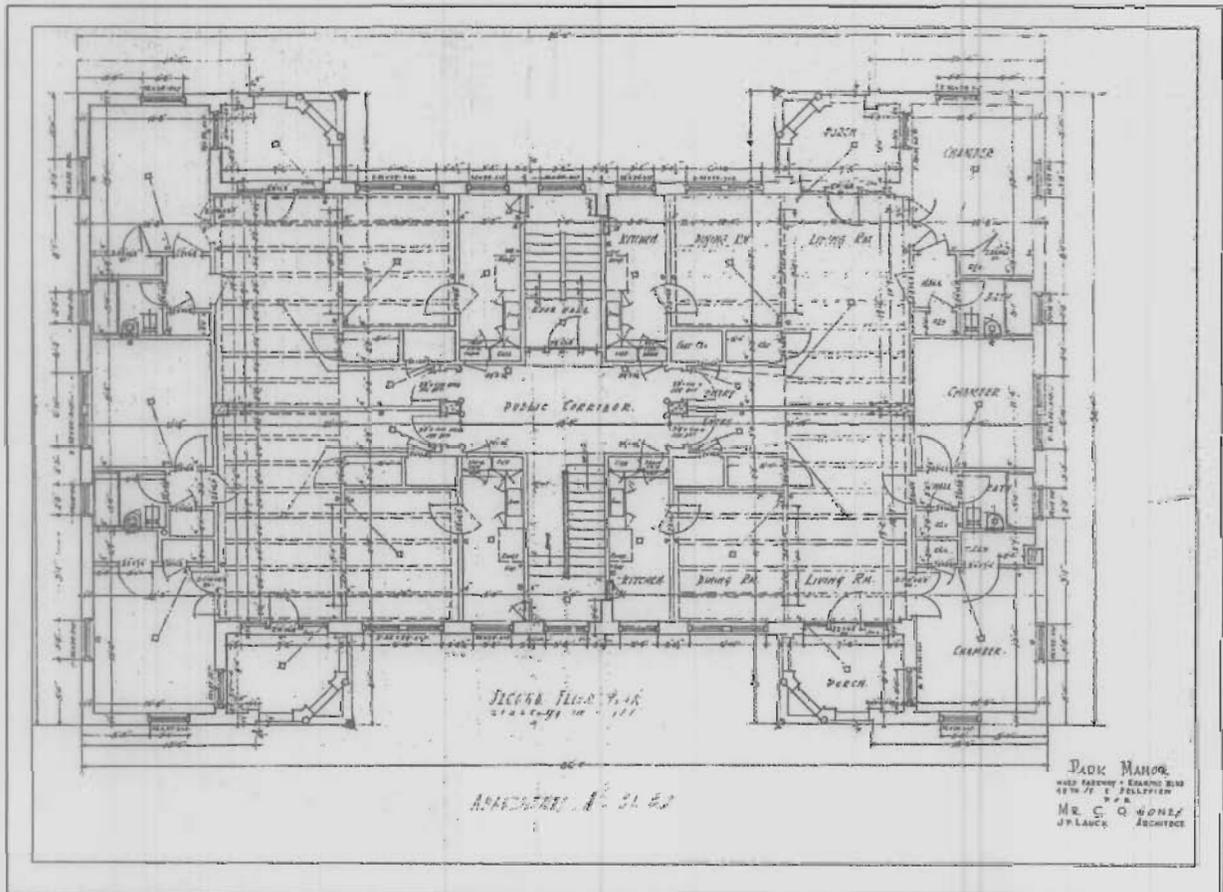
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**SECOND FLOOR PLAN (TYPICAL)
PARK MANOR WARD PARKWAY • ROANOKE BOULEVARD
J. F. Lauck Architectural Plans, circa 1925**



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**Park Manor Historic District
Jackson County, Missouri**

STATEMENT OF SIGNIFICANCE

The Park Manor Historic District in Kansas City, Jackson County, Missouri, is locally significant under National Register Criterion C for the area of ARCHITECTURE. The District is an excellent illustration of the multi-family apartment building property type constructed for Kansas City's upper-middle classes during the mid-1920s. It also illustrates the adaptation of the Spanish Colonial Revival architectural style to multi-family residential buildings. Park Manor developer Charles Ogan Jones commissioned the architectural firm of Boillot and Lauck to design a cohesive complex of unique buildings that reflected the architectural precedents established earlier in the decade by the nearby Country Club Plaza shopping district. The buildings in the District represent substantially intact, highly articulated expressions of Spanish Colonial Revival architecture as popularized by the Country Club Plaza. The period of significance for the District is 1925 to 1927, which encompasses the dates of construction of the buildings within the District.

ELABORATION

APARTMENT BUILDING IN KANSAS CITY DURING THE 1920S

While traditionally Kansas Citians preferred detached single-family housing; demographic, social, and economic forces converged in the early twentieth century to spur the development of multi-family buildings. While the first "purpose-built" apartment buildings appeared in Kansas City neighborhoods in the 1880s, it was not until the early years of the twentieth century that the trend toward multi-family housing for the middle and upper-middle classes really took off.² For those lacking the time or the inclination to manage a large house, apartment buildings and apartment hotels offered a full range of amenities, including kitchens, laundry and maid services, well-appointed public rooms, and private suites with parlors, dining rooms, bedrooms, bathrooms, and maids quarters.³ The apartment buildings developed prior to World War I provided accommodations similar to those of a small house and at a rental rate comparable to that of a house in a similar neighborhood. These buildings typically contained between four and eight "kitchenette" units in walk-up buildings that often featured large, columned front porches that provided relief from Kansas City's hot summers.

Apartment construction in Kansas City peaked after the end of World War I, with the construction of over fifteen thousand new apartment units between 1920 and 1929. The construction of more than two

² Sally F. Schwenk, National Register of Historic Places Multiple Property Documentation Form "Historic Colonnade Apartment Buildings of Kansas City, Missouri" 2003, Historic Preservation Services, LLC, Kansas City, Missouri, E-10.

³ Schwenk, E-15.

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thousand apartment units occurred in both 1924 and 1927, the two biggest years in apartment development.⁴ During this period, the increase in the number of apartment units reflected a doubling of the number of apartments in fewer larger apartment houses, with the average number of units per building tripling from six to eighteen.⁵ This change largely reflects the passage of a city ordinance in 1924 that required all apartment buildings over two stories in height to be of fireproof construction. The first building erected under the ordinance, the Louanna Apartments at 30th Street and Forest Avenue, was a four-story building with seventy-five apartments.⁶ The cost of fireproof construction raised the stakes of apartment building in Kansas City and builders focused on constructing larger structures rather than the wood-frame apartment buildings with four-, six-, or twelve units that previously dominated the market. As a result, small local investors ceased to be prospects for funding or buying most of the new apartment projects. The more expensive larger buildings required buyers/investors with extensive financial interests, primarily life insurance companies and big investors who looked at and compared investments in a number of cities.⁷

In an effort to remain viable, Kansas City's leading apartment builders, which included Charles Ogan Jones, B. Goodman, R. J. DeLano, Charles E. Phillips, D. L. Kelley, and G. H. McCanles, formed the Apartment and Home Builders' Association. Their goal was to develop standardized plans for efficient kitchenette apartments and to identify construction economies. The builders turned to architects to lay out interior plans that utilized space efficiently and maximized amenities and to create distinct exterior designs. An article in the *Kansas City Star* cited the "architectural merit" of the new apartment buildings as "the greatest change in apartment construction wrought by the new [ordinance]." The article noted that, "Until a few years ago, virtually none of the builders employed architects. Their structures were the box-like and well-termed 'flats,' designed . . . only with a straight edge."⁸ Like the buildings in the Park Manor Historic District, apartment buildings constructed in the mid-1920s were substantial concrete structures whose exterior walls were clad with brick veneer. Decorative ornament was cast stone or terracotta, rather than wood, further enhancing the buildings' fireproof properties.

The Development of Apartment Buildings Near the Country Club Plaza

Located on sixty acres west of 47th and Broadway Streets and immediately north of Brush Creek, the Country Club Plaza was the vision of Kansas City developer J. C. Nichols. Beginning in 1922, Nichols began transforming land previously occupied by a brickyard and a hog farm into the nation's first

⁴ Schwenk, E-19-20.

⁵ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*, revised and enlarged edition (Columbia, MO: University of Missouri Press, 1992), 67.

⁶ *Kansas City Star*, 28 December 1924, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

⁷ "Apartment & Home Builders' Association," *Kansas City Star*, 26 May 1927, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

⁸ Ibid.

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suburban shopping district, which included retail shops, professional offices, and, most notably, substantial free automobile parking.

While Nichols initially conceived the Country Club Plaza to serve the single-family residential neighborhoods he previously developed further to the south, he recognized that the Plaza would require greater population density to sustain the businesses. Nichols subsequently developed a plan to erect a series of nine-story apartment buildings on the south side of Brush Creek facing the Plaza. Other developers soon followed suit. A book published by the J. C. Nichols Companies in 1926 described fourteen separate multi-family apartment projects in the Plaza vicinity that were recently completed or under construction at that time. The teeming development involved all of Kansas City's leading apartment builders -- the McCanles-Miller Real Estate Company, the Plaza Investment Company, the Phillips Building Company, the Kelley Realty Company, the Collins Building Company, the C.O. Jones Building Company, and the J. C. Nichols Development Company.⁹ The three-year period ending in 1927 culminated with the addition of approximately one thousand apartment units in the immediate vicinity of the Plaza, resulting in what was by far the densest concentration of apartments and apartment buildings in Kansas City.¹⁰

It was in this context that builder C. O. Jones developed his plans for the Park Manor apartment buildings. Marketing materials for the Park Manor development note its "superb site . . . composed only of ultra smart residential palaces of duplexes and homes." All of the apartments had views of Ward Parkway and Brush Creek as well as the Park Manor gardens. The design featured a long list of amenities desirable to upper-middle-class residents, including fireproof and soundproof construction; high attention to detail in the building's public spaces; ample built-in closets in the apartments; tiled bathrooms with built-in bathtubs and toilets; open porches; apartments designed for cross-ventilation in the summer and light and heat retention in the winter; and private storage lockers and a maids' room in the basement.¹¹

SPANISH COLONIAL REVIVAL STYLE ARCHITECTURE

Spanish Colonial Revival style architecture is one of many idioms identified by the National Register program under "Late 19th and Early 20th Century Revival Styles." United by their roots in traditional European and Colonial American architecture, this eclectic group includes architecture styles that represent a diverse expression of architectural forms and features.

⁹ J. C. Nichols Companies, *Buildings, Apartment, and Homes in the Country Club Plaza* (Kansas City, MO: J. C. Nichols Companies, 1926), 24-31.

¹⁰ Schwenk, E-21.

¹¹ C. O. Jones Building Company, "Ward and Roanoke Parkway Building Corporation: 100% Cooperative Plan," Brochure, n.d., City of Kansas City, Missouri Landmarks Commission, 3-4.

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Beginning in the late nineteenth century, European-trained architects began designing new mansions in classically influenced styles for wealthy American clients. During this period, formal architectural study regularly included extended trips to Europe and, as a result, new American buildings increasingly resembled the historic architecture of Britain, France, Italy, and other European nations. The trend strengthened following the 1893 Columbian Exposition in Chicago, where the nation's leading architects drew heavily from Greek and Roman historical precedents when designing the exposition buildings.¹²

Because American dwellings were typically of wood-frame construction and European architecture was primarily of masonry construction, until World War I, the influences of European period revival architecture were mainly visible in commercial and institutional buildings. By the end of the war, changes in building technology made it possible to apply a thin veneer of brick or stone to traditional American balloon frame construction, enabling even modest dwellings to adapt the architectural vocabulary of Europe.¹³ The European influence on American architecture continued after World War I, when GI's returned with ideas about European architecture that were adapted for use in new residential and commercial designs.

Spanish Colonial Revival architecture incorporates details from a spectrum of Spanish design influences, including Moorish, Byzantine, Gothic, and Renaissance inspirations. Spanish architecture is one of the most rich and varied of the historic European styles. Common features include low-pitched roofs with tight eaves, red tile roofs, arched window and door openings, and asymmetrical façades. Other key identifiers of this idiom include carved wood doors, thin spiral columns, carved stonework, patterned tiles, multiple-pane glazing, decorative window grilles, wrought iron railings, and balconies.¹⁴

The Park Manor Historic District is an excellent illustration of the Spanish Colonial Revival style. Each of the buildings features a unique combination of features that characterize the architectural vocabulary. Intricate cast stone panels and thin spiral columns, wrought iron railings and balconies, arched doorways, multi-light windows, and red tile roofs distinctly reflect Spanish design influences. On the interior, textured plaster, arched doorways containing heavy paneled doors, intricate moldings, and wrought iron elements continue the design theme.

Spanish Colonial Revival Architecture in Kansas City

The Spanish Colonial Revival style was most popular in the southwestern states (particularly California, Arizona, New Mexico, and Texas) and in Florida — areas colonized and occupied by the Spanish into the nineteenth century. Just as the 1893 Columbian Exposition generated interest in Greek and Roman architectural precedents, the 1915 Panama-California Exposition held in San Diego revitalized interest in

¹² Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988), 319.

¹³ Ibid.

¹⁴ Ibid., 417-418.

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Spanish architectural influences. Popularity of Spanish-influenced architecture peaked nationwide in the 1920s and early 1930s.¹⁵

While earlier examples exist locally, the widespread popularity of Spanish Colonial Revival architecture in Kansas City in the 1920s directly reflects its adaptation by J. C. Nichols as the design theme for the Country Club Plaza. When Nichols publicly announced his plans for a new business district in the *Kansas City Star* in 1922, the first drawing prepared by architect Edward Buehler Delk depicted an eclectic architectural style based on Spanish Colonial motifs.¹⁶ After studying suburban business districts around the country, all of which were along streetcar or rail lines, Nichols and his architects, Delk and Edward Tanner, determined that their project would use architectural motifs derived from Spanish Renaissance and Baroque works because they were “the most adaptable and elastic for [their] purpose.”¹⁷ Each Country Club Plaza building was a unique design that shared an architectural vocabulary of polychrome terracotta ornament, painted stucco exteriors, tile roofs, and ornamental ironwork. Matching cornice lines reinforced an orderly appearance and, with the exception of decorative tower elements, none of the Plaza buildings exceeded two stories in height.¹⁸ The result was a cohesive and distinctive shopping district composed of unique buildings designed around a common theme.

Following the success of the Country Club Plaza, small commercial buildings and middle- and upper-middle-class apartment buildings throughout Kansas City soon mimicked the Plaza’s distinctive style. By adopting the Spanish Colonial Revival architectural style, the Park Manor apartment buildings reinforced their relationship — both geographic and demographic — to the Country Club Plaza. Tower elements punctuate the east and west ends of the Park Manor Historic District, which shares a similar low massing with the buildings on the Plaza even though the buildings in the District are three stories tall rather than two. In addition, like the stucco-clad exteriors of the Plaza buildings, the textured light brown brick walls of the Park Manor apartment buildings contrast with the intricate cast stone details and sections of red tile roof that decorate their façades. Finally, like the Plaza, a common architectural theme unites the three individual buildings that compose the District.

Park Manor Historic District Property

In 1870, the area encompassing the Park Manor Historic District became part of the Allen family farm and homestead in the rural area just outside the city limits of Kansas City. In 1909, Arthur M. Allen, a member of the Kansas City Board of Education, a Jackson County judge, and a Missouri State Senator, sold the family property to Colonel J. W. Aylor. Aylor purchased the land with the intent of demolishing

¹⁵ Ibid., 418.

¹⁶ William S. Worley, *J. C. Nichols and the Shaping of Kansas City* (Columbia, MO: University of Missouri Press, 1990), 244.

¹⁷ Ibid., 247.

¹⁸ Worley, 245.

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the Allen home and adding to the lawn in front of his residence. That same year the corporate boundaries of Kansas City expanded south to include this property.¹⁹

In 1922, developer C. O. Jones platted a four-block area as the Park Manor subdivision. Extending from Roanoke Boulevard west to Holly Street and from 48th Street south to the intersection of Holly Street and Ward Parkway, each of the blocks contained between twelve and twenty buildable lots.²⁰ Between 1925 and 1927, Jones erected eight apartment buildings in the \$1 million Park Manor development.²¹

One of many upscale apartment projects built in the Country Club Plaza area during the late 1920s, the Park Manor development was notable as the first multi-family development in Kansas City to initiate co-operative ownership. In 1927, following a formula already popular in New York, Chicago, and California, Jones introduced a plan for the Park Manor project that enabled residents to own shares in their building. Under the co-operative ownership concept, tenants currently renting apartment units would have the opportunity to purchase those units. The initial prices of \$8,000 to \$11,000 per unit clearly placed the Park Manor apartments in an exclusive bracket. Tenant-owners would then elect a five-member board of directors to oversee building operations and maintenance. Owners were free to sell or rent their apartments, although new tenants or owners required approval by the board of directors. The C. O. Jones Building Company promoted co-operative ownership as a means to provide not only cost savings, but also a sense of security and permanence to apartment dwellers.²² In its marketing literature, the company wrote, “[Co-operative ownership] gives you the comfort and convenience of apartment life, makes you an owner instead of a tenant and you acquire a definite property value for the money that would otherwise be paid out for rent.”²³ The *Kansas City Star* reported the first sale of a cooperative apartment to Miss Annette Moore, an attorney and member of the Kansas City Board of Education, who bought a third-floor unit in the northeast corner of the building at 910 Ward Parkway. Moore paid \$8,366.25 for her apartment and received 291 shares of stock in the building.²⁴

The buildings quickly filled with upper-middle-class residents. By 1927, the city directory lists a variety of corporate officers, white-collar managers, and business owners occupying the apartments in the Park Manor Historic District. Notable residents included Victor and Caroline Schutte, owners of Schutte

¹⁹ Elizabeth Rosin, Staff Report “Case No. 0139-D, 4826-28 Roanoke Parkway & 900-02 Ward Parkway, Ward Roanoke Cooperative Apartments” (Kansas City, MO: City of Kansas City, Missouri Landmarks Commission, August 22, 1997), 3.

²⁰ Rosin, 3.

²¹ According to Kansas City, Missouri building permits, the final four lots at the northwest corner of the block remained vacant until 1946.

²² “Co-operative Flat Next,” *Kansas City Star*, 23 January 1927, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

²³ C. O. Jones Building Company, 8.

²⁴ “Buys an Apartment Suite,” *Kansas City Star*, 30 January 1927, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

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Lumber Company; Mr. and Mrs. Herbert Wilson, president of Emery, Bird and Thayer department store; Myron Green, president of Myron Green Cafeteria Company; and H. H. Gartside, vice president of the C.O. Jones Building Company.²⁵ This mix of tenants continued through the end of World War II. Notable Park Manor residents in 1945 included jeweler Charles Tivol, Chief Deputy United States Marshall George Pulliam, as well as a variety of upper-middle-class business managers and corporate officers.²⁶

ARCHITECTURAL FIRM OF BOILLOT AND LAUCK²⁷

Elmer Boillot and Jesse Lauck were partners in the architectural firm of Boillot and Lauck for over forty years. The partnership began in 1907 when nineteen-year-old Lauck joined Boillot's existing practice. Before World War I, the company was known for its residential designs, constructing numerous single-family residences in Kansas City's growing midtown neighborhoods. During the 1920s, the firm added larger apartment buildings and apartment hotels to its portfolio by working with some of the city's leading builders, including C. O. Jones, Charles Phillips, and R. J. DeLano. They erected many of these buildings near the Country Club Plaza. Working in conjunction with architect Nelle E. Peters, Boillot and Lauck designed the series of apartment buildings on the Country Club Plaza named for the poets Longfellow, Lowell, Carlyle, Field, and Browning. Through the 1940s, the work of Boillot and Lauck followed Kansas City's residential development as it progressed south. During this period, the firm built numerous single-family homes in the fashionable neighborhoods of J. C. Nichols' Country Club district. Before World War I, the firm developed plans for Fort Riley, Kansas, and during World War II the firm designed plans to remodel the army base.²⁸

Following Boillot's death in 1947, Lauck continued to practice as J. F. Lauck Associates until he retired in 1966 at the age of seventy-eight.²⁹ During this period, Lauck designed larger apartment buildings, such as the Quality Hill Towers development near downtown Kansas City, as well as garden apartment complexes, including the Broadway Garden Apartments and the Rockhill Gardens Apartments. In 1969, Lauck died at the age of eighty-one.

²⁵ *Polk's Kansas City Directory*, Fifty-seventh Edition (Kansas City, MO: Gate City Directory Co., 1927).

²⁶ *Polk's Kansas City Directory*, vol. LXXIII (Kansas City, MO: Gate City Directory Company, 1945).

²⁷ "Jessie [sic] F. Lauck; Kansas City, Missouri," TD (Kansas City, MO: City of Kansas City, Missouri Landmarks Commission, July 12, 2005) and "Elmer Boillot; Kansas City, Missouri," TD, (Kansas City, Missouri: Kansas City Landmarks Commission, July 12, 2005). Unless otherwise noted, information regarding projects designed by the architectural firm of Boillot and Lauck and by Jesse F. Lauck are from these documents.

²⁸ "Jesse F. Lauck Dies," *Kansas City Times*, 29 September 1969, Envelope Clippings File, Special Collections, Kansas City (Missouri) Public Library, 3B.

²⁹ *Ibid.*

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CHARLES OGAN JONES, DEVELOPER³⁰

Developer Charles Ogan Jones was among the Kansas City's most notable builders and developers during the first three decades of the twentieth century. Raised on a farm near Burlington, Kansas, Jones came to Kansas City around 1902 at the age of seventeen. He worked in the stockyards and held office jobs until he built a house for his growing family while recovering from a bout of rheumatism. Jones soon sold the house at Linwood Boulevard and Bellefontaine Avenue and built another house.

For several years, Jones built individual single-family houses in Kansas City's Rockhill, Scarritt Point, Old Hyde Park, and South Hyde Park neighborhoods.³¹ He began developing on a larger scale in 1912 with the construction of approximately one hundred single-family homes in a single addition near 59th and Locust Streets. That same year, Jones constructed his first multi-family building — the Rockhill Manor apartment building at 4325 Locust Street.

From that time until the Great Depression, Jones concentrated on larger projects, several of which he completed in conjunction with the architectural firm of Boillot and Lauck. In addition to the Park Manor Apartments, Jones collaborated with Boillot and Lauck on the Hotel Phillips³² and The Walnuts apartments at 50th Street and Wornall Road, which was a cooperative apartment building modeled after the Park Manor project. During the 1920s, Jones also worked with noted Kansas City architect Nelle E. Peters on apartment projects east of the Country Club Plaza and in the Westport area and built the Aladdin Hotel,³³ which was the tallest building in Kansas City at the time of its completion in 1925. Other hotel projects attributed to the C. O. Jones Company include the Chase Hotel at 911 Holmes Street and the Bainbridge Apartment Hotel at 900-908 East Armour Boulevard. As developer and builder, C. O. Jones maintained an ownership interest in many of his projects, including the Aladdin, Chase, and Bainbridge hotels.

When the construction business slowed during the Great Depression, Jones formed the C. O. Jones & Son Insurance Company. In 1957, it consolidated with the R. B. Jones & Sons Company. Later in life, Jones raised and showed horses. He was a member of the Hartwell Hunting and Fishing Club and the Kansas City Club. Jones died on January 22, 1960 at the age of seventy-five. At his funeral, the Reverend

³⁰ Unless otherwise noted, biographical information about C. O. Jones is from "C. O. Jones, 74, Dies," *Kansas City Times*, 23 January 1960, Envelope Clippings File, Special Collections, Kansas City (Missouri) Public Library. The list of projects constructed by C. O. Jones is from "Charles Ogan Jones; Kansas City, Missouri," TD (Kansas City, MO: City of Kansas City, Missouri Landmarks Commission, 12 July 2005).

³¹ The Rockhill, Scarritt Point, and Old Hyde Park neighborhoods are listed in the Kansas City Register of Historic Places and the National Register of Historic Places.

³² Listed in the National Register of Historic Places in 1979, the Hotel Phillips is at 106 West 12th Street.

³³ Listed in the National Register of Historic Places in 1983 as Part of the National Register of Historic Places nomination for "District I" as part of the Hotels in Downtown Kansas City Thematic Resources Multiple Property Submission, the Aladdin Hotel is at 1213 Wyandotte Street.

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Lawrence W. Bash, pastor of the Country Club Christian Church, told the crowd of four hundred mourners, “[Jones] has left his community indebted for the gift of his genius. We can all see the monuments to this genius scattered throughout the area.”³⁴

³⁴ “Career Aids Community,” *Kansas City Times*, 26 January 1960, Envelope Clippings File, Special Collections, Kansas City (Missouri) Public Library.

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GEOGRAPHIC DATA

VERBAL BOUNDARY DESCRIPTION

Lots 6, 24, and 25, Park Manor, Resurvey of Lots 1 to 5 and 7 to 16, Block 4, a subdivision in Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

This nomination includes the parcel of land currently associated with the buildings in the Park Manor Historic District.

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PHOTOGRAPHIC LOG

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs: April 2005

Location of Negatives: Gyro Properties, LLC
4600 Madison Street
Kansas City, Missouri

Photograph Number	Description and Camera View
1.	Looking west on Ward Parkway from the corner of Roanoke Parkway, view looking northwest
2.	Looking east on Ward Parkway from the corner of Belleview Avenue, view looking northeast
3.	South elevation of 920 Ward Parkway, view looking north
4.	South elevation of 910 Ward Parkway, view looking north
5.	South and west elevations of 4826 Roanoke Parkway, view looking northeast
6.	East elevation of 4826 Roanoke Parkway, view looking west
7.	North side of Park Manor Historic District, view looking southeast
8.	East entrance to 4826 Roanoke Parkway, view looking west
9.	South entrance to 920 Ward Parkway, view looking north
10.	Gargoyle-like figures at 920 Ward Parkway, view looking northeast
11.	South elevation of 910 Ward Parkway entrance detail, view looking northeast
12.	Porch bay and detail of stone trim at 910 Ward Parkway, view looking northeast
13.	Typical lobby area at 910 Ward Parkway, view looking east
14.	Typical stair railing detail, 920 Ward Parkway, view looking south
15.	Typical plaster medallion in lobby, 920 Ward Parkway

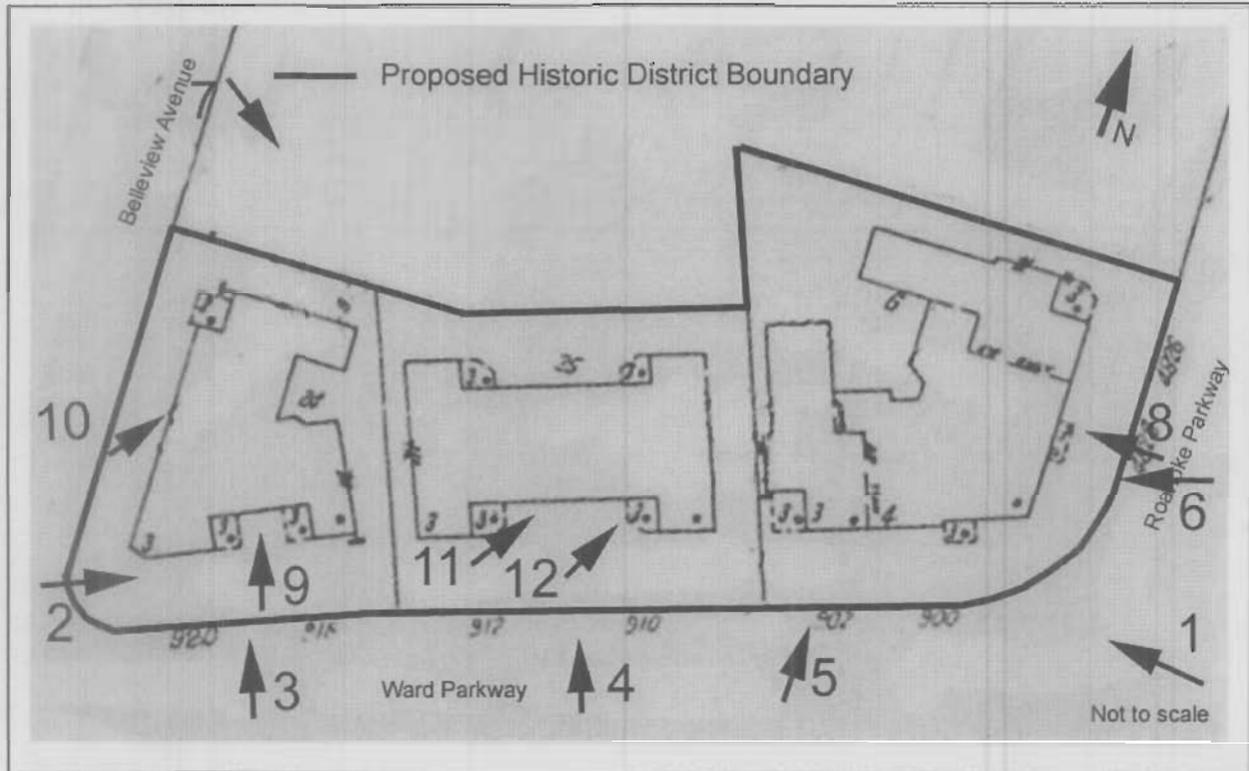
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PARK MANOR HISTORIC DISTRICT PHOTOGRAPH LOCATION MAP



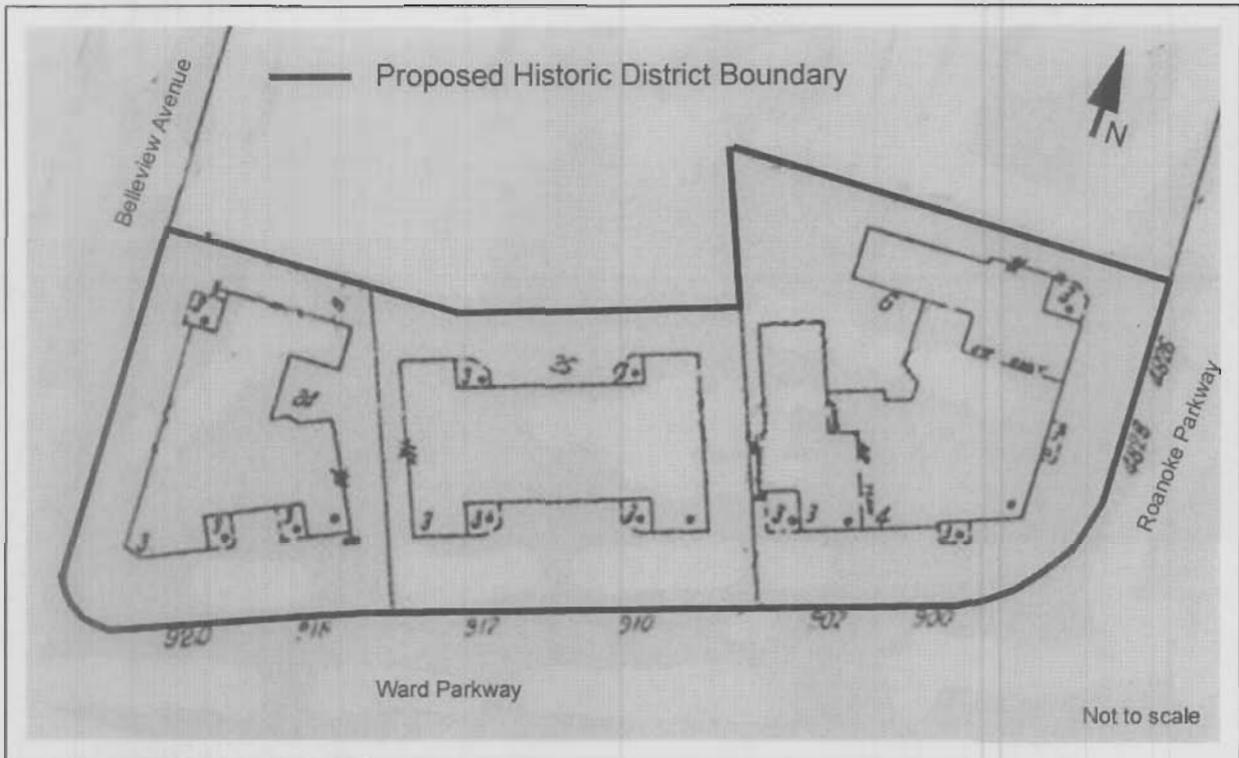
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PARK MANOR HISTORIC DISTRICT BOUNDARY MAP



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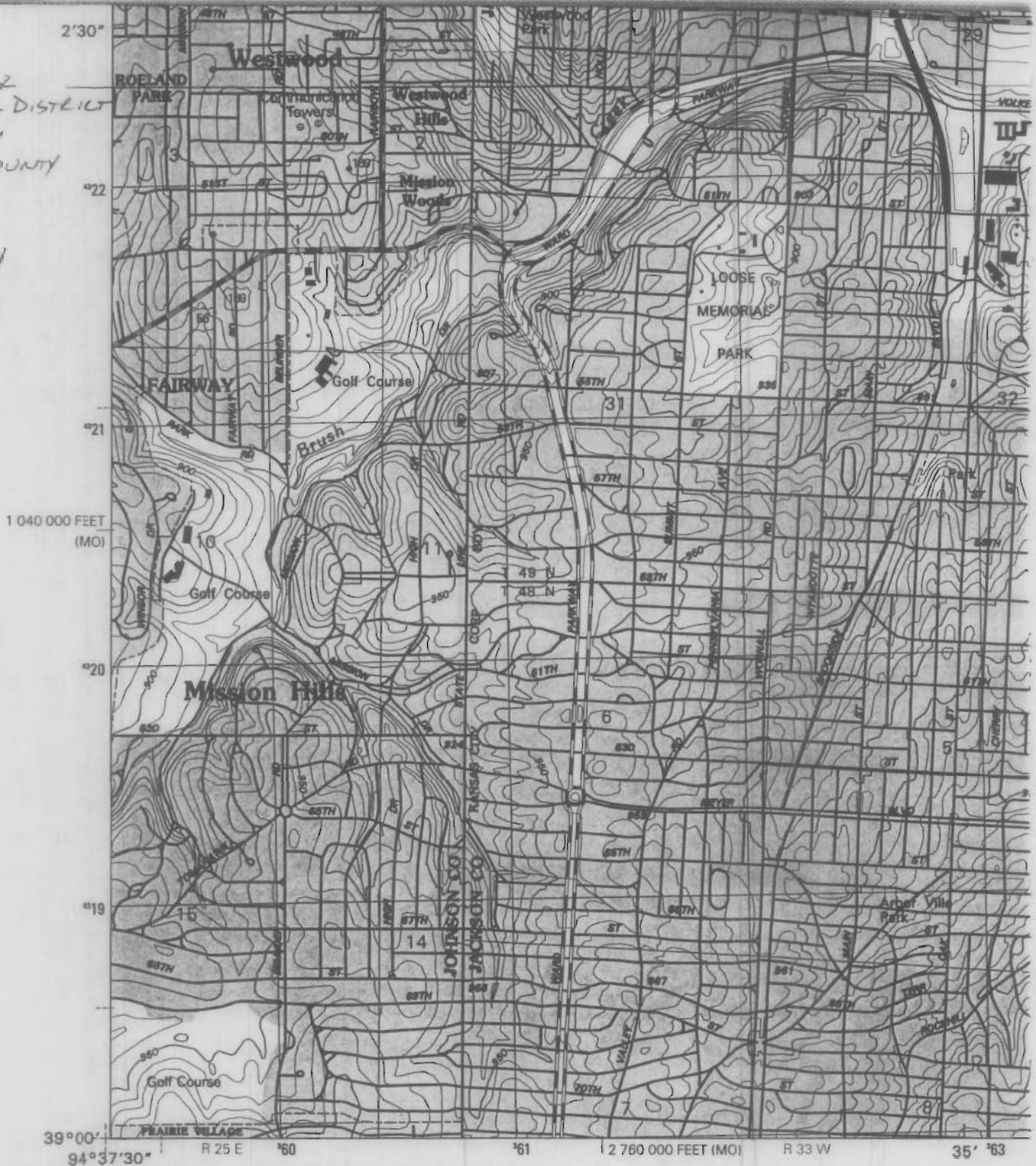
PROPERTY OWNERS

Gyro Properties, LLC
4600 Madison Street
Kansas City, Missouri 64112

Ward-Roanoke Corporation
C/O Edward Setzler, Secretary
4826 Roanoke Parkway
Kansas City, Missouri 64112

PARK MANOR
HISTORIC DISTRICT
KANSAS CITY
JACKSON COUNTY
MISSOURI

UTM:
15/361681/
4322392



Produced by the United States Geological Survey

Topography compiled 1934. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1935. Boundaries current as of 2001

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone). 2500-meter ticks: Kansas Coordinate System of 1983 (north zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Houses of worship, schools, and other labeled buildings verified 1955



UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

