NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 Holy Rosary Historic District

other name/site number N/A

2. Location

street & town Roughly bounded by 5th and Campbell, 5th and Harrison and 9th E. Missouri Avenue N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

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 26 DECEMBER 2006

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:)

Holy Rosary 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	
17	0	buildings
0	0	sites
0	0	structures
0	0	objects
17	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
RELIGION: religious facility
COMMERCE/TRADE: specialty store
RECREATION AND CULTURE: auditorium

Current Function
(Enter categories from instructions)

DOMESTIC: multiple dwelling
RELIGION: religious facility
COMMERCE/TRADE: specialty store
RECREATION AND CULTURE: auditorium

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Commercial style
LATE VICTORIAN: Gothic Revival
MODERN MOVEMENT
OTHER: vernacular

Materials
(Enter categories from instructions)

foundation stone
walls brick
roof asphalt
other terra cotta

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

Holy Rosary 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.

Areas of Significance
(enter categories from instructions)

ETHNIC HERITAGE: EUROPEAN

ARCHITECTURE

Period of Significance
1898-1955

Significant Dates
1898-1943

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
multiple

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

☒ See continuation sheet(s) for Section No. 8

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 #

Primary location of additional data:

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

Kansas City Public Library

☒ See continuation sheet(s) for Section No. 9

Holy Rosary Historic District
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property Approximately 2.75 acres

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

	Zone	Easting	Northing
1	1/5	3/6/3/9/1/5	4/3/3/0/1/1/0
2	1/5	3/6/4/1/1/0	4/3/3/0/1/5/5
3	1/5	3/6/4/0/0/0	4/3/2/9/9/7/5
4	1/5	3/6/3/9/5/0	4/3/2/9/9/6/5

Verbal Boundary Description
(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification
(Explain why the boundaries were selected.)

☐See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date November 5, 2005

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state MO zip code 64108

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 multiple

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.

Summary

The Holy Rosary Historic District is generally bounded by 5th and Campbell Street, 9th and E. Missouri Avenue, and 5th and Harrison Street, in Kansas City, Jackson County, Missouri. The district lies north of Kansas City's Downtown, south of the East Bottoms, west of the Interstate Loop (I-35/1-29/1-70) and east of Old Town National Register District. There are a total of 17 (seventeen) contributing properties within the Holy Rosary District, including residential, commercial (and a combination of the two), religious and recreational buildings. The dates of these properties range from 1898 to 1943, with the majority of buildings dating from 1898 to 1910. At the center of the neighborhood is the Holy Rosary Roman Catholic Church. Architecturally, the district generally reflects the vernacular, with the exception of the church, designed in the Gothic Revival style, and a two-story commercial building located at 536-538 Campbell, featuring Classically inspired elements at the main façade. With few exceptions, all of the properties within the district are two to three stories in height, constructed of brick with modest articulation and stone foundations, and feature flat roofs. Overall, the neighborhood possesses a consistent integrity of design, materials, workmanship, setting, feeling, association and location. The properties remain in good condition and have retained the majority of their historic features to convey their historic significance. It should be noted the size, arrangement and rhythm of the original window openings are largely intact.

Elaboration:

Individual Property Descriptions:

520-522 Campbell (Photographs No. 1 and 2):

Constructed by Michael Nigro in 1898, the two-story commercial/residential building was built to house the Nigro drugstore on the first floor with apartments on the upper level. Situated on the northwest corner of Campbell and Missouri Avenue, the building has three storefronts with three entrances: a canted entrance at the southeast corner, a single-leaf entrance at the center of the east façade and a recessed entrance at the second bay of the east façade (moving north to south). The storefront at the north-bay features cast-iron half-round columns and a wide lintel. The entrance at this bay is flanked by two fixed storefront windows below wide transoms that

have been painted over. To the north of the canted entrance is a large plate glass storefront window with metal muntins. The second story windows at the main façade are segmental arched, single-hung sash with stone sills. Fenestration of the north and south facades are non-original aluminum single-hung sash with stone sills. Terra cotta coping lines the rooftop. A two-story porch is placed at the rear façade.

521-523 Campbell (Photographs No. 2 through 5):

Constructed in 1910, the building measures approximately 50 feet by 74 feet and is sited on the northeast corner of Campbell and Missouri Avenue. Large brick piers divide the main facade into two bays. There are two storefronts: one with a canted entrance and another facing Campbell. The main façade faces west. Plate glass storefronts line the first story. The second and third stories feature two apartments per bay. Each apartment features a single leaf entrance and double-hung, sash windows. The upper level apartments have recessed balconies. The south façade features fixed fenestration at the western portion and three single-leaf doors at the eastern bays. Fenestration at the far east bays is double-hung, sash with wood surrounds. The upper story fenestration is double-hung, sash with wood surrounds and stone lug sills. At the second bay (moving from east to west), there are recessed porches with curved decks and wrought-iron railings. Each porch features a single-leaf paneled door. The rear or north façade features a two-tiered continuous porch. Entrances and fenestration are segmental arched. Windows are often paired.

525 Campbell (Photographs 6 through 9):

Holy Rosary Catholic Italian Church was constructed around an altar that was saved after a fire destroyed the original wooden structure in 1903 leaving only the rock basement. Situated on a corner lot, the church faces west on Campbell. The nave plan church has a central arcaded open belfry with stone columns. Beneath the arcade is a large clock flanked by small arched windows. The main façade is visually divided into three bays by brick pilasters and brick quoins. Each bay has an entrance surrounded by pointed arched portals. An arcade is displayed above the entrances. Circular niches have a trefoil design and are located above the arcading on the

end bays. The central bay has a niche displaying a statue. Corbelling follows the cornice line and buttressing is placed between the pointed arch windows on the secondary facades.

526 Campbell (Photograph No. 10):

Situated on the southwest corner of Missouri and Campbell, St. John (Don) Bosco Center was constructed in 1940 as designed by architects Carroll and Dean for a civic center/gymnasium. The main entrance (which faces east) is highlighted by a stone surround with prominent quoining. The main entrance is a double-leaf door. The building measures approximately 50 feet by 111 feet. Decorative brick quoins, and small arched windows articulate the main gabled entrance vestibule. Brick buttressing separates the fenestration at the north and south facades (which are divided into eight bays). Fenestration at these facades are paired, casement style units at the first story and multipaned, fixed units with operable awning windows placed at the base, at the second story. A secondary gabled entrance with arched stone surround is placed at the far west bay of the north façade. The rear façade, divided by brick buttresses, is without fenestration.

532 Campbell (Photograph No. 11):

Constructed in 1908, this two-story building faces east. The first story, modified from the original, features two entrances with single-leaf doors and a single plate glass window with sliding transom. The second story fenestration, set in between brick piers that separate each bay, is single-hung, sash type with cast stone sills and transoms that have been covered with plywood. Windows are segmental. The cornice is corbeled. The north façade features a secondary entrance (with a non-original wood entry porch) with a single-leaf door flanked by two pairs of single-hung, sash windows. The second story features segmental arched double-hung, sash fenestration with transoms and stone sills.

533 Campbell (Photograph Nos. 9, 12, 13):

The two-story building was originally constructed as a residence, possibly as the parish rectory, in 1906. The main entrance, which is centered with a cast stone surround, faces west. Large plate glass windows flank the

entrance. The upper story fenestration is single-hung, sash type aluminum with brick sills. Contrasting brick quoining and corbelling further embellishes the main façade. The south and north facades feature single-hung, sash windows. The south façade features a secondary entrance with a single-leaf metal door and a non-original wooden stair. Fenestration at the first story of the south façade is non-original plate glass with original contrasting brick sills. A one-story brick unit, with a single metal door flanked by two fixed windows at the west façade features prominent contrasting brick corbelling. This unit is attached to a one-story brick addition with a single entry placed at the north bay of the west façade. Two large glass block windows are also featured at the main façade. The structure underneath the parking lot to the south of the main building is known as Scalabrini Hall.

534 Campbell (Photograph No. 11):

This two-story apartment building was constructed as a four-plex and was possibly built in c. 1910. The main façade faces east. The main entrance, placed at the far north bay, is a single-leaf door flanked by sidelights and crowned by a transom. Fenestration at the first story is plate glass (non-original); the prominent brick lintel is visible above the window. The second story features a single-leaf door and a single double-hung, sash type window with brick sill. The full-width two-tiered porch is an early addition and features concrete block piers with wood railing and deck. The south façade, covered with asbestos siding, features double-hung, sash type fenestration with wood surrounds.

536-38 Campbell (Photograph No. 14):

The two-story brick building was constructed in 1898. The main façade faces east. A centered main entrance is arched; the non-original double leaf door of metal is set in a recessed alcove. The entrance, set in a stone surround with wide voussiors, is flanked by Ionic styled pilasters. Storefront fenestration is multipaned, plate glass. Two secondary entrances with single-leaf doors are placed at the second and fifth bays, moving south to north. The bays of the main façade, first story, are separated by Ionic pilasters. Upper story fenestration is double-hung, sash type with blind transoms and wrought-iron balconets. The roofline features prominent

corbelling. Quoining is also prominent. Secondary facades feature segmental arched, double-hung, sash type fenestration with brick sills. A one-story brick and concrete block unit, built for Peter Lapetina, was added to the rear of the main building in 1951. It features a wood paneled, overhead door and a single-leaf man door at the far south façade. A cornerstone is placed to the south of the door.

540 Campbell (Photograph No. 14):

Originally built as a two-story duplex, this brick residence was constructed in 1920 for Joe Mannino and is similar in scale and floor plan of the apartment building at 542 Campbell, located directly to the south. The main entrance faces east and is distinguished by a full-width, two-story porch with brick piers and non-original wrought-iron rail and supports at the second story. Fenestration is double-hung, sash type with wood surrounds, segmental arched lintels and cast-stone sills. Entrances at each floor are placed at the far south bays. A limestone railing at the first story porch supports the brick piers. A prominent stone retaining wall is placed at the edge of the eastern property line. The rear façade is configured like the east façade; however, the porch is partial width and has been modified from the original.

542 Campbell (Photograph No. 14):

Originally built as a two-story duplex, this brick residence was constructed 1907. The main entrance faces east and is distinguished by a full-width, two-story porch with brick piers and non-original wrought-iron rail at the second story. Fenestration is double-hung, sash type with wood surrounds, segmental arched lintels and cast-stone sills. Entrances at each floor are placed at the far south bays. Solid brick railing at the first story porch features cutout designs and stone coping. A prominent stone retaining wall is placed at the edge of the eastern property line. The rear façade is configured like the east façade.

544 Campbell (Photographs No. 15-16):

This one-story buff brick building, that anchors the northwest corner of Missouri Avenue and Pacific, was originally built as a 12-car garage. It was built in 1943 for the Belger-Carthage Company, Kansas City. The

main façade faces east. An original garage door opening features a corrugated metal overhead door. The garage door is flanked by contrasting brick panels. A single man-door is located at the far south bay of the main façade. Each bay of the south façade is distinguished by the same contrasting brick panels as featured at the main façade. The north façade displays concrete block. Other features include brick qoining, cast stone and terra cotta coping. Prominent stepped parapet at the east and west facades. The rear or west façade features an overhead door and a single-leaf metal man door at the far south bay. A one-story one bay unit (which appears original), is attached to the northern section of the rear façade.

522 Harrison (Photographs No. 17-18):

Constructed in 1906 as a commercial /residential building by Angelo Donnici, the first floor housed his grocery business while the upper two stories served as apartments. The main façade faces east. The original single-leaf door of the main entrance is placed at the far south bay of the east façade. The storefront window, placed to the north of the main entrance has been modified with an arched, fixed window. The original storefront opening has been bricked in; however, the cast-iron lintel, which stretches to the south façade, is extant. The upper story fenestration is double-hung sash with stone lintels and sills. The south and north facades feature double-hung, sash fenestration; the units at the north façade are segmental arched. A stairway to a second story entrance is located at the north façade. In addition this façade features a balconete at the far east bay.

910 E. Missouri Avenue (Photograph No. 22):

The main façade of this three-story building, constructed between 1898 and 1903, faces south. The first story, slightly modified from the original, features two single-leaf entrances and two single-hung, sash windows with brick sills. The centered entrance features a contrasting brick lintel, while the entrance at the west bay features a wide transom with a non-original singled awning. The upper story fenestration is single-hung, sash with stone lintels and lug sills. A wide corbeled cornice crowns the building. Both the east and west facades feature the original segmental arched double-hung, sash windows with stone lug sills. Wide stone piers divide each bay.

911 E. Missouri Avenue (Photograph No. 19):

This building, constructed c. 1903, was constructed adjacent to Holy Rosary Catholic Church. The main facade faces north and features a recessed, entrance set within a pointed arch surround with a prominent paneled wood door and arched transom. Three narrow double-hung, sash windows set in deeply recessed arched surrounds with arched multipaned transoms are placed to the east of the entrance. The upper story windows are single-hung sash units with segmental arches and stone lug sills. The roofline is heavily corbelled; terra cotta coping lines the roof. While the west façade shares a party wall with Holy Rosary Church, the east façade features double-hung, sash windows with brick lintels and lug sills at both stories.

914 E. Missouri Avenue (Photograph No. 20):

The building at 912-914 E. Missouri Ave., like 910 E. Missouri Ave. mentioned above, was most likely constructed between 1898 and 1903. The main facade of this colonnaded type apartment building faces south. The first story features a non-original wood paneled door at the center bay; two single-leaf doors with sidelights are placed at each end bay. The second and third stories are configured similarly; the second story features a French door at the far west bay with a fixed window units with diamond shaped panes at the center bay. The third story features single-leaf doors with sidelights at each end bay. The continuous porch is supported by brick piers at the first two stories and with wooden columns at the third story. Fenestration at the east and west facades are double-hung, sash with brick sills. The rear of the building features a three-tiered porch.

915 E. Missouri Avenue (Photograph No. 21):

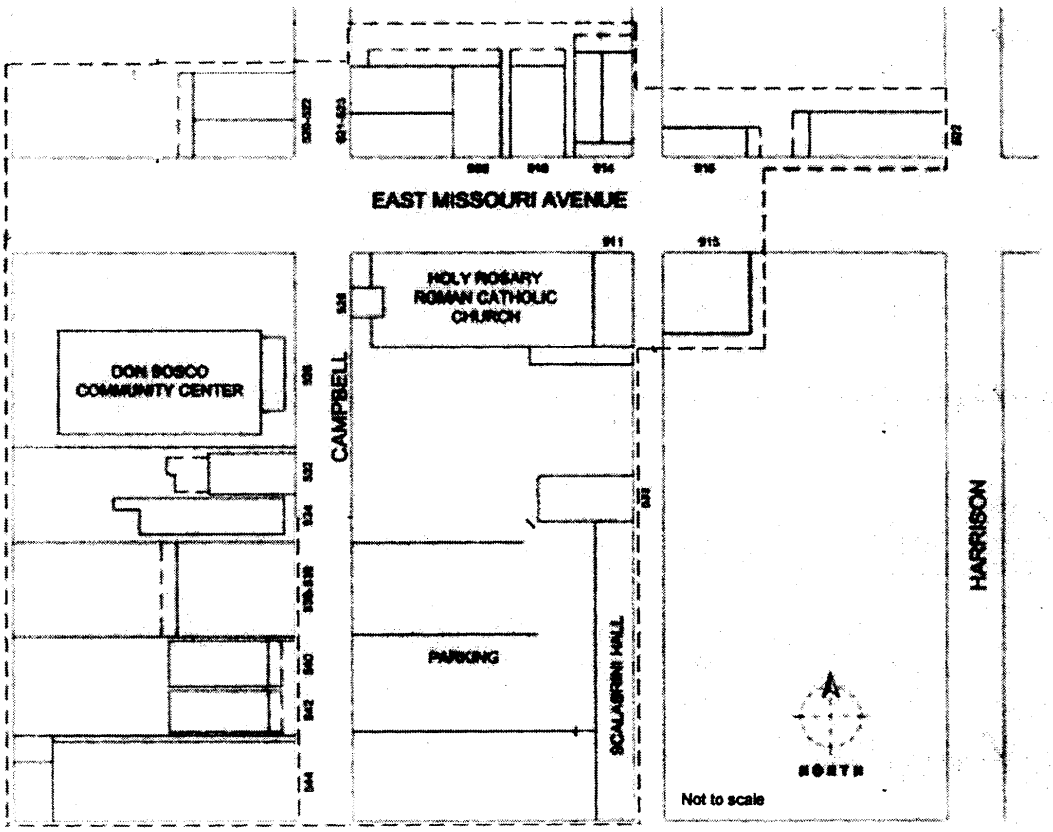
A building permit was issued to John Nigro on November 11, 1907 for the construction of a three-story, six family flat. Athough the first story windows have been modified (the double-hung units have been removed and bricked in), the original transoms still remain. The original recessed entrance is centrally placed. The upper story units are double-hung sash with wide stone lintels and lug sills. Porch entrances are placed at the center bay of the upper stories. Wrought –iron balconies with large knee bracing is also featured. The east and west

facades feature segmental arched window units; first floor units at both facades have been bricked in. The rear façade features a two-tiered continuous porch.

916 E. Missouri Avenue (22-23):

This building appeared on the 1909 Sanborn Insurance Map as a two-story duplex. The main façade faces east and features a single-leaf door with wide segmental arch at the far south bay. A stair run reaches to the second story apartment. The south façade features the original segmental arched double-hung, sash windows with stone lug sills; the north façade features segmental arch units at the first story. The upper stories have been cladded with asbestos siding.

HOLY ROSARY HISTORIC DISTRICT
Jackson County, Missouri



Architectural & Historical Research, LLC - Kansas City, MO
Map designed by: SWD ARCHITECTS INC - Kansas City, MO
Modified by: Tiffany Patterson - MO SHPO

Summary:

Holy Rosary Historic District, bounded by Campbell Street, Missouri Avenue and Harrison Street, is eligible for listing in the National Register of Historic Places under Criteria A and C with local significance in the areas of ETHNIC HERITAGE-EUROPEAN and ARCHITECTURE. During the early 1900s, Holy Rosary Roman Catholic Church initially served as an anchor for a growing community of Italian immigrants and their descendants. The neighborhood has retained many of the descendants of the first Italian immigrants that built their homes and businesses in the Holy Rosary Neighborhood. The parish that was formed in the 1890s continues to serve not only the descendants of its original founders but also many other groups of immigrants including: Cuban, Russian, Cambodian, Mexican and Haitian and several Asian groups, as well as others, that arrived on the doorsteps of Columbus Park during the later decades of the 20th century. Architecturally, the Holy Rosary Historic District is representative of a range of building types including the Gothic Revival Holy Rosary Roman Catholic Church, the commercial/residential style and variations of the Colonnaded apartment type. The period of significance is 1898 to 1955; the beginning date reflects the date of the oldest property, while the end date reflects the continuing ethnic dominance of the neighborhood.

Elaboration:

At the end of the 20th century, many Italian immigrants, mostly from farm country throughout Italy, were making their way to the United States. Often the head of the household arrived first, worked in various jobs to raise funds, and finally sent passage for the remainder of their family to join them. The majority of immigrants that arrived in America came through New York or New Orleans where they stopped briefly to work before permanently setting up residence. Beginning in the 1880s a small community of Italian immigrants settled in Kansas City with many more arriving between 1890 and 1920.[1] Single men that immigrated planned on making their fortune, then return to Italy as wealthy men. Part of their savings was sent back to Italy until c. 1914 at which time they found that they had a much more prosperous future by remaining in the United States. Many

1 Sherry Lamb Schirmer, *Historical Overview of the Ethnic Communities in Kansas City* (Kansas City: Pan-Educational Institute, 1976), Section 8: 1-2.

Italian immigrants took in Kansas City took jobs in the packinghouses, with the railroads and as street vendors who eventually opened their own storefront shops.

Typically and in general, immigrant families resided in overcrowded conditions and viewed their neighborhoods as a temporary residence. As they prospered, they left the old neighborhoods for the newer and more open areas of the suburban neighborhoods of the era. However, Italians preferred establishing community as quickly as they could. The Italian neighborhoods that developed from this influx of immigrants followed a pattern of development that is not unique to Kansas City, and reflects the values of "Italian immigrant enclaves" nationwide.[2] These settlements or Italian colonies, as they were known, developed cohesive, permanent, family oriented neighborhoods.

Development of the Italian Colony of Kansas City

In 1976, a study of ethnic communities in Kansas City was funded and published by the Pan-Educational Institute. A portion of the study concerning the settlement of Columbus Park Neighborhood, once referred to as Little Italy, outlines the growth and development as Italian settlers moved into Kansas City making it their permanent home.[3] The Irish had been the first ethnic group to reside in the North end of Kansas City. Other ethnic groups residing in the North end to a lesser degree included, German Jews, Blacks, and Russians.[4]

The earliest Italian immigrants to Kansas City were from the region around Genoa, Italy. During the 1880s, immigrants were coming from Basilicata and Calabria, Italy. During a 30 year span, roughly between 1890 and 1920, Italian immigrants in Kansas City were from Sicily. Sicilians made up about 85% of the entire Italian

2 Kerry Davis, "National Register: Vaccaro Building," United States Department of the Interior: National Parks Service, May 2003. This nomination includes a discussion of the pattern of Italian settlement, based on a nationwide, not local, study (See John W. Briggs, *An Italian Passage* (New Haven: Yale University Press, 1978). Unfortunately the nomination ignores Dr. Schirmer's important historical overview of the ethnic settlements in Kansas City written in 1976. *Op. cit.*, note 1.

3 Schirmer, *Historical Overview*, 8:1-5.

4 Davis, 8:8. Davis cites Theodore Brown and Lyle W. Dorsett, *Kansas City: A History of Kansas City, Missouri* (Boulder, Colorado: Pruett Publishing Co., 1978), 45.

population by 1929. Most were poor farmers who looked to America for a better life. Although many of the immigrants that came to the United States intended to return to Italy after making their fortunes, most remained and later, sent for their families. Like the majority of Italian immigrants coming to America, most of these people arrived in New York or New Orleans where they worked for a brief time before moving on to their final destination in Kansas City.[5]

Italians were by far the largest single ethnic group to settle in Kansas City. Of nearly four million Italian immigrants to the United States prior to World War I, nearly three thousand established their homes and businesses in Kansas City. A small percentage of Italian immigrants were able to open businesses in various professions. However, the majority were farmers without any particular skill. With a major junction for the railroads, as well as a center for meat packinghouses, Kansas City offered attractive work for Italian immigrants who did not already have a trade.

Language skill was a major barrier to finding work, another was prejudice encountered by businesses that refused to hire immigrants. The meat packing jobs and the railroad for many were their only choice of employment. In the early wave of immigration, a railroad employment agent, Frank A. Basile, who was also an Italian immigrant, was responsible for bringing thousands of Italians to Kansas City through his job placement service for openings in building the newly established railroad lines throughout the country. He would send them out to other states, by rail or steamboat, to work on labor crews. Once the work was completed, they would return to Kansas City to either wait for another job or to be placed in jobs with local industries. This allowed laborers to make their permanent homes in Kansas City. Also, many Italians made their home in Kansas City simply because family or friends were already in Kansas City.[6]

5 Schirmer, *Historical Overview*, 8:3.

6 *Ibid.*

The area that the Italians first settled was close to the river and city market of Kansas City. With several railroad depots, warehouses and packinghouses, jobs were abundant. They also shared parts of the North end with the Irish, as well as Jews and Blacks. Although many of the Irish and Jewish families began moving to newer neighborhoods, the Italian families stayed to build their community. As the Italian colony grew, the area became known as "Little Italy."[7] Family, business and church were three major elements in the development and growth of the Italian colony.

Housing on the north side was inexpensive but the lots were crowded. Yards were small or non-existent. Often there were row houses behind the houses facing a street. The interior of these homes were often divided into cramped apartments which provided private space for extended family or friends. The homes and the neighborhood were clean and very well kept. For the transient workers and the unemployed, there were lodging houses and first floor saloons with apartments above. The saloons and lodging houses served several other functions as well. They were used as meeting halls and as recreational centers. They provided areas for social gatherings that added to the cohesiveness of the community.[8]

Just after the turn of the 20th century, there was the possibility for commercial interests to take over the area as more commercial buildings were being constructed in the North end and residential districts began moving farther south of the Missouri River. The north-side residential area surrounding Holy Rosary Parish was crowded and holding more than its fair share of the Italian population. By the end of 1913 the Italians on the north side had quit sending money home to Italy and began investing in north-side real estate. As a result of a building boom of apartments, housing increased substantially and Kansas City's north side was rejuvenated and expanded allowing it to remain a partial yet strong Italian residential area.[9]

7 Sherry Lamb Schirmer and Richard D. McKinzie, *At The River's Bend* (Woodland Hills, CA.: Windsor Publications, 1982), 68.

8 Davis, 8:9.

9. Schirmer, Historical Overview, 8:10-12.

In 1914 *The Kansas City Star* devoted a full three columns to what was thought to be a social phenomenon. The column's subtitle referred to the new interest in real estate as "Italy's Loss Kansas City's Gain." The dream of many Italians was to make a modest fortune of several hundred dollars but the reality became several thousand dollars. Many had acquired an education and the knowledge to open their own businesses. The Italian community prospered with real-estate investors, shopkeepers, bankers, doctors and lawyers. Their new found wealth in the United States far surpassed that of their home country. The United States had become their adopted homeland.[10]

Kansas City's Italian community also remained in a clustered neighborhood "...to a greater degree than most immigrant groups in [other] medium sized cities...[and]...Italian communities were much more integrated..."[11] This last statement becomes more evident beginning in the 1930s as other ethnic groups moved into the Holy Rosary neighborhood as they lived and worked alongside their Italian neighbors. Although the core of the Italian community remained fairly static, their descendants began moving out of the Columbus Park neighborhood. Some Italians moved north to North Kansas City and Gladstone, other moved into the Northeast neighborhood just east of The Paseo Boulevard.

At the heart of the Italian Colony of Kansas City is Holy Rosary Italian Roman Catholic Church. The Church, as established in the 1890s, became the anchor from which the Italian community has retained much of its original ethnic and cultural elements.[12] Today, a large percentage of the descendants of the original families return frequently to attend parish celebrations such as the feast day celebrations of Catholic saints, the annual celebration of Columbus Day, and other community celebrations as well as funeral masses of current and former parish members. Bill Nigro, a descendant of John Nigro of the Nigro Variety Store, stated that "...while

10 "Foreigners in Kansas City: Italians," *The Kansas City Star*, 15 February 1914, n.p. Microfilm. Special Collections, Kansas City [Missouri] Public Library.

11 Davis, 8:8.

12 "Souvenir: Holy Rosary Church, Silver Jubilee 1895-1920," 2-4.

13 Billie Nigro, phone interview with Mary Ann Warfield, October 12, 2005.

some parish members of Holy Rosary Church moved from the parish years ago, often their last request is to return to Holy Rosary for their funeral mass."[13]

Holy Rosary Church

Reverend Ferdinando Santipolo established holy Rosary Italian Catholic Church in 1890. Prior to this time, Italian Catholics attended church at St. Patrick, which was located at 8th and Cherry. Reverend Santipolo was a member of the Society Pro Italis Immigratis, or the Scalabrini Missionaries as founded by Monsignor Giovanni Scalabrini in Italy. Scalabrini, himself, sent Santipolo in October 1890 to open an Italian language Church in Kansas City. The first church was located at Fifth and Forest in a storeroom. The vestments, a chalice and start-up funds were provided by Bishop Hogan of the Kansas City Diocese. The new parishioners donated the crucifix and several statues.

Santipolo and his parishioners began to raise funds for the construction of a church on a 50' x 142' lot at 525 Campbell. Santipolo donated $250 from his own savings with another $183 raised by his parishioners. In 1895 a wooden church was built and dedicated to Our Lady of the Rosary on November 10, 1895. The ceremony brought the Archbishop of St. Louis, John J. Glennon, to give the dedicatory sermon as well as the Pontifical Vespers the same evening. An inscription was placed over the door of the wooden church: "Chiesa Del Santissimo Rosario, Fatta dai poveri" or "Church of the Holy Rosary, built by the poor."[14]

The final cost for the lot and construction of the church was $5000. Collections had covered all but $2000. A list of the "legendary group of nine, each contributing $100," is a Who's Who of the early Northside residents. These men were "Michael Abbanddonato, Gregorio Albano, Giacomo Nigro, Michael Nigro [Nigro Drugstore],

14.Angelo Bongino, "The Founding and Early Years of the Parish," *Holy Rosary Church, Online*. Accessed October 27, 2005. From the 100th Anniversary of Holy Rosary Parish. www.holyrosarykc.org/history/long_parish_history.html

15 *Ibid.*

16 DeAngelo, *Northeast World* 8 October 1986, 7-8.

Giovanni Ribasti, Rocco Scarcello, Santo Scarcello, Guiseppe Stasi and Pasquale Stassi."[15] In addition, other large donors of items given or pledged to Holy Rosary included, Antonio Lapetina, Antonia Zitto, Mrs. Libbie Sansone, and Lorenzo Mello.

Frank A. Basile, the man responsible for supplying work for his fellow Italians, pledged the cost of the altar dedicated to St. Anthony of Padua. Basile became a wealthy businessman that had opened a bank and steamship agency in the Basile Building that was located at 601 E. Fifth Street in 1884. Basile's main interest was to serve his fellow Italians the best way possible. As an early employment agent for the railroads, he was able to keep the new arrived immigrants working. As they settled into homes, his bank offered services in the Italian language. He also owned and operated an Italian grocery selling imported Italian goods which was also still in business during the 1920s. Basile was later appointed to the Italian Consul in Kansas City. Although he died during the flu pandemic of 1918, his businesses continued under the management of his descendants.[16]

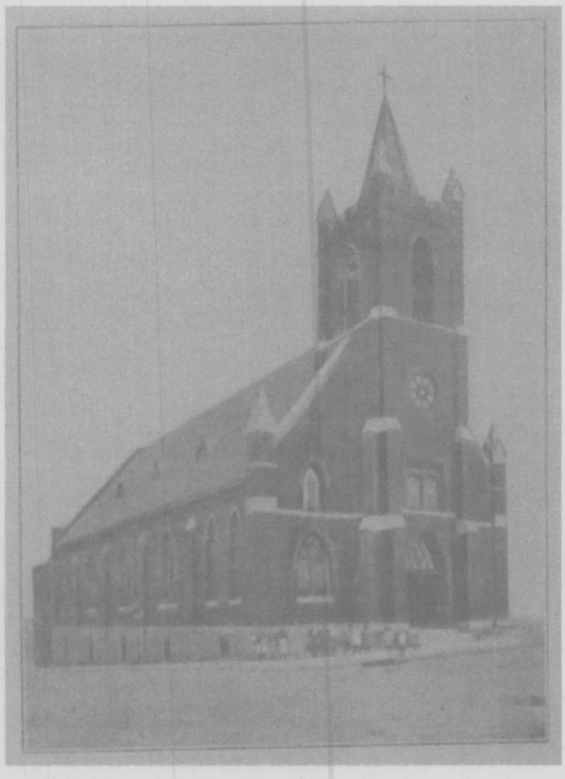
Father Santipolo returned to Italy in 1897 and by 1901, Father Pietro Lotti was put in charge of the parish. Father Lotti invited Bishop Scalabrini to visit Holy Rosary that same year. Scalbrini made the trip from Italy to the United States for the first time. It was a major event, not only for Holy Rosary but for Kansas City as well.

Archbishop John Glennon of the Archdiocese of St. Louis offered a special mass for Scalabrini's visit. During the special service, over five hundred people were confirmed and another two hundred or more were baptized.

In 1903 the little wooden church was destroyed in a fire that had started across the street. Although the church was in total destruction the altar to St. Anthony of Padua had been spared. A new brick edifice, still present today, was built around it.[17] The parishioners had once again pulled funds from their community to rebuild their church. The spirit of volunteerism that existed in 1895, again in 1903 and when the church interior was severely damaged by fire in the 1950s has been a strong and stabilizing factor in the community. The volunteer spirit instilled into the neighborhood by Santipolo in the 1890s has continued into the 21st century as a testament to the strength of the community.[18]

17 "Foreigners in Kansas City: Churches," *The Kansas City Journal-Post* 5 April 1931, n. p. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

18 Bongino, www.holyrosarykc.org/history/long_parish_history.html



Columbus Day is an annual celebration of Christopher Columbus voyage to the Americas. Columbus is honored by Italian-Americans as the first Italian American. Yearly celebrations have occurred in his honor since the Italian neighborhood was first established. Although the neighborhood was called "Little Italy" by its residents, in c.1908 the neighborhood changed its name to Columbus Park. Until this time it was considered part of the City Market.[19]

Although there were other churches that represent a number of other denominations in the Columbus Park neighborhood, Holy Rosary Italian Catholic Church seems to have had the strongest influence on the neighborhood in general. The history of Holy Rosary Church shows a variety of other important events that are specific to Church's importance within the Italian community. In late October 1921 General Armando Diaz,

19 DeAngelo, 7-10.

World War I hero, attended a number of services at Holy Rosary while visiting Kansas City. He was in Kansas City to help dedicate the Liberty Memorial in November 1921. Vincent Scudiero presented the general with a gold sword embedded with diamonds on behalf of the Kansas City Italian community. During World War II, the church held mass for Italian POWs that were trucked under heavy military guard from a POW Camp that had been hastily installed during the war in Riverside, Missouri.[20]

The Holy Rosary Italian Church has continuously been served by Italian speaking Scalabrinian missionaries since the time of Reverend Santipolo in 1890. Beginning in the late 1940s large groups of new immigrants began moving into Columbus Park. The first group of immigrants came right after World War II from Triestese, a region between the borders of Italy and Yugoslavia. Next Cuban and Mexican immigrants found homes in the area. And beginning in the late 1970s, Vietnamese and smaller groups from other Asian countries moved into the Holy Rosary neighborhood. The church and parishioners have always been active in providing aid to immigrants and, often, is referred to as the 'Church of Immigrants.'

Community growth

Many of the buildings in the immediate vicinity of Holy Rosary Roman Catholic Church, located on the corner of Missouri and Campbell Avenues in Kansas City, Missouri, were constructed prior to 1925. Once known as the North end today the neighborhood is known as Columbus Park. Although a large number of residents of the area are descendants of Italian immigrants, there were many other ethnic groups residing in Columbus Park as well. According to a building survey completed in 1988 by Melanie Betz for the Kansas City Landmarks Commission, other ethnic groups include: Russian-Jews, Poles, and other Eastern and Northern European immigrants. These groups resided in the area prior to 1900.[21] In 1914 the new Karnes School, located at 550

20 *Ibid.*

21 Melanie A. Betz, "Columbus Park Survey: Final Report," 1988, Kansas City, Missouri, Landmarks Commission.

Charlotte, had a student population that was comprised of 98% Italian or Russian-Jews with the remaining 2% listed as "other ethnic groups."[22]

The people of Columbus Park were laborers, merchants, restaurant owners and other skilled craftsmen. The area was self-sufficient with grocers, druggists, and other service providers, all within a short walking distance of their parish. Several Italian families residing in the neighborhood went on to become successful and prominent citizens of Kansas City. In some instances, such as LaSalla's Deli at 910 E. Fifth Street, fourth (and some fifth) generation descendents continue in the family trade.[23]

Clubs and social activities played a strong role in community development. The Italian Mission was operated by the Central Presbyterian Church to attract Italian converts to Protestantism. The church offered bibles in Italian that were handed out by Tonio Tamburello, who worked as a street cleaner for the city. This mission helped immigrants adjust by offering English lessons, sewing and cooking lessons, and provided manual training for the men. The Kansas City Provident Club assisted poor Italians with a $350 per month stipend. Italian American Civic League was founded by Italians to foster Americanization through involvement in local government. The Justice, Unity and Benevolent Club was established to combat discrimination and Mafia stereotyping. It was also an aid in keeping boys off the streets by providing recreational outlets for them. Other clubs are discussed with Holy Rosary Church.[24]

The neighborhood had three newspapers; *Stampa* founded by Barto Mallica in 1912, *La Voce dell' Emigrante* founded by Thomas Masucci, and *Il Messagero* (The Messenger) was founded by Reverend J. B. Bisceglia, an Italian born Protestant minister of the Italian Mission.[25]

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22 Karnes school was demolished c. 1990.

23 Kim Kozlowski, "North by North East," *The Kansas City Star* 08 March 1997, 9:2. Vertical File, Kansas City Public Library. LaSalla's son, the fifth generation, was only eleven years old at the time the story was written in 1997.

24 Schirmer, *Historical Overview*, 8:7.

25 *Ibid*, 8:8.

The earliest Italian settlers were skilled tradesmen or worked as hucksters and peddlers. As the population grew, they took jobs on the railroads and in the packinghouses while the women took jobs in factories making macaroni, gloves and overalls. Later, as the immigrants ambition grew and the colony more settled they began developing their own businesses, especially in groceries, fruit and produce, restaurants and saloons, as well as marble and terrazzo companies.[26]

Samuel and Michael Nigro, beginning as street vendors with a push carts offer one example of the people residing in the vicinity of Holy Rosary Church. As the brothers began their business from walking the streets of Kansas City selling fruits and vegetables, they slowly built up their wealth. By 1898 the Nigro's built a two-story building at the northwest corner of Campbell and Missouri Avenues. The first floor was reserved for commercial use while the second story was used as living quarters. This was the home of the Nigro Drugstore which was operated by Michael and his wife Rosa. After Michael's death, Rosa continued to operate the drugstore with the help of her brother, a pharmacist. Many Italian businesses that sprang up around Holy Rosary Church, started off in similar fashion.

In succeeding decades the Nigro's went on to build several other apartment buildings in the vicinity, including a large three-story commercial/residential building on the northeast corner of Campbell and Missouri Avenues, constructed in 1910. The street level served as home to the John Nigro Grocery Store. The Nigro family has provided a large number of parishioners that to this day, remain active in Holy Rosary Parish. In 2004 the Nigro family had a reunion in Kansas City. Over 400 people attended.[27]

Other residential and commercial buildings were constructed around the Holy Rosary Catholic Church. In 1907 Flanagan Brothers built a six flat apartment building for John Nigro at 915 Missouri Avenue. Around the same

26 *Ibid,* 8:9.

27 Bill Nigro, phone interview with Mary Ann Warfield, October 27, 2005.

period, a parish building owned by Holy Rosary was constructed at 911 E. Missouri Ave directly east of the Church.

The Lapetina Funeral Home and Florist, located at 536-538 Campbell was operated by Peter B. Lapetina. Antonio Lapetina, Peter's father, immigrated to the United States in 1870 and is said to have been the first Italian to settle in Kansas City. Antonio was a fruit vendor until his death in 1921. Peter was an accomplished individual. After a short time in his father's business, he became a newsagent for Fred Harvey, Inc., spending ten years on the Santa Fe Line. He was also an accomplished French horn player and played with Sousa's Band while in the U.S. Navy during the World War. When he returned to Kansas City, he worked for a short time in the Jackson County Assessors Office. In 1923 he opened his undertaking business on Campbell.

By the end of the 1920s, immigration from Italy to Kansas City had nearly ceased. Over the next several decades the Italian population grew and the community began to expand their activities. The Italian community was politically active and received recognition when Mayor Smith was given the title of honorary president by the National Italian-American League. Dr. D. M. Nigro headed the chapter in 1934. The Rosary Club was the women's division of the league. The Italian-American league dedicated their efforts to educational and patriotic objectives.[28]

In 1940 a site measuring approximately100' x 153' was chosen to build a new Italian center. The site was donated to Bishop Edwin O'Hara, of the Kansas City Diocese by Mrs. Rosa Nigro. The building housed a new

28 "An Italian League Here," *The Kansas City Star* 7 December 1934, n. p. Microfilm, Special Collection, Kansas City Public Library, Kansas City, Missouri.

gymnasium with a stage at one end of the second floor. The first floor was designed for activity rooms, a library, a kitchen and locker and shower rooms. Although the value of the building was reported to be $35,000, much more was contributed in the form of services supplied by the Italian community, which gave their financial services as well. The center, Don Bosco, was named after the patron saint of Italian youth.[29]

Over succeeding decades the area deteriorated and many of Kansas City's Italian residents moved to the Northeast neighborhood just east of The Paseo Boulevard along Independence Avenue. However, the two communities have remained close through family, friends and cultural ties. By the 1950's the federal government demolished much of the northeast portion of Columbus Park to build Guinotte Manor (1954), a public housing project. As other ethnic groups including Blacks, Cubans, Mexican, and Southeast Asians moved into Columbus Park, Holy Rosary and the Don Bosco Center began administering to their needs by offering youth activities, English lessons, housing needs, financial assistance in aiding the needs of the new immigrants.

Despite the ethnic changes in the Columbus Park area, the Holy Rosary Catholic Church neighborhood has retained its Italian roots through its architecture and continued use of the buildings left behind by the influential culture of the Italian immigrants that settled the area in the between 1890 and 1930. The area has also retained a number of descendants of the original Italian families that contributed to the development of the colony.

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29 *Ibid.*

Architectural Discussion:

The majority of the contributing properties located in the Holy Rosary Historic District represent the late 19th and early 20th Century American vernacular tradition of expression, while at the center of the district is Holy Rosary Church, a Gothic Revival styled building, providing a distinct contrast in design and symbol.

According to the 1988 study of the neighborhood, most of the residential properties were "constructed by local builders or contractors using stock plans." The residential buildings located within the Holy Rosary District generally fall into two categories: a variation on the Colonnaded apartment style and first story commercial spaces set below apartments."[30]

The Colonnaded style, found throughout residential neighborhoods in Kansas City, reflect a popular apartment design during the early decades of the 20th Century. Examples of the Colonnaded apartment in the Holy Rosary district include 914 E. Missouri Avenue (column-over-pier, three-story); 534 Campbell (pier-over-pier, two story); and other two-story variations represented by 540 and 542 Campbell.

Another popular style found in Kansas City and in particular, the Holy Rosary district, is the apartment over-store building. One of the most interesting examples of this type of construction is 521-523 Campbell. Here, a corner commercial space is combined with a sub-type of Colonnaded multi-family apartment units. Another example of this commercial/living combination is 522 Harrison. At this location, the entire first floor was designed for commercial use, while the upper floors were dedicated to multi-family living quarters. Also common to these buildings are continuous, multi-story rear porches.

Other apartment units, such as 910 and 915 E. Missouri Avenue, and 532 Campbell are modest apartment designs, typically displaying corbelling at the cornice line.

Contrasting the vernacular found in the district is the namesake of the neighborhood-the Holy Rosary Church.

[30] Melanie A. Betz, "Columbus P ark Survey Final Report, Kansas City, Missouri, 1988," 8.

Architectural/Historic Survey of Religious Properties in Kansas City, Missouri."[31] In Kansas City, it has been stated that the Late Gothic Revival was a popular architectural expression in religious property design.

Two properties within the district, both constructed in the 1940s, are also vernacular in their design. The garage at 544 Campbell and the Don Bosco Center at 526 Campbell display similar form and scale and anchor the west side of block. These buildings, still functioning as originally intended, represent a new type of building for the Holy Rosary District. As the neighborhood continued to develop in the mid-20th century, there was a demand for new types of facilities to accommodate the changing complexion of the parish.

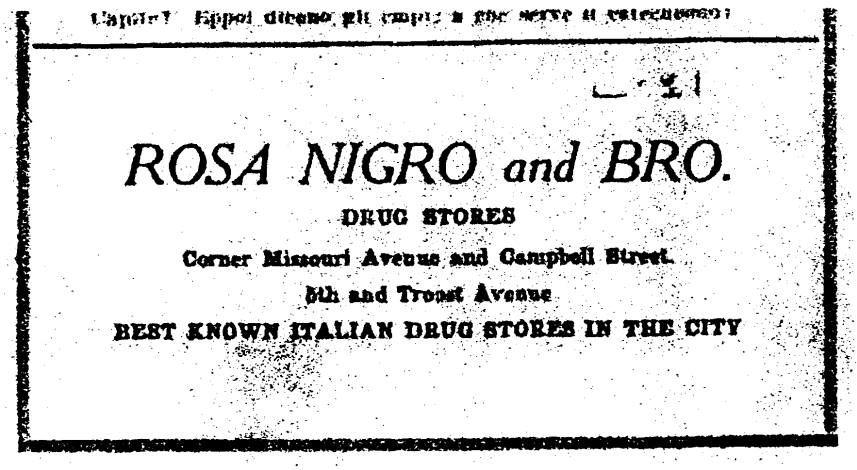
[31] Architectural and Historical Research, "An Architectural/Historic Survey of Religious Properties in Kansas City, Missouri," June 1994, 10-11.

Contributing Properties in the Holy Rosary Neighborhood:

The following properties are included in the Holy Rosary Historic District:

520-522 Campbell:

Constructed by Michael Nigro in 1898, the two-story commercial/residential building was built to house the Nigro drugstore on the first floor with apartments on the upper level. Michael and Rosa Nigro owned the building that was operated as a drugstore for over 75 years a well as other buildings in the Columbus Park area. Michael did not live long after the store opened. In August 1898 he suddenly died. Rosa continued to operate the drugstore with her brother, who was a pharmacist. Although Rosa has been reported to be the first female pharmacist in Kansas City history, it seems she actually assisted her brother. However, she did have a strong knowledge of mixing traditional herbal remedies as well as the knowledge of pharmacology.[32] Rosa Nigro went on to open a second drug at 5th and Troost. Both were advertised in 1920 as "Rosa Nigro and Bro. Drug Stores: Best Known Italian Drug Stores in the City."[33]



521-23 Campbell:

In 1910 John Nigro, a member of the Nigro family, hired John Meyer to construct a three-story commercial/residential building. John Nigro operated a grocery store on the first level. By 1918 Nigro's business was listed as the Nigro Variety Store. However, no listing was given for any apartment residents.

32 "Star Magazine: Pastimes," *The Kansas City Star* 6 July 1980, 3.

33 "Souvenir: Holy Rosary Church Silver Jubilee 1895-1920" (pdf file). Online. Accessed October 27, 2005. www.holyrosarykc.org

525 Campbell:

Holy Rosary Catholic Italian Church was constructed around an altar that was saved after a fire destroyed the original wooden structure in 1903 leaving only the rock basement. The present brick building suffered two more fires, one in 1948 that destroyed the interior and another in 1955 that destroyed the altar, yet the community resolved to rebuild each time. Holy Rosary Church has served the Columbus Park area as a community anchor for over one hundred years.

526 Campbell:

St. John (Don) Bosco was constructed in 1940 as designed by architects Carroll and Dean as a civic center/gymnasium. The building served as a community center for the residents of Columbus Park and parishioners of Holy Rosary Catholic Church. Later, after many of the early Italian families left the area and were replaced by immigrants from Cuba, Mexico, and Southeast Asia, the Don Bosco Center became a center for aid to foreign immigrants. The center continues to be of primary use of the Holy Rosary Catholic Church that is located directly across the street.

532 Campbell:

Constructed in 1908, a Mrs. Thompson appears on the water permit issued on March 5, 1908. The building is two stories and was listed as an apartment building; although only one tenant, Ned Schiovo, was recorded in the 1918 city directory. Charles Jourdan was listed at this address in 1920 and ran a dry goods store from this location.

533 Campbell:

The two-story building was originally constructed as a residence, possibly as the parish rectory, in 1906. The first water permit was issued on November 12, 1906. In 1964 the buildings was renovated and turned into a parish house. Today it serves as the headquarters for the Holy Rosary Credit Union.

In 1964 the area south of the credit union is a parking lot. This lot was constructed in 1964 over a basement like structure that was built to support the parking lot. The structure underneath is known as Scalabrini Hall, named for the order of missionaries that have presided as parish priest at Holy Rosary for the past 110 years. The hall provides the parish with a meeting hall for a variety of church activities including the parish's popular celebration of St. Joseph's Feast. This one feast brings in hundreds of parishioners, both old and current from all over the metro area.

534 Campbell:

This two-story apartment building was constructed as a four-plex and was possibly built in c. 1910. Early residents of this building included Jack Calderoni, Ruben Maisal, Isaac Miller, and Vito Monteleone.

536-38 Campbell:

The two-story brick building was constructed in 1898. Mr. Sabelle was listed on the water permit dated October 31, 1898. In 1918 city directory John Silvestro was listed at 536 Campbell and Peter Lapetina (son of Antonio Lapetina) was listed at 538 Campbell. By 1923 the building, as well as the undertaking business, was owned and operated by Peter B. Lapetina. Peter, and his wife Ernamae (Myers), also operated a florist shop in the same building.[32] Lapetina was under contract with the City of Kansas City to handle burial arrangements for paupers. The city paid Lapetina for embalming, a wood box, and burial plot including the labor for the burial hole.[33]

32 "Peter B. Lapetina," Citizens Historical Association, February 4, 1939 (Indianapolis: Citizens Historical Association, 1939), 254. In 1935 Peter Lapetina was accused of inappropriate business dealings by a reporter from *Future*, a weekly news magazine published in Kansas City. The magazine was a political watchdog and often covered issues of graft and crime in Kansas City during the 1930s. No substance seems to have come from the allegations as Lapetina's business continued.

33 "Nos Habebit Lapetina," *Future: The Newsweekly for Today*, 26 April, 1935, 1, 8.

540 Campbell:

Originally built as a two-story duplex, this brick residence was constructed in 1920 for Joe Mannino and is almost an exact replica of the apartment building at 542 Campbell.

542 Campbell:

Originally built as a two-story duplex, this brick residence was constructed 1907. One of the first residents included Salvatore Farsoni and Dominico Salemi.

544 Campbell:

This one-story buff brick building, that anchors the northwest corner of Missouri Avenue and Pacific, was originally built as a 12-car garage. Built in 1943 for the Belger-Carthage Company, Kansas City, Missouri.

522 Harrison:

Constructed in 1906 as a commercial /residential building by Angelo Donnici, the first floor housed his grocery business while the upper two stories served as apartments. A water permit was issued in the name of D. Danis on February 14, 1906. The 1918 city directory recorded Donnici Grocers with seven other residents at the 522 Harrison address.

910 E. Missouri Avenue:

No building permit was found. However, it was constructed sometime after 1898 and possibly prior to 1903 when building permits were first being recorded. The building appears on the 1909 Sanborn as a three-story commercial/residential flat. Dan Guerrera Dry Goods appeared at this location in the 1918 city directory.

911 E. Missouri Avenue:

This building was constructed adjacent to Holy Rosary Catholic Church. The two-story building appeared on the 1909 Sanborn Insurance Map but a building permit was not found for this original structure. Several later

permits were found beginning with permit #61191 in 1916 to construct a garage at this address. In 1941 building permit # 12825A was issued to make repairs to "parish house and office." No directory listing was found for 911 E. Missouri Ave further indicating that the building was and continues to be part of the properties held by Holy Rosary Catholic Church.

914 E. Missouri Avenue:

The building at 912-914 E. Missouri Ave., like 910 E. Missouri Ave. mentioned above, was most likely constructed between 1898 and 1903. The building appears on the 1909 Sanborn as a three-story residential flat. The following names appeared at this location in the 1918 city directory; Balestreri, Brancato, Caruso, Hermie, and Mancuso.

915 E. Missouri Avenue:

A building permit was issued to John Nigro on November 11, 1907 for the construction of a three-story, six family flat. Nigro hired Flanagan Brothers Construction Co., as general contractor. No architect was given. In 1918 residents of the building were listed as Mangaraconi, Paladino, Pisano, Tarpasso, and Williams.

916 E. Missouri Avenue:

This building appeared on the 1909 Sanborn Insurance Map as a two-story duplex. Nothing more could be found on 916 E. Missouri. The original entrance appears to have faced the alley between Campbell and Harrison.

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Interviews:

Billie Nigro, phone interview with Mary Ann Warfield, October 12, 2005.
Russ Nigro, phone interview with Mary Ann Warfield, October 12, 2005.
Nancy Lapari, phone interview with Mary Ann Warfield, October 20, 2005.

Verbal Boundary Description:
The Holy Rosary Historic District is located in the East Kansas subdivision and includes Lots in portions of Block 62, 63 and 70. The boundary of the district begins at the corner of Campbell and Pacific streets and runs north to the northwest and northeast corners of Campbell and Missouri Avenue, then east to the southwest corner of Missouri Avenue and Harrison Street, as shown on the attached boundary map.

Boundary Justification:
The nominated properties of this district include the entire parcels historically associated with each of the seventeen buildings as described above. The Holy Rosary Historic District boundaries were chosen as these properties represent the heart of the neighborhood. With this historic context, it is possible to expand the district to the south, north, east and west, if the properties are significant to the area and possess integrity.

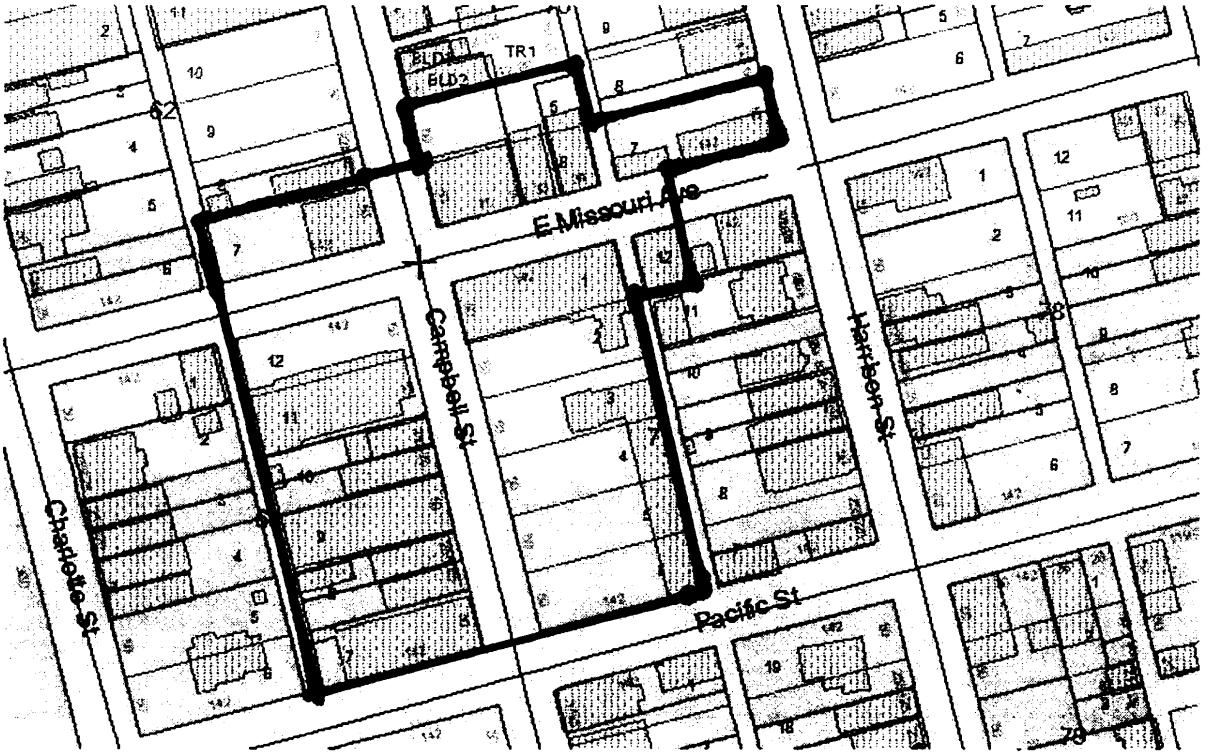
Key to Photographs:

Jeff Nichols, photographer; October 24-25, 2005

1. 520-522 Campbell, main (east) and south facades; view looking northwest.
2. 520-522 Campbell and 521-523 Campbell; view looking east, northeast.
3. 521-523 Campbell, main (west) and south facades; view looking northeast.
4. 521-523 Campbell, rear (north) façade; view looking southeast.
5. 521-523 Campbell, main (west) façade; view looking east.
6. 525 Campbell, main (west) façade; view looking east.
7. 525 Campbell, main (west) façade; view looking south, southeast.
8. 525 Campbell, detail of main façade; view looking east.
9. 525 Campbell and 533 Campbell; view looking northeast.
10. 526 Campbell, main (east) façade; view looking southwest.
11. 532 Campbell and 534 Campbell; view looking northwest.
12. 533 Campbell, main (west) façade; view looking east, southeast.
13. 533 Campbell, main and south facades; view looking northeast.
14. 536-538 Campbell, 540 Campbell, 542 Campbell; view looking northwest.
15. 544 Campbell, main (east) façade; view looking northwest.
16. 544 Campbell, rear (west) façade; view looking northeast.
17. 522 Harrison, main (east) façade; view looking northeast.
18. 522 Harrison, north façade; view looking west, southwest.
19. 911 E. Missouri Avenue and 915 E. Missouri Avenue; view looking southwest.
20. 914 E. Missouri Avenue, main (south) façade; view looking north.
21. 915 E. Missouri Avenue, main (north) façade; view looking southwest.
22. 916 E. Missouri Avenue, main (east) façade; view looking west, northwest.
23. 916 E. Missouri Avenue, rear (west) façade; view looking northeast.

Holy Rosary Historic District

Jackson County, Missouri
Boundary Map



1 inch = 150 feet

Disclaimer

Holy Rosary Historic District
*Jackson Co., MO
1) 15/363915/4330110
2) 15/364110/4330155
3) 15/364000/4329975
4) 15/363950/4329965
*References from Arc GIS software

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