

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY -- NOMINATION FORM**

 SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
1 NAME

HISTORIC

Warner, Major William, Residence

AND/OR COMMON

Monroe & Lefebvre, Architects, Inc., A.I.A.

2 LOCATION

STREET & NUMBER

1021 Pennsylvania Avenue

CITY, TOWN

Kansas City

VICINITY OF

 NOT FOR PUBLICATION
 CONGRESSIONAL DISTRICT
 #5 - Hon. Richard Bolling

STATE

Missouri 64105

CODE 29

COUNTY

Jackson

CODE 095

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Monroe & Lefebvre, Architects, Inc., A.I.A.

STREET & NUMBER

1021 Pennsylvania Avenue

CITY, TOWN

Kansas City

VICINITY OF

STATE

Missouri 64105

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.Office of Recorder of Deeds
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

1. The Need for the Preservation of Kansas City's
Architectural Heritage

DATE

1969

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

American Institute of Architects, Kansas City Chapter

CITY, TOWN

Kansas City

STATE

Missouri 64111

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PAGE 1

2. Historic Preservation in Kansas City: Preliminary Draft
1973 local
City Development Department
City Hall
414 E. 12th Street
Kansas City, Missouri 64106

3. Kansas City Downtown Plan: Historic Building Preservation Analysis
1973 local
Land Clearance for Redevelopment Authority of Kansas City,
Missouri
Room 318 - Argyle Building
306 E. 12th Street
Kansas City, Missouri 64106

4. Preliminary Inventory of Architecture and Historic Sites of Kansas City, Missouri
1974 local
published: Kansas City, Missouri: Landmarks Commission
of Kansas City, Missouri

5. Landmarks Commission of Kansas City, Missouri Survey
1976 local
City Hall - 18th Floor, N.E.
414 E. 12th Street
Kansas City, Missouri 64106

6. Missouri State Historical Survey
1976 state
Department of Natural Resources
P. O. Box 176
Jefferson City, Missouri 65101

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Major William Warner Residence, 1021 Pennsylvania Avenue, is a typical example of locally designed residential architecture of the 19th century in Kansas City, Missouri. The two and a half-story, eight-room (not including basement, halls, baths, and vestibule) house is in the local "Builder's Vernacular" style.¹ A porch spans the primary (west) facade, wraps around the southwest-corner, and extends eastward along the south facade. An irregular-plan bay dominates the south facade.

EXTERIOR

Over-all dimensions

The nearly rectangular-plan house measures, not including the west porch, 40' x 64".

Construction materials and colors

Uncoursed native limestone foundations support walls faced with soft, orange-red brick. Decorative features are of white pre-cast concrete, building stone, and wood, making a striking contrast with the brick walls.

Openings

Windows. Primary (west) facade. Each of the five, segmental-arched windows is filled by a one-over-one light, double-hung sash. Pre-cast concrete lintels incised with scrolls and linear and circular motifs cap each window opening; a stone lugsill trims the lower edge. These windows are positioned one per bay per story.

South facade. There are seven, segmental-arched window openings per story. Most are filled by a one-over-one light, double-hung sash; the others are sealed with gypsum board. Pre-cast concrete lintels and lugsills identical to those of the primary facade and bands of radiating brick voussoirs accented by a pre-cast concrete keystone incised with a fleur-de-lis motif trim the ten windows at the west end of the facade and the four windows at the east end of the facade respectively.

East facade. The three east-facade windows are sealed with gypsum board. The original band of radiating brick voussoirs accented by a pre-cast concrete keystone incised with a fleur-de-lis motif and pre-cast concrete lugsills trimming the segmental-arched openings remain intact.

North facade. The north facade has ten windows. Seven of the eight segmental-arched openings are filled by one-over-one light, double-hung sash; the eighth is sealed with gypsum board. All are trimmed by a band of radiating brick voussoirs with a pre-cast concrete keystone incised with a fleur-de-lis motif and a pre-cast concrete lugsill. A ninth window, smaller in height, also has a segmental-arched opening filled by a double-hung sash. Each sash, however, is composed of small lozenge-shaped lights. Positioned at mid-story, the tenth window consists of a pair of casement sash composed of lozenge-shaped, beveled lights; each sash is topped by a single-light, nearly square transom. A band of radiating voussoirs trims the upper edge of the segmental-shaped opening; a pre-cast concrete lugsill completes the window.

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Basement. Due to the eastwardly slope of the property, the basement is exposed on the east and much of the north and south facades, thus allowing for ten windows on these facades. All are rectangular in shape. Some openings are filled by double-hung sash; others have hinged, single-sash windows.

Dormer windows. The three dormer windows, one each on the north, south, and east facades, are filled by six-over-six light, double-hung sash.

Doorways. There are five entrances: one each on the primary (west) and south facades and three on the rear (east) facade.

The west-facade entrance is positioned at the north end of the facade on the first story. Not quite flush with the wall surface, it is filled by five-panel, double-leaf, wood doors (painted black²) topped by a single-light transom. A pre-cast concrete lintel incised with scroll and linear and circular motifs trims the doorway opening.

Secondary entrances on the south facade (first story, west side of the bay) and east facade (third story, north bay) are sealed with gypsum board. Other rear (east)-facade doorways are at the basement and first-story levels; these are still functional.

Porches

An L-shaped, concrete, platform porch spans the primary (west) facade, wraps around the southwest corner, and extends along the west half of the south facade. Concrete benches and pedestals are placed alternately around the outer edge of the porch. Access is by concrete steps opposite the main entrance and at the east end of the south side.

A sun deck is attached to the northeast corner.

Roofs

Mansard and gable-style roofs of black asbestos tab roofing cover the main part of the house and the south-facade bay and dormers respectively.

Chimneys

A single-stack, brick chimney, centered along the west half of the south facade, services the Warner Residence.

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Decorative details

Decorative features include: 1) window lugsills and lintels; 2) doorway lintels; 3) bands of radiating brick voussoirs accented by keystones over the doorways and windows; and 4) a wood cornice. Rectangular panels formed by moldings ornament the frieze of the boxed cornice.

INTERIOR

Basement

The full basement has concrete floors. Exposed fieldstone walls provide support for the upper floors. Access to this space is by an exterior entrance along the east wall and the secondary stairway on the north wall. The six rooms (including a bath) provide space for storage and heating facilities.

First floor

Five rooms, a vestibule, a stair hall, and a corridor laid out in an asymmetrical, Victorian plan comprise the first floor. The interior walls are of lath and plaster. Most have flocked or cloth-textured wallpaper coverings; the kitchen is painted. Terrazo surfaces the vestibule floor; all other rooms are carpeted. Lowered ceilings of accoustical tile and light panels hide heating and cooling ducts. Much of the interior woodwork is of pine; an original cherry fireplace mantel in the parlor remains intact. Raised oak panel doors (which simulate the originals) occur throughout. Non-original, ceiling fixtures provide additional lighting in some rooms.

Along the north wall of the stair hall is a three-run, oak staircase. Its bannister is composed of slender vasiform balusters; the square newel post is ornamented with anthemion-motif carvings, recessed panels, and a brass newel cap.

Private and secretarial offices and a conference room take up this floor.

Second floor

The entire second floor is occupied by a single room used for drafting and production purposes. The lowered ceiling is of accoustical tiles interspersed with light panels. Carpeting is used throughout.

An enclosed, two-run, L-shaped stairway along the north wall provides access to the attic.

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Attic

The two rooms of the attic are finished with tongue-and-groove paneling.

ALTERATIONS

The Warner Residence was originally rectangular in plan with centered wings projecting from the north and south facades. Alterations or changes to this original form include:

1. 1880's:
 - a. extension of the north wing westward to fill in the inner northwest corner, thus altering the symmetry of the west facade
 - b. addition of a fireplace in the southeast corner of the sitting room
2. 1916:
 - a. removal of the original L-shaped, west-facade porch and replacement with an L-shaped veranda with a curved outer southwest corner
3. 1966:
 - a. removal of the 1916 veranda and replacement by the present concrete platform porch
 - b. relocation of the first-floor interior wall partitions
 - c. removal of all interior wall partitions on the second floor
 - d. removal of two dormer windows (north and west-facade locations)
 - e. lowering of the ceilings on the first and second floors
 - f. replacement of several window frames
 - g. installation of a new heating and cooling system
 - h. replacement of some interior woodwork (doors, etc.)
 - i. reinforcement of the main staircase
 - j. replacement of most stone lintels and lugsills with pre-cast concrete duplicates
 - k. removal of the fireplace in the southeast corner of the sitting room
 - l. removal of the original sliding doors between the sitting and dining rooms
4. unknown date:
 - a. removal of the paired bracket ornamentation of the cornice frieze
 - b. replacement of the original slate shingles with asbestos tab roofing
 - c. removal of the iron cresting from the roof
 - d. removal of two chimneys
 - e. removal of the original rear (east)-facade, wood porches.³

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CONDITION

The condition and maintenance of the Warner Residence is good; the house was restored in 1966 by the current owners, Monroe & Lefebvre, Architects, Inc., A.I.A.⁴

SITE

The Major William Warner Residence is located at about mid-block between 10th and 11th streets on Pennsylvania Avenue. The area surrounding the house is known as "Quality Hill," a once fashionable residential neighborhood overlooking the western bluffs of Kansas City. Many single and multi-family dwellings of the late 19th and early 20th centuries remain.

Other features of the property include a surface parking lot immediately north of the residence for employees and patrons of the architectural firm now having offices in the house; landscaping screens this area from street view. Rose bushes, shrubs, and flowers conceal the foundations on the north and west facades. A concrete sidewalk leads up to the main entrance from the street.

PRESENT STATUS

The Warner Residence is currently located in an area of downtown Kansas City slated for future redevelopment. The house is endangered by a proposed tunnel connecting 12th and 11th streets in Phase II of the Kansas City, Missouri Downtown Plan; area development plans call for housing with neighborhood retail and parking.⁵

Monroe & Lefebvre, Architects, Inc., A.I.A. was awarded the Urban Design Award for 1968 by the Municipal Art Commission for their restoration of the Warner Residence.⁶ As a result of their restoration, there is a renewed interest in the house and the surrounding neighborhood.

In the near future the concrete benches and pedestals of the primary (west)-facade porch will be replaced by a wall.⁷

FOOTNOTES

1. Milton F. Perry and James Anthony Ryan, Mulkey Square (Kansas City, Missouri: Lowell Press, 1973), pp. 3, 15, 25, 29.
2. Kansas City [Missouri] Star, December 10, 1972, p. 2E.
3. Ibid., pp. 1E-2E; data derived from a draft National Register Inventory-

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Nomination Form prepared by the Landmarks Commission of Kansas City, Missouri (a sub-survey of the Office of Historic Preservation); National Water Works Co., Water Permit No. 1451, Kansas City, Missouri, September 22, 1880 and May 2, 1889; Kansas City [Missouri] Star, April 8, 1928, p. 6C; Public Works Department, Division of Buildings and Inspection, Building Permit No. 60546, Kansas City, Missouri, June 23, 1916; Public Works Department, Division of Buildings and Inspection, Building Permit No. 30385, Kansas City, Missouri, November 17, 1966; "Penn Street Looking North From Eleventh," Structural Kansas City Residential Districts, Part II (photograph in Native Sons Archives, Missouri Valley Room, Kansas City Public Library); and statement by John C. Monroe, Jr., personal interview with Edward J. Miszczuk, April 7, 1976.

4. Kansas City [Missouri] Star, December 10, 1972, p. 1E.
5. Kansas City, Missouri Downtown Plan: Historic Building Preservation Analysis (Kansas City, Missouri: Johnson, Brickell, Mulcahy and Associates, Inc., September, 1973), p. 31.
6. Kansas City [Missouri] Star, December 10, 1972, p. 2E.
7. Statement by John C. Monroe, Jr., personal interview with Edward J. Miszczuk, April 7, 1976.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	prominent owner
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES built 1880 BUILDER/ARCHITECT Edwin T. Allen - contractor

STATEMENT OF SIGNIFICANCE

The Major William Warner Residence, 1021 Pennsylvania Avenue, is significant as an example of one type of home built in "Quality Hill," a once fashionable residential neighborhood along the western bluffs in downtown Kansas City, Missouri. The house was the residence of one of Missouri's distinguished politicians, Major William Warner.

The Warner Residence, built in 1880 in the local "Builder's Vernacular" style, is typical of the transitional architectural period that marked a change from the stately and substantial houses of the 1870's --- the square built roomy structures of the earliest pioneers --- to the more elaborate and artistic designs that characterized the dawning of the boom period (1880's through 1890's).¹ As one of the earlier Quality Hill homes, it is not as ornate and heavy in design as those built after 1880.² Its simplicity reflects the economic picture of Kansas City immediately following the Civil War; the wealth of the community had not approached the zenith reached in the 1880's at that time.³

Previous owners

Previous owners include Major William [M.]⁴ Warner, Civil War veteran and pioneer Missouri lawyer and politician. Warner was born in Shullburg, Lafayette County, Wisconsin, on June 11, 1839.⁵ His education included study at Lawrence University at Appleton, Wisconsin, and the University of Michigan at Ann Arbor;⁶ he was admitted to the Wisconsin bar at age 21.⁷ During the Civil War, Warner served with Company B, 33rd Wisconsin Volunteer Infantry; he was commissioned major of the 44th Wisconsin Volunteers in 1864.⁸ While with the 33rd Wisconsin, Warner served in the Tennessee and Mississippi campaign of 1862 under General Ulysses S. Grant and in 1863 in the operations culminating in the capture of Vicksburg. On the day of surrender, he was privileged to read the Declaration of Independence between the two lines.⁹ At the end of the War, Warner came to Kansas City with Charles O. Tichenor and set up a law practice in 1865 [1867].¹⁰ Warner was married to Mrs. Sophia A. Bromley in 1866;¹¹ the union produced three children: John Bullene, Cora Eva, and Nellie Merrill.¹² Major Warner died on October 4, 1916.¹³

Warner's political career spanned a period of 44 years:

- 1867 -- elected City Attorney for Kansas City
- 1868 -- elected Circuit Attorney for Kansas City
- 1870 -- elected Mayor of Kansas City
- 1875 -- chairman of the committee to prepare revisions to the city charter for Kansas City

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- 1882 -- appointed U.S. District Attorney for western Missouri by President Chester A. Arthur
- 1884 -- elected U.S. Representative from the 5th Missouri district; delegate to the National Republican Convention
- 1886 -- re-elected U.S. Representative from the 5th Missouri district
- 1888 -- delegate to the National Republican Convention
- 1892 -- unsuccessful candidate for Governor of Missouri; delegate-at-large to the National Republican Convention
- 1896 -- delegate-at-large to the National Republican Convention
- 1898 -- appointed U.S. District Attorney for western Missouri by President McKinley
- 1902 -- re-appointed U.S. District Attorney for western Missouri by President Roosevelt
- March 18, 1905 to March 3, 1911 -- U.S. Senator from Missouri
- 1908 -- delegate-at-large to the National Republican Convention.¹⁴

Apart from his impressive record in Missouri politics, Warner maintained a law practice: Tichenor & Warner (1865-1881),¹⁵ Tichenor, Warner & Dean (1882-1883)¹⁶, Warner & Dean (1884-1887),¹⁷ Warner, Dean & Hagerman (1887-1893),¹⁸ Warner, Dean, Gibson & McLeod (1894-1898),¹⁹ Warner, Dean & McLeod (1899),²⁰ Warner, Dean, McLeod & Holden (1900-1904),²¹ Warner, Dean, McLeod, Holden & Timmonds (1905-1906),²² Warner, Dean, McLeod & Timmonds (1907-1913),²³ and Warner, Dean, McLeod & Langworthy (1914-1916).²⁴ In 1895, Warner founded the Kansas City Life Insurance Company with a staff of three people and offices at 9th and Main, Kansas City.²⁵ Later, he developed Warner Plaza at 34th and Main in the Westport area of Kansas City.²⁶

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan." The Major William Warner Residence is, therefore, being nominated to the National Register of Historic Places as an example of the theme of "Architecture," "Political Affairs," "Society," and "Urban Design."

FOOTNOTES

1. Kansas City [Missouri] Star, April 8, 1928, p. 6C.
2. John C. Monroe, Jr., "Quality Hill Residence is Refurbished," Jackson County Historical Society Journal, Vol. XII, No. 2 (Summer, 1969), p. 6.
3. Monroe, p. 7.

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4. Hoye's Kansas City Directory for 1883 (Kansas City, Missouri: Hoye City Directory Company, 1883), p. 418; and Hoye's City Directory of Kansas City (Kansas City, Missouri: Hoye Directory Company, 1884), p. 505.
5. Missouri Historical Review, Vol. 11, No. 2 (January, 1917), p. 243; Floyd Calvin Shoemaker (ed.), Missouri and Missourians, Vol. II (Chicago: The Lewis Publishing Company, 1943), p. 225; Kansas City [Missouri] Times, October 5, 1916, p. 1.; Howard L. Conard (ed.), Encyclopedia of the History of Missouri, Vol. VI (New York: The Southern History Company, 1901), p. 375; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men (New York: United States Biographical Publishing Company, 1878), p. 714; Theodore S. Case (ed.), History of Kansas City, Missouri (Syracuse, New York: D. Mason & Co., Publishers, 1888), p. 622; Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It (N. pl.: Marshall & Morrison, 1902), p. 167; and Carrie Westlake Whitney, Kansas City, Missouri: Its History and Its People (1808-1908), Vol. III (Chicago: The S. J. Clarke Publishing Co., 1908), p. 470.
6. Shoemaker, p. 225; Whitney, p. 470; Kansas City [Missouri] Times, October 5, 1916, p. 2; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; and Missouri Historical Review, Vol. 11, No. 2 (January, 1917), p. 243.
7. St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; Kansas City [Missouri] Times, October 5, 1916, p. 2; Conard, p. 375; and Missouri Historical Review, Vol. 11, No. 2 (January, 1917), p. 243.
8. Shoemaker, p. 225; Conard, p. 375; Missouri Historical Review, Vol. 11, No. 2 (January, 1917), p. 243; Kansas City [Missouri] Times, October 5, 1916, p. 2; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, p. 714; Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It, p. 167; Whitney, p. 471; and Case, p. 622.
9. Conard, p. 375-376; Whitney, p. 471; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; and Kansas City [Missouri] Times, October 5, 1916, p. 2.
10. Shoemaker, p. 225; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; Whitney, p. 471; Conard, p. 376; Case, p. 622; Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It, p. 167; The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, p. 714; Missouri Historical Review, Vol. 11, No.

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- 2 (January, 1917), p. 241; and Missouri Historical Review, Vol. 10, No. 1 (October, 1915), p. 59.
11. The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, p. 715; Case, p. 624; Kansas City [Missouri] Times, October 5, 1916, p. 2; and St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11.
 12. The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, p. 715; and Case, p. 624.
 13. Shoemaker, p. 225; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; Kansas City [Missouri] Times, October 5, 1916, p. 1; and Monroe, p. 7.
 14. Shoemaker, p. 225; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; Kansas City [Missouri] Times, October 5, 1916, p. 2; Case, pp. 106, 204, 205, 421, 430, 623, 624; Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It, p. 167; The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, pp. 714-715; The History of Jackson County, Missouri (Kansas City, Missouri: Union Historical Company, 1881), p. 416; Whitney, p. 471-472; Conard, p. 376; Corbett, Hoyer & Co.'s Kansas City Directory for 1871, p. 246; Hoyer's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoyer Directory Company, 1898), p. 772; Hoyer's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoyer Directory Company, 1902), p. 1230; Hoyer's Kansas City Directory (Kansas City, Missouri: Hoyer Directory Company, 1905), p. 1190; and Kansas City Directory (Kansas City, Missouri: Gate City Directory Co., 1911), p. 1673.
 15. Shoemaker, p. 225; St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11; Whitney, p. 471; Conard, p. 276; Case, p. 622; Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It, p. 167; The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men, p. 714; Missouri Historical Review, Vol. 11, No. 2 (January, 1917), p. 241; Missouri Historical Review, Vol. 10, No. 1 (October, 1915), p. 59; and Hoyer's Kansas City Directory for the Year 1881 (Kansas City, Missouri: Ramsey, Millet & Hudson, Printers, Binders, Etc., 1881), p. 677.
 16. Hoyer's Kansas City Directory for 1882 (Kansas City, Missouri: Hoyer City Directory Company, 1882), p. 504; and Hoyer's Kansas City Directory for 1883 (Kansas City, Missouri: Hoyer City Directory Company, 1883), p. 418.
 17. Hoyer's City Directory of Kansas City (Kansas City, Missouri: Hoyer Directory Company, 1884), p. 505; and Hoyer's City Directory of Kansas City, Missouri (Kansas City, Missouri: Hoyer Directory Company, 1886-1887), p. 817.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

WARNER, MAJOR WILLIAM, RESIDENCE

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

18. Hoye's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoye Directory Company, 1887-1888), p. 674; and Hoye's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoye Directory Company, 1893), p. 592.
19. Hoye's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoye Directory Company, 1894), p. 595; and Hoye's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoye Directory Company, 1898), p. 772.
20. Hoye's City Directory of Kansas City, Mo. (Kansas City, Missouri: Hoye Directory Company, 1899), p. 872.
21. Hoye's City Directory of Kansas City, Missouri (Kansas City, Missouri: Hoye Directory Company, 1900), p. 1023; and Hoye's Kansas City Directory (Kansas City, Missouri: Hoye Directory Company, 1904), p. 1256.
22. Hoye's Kansas City Directory (Kansas City, Missouri: Hoye Directory Company, 1905), p. 1190; and Hoye's Kansas City Directory (Kansas City, Missouri: Hoye Directory Company, 1906), p. 1430.
23. Hoye's Kansas City Directory (Kansas City, Missouri: Hoye Directory Company, 1907), p. 1455; and Kansas City Directory (Kansas City, Missouri: Gate City Directory Co., 1913), p. 1889.
24. Kansas City, Missouri City Directory (Kansas City, Missouri: Gate City Directory Co., 1914), p. 2077; and Kansas City, Missouri City Directory (Kansas City, Missouri: Gate City Directory Co., 1916), p. 1845.
25. Kansas City [Missouri] Star, December 10, 1972, p. 1E; and data excerpted from a draft National Register Inventory-Nomination Form prepared by the Landmarks Commission of Kansas City, Missouri (a sub-survey of the Office of Historic Preservation).
26. Ibid.; and Monroe, p. 7.

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WARNER, MAJOR WILLIAM, RESIDENCE

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

3. Corbett, Hoyer & Co.'s Kansas City Directory for 1871, p. 246.
4. Data excerpted from a draft National Register Inventory-Nomination Form prepared by the Landmarks Commission of Kansas City, Missouri (a sub-survey of the Office of Historic Preservation).
5. The History of Jackson County, Missouri. Kansas City, Missouri: Union Historical Company, 1881, p. 416.
6. Hoyer's City Directory of Kansas City. Kansas City, Missouri: Hoyer Directory Company, 1884, p. 505.
7. Hoyer's City Directory of Kansas City, Missouri. Kansas City, Missouri: Hoyer Directory Company, 1886-1887, p. 817.
8. _____ . Kansas City, Missouri: Hoyer Directory Company, 1900, p. 1023.
9. Hoyer's City Directory of Kansas City, Mo. Kansas City, Missouri: Hoyer Directory Company, 1887-1888, p. 674.
10. _____ . Kansas City, Missouri: Hoyer Directory Company, 1893, p. 592.
11. _____ . Kansas City, Missouri: Hoyer Directory Company, 1894, p. 595.
12. _____ . Kansas City, Missouri: Hoyer Directory Company, 1897, p. 701.
13. _____ . Kansas City, Missouri: Hoyer Directory Company, 1898, p. 772.
14. _____ . Kansas City, Missouri: Hoyer Directory Company, 1899, p. 872.
15. _____ . Kansas City, Missouri: Hoyer Directory Company, 1902, p. 1230.
16. Hoyer's Kansas City Directory. Kansas City, Missouri: Hoyer Directory Company, 1904, p. 1256.
17. _____ . Kansas City, Missouri: Hoyer Directory Company, 1905, p. 1190.
18. _____ . Kansas City, Missouri: Hoyer Directory Company, 1906, p. 1430.
19. _____ . Kansas City, Missouri: Hoyer Directory Company, 1907, p. 1455.
20. Hoyer's Kansas City Directory for 1882. Kansas City, Missouri: Hoyer City Directory Company, 1882, pp. 484, 504.

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INVENTORY -- NOMINATION FORM**

WARNER, MAJOR WILLIAM, RESIDENCE

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ITEM NUMBER 9 PAGE 2

21. Hoye's Kansas City Directory for 1883. Kansas City, Missouri: Hoye City Directory Company, 1883, p. 418.
22. Hoye's Kansas City Directory for the Year 1881. Kansas City, Missouri: Ramsey, Millet & Hudson, Printers, Binders, Etc., 1881, p. 677.
23. Kansas City Directory. Kansas City, Missouri: Gate City Directory Co., 1911, p. 1673.
24. _____ . Kansas City, Missouri: Gate City Directory Co., 1912, p. 1778.
25. _____ . Kansas City, Missouri: Gate City Directory Co., 1913, p. 1889.
26. Kansas City: Its Resources and Their Development. Philadelphia: Patterson and White, ca. 1891, p. 38.
27. Kansas City, Missouri City Directory. Kansas City, Missouri: Gate City Directory Co., 1914, pp. 2076, 2077.
28. _____ . Kansas City, Missouri: Gate City Directory Co., 1916, p. 1845.
29. Kansas City, Missouri Downtown Plan: Historic Building Preservation Analysis. Kansas City, Missouri: Johnson, Brickell, Mulcahy and Associates, Inc., September, 1973, p. 31.
30. Kansas City [Missouri] Star, April 8, 1928, p. 6C.
31. _____ , March 15, 1953, pp. 4E, 9E.
32. _____ , December 10, 1972, pp. 1E-2E.
33. Kansas City [Missouri] Times, October 5, 1916, pp. 1-2.
34. Missouri Historical Review, Vol. 2, No. 4 (July, 1908), p. 318.
35. _____ , Vol. 10, No. 1 (October, 1915), p. 59.
36. _____ , Vol. 11, No. 2 (January, 1917), pp. 241-244.
37. Monroe, John C., Jr. Personal interview with Edward J. Miszczuk. April 7, 1976.
38. _____ , "Quality Hill Residence Is Refurbished," Jackson County Historical Society Journal, Vol. XII, No. 2 (Summer, 1969), pp. 6-7.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

39. National Water Works Co. Water Permit No. 1451. Kansas City, Missouri: September 22, 1880 and May 2, 1889.
40. "Penn Street Looking North From Eleventh," Structural Kansas City Residential Districts. Part II. (Photograph in Native Sons Archives, Missouri Valley Room, Kansas City Public Library.)
41. Perry, Milton F., and James Anthony Ryan. Mulkey Square. Kansas City, Missouri: Lowell Press, 1973, pp. 3, 15, 25, 29.
42. Political History of Jackson County: Biographical Sketches of Men Who Have Helped to Make It. N. pl.: Marshall & Morrison, 1902, p. 167.
43. Public Works Department, Division of Buildings and Inspection. Building Permit No. 60546. Kansas City, Missouri: June 23, 1916.
44. _____ . Building Permit No. 30385. Kansas City, Missouri: November 17, 1966.
45. St. Louis [Missouri] Globe-Democrat, October 5, 1916, p. 11.
46. Shoemaker, Floyd Calvin (ed.). Missouri and Missourians. Vol. II. Chicago: The Lewis Publishing Company, 1943, p. 225.
47. The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men. New York: United States Biographical Publishing Company, 1878, pp. 714-715.
48. Whitney, Carrie Westlake. Kansas City, Missouri: Its History and Its People (1808-1908). Vol. I. Chicago: The S.J. Clarke Publishing Co., 1908, pp. 230-231, 300-302, 469.
49. _____ . Kansas City, Missouri: Its History and Its People (1808-1908). Vol. III. Chicago: The S.J. Clarke Publishing Co., 1908, pp. 470-472.
50. Wimmer, Edward, "Preservation Potential in Kansas City," Skylines: Midwest Architect, Vol. 20, No. 2 (Spring, 1970), pp. 13-17.

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WARNER, MAJOR WILLIAM, RESIDENCE

CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

2. Edward J. Mischuk, Chief Research Historian
Landmarks Commission of Kansas City, Missouri
City Hall - 26th Floor, E.
414 E. 12th Street
Kansas City, Missouri 64106

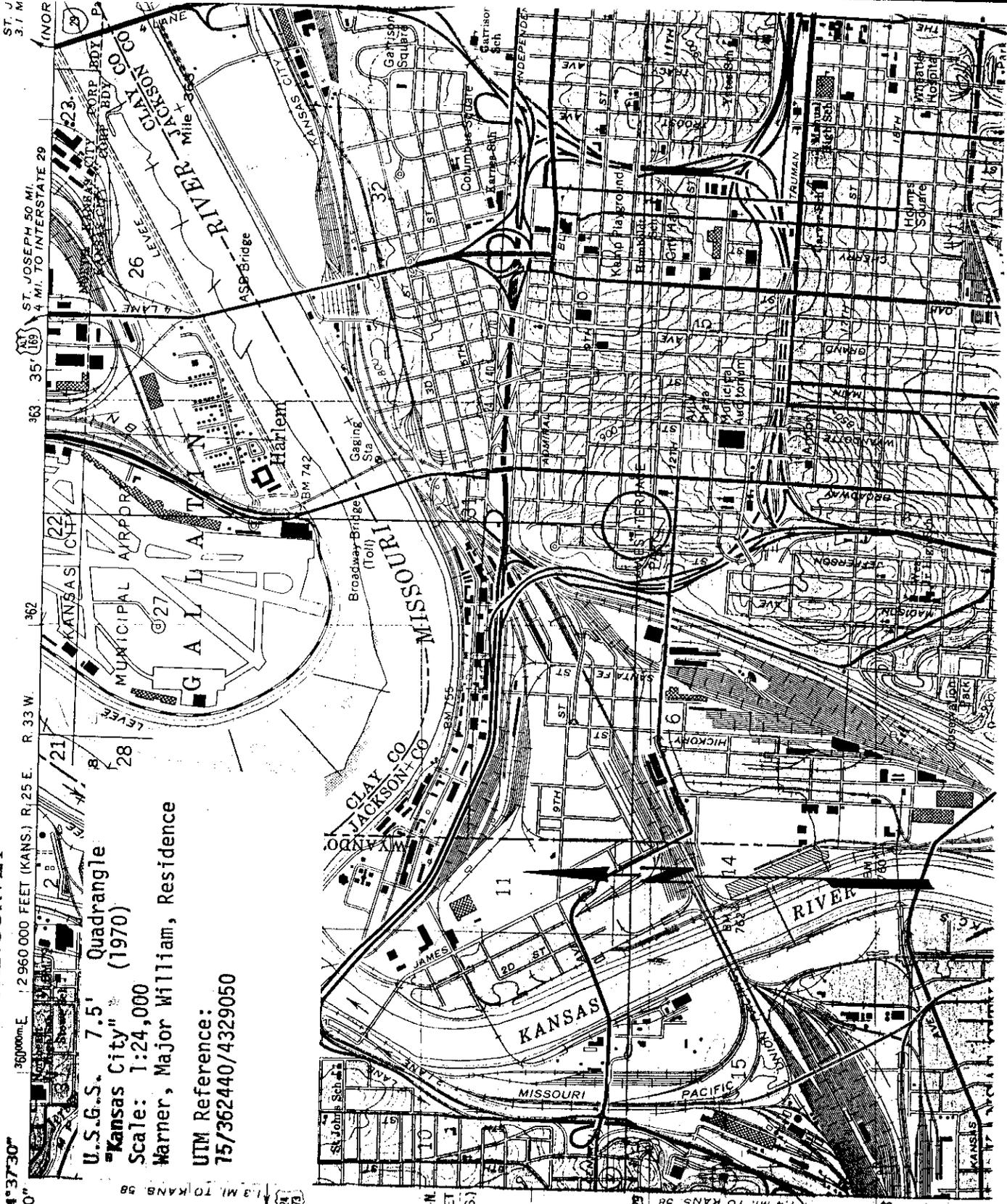
7062 II NW
(PARKVILLE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

94°37'30"
39°07'30"

1:50,000 Scale
2,960,000 FEET (KANS.) R. 25 E. R. 33 W.

U.S.G.S. 7.5' Quadrangle
"Kansas City" (1970)
Scale: 1:24,000
Warner, Major William, Residence
UTM Reference:
75/362440/4329050



ST. JOSEPH 50 MI.
4 MI. TO INTERSTATE 29

963 35' (89)

362

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

FOR NPS USE ONLY RECEIVED DATE ENTERED
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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

Warner, Major William, Residence

AND/OR COMMON

Monroe & Lefebvre, Architects, Inc., A.I.A.

2 LOCATION

CITY, TOWN

Kansas City

VICINITY OF

COUNTY

Jackson

STATE

Missouri

3 MAP REFERENCE

SOURCE

U.S.G.S. 7.5'

Kansas City Quadrangle

SCALE

1:24,000

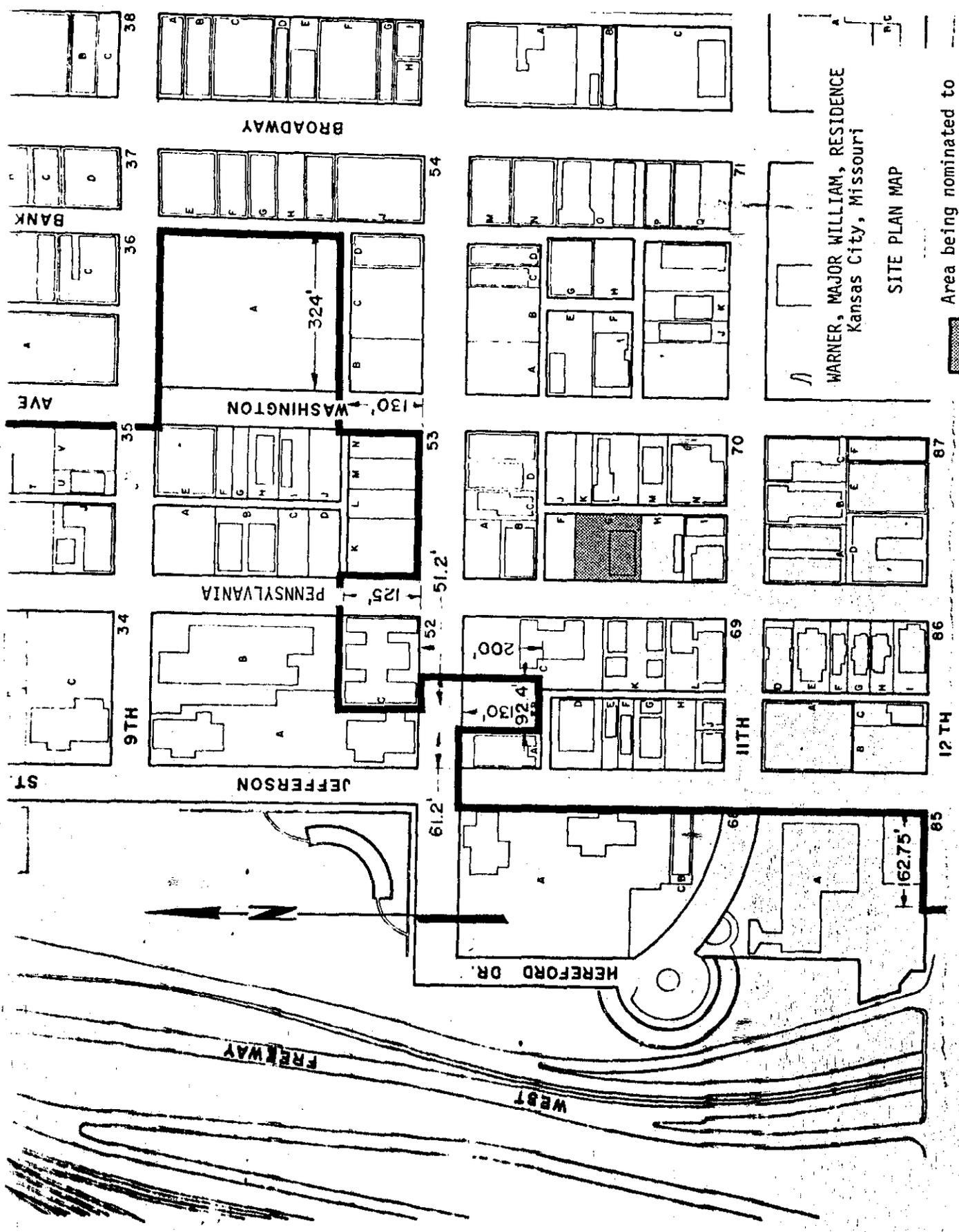
DATE

1970

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES



WARNER, MAJOR WILLIAM, RESIDENCE
 Kansas City, Missouri

SITE PLAN MAP

Area being nominated to
 the National Register of
 Historic Places.



UNITED STATES DEPARTMENT OF THE INTERIOR
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CITY, TOWN

Kansas City

— VICINITY OF

COUNTY

Jackson

STATE

Missouri

3 MAP REFERENCE

SOURCE

Central Business District Urban Renewal Area
(NDP Area No. 14) Map

SCALE

Not to scale

DATE

1971

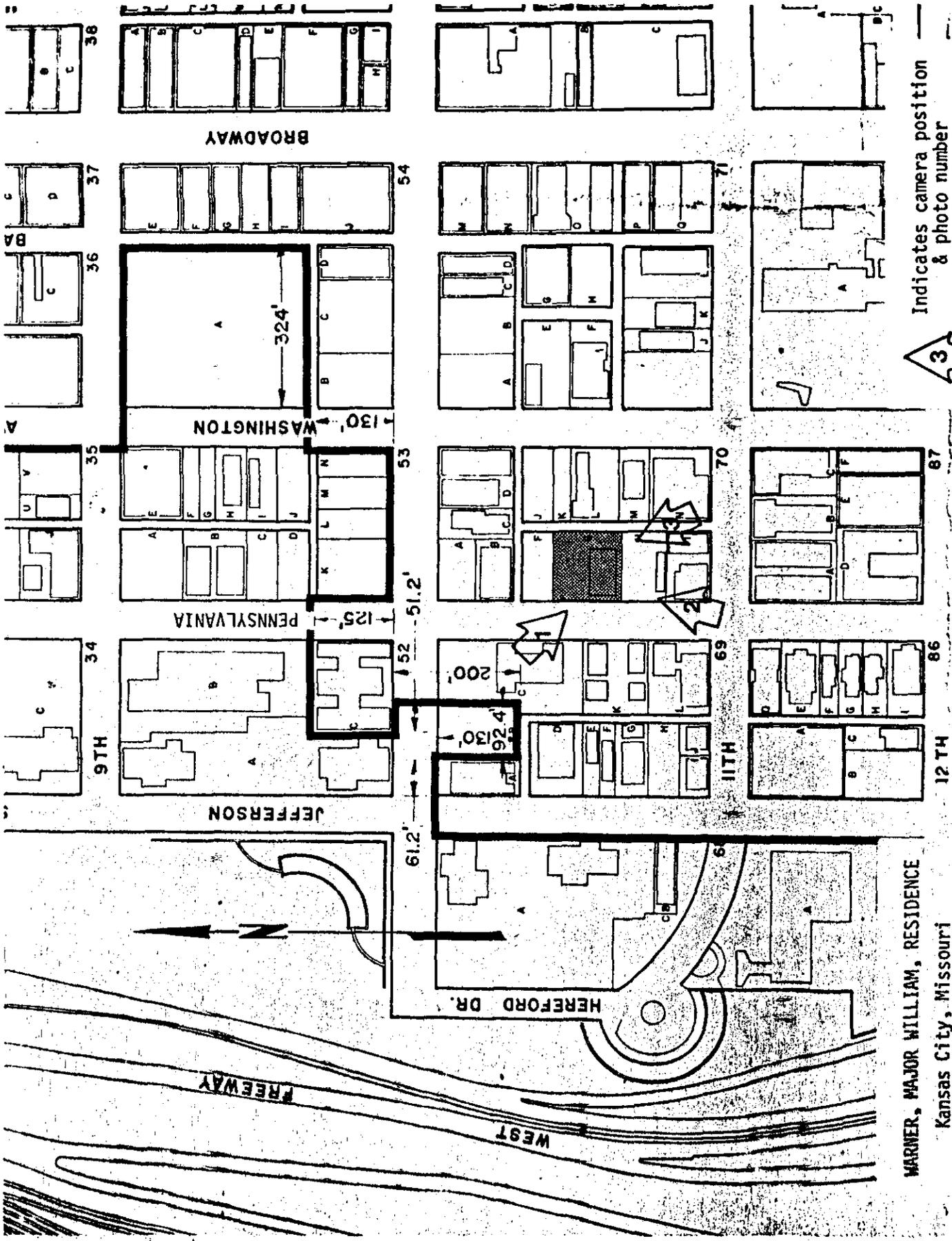
4

4 REQUIREMENTS

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2. NORTH ARROW
3. UTM REFERENCES

SITE PLAN MAP - area being nominated to the
National Register of Historic Places
indicated.



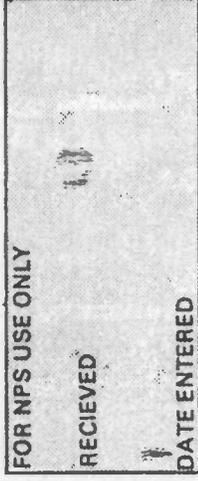
Indicates camera position
& photo number



WARNER, MAJOR WILLIAM, RESIDENCE
 Kansas City, Missouri
 PHOTO SKETCH MAP

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PHOTO CREDIT

David Stockwell

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Landmarks Commission of Kansas City, Missouri, City Hall, 18th Floor,
N.E., 414 E. 12th Street, Kansas City, Missouri 64106

DATE OF PHOTO

1974

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Northwest corner; view looking southeast with the primary (west)
facade on the right and the north facade on the left.

PHOTO NO.

1



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DATE OF PHOTO

November, 1975

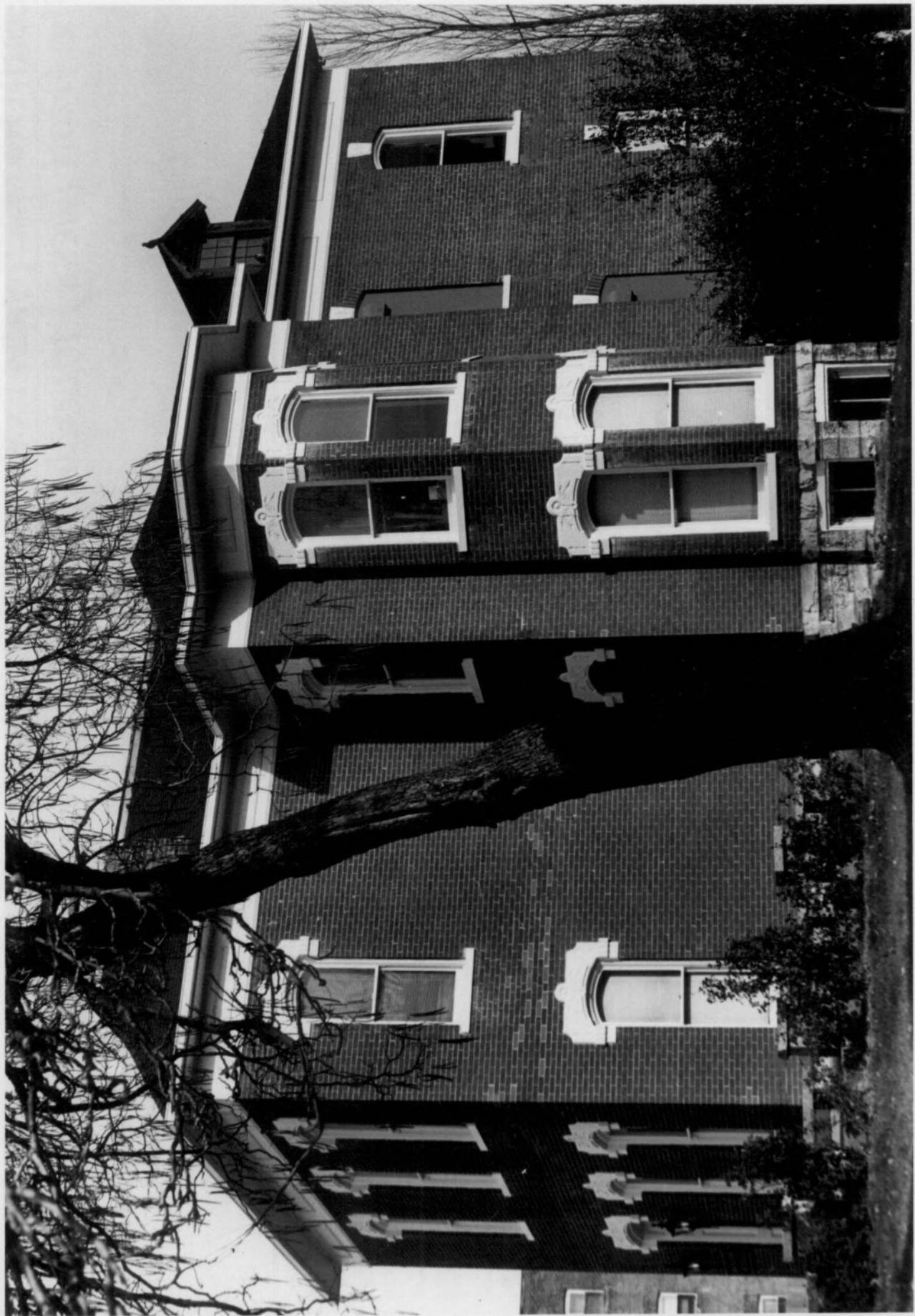
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

South facade; view looking north-northeast. The front (west)
facade is visible on the left.

PHOTO NO.

2



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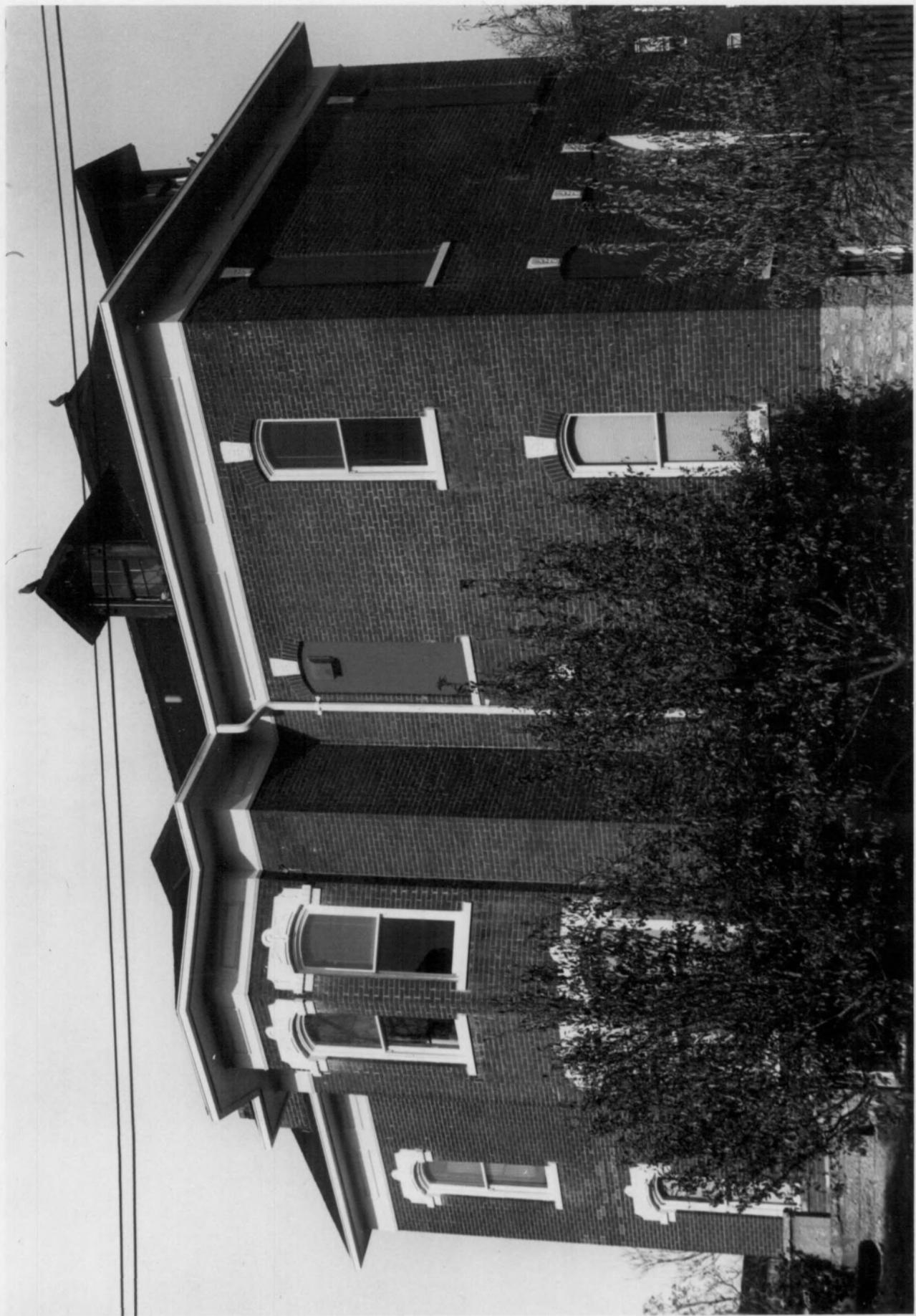
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

South facade; view looking north-northwest. The rear (east)
facade is on the right.

PHOTO NO.

3



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DATE OF PHOTO

November, 1975

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

Interior view showing the northeast corner of the primary stairhall
which contains a three-run stairway.

PHOTO NO. 4



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3 PHOTO REFERENCE

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DATE OF PHOTO November, 1975

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Landmarks Commission of Kansas City, Missouri, City Hall, 18th Floor,
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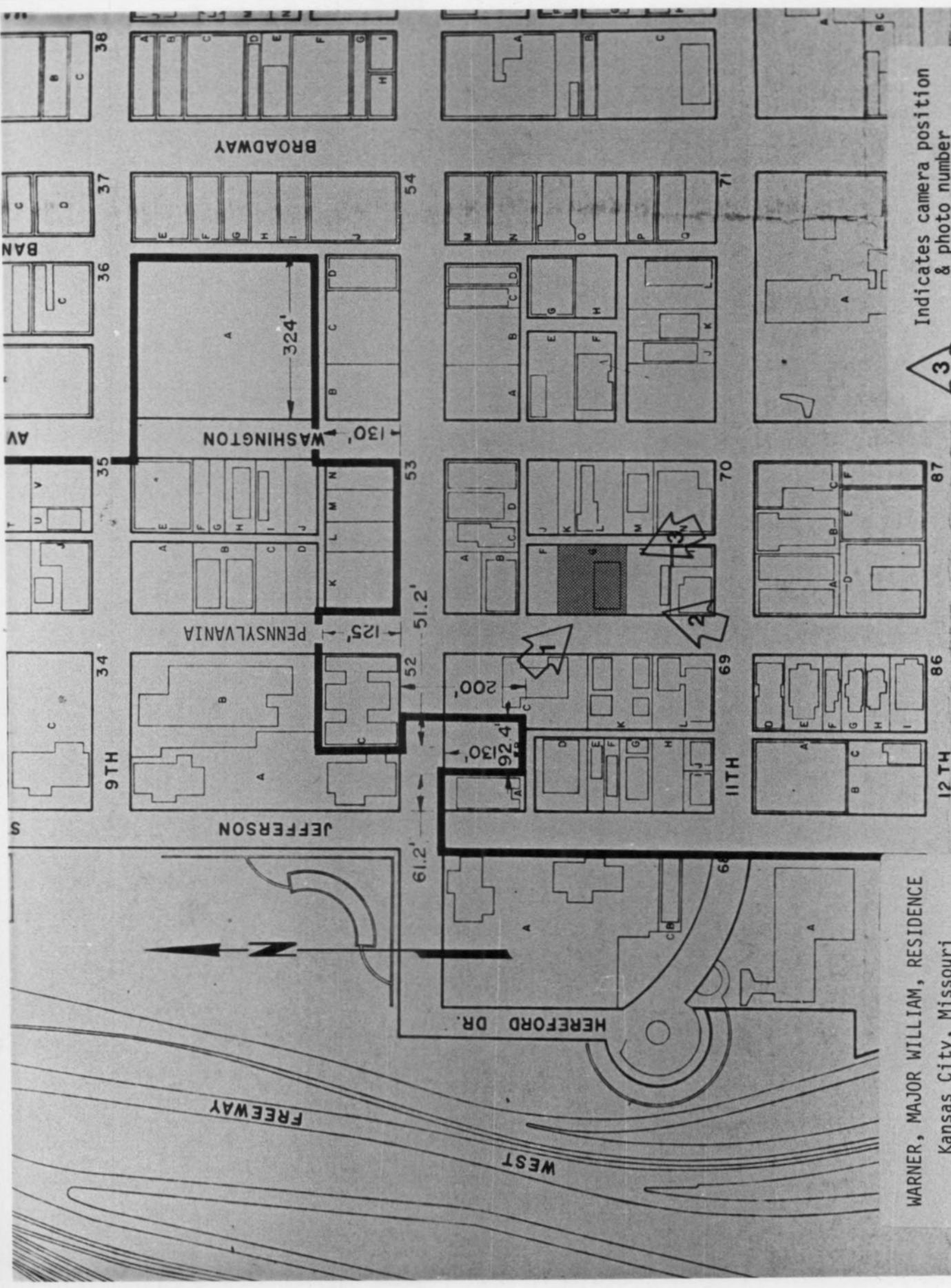
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

Interior view showing the south wall of the first-floor parlor
(or southwest room). Portions of the original trim (dado panels,
baseboards) are intact.

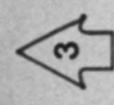
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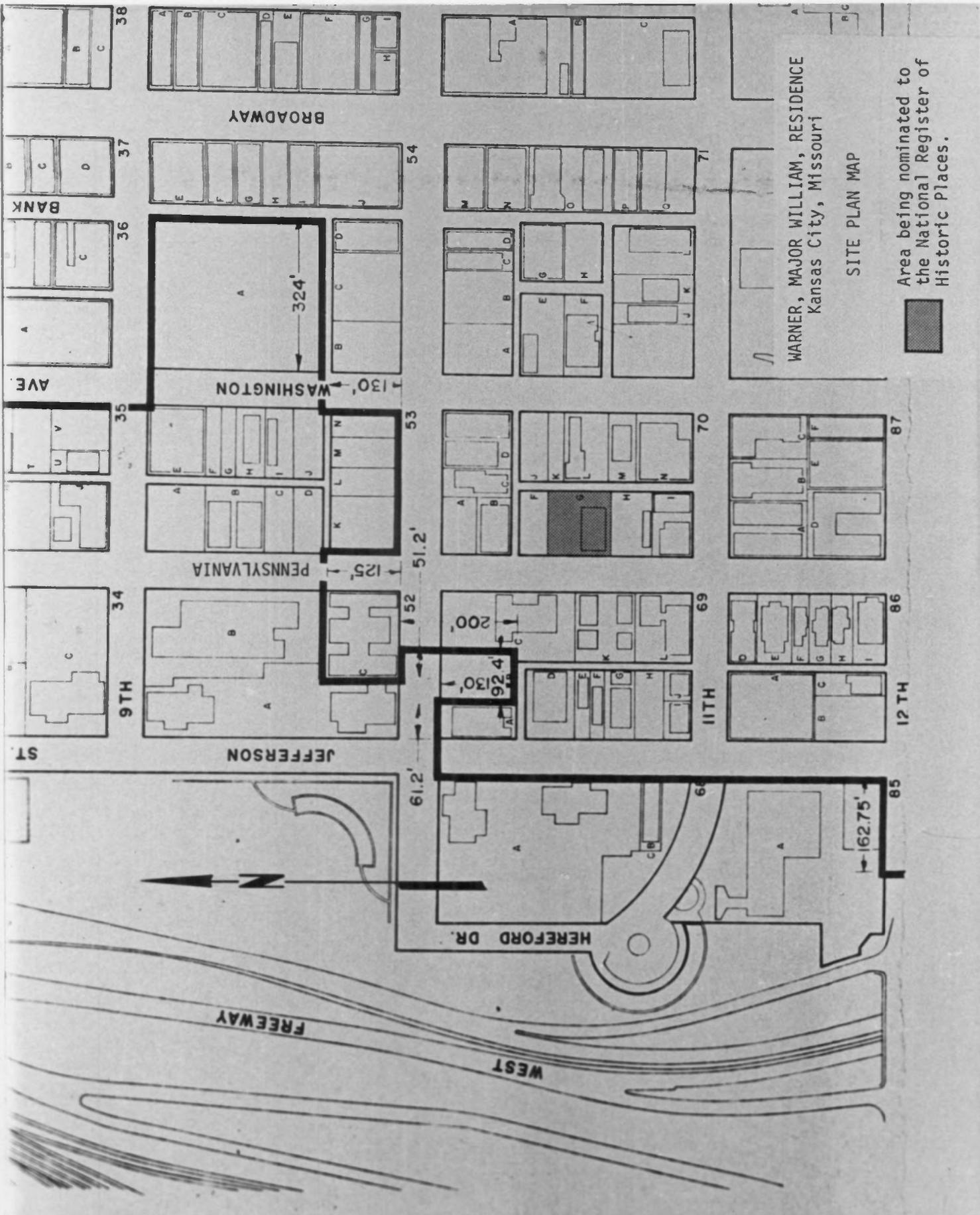




WARNER, MAJOR WILLIAM, RESIDENCE
 Kansas City, Missouri
 PHOTO SKETCH MAP

Indicates camera position
 & photo number





WARNER, MAJOR WILLIAM, RESIDENCE
 Kansas City, Missouri

SITE PLAN MAP

Area being nominated to
 the National Register of
 Historic Places.

