Gateway consists of a central focal structure flanked by column pairs used for pedestrian and vehicular passageways. Central structure, occupying circular island, composed of two massive cylindrical piers, stone screen consisting of Ionic columns and pilasters set on solid stone pedestal walls. Entablature contains the words "Janssen Place," Cornice ornamented with dentils and antifixae string coursing. (Con't. p. 2)

The classic gateway, entirely original in detail, was designed by Mr. George A. Mathews in 1896. It was constructed of Arkansas limestone and bronze in 1897.

Main entrance gate is situated east-west aligned with 36th St. To the south, east, and southwest are Janssen Place Residences. To the north are other Hyde Park Residences.
42. Furthur Description of Important Features

Each pier is capped by concentric circles and crowned with pointed finials. Bronze lanterns are placed to north and south of stone piers. Flanking stone columns are ornamented with anthemion frieze, crowned by ball finials.

Alterations: Include removal of bronze lanterns on north side of cylindrical piers.

45. Sources of Information

Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
### Historic Inventory

**Kenneth Space Residence**

**Eric Van Benshoeten Residence**

**John Henry Tschudy Residence**

**#2 Janssen Place**

**Kansas City, Mo. 64109**

**City or Town**

**Kansas City, Mo.**

**Site Plan with North Arrow**

**Coordinates**

**UTM**

**No.**

WPT-12

**County**

Jackson

**Location of Negatives**

Kansas City Landmarks Commission

**Specific Location**

#2 Janssen Place

Kansas City, Mo.

**Date(s) or Period**

1904-05

**Style or Design**

Italianate Revival Style

**Architect or Engineer**

Howe, Hoit, and Cutler

**Contractor or Builder**

Hollinger and Mitchell

**Original Use, if apparent**

Single family residence

**Present Use**

Multi-family residence

**Ownership**

Public  X  Private

**Owner's Name & Address,**

Mr. Kenneth Space

Mr. Eric Van Benshoeten

#2 Janssen Pl., Kansas City Mo.

**Open to Public?**

Restricted  Yes X  No

**Local Contact Person or Organization**

Janssen Place Home Owners Assoc

**Preliminary Inventory of Architecture and Historic Sites,**

Kansas City Landmarks Commission

November, 1974

**Condition**

Excellent  Interior

Excellent  Exterior

**Endangered?**

Yes X  No

**Possible rezoning**

No

**Visible from Public Road?**

Yes X  No

**Distance from and Frontage on Road**

75' from street

**History and Significance**

Mr. John H. Tschudy, President of the J. H. Tschudy Hardwood Lumber Co. in Kansas City, Mo. was the first owner and occupant of #2 Janssen Place. ERECTED in 1904-05, Mr. Tschudy commissioned the local architectural firm of Howe, Hoit, and Cutler to design the residence and the contracting firm of Hollinger and Mitchell to construct it.

**Description of Environment and Outbuildings**

Residence lies on the western half of Janssen Place. Main entrance faces east. To the south lies additional Janssen Place residences. To the west are other Hyde Park Residences.

**Sources of Information**

Kansas City Star, Oct. 24, 1948

Kansas City Star, July 30, 1905

Tax Assessment Grid, Director of Records, Jackson Co. Court-house, 415 E. 12th, Kansas City, Mo.
42. Further Description of Important Features

Level contains centrally-located wall dormer with central segmented arch casement window flanked by smaller windows. Cut stone sills 5 lintels. Hipped roofed dormers placed on south and north facade. Bracket-supported box cornice. Wood frame roof surfaced with green glazed Spanish clay tiles. Larger red brick chimney on northwest corner. Engaged red brick chimney placed along south wall.

Alterations: Originally-open south portico enclosed containing secondary entrance. Roof dormers surfaced with green glazed ceramic tiles.
George W. Ultech Residence
#3 Janssen Place
Kansas City, Mo. 64109

16. Thematic Category
Italianate Revival

17. Date(s) or Period
1912

18. Style or Design

19. Architect or Engineer
Shepard, Farrar, & Wiser

20. Contact or Builder
Joseph Hellman

21. Original Use, if apparent
Residence -- single family

22. Present Use
Residence -- Multi-family

23. Ownership
Public [X]

24. Owner's Name & Address, if known
Mr. William A. Bennett
#3 Janssen Place, Kansas City, Mo. 64109

25. Open to Public?
Yes [X]

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included

42. Further Description of Important Features
Symmetrically designed facades. Single story extensions projecting from west and south elevations. On main (west) facade is centrally placed main entrance portico composed of Tuscan columns supporting an entablature ornamented flat deck. Fenestration consists of rectangular double-hung sash windows. Second story windows have window hoods. Brick quoins along corners of first and second stories. (cont'd. p. 2)

43. History and Significance
George W. Ultech, President of the George W. Ultech Lumber Co., in Kansas City, Mo., was the first owner and occupant of #3 Janssen Place. Mr. Ultech erected it in 1912, commissioning the local architectural firm of Shepard, Farrar, and Wiser, to design the residence and the contracting firm of Joseph Hellman to construct it.

44. Description of Environment and Outbuildings
Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north lies 36th street., to the south lie additional Janssen Place Residences. To the east and north lie other Hyde Park Residences.

45. Sources of Information
Building Permit, Division of Buildings & Inspection, Public Works Department, City Hall, 414 E. 12th St., KC MO 1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 W. 12th St., KC MO 64106

46. Prepared by
Victoria C. Karel & EdMiszcuk

47. Organization
K.C. Landmarks Comm
42. Further Description of Important Features

Stone string-coursing visually separates second and third stories. The majority of third story windows are of paired casement type divided into lozenge-shaped lights. Central group on west facade has a grilled balcony wall spaces ornamented with brick frames with stone blocks and surfaces with stucco. Leaded art glass windows placed on north facade. Wood frame hipped roof is surfaced with green glazed Mission day tiles. Overhanging box cornice, visually supported by paired brackets. An engaged brick chimney is located along the south facade.

Alterations: Removal of balustrades atop single story west and south extensions. Removal of balustrades from terrace along west facade. Southeast corner porch originally open, is presently enclosed. Originally, an open portico placed along the southwest corner of building; has been enclosed with buff brick.
**#3 Janssen Place Garage**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>WPT - 30 B</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. County</td>
<td>Jackson</td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>K.C. Landmarks Commission</td>
</tr>
<tr>
<td>4. Present Name(s)</td>
<td>#3 Janssen Place Garage</td>
</tr>
<tr>
<td>5. Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>#3 Janssen Place - Rear</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>Kansas City, MO 64109</td>
</tr>
<tr>
<td>8. Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>9. Coordinates</td>
<td>UTM</td>
</tr>
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<td>9a. Lat. Long.</td>
<td></td>
</tr>
<tr>
<td>10. Site</td>
<td>BuildingXX</td>
</tr>
<tr>
<td>10a. Structure</td>
<td>ObjectXX</td>
</tr>
<tr>
<td>11. On National Register?</td>
<td>YesXX</td>
</tr>
<tr>
<td>12. Is It Eligible?</td>
<td>NoXX</td>
</tr>
<tr>
<td>14. District</td>
<td>YesXX</td>
</tr>
<tr>
<td>15. Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16. Thematic Category</td>
<td>Italianate Revival</td>
</tr>
<tr>
<td>17. Date(s) or Period</td>
<td>1912</td>
</tr>
<tr>
<td>18. Style or Design</td>
<td>Joseph Hellman</td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
<td>Shepard, Farrar &amp; Wiser</td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
<td>Joseph Hellman</td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
<td>Garage-servants quarter</td>
</tr>
<tr>
<td>22. Present Use</td>
<td>Garage--residence</td>
</tr>
<tr>
<td>23. Ownership</td>
<td>PublicX</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address, if known</td>
<td>Mr. Wm. A. Bennett</td>
</tr>
<tr>
<td>25. Open to Public?</td>
<td>YesXX</td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
<td>Janssen Place Lot Owners Assn.</td>
</tr>
<tr>
<td>27. Other Surveys in Which Included</td>
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</tr>
<tr>
<td>28. No. of Stories</td>
<td>2</td>
</tr>
<tr>
<td>29. Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30. Foundation Material</td>
<td>Masonry</td>
</tr>
<tr>
<td>31. Wall Construction</td>
<td>Masonry &amp; Wood</td>
</tr>
<tr>
<td>32. Roof Type &amp; Material</td>
<td>Hipped glazed tile</td>
</tr>
<tr>
<td>33. No. of Bays</td>
<td>Front 2 Side 2</td>
</tr>
<tr>
<td>34. Wall Treatment</td>
<td>Buff brick &amp; stucco</td>
</tr>
<tr>
<td>35. Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>36. Changes in #42) Moved</td>
<td></td>
</tr>
<tr>
<td>37. Condition</td>
<td>Interior Excellent</td>
</tr>
<tr>
<td>38. Preservation Underway?</td>
<td>NoXX</td>
</tr>
<tr>
<td>39. Endangered?</td>
<td>YesXX</td>
</tr>
<tr>
<td>40. Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>41. Distance from and Frontage on Road approx. 150 ft.</td>
<td></td>
</tr>
<tr>
<td>42. Further Description of Important Features</td>
<td>Symmetrically designed facades. Three car garage. Main vehicular roller door, two cars wide, faces west. Secondary single car entrance door placed along north facade. Pedestrian entrance placed on extreme north bay of west facade. Second story has double hung sash windows. Stucco panels between windows. Hipped roof surfaced with green glazed ceramic tiles.</td>
</tr>
<tr>
<td>43. History and Significance</td>
<td>Garage erected by and served George W. Uitich, President of the George W. Ulitch Lumber Co. in Kansas City, Mo. Erected in 1912. Mr. Uitich commissioned the local architectural firm of Shepard, Farrar, &amp; Wiser to design the residence and the contracting firm of Joseph Hellman to construct it.</td>
</tr>
<tr>
<td>44. Description of Environment and Outbuildings</td>
<td>Garage lies on eastern half of Janssen Place. To the west lies accompanying residence #3 Janssen Place. To the south lies #3 Janssen Place Garage.</td>
</tr>
<tr>
<td>45. Sources of Information</td>
<td>1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse (Kansas City Annex) 415 E. 12th Street, Kansas City, Mo 64106</td>
</tr>
<tr>
<td>46. Prepared by</td>
<td>Victoria G. Karel &amp; Edward Miszczuk</td>
</tr>
<tr>
<td>48. Date</td>
<td>11-75</td>
</tr>
<tr>
<td>49. Revision Date(s)</td>
<td></td>
</tr>
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</table>
**John L. Bennett Residence**  

**Albert W. Peet Residence**

<table>
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<th>No.</th>
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<tbody>
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<td>2.</td>
<td>County</td>
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<td>Jackson</td>
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</tbody>
</table>
| 3. | Location of Negatives  
|     | K.C. Landmarks Commission |
| 6. | Specific Location  
|     | #6 Janssen Place  
|     | Kansas City, MO 64109 |
| 7. | City or Town  
|     | If Rural, Township & Vicinity  
|     | Kansas City |
| 8. | Site Plan with North Arrow |

| 4. | Present Name(s)  
|     | John L. Bennett |
|     | Albert W. Peet |

| 5. | Other Name(s)  
|     | Jacobethan Revival |

| 16. | Thematic Category  
|     | 1909 |

| 17. | Date(s) or Period  
|     | 1909 |

| 18. | Style or Design  
|     | Jacobethan Revival |

| 19. | Architect or Engineer  
|     | Smith and Rea |

| 20. | Contractor or Builder  
|     | Unknown |

| 21. | Original Use, if apparent  
|     | Residence - single family |

| 22. | Present Use  
|     | Residence - multi-family |

| 23. | Ownership  
|     | Public | Private |

| 24. | Owner's Name & Address, if known  
|     | Mr. John L. Bennett  
|     | #6 Janssen Place, Kansas City, MO 64109 |

| 25. | Open to Public  
|     | restricted  
|     | No |

| 26. | Local Contact Person or Organization  
|     | Janssen Place Lot Owners Assoc. |

| 27. | Other Surveys in Which Included  
|     | Preliminary Inventory of Architecture & Historic Sites  

| 28. | No. of Stories  
|     | 2 |

| 29. | Basement?  
|     | Yes |

| 30. | Foundation Material  
|     | Masonry walls |

| 31. | Wall Construction  
|     | Masonry & Wood |

| 32. | Roof Type & Material  
|     | built-up asphalt (cont.) |

| 33. | No. of Bays  
|     | Front | 4 |

| 34. | Wall Treatment  
|     | 12" face brick |

| 35. | Plan Shape  
|     | rectangular |

| 36. | Changes  
|     | Addition  
|     | Altered |

| 37. | Condition  
|     | Excellent |

| 38. | Preservation Underway?  
|     | Yes |

| 39. | Endangered?  
|     | Yes |

| 40. | Visible from Public Road?  
|     | Yes |

| 41. | Distance from and Frontage on Road  
|     | Approx 75' from st. |

| 42. | Further Description of Important Features  
|     | Main (east) entrance contains projecting central bay with portico adjoining to open concrete terrace. Double leaf glazed main entrance doors contain leaded art glass panes. Fenestration consists of rectangular double-hung sash windows. Secondary entrance placed along north facade. Majority of windows and door frames are outlined by cut stone blocks of alternating size. Several windows on north facade (cont. p. 2) |

| 43. | History and Significance  
|     | Erected in 1908-09 by Mr. Alber W. Peet, Sec. of Peet Bros. Manufacturing Co. in K.C., Ks., who was the first owner and occupant of #6 Janssen Place. The residence was designed by a local architectural firm, Smith and Rea. |

| 44. | Description of Environment and Outbuildings  
|     | Residence lies on western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place residences. To the west are other Hyde Park residences. |

| 45. | Sources of Information  

| 46. | Prepared by  
|     | Victoria C  
|     | Karel & Edward Misztek |

| 47. | Organization  
|     | K.C. Landmarks Comm. |

| 48. | Date  
|     | 1974 |

| 49. | Revision Date(s)  
|     | 11-75 |
32. Roof Type & Material


42. Further Description of Important Features

surmounted by transoms. Wood frame, ridged roof consists of
gabled type, surfaced with asphalt shingles. Projecting cornices are supported by rafters. Gable ends placed on north, south, and east facades are surfaced with board and batten stick work and contain rectangular double-sash windows. Gabled roof dormers placed above roof line on north, south and west facades. Engaged, ribbed brick chimneys are placed along north, south and west facades.

45. Sources of Information

Mr. & Mrs. Richard L. Hetzel Residence

Rodella G. Dwight Residence

K.C. Landmarks Commission

#7 Janssen Place
Kansas City, Mo. 64109

Residence - Single family

1909-10

18. Style or Design

Italianate Revival

21. Original Use, if apparent

Residence

22. Present Use

Residence - Multi-family

23. Ownership

Public

Private

24. Owner's Name & Address.

Mr. & Mrs. Richard L. Hetzel, #7 Janssen Place, Kansas City, Mo. 64109

25. Open to Public?

Yes

No

26. Local Contact Person or Organization

Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included

Preliminary Inventory of Architecture & Historic Sites

28. Date

1909-10

29. Foundation Material

Masonry walls

30. Wall Construction

Masonry & Wood

31. Roof Type & Material

L.P. hip; wd. fra. Red Mission clay

32. No. of Stories

3

33. Front

3

34. Wall Treatment

face brick

35. Other Materials

Indiana cut stone irregular

36. Changes

Addition

(Explain in #42)

37. Condition

Interior

Excellent

38. Preservation

Yes

No

39. Endangered?

Yes

No

40. Possible rezoning of property

Yes

No

41. Distance from and frontage on road

Approx 75' from st.

42. Further Description of Important Features

Symmetrically designed facades. Single story gabled roof extensions project from north, south and west elevations. Poticos have brick piers ornamented with cut stone blocks. An open terrace adjoins the west and south facade porticos. Main entrance containing double-leaf doors placed in the central bay. The fenestration consists of rectangular double-hung sash windows in single to multiple groupings. Cut stone is used (Cont. p.2)

43. History and Significance

Mrs. Rodella G. Dwight, President of the Dwight Building in K.C., Mo, was the first owner and occupant of #7 Janssen Place. Erected in 1909-10 by Mrs. Dwight who commissioned the local architect John W. McKecknie to design the residence and the contracting firm of G.E. Henry to construct it. In reference to Mr. G.E. Henry: "making a specialty of strictly high class residences, he builds no house for less than $10,000 and (Cont. p.2)

44. Description of Environment and Outbuildings

Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place Residences. To the east are other Hyde Park Residences.

45. Sources of Information

Pen and Sunlight Sketches of Greater Kansas City, pub. by The American Illustrating Co., Kansas City, Mo., 1914, pp. 65 & 89


46. Prepared by

Victoria C. Karel & Edward Miszech

47. Organization

K.C. Landmarks Commission

48. Date

11-75

49. Revision Date(s)
42. Further Description of Important Features

for quoins and window frames. Stone string-coursing separates second and third story levels. Wood frame hipped roof is low-pitched with projecting box cornice supported by numerous brackets. Roofs of porches and main structure surfaced with Mission clay tile. Engaged brick chimney projects from the south facade. A two-story ovate enclosed conservatory with cut limestone base extends from the southeast corner in the rear of the residence. A porte-cochere is located along the north elevation.

43. History and Significance

among his most recent activities in this line is the elegant $60,000.00 mansion at Janssen Place, a contract house, which is a fair sample of the general class of work he turns out."

45. Sources of Information

Building Permit, Division of Buildings and Inspection, Public Works Department, City Hall, 414 E. 12th St., Kansas City, Mo. 64106
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
**State Historical Survey and Planning Office, 909 University Avenue, Suite 215, Columbia, Missouri 65201**

**HISTORIC INVENTORY**

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<td>#3</td>
<td>Location of Negatives</td>
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<td>K.C. Landmarks Commission</td>
</tr>
<tr>
<td>#4</td>
<td>Present Name(s)</td>
</tr>
<tr>
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<td>#7 Janssen Place Garage</td>
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<tr>
<td>#5</td>
<td>Other Name(s)</td>
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<table>
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<tr>
<th>Specific Location</th>
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<tbody>
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<td>#7 Janssen Place - Rear</td>
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<tr>
<td>Kansas City, MO 64109</td>
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<th>Site Plan with North Arrow</th>
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<tbody>
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<td>34th St.</td>
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<td>Public</td>
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<td>Private</td>
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<tr>
<th>On National Register?</th>
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<tbody>
<tr>
<td>Yes</td>
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<thead>
<tr>
<th>Is It Eligible?</th>
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<table>
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<tr>
<th>Participants</th>
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<tbody>
<tr>
<td>John W. McKecknie</td>
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<table>
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<tr>
<td>Italianate Revival</td>
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<tr>
<th>Architect or Engineer</th>
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<tbody>
<tr>
<td>G. E. Henry</td>
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<td>1909-10</td>
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<tbody>
<tr>
<td>Masonry &amp; Wood</td>
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<table>
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<tbody>
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<tr>
<th>Roof Type &amp; Material</th>
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<td>Hipped, clay tile</td>
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<td>Painted brick</td>
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<tbody>
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<td>Excellent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preservation Underway?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Endangered? By What?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
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</table>

<table>
<thead>
<tr>
<th>Rezoning of property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Possible</td>
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</table>

<table>
<thead>
<tr>
<th>Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
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<table>
<thead>
<tr>
<th>Approx. Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>500 ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Further Description of Important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three car garage. Garage doors with windows face west. Main pedestrian entranceway placed to extreme north section of main west facade. Fenestration consists of rectangular double-hung sash windows. Low projecting box cornice supported by multiple brackets.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage erected by and served Mrs. Rodella G. Dwight, President of the Dwight Bldg. in K.C., Missouri. Erected in 1909-10, Mrs. Dwight commissioned the local architect, John W. McKecknie, to design the garage and the contracting firm of G.E. Henry to construct it.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage lies on east side of Janssen Place. To the west lies accompanying residence, #7 Janssen Place. To the north lies #3 Janssen Place garage; to the south lies #17 Janssen Place Garage.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940 Tax Assessment Grid, Director of Records, Jackson Co. Courthouse, 415 E. 12th St. Kansas City, MO 64106</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victoria C. Karel &amp; Edward Miszczuk</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>K.C. Landmarks Commission</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-75</td>
</tr>
</tbody>
</table>
Abram Rosenberger Residence

16. Thematic Category
Jacobethan Revival

17. Date(s) or Period
1912-13

20. Contractor or Builder
Kansas City Construction Co.

21. Original Use, if apparent
Residence - Single family

22. Present Use
Residence - Multi-family

24. Owner's Name & Address,
Mr. & Mrs. Robert D. Lawson,
Kansas City, Mo. 64109

Further Description of Important Features
Asymmetrically designed facade. L-shaped plan. Main (west) facade has two walled gable bays adjoined by narrow central bay, surmounted by stone balustrade, above roof line. Main entrance located in extreme north bay is outline by brick and cut stone frame surmounted by segmental-arch door hood. Fenestration consists of rectangular double-hung sash windows with both upper and lower sashes divided into (Con't. p. 2)

History and Significance
Abram Rosenberger, employed with the H.M. Jones Distillery Co., was the first owner and occupant of #17 Janssen Place. Erected in 1912-13 by Mr. Rosenberger, who commissioned the local architectural firm of Shepard, Farrar, & Wiser to design the residence and the contracting firm of K.C. Construction Co. to build it.

Description of Environment and Outbuildings
Residence lies on east side of Janssen Place. Main entrance faces West. To the north and south lie additional Janssen Place Residences. To the east are other Hyde Park Residences
42. Further Description of Important Features

Small rectangular lights. Windows are either in single or multiple groupings. Stone is used on window frames, parapets, quoins, and ornaments. The attic level consists of wall gabled dormers along west facade. Gabled roof dormers with overhanging eaves are placed in irregular groupings. Roofs surfaced with slate shingles. South facade contains single story extension. Secondary entrances are situated on north facade and south facade extension. Ribbed engaged chimneys containing paired flue-shafts are placed off-center along the north and west facades.

Alterations: Removal of open terrace originally extending the entire length of west facade (now covered with foliage).

45. Sources of Information

Building Permit, City Hall, Division of Buildings & Inspection, Public Works Department, 414 E. 12th St., Kansas City, Mo. 64106
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
Two car garage. Two overhanging garage doors, set in segmental arched frames, face west. Main pedestrian entranceway facing west is placed at extreme north corner of main facade. Fenestration consists of segmental arched double-hung sash windows. Brick piers along corner project above roof line. Gabled roof visually supported by overhanging brackets. Roof level has two gabled roof dormers. Stone used for window frames & ornaments.

Garage erected by and served Abram Rosenberger, who was employed with the A.M. Jones Distillery Company. Erected in 1912-13, Mr. Rosenberger commissioned the local architectural firm of Shepard, Farrar, & Wiser to design the residence and the contracting firm of K.C. Construction Co. to build it.

Garage lies on eastern half of Janssen Place. To the west lies accompanying residence, #17 Janssen Place. To the north lies #7 Janssen Place Garage; to the south lies additional lots and structures.
Ruth Sharples Residence

William A. Pickering Residence

16. Thematic Category
Italianate Revival

17. Date(s) or Period
1910

18. Style or Design

19. Architect or Engineer
Shepard, Farrar, & Wiser

20. Contractor or Builder
A. E. Taylor

21. Original Use, if apparent
Single family residence

22. Present Use
Multi-family residence

23. Ownership
Public, No

24. Owner's Name & Address, if known
Ruth Sharples
#20 Janssen Place
Kansas City, Mo. 64109

25. Open to Public?
Yes X

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included
Preliminary Inventory of Architecture & Historic Sites
Landmarks Commission of Kansas City, Mo. - Nov. 1974

28. No. of Stories
3

29. Basement?
Yes X

30. Foundation Material
Masonry walls

31. Wall Construction
Masonry and wood

32. Roof Type & Material
Hip, wood and clay tile

33. No. of Bays
Front, 3 Side

34. Wall Treatment
12" face brick

35. Plan Shape
Rectangular

36. Changes
Addition: Moved:

37. Condition
Interior
Excellent

38. Preservation
Underway:
Yes X

39. Endangered?
By What?
Yes X

40. Visible from Public Road?
Yes X

41. Distance from and Frontage on Road
Approx. 75' from street

42. Further Description of Important Features
Projecting single story extensions from east, south, southwest and north. Northeast elevations joined by concrete balustrade terrace. Extensions consist of brick piers and cast iron columns supporting an entablature ornamental deck. Assymetrical designed facades. Main (east) facade contains main entrance portico place off-center to the north. The extreme south bay on first story has an engaged (cont. on attached sheet)

43. History and Significance
William A. Pickering, Vice President of the W. R. Pickering Lumber Co., was the first owner and occupant of #20 Janssen Place. Erected in 1909-10, Mr. Pickering commissioned the local architectural firm of Shepard, Farrar, and Wiser to design the residence. The builder was A. E. Taylor.

44. Description of Environment and Outbuildings
Residence lies on western ahlf of Janssen Place. Main entrance faces east. To the north and south lies additional Janssen Place residences. To the west are other Hyde Park residences.

45. Sources of Information

(cont. on attached sheet)
Further Description of Important Features

brick chimney flanked by bow windows. Bow windows ornamented with leaded art glass panes places on north and east facades. Fenestration consists of rectangular double-hung sash windows outlined by cut stone frames placed on first and second story. Third story fenestration consists of double casement windows with lozenge-pattern lights. Wall spaces are ornamented with stone stringcoursing. The wood frame, low-pitched hip roof is surfaced with red clay Spanish tiles. Brackets in double or triple groups support a box cornice. Engaged brick chimneys are placed along south, east facades, and northwest corner. A porte-cochere is located along the north elevation.

Alterations: Brick face, exterior walls painted pink. Removal of balustrades from atop single story porticos. Originally, the open terrace adjoining south and southwest porticos has been enclosed. Removal of orb lamps and standards from main entrance portico.

Sources of Information

Encyclopedia of History of Missouri, Vol. 5, p. 130

Building Permits, Division of Buildings and Inspection, City Hall, 414 E. 12th St., Kansas City, Mo. 64106

Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th Street, Kansas City, Mo. 64106

Western Contractor, Vol. 18, No. 478, March 9, 1910, p. 5
**HISTORIC INVENTORY**

**1. No.**  
WPT-14B

**2. County**  
Jackson

**3. Location of Negatives**  
K.C. Landmarks Commission

**4. Present Name(s)**  
#20 Janssen Place Garage

**5. Other Name(s)**  

---

**6. Specific Location**  
#20 Janssen Place - Rear  
Kansas City, MO  64109

**7. City or Town**  
If Rural, Township & Vicinity  
Kansas City, MO

**8. Site Plan with North Arrow**  

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**9. Coordinates**  
UTM  

---

**10. Site **  
Building XX

**11. On National Register?**  
Yes XX

**12. Is It Eligible?**  
Yes XX

**13. Part of Estab.**  
Hist. Dist.? No XX

**14. District Eligible?**  
Yes XX

**15. Name of Established District**  

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**16. Thematic Category**  
Italianate Revival

**17. Date(s) or Period**  
1910

**18. Style or Design**  
Italianate Revival

**19. Architect or Engineer**  
Shepard, Farrar, & Wiser

**20. Contractor or Builder**  
A.E. Taylor

**21. Original Use, if apparent**  
Garage - Servants Quarters

**22. Present Use**  
Garage - Residence

**23. Ownership**  
Public XX

**24. Owner's Name & Address, if known**  
Ruth Sharples, #20 Janssen Place, KCMO  64109

**25. Open to Public?**  
Yes XX

**26. Local Contact Person or Organization**  
Janssen Place Lot Owners Assn

**27. Other Surveys in Which Included**  
none

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**28. No. of Stories**  
2

**29. Basement?**  
Yes

**30. Foundation Material**  
Masonry

**31. Wall Construction**  
Masonry & Wood

**32. Roof Type & Material**  
tile hipped

**33. No. of Bays**  
Front 3  Side 3

**34. Wall Treatment**  
brick & wood shingle

**35. Plan Shape**  
rectangular

**36. Changes**  
Additions Altered

**37. Condition**  
Interior Good  
Exterior Good

**38. Preservation Underway?**  
No

**39. Endangered?**  
By What? No

**40. Possible Rezoning of Property**  
Yes XX

**41. Distance from and Frontage on Road**  
Approx. 200 ft.

---

**42. Further Description of Important Features**  
Building consists of two-story brick structure with single story extension. A-frame addition is placed along the west elevation. On the single story extension, lower portion composed of brick wainscoting, upper portion is surfaced with stucco. Entrances are located on two-story main structure and on south extension. A bow window is located on second story, east facade.

**43. History and Significance**  
Garage erected by and served William A. Pickering, Vice President of the W.R. Pickering Lumber Co., the first owner and occupant of #20 Janssen Place. Erected in 1909-10, Mr. Pickering commissioned the local architectural firm of Shepard, Farrar, & Wiser to design the garage. The builder is A.E. Taylor.

**44. Description of Environment and Outbuildings**  
Garage lies on west side of Janssen Place. To the east lies accompanying residence, #20 Janssen Place, to the north lies #6 Janssen Place Garage; to the south lies additional lots and structures.

**45. Sources of Information**  
1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., K.C., MO  64106

---

**46. Prepared by**  
Victoria G. Karel & Edward Miszdzuk

**47. Organization**  
K.C. Landmarks Comm.

**48. Date**  
11-75

**49. Revision Date(s)**  

William A. Williams Residence

Asymmetrically designed facades. Exterior walls of first story surfaced with cut rubble stone laid in broken course. Exterior walls on second and attic stories surfaced with slate shingles. Main (west) facade is dominated by stone and frame veranda adjoined by a concrete terrace with cut rubble stone walls extending around south facade. Octangular-shaped turret placed along north facade, capped by polygonal-shaped (Con't. p. 2)

History and Significance
William A. Williams, Secretary and Treasurer of the Kaw Valley Construction Co., was the earliest known resident of #27 Janssen Place. Erected in 1900 by Harry D. Train; both the architect and builder remain unknown at this time. By 1904, Mr. Williams was sole proprietor and president of the St. Joseph and Grand Island Railway Co. In addition, he was president and co-owner of the Williams Mining Co. and President of the Orient Townsite Co.

Description of Environment and Outbuildings
Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place Residences. To the east are other Hyde Park residences.

Sources of Information
HISTORIC INVENTORY -- State Planning Survey and Planning Office

Mr. & Mrs. Joseph Kostelac Residence
#27 Janssen Place
Kansas City, Mo.

Page two

32. Roof Type & Material

  wood frame; asphalt composition and slate turret.

42. Further Description of Important Features

  roof. Attic level dormers have A-shaped or pedimented gables. Fenestration consists of rectangular double-hung sash windows of various sizes. Two-story bays placed along south facade walls. Entranceways and some windows surmounted by rectangular transoms. Roofs of the porticos and main structure are high and multiple. An amalgam of Hipped and Gabled types. Roof lines and cornice meet at right angles. Entablatures contain dentils and bracket supported cornices. Roofs surfaced with asphalt shingles except for roof of north facade turret which is surfaced with slate shingling. Pointed finials cap the turret and main structure's roofs. Buff brick chimneys are placed near the northeast and southeast corners of the dwelling.

45. Sources of Information

  Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
Joseph M. Bernardin Residence

16. Thematic Category
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent
22. Present Use
23. Ownership
24. Owner's Name & Address, if known
25. Open to Public?
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No. of Stories
29. Basement?
30. Foundation Material
31. Wall Construction
32. Roof Type & Material
33. No. of Bays & Side
34. Wall Treatment
35. Plan Shape
36. Changes
37. Condition
38. Preservation
39. Endangered?
40. Visible from
41. Distance from and Frontage on Road
42. Further Description of Important Features
43. History and Significance
44. Description of Environment and Outbuildings
45. Sources of Information
46. Prepared by
47. Organization
48. Date
49. Revision Date(s)

Symmetrically designed facades. Single story extension projecting from south elevation. Main (east) facade contains centrally placed main entrance, surmounted by fan light. Main entrance is sheltered by the tabernacle frame. Open concrete terrace adjoins east and south facades. Fenestration of main facades consists of rectangular double-hung sash windows with upper lights divided into smaller rectangular lights. (cont. on attached sheet)

Joseph M. Bernardin of the Bernardin Lumber Co., erected #42 Janssen Place in 1910. Although the architect is unknown at this time, Mr. Joseph Hellman was commissioned to construct the residence.
42. Further Description of Important Features

First story windows are placed in keystones. Second story windows are placed in rectangular architraves. Roof is of gambrel form surfaced with asphalt shingles. Dormers consist of gabled type with return, which are visually supported by engaged half-columns. Box cornice supported by brackets. Dormer windows quarded by wrought iron railings placed in round arched architraves. Engaged brick chimney is placed along north and south facade. A porte­
cochere is located along the south facade.

45. Sources of Information

Works Dpt., City Hall, 414 E. 12th St., Kansas City, Mo.
Tas Assessment Grid, Director of Records, Jackson County Courthouse,
  415 E. 12th St., Kansas City, Mo.
State Historical Survey and Planning Office, 909 University Avenue, Suite 215, Columbia, Missouri 65201

HISTORIC INVENTORY

1. No. WPT-15B
2. County Jackson
3. Location of Negatives K.C. Landmarks Commission
4. Present Name(s) #42 Janssen Place Garage
5. Other Name(s)
6. Specific Location #42 Janssen Place - Rear
Kansas City, MO 64109
7. City or Town Kansas City
If Rural, Township & Vicinity
8. Site Plan with North Arrow

9. Coordinates UTM

10. Site Building Structure Object
XX

11. On National Register? Yes No
12. Is It Eligible? Yes No
13. Part of Estab. Hist. Dist.? Yes No
14. District Potent? No
15. Name of Established District

16. Thematic Category
17. Date(s) or Period 1910
18. Style or Design Georgian

Neo-Colonial Revival
19. Architect or Engineer Unknown
20. Contractor or Builder Joseph Hellman
21. Original Use, if apparent Garage - Servants Quarters
22. Present Use Garage
23. Ownership Public Private
24. Owner's Name & Address, if known Mr. & Mrs. Herb Kamen, #42 Janssen Place, K.C., MO 64109
25. Open to Public? Yes No
26. Local Contact Person or Organization Janssen Place Lot Owners Assn.
27. Other Surveys in Which Included none
28. No. of Stories 2
29. Basement? Yes No
30. Foundation Material Masonry
31. Wall Construction Masonry & Wood
32. Roof Type & Material Gambrel; wood shingles
33. No. of Bays Front 2 Side 2
34. Wall Treatment Lap-cut face brick & stucco
35. Plan Shape Rectangular
36. Changes Addition Altered Moved
(Explain in #42)
37. Condition Interior Excellent
Exterior
38. Preservation Underway? Yes No
39. Endangered? Yes No
By What? Possible rezoning of property
40. Visible from Public Road? Yes No
41. Distance from and Frontage on Road Approx. 200 ft.

42. Further Description of Important Features Two car, multi-level structure. Main garage entrances face east. Four hinged entrance doors with rectangular windows containing three over three lights. Two gabled roof dormers. Alley entrance to structure's basement level. South and north facades contain double-hung sash windows. Gambrel roof has return ends.

43. History and Significance Garage erected by and served Joseph M. Bernardin of the Bernardin Lumber Co., who commissioned the contractor, Mr. Joseph Hellman, to construct it in 1910. The architect is unknown at this time.

44. Description of Environment and Outbuildings Garage lies on western side of Janssen Place. To the east lies accompanying residence, #42 Janssen Place. To the north lies additional lots & structures; to the south lies #48 Janssen Place Garage.

45. Sources of Information 1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., K.C. MO 64106

46. Prepared by Victoria C. Karel & Edward Miszczuk
48. Date 11-75
49. Revision Date(s)
Burton D. Hurd Residence

Asymmetrically designed facades. First story surfaced with coursed rubble stone walls. Second & attic stories exterior walls surfaced with shingles. Main (east) facade is dominated by a stone veranda partially extending along wouth facade. Veranda consists of stone pedestal wall with fieldstone boulder columns supporting a shed roof. The southeast portions of the veranda are rounded & capped by convex-shaped roof. (Con't. p.2)

History and Significance
Burton D. Hurd, President of the Joseph O'Leary Machinery Co., was the earliest resident of #48 Janssen Place. Erected by H.D. Train in 1900 both architect and builder are unknown at this time.

Description of Environment and Outbuildings
Residence lies on western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place Residences. To the west lie other Hyde Park Residences.

Sources of Information
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
Hoye, C.W., Hoye City Directories, Hoy City Directory Co., Kansas City, Mo., Years 1900-1905.
42. Furthur Description of Important Features

Roofs surfaced with asphalt composition shingles sweep down adjoining roof of veranda. Polygonal-shaped, second story hipped roof dormer with bay windows. Fenestration consists of rectangular, small-paned, single & double sash windows. Second and attic levels have broad gabled ends. A Palladian window is employed on the attic story level of south facade. A rubble stone chimney is placed to the south.
### Granville M. Smith Residence

<table>
<thead>
<tr>
<th>No.</th>
<th>12</th>
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</thead>
<tbody>
<tr>
<td>County</td>
<td>Jackson</td>
</tr>
<tr>
<td>Location</td>
<td>Granite Springs Place, Kansas City, MO 64109</td>
</tr>
<tr>
<td>Site Plan</td>
<td>with North Arrow</td>
</tr>
<tr>
<td>Coordinates</td>
<td>UTM</td>
</tr>
</tbody>
</table>

#### 10. Site Building Object
- On National Register? Yes |
- Part of Estab. Yes |
- Hist. Dist.? No |

#### 15. Name of Established District |
- Mr. & Mrs. Charles Conrad Residence |

#### 16. Thematic Category |
- Italianate Revival |

#### 17. Date(s) or Period |
- 1913-14 |

#### 18. Style or Design |
- Keene & Simpson |
- Bert L. Elmer |

#### 21. Original Use, if apparent |
- Residence-single family |

#### 22. Present Use |
- Residence-multi-family |

#### 23. Ownership |
- Public |
- Private |

#### 24. Owner's Name & Address |
- Mr. & Mrs. Charles Conrad, 107 E. Gregory, Kansas City, MO 64114 |

#### 25. Open to Public? |
- Yes |

#### 26. Local Contact Person or Organization |
- Janssen Place Lot Owners Assn |

#### 27. Other Surveys in Which Included |
- Preliminary Inventory of Architecture & Historic Sites |
- Landmarks Commission of K.C. |
- Nov., 1974 |

#### Further Description of Important Features |
Symmetrically designed facades. Landscaped central walkway. Two-story extensions project from north and south facades. Open concrete terrace extends along entire length of main facade. Main entrance situated in center bay. Double-leaf doors surmounted by arched tabernacle frame consisting of engaged ornamented terracotta pilasters and central arch. Doors and fanlight guarded by wrought iron grills. (Cont. p.2)

#### History and Significance |
Granville M. Smith, President of the Common Wealth National Bank, was the original owner and occupant of #53 Janssen Place. Erected in 1913-14, Mr. Smith commissioned the local architectural firm of Keene and Simpson to design the residence and the contracting firm of Bert L. Elmer to construct it.

#### Description of Environment and Outbuildings |
Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place residences. The east side are other Hyde Park residences.

#### Sources of Information |
American's Most Beautiful City, Commercial Club, K.C., Mo, 1915 Building Permit, Division of Buildings and Inspection, K.C. Mo. 64106 (Cont. p.2)
42. Further Description of Important Features

Fenestration consists of rectangular paired double-hung sash windows in single or multiple groupings, outlined by brick frames with terracotta corner ornaments. Casement windows on second story above main entrance are grouped in three and outlined by ornamental terracotta frames with wrought iron balustrade. Stone strongcoursing separates second and third stories. Terracotta panels consist of swags and emblematic motifs are placed in wall spaces between third story windows. The wood frame hipped roofs have low projecting box cornice. Roofs are surfaced with green glazed Mission clay tiles. An engaged brick chimney with stone coping is placed along south facade.

45. Sources of Information

Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
Mr. & Mrs. James Cooper Residence

John W. Jenkins Residence

1916-17

Neo-Colonial Revival

Shepard, Farrar, & Wiser

Long Construction Company

Residence -- Single family

Residence -- Single family

24. Owner's Name & Address, if known
Mr. & Mrs. James Cooper, #54 Janssen Place
Kansas City, MO 64109

25. Open to the Public? restricted

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included
Preliminary Inventory of Architecture & Historic Sites
K.C. Landmarks Commission
Nov., 1974

28. No. of Stories 2

29. Basement? Yes

30. Foundation Material Masonry walls

31. Wall Construction Masonry and Wood

32. Roof Type & Material M.P. gable

33. No. of Bays Front 6 Side 2

34. Wall Treatment

35. Plan Shape rectangular

36. Changes

37. Condition

38. Preservation Underway? Yes

39. Endangered? Yes

40. Visible from Public Road? Yes

41. Distance from and Frontage on Road Approx. 75 ft.

42. Further Description of Important Features
Symmetrically designed facade. Exterior walls surfaced with cut rubble stone laid in broken course. Single story wood frame extension with columns, visually supporting entablature ornamented deck on both south and north facades. On main (east) facade is a main entrance sheltered by a tabernacle frame surmounted by curved balustraded deck. This main entrance surmounted by fanlight is placed off center to the (con't. p. 2)

43. History and Significance
John W. Jenkins, President of the J.W. Jenkins and Sons Music Company, erected #54 Janssen Place in 1916-17. The local architectural firm of Shepard, Farrar, & Wiser designed the residence. The builder of the residence was Long Construction Company.

44. Description of Environment and Outbuildings
Residence lies on Western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place residences. To the west are other Hyde Park residences.

45. Sources of Information

46. Prepared by Victoria C. Karel & Edward Miszuk
47. Organization K.C. Landmarks Commission
48. Date 11-75

49. Revision Date(s) 49.
Further Description of Important Features

north. Secondary entrance placed in extreme south bay of main facade, consisting of double leaf door, flanked by side windows and columns, surmounted by transoms. Concrete terrace extends along main facade. Fenestration consists of rectangular, double-hung sash windows in single to multiple groupings per bay. First story windows on main facade a-d doorways are placed in segmental-arched architrave. Attic level consists of gabled roof surfaced with green glazed ceramic tiles. Remainder of roof has a flat-decked sundeck. Projecting box cornice visually supported by brackets. Gabled roof dormers are symmetrically placed three to the east elevations. Broken pediment end on north facade. Secondary north facade entrance sheltered by tabernacle frame. Engaged brick chimneys placed to north and south facades.

Alterations: First story south facade porch originally open; now enclosed.

Sources of Information

Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
1. No. WPT-17B
2. County Jackson
3. Location of Negatives K.C. Landmarks Commission
4. Present Name(s) #54 Janssen Place Garage
5. Other Name(s)

<table>
<thead>
<tr>
<th>6. Specific Location</th>
<th>#54 Janssen Place - Rear Kansas City, MO 64109</th>
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<td>7. City or Town</td>
<td>Kansas City</td>
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<td>Lat.</td>
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<td>Long.</td>
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<td>10. Site Building</td>
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<td>Structure Object</td>
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<tr>
<td>11. On National Register? Yes</td>
<td>No X</td>
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<tr>
<td>12. Is It Yes XX</td>
<td>Is it Eligible? No If</td>
</tr>
<tr>
<td>13. Part of Estab. Yes</td>
<td>No X</td>
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<tr>
<td>Historic District? No X</td>
<td></td>
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<tr>
<td>14. District Yes XX</td>
<td>Potenti? No If</td>
</tr>
<tr>
<td>15. Name of Established District</td>
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</tbody>
</table>

16. Thematic Category
- Georgian Neo-Colonial Revival

17. Date(s) or Period 1916-17

18. Style or Design
- Long Construction Company
- Garden Servants Quarters
- Garden Public
- Public

19. Architect or Engineer
- Shepard, Farrar, & Wiser

20. Contractor or Builder
- Long Construction Company

21. Original Use, if apparent
- Garage
- Servants Quarters

22. Present Use
- Garage

23. Ownership
- Public
- Private

24. Owner's Name & Address, if known
- Mr. & Mrs. James Cooper, #54 Janssen Place, K.C., MO 64109

25. Open to Public? Yes || No X

26. Local Contact Person or Organization
- Janssen Place Lot Owners Association

27. Other Surveys in Which Included
- none

28. No. of Stories 1½

29. Basement? Yes || No X

30. Foundation Material Masonry

31. Wall Construction Masonry & Wood

32. Roof Type & Material flat & gabled glazed tile

33. No. of Bays Front 5 Side 2

34. Wall Treatment cut white and rubble stone

35. Plan Shape rectangular

36. Changes Addition || Altered || Moved 

37. Condition Interior Excellent

38. Preservation Underway? Yes XX

39. Endangered? Yes XX

40. Visible from Public Road? Yes X

41. Distance from and Frontage on Road Approx. 150 ft.

42. Further Description of Important Features


43. History and Significance

Garage erected by and served John W. Jenkins, President of the J.W. Jenkins and Sons Music Company. The builder of the structure was the Long Construction Company, from designs by the local architectural firm of Shepard, Farrar, & Wiser.

44. Description of Environment and Outbuildings

Garage lies on west side of Janssen Place. To the east lies accompanying residence, #54 Janssen Place. To the north lies #48 Janssen Place Garage; to the south lies #66 Janssen Place Garage.

45. Sources of Information
1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., K.C., MO 64106

46. Prepared by Victoria C. Karel & Edward Miszczuk

47. Organization K.C. Landmarks Commission

48. Date 49. Revision Date(s) 11-75
Main entrance faces west. To the north and south lie additional Janssen Place residences. To the east are other Hyde Park residences.

William H. Schutz, M.D. (eye and ear physician) was the original owner and occupant of #55 Janssen Place. Erected in 1911, Mr. Schutz commissioned the local architectural firm of Wilder and Wight to design the residence and the contracting firm of Nicholas Miller to construct it.
Further Description of Important Features

double-hung sash windows. Windows on first and second story outlined by brick frames. Medium-pitched hip roof is surfaced with green glazed Mission clay tiles. Overhanging eaves with exposed rafters. Hipped-roof dormers are symmetrically placed and surfaced with glazed ceramic shingling with double-hung sash windows per dormer. Engaged brick chimney with stone coping are symmetrically placed along the north and south facades.

Sources of Information

Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
Edna B. Peck Residence

16. Thematic Category

Neo-Colonial Revival

17. Date(s) or Period

1909

18. Style or Design

19. Architect or Engineer

Shepard & Farrar

Joseph Hellman

20. Contractor or Builder

21. Original Use, if apparent

Residence - Single family

22. Present Use

Residence - Single family

23. Ownership

Public 1

Private X

24. Owner's Name & Address.

if known Mr. & Mrs. Albert J. Thornberry, #61 Janssen Place, Kansas City, Mo. 64109

25. Open to Public?

Yes X

No X

26. Local Contact Person or Organization

Janssen Place Lot Owners Association

27. Other Surveys in Which Included

Preliminary Inventory of Architecture & Historic Sites


28. No. of Stories

2

29. Basement?

Yes X

No X

30. Foundation Material

Masonry walls

31. Wall Construction

Masonry & wood

32. Roof Type & Material

Amalgamated gable & gambrel; (con't)

33. No. of Bays

Front 4

Side 2

34. Wall Treatment

12" face brick

35. Plan Shape

Rectangular

36. Changes

Addition: in (con't)

Alteration:

Moved?

37. Condition

Interior Excellent

38. Preservation Underway?

Yes X

No X

39. Endangered?

Yes X

No X

40. Visible from Public Road?

Yes X

No X

41. Distance from and Frontage on Road

Approx. 75' from st

42. Further Description of Important Features

Long axis situated east-west.

Asymmetrically designed main (south) facade. First story dominated by a wood frame. L-shaped veranda consisting of paired Tuscan columns connected by balustrades which support a gabled roof with overhanging eaves. Extreme east bays of south facade protrude from the building face. East facade has two story colonnaded gallery. Fenestration consists of rectangular double-hung (con't. p.2)

43. History and Significance

Edna B. Peck, widow of George B. Peck, who was founder of the George B. Peck Dry Goods Co., was the original owner and occupant of #61 Janssen Place. The residence was erected in 1909. The local architectural firm of Shepard & Farrar was commission do design it, and, although the contractor remains unknown, the 1910 addition was constructed by Mr. Joseph Hellman.

44. Description of Environment and Outbuildings

Residence lies on eastern half of Janssen Place. Main entrance faces south. To the north and south lie additional Janssen Place Residences. To the west are other Hyde Park Residences.

45. Sources of Information


32. Roof Type & Material

asphalt composition shingles.

42. Further Description of Important Features

sash windows. Some windows are outlined by stone frames. Wood frame roof consists of a combined gable type with overhanging eaves and exposed rafter. Roof partially supported by brackets. Roof dormer contains central window group flanked by side windows. Brackets support a shed roof. An engaged brick chimney symmetrically divides the west facade.

45. Sources of Information

1940 Tax Assessment Grid, Director of Records, Jackson County Courthous, 415 E. 12th St., Kansas City, Mo. 64106

Western Contractor, Vol. 17, No. 5, August 4, 1909, p.3.
Edward L. Foutch Residence

16. Thematic Category
Jacobeithan Revival

17. Date(s) or Period
1912-13

18. Style or Design

19. Architect or Engineer
Smith, Rea, & Lovitt

20. Contractor or Builder
T.E. Smith & Son

21. Original Use, if apparent

22. Present Use
Residence - Single family

23. Ownership
Public

24. Owner's Name & Address
Mr. & Mrs. J. Phillip Jones, #66 Janssen Place, Kansas City, Mo. 64109

25. Open to Public? restricted

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included
Preliminary Inventory of Architecture & Historic Sites

42. Further Description of Important Features
Asymmetrically designed facades
Two story brick extension from south elevation. Main (east) facade dominated by a two-bay wide veranda composed of brick piers supporting a wood frame shed roof. Open terrace extensions adjoin south and east facade. Fenestration consists of rectangular double-hung sash windows outlined by stone frames. Upper sashes divided into rectangular lights. Extreme north bay of main (Cont. p.2)

43. History and Significance
Edward L. Foutch, Vice President of the B-R Electric and Telephone Mfg. Co., erected #66 Janssen Place in 1912-13. The local Architectural firm of Smith, Rea, and Lovitt was commissioned to design the residence and the contracting firm of T.E. Smith and Son was commission to construct it.

44. Description of Environment and Outbuildings
Residence lies on western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place Residences. To the west are other Hyde Park Residences.

45. Sources of Information
Building Permit, Division of Buildings & Inspection, Public Works Department, City Hall, 414 E. 12th St., KC MO
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
42. Furthur Description of Important Features

Facade protrudes. Wood framed, hipped roof surfaced with asphalt composition shingles. Roof contains gable wall and roof dormers surfaced with board and batten stickwork with projecting rafters and eaves. Roof dormers are placed along north and south elevations. Engaged brick chimney is placed along south facade.
K.C. Landmarks Commission

6. Specific Location
#67 Janssen Place
Kansas City, Mo. 64109

Ralph E. Byrne Residence

16. Thematic Category
Neocolonial Revival

25. Open to Public?
Yes

17. Date(s) or Period
1912

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn.

18. Style or Design
Georgian

27. Other Surveys in Which Included
Preliminary Inventory of Architecture & Historic Sites.

19. Architect or Engineer
Shepard, Farrar, & Wiser

28. Owner's Name & Address
Mr. & Mrs. E. Tom Newcomer,
#67 Janssen Place,
Kansas City, Mo. 64109

20. Contractor or Builder
Christopher Heinz

29. No. of Stories
2½

32. Roof Type
Hip

33. No. of Bay Windows
3

21. Original Use, if apparent
Residence - Single Family

34. Wall Treatment
Stone & Wood frame

35. Plan Shape
Rectangular

22. Present Use
Residence - Single Family

36. Changes

37. Condition
Interior
Excellent

38. Preservation
Yes
Underway?
No

39. Endangered?
Yes
No

40. Visible from Public Road?
Yes

41. Distance from and Frontage on Road
Approx. 75' from st

42. Further Description of Important Features
Symmetrically designed facades. First story surfaced with cut rubble stone laid in broken course. Second and attic stories gabled walls consist of stuccoed wood shingles. On main (west) facade, the first story has a projecting centrally placed main entrance, flanked by Tuscan columns which support a hipped roof with a low projecting box cornice. Flanking bays have Chicago style double-hung sash windows. Second story (Cont. p.2)

43. History and Significance
Mr. Ralph E. Byrne, employed by the J.M. Byrne Lumber Co., was the earliest known resident of #67 Janssen Place. It was erected in 1912; the local architectural firm commission to design the residence was Shepard, Farrar, & Wiser. The construction firm of Christopher Heinz was the builder.

44. Description of Environment and Outbuildings
Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place Residences. To the west are other Hyde Park Residences.

45. Sources of Information
Building Permit, Division of Buildings & Inspection, Public Works Department, City Hall, 414 E. 12th St., KCMO Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106

46. Prepared by
Victoria C. Karel & Edward Miszczuk

47. Organization
K.C. Landmarks Commission

48. Date
11-75
HISTORIC INVENTORY -- State Historical Survey and Planning Office

Mr. & Mrs. E. Tom Newcomer Residence
#67 Janssen Place
Kansas City, Mo.

Page two

42. Further Description of Important Features

of west facade has a central double-hung sash window flanked by two narrow double-hung sash windows with panes divided into lozenge lights by leaded tracery. Fenestration consists primarily of double-hung sash windows. Wood frame roof is gabled with overhanging eaves. Attic level consists of a shed roof dormer. On west facade dormer contains a central group of three double-hung sash windows flanked by single double-hung sash windows. An engaged stone chimney is placed along the south facade.
1. No. WPT-22 A
2. County Jackson
3. Location of Negatives K.C. Landmarks Commission
4. Present Name(s) Mrs. & Mrs. Les White Residence
5. Other Name(s)

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<th>Site Plan with North Arrow</th>
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<tbody>
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<td>Kansas City</td>
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<td>Lat.</td>
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<tr>
<td>Long.</td>
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<tr>
<th>No. of Stories</th>
<th>2</th>
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<tr>
<td>Basement?</td>
<td>Yes XX</td>
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<tr>
<td>Foundation Material</td>
<td>Masonry walls</td>
</tr>
<tr>
<td>Masonry &amp; Wood</td>
<td>H.P. hip, wd. fra.; slate shingles</td>
</tr>
<tr>
<td>Roof Type &amp; Material</td>
<td></td>
</tr>
<tr>
<td>No. of Bays</td>
<td>3</td>
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<tr>
<td>No. of Side</td>
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<td>Wall Construction</td>
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<td>No. of Years Treatment</td>
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<tr>
<td>No. of Years Wall Treatment</td>
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<th>No of Stories</th>
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<td>Thematic Category</td>
<td>Italianate; Neo-Colonial Revival Style Alagam</td>
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<tr>
<td>Date(s) Period</td>
<td>1908 (Revision)</td>
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<tr>
<td>Architect or Engineer</td>
<td>Adriance Van Brunt &amp; Bros.</td>
</tr>
<tr>
<td>Contractor or Builder</td>
<td>Wallace Love</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td>Residence -- Single family</td>
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<tr>
<td>Present Use</td>
<td>Residence -- Single family</td>
</tr>
<tr>
<td>Ownership</td>
<td>Public X</td>
</tr>
<tr>
<td>Known Name &amp; Address</td>
<td>Mr. &amp; Mrs. Les White #73 Janssen Place Kansas City, MO 64109</td>
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<tr>
<td>Open to Public?</td>
<td>Restricted Yes XX</td>
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<td>Local Contact Person or Organization</td>
<td>Janssen Place Lot Owners Assn.</td>
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<td>Other Surveys in Which Included</td>
<td>Preliminary Inventory of Architecture &amp; Historic Sites, K.C. Landmarks Commission, Nov., 1974</td>
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<tr>
<td>Condition</td>
<td>Interior, Exterior Good</td>
</tr>
<tr>
<td>Changes</td>
<td>Addition, Altered in #42</td>
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<tr>
<td>Access Underway</td>
<td>Yes XX</td>
</tr>
<tr>
<td>Endangered?</td>
<td>Yes XX</td>
</tr>
<tr>
<td>By What?</td>
<td>Possible rezoning of property</td>
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<tr>
<td>Impacts</td>
<td>Yes XX</td>
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<tr>
<td>Visible from Public Road</td>
<td>Yes XX</td>
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</tbody>
</table>
| Distance from Frontage on Road | Approx. 75' from st.

42. Further Description of Important Features
Symmetrically designed facades. Single story brick and stone extensions project from north and west elevations. Raised garden terrace outlined by brick walls. On main (west) facade, is a centrally placed portico composed of brick piers and stone columns supporting a limestone entablature with curved gable. The main entrance is composed of a central single-leaf door flanked by side windows. Penetration consists (cont'd. p. 2)

43. History and Significance
John M. Byrne, of the John M. Byrne Lumber Company, was the original owner of #73 Janssen Place. The residence was erected in 1908. The local architectural firm of Adriance VanBrunt & Bros. was commissioned to design it, and the contracting firm of Wallace Love was commissioned to construct it.

Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place residences. To the east are other Hyde Park Residences.

44. Description of Environment and Outbuildings
Residence lies on eastern half of Janssen Place. Main entrance faces west. To the north and south lie additional Janssen Place residences. To the east are other Hyde Park Residences.

45. Sources of Information
K.C. Star, "A New Janssen Place Home," March 11, 1908, p.4
(con't. p. 2)

46. Prepared by Victoria C. Karel & Edward Miszczuk
48. Date 11-75
49. Revision Date(s) 49.
42. Further Description of Important Details

of rectangular double-hung sash windows. Stone string coursing separates red brick first story and buff brick second story. On the center bays of the second story are smaller double-sash windows with engages pilasters to either side of each window. Wall panels between center windows are ornamented with circular disks. Low, projecting box cornice. High pitch hipped roof. Attic level consists of hooded roof dormers symmetrically placed above the roof line of all four elevations. A high, projecting side slope brick chimney is located along south elevation. A porte-cochere is located along the north elevation.

45. Building Permit, Division of Buildings and Inspection, Public Works Dep't., City Hall, 414 E. 12th St., Kansas City, Mo. 64106

1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106

Garage erected by and served John M. Byrne, president of the John M. Byrne Lumber Company. Erected in 1908 from designs by the local architectural firm of Adriance Van Brunt & Brothers. The contracting firm of Wallace Love was commissioned to contrcut it.

Garage lies on eastern half of Janssen Place. To the west lies accompanying residence of #73 Janssen Place. To the north and south lie additional Janssen Place garages.
42. Further Description of Important Features

placed rectangular Cupola.
Mr. & Mrs. George Tucker, Jr. Residence

A. H. Glasner-Strauss Residence

17. Date(s) or Period
1912-13

18. Style or Design
Neo-Classic-Neo-Colonial Revival; Chicago (cont)

19. Architect or Engineer
Shepard, Farrar, & Wiser

20. Contractor or Builder
William J. Rentjes

21. Original Use, if apparent
Residence - Single family

22. Present Use
Residence - Multi-family

23. Ownership
Public

24. Owner's Name & Address, if known
Mr. & Mrs. George Tucker, Jr., #80 Janssen Place, Kansas City, Mo 64109

25. Open to Public?
Yes

26. Local Contact Person or Organization
Janssen Place Lot Owners Assn

27. Other Surveys in Which Included

42. Further Description of Important Features
Symmetrically designed facades. Major two story brick extension along south facade. Main (east) facade contains concrete terrace. Concrete newels topped with vases. Centrally placed main entrance consists of single-leaf door flanked by narrow side windows. To either side of main entrance are orb lamps on wrought iron standards. Main entrance sheltered by massive cast iron and glass suspended canopy. Main entrance (Cont't. p. 2)

43. History and Significance
Mrs. A. H. Glasner-Strauss, Vice President of Glasner and Barzen Distilling and Importing Co., erected #80 Janssen Place in 1912-13. The local architectural firm commissioned to design the residence was Shepard, Farrar, & Wiser and William J. Rentjes was commissioned to construct it.

44. Description of Environment and Outbuildings
Residence lies on western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place Residences. to the west are other Hyde Park Residences.

45. Sources of Information
The K.C. Star, "Glimpses of a Small Distinctive Residential Section that was Platted by a Pioneer Promotor," Apr. 22, 1928, p. 6C (Cont't. p. 2)
18. Style or Design

Influenced Amalgam

42. Further Description of Important Features

bay protrudes slightly outwards. Secondary entrance is placed in south facade wing. Fenestration consists of rectangular double-hung sash windows. Windows on first story placed in segmentally-arched architraves with radiating stepped voussoirs. Windows on second story placed in rectangular architraves and contain wrought-iron balconies. Above main entrance is a Chicago sash bow window consisting of a central sash divided into rectangular lights, by leaded tracery which is flanked by narrow side windows. Massive ornate entablature visually separates second and attic stories. Entablature is composed of moulded architrave dentils and low projecting cornice supported by scrolled brackets. Corners of the building on the south facade wing and main entrance bay are recessed and pulvinated. Wood frame hipped roof is surfaced with green glazed ceramic tiles. Hipped roof shelter central structure. South facade wing is a flat sun deck. Symetrically placed hooded roof dormers with segmentally-arched windows placed on all four elevations. A massive brick chimney is located along south facade.

Alterations: Removal of stone balustrade from east facade terrace and south facade sun deck.

45. Sources of Information

Building Permit, Division of Buildings & Inspection, Public Works Dept., City Hall, 414 E. 12th St., Kansas City, Mo. 64106
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
#80 Janssen Place Garage

1. No. WPT-19B
2. County Jackson
3. Location of Negatives K.C. Landmarks Commission
4. Present Name(s) Jackson County Courthouse, 415 E. 12th St., K.C., MO 64106
5. Other Name(s) #80 Janssen Place Garage

6. Specific Location

#80 Janssen Place - Rear
Kansas City, MO 64109

7. City or Town

Kansas City

8. Site Plan with North Arrow

9. Coordinates

UTM

10. Site Plan

Building X Object 1

11. On National Register?

Yes \( \checkmark \)

12. Is It Eligible?

Yes \( \checkmark \)

13. Part of Estab. Yes \( \checkmark \)

Hist. Dist.? No \( \checkmark \)

14. District Potent? No \( \checkmark \)

15. Name of Established District

16. Thematic Category

1912-13

17. Date(s) or Period

18. Style or Design

Neo-classic; Neo-Colonial Revival; Chicago (con)

19. Architect or Engineer

Shepard, Farrar, & Wiser

20. Contractor or Builder

William J. Rentjes

21. Original Use, if apparent

Garage - Servants Quarters

22. Present Use

23. Ownership

Public \( \checkmark \)

Private

24. Owner's Name & Address, if known

Mr. & Mrs. George Tucker, Jr., #80 Janssen Place, K.C., MO 64109

25. Open to Public?

Yes \( \checkmark \)

No \( \checkmark \)

26. Local Contact Person or Organization

Janssen Place Lot Owners Assn.

27. Other Surveys in Which Included

none

28. No. of Stories

1\( \frac{1}{2} \)

29. Basement?

Yes \( \checkmark \)

No \( \checkmark \)

30. Foundation Material

Masonry

31. Wall Construction

Masonry & Wood

32. Roof Type & Material

Gabled; clay tile

33. No. of Bays Front 3 Side 2

34. Wall Treatment

Buff brick

35. Plan Shape

Rectangular

36. Changes Addition

(Explain alterations in #42)

37. Condition

Interior Excellent

Exterior

38. Preservation Underway?

Yes \( \checkmark \) No \( \checkmark \)

39. Endangered?

Yes \( \checkmark \) No \( \checkmark \) By What rezoning of property

40. Visible from Public Road?

Yes \( \checkmark \) No \( \checkmark \)

41. Distance from and Frontage on Road

Approx. 150 ft.

42. Further Description of Important Features


43. History and Significance

Garage erected by and served Mrs. Bertha Glasner-Strauss, Vice President of Glasner and Barzen Distilling and Importing Co. The local architectural firm commissioned to design the residence was Shepard, Farrar, and Wiser, and William J. Rentjes was commissioned to construct it.

44. Description of Environment and Outbuildings

Garage lies on western half of Janssen Place. To the east lies accompanying residence, #80 Janssen Place. To the north lies #88 Janssen Place Garage; to the south lies #96 Janssen Place Garage.

45. Sources of Information

1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., K.C., MO 64106

46. Prepared by Victoria C. Karel & Edward Miszczuk


48. Date 11-75

49. Revision Date(s)

---

Further Description of Important Features


History and Significance

Garage erected by and served Mrs. Bertha Glasner-Strauss, Vice President of Glasner and Barzen Distilling and Importing Co. The local architectural firm commissioned to design the residence was Shepard, Farrar, and Wiser, and William J. Rentjes was commissioned to construct it.

Description of Environment and Outbuildings

Garage lies on western half of Janssen Place. To the east lies accompanying residence, #80 Janssen Place. To the north lies #88 Janssen Place Garage; to the south lies #96 Janssen Place Garage.

Sources of Information

1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., K.C., MO 64106

Prepared by Victoria C. Karel & Edward Miszczuk


Date 11-75
Symmetrically designed facades. Single story extension projects from south facade. Main (east) facade is dominated by a two-story gallery consisting of brick and terracotta terrace with a colonnade of four fluted Doric columns. This colonnade supports a flat deck guarded by balustrade, composed of square newels with cross-hatched balusters. Main entrance placed in center bay is of a single-leaf door flanked by (con't. p. 2)

Mr. Lynn S. Banks, general ticket agent for Union Station Ticket Office, erected #88 Janssen Place in 1913. Selected to design the residence was Roger Gilman with L.S. Banks serving as builder.

Residence lies on western half of Janssen Place. Main entrance faces east. To the north and south lie additional Janssen Place Residences. To the west are other Hyde Park Residences.

42. Furthur Description of Important Features

Side windows surmounted by fanlight. Fenestration consists of rectangular double-hung sash windows placed in rectangular architraves. Wood frame gabled roof is surfaced with asphalt composition shingles. Three pedimented roof dormers each contain sash windows placed symmetrically along east and west elevations. South facade gable end has a solitary double sash window. North facade has paired one-quarter circular casement windows. Brick chimneys placed on north and west facades.

45. Sources of Information


Building Permit, Division of Buildings & Inspection, Public Works Department, City Hall, 414 E. 12th St., Kansas City, Mo. 64106

1940 Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106
#88 Janssen Place Garage

**Site Plan with North Arrow**

- **Coordinates**: UTM
  - Lat.: [Redacted]
  - Long.: [Redacted]

- **Site**: #88 Janssen Place - Rear
  - **City**: Kansas City, MO
  - **County**: Jackson
  - **District**: K.C.-St. Joseph P.O.

- **Thematic Category**: Neo-Colonial Revival
  - **Style or Design**: Georgian

- **Architect or Engineer**: Roger Gilman

- **Date(s) or Period**: 1913

- **Foundation Material**: Masonry

- **Roof Type**: Rolled asphalt shingles

- **Stories**: 2

- **Ownership**: Public

- **Historic District**: Yes

- **Endangered?**: Yes

- **Open to Preservation Site**: Yes

- **Condition**: Excellent

- **Description of Environment and Outbuildings**: Two car garage. Symmetrically designed facades. Main pedestrian entrance along south facade. Double vehicular roller doors containing double horizontal rows of windows. Two gabled roof dormers. Centrally placed rectangular cupola.

Garage erected by and served Mr. Lynn S. Banks, general ticket agent for Union Station Ticket Office. Erected in 1913. Mr Banks served as builder of the garage and commissioned Mr. Roger Gilman to design it.

Garage lies in Western half of Janssen Place. To the east lies accompanying residence, #88 Janssen Place. To the north and south lie additional Janssen Place Residences, and to the west, other Hyde Park residences.

Sources of Information:
- Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th, K.C., MO 64106
- K.C. Landmarks Commission

Prepared by Victoria C. Kapol & Edward Miszczuk
Organization: K.C. Landmarks Commission
Date: 11-75
Revision Date(s):
Main entrance faces east. To the north lie additional Janssen Place residences. To the south lies the Notre Dame de Sion School. To the west are other Hyde Park Residences.

William C. Bowman, President of the W.C. Bowman Lumber Co., erected #96 Janssen Place in 1911. The local architectural firm selected to design the residence was Shepard, Farrar, & Wiser; the contracting firm commissioned for the construction was Carl A. Nilson.

Symmetrically designed facades. Two single story extensions project from south and east elevations. Main (east) facade is dominated by a three-bay wide colonnaded veranda consisting of concrete deck with cast iron Tuscan columns clustered in three to four groupings which support a flat deck guarded by solid balustrade. Central portion of veranda protrudes slightly outward. Cast iron and glass canopy place (Con't. p.2)
42. Further Description of Important Features.

along north side of veranda. Main entrance placed in central bay consists of single leaf door flanked by narrow side windows surmounted by fanlight. Secondary entrance placed on south facade wing is identical in design to main entrance. Fenestration consists of rectangular double-hung sash windows on first and second stories. Windows on first and second stories flanked by wooden shutters. Hinged windows on south side of south facade wing surmounted by transoms. Wood frame, gabled roof is surfaced with asphalt composition shingles. Gabled roof dormers with overhanging eaves contain sash windows symmetrically placed along east elevation. Engaged brick chimneys are placed one along the south facade and two along the north facade.

Alterations: Removal of balustrade wall which topped the south facade wing.

45. Sources of Information

Building Permit, Division of Buildings & Inspection, Public Works Department, City Hall, 414 E. 12th St., Kansas City, Mo. 64106
Tax Assessment Grid, Director of Records, Jackson County Courthouse, 415 E. 12th St., Kansas City, Mo. 64106