

PH 103 717 DATA SHEET

Form 10-300  
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Kansas
COUNTY: Wyandotte
FOR NPS USE ONLY
ENTRY DATE MAR 26 1975

1. NAME

COMMON:  
Westheight Manor District

AND/OR HISTORIC:  
\*\*

2. LOCATION

STREET AND NUMBER:  
See Continuation Sheet

CITY OR TOWN:  
Kansas City

CONGRESSIONAL DISTRICT:  
No. 3, Larry Winn

STATE: Kansas      CODE: 20      COUNTY: Wyandotte      CODE: 209

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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"/> Comments <input checked="" type="checkbox"/> Other (Specify) <u>Residential Subdivision</u>

4. OWNER OF PROPERTY

OWNER'S NAME:  
Multiple private ownership

STREET AND NUMBER:

CITY OR TOWN: Kansas City      STATE: Kansas      CODE: 20

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Register of Deeds

STREET AND NUMBER:  
Wyandotte County Courthouse

CITY OR TOWN: Kansas City      STATE: Kansas      CODE: 20

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
None

DATE OF SURVEY:       Federal       State       County       Local

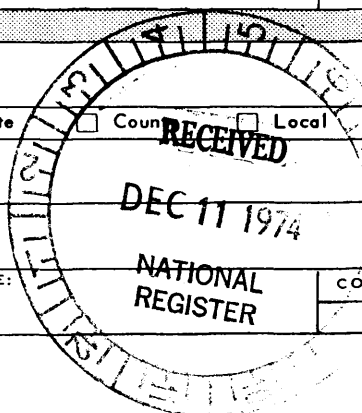
DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

SEE INSTRUCTIONS

STATE: Kansas
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ENTRY NUMBER
DATE: MAR 26 1975



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**7. DESCRIPTION**

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Westheight Manor District is an area of approximately 41 acres located in the Westheight Manor subdivision, an area about two miles west of the downtown Kansas City, Kansas, business district. Bordering the subdivision on the east is 18th street, a heavily traveled through-way, and on the south is State avenue, which is also US-24-73 and a major traffic artery of the metropolitan area. Commercial encroachments from the east and south are threats to the area, and to the north is an older decaying residential neighborhood.

Westheight Manor was laid out by a firm of professional landscape architects, and unlike most residential districts of that era in Kansas City, it was not laid out for maximum profit but consisted of a wide boulevard and avenues which were curved to follow the natural, rolling terrain. There are no sidewalks to distract from the open country-like setting. The lots along Washington boulevard and many of the streets are large, wide and well set back from the street curb. On the north side of Washington boulevard most of the houses are situated on high terraces.

The area bordering the boulevards and avenues was planted with a variety of carefully spaced shade trees according to a landscape plan drawn up by Hare and Hare. Detailed landscaping was also included for the street islands placed on Washington boulevard and Washington avenue. The original cast iron street lamps with milk glass globes line all the boulevards and streets throughout the district and are kept in working order. There are no above ground utility lines along the boulevard and avenues.

The only non-residential structures in the district are two limestone churches located at the east entrance to the district at 18th street and Washington boulevard.

Westheight Manor District has a variety of houses reflecting the progressive tendencies of American architecture around World War I and in the 1920's. Some houses were built as late as the 1940's. The key structures in the Westheight Manor district are described below:

The John Verbanic house at 1823 Washington boulevard, built in the 1930's, is a small local adaptation of International Style architecture, very cubistic in form, executed in white painted concrete block, glass brick, and plate glass with metal sash. The form and details are handled quite well and the curved glass brick walls result in some fine interior spaces. The Spanish style wrought iron work is a later out of character addition. The architect is not known.

The three story frame house at 2104 Washington boulevard was one of the two original houses in the Westheight area prior to the development of the subdivision. The Victorian style house is believed to be the original home of J. A. Hoel, the developer.

The J. A. Hoel house at 2108 Washington boulevard was designed by Louis Curtiss and built in 1916. It is an Eclectic/Early Modern house in rough fieldstone and wood framing painted Chinese red. The house is very low and rambling with perhaps some Prairie School influence. Each of the major interior spaces is expressed as a separate volume on the exterior--a typical Curtiss trait. The house has a red Spanish tile roof. The roof forms and trellis seem subtly Chinese in character, another Curtiss trait, as opposed to the Japanese influence of the Prairie

SEE INSTRUCTIONS

**6. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

Westheight Manor, a planned residential subdivision was platted in August, 1915. Jesse A. Hoel, a prominent real estate developer, was the owner. Later that same year H. L. Kerr, the owner of adjoining property, also had his land platted. The whole area was planned by Hare and Hare, an established firm of landscape architects in Kansas City, Missouri. (Sid J. Hare was in the first class in city planning taught in the United States at Harvard. S. Herbert Hare has in retrospect been described as the outstanding city planner of the Middle West.)

Careful consideration was given to the natural, rolling terrain when the subdivision was platted. Streets were broad and sweeping and on two of them triangular islands were placed at some street intersections. The entire area was very sympathetically laid out and was carefully landscaped in keeping with a plan prepared by Hare and Hare.

During the years when this subdivision was being developed, Westheight Manor was considered the choice residential area in the city, where leading citizens purchased lots for their houses. Prominent architects of the day, such as Louis Curtiss, Courtland Van Brunt and Edward Delk, prepared plans for houses in the area.

Two buildings--the Hoel house at 2108 Washington boulevard (1916) and the Miller house at 2204 Washington boulevard (1921-1922) are definitely known to be the work of Louis Curtiss and at least five more in the district demonstrate his characteristics and style and are believed to be his work.

Louis Curtiss (1865-1924) was an eccentric individual who possessed outstanding architectural talent. He came to Kansas City, Missouri, around 1890 and formed a partnership with another young architect, Frederick C. Gunn. Their firm designed the Missouri State Building for the 1893 Columbian Exposition in Chicago and the Soldier's Home Chapel at Leavenworth, Kansas. How long the partnership lasted is not known. Curtiss was an early advocate of simplicity in design and the straightforward expression of structure. An imaginative "eclectic" architect, he was also a skilled innovator in areas of structure and construction. He designed the first metal and glass curtain-wall building, the Boley building in Kansas City (Mo.) in 1908. He pioneered in the development of reinforced-concrete construction. During his first year in Kansas City, he served as assistant superintendent of buildings for construction of the new city hall. At his suggestion caissons were used to support the structure instead of piles. This was the first known building in the United States to be so constructed. Louis Curtiss and his work are now attracting more professional and scholarly interest. An awareness and recognition of his contributions is increasing.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Comee, Fred T., "Louis Curtiss of Kansas City," Progressive Architecture, August, 1963, pp. 128-134.  
 "Curtiss Eclectic Design Just Right for Rice," Kansas City Kansan, March 1, 1974.  
 Hoffman, Donald L., "The Last Work of Louis Curtiss," Skylines and Midwest Architect, vol. 14, no. 6 (June, 1964), pp. 11-20.  
 Hoffman, Donald L., "Pioneer Caisson Building Foundations: 1890," Journal of the Society of Architectural Historians, March, 1966, pp. 69, 70.

NW 15/350/240  
 4331 240  
 NE 15/357 440/4331 240  
 SE 15/357 430/4320 240  
 SW 15/356 850/4330 840

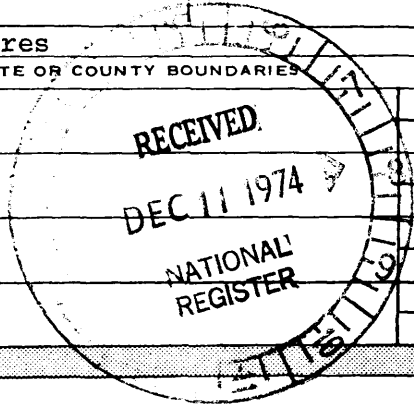
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39° 07' 14"	94° 39' 21"		° ' "	° ' "	
NE	39° 07' 14"	94° 38' 57"		° ' "	° ' "	
SE	39° 07' 00"	94° 38' 57"		° ' "	° ' "	
SW	39° 07' 00"	94° 39' 21"		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 41.264 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



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11. FORM PREPARED BY

NAME AND TITLE: Richard D. Pankratz, Director, Historic Sites Survey

ORGANIZATION: Kansas State Historical Society DATE: 12/3/74

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Nyle H. Miller  
 Title: Executive Director,  
 Kansas State Historical Society

Date: December 4, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

A. R. Worleson  
 Director, Office of Archeology and Historic Preservation

Date: 3/26/75

ATTEST:  
W. J. [Signature]  
 Keeper of The National Register

Date: 3-25-75

STATE Kansas	
COUNTY Wyandotte	
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No. 2

Beginning at the west side of 18th street at the intersection with Oakland avenue, then south two blocks on 18th to Washington avenue, then west one and one-half blocks down the middle of Washington avenue to the rear line of Lot 1, Block 5, Westheight Manor No. 1, then south two blocks along the rear lot lines to State avenue, then west and north along the rear lot lines of Lots 6, 7, 8, of Block 1, Westheight Manor No. 1, to Nebraska avenue, then west one and one-half blocks down the middle of Nebraska avenue to 24th street, then north two blocks up the middle of 24th street to Everett avenue, then east two blocks down the middle of Everett to 22nd street, north one block up the middle of 22nd to Oakland, and east down the middle of Oakland avenue to the starting point on 18th.

No. 7

School.

The Harry G. Miller, Sr., house at 2204 Washington boulevard was Louis Curtiss' last house design. Built in 1920-1921 it is an Eclectic/Early Modern house, white stucco on wood frame with decorative use of brick and tile and a red Spanish tile roof. It is somewhat Spanish in character but with the marked horizontal lines and ranked casement windows typical of Prairie School architecture. The typical Curtiss functional plan is expressed in the exterior forms, Chinese trellis patterns, planting boxes, etc. The house has an extraordinary living room, with raised stencils covered in gold leaf, which dominates the interior.

The A. A. Tomelleri house at 2219 Washington boulevard is a compact Italianate villa with certain eclectic features typical of Louis Curtiss, including the volumetric expression of interior spaces, polychrome decoration, planters, and a marked horizontal disposition under the broad Spanish tile roof. Also typical of Curtiss' work and that of other avant garde architects of the period is the careful placement of the house on the site so that it becomes almost a feature of its natural surroundings. Louis Curtiss is believed to have been the architect of this house, but that cannot be presently documented.

The L. C. Haynes house at 2300 Washington boulevard is another structure believed to be the work of Louis Curtiss. A two story Eclectic/Early Modern wood frame house, it is faced in dressed gray stone and has a Spanish tile hipped roof. It is much more formal than is typical of Curtiss' work but it still has many stylistic similarities. Some of the finest features are the long rows of tall casement windows with geometric patterning of wood mullions typical of the best American and English architecture of the period.

The Mrs. Rosemary Krall house at 2310 Washington boulevard is the second of the two original houses in the Westheight area prior to the platting of the subdivision. It is a two story red brick Victorian house to which semi-Colonial details were later added. The carriage house to the rear repeats the general style of the house but in a much more playful manner. It was possibly the original home of H. L. Kerr, a co-developer

RECEIVED

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with Hoel of Westheight Manor.

The Lawrence Ellis house at 2000 Washington avenue was possibly designed by Louis Curtiss. An Eclectic/Early Modern house, it is white stucco on wood frame with decorative use of brick and polychrome tile, ranked casement windows, terraces and planters, and a green Spanish tile roof. The similarities to the Miller house are too marked to make the authorship of much question. Of particular note is the way the two sets of steps curve and recurve as they descend the high grass terrace.

The Hubert Floersch house at 1301 North 22nd street is a two story stucco house with wood and brick trim and a broad-eaved hipped roof in the style of the Prairie School. It is typical of the small cubical Prairie house as seen repeatedly in the work of William Drummond and Walter Burley Griffin and ultimately based on Frank Lloyd Wright's design for the Ladies Home Journal in 1902.

The Edwin A. Hosking house at 1211 North 22nd street is a two-story wood-trimmed stucco house related to the Prairie School style. The horizontality of this design is very pronounced with parapets screening a flat or very low hipped roof. It is less accomplished than the Floersch house but in some ways more daring.

The Westheight Manor District contains other residences of substantial architectural interest, and practically all of the homes are very well maintained. The residents of the area are concerned about maintaining and protecting their neighborhood and are very interested in having it entered on the National Register. The Kansas City Planning Department, which assisted in preparation of materials, is also concerned that this neighborhood be maintained.

No. 8

Besides the Curtiss-designed/influenced structures, there were many other fine residences constructed in the district in the 1920's and later. The houses reflect the range of styles popular in the 1920's and also the progressive tendencies and influences of the period.

The essential original character of the area has been carefully maintained through the years. The houses are kept in good repair and the lawns, which have an unbroken sweep to the street curbs, are in fine condition.

The Westheight Manor District is the most attractive residential area in Kansas City, Kansas. It has survived intact to a remarkable degree. It is significant as an example of the planning of Hare and Hare, landscape architects. The work of Louis Curtiss provides additional significance to the area. Official recognition of the historic value of this area could be important in encouraging the continued integrity of the district.

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No. 9

Letter from Sid J. Hare to Jesse A. HOel, Sept. 4, 1917 (Files of Hare & Hare, Kansas City, Mo.).

Letter from Sid J. Hare to Hogin and Hubbard, July 31, 1919 (Files of Hare & Hare, Kansas City, Mo.).

Letter from Donald L. Hoffman (art critic for the Kansas City Star) endorsing the nomination to the Register of Westheight Manor, September 27, 1974 (Historic Sites Survey, Kansas State Historical Society).

"New Homes for Westheight," Kansas City Star, March 23, 1924.

"Ten Buy Tracts in Westheight Manor," Kansas City Kansan, Feb. 27, 1921.

The preliminary nomination form and supporting data were prepared by Lenore K. Bradley, Administrator for the Civic Arts Council, Kansas City, Kansas. Assistance was given by the City Planning Dept., Kansas City, Kansas.



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(Number all entries)

Attention: Mr. Bill Ledovich

In response to your telephone request of January 2, 1975, we are submitting the following justification of boundaries for the Westheight Manor District provided the Kansas State Historical Society by Mrs. Lenore K. Bradley, Administrator for the Civic Arts Council of Kansas, City, Kansas.

"The defined boundaries marked on the map submitted along with the application form represent the heart of Westheight Manor. They were chosen, after considerable thought and consultation with architects and architectural historians, as representative of the significance of the site as an intact example of the planning of Hare and Hare, noted landscape architects of Kansas City. This particular area of Westheight Manor includes all the houses of architectural significance within the subdivision - representing many of the mainstream architectural styles of the period.

The entire subdivision was not included for nomination on the Register because the streets adjacent to the defined area are laid out on the usual grid plan; the set-backs from the curbs are not particularly wide or generous; there are no landscaped street islands or otherwise particularly distinguishing examples of landscape planning.

The houses on the adjoining streets, some of which are quite costly, well-built, and designed by local architects of good reputation, are either not contemporary with the period or are hybrid adaptations of Tudor, Georgian, Dutch Colonial or other historical styles. Many of the streets contain houses of quite modest size, built by local contractors and are of nondescript design. They are of no architectural significance and cannot compare with the key houses indicated within the proposed site.

While many of the adjacent streets and houses are reasonably well cared for, the quality of maintenance is not comparable to the designated site. Traditionally, Washington Boulevard and the streets and avenues immediately adjacent, have been long regarded as the original core of the area perceived as 'Westheight Manor' - regardless of actual boundaries.

In summation, the consensus of opinion is that the boundaries submitted in the application represent the core of the subdivision for aesthetic and architectural significance."

