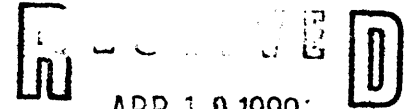


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hanover Heights Neighborhood Historic District  
other names/site number \_\_\_\_\_

2. Location 4130-4178 & 4129-4177 Eaton Street, 4130-4202 & 4143-4171 Cambridge St.,  
street & number 1910-2016 41st Ave., 2007-2103 42nd Ave.  not for publication  
city, town Kansas City  vicinity  
state Kansas code KS county Wyandotte code \_\_\_\_\_ zip code 66103

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>90</u>	<u>21</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>90</u>	<u>21</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of certifying official *Ramon Bowen* Date April 12, 1990  
State Historic Preservation Officer, Kansas State Historical Society  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
Mark J. Baker Entered in the National Register 17 May 1990  
Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domesic: Single dwelling;  
Multiple dwelling

Current Functions (enter categories from instructions)

Domesic: Single dwelling;  
Multiple dwelling

## 7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century  
American Movements: Prairie School;  
Bungalow/Craftsman  
Other: Homestead; Foursquare; Dutch Gambrel

Materials (enter categories from instructions)

foundation Stone: limestone; concrete; brick  
walls Stuccoo; wood: weatherboard;  
Shingle; Brick  
roof Asphalt; Asbestos  
other Stone: limestone; Brick

Describe present and historic physical appearance.

The Hanover Heights Neighborhood Historic District (c. 1912-1930) is located in Kansas City, Kansas (pop. 161,148) (Wyandotte County). The neighborhood is located within an irregular rectangle formed by Olathe Boulevard to the north, Rainbow Boulevard to the west, State Line Road to the east, and 43rd Avenue to the south. The buildings included in the Hanover Heights Neighborhood Historic District stand on Eaton and Cambridge Streets between 41st and 42nd Avenues and on 41st and 42nd Avenues between Eaton and Cambridge Streets. The district's boundaries include the core of the residential neighborhood, excluding as many noncontributing and owner opposed buildings as possible.

The district stands just south of the University of Kansas Medical Center, whose expansion since the 1968 demolition of the Maccochaque School has posed an increasing threat to the integrity of the Hanover Heights Neighborhood. Commerical development along Rainbow Boulevard and 43rd Avenue has altered the early twentieth century appearance of the neighborhood's surrounding environment as well.

The Hanover Heights Neighborhood Historic District contains sixty-six residences, the majority of which are one and a half story, single family dwellings. Forty-five of the residences are Craftsman inspired bungalows. Fourteen of the remaining twenty-three residences are comprised of a smattering of other early twentieth century styles including the Prairie, Foursquare, and Homestead. The remaining seven residences are noncontributing ranchers that were constructed after the period of significance.

Stucco and frame are the predominant materials for the main bodies of the residences within the district, with twenty-four stucco residences and thirty-five frame residences. There are seven brick residences. Rusticated stone foundations predominate in the district, with forty-eight of the residences featuring this element. Eighteen of the residences have either concrete block, slab concrete, or brick foundations. Many of the residences incorporate rusticated stone into the front porch piers and walls, making the stone an extremely important identifying feature for this neighborhood.

The rhythm of the neighborhood is defined by an undulation of one and one and a half story, front and side-gable bungalows with full and half width front porches. Rusticated stone and brick chimneys rise above the low pitched roofs. The deep overhanging eaves, triangular roof brackets, facade gable windows, roof dormers, wide porches, and masonry porch piers enhance the rhythm of the bungalow district. An occassional two-story Homestead or Prairie style house comfortably interrupts the rhythm.

The Hanover Heights Neighborhood Historic District is located on moderately flat terrain, with some variation in elevation. The residences constructed during the 1912-1930 period

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1912-1930

Significant Dates

1921, 1922

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Faulkner, W.P.

Shepard, Charles

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hanover Heights Neighborhood Historic District (c. 1912-1930) is being nominated to the National Register under criterion C for its architectural significance as an early twentieth century residential neighborhood that contains a high number of intact examples of Craftsman inspired bungalows. The Hanover Heights Neighborhood Historic District contains sixty-six residences, the majority of which are one and a half story, single family dwellings. Forty-five of the residences are Craftsman inspired bungalows. Stucco and frame are the predominant materials for the main bodies of the residences within the district, rusticated stone foundations and porches are predominant as well.

The rhythm of the neighborhood is defined by an undulation of one and one and a half story, front and side-gable bungalows with full and half width front porches. Rusticated stone and brick chimneys rise above the low pitched roofs. The deep overhanging eaves, triangular roof brackets, facade gable windows, roof dormers, wide porches, and masonry porch piers enhance the rhythm of this bungalow district. An occasional two-story Homestead or Prairie style house comfortably interrupts the rhythm. Many of the homes have driveways and detached garages.

By and large, the district retains a very high degree of integrity as an example of an early twentieth century residential neighborhood. Fourteen residences in the neighborhood are noncontributing, seven of these residences were constructed after the district's 1912-1930 period of significance and seven of these residences are period buildings that have been sided with nonoriginal material.

The Hanover Heights Neighborhood historically occupies an area somewhat larger by several blocks than the area identified in this nomination, although most of the general statements about the nominated district can be applied to the neighborhood at large. The district's boundaries were drawn to include the core of the residential neighborhood, excluding as many noncontributing and owner opposed buildings as possible.

Construction in the Hanover Heights Neighborhood Historic District began in 1912, although the majority of the construction occurred in 1921 and 1922. The neighborhood was platted between 1890 and 1911. Development in Hanover Heights represented a continuation of residential development in the area of Kansas City, Missouri that is immediately adjacent to it.

See continuation sheet

**9. Major Bibliographical References**

A Complete Set of Surveys and Plats of Properties in Wyandotte County, and Kansas City, Kansas. Philadelphia: G.M. Hopkins, C.E., 1887.

Atlas of Wyandotte, Kansas. New York: Sanborn Map Company, 1884.

Atlas of Kansas City, Kansas. New York: Sanborn Map Company, 1887-88.  
(In addition, editions 1907-08 and 1931 were used.)

Blackmar, Frank W., ed. Kansas: A Cyclopedia of State History,  
Vol. I. Chicago: Standard Publishing Company, 1912.

Board of Public Utilities, Kansas City, Kansas. Water Permits.

The Gazette Globe. 26th Annual Edition. January 26, 1911.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kansas State Historical Society  
Kansas City, Kansas Planning Dept.

**10. Geographical Data**

Acreage of property 15.5 acres

UTM References

A 

1	5
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3	6	0	5	4	5
---	---	---	---	---	---

4	3	2	3	7	8	0
---	---	---	---	---	---	---

C 

1	5
---	---

3	6	0	7	2	0
---	---	---	---	---	---

4	3	2	3	7	0	0
---	---	---	---	---	---	---

B 

1	5
---	---

3	6	0	7	2	0
---	---	---	---	---	---

4	3	2	3	7	8	0
---	---	---	---	---	---	---

D 

1	5
---	---

3	6	0	7	6	0
---	---	---	---	---	---

4	3	2	3	7	0	0
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See continuation sheet

Verbal Boundary Description

See accompanying plat map of the Hanover Heights Neighborhood Historic District.

See continuation sheet

Boundary Justification

The Hanover Heights Neighborhood Historic District is located in Kansas City, Kansas. The neighborhood is located within an irregular rectangle formed by Olathe Boulevard to the north, Rainbow Boulevard to the west, State Line Road to the east, and 43rd Avenue to the south. The buildings included in the Hanover Heights Neighborhood Historic District stand on Eaton and Cambridge Streets between 41st and 42nd Avenues and on 41st and 42nd Avenues between Eaton and Cambridge Streets. The ~~discussed contributing~~ buildings include the core of the residential neighborhood, excluding as many noncontributing and owner opposed buildings as possible.

**11. Form Prepared By**

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date March 30, 1990

street & number 120 West 10th Street telephone 913-296-5264

city or town Topeka state Kansas zip code 66612

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of significance conform to a standard setback of twenty-five feet and are located on standard size lots with fifty feet frontage and one hundred and forty-two feet deep. Most of the residences were constructed with detached garages. These detached garages are primarily single pen, gable front, frame buildings. Forty-five of the garages are extant; thirty-eight garages retain their overall integrity and are contributing to the district, seven garages are noncontributing. There are nine examples of basement garages with rusticated stone abutment walls, eleven examples of no garage, and two examples of attached garages. Public concrete sidewalks run in front of all of the properties included in the district, with concrete feeder sidewalks leading from the public walks to the residences. Most of the feeder sidewalks have a slight rise of two or three steps or are flat, although the feeder sidewalks along the east side of Cambridge Street incorporate up to seven steps to accommodate the steeper grade.

By and large, the district retains a very high degree of integrity as an example of an early twentieth century residential neighborhood. Fourteen residences in the neighborhood are noncontributing, seven of these residences were constructed after the district's 1912-1930 period of significance and seven of these residences are period buildings that have been sided with nonoriginal material.

Construction in the Hanover Heights Neighborhood Historic District began in 1912, although the majority of the construction occurred in 1921 and 1922. The neighborhood was platted between 1898 and 1911.

Between 1912 and 1919 twenty residences were constructed, fifteen of these were bungalows. These include: five examples of side-gabled bungalows with full porches and facade dormers (II.2), four examples of front-gabled bungalows with full width porches (I.1), four examples of side-gabled bungalows with half width gable porches (II.2), three examples of the front-gable, two-story Homestead style (I.9), two examples of the front-gable bungalow variant with a full width projecting porch (I.5), one example of a hipped roof, two-story Prairie style (III.1), and one example of a hipped roof, Foursquare with a full porch (III.3).

A grouping of seven frame bungalows constructed between 1916 and 1919 occurs between 4166 and 4178 Eaton Street. An additional grouping of two frame Homesteads, built in 1912 and 1914, occurs at the northern corners of Eaton and Cambridge Streets. Eight frame and stucco residences constructed between 1914 and 1919 are located intermittently on both sides of Cambridge Street, including five bungalows, one bungalow variant, a Homestead, and a Foursquare. A stucco Prairie style and a stucco bungalow, constructed in 1919 and 1917 respectively, occur at 4142 and 4158 Eaton Street.

Between 1920 and 1929 thirty-eight residences were constructed in the Hanover Heights Neighborhood Historic District, thirty-one of the residences were bungalows. Twenty-seven of these residences were constructed in 1921 and 1922, twenty-three of these residences were bungalows.

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The residences constructed during the 1920s include: eight examples of a front-gable bungalow with a full width porch (I.1), three examples of a front-gable bungalow with a half porch and gabled monitor (I.2), five examples of a side-gable bungalow with a full width porch and facade dormer (II.2), five examples of a front-gable bungalow with a half width porch and gabled cross dormer (I.3), two examples of a side-gable bungalow with a center bay projecting gable porch (II.3), two examples of a side-gable bungalow with a center bay projecting gable porch with jerkin headed gable peaks (II.4), two examples of a front-gable Homestead variant with a partial width, two-story projecting gable porch (I.7), three examples of a two-story Prairie style (III.1), and one example of each of the following: a front-gable bungalow variant with a full width projecting porch (I.5), a front-gable bungalow with a center bay projecting gable porch (I.6), a side-gable, gambrel roof, two-story Dutch Colonial (II.6), a front-gable bungalow with a half width jerkin headed porch with a jerkin headed gable and monitor (I.4), a side-gable bungalow with center bay flared porch (II.5), a hipped roof bungalow with a hipped roof porch and hipped roof monitor (III.2), a front-gable bungalow with a half width jerkin headed porch and jerkin headed gable peak (I.10), and a front-gable bungalow with a full width porch with a jerkin headed gable peak (I.8).

A grouping of ten bungalows stands on the east side of Eaton Street, these residences were constructed in 1921, 1922, and 1924 and are located between 4155 and 4177 Eaton Street. Eight of these bungalows are stucco and two are frame. A Prairie style and a Dutch Colonial of the same construction period are included in this block. A grouping of six bungalows stands along 41st Avenue, constructed in 1920, 1921, and 1922. The brick bungalows at 2012, 2014, and 2016 41st Avenue are very similar. An intermittent grouping of ten bungalows, built between 1921 and 1923, occurs on both sides of Cambridge Street. Eight of these bungalows are frame, five are stucco, and three are brick. The stucco, Prairie style Judge Gates House (NR 1980), 4146 Cambridge Street, stands among these bungalows and was constructed in 1923. A grouping of four frame bungalows, built in 1924, 1925, 1926, and 1929, occurs on the south side of 42nd Avenue. A frame bungalow and a stucco bungalow occur at 4140 and 4164 Eaton Street respectively, built in 1926 and 1922 respectively. Two examples of the two-story Homestead variant occur together at 4132 and 4134 Eaton Street, these were built in 1924 and 1921 respectively as over and under duplexes.

Construction in the district during the 1930s was limited to one brick bungalow. This is a front-gable bungalow with a half width jerkin headed porch and jerkin headed gable peak (I.10) that stands at 4202 Cambridge Street. It was constructed in 1930.

Between 1945 and 1960 seven brick and frame ranchers were constructed in the district. These noncontributing structures are located intermittently throughout the district and occupy previously vacant lots.

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TABLE I: TYPOLOGY

I. Front-Gable Roof	
1. Full width porch bungalow	12
2. Half width porch and gabled monitor bungalow	4
3. Half width porch and gabled cross dormer bungalow	5
4. Half width jerkin headed porch with jerkin headed gable and monitor bungalow	1
5. Full width projecting porch variant	3
6. Center bay projecting gable porch bungalow	1
7. Partial width, two-story projecting gable porch Homestead variant	2
8. Full width porch with jerkin headed gable peak bungalow	1
9. Two-story Homestead	3
10. Half width jerkin headed porch and jerkin headed gable peak bungalow	2
TOTAL	34
II. Side-Gable Roof	
1. Half width gable porch bungalow	3
2. Full width porch and facade dormer bungalow	10
3. Center bay projecting gable porch bungalow	2
4. Center bay projecting gable porch with jerkin headed gable peaks bungalow	2
5. Center bay projecting flared porch bungalow	1
6. Two-story gambrel roof Dutch Colonial	1
7. Ranchers, noncontributing	7
TOTAL	26
III. Hipped Roof	
1. Two-story Prairie	4
2. Hipped roof porch and hipped roof monitor bungalow	1
3. Foursquare, hipped roof full porch	1
TOTAL	6

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TABLE II: CONSTRUCTION DATE AND TYPE

1912	Two-story Homestead (I.9)	1
1914	Two-story Homestead (I.9)	2
	Full porch and facade dormer bungalow (II.2)	2
	Full width porch projecting porch variant (I.5)	1
	Foursquare, hipped roof full porch (III.3)	1
1915	Full porch and facade dormer bungalow (II.2)	1
1916	Full porch and facade dormer bungalow (II.2)	2
	Full width porch bungalow (I.1)	2
1917	Full width porch bungalow (I.1)	1
	Full width projecting porch variant (I.5)	1
	Half width gable porch bungalow (II.1)	1
1918	Full porch and facade dormer bungalow (II.2)	1
1919	Full width porch bungalow (I.1)	1
	Half width porch and gabled monitor bungalow (I.2)	1
	Half width gable porch bungalow (II.2)	1
	Two-story Prairie (III.1)	1
	TOTAL	20
1920	Full width projecting porch variant (I.5)	1
1921	Full width porch bungalow (I.1)	3
	Half width porch and gabled monitor bungalow (I.2)	1
	Half width porch and gabled cross dormer bungalow (I.3)	4
	Center bay projecting gable porch bungalow (I.6)	1
	Partial width, two-story projecting gable porch Homestead variant (I.7)	1
	Full porch and facade dormer bungalow (II.2)	3
	Center bay projecting gable porch bungalow (II.3)	1
	Two-story gambrel roof Dutch Colonial (II.6)	1
	Two-story Prairie (III.1)	2



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1922	Full width porch bungalow (I.1)	4
	Half width porch and gabled monitor bungalow (I.2)	1
	Half width jerkin headed porch with jerkin headed gable and monitor bungalow (I.4)	1
	Full porch and facade dormer bungalow (II.2)	1
	Center bay projecting gable porch bungalow (II.3)	1
	Center bay projecting flared porch bungalow (II.5)	1
	Hipped roof porch and hipped roof monitor bungalow (III.2)	1
1923	Half width jerkin headed porch and jerkin headed gable peak bungalow (I.10)	1
	Center bay projecting gable porch with jerkin headed gable peaks bungalow (II.4)	1
	Two-story Prairie (III.1)	1
1924	Half width porch and gabled monitor bungalow (I.2)	1
	Half width porch and gabled cross dormer bungalow (I.3)	1
	Partial width, two-story projecting gable porch Homestead variant (I.7)	1
1925	Full porch with jerkin headed gable peak bungalow (I.8)	1
1926	Full porch and facade dormer bungalow (II.2)	1
	Center bay projecting gable porch with jerkin headed gable peaks bungalow (II.4)	1
1929	Full width porch bungalow (I.1)	1
	TOTAL	38
1930	Half width jerkin headed porch and jerkin headed gable peak bungalow (I.10)	1
	TOTAL	1
1945	Ranchers, noncontributing (II.7)	1
1946	Ranchers, noncontributing (II.7)	1
1947	Ranchers, noncontributing (II.7)	1

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1950	Ranchers, noncontributing (II.7)	1
1954	Ranchers, noncontributing (II.7)	1
1959	Ranchers, noncontributing (II.7)	1
1960	Ranchers, noncontributing (II.7)	1
	TOTAL	7

TABLE III: MATERIALS AND TYPE

Type	Main Structure			Foundation	
	Stucco	* Frame	* Brick	Stone	* Concrete/Brick
(I.1)	3	5	4	7	5
(I.2)	2	2	0	3	1
(I.3)	2	1	2	4	1
(I.4)	1	0	0	1	0
(I.5)	0	3	0	3	0
(I.6)	0	1	0	0	1
(I.7)	1	1	0	2	0
(I.8)	0	1	0	1	0
(I.9)	0	3	0	3	0
(I.10)	0	1	1	0	2
TOTAL	9	18	7	24	10
(II.1)	3	0	0	3	0
(II.2)	5	5	0	10	0
(II.3)	0	2	0	2	0
(II.4)	0	2	0	2	0
(II.5)	1	0	0	1	0
(II.6)	0	1	0	1	0
(II.7)	1	6	0	0	7
TOTAL	10	16	0	19	7

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(III.1)	4	0	0	4	0
(III.2)	1	0	0	1	0
(III.3)	0	1	0	0	1
TOTAL	5	1	0	5	1
GRAND TOTAL	24	35	7	48	18

INVENTORY:

CAMBRIDGE STREET- EAST SIDE

1. 4143 Cambridge Street (c. 1923) Contributing  
One story, side-gabled, frame bungalow with a rusticated stone foundation. Jerkin heads identify the gable ends. Clapboarding covers the house. A one bay gabled roof porch projects from the building's center bay, supported by wooden trellises. Large brackets support the roof eaves. An exterior brick chimney rises along the southern elevation and another chimney pierces the roof centrally. The fenestration and door placement are original. A stone retaining wall marks the lot's boundary. Two sets of concrete steps lead up the house from the public sidewalk. A concrete driveway runs along the northern side of the property to a front-gabled, clapboarded, double pen, detached garage that is contributing.
2. 4145 Cambridge Street (c. 1914) Noncontributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. Large dormers pierce the facade's roof. The deep roof overhang creates a full width front porch. Asbestos siding covers the building. A closed, stucco chimney runs up the exterior of the southern wall. Fenestration and doors retain original placement. Two sets of concrete steps lead up to the house from the public sidewalk. A concrete driveway runs along the northern side of the property to a clapboarded, double pen, detached garage with a parapetted pent roof that is contributing.
3. 4147 Cambridge Street (c. 1919) Contributing  
One and a half story, front-gabled, frame bungalow with a concrete foundation. Clapboarding covers the house. A half width, front-gable porch is supported by short wooden piers that stand on brick posts. A wooden trellis projects laterally from the gabled roof, tying in with the piers. Triangular brackets support the roof eaves. Exposed rafter tails project beneath the roof eaves. Fenestration and doors retain their original placement. Two sets of concrete steps lead up the house from

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the public sidewalk. A concrete driveway runs along the northern side of the property leading to a front-gabled, shingled, single pen, detached garage that is contributing.

4. 4151 Cambridge Street (c. 1921) Contributing  
One and a half story, front-gabled brick and frame bungalow with a rusticated stone foundation. A half-width, front-gabled porch projects from the facade, supported by brick piers. The porch walls are brick. Large triangular brackets support the roof eaves. Exposed rafter tails project beneath the roof eaves. Dormers pierce the roof slopes. An exterior brick chimney rises from the southern wall. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. Rusticated stone retaining walls frame the concrete driveway, which leads to a basement garage.
5. 4159 Cambridge Street (c. 1922) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A porch runs the full width of the facade, supported by stucco columns that stand on rusticated stone piers. The porch walls are brick. Rounded brackets support the roof eaves. Exposed rafter tails project beneath the roof eaves. An exterior brick chimney rises along the southern wall. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. Rusticated stone retaining walls frame the concrete driveway, which leads to a basement garage.
6. 4161 Cambridge Street (c. 1914) Contributing  
A two and a half story, front-gabled, frame Homestead house with a rusticated stone foundation. Clapboarding covers the house. A gabled porch runs the full width of the house, supported by wooden posts that sit on rusticated stone piers. Wooden porch railings run between the piers. A brick chimney rises from the northern wall. Fenestration and doors retain their original placement. A concrete retaining wall marks the lot's boundary. A concrete driveway runs along the northern side of the property to a front-gabled, vertically planked, double pen, detached garage that is not contributing.
7. 4165 Cambridge Street (c. 1921) Contributing  
A one story, side-gabled, frame bungalow with a rusticated stone foundation. A front-gabled roof porch projects from the building's front center bay, supported by wooden columns. Wooden porch railings runs between the columns. The building is sheathed with a unique, double lap clapboard design. An exterior brick chimney rises from the building's southern wall. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. Rusticated stone retaining walls frame the concrete driveway, which leads to a basement garage.

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- 
8. 4169 Cambridge Street (c. 1914) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A full width porch spans the facade, supported by stucco piers. The porch walls are stucco. A large front-gabled dormer pierces the facade's roof. Triangular brackets support the overhanging roof eaves. An exterior brick chimney rises along the southern wall. Fenestration and doors retain their original placement for the most part. The sidewalk merges with the driveway very near the house. An asphalt driveway runs along the property's north side to a front-gabled, shingled, double pen, detached garage that is contributing.
9. 4171 Cambridge Street (c. 1922) Contributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. Wide dormers pierce the front and back roof slopes. A full width porch runs across the facade, supported by wooden piers that stand on rusticated stone piers. Shingles sheathe the building. An exterior brick chimney rises along the building's southern wall. Fenestration and doors retain their original placement. The sidewalk merges with the driveway very near the house. A concrete driveway runs along the northern side of the property to a side-gabled, shingled, double pen, detached garage with a dormer that is contributing.

## CAMBRIDGE STREET- WEST SIDE

10. 4130 Cambridge Street (c. 1912) Contributing  
Two and a half story, front-gabled, brick and frame Homestead house with a rusticated stone foundation. A full width hipped roof porch spans the facade, supported by decorative brick piers. Dormers project from the roof. Three sided bays project from the first floor side elevations. Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house. A front-gable, vertically planked, single pen, detached garage fronts 41st Avenue and is contributing.
11. 4134 Cambridge Street (c. 1954) Noncontributing  
One story, side-gabled, frame rancher. Fenestration and doors retain their original placement. A concrete driveway leads to an attached garage. A flat sidewalk runs from the house to the public sidewalk.
12. 4136 Cambridge Street (c. 1915) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A full width porch runs across the facade, supported by rusticated stone piers. The porch walls are stone. Triangular brackets support the eaves. Exposed rafter tails project from beneath the roof. A pent roof dormer projects from the front roof slope. An exterior rusticated stone chimney rises along the building's south side. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk. A concrete driveway runs

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along the north side of the property to a front-gabled, clapboarded, single pen, detached garage that is contributing.

13. 4140 Cambridge Street (c. 1916) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A three quarter width front-gabled porch runs across the facade, supported by rusticated stone piers. The porch walls are stone. A decorative rafter and beam treatment underscores the gable, straddling the piers. Triangular brackets support the eaves. Exposed rafter tails project from beneath the roof. An exterior rusticated stone chimney rises along the building's southern elevation. Fenestration and doors retain their original placement. A flat sidewalk runs from the house to the public sidewalk. A concrete driveway runs along the northern side of the property to a front-gabled, concrete block, double pen, detached garage that is contributing.
14. 4142 Cambridge Street (c. 1921) Contributing  
One and a half story, front-gabled, stucco bungalow with a concrete foundation. A full width porch runs across the facade, supported by rusticated stone piers. Triangular brackets support the eaves. An exterior rusticated stone chimney rises along the southern elevation. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk.
15. 4146 Cambridge Street (c. 1923) Contributing (NR 1980)  
Two story, hipped roof, rusticated stone and stucco Prairie style house. The building sits on a rusticated stone foundation. A hipped roof entry porch projects from the building's southern elevation, supported by rusticated stone piers. Window banks accentuate the building's facade. Deep eaves mark the low pitch roof. A center chimney pierces the roof. Fenestration and doors retain their original placement. A flat brick sidewalk leads from the house to the public sidewalk. A concrete driveway runs along the southern side of the property to stuccoed, hipped roof, double pen, detached garage that is contributing.
16. 4156 Cambridge Street (c. 1921) Contributing  
One and a half story, front-gabled, frame bungalow with a brick foundation. A front-gabled porch projects from the centrally located front door. Clapboards and shingles sheathe the house. Unattached brick piers stand on the porch. Exposed rafter tails project from beneath the roof. An exterior brick chimney rises along the northern elevation. A gabled dormer projects from the southern roof slope. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk. A concrete driveway runs along the southern side of the house to a front-gabled, shingled and clapboarded, single pen, detached garage that is contributing.

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17. 4160 Cambridge Street (c. 1914) Contributing  
Two story, hipped roof, brick and frame four square with a rusticated stone foundation. A full width, hipped roof porch spans the facade. Tapered wooden piers standing on wider brick piers support the porch. A hipped roof dormer sheathed with shingles projects from the facade's roof slope. A brick chimney projects from the rear roof slope. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk. A concrete driveway runs along the southern side of the property to a front-gabled, clapboarded, single pen, detached garage that is contributing.
18. 4166 Cambridge Street (c. 1923) Noncontributing  
One story, jerkin headed, front-gabled, frame bungalow with a concrete foundation. Asbestos shingles cover the building's original exterior treatment. A half width porch with a jerkin headed front-gabled roof projects from the building's facade. Exposed rafter tails project beneath the roof. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk. A concrete driveway runs along the southern side of the property to a front-gabled, jerkin headed, clapboarded, single pen, detached garage that is contributing.
19. 4170 Cambridge Street (c. 1917) Contributing  
One and a half story, front-gabled roof frame bungalow with a rusticated stone foundation. A full width porch spans the building's facade, rusticated stone piers support the roof. The porch walls are stone. A gabled dormer projects from the northern roof slope. Shingles sheathe the building. Fenestration and doors retain their original placement. A flat sidewalk leads from the house to the public sidewalk. A concrete driveway runs along the northern side of the property to a front-gabled, jerkin headed, clapboarded, single pen, detached garage that is contributing.
20. 4172 Cambridge Street (c. 1921) Contributing  
One and a half story, front-gabled, brick and frame bungalow with a rusticated stone foundation. A half width, gable roofed porch projects from the building's facade, supported by short wooden piers that sit on brick piers. The porch walls are brick. The gables and projecting bays are sheathed with shingles. Exposed rafter tails project beneath the roof. An exterior brick chimney rises along the building's southern elevation. Fenestration and doors retain their original placement. A double stepped sidewalk leads from the public sidewalk to the house.
21. 4174 Cambridge Street (c. 1921) Contributing  
One and a half story, front-gabled, brick and frame bungalow with a rusticated stone foundation. A full width porch spans the building's facade, supported by short wooden piers that sit on brick piers. The porch walls are brick. The gable is sheathed with shingles. A frame dormer projects from the building's rear. Fenestration and doors retain their original placement. A double stepped sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the

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building's southern side to a front-gabled, clapboarded, single pen, detached garage that is contributing.

22. 4178 Cambridge Street (c. 1921) Contributing  
Two story, hipped roof, frame house with a rusticated stone foundation. A hipped roof, entry porch spans the facade's center bay, supported by brick piers. There is a deep overhang underneath both roofs. A brick chimney rises along the building's southern wall. Fenestration and doors retain their original placement. A triple stepped sidewalk leads from the public sidewalk to the house. A concrete block, double pen, detached garage with a parapetted pent roof stands fronts 42nd Avenue and is contributing.
23. 4202 Cambridge Street (c. 1930) Contributing  
One story, jerkin head, front-gabled, brick bungalow with a brick foundation. A half width porch with a jerkin head, front-gabled roof projects from the building's facade, supported by brick piers. An exterior brick chimney rises along the building's northern wall. Fenestration and doors retain their original placement. A single stepped sidewalk leads from the public sidewalk to the house.

**EATON STREET- EAST SIDE**

24. 4129 Eaton Street (c. 1914) Noncontributing  
One and a half story, front-gabled house. Nonoriginal siding covers the house. A full width porch spans the facade, supported by wooden columns. A shed dormer projects from the southern roof slope. Fenestration and doors do not retain their original placements. A single stepped sidewalk leads from the public sidewalk to the house. A front-gabled, clapboarded, single pen, detached garage fronts 41st Avenue and is contributing.
25. 4131 Eaton Street (c. 1946) Noncontributing  
One story, side-gabled, frame house. Two small gable roof dormers project from the facade's roof slope, a shed roofed dormer projects from the building's rear roof slope. A gravel driveway runs along the southern side of the property. A flat sidewalk leads from the house to the sidewalk.
26. 4141 Eaton Street (c. 1947) Noncontributing  
One and a half story, side-gabled, frame house. A gabled pavilion projects from the center of the facade. A shed roofed dormer projects from the building's rear roof slope. A concrete driveway leads to an attached garage. The sidewalk merges with the driveway near the house.



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27. 4155 Eaton Street (c. 1924) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A half width, front-gabled porch spans the facade, supported by rusticated stone piers. The porch walls are stone. A decorative rafter and beam treatment underscores the gable, straddling the piers. A gable roofed monitor spans the roof. Exposed rafter tails project from beneath the roof. A brick chimney rises through the southern roof slope. Fenestration and doors retain their original placement. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, clapboarded, single pen, detached garage that is contributing.
28. 4157 Eaton Street (c. 1922) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A hooded porch entry with flared eaves projects from the facade's center bay. Two dormers with flared eaves pierce the western roof slope. Triangular brackets support the eaves. Exposed rafter tails project from beneath the roof. Two brick chimneys rise along the northern wall and the eastern roof slope. Fenestration and doors retain their original placement. A double step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, clapboarded, single pen, detached garage that is contributing.
29. 4159 Eaton Street (c. 1922) Contributing  
One and a half story, hipped roof, stucco bungalow with a rusticated stone foundation. A hipped roof porch spans the facade, supported by rusticated stone piers. The porch walls are stone. A hipped roof monitor spans the main roof. Wide eaves project from all of the roofs. Two brick chimneys rise along the northern wall and the southern roof slope. Fenestration and doors retain their original placement. A double step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a hipped roof, double pen, detached garage that is noncontributing.
30. 4161 Eaton Street (c. 1922) Contributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. A gable roofed porch projects from the facade's center bay, supported by wooden posts. A fanlight fenestrates the gable. Two gabled roof dormers pierce the western roof slope, exhibiting fanlight fenestration. Exposed rafter tails project beneath the roof. Two brick chimneys rise along the northern wall and the eastern roof slope. Fenestration and doors retain their original placement. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a hipped roof, shingled, single pen, detached garage that is contributing.

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31. 4163 Eaton Street (c. 1922) Contributing  
One and a half story, gable-fronted, jerkin head roof, stucco bungalow with a rusticated stone foundation. A half width, gable-fronted, jerkin head roofed porch projects from the the facade, supported by rusticated stone piers. The porch walls are stone. A large dormer pierces the southern roof slope. Triangular brackets support the wide roof eaves. Exposed rafter tails project from beneath the roof. An exterior brick chimney rises along the northern wall. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, jerkin headed, stuccoed, single pen, detached garage that is contributing.
32. 4165 Eaton Street (c. 1921) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A full width porch spans the facade, supported by stucco piers on rusticated stone piers on the outer corners and central wooden columns. The porch walls are stone. A front-gabled roof dormer pierces the western roof slope. Rounded brackets support the overhanging roof eaves. An exterior brick chimney rises along the northern wall. Fenestration and doors retain their original placement. A double step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, clapboarded, single pen, detached garage that is contributing.
33. 4167 Eaton Street (c. 1921) Contributing  
One and a half story, front-gabled, frame bungalow with a rusticated stone foundation. A half width, front-gabled porch spans the facade, supported by rusticated stone piers. A decorative rafter and beam treatment underscores the gable, straddling the piers. Curved brackets support the wide overhanging eaves. A front-gabled roof monitor spans the roof. An exterior brick chimney rises along the southern wall. Shingles sheathe the house. Fenestration and doors retain their original placement. A double step concrete sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, shingled, single pen, detached garage that is contributing.
34. 4169 Eaton Street (c. 1921) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A full width, enclosed porch spans the facade, supported by stucco piers on rusticated stone piers. A jerkin head dormer projects from the northern roof slope. Triangular brackets support the overhanging roof eaves. A brick chimney rises along to southern wall. Fenestration and doors retain their original placement. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, stuccoed, single pen, detached garage that is contributing.

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35. 4171 Eaton Street (c. 1921) Contributing  
Two story, hipped roof, stucco house with a rusticated stone foundation. A one story, hipped roof porch projects from the facade's center bay, supported by stuccoed posts. Wide eaves project from the main roof and the porch roof. A brick chimney rises from the southern wall. Fenestration and doors retain their original placement. A triple stepped sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a hipped roof, clapboarded, single pen, detached garage that is contributing.
36. 4173 Eaton Street (c. 1921) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A half width porch spans the facade, supported by stucco piers on rusticated stone piers. The porch walls are stuccoed stone. Wide eaves project from the roof. Fenestration and doors retain their original placement. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a front-gabled, stuccoed, single pen, detached garage that is contributing.
37. 4175 Eaton Street (c. 1921) Contributing  
Two story, side-gambrel roof, frame house with a rusticated stone foundation. A shed dormer projects from the western roof slope. A brick chimney rises along the southern side. Fenestration and doors retain their original placement. A single step sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the southern side of the property, leading to a clapboarded, double pen, detached garage that is noncontributing.
38. 4177 Eaton Street (c. 1921) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A half width porch spans the facade, supported by stucco piers on rusticated stone piers. The porch walls are brick. Triangular brackets support the side porch eaves. Gabled dormers project from the north and south roof slopes. A brick chimney rises along the southern wall and another from the southern roof slope. Fenestration and doors retain their original placement. A double stepped sidewalk leads from the public sidewalk to the house. A front-gabled, clapboarded, single pen, detached garage fronts 42nd Avenue and is contributing.

## EATON STREET- WEST SIDE

39. 4130 Eaton Street (c. 1914) Contributing  
Two and a half story, front-gabled, frame Homestead house with a rusticated stone foundation. A one story, front-gabled, full width porch spans the facade, supported by wooden posts. Wooden balustrades run between the posts. Narrow clapboarding sheathes the main body of the house, shingling faces the gable facade. A brick chimney rises from the southern roof slope and another from the building's rear.

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Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house. A front-gabled, clapboarded, single pen, detached garage fronts 41st Avenue and is contributing.

40. 4132 Eaton Street (c. 1924) Noncontributing  
Two story, front-gabled, frame over-under duplex with a rusticated stone foundation. Nonoriginal siding covers the original wooden clapboards. A two story, front-gabled, partial width, enclosed porch spans the facade. Two brick chimneys rise along the southern roof slope. Fenestration and doors retain their original placement. Two sets of concrete steps lead from the public sidewalk to the building. A concrete driveway runs along the southern side of the property, leading to a front-gabled, vinyl clad, double pen, detached garage that is not contributing.
41. 4134 Eaton Street (c. 1921) Contributing  
Two story, front-gabled, brick and frame over-under duplex with a rusticated stone foundation. A two story, partial width, front-gabled porch projects from the center bay, supported by brick piers. The porch's first level is enclosed. Gabled dormers project from the north and south roof slopes. Shingles cover the gable faces. A brick chimney rises along the southern wall. Fenestration and doors retain their original placement. Two sets of concrete steps lead from the public sidewalk to the building. A concrete driveway runs along the northern side of the property, leading to a front-gabled, frame, double pen, detached garage that is contributing.
42. 4140 Eaton Street (c. 1926) Contributing  
One story, jerkin headed, side-gabled frame bungalow with a rusticated stone foundation. A partial width front-gabled porch projects from the facade's center bay, supported by wooden piers. Clapboards sheathe the house. An exterior brick chimney rises along the southern wall and from the center of the building. Triangular brackets support the wide roof eaves. Fenestration and doors retain their original placement. Two sets of concrete steps with brick cappings lead from the public sidewalk to the house. Rusticated stone retaining walls with brick cappings delineate the concrete driveway which leads to a basement garage.
43. 4142 Eaton Street (c. 1919) Contributing  
Two story, ell-shaped, hipped roof, stucco house with a rusticated stone foundation. Windows and doors are offset with wooden surrounds. Window banks fenestrate the southern elevation. Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the northern side of the property to a front-gabled, clapboarded, double pen, detached garage that is contributing.
44. 4150 Eaton Street (c. 1960) Noncontributing  
Two story, front-gabled, board and batten house with a stone veneer first level facade. A concrete driveway leads to a street level garage.

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45. 4158 Eaton Street (c. 1917) Contributing  
One and a half story, side-gabled, stucco house. Half width, front-gabled porch projects from the facade, supported by stucco piers. Triangular brackets support the porch's overhanging eaves. A pent roof dormer projects from the eastern roof slope. A venting cupola rises from the roofs center. The windows and doors have lost their surrounds, but the overall original fenestration and door placement is retained. Two sets of brick steps lead from the public sidewalk to the house. A concrete driveway leads to a basement garage, flanked by rusticated stone retaining walls.
46. 4164 Eaton Street (c. 1922) Contributing  
One and a half story, front-gabled, stucco bungalow with a rusticated stone foundation. A half-width, front-gabled porch projects from the building's facade, supported by rusticated stone piers. The porch walls are stone. A decorative beam and rafter treatment underscores the gable, straddling the piers. A gable roofed monitor spans the roof. Triangular brackets support the wide overhanging eaves. Exposed rafter tails project from beneath the roof. The building is accentuated by wooden courses that divide wall spaces and connect fenestration treatments. An exterior brick chimney rises along the northern wall. Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the northern side of the property to a front-gabled, clapboarded, single pen, detached garage that is contributing.
47. 4166 Eaton Street (c. 1919) Noncontributing  
One and a half story, front-gabled, frame bungalow with a rusticated stone foundation. The building has been covered with nonoriginal siding and the stone on the porch appears to have been replaced. A full width porch spans the facade, supported by square piers with a stone veneer. Triangular brackets support the gable's overhanging eaves and rafters project under the north and south roof slopes. Exposed rafter tails project from the the roof. An exterior and interior brick chimney rise along the southern wall. Fenestration and doors retain their overall original placement, but the facade's front window appears to have been replaced. Two sets of concrete steps lead up the house. A concrete driveway runs along the northern side of the property, leading to a front-gabled, vinyl clad, single pen, detached garage that is not contributing.
48. 4168 Eaton Street (c. 1919) Contributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. Shingles sheathe the building. A full width porch spans the facade, supported by rusticated stone piers. The porch walls are rusticated stone. Triangular brackets support the overhanging roof eaves. Exposed rafter tails project beneath the east and west roof slopes. A gable roofed dormer pierces the eastern roof slope. An exterior chimney rises along the southern wall, originally this was a rusticated stone chimney, it has been partially rebuilt with cinder

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blocks. An additional brick chimney rises from the western roof slope. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house. A concrete driveway runs along the southern side of the property, leading to a double front-gabled, shingled, double pen, detached garage that is contributing. This driveway is shared with 4170 Eaton.

49. 4170 Eaton Street (c. 1916) Contributing  
One and a half story, front-gabled, frame bungalow with a rusticated stone foundation. Shingles sheathe the building. A full width porch spans the facade, supported by rusticated stone piers. The porch walls are rusticated stone. Triangular brackets support the overhanging roof eaves. Exposed rafter tails project beneath the northern and southern roof slopes. A diamond treatment accentuates the gable's verge boards and a dentilled treatment accentuates the gable's cross members. A brick chimney projects through the southern roof slope. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the building. A concrete driveway runs along the northern side of the property, leading to a front-gabled, shingled, single pen, detached garage that is contributing. This driveway is shared with 4168 Eaton.
50. 4172 Eaton Street (c. 1916) Contributing  
One and a half story, front-gabled, frame bungalow with a rusticated stone foundation. Narrow clapboards sheathe the building, these have stripped of their paint. A full width, enclosed porch spans the facade, supported by brick piers. Triangular brackets support the overhanging roof eaves. Exposed rafter tails project beneath the north and south roof slopes. A dentilled treatment accentuates the gable's verge boards and cross members. The base of the porch has been modified with decorative cinder blocks. Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house.
51. 4174 Eaton Street (c. 1916) Noncontributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. Wide, unpainted shingles replace the original wall treatment. A full width porch spans the facade, supported by rusticated stone piers. The porch walls are rusticated stone. Triangular brackets support the overhanging roof eaves. Exposed rafter tails project from beneath the roof. A gabled dormer pierces the eastern roof slope, accentuated by decorative verge boards. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house. A concrete driveway runs along the northern side of the property, leading to a front-gabled, shingled, single pen, detached garage that is not contributing. Wide, unpainted shingles replace the original wall treatment on the garage.
52. 4176 Eaton Street (c. 1917) Noncontributing  
One and a half story, front-gabled, frame bungalow with a rusticated stone foundation. The building had been covered with nonoriginal siding. A full width porch spans the facade, supported by wooden posts that sit on rusticated stone

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piers. The porch walls are rusticated stone. Triangular brackets support the overhanging roof eaves. Fenestration and doors retain their original placement. An exterior and interior brick chimney rise along the southern wall. Two sets of concrete steps lead up to the house. A front-gabled, clapboarded, single pen, detached garage fronts 42nd Avenue and is contributing.

53. 4178 Eaton Street (c. 1918) Contributing  
One and a half story, side-gabled, frame bungalow with a rusticated stone foundation. Narrow clapboards sheathe the building. A full width, enclosed porch spans the facade, supported by rusticated stone piers. The porch walls are made of rusticated stone. A wide, double gabled dormer with a shed roof projects from the eastern roof slope. Triangular brackets support the overhanging roof eaves. Applied wooden diamonds decorate the verge boards for both the main structure and the gabled units of the dormer. An exterior brick chimney rises along the southern wall. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house. A front-gabled, jerkin headed, clapboarded, double pen, detached garage fronts 42nd Avenue and is contributing.

## WEST 41st AVENUE- NORTH SIDE

54. 1910 West 41st Avenue (c. 1920) Contributing  
One and a half story, front-gabled, brick and frame bungalow. A full width, hipped roof porch spans the facade, supported by brick piers. The porch walls are brick. A second story porch fits neatly into the facade gable peak. Gables project from the east and west roof slopes. The first level of the facade is brick, the second story gable and the rest of the house is sheathed with shingles. Exposed rafter tails project beneath the roof. Fenestration and doors retain their original placement. A sidewalk merges with the driveway near to the house. A concrete driveway runs along the western side of the property, leading to a front-gabled, frame, double pen, detached garage that is contributing.
55. 1920 West 41st Avenue (c. 1959) Noncontributing  
One story, side-gabled ranch with siding. A concrete driveway leads to a basement garage.
56. 2000 West 41st Avenue (c. 1921) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A full width porch spans the facade, supported by stucco piers. A front-gabled dormer projects from the southern roof slope. A pent roof dormer projects from the northern roof slope. Triangular brackets support the overhanging roof eaves. An exterior rusticated stone chimney rises along the eastern elevation. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. A concrete driveway leads to a basement garage, rusticated stone abutments delineate the driveway.

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57. 2004 West 41st Avenue (c. 1921) Contributing  
One story, side-gabled, stucco bungalow with a rusticated stone foundation. A half width, gable fronted porch spans the facade, supported by brick piers. The porch walls are brick. Brick chimneys rise along the eastern elevation and from the center of the roof. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to house from the public sidewalk. A concrete driveway leads to a basement garage.
58. 2010 West 41st Avenue (c. 1945) Noncontributing  
One story, side-gabled, stucco house with a cinder block foundation. A gabled pediment accentuates the facade, spanning a brick veneer wall. Two sets of concrete steps lead up to the house from the public sidewalk. A concrete driveway leads to a basement garage, delineated by cinder block retaining walls.
59. 2012 West 41st Avenue (c. 1922) Contributing  
One story, front-gabled, brick bungalow with a concrete block foundation. A full width porch spans the facade, supported by brick piers. The porch walls are brick. The facade's gable is shingled. A window pierces the gable face. Triangular brackets support the overhanging roof eaves. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. A concrete driveway runs along the western side of the house, leading to a front-gabled, shingled, single pen, detached garage that is contributing.
60. 2014 West 41st Avenue (c. 1922) Contributing  
One story, front-gabled, brick bungalow with a concrete block foundation. A full width porch spans the facade, supported by brick piers. The porch walls are brick. The facade's gable is shingled. A window pierces the gable face, it has been boarded over. Triangular brackets support the overhanging roof eaves. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk. A concrete driveway runs along the western side of the house, leading to a front-gabled, vinyl clad, single pen, detached garage that is not contributing.
61. 2016 West 41st Avenue (c. 1922) Contributing  
One story, front-gabled, brick bungalow with a concrete block foundation. A full width porch spans the facade, supported by brick piers. The facade's gable is shingled. A window pierces the gable face, it has been boarded over. Triangular brackets support the overhanging roof eaves. An exterior brick chimney rises along the western wall, an additional brick chimney rises at the rear of the house. Fenestration and doors retain their original placement. Two sets of concrete steps lead up to the house from the public sidewalk.



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## WEST 42nd AVENUE- SOUTH SIDE

62. 2007 West 42nd Avenue (c. 1924) Contributing  
One and a half story, front-gabled, frame and stucco bungalow with a concrete block foundation. A half width, front-gabled porch spans the facade, supported by thin wooden columns that stand on brick piers. Both gable faces are stuccoed, the main gable is pierced by a window. The main body of the house is shingled. The roof eaves meld with the building's curved entablature, terminating in a cornice return treatment on the gable front that evokes the Tuscan order. An exterior brick chimney rises along the eastern elevation. An additional brick chimney rises from the eastern roof slope. A gabled dormer projects from the building's eastern roof slope. Fenestration and doors retain their original placement. A driveway or alley runs along the eastern side of the house.
63. 2009 West 42nd Avenue (c. 1929) Contributing  
One and a half story, front-gabled, frame and stucco bungalow with a concrete block foundation. A full width porch spans the facade, supported by brick piers. A wooden balustrade runs between the piers. The gable is stuccoed, a window pierces its face. Clapboards sheathe the main body of the house. The roof eaves meld with the building's curved entablature, terminating in a cornice return treatment on the gable front that evokes the Tuscan order. An exterior brick chimney rises along the western elevation. Fenestration and doors retain their original placement. A flat sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the western side of the house, leading to a hipped roof, stucco, single pen, detached garage that is contributing.
64. 2011 West 42nd Avenue (c. 1950) Noncontributing  
One and a half story, side-gabled, frame house with a slab foundation. A half porch spans the facade. A gabled bay further defines the facade. An exterior brick chimney rises along the building's western wall. A flat sidewalk leads from the public sidewalk to the house. A concrete driveway runs along the western side of the property.
65. 2045 West 42nd Avenue (c. 1926) Contributing  
One and a half story, side-gabled, stucco bungalow with a rusticated stone foundation. A full porch spans the facade, supported by stucco piers. A gabled dormer pierces the northern roof slope. An exterior brick chimney rises along the western wall. An additional brick chimney rises from the western roof slope at the rear. Fenestration and doors retain their original placement. Two sets of concrete steps lead from the public sidewalk to the house. A concrete driveway runs along the western side of the property, leading to a front-gabled, stuccoed, single pen, detached garage that is contributing.

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66. 2103 West 42nd Avenue (c. 1925) Contributing  
One story, jerkin headed, front-gabled, frame bungalow with a rusticated stone foundation. A full porch spans the facade, supported by brick piers. Triangular brackets support the overhanging roof eaves. Fenestration and doors retain their original placement. Two sets of concrete lead from the public sidewalk to the house. A concrete driveway runs along the western side of the property.

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Between 1912 and 1919 twenty residences were constructed, fifteen of these were bungalows. Between 1920 and 1929 thirty-eight residences were constructed, thirty-one of these were bungalows. Twenty-seven of these residences were constructed in 1921 and 1922, twenty-three of these were bungalows. Construction in the 1930s was limited to one brick bungalow. Between 1945 and 1960 seven brick and frame ranchers were constructed in the district. These noncontributing structures are located intermittently throughout the district and occupy previously vacant lots.

Many of the houses in the Hanover Heights Neighborhood were built by contractor William P. Faulkner (Falkner). Between 1914 and 1924 Faulkner built at least twenty-seven houses in the neighborhood, including twenty houses on Eaton Street (4164-4178 Eaton, 4155-4177 Eaton) and one house on Cambridge Street (4178 Cambridge) that are included in the historic district nomination. Faulkner is credited with five bungalows on Frances Street and one bungalow on 42nd Avenue that are not included in the district but are part of the larger neighborhood. Similar exterior designs and materials and repeated floorplans suggest that Faulkner may be responsible for additional homes within the neighborhood but to date this connection remains undocumented.

Faulkner built Craftsman bungalows and advertised his houses in the real estate sections of the Kansas City Star and the Kansas City Kansan between 1919 and 1923, listing himself variously as both builder and owner. Faulkner lived in at least two of the bungalows, at 4170 Eaton Street in 1919 and 4168 Eaton Street by 1922, and ran his business out of his residence. He advertised that he "will build to suit," however it is clear from the advertisements that he was building primarily on speculation. This series of advertisements charts the development of the neighborhood and provides valuable information about the physical appearance of the Faulkner bungalows.

Advertisements for Faulkner's bungalows begin appearing in the June 1919 real estate section of the Sunday Kansas City Star. The June 8, 1919 advertisement reads:

NEW BUNGALOWS: The bungalow plan that is a masterpiece; 22- ft. living room, 18-ft. dining room; built-in chifonier; ideal kitchen cabinet; clothes chute; massive stone piers and porch; beautiful floors; east front. Level lot, room for drive; price \$1,000 under the market; open today. Take Roanoke car to 42d st., walk south 1 block and west 2 blocks. W. P. Faulkner 4170 Eaton Ave.

By that time Faulkner had completed the eclectic row of seven bungalows between 4166 and 4178 Eaton Street. These one and half story frame bungalows all featured rusticated stone foundations and porch piers, full facade porches, eave brackets, and exposed rafter tails. Faulkner integrated four smaller, front gable types with three larger, side gable with facade dormer types to form this early grouping.

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In May and June, 1922 another series of advertisements appear in the Kansas City Star. These are all slightly different, calling out different features or aspects of the development. The May 21, 1922 advertisement reads:

COME OUT TODAY. Most beautiful bungalows. Make your choice today; these homes are being sold as fast as completed; there is a reason; fine level lots with separate drives and garages; big stone porches, chimneys and fireplaces; living room 24 x 12, dining room 12 x 18, big sleeping porches 20 x 19 with ten windows; tile bath and base tubs; a housefull of closets, built in chiffoniers, clothes chute, linen closets and hat boxes; restricted neighborhood and all new homes; priced \$1,000 to \$2,000 below the present market prices. Why pay more, when you can buy the best for less on a reasonable payment down and easy monthly payments, interest at 6 per cent? Take Roanoke car to 43rd st., walk back north 1 block and west two blocks. W. P. Faulkner, Owner 4168 Eaton Ave. Will build to suit.

In 1921 and 1922 Faulkner had completed atleast thirteen more residences in Hanover Heights, including 4157-4177 Eaton Street, 4164 Eaton Street, and 4178 Cambridge Street. Included in this group are five prototypical front-gabled bungalows with half width, front gabled porches and gabled roof monitors or dormers. These bungalows incorporate rusticated stone foundations and porch piers into their stucco or frame bodies. Faulkner also constructed a variety of side and front-gabled bungalows, two Prairie style houses, and one Dutch gambrel roof house during this period.

The bungalows that Faulkner built in Hanover Heights emphasized a high degree of craftsmanship and functionality. The numerous built-ins and the detached garages placed the houses within their time. The rusticated stone foundations provided a visual and naturalistic link between the ground and the dwelling. As Faulkner advertised, "These bungalows are the last word in home planning and design."

A March 4, 1923 advertisement in the real estate section of the Sunday Kansas City Kansan reads:

**MOST BEAUTIFUL BUNGALOWS:** Two blocks west of the state line between 41st and 42nd Streets. Buy your home in Kansas, out on the Roanoke Car line. No viaduct to cross. No packing house district to go through. A district of all new homes: large level lots with drives and garages; big stone porches; living rooms, 24 x 12; and a wonderful sleeping porch 20 x 19, with ten windows; tile bath; clothes chute; built-in chiffoniers; a house full of closets; bit stone fireplace to burn coal or gas; priced at a special bargain for quick sale. Take Roanoke Car to 43rd and State Line, walk back north one block and west two blocks. - W. P. Falkner 4168 Eaton Ave.

While no exact construction costs for the bungalows that Faulkner built in Hanover Heights have been identified, similar "modern bungalows" were selling for between \$3500 and \$6850 in 1923. This price range targetted the new middle class, providing comfortable and aesthetic housing at an affordable price. Faulkner marketed his homes for quick sale at

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reasonable prices and payment plans. Faulkner's home buyers include an advertising manager for Jones Leather Company, a hog salesman with Page and Cassida Livestock Company, a yard foreman with the Frisco Railroad, a linotyper with Western Typesetting, a sales manager with National Refining Company, an insurance agent with Metropolitan Life Insurance Company, an artist with the Kansas City Star, and a principal at Rosedale High School.

The bungalows, Prairie style, Foursquare, and Homestead houses that Faulkner is not credited with are somewhat more difficult to interpret. Most of these homes appear to have been owner contracted and not built on speculation. These houses stand along Cambridge Streets, and 41st and 42nd Avenues, comprising the full extent of the historic district. They are functional houses that are open and comfortable, with large windows and porches, that featured closets, bathrooms, and built-ins as standard features. They are contemporaneous with Faulkner's houses and many reflect similar stylistic treatments, indicating that Faulkner may well have been responsible for the construction many of these homes as well.

The Judge Louis Gates House (c. 1922-1923, NR 1980), a Prairie style residence located at 4146 Cambridge Street, is the only other attributable house in the district. It was designed by Clarence Shepard, who enjoyed an extensive residential design practice in the Kansas City metropolitan area. The Gates residence exhibits most of the visual characteristics identified with the Prairie School: the use of natural materials, precise angular forms, deep eaves and continuous horizontals punctuated by short verticals.

By the mid-1920s Hanover Heights had become an established residential district. Residential construction in Hanover Heights dropped off significantly after 1922, which was the year that Hanover Heights became part of Kansas City, Kansas. Hanover Heights was annexed into the City of Rosedale in 1911 and after many years of acrimonious debate Rosedale was consolidated with Kansas City, Kansas in 1922. Between 1922 and 1938 the Kansas Medical School constructed eight buildings just north of the Hanover Heights Neighborhood along Rainbow Boulevard, forming the core of the present University of Kansas Medical Center.

In the years following World War II, Hanover Heights came under increasing pressure, both from commercial development along 43rd Avenue and Rainbow Boulevard, and from an aggressively expanding University of Kansas Medical Center to the north. But despite this, the core of Hanover Heights retains its attractiveness and viability as a residential neighborhood. In the last ten years Hanover Heights has been one of the few older neighborhoods in Kansas City, Kansas to see an influx of young professionals intent on rehabilitating the original residences. The neighborhood's proximity to the Kansas City, Missouri line is an obvious factor in its desirability, but many are undoubtedly attracted by the visual qualities of the area that give it its charm and architectural cohesiveness.

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