

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

JAN 20 1982

DATE ENTERED

FEB 14 1982

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Westheight Manor Historic District (Amendment)

AND/OR COMMON

N/A

LOCATION

STREET & NUMBER

Roughly bounded by State and Wood Aves,  
18th and 25th Sts.

(see attached map)

N/A

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Kansas City

N/A VICINITY OF

No. 3, Larry Winn

STATE

CODE

COUNTY

CODE

Kansas

20

Wyandotte

209

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

☒ DISTRICT

☐ PUBLIC

☒ OCCUPIED

☐ AGRICULTURE

☐ MUSEUM

☐ BUILDING(S)

☒ PRIVATE

☐ UNOCCUPIED

☐ COMMERCIAL

☐ PARK

☐ STRUCTURE

☐ BOTH

☐ WORK IN PROGRESS

☐ EDUCATIONAL

☒ PRIVATE RESIDENCE

☐ SITE

☐ PUBLIC ACQUISITION

☐ ACCESSIBLE

☐ ENTERTAINMENT

☐ RELIGIOUS

☐ OBJECT

☐ IN PROCESS

☒ YES: RESTRICTED

☐ GOVERNMENT

☐ SCIENTIFIC

☐ BEING CONSIDERED

☐ YES: UNRESTRICTED

☐ INDUSTRIAL

☐ TRANSPORTATION

N/A

☐ NO

☐ MILITARY

☐ OTHER:

OWNER OF PROPERTY

NAME

Multiple private ownership

STREET & NUMBER

N/A

CITY, TOWN

Kansas City

N/A VICINITY OF

STATE

Kansas

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Wyandotte County Courthouse

CITY, TOWN

Kansas City

STATE

Kansas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

N/A

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

N/A

CITY, TOWN

N/A

STATE

# 7 DESCRIPTION

## CONDITION

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

## CHECK ONE

☐ UNALTERED  
☒ ALTERED

## CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Westheight Manor Historic District is expanded to include the following properties:

- 1101 North 19th Street  
Stucco, "craftsman" design
- 1104 North 19 street  
brick & stucco, "prairie" design. c.1925
- 1108 North 19th Street  
brick, "prairie" design c.1925
- 1109 North 19th Street  
frame, "prairie" design c. 1925
- 1111 North 19th Street  
frame, bungalow(asbestos siding)
- 1112 North 19th Street  
frame, bungalow (pergola over garage entrance) c. 1925
- 1114 North 19th Street  
stucco, "prairie" bungalow c. 1925
- 1115 North 19th Street  
frame, "Radford" design (two-story, front gable) C. 1925
- 1117 North 19th Street  
frame, "Prairie" design (Georgian details added) c. 1925
- 1120 North 19th Street  
brick, "period" design
- 1121 North 19th Street  
frame, bungalow (asbestos siding) c.1925
- 1201 North 19th Street  
frame, "period" design (modern siding) c. 1925
- 1209 North 19th Street  
frame, bungalow (asbestos siding) c. 1925
- 1211 North 19th Street  
frame, "period" design c. 1925
- 1215 North 19th Street  
stucco, "Colonial Revival design" c. 1925

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- 1219 North 19th Street  
frame, bungalow (modern siding)
- 1508 North 21st Street  
brick, "period" design
- 1514 North 21st Street non-contributing  
ranch-style design
- 1600 North 21st Street  
brick, "Georgian Revival"
- 1608 North 21st  
brick, rambler non-contributing
- 1612 North 21st  
modern brick colonial non-contributing
- 1909 Washington Avenue
- 1915 Washington Avenue before 1922  
stucco
- 2001 Washington Avenue
- 2005 Washington Avenue before 1922  
"prairie" /colonial design
- 2009 Washington Avenue
- 2015 Washington Avenue
- 1900 Nebraska Avenue c. 1922  
limestone and brick; bungalow
- 1906 Nebraska Avenue  
limestone/brick, design
- 1910 Nebraska Avenue  
limestone/stucco bungalow c. 1922
- 1911 Nebraska Avenue  
Stucco, bungalow

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- |      |   |
|------|---|
| 1912 | Nebraska Avenue c. 1922<br>brick, bungalow  |
| 1915 | Nebraska Avenue<br>brick, "colonial" bungalow                                     |
| 1916 | Nebraska Avenue<br>stucco with half timbering, "craftsman" design                 |
| 1920 | Nebraska Avenue<br>Frame, "craftsman" bungalow (modern siding)                    |
| 1921 | Nebraska Avenue<br>Frame, Bungalow  |
| 1923 | Nebraska Avenue<br>brick and stucco, "period" bungalow                            |
| 1924 | Nebraska Avenue<br>Frame, "craftsman" design (modern siding)                      |
| 1926 | Nebraska Avenue<br>Frame, bungalow  |
| 1929 | Nebraska Avenue<br>Frame, "period" design 1940/50s                                |
| 2111 | Nebraska Avenue<br>Frame, "craftsman" bungalow                                    |
| 2115 | Nebraska Avenue<br>stucco, bungalow c. 1925                                       |
| 2119 | Nebraska Avenue<br>stucco, period house   |
| 2201 | Nebraska Avenue<br>brick and frame, period design (Permastone front)              |
| 2211 | Nebraska Avenue<br>frame, bungalow (with "Mediterranean" stucco porch)            |
| 2215 | Nebraska Avenue<br>frame, "craftsman" bungalow (with classical door hood) c. 1925 |

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- 2219 Nebraska Avenue  
brick, bungalow
- 2221 Nebraska Avenue  
brick, bungalow c. 1925
- 2225 Nebraska Avenue  
brick, period house
- 2229 Nebraska Avenue  
brick, period 1940s/50s
- 2402 Nebraska Avenue ---- "Westminster Court", 1924  
Edward Buehler Delk, architect
- 2403 Nebraska Avenue frame and stucco, English Court Scheme
- 2407 Nebraska Avenue
- 2410 Nebraska Avenue
- 2411/13 Nebraska Avenue
- 2411/18 Nebraska Avenue
- 2424 Nebraska Avenue
- 2400 Washington Boulevard  
brick and stucco, "period" design
- 2401 Washington Boulevard  
frame, "period" design (colonial)
- 2406 Washington Boulevard  
brick and frame, "period" design (colonial)
- 2407 Washington Boulevard  
brick, "period" design
- 2410 Washington Boulevard  
stucco, "period" design
- 2414 Washington Boulevard  
stone and shingle, "period" design (colonial)
- 2415 Washington Boulevard  
brick and frame colonial (modern)

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- 2420 Washington Boulevard  
stucco, "period" design
- 2421 Washington Boulevard  
brick, "period" design (colonial)
- 2425 Washington Boulevard  
stucco, "period" design
- 2426 Washington Boulevard  
brick and stucco, "Tudor Revival"
- 2429 Washington Boulevard  
brick and frame, "prairie" design
- 2433 Washington Boulevard  
stucco, "period" design (Mediterranean)
- 1810 State Avenue  
stone, bungalow c. 1925
- 1910 State Avenue  
stucco, bungalow c. 1925
- 1916 State avenue  
bungalow (asbestos siding, front altered) c. 1925
- 1924 State Avenue  
frame, bungalow (porch posts altered) c. 1925
- 1926 State Avenue  
brick, modern non-contributing
- 1928 State Avenue  
stucco, bungalow
- 2100 State Avenue  
rambler, modern non-contributing
- 2112 State Avenue (c. 1925)  
frame, bungalow (masonry porch addition)
- 2116 State Avenue  
stucco, bungalow

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- 2122 State Avenue  
stucco, bungalow (asbestos shingle siding)
- 2130 State Avenue  
frame, bungalow
- 2200 State Avenue  
bungalow (modern siding, porch alteration)
- 2204 State Avenue  
frame, bungalow
- 2208 State Avenue c. 1925  
frame, bungalow (rear addition)
- 2210 State Avenue c. 1925  
stucco, bungalow
- 2214/16 State Avenue  
duplex non-contributing
- 2220 State Avenue  
frame residence non-contributing
- 2224 State Avenue c. 1925  
brick, bungalow (dormer addition)
- 2232 State Avenue  
brick, modern period house
- 2400/02 State Avenue c. 1927  
frame, "period" design (colonial) vinyl siding
- 2406 State Avenue c. 1927  
stucco, "prairie" design
- 2410 State Avenue  
bungalow with "period" detailing
- 2414 State Avenue  
bungalow with colonial detailing (vinyl siding)
- 2418 State Avenue  
bungalow (vinyl siding) non-contributing

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- |      |                   |  |
|------|-------------------|--|
| 2422 | State Avenue      | non-contributing residence                       |
| 2426 | State Avenue      | bungalow   |
| 2430 | State Avenue      | Rambler (porch alteration)                       |
| 2432 | State Avenue      | stucco, bungalow                                 |
| 1111 | North 25th Street | c.1927 frame, bungalow                           |
| 1117 | North 25th Street | c. 1927 frame, "period" design (colonial)        |
| 1301 | North 25th Street | brick and stucco "period" design                 |
| 1305 | North 25th Street | brick, "period" design                           |
| 1309 | North 25th Street | frame, "period" design                           |
| 1311 | North 25th Street | brick, "period" design                           |
| 1317 | North 25th Street | brick, "period" design                           |
| 2415 | Everett           | non-contributing frame residence (modern siding) |
| 2417 | Everett           | brick, "period" design                           |
| 2421 | Everett           | brick, "period" design                           |
| 1312 | North 24th Street | brick, bungalow                                  |



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1316 North 24th Street  
stucco, "prairie" design

1320 North 24th Street  
frame residence

1324 North 24th Street  
brick, "period" design

2202 Everett before 1925  
stucco, Mediterranean Revival design

2100 Oakland  
brick, "prairie" design

2020 Oakland  
brick, "period" design (colonial)

2016 Oakland  
stucco, "period" design

2012 Oakland  
stucco, "period" design

2008 Oakland  
stucco, "period" revival design

2004 Oakland  
stucco, "Tudor Revival Design"

built as a unit, using identical  
floor plans.

2000 Oakland  
stucco, "prairie" design

1852 Oakland  
brick, "period" design

1848 Oakland  
brick, "period" design

1842 Oakland before 1922  
stucco, bungalow

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|------|--|
| 1840 | Oakland<br>brick, "prairie" design             |
| 1818 | Oakland<br>brick, "period" design              |
| 1814 | Oakland c. 1925<br>brick, "period" design      |
| 1812 | Oakland c. 1925<br>brick, "prairie" design     |
| 1810 | Oakland<br>frame, "period" design (colonial)   |
| 1808 | Oakland c. 1925<br>stucco, "prairie" design    |
| 1806 | Oakland c. 1920<br>stucco, "craftsman" design  |
| 1800 | Oakland c. 1925<br>frame, "craftsman" bungalow |

NOTE: Inclusion of 2202 Everett is justified because although it is located outside the original subdivision boundaries, it was built at the same time that Westheight was being developed and is visually a key element in the composition of the intersection of Washington Boulevard and 22nd Street. It is a structure which in design and scale relates directly to the more generously proportioned and elegantly detailed residences of Westheight other than to the other residences in the Chelsea Annex of which it is technically a part. While compatible development occurs across the Westheight boundary at other points, this development usually relates to the more modestly scaled residences of Westheight and does not evidence any particular concern with "fitting in" with the distinctiveness of the Westheight Manor subdivision, which was based on the more pretentious residences that were constructed at and near its heart!

# 8 SIGNIFICANCE

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

SPECIFIC DATES      N/A      BUILDER/ARCHITECT      N/A

STATEMENT OF SIGNIFICANCE      Westheight Manor Historic District--Expansion

The subdivision of Westheight Manor lies in the southeast quarter of Section 5-11-25. It has long been recognized in Kansas City, Kansas, as an area of particular attractiveness and significance.

The first mention of the area that is now Westheight was in the Spring of 1844. The Wyandot Indians were newly arrived from Ohio, and in January at the urging of the Rev. Esquire Greyeyes they built a small log Methodist church near what is now 23rd and Washington Boulevard. Because of its distance from the Wyandot settlement, this church was thereafter known as the Church in the Wilderness. It was the first public structure to be erected by the Wyandots in their new home. It was replaced by a brick building at 10th and Walker in 1847, shortly before the church split on the issue of slavery.

By terms of the treaty of 1855, the Wyandots yielded tribal status and the lands of the Wyandot purchase were allotted to the individual members of the tribe. A number of Wyandots moved to Oklahoma to maintain tribal life, and a new treaty in 1869 was drafted to regularize the situation. In the new allotments, the Westheight area was owned by three Wyandots: John Sarahess east of 22nd, Jacob Whitecrow west of 22nd, and John Bearskin north of Oakland and Freeman.

Portions of these three allotments were sold at various times, and Hanford S. Kerr and his wife Sarah began to purchase land for a farm in the area in 1870. By 1887 they had a fine house that still stands at 2310 Washington Boulevard, with large dairy barns in the vicinity of Westheight Manor Park and a vineyard on the slopes to the south of the house. Two houses, those at 1801 Wood and 1720 18th Street are reputedly dwellings erected for farmhands who worked for Kerr on his farm. The Kerrs owned all the land from 18th to 26th and from State to Wood. They also held title to John Sarahess' former property south of State, and property east of 18th had been given to each of their five children.

The one exception to this large block of property was Chelsea Park. This was a private recreational development west of 22nd Street in the area of Jersey Creek. It's boundaries were those of the present Chelsea Addition, which was platted in the early 1900s in the name of J. Denniston Lyon. Very little is known about this park, and in later years some people have confused it with Westheight Manor Park to the east. The park was serviced by two transit lines: The Riverview Cable Road from the south up 26th Street, the west boundary of

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Comee, Fred T., "Louis Curtiss of Kansas City,"  
August, 1963, pp. 128-134.

**UTM NOT VERIFIED**  
Progressive Architecture

"Curtiss Eclectic Design Just Right for Rice," Kansas City Kansan, March 1, 1974.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 95 acres

UTM REFERENCES Shawnee Quadrangle Scale: 1:24,000

A | 1, 5 | | 3, 5, 7 | 4, 5, 0 | | 4, 3 | 3, 1 | 6, 4, 0 |  
ZONE EASTING NORTHING  
C | 1, 5 | | 3, 5, 6 | 7, 2, 0 | | 4, 3 | 3, 0 | 7, 7, 0 |

B | 1, 5 | | 3, 5, 7 | 4, 3, 0 | | 4, 3 | 3, 0 | 7, 6, 0 |  
ZONE EASTING NORTHING  
D | 1, 5 | | 3, 5, 6 | 7, 4, 0 | | 4, 3 | 3, 1 | 6, 5, 0 |

VERBAL BOUNDARY DESCRIPTION  
(see continuation sheet)

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

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

## 11 FORM PREPARED BY

NAME / TITLE Julie A. Wortman, Historic Preservation Specialist II, Dale Nimz, Program Assistant, Nora Pat Small, Architectural Historian

ORGANIZATION Kansas State Historical Society

DATE 1-8-82

STREET & NUMBER 120 West Tenth

TELEPHONE 913 296-3251

CITY OR TOWN Topeka

STATE Kansas 66612

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE State Historic Preservation Officer

DATE Jan. 8, 1982

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

William H. Brackman  
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 2-19-82

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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the Kerr estate, and the Brighton Hill and Chelsea Park Electric Ry. from the northeast, down what is now Glendale Avenue. It thus seems reasonable to suppose that the park was developed by the owner of these lines, Robert Gillham. Gillham's Chelsea Park Land Co. also owned all the land north of Chelsea Avenue (now Wood), and developed the first subdivision in the area in 1887-89, Chelsea Place.

In 1889, Hanford S. Kerr built the second house in the area for his daughter Emma and her husband David Taylor. This large "Queen Anne" style Victorian house still stands at 2104 Washington Avenue. The house eventually passed to J. O. Fife, while other portions of the property were acquired by the Hunts and Taylors. This selling off of the east edge of the estate was the first real division of the Kerr property, and it was to have serious consequences in later years.

Following Hanford S. Kerr's death, the bulk of the estate passed to his son Hanford L. Kerr in 1901. In October of that year H. L. Kerr and his brother C. W. Kerr platted the Wallbrook Addition between Chelsea Park and Wood Avenue. The situation then remained fairly static for fourteen years while around the Kerr estate Kansas City, Kansas was growing and spreading west. Sarah Kerr died August 15, 1905. In 1909 the land north and west of the Kerr estate was annexed, followed in 1910 by the estate itself. In April of 1915, Hanford L. Kerr platted Chelsea Annex north of Everett and west of 22nd Street, squaring off Chelsea Addition and subtracting the last parcel from what would become Westheight Manor.

Westheight Manor was to be the creation of the realtor Jesse A. Hoel, son-in-law of J. O. Fife. By 1915, the Hoel Real Estate Co. had acquired control of all the property south of Washington Boulevard and east of 22nd Street, with the exception of the half block north of 18th and State. An agreement was reached to develop the properties of Hoel, Fife, and Kerr as a single unit, and the firm of Hare and Hare from Kansas City, Mo., was engaged to draw up the development plans.

At this time Hare and Hare had acquired a national reputation as landscape architects and city planners. The founder of the firm, Sid J. Hare, was one of the leading figures in the City Beautiful Movement and his landscape designs were in the naturalistic tradition of Olmstead and Simonds. Consequently, the layout that was developed had streets in gentle curves that followed the slopes of the terrain, large lots with generous setbacks, utilities underground or restricted to the rear property lines, and small landscaped street parks at the principal street intersections. At the time, it was the most advanced subdivision plan to be proposed anywhere in the Kansas City metropolitan area. Jesse Hoel filed the plat for Westheight Manor No. 1 on August 28, 1915, followed

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by Hanford L. Kerr with the plat for Westheight Manor No. 2, the area west of 22nd Street, on December 17th.

The plat for Westheight Manor No. 3, the area north of Washington Blvd., followed two months later in February, 1916. In the interim, Hanford Kerr had died, so that this plat was filed in the names of Hoel, Fife, Thomas A. Scott, and the widowed Nettie Kerr and her children. Several other property owners also joined in, but the ground between the Fife house and 18th Street on the north side of Washington Blvd. was omitted from the plat.

Curiously, the four blocks north of New Jersey Avenue and the Kansas City Western Electric Line that ran down it were platted as small lots on a grid, with no attention to the topography of Jersey Creek and a very different character from the rest of Westheight Manor. This planning lapse, as well as the omission of the key intersection at 18th and Washington Boulevard, were obvious weak spots in the overall concept. Accordingly, a new plat was filed for Westheight Manor No. 3 on September 8, 1921. This plat replaced the two topographically impossible blocks north of New Jersey with public ground, Westheight Manor Park, and included the previously omitted corner tract. Hoel then filed Quiet Title suit in District Court on December 6, claiming possession of the disputed parcel for the last fifteen years and challenging all other claims. The suit was successful and Westheight Manor had reached its final boundaries.

Among the amenities that graced the final plat of Westheight Manor No. 3, in addition to the park, were a pedestrian walkway that served as an extension of Freeman Avenue and a landscaped median down the center of Walker Avenue. Both have since disappeared, although the additional right of way required is still in existence. The attractiveness of the subdivision was further enhanced when Hoel developed the Westheight Golf Club to the south of Minnesota Avenue, on the ground now occupied by Wyandotte High School. The last major feature of Westheight was added in 1924 when Hoel replatted Blocks 13 and 14 of Westheight Manor No. 2 on April 16 for the development of Westminster Court. In this case the architect was Edward Buehler Delk, who had just designed the first phase of J. C. Nichols' Country Club Plaza.

In the years following World War I, Westheight Manor became extremely popular among both the well-to-do and those of more modest means, although most advertisements emphasized the exclusive nature of the development.

The expanded district lines encompass the boundaries of the entire Westheight Manor Subdivision as laid out by 1921, thereby including those buildings which were constructed during the 1920s and 1930s. Obviously, this is a much truer indication of the nature of the growth within the subdivision. While the progressive designs of Louis Curtiss, beginning with the Hoel residence in 1916, are of particular interest and the generously scaled period

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revival houses lining Washington Boulevard distinguish Westheight Manor in the minds of many, the expansion of the 1920s and 1930s is characterized by a mixture of bungalows, prairie style designs and modestly scaled houses in eclectic revival styles. The historic district expansion includes all of these varied structures as well as important features such as Westheight Manor Park (designed by Hare and Hare) and Westminister Court, neither of which was included in the original district boundaries.

Westheight Manor Historic District as expanded encompasses a wide variety of early twentieth century mid-western residential building styles and types. It runs the gamut from the streamlined moderne of the John Verbanic House at 1823 Washington Boulevard to almost every revival style on the market, including Georgian, Mediterranean, Colonial, and Tudor. Variations on the bungalow and prairie style are rampant. In addition, the district encompasses a couple of large Victorian houses which date from the area's days as farm land. Westheight Manor today stands as a vital monument to the tenets of the City Beautiful movement and to the eclectic nature of early twentieth century residential architecture.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO FUTURE AMENDMENT.

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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.

Letter from Sid. J. Hare To Jesse A. Hoel, September 4, 1917 (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, February 27, 1921.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

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The boundaries of the Westheight Manor Historic District are expanded to run along the south side of Wood Avenue between 18th St. and Glendale Avenue, the east side of Glendale Avenue between Wood Avenue and 22nd Street, the east side of 22nd Street between Glendale Avenue and the south side of Everett Avenue between 22nd Street and 25th Street, except that the property known as 2202 Everett is also included, the east side of 25th Street between Everett Avenue and State Avenue, the north side of State Avenue between 25th Street and the rear property line of the properties on the east side of 19th Street between State Avenue and Washington Avenue, the north side of Washington Avenue between the rear property line of the properties on the east side of 19th Street to 18th Street, the west side of 18th Street between Washington Avenue and Wood Avenue.