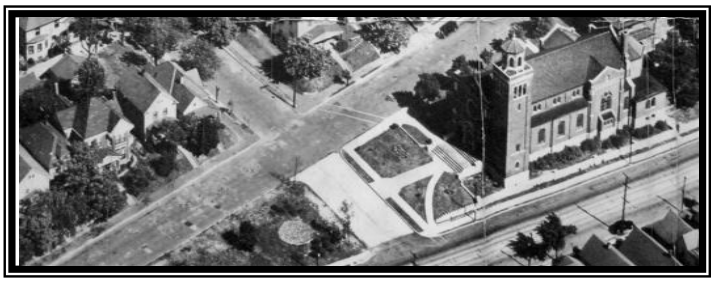
CULTURAL RESOURCE SURVEY
STRAWBERRY HILL NEIGHBORHOOD



Prepared for

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By

PRESERVATION SOLUTIONS LLC

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INTRODUCTION

A city can take steps to protect its significant historic resources only if it knows what it has. Thus a cultural resource survey is a basic building block for any local preservation program. Information gathered through survey can form the foundation for nearly every decision affecting a city's historic buildings and neighborhoods, guiding the planning, maintenance, and investment decisions of city officials, property owners, neighborhood groups, and developers. The inventory and evaluation of community resources is the principal step to developing local public and private programs that not only preserve important historic properties, but also utilize preservation as a tool for economic development and the revitalization of older neighborhoods and commercial centers. Furthermore, survey can have the more intangible benefit of raising awareness and community pride among citizens.

To aid Kansas City's development and transformation in the future, the Unified Government should continue to implement public policy promoting historic preservation. When integrated into the planning process and targeted at identifiable areas, historic preservation provides a level of certainty and permanence that is necessary to attract investment. Preserved commercial business areas and residential neighborhoods, such as Strawberry Hill, create stability of population, a greater tax base, and less drain on municipal services.

PREFACE

WHAT IS A CULTURAL RESOURCE SURVEY?

A cultural resource survey is the process of identifying and gathering information on a community's architectural and historical resources. To assess the significance of cultural resources, the survey process includes:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each resource;
- a literature search and archival research to gather information concerning the survey area's historical contexts and associated functional and/or architectural property types;
- analysis of the survey data and historic contexts to determine which resources appear to have historical/architectural significance; and
- formulation of management recommendations for future identification, evaluation, registration, and protection strategies.

Communities undertake cultural resource survey in response to the growing recognition that cultural resources have value and should be taken into consideration in planning processes. To this end, the information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;
- identifies properties or areas for which study and research may provide information about the community's historic growth and development;
- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;
- provides the basis for legal and financial tools to recognize and protect resources;
- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases public and private sector awareness of the need for preservation efforts; and
- provides guidance in developing a comprehensive preservation plan, enabling local governments and federal agencies to meet planning responsibilities and review requirements under existing federal legislation and procedures.

Survey Products

Work products generated from the survey process include an inventory form for each property, photographs of each resource, and a survey report with maps outlining the survey area and findings. In Kansas, the inventory forms contain information specific to each property and are accessible to the public online via the Kansas Historic Resources Inventory (http://www.kshs.org/khri). The survey report is a technical document providing an understanding of the survey data and methodology, historic contexts, associated property types identified, and recommendations for future evaluation and protection of significant resources.

PREFACE

BENEFITS OF PRESERVATION

Preservation has intrinsic value in celebrating a community's history and enabling citizens ~~to~~ understand the present as a product of the past and a modifier of the future."[1] Historic settings are increasingly sought after by the public because they offer quality craftsmanship and materials, provide authenticity and variety, and encourage human interaction in a familiar context. Moreover, preservation has demonstrated practical value as a tool for economic development and environmental stewardship. Studies conducted by the National Trust for Historic Preservation have shown preservation provides the following benefits.

- The physical appearance of buildings and streetscapes reflects a community's overall vitality and economic health.

- Maintaining the strength of a city's older residential and commercial areas, including both rehabilitated historic buildings and well-designed new buildings, can attract larger commercial ventures to the community, even if they do not locate in the historic core of the city.

- Rehabilitation of individual buildings can be more attainable and stabilizing to a local economy than a single large economic development project.

- Historic preservation consistently outperforms other industries in job creation, creation of household income, and impact on other industries.

- Comparatively, historic preservation activity creates more jobs than comparable new construction activity, and often produces more jobs per dollar spent than leading industries.

- Cultural resources reflect a community and region's evolution and differentiate it from other areas.

- The value of a property is determined by the buildings and public improvements around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.

- The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.

[1] John W. Lawrence from Preservation Plan Work Team, City Planning and Development Department, and Mackey Mitchell Zahner Associates, "A Plan for Meaningful Communities: the FOCUS Preservation Plan" Preliminary Report (Kansas City: City of Kansas City, Missouri, Planning and Development Department, 1996), 1.

Economic Benefits

Nationally known real estate professional Donovan D. Rypkema, author of *The Economics of Historic Preservation*,[2] emphasizes that commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent considerable taxpayer investment in infrastructure and building construction. Conservation of the historic core, older neighborhoods, and sites of historic and aesthetic value can be one of the best tools in recovering and extending the worth of past investments while stimulating new economic activity.

Nationwide, the most successful revitalization efforts incorporate historic rehabilitation as the core of their strategies. These efforts demonstrate time and again that the most successful approach toward creating sustainable communities combines the old and the new; capitalizing on the aesthetics and craftsmanship of earlier eras and enhancing a community's fabric and character.

The State of Kansas and the federal government recognize the role rehabilitation of historic buildings can play in strengthening local economies. To encourage sustainable communities and preservation of important cultural resources they provide incentives to encourage rehabilitation of historic buildings. Investment tax credits for rehabilitation of historic buildings are available from both the state and federal governments. The amount of tax credits is calculated based on qualified rehabilitation expenditures at the end of the project. Eligible properties must be eligible for and/or listed in the National Register of Historic Places.

The **20 percent Federal Rehabilitation Tax Credit** applies to owners, and some renters, of income-producing National Register-listed properties. More information relating to the federal program requirements can be found at the following National Park Service website: http://www.nps.gov/tps/tax-incentives.htm.

Many properties (income-producing and owner-occupied) listed in the National Register of Historic Places or the Register of Kansas Places are eligible for a **25 percent Kansas Rehabilitation Tax Credit**. When used together, the federal and state tax credits can capture approximately 35 percent[3] of eligible rehabilitation costs in tax credits. Due to potential changes in the Kansas tax credit programs, property owners are encouraged to visit the State Historic Preservation Office's website (http://www.kshs.org/p/tax-credit-basics/14673) and contact the Kansas State Historic Preservation Office (SHPO) early on in their project planning.

Furthermore, the Kansas State Legislature established a **30 percent state tax credit** for the rehabilitation of register-listed properties owned by certified 501(c)3 Not-for-Profit organizations.

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[2] Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 2005).

[3] Since the Federal Government taxes the earnings from the Kansas rehabilitation tax credit, the final net amount is approximately 35 to 38 percent of the total eligible rehabilitation costs.

To qualify for the either the state or federal tax incentive programs, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation, which can be found at the National Park Service's website at http://www.nps.gov/tps/standards/rehabilitation.htm. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century.

In addition, a **10 percent Federal Rehabilitation Tax Credit** is available for the rehabilitation of commercial, non-residential buildings that are *not* eligible for listing in the National Register of Historic Places and were constructed before 1936. With no formal application process and limited restrictions to the design of rehabilitation work, this can be a good tool for buildings in locally designated conservation districts (see Recommendations for an elaborated discussion of conservation districts). For more information on the federal tax credit incentives, please visit http://www.nps.gov/tps/tax-incentives.htm.

Environmental Stewardship

Utilizing preservation as a tool in the conservation of resources provides a practical and effective economic and environmental strategy for future planning. As "green" technologies and practices become increasingly part of public discourse, there is growing consensus in support of environmental protection efforts. After years of exploiting resources, citizens are now considering how their activities and surroundings fit into the larger environment. This includes the recognition of the massive investment of materials and energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain materials and energy already expended in the mining and/or harvesting of raw materials, manufacturing and shipping of materials, and assembling of the structure; "extending the useful service life of the building stock is common sense, good business, and sound resource management."[4] Moreover, materials from the demolition of buildings accounts for up to 40 percent of landfill contents, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources. As stated by Carl Elefante of the U.S. Green Building Council, "The greenest building is…one that is already built."[5]

For more information about historic preservation and sustainability, please visit the National Trust for Historic Preservation at http://www.preservationnation.org/issues/sustainability/.

[4] Carl Elefante, AIA, LEED AP, "The Greenest Building Is…One That Is Already Built," *Forum Journal,* no. 4 (Summer 2007), 32.
[5] Elefante, 26.

METHODOLOGY

SURVEY OBJECTIVES

The primary objectives of this project are to complete intensive-level survey documentation and evaluation of resources in two separate survey areas in the Strawberry Hill neighborhood to determine the potential eligibility of buildings, structures, and sites for listing in the National Register of Historic Places (NRHP).

An additional goal of this combined survey and NRHP nomination project is to fulfill the Unified Government's duties as a Certified Local Government (CLG). The Kansas State Historic Preservation Office (SHPO) recognized Kansas City as a CLG in 1986 and, thus, a partner in the preservation of Kansas' historic resources. A key requirement of the CLG partnership, fulfilled in part by this project, is that a municipality "must maintain a system for the survey and inventory of historic properties."[6]

Partially funded by a Historic Preservation Fund Grant from the Kansas SHPO, this survey project will identify broad historic contexts, individual building histories, functional property types, eligible historic resources, and the boundaries of the geographic area containing the largest concentrations of eligible resources.

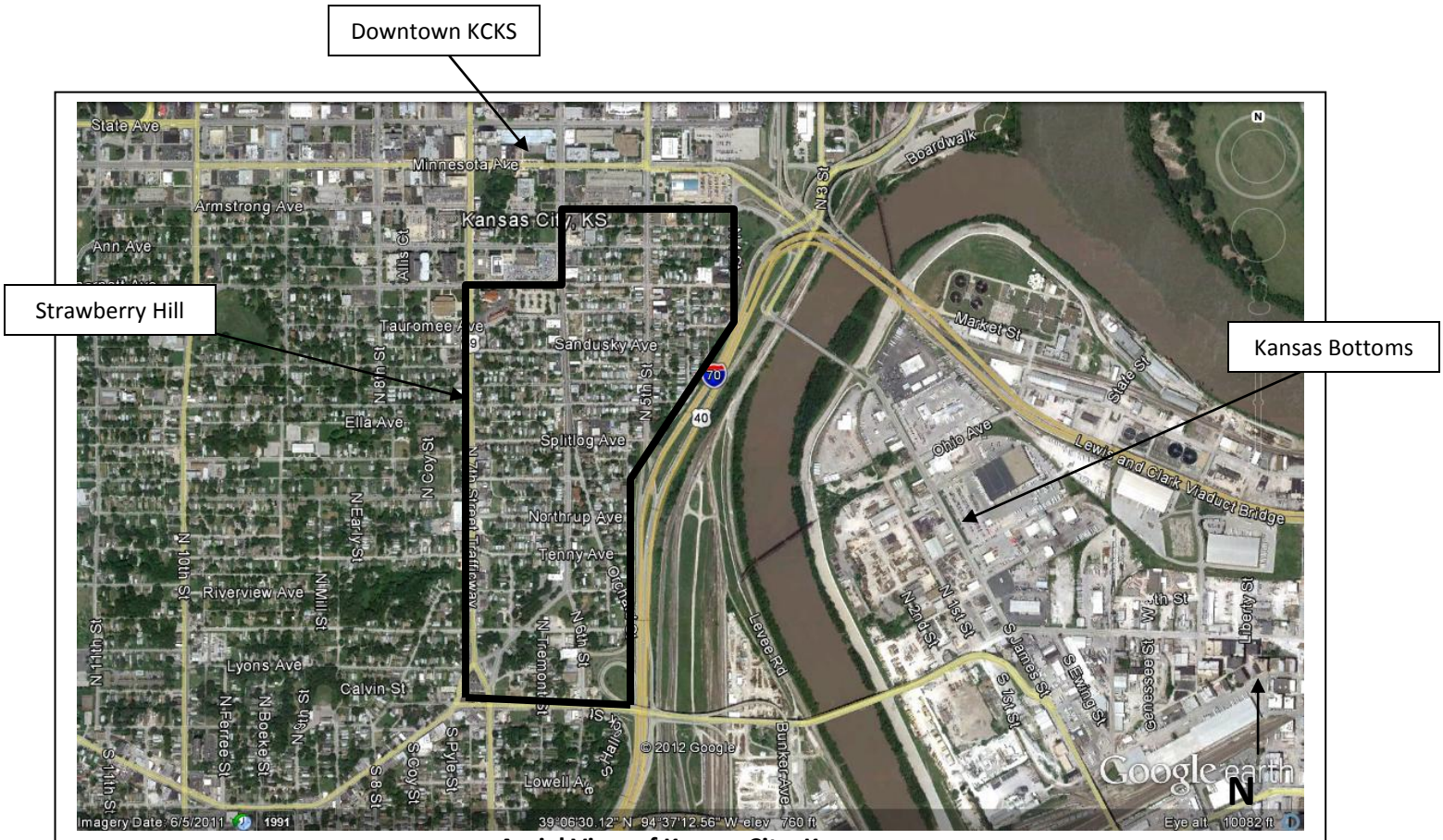
[6] State Historic Preservation Office, Kansas State Historical Society, "CLG Certification & Requirements," http://www.kshs.org/p/clg-certification-requirements/15657 (accessed July 8, 2012).

METHODOLOGY

PROJECT AREA

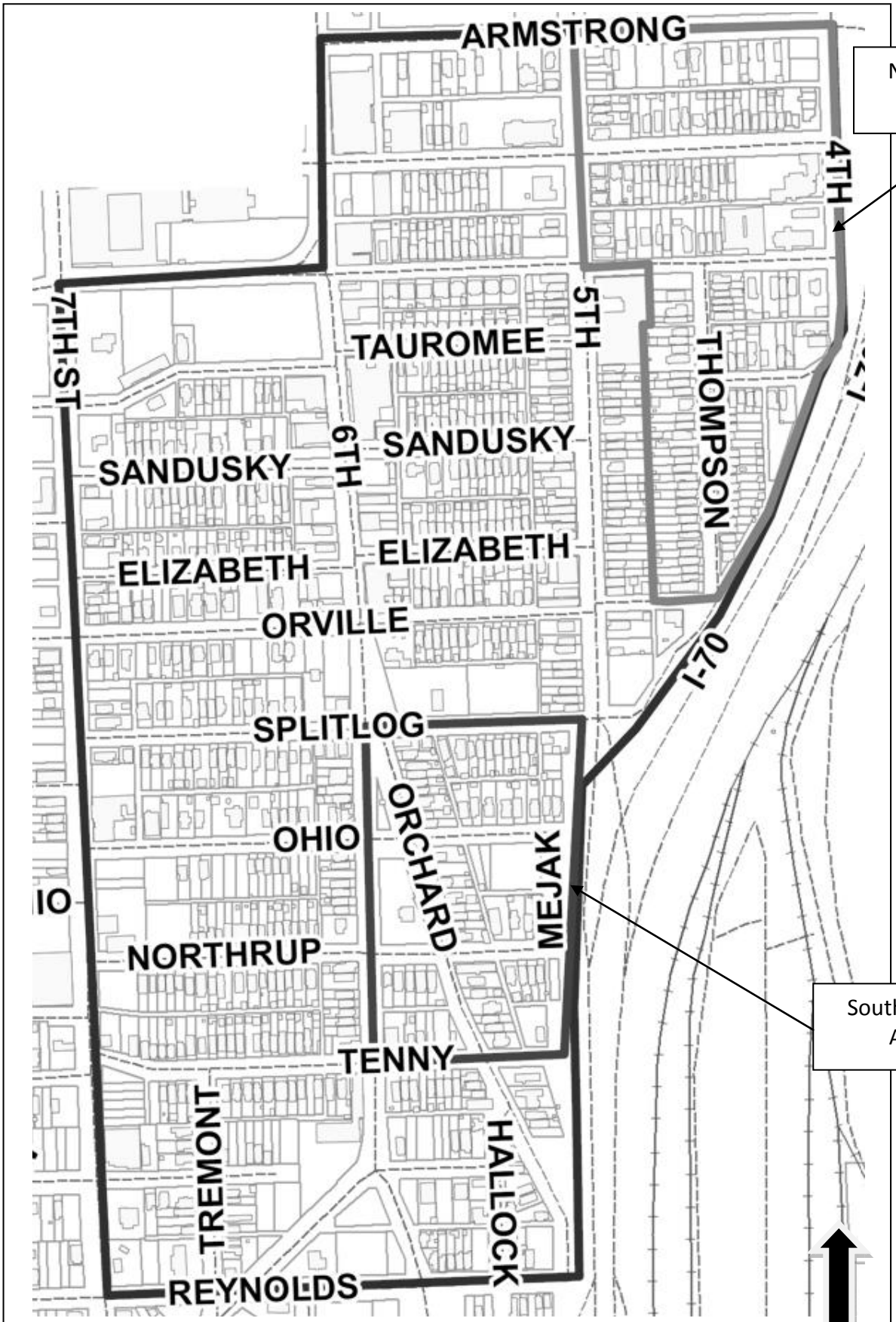
The Strawberry Hill neighborhood is adjacent to the south of downtown Kansas City, Kansas, the county seat of Wyandotte County. Historically extending east down the slope to the banks of the Kansas River, more than 200 parcels along the east side of the neighborhood were cleared in the late 1950s to make way for the Muncie Expressway (present-day I-70). Approximately 150 buildings, primarily late-nineteenth and early twentieth century single-family residences, were demolished, drastically reducing the size of the neighborhood.

Present-day Strawberry Hill comprises approximately 130 acres bounded by Armstrong Avenue to the north, I-70 to the east, Reynolds Avenue to the South, and 7th Street to the west. Due to budget and time restrictions, the scope of this survey project was limited to two areas within the Strawberry Hill neighborhood in the vicinity two cultural anchors – St. John's Church (Croatian) and Holy Family Church (Slovenian) – comprising approximately one-third of the present-day neighborhood boundaries (please see maps on the following pages). The North Survey Area around St. John's church covers approximately 21 acres and is generally bounded by Armstrong Avenue to the north, 4th Street to the east, Orville Avenue to the South, and 5th Street to the west. The South Survey Area around the Holy Family church covers approximately 14.7 acres and is generally bounded by Splitlog Avenue to the north, I-70 to the east, Tenny Avenue to the south, and 6th Street to the west.



Aerial View of Kansas City, Kansas

Courtesy GoogleEarth



Strawberry Hill Neighborhood

METHODOLOGY

SCOPE OF WORK

This survey project launched in January 2012. Fieldwork, preliminary research, and the first public meeting were conducted in early February 2012. Survey documentation was uploaded to the online Kansas Historic Resources Inventory (KHRI) on May 7, 2012. Two subsequent public meetings were held in June 2012. Preservation Solutions (PSLLC) submitted the draft survey report on July 13, 2012 and the final public presentations will take place on July 26, 2012. Subsequent to the Kansas City Kansas Landmarks Commission (KCKLC) and SHPO comments, PSLLC submitted the revised survey report on August 29, 2012.

Personnel

Preservation Solutions architectural historian, Kerry Davis, acted as the project lead and conducted all aspects of project planning, fieldwork, archival research, and report preparation. Project manager for the KCKLC were J. Bradley Munford, Urban Planning and Land Use, with assistance from John Tomasic of the Strawberry Hill Neighborhood Association. Project reviewer for the Kansas State Historic Preservation Office was Amanda Loughlin, Survey Coordinator. In addition, numerous local volunteers provided assistance with research and documentation.

Archival Research

Intensive-level documentation of all historic buildings, structures, and sites within the survey area to sufficiently evaluate National Register eligibility required research of individual properties, as well as general community history to establish historic contexts. Archival research included both primary and secondary resources. The following repositories and collections were utilized: Wyandotte County Historical Museum; Unified Government (UG) Urban Planning and Land Use archives; Private collections of Don Wolf and Bernice Anzek; Kansas State Historical Society archives; Wyandotte County Courthouse; State Historic Preservation Office; and Mid-Continent Public Library, Midwest Genealogy Center, Independence, Missouri. In addition, longtime residents provided oral history interviews and local historians and volunteer researchers provided significant research support throughout the project.

Fieldwork

Combined with the applicable research on Strawberry Hill's past development, the fieldwork provided a basis for an accurate analysis of National Register eligibility. A building-by-building analysis, which included field investigation and documentation of the exterior of each of the 218 resources in the survey area was conducted. The lead field investigator recorded all building information sufficient to complete the Kansas inventory form, as well as general streetscape characteristics sufficient to describe the setting.

This fieldwork was comprised of on-site integrity assessments, address verification, and photographic documentation of all properties. Field analysis led to the identification of

contributing and non-contributing resources in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Photographic documentation was in compliance with National Register and Kansas SHPO photography policies and included ample streetscape views, multiple views of each resource, and any other character-defining elements of the survey area, such as landscape elements.

Compilation and Analysis of Data

Preservation Solutions used the KHRI Excel spreadsheet template to create a Microsoft Access database to compile the survey information based upon the information required by the Kansas SHPO Inventory Form. This included data fields for each building's historic and current functional use, physical features (e.g., principal materials, roof type, number of stories); architect and/or builder, if known; estimated or documented date of construction; presence of historic outbuildings; source(s) of historic information; and notes about the history of the property. In addition to these fields, the database includes fields for parcel identification numbers; historic architectural integrity; and assessments of eligibility. This database was then uploaded to the KHRI online system, reviewed by Kansas SHPO staff, and is available for viewing by the public at http://www.kshs.org/khri.

KHRI Notes

- It should be noted that the "Historic Name" field reflects the earliest, readily available known resident to be associated with the house, and is not necessarily the original owner or resident. In most cases, the name shown is from the listing for the house as shown in the 1920 city directory, the earliest city directory to have listings organized by address. The in-depth research required to identify the original owner was outside the scope of this project.
- A status of "Contributing" in the "Potentially Eligible for National Register" field indicates the building retains sufficient integrity and significance to contribute if a district were present in the vicinity. It should not be confused with an assessment of individual eligibility. For resources with this status, an assessment of the neighboring resources confirming additional contributing buildings in the vicinity would be required to justify a NRHP listing.

Analysis

In order to accurately evaluate the eligibility of each resource and/or group of resources according to the criteria and standards for historic resources established by the Secretary of the Interior and the Kansas SHPO, the consultant analyzed the following four categories of data to identify contiguous districts, discontiguous thematic resources, and individual properties that are potentially eligible for National Register listing. A detailed description of the four areas of analysis and results appears in the "Survey Results" section of this report.

- Date of Construction
- Original Building Use/Function
- Building Form
- Architectural Style

Evaluation and Analysis

As defined by the National Register of Historic Places, ―historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[7] All properties eligible for listing in the National Register of Historic Places and for local designation as Landmarks or Historic Districts, whether for individual significance or as contributing elements to a district,[8] must retain sufficient historic architectural integrity to convey the period of time in which they are significant.[9] Thus, to be listed in the National Register, a property must not only have historic significance, but it must also retain integrity.[10] The consultant visually inspected the exterior of buildings to determine the retention of integrity of each resource in the survey area.

Secondary Siding

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation stipulates that ―if the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features and detailing are not obscured." However, currently, the Kansas Historic Sites Board of Review, who sets Kansas SHPO policy regarding the National Register program in Kansas, does not count buildings with non-historic siding as contributing resources to a National Register District. Because a significant number of properties in the survey areas have secondary siding materials, the PSLLC engaged in consultation with the Kansas SHPO to discuss the issue. It was determined that due to the documented historic pattern of application of secondary asbestos and faux brick asphalt sidings in the early to mid-20th century, during Strawberry Hill's period of significance, the Kansas SHPO agreed to allow buildings with these siding materials to potentially be counted as contributing.

For buildings with non-historic secondary siding, which are counted as non-contributing, these resources have the potential to achieve contributing status (and therefore qualify for rehabilitation tax credits) if the non-historic siding is removed and original siding remains intact underneath. Because it is likely that many of these properties retain historic siding materials under non-original siding, the KHRI form online includes a note in the ―Register Status Remarks" field identifying the potential for a status upgrade for these buildings when they retain all other significant features and detailing of their architectural style or property type as delineated below

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[7] National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of Interior, 1997), 4.

[8] A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the district's area of significance. Properties contributing to a district's significance for architecture must retain a higher degree of architectural integrity than in a district significant for associations with an important individual or with historical events or patterns of history.

[9] Historic architectural integrity should not be confused with the physical condition of a building or structure. A building may be in excellent physical and structural condition, but may have lost its historical character-defining elements. Conversely, a building may retain all of its historical architectural features, but may be structurally unsound and, therefore, in poor condition.

[10] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of Interior, 1997), 44.

After compiling and reviewing the results of the field study and archival research, PSLLC identified broad patterns of development in Kansas City, and Strawberry Hill, in particular. *A Field Guide to American Houses* by Virginia and Lee McAlester[11] provided guidelines for nomenclature and determining architectural forms, styles, and subtypes. *The Buildings of Main Street* by Richard Longstreth[12] supplemented these classifications for the few identified commercial buildings, assuring the use of nomenclature is consistent with National Register guidelines.

A National Register Historic District possesses a significant concentration and/or continuity of buildings, sites, structures, or objects united historically or aesthetically by plan or physical development. Areas that appear to retain contiguous resources that together might form a National Register Historic District are identified in the ―Recommendations" section below. These properties possess historic integrity and are located adjacent to or near other similar properties that share the same historic context(s). Contributing resources do not have to be individually distinctive, but must add to the significance of the grouping within one or more historic contexts. The majority of the components that contribute to a district's historic character must possess integrity, even if they are individually undistinguished, as must the district as a whole.

An elaborated discussion of NRHP eligibility follows.

[11] Virginia and Lee McAlester, *A Field Guide to American Houses (*New York: Alfred A. Knopf, Inc., 1984).
[12] Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: The Preservation Press, 1987).

METHODOLOGY

NRHP EVALUATION CRITERIA

National Register Eligibility

The physical characteristics and historic significance of a resource provide the basis for evaluating National Register eligibility. A property or district must be associated with an important historic context and meet a combination of the criteria outlined below. Opinions of potential eligibility should be approved by the Kansas SHPO prior to proceeding with nomination to the National Register of Historic Places (NRHP).

Age Requirements

To allow sufficient time to gain historical perspective, the National Register uses a minimum age guideline of fifty years before a resource is considered eligible. However, it should be noted that it also allows for the evaluation of resources that have achieved significance in the past fifty (50) years if they are of exceptional importance.

Integrity Requirements

A property's level of integrity—the degree to which it retains its physical and historic character-defining features and is able to communicate its significance—is a key factor in determining whether it may be eligible for listing in the National Register. The National Register defines seven physical aspects of integrity against which a property or district must be evaluated:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

To maintain integrity, a property must possess at least several of these aspects, enough so that the essential physical features that enable it to convey its historic significance remain intact. Determining which aspects are important to integrity requires knowledge of why, when, and where the property is significant. In Kansas, non-historic siding is not allowed for a building to be considered eligible either individually or as a contributing resource to a historic district.

Significance Requirements

In addition to integrity, properties listed in the National Register must meet certain criteria of historic significance.[13] Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas:

[13] For additional information about the National Register of Historic Places, visit http://www.nps.gov/nr/.

Criterion A: Association with events, activities, or broad patterns of history.

Criterion B: Association with the lives of persons significant in our past.

Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

This survey project examined 212 parcels in two areas of the Strawberry Hill neighborhood in Kansas City, Kansas. The North Survey Area comprises 146 properties in the vicinity of the St. John's Catholic Church at 4th Street and Barnett Avenue, while the South Survey Area includes 66 properties in the vicinity of the Holy Family Catholic Church at Orchard Street and Ohio Avenue. The properties within the combined survey areas contained a total of 212 primary resources and 104 secondary buildings/structures. KHRI forms were completed for all primary resources, as well as 6 secondary buildings of particular historical and/or architectural interest, for a total of 218 inventory forms.

Late nineteenth through early twentieth century residential development characterizes the survey areas. One- and two-story single-family residential buildings dominate the vast majority of the survey areas. Most dwellings reflect vernacular folk house types and do not exhibit a distinct architectural style. Situated on very narrow lots, houses very close to one another, with remarkably little space between their respective side walls. Scattered institutional buildings, including religious, educational, and social buildings occur in each survey area at or close to main intersections.

Asphalt-paved streets, concrete curbs, and brick sidewalks characterize the residential streetscapes. Due to the steep grade throughout the survey areas, rough-cut stone retaining walls, some as high as 8 to 10 feet, line the sidewalks and alleys. Many of these walls feature decorative treatments such as dressing capstones, grapevine joints, and/or a castellated treatment. Also due to the sloping grade, a high number of residences have historic stone or poured concrete steps leading up to the house from the sidewalk.

Ohio Avenue

Ann Avenue

The vast majority of lots in the survey areas were platted between 1857 and 1888, many of which belong to the Original Town Plat filed in 1857. Within the survey area boundaries, an

irregular street grid aligned with the cardinal directions generally defines the circulation pattern, the vast majority of parcel boundaries, and thus many buildings‘ alignment. Orchard Avenue runs northwest-southeast across the length of the South Survey Area, resulting in triangular and trapezoidal parcels fronting this street. The northeast-southwest angle of the Kansas River dictated the alignment of parcels along its banks and several parcels at the south end of the North Survey Area reflect this. Otherwise, lot sizes are relatively consistent, with the exception of those with institutional uses and those reflecting parcel boundary alterations subdivision or merging adjacent parcels/lots as part of replatting in the early through mid-twentieth century.

A review of historic maps revealed street name and address changes over time. These changes are as follows:

- Between 1889 and 1893, the city did away with its old numbering system, which increased to the north from the south edge of the city and adopted a numbering system that used Central Avenue as the base line for the address numbers. All north-south streets were renamed with the prefix ―North” or ―South.”

- Between 1889 and 1893 a portion of Tau-ro-mee Street was renamed Sandusky Avenue.

- In 1924, Dugarro Street became Thompson Street.

SURVEY RESULTS

DATES OF CONSTRUCTION

Using the information provided by historic maps, city directories, and added secondary sources, as well as architectural style and building form, the consultant determined estimated dates of construction for the resources surveyed. Analysis of the construction trends reveals more than 93 percent of the 218 surveyed resources are more than fifty years of age. Furthermore, more than 89 percent of the surveyed resources are more than eighty years of age and were standing before the onset of the Great Depression.

ESTIMATED DATE OF CONSTRUCTION	
ERA	NUMBER OF RESOURCES
Pre-1890	67
c1890-c1910	80
c1910-c1930	48
c1930-c1950	4
c1950-1962	4
Non-historic: 1963-present	15
TOTAL	**218**

SURVEY RESULTS

FUNCTIONAL PROPERTY TYPES

A property type is the categorization of resources that share physical or associative characteristics. Property types link historic events and/or patterns with actual resources that illustrate these contexts. Buildings and structures in the survey areas represent a range of original historic functions, including residential, commercial, religious, educational, and social. The individual houses, business buildings, institutional structures, and other resources are literal reflections of Strawberry Hill's history and evolution.

To identify historic property types present in the survey area, PSLLC identified resources according to original function, building form, and architectural style, thus recognizing both shared associative (functional), as well as physical (architectural style and building form) characteristics. The basic functional property types identified are outlined below, and then further categorized by building form and/or architectural style.

ORIGINAL BUILDING FUNCTION	
FUNCTION	NUMBER OF RESOURCES
Residential	193
Institutional	6
Commercial	4
Recreational	1
Non-historic: 1963-present	14
TOTAL	**218**

Residential Property Type

The residential property type is the most dominant functional property type identified in the survey areas. There is a relatively high degree of diversity within this functional category due to the long time span in building construction dates. The vast majority of the residential resources identified are the Single-Family Residential Property Type, described below.

Single-Family Residential Property Sub-Type

Single-family residential buildings compose a sub-type of the larger Residential Property Type. Their significance lies in the information they communicate regarding the continuum of single-family detached dwellings in Kansas City, Kansas, and specifically in Strawberry Hill. They represent the residences of the community's working-class and middle-class families, as well as a few homes erected by Kansas City's wealthier residents during the mid-to-late nineteenth century. This property sub-type occurs in both vernacular folk house forms and popular architectural styles common in the era of construction.

Institutional Property Types

A very important component driving community development patterns are the institutional resources that supported and enhanced domestic life. In Strawberry Hill, religious facilities were of particular importance and included churches, parochial schools, and social halls, each specific to the nationality of the attending immigrant group. These buildings are found along major arterial and collector streets bounding residential neighborhoods and often do not conform in size, scale, or massing to the adjacent residential buildings found within the neighborhood. Those buildings and structures of substantial size and executed in a particular popular style were the work of architects.

Commercial Building Property Type

Due to the boundaries of the survey areas, the commercial property type was uncommon in the project areas. The survey identified only four purpose-built commercial buildings, all of which represent the Two-Part Commercial Block subtype based on building form (see following Building Forms section). These commercial buildings had retail sales or service functions common in similar-sized cities throughout the Midwest. These business houses are sited on one lot and have rectangular plans with the short side facing the street. They are designed for small operations providing professional services or retail sales. Though no purpose-built One-Part Commercial Block buildings were identified in the survey areas, a subtype appears in the form of early twentieth century one-story commercial additions to an earlier single-family home. Though not freestanding, these commercial additions reflect a vernacular modification of this building form as property owners sought to diversify and expand their income.

Adjacent to the west of the each survey area are the historic commercial corridors along 5th, 6th, and 7th streets, which feature a wide variety of this property type. It is expected that future survey will add to the limited information provided in this report regarding commercial buildings in Strawberry Hill.

SURVEY RESULTS

BUILDING FORMS

The categorization of building forms identified in the survey area follow the classification terminology required and accepted by the National Register of Historic Places program. The nomenclature relies heavily on forms described in Virginia and Lee McAlester in *A Field Guide to American Houses* and *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth. Only the most prevalent building forms are discussed below and it is expected that future survey will add to the information available on Strawberry Hill's historic architecture.

A Field Guide to American Houses includes discussion of several common residential building forms found throughout the country, which they categorize as ―National Folk Houses" and often lack a defined architectural style. Longstreth's *Buildings of Main Street* provides standard classifications of commercial buildings by form and arrangement of façade features. Such nomenclature is often combined with a building's style, if present (e.g., ―Italianate Style One-Part Commercial Block" or ―Prairie School Style American Four-Square").

BUILDING FORMS	NUMBER OF RESOURCES
Residential Buildings	
Single-Family	201
Multi-Family	6
Institutional Buildings	
Religious halls, schools, churches, etc.	6
Commercial Buildings	
Two-Part Commercial Block	4
Recreational Properties	
Park	1
TOTAL	**218**

SINGLE-FAMILY RESIDENTIAL VERNACULAR FOLK HOUSE FORMS

Throughout the nation's history, Americans have constructed modest dwellings of locally available materials absent any stylistic embellishments. Early colonists brought the building traditions of Europe, adapting them to their new communities using locally available materials. Frame buildings of hewn timber with thin wood siding dominated early folk buildings in New England where massed floor plans more than one room deep became the norm. Likely due to shorter and less severe winters, frame houses that were only one room deep became common in the early settlements of the Tidewater South. As settlement expanded to the West, a Midland tradition of log building evolved from a blending of the two traditions.

As the nation's railroad network expanded during the second half of the nineteenth century, the character of American folk housing changed significantly. Builders of modest dwellings no longer relied on local materials. Instead, railcars quickly and cheaply moved mass-manufactured construction materials (e.g. pre-cut lumber, nails, window and door frames, and ornamental details) over long distances from distant plants. Before long, vernacular houses of relatively light-weight balloon or braced framing replaced hewn log dwellings. Despite the advances in building materials and construction technique, older folk house shapes persisted and even after young communities became established, they remained popular as an affordable alternative to more ornate and complex architectural styles.[14] These traditional prototypes, as well as later innovative plans, comprise distinctive categories of residential forms that dominated American folk building through the first half of the twentieth century.

While folk houses avoid a concerted effort to carefully imitate current fashion, styled houses earnestly incorporate popular architectural elements through the intentional choice of materials, ornamentation, and other design features to reflect a contemporaneous architectural style. They are defined by their form and massing, lack identifiable stylistic elements, and show relatively little change over time.

The residential architecture found in the survey areas reflects the gamut of late nineteenth century and early twentieth century folk house forms. Due to the limited survey area boundaries for this project, the building forms identified below should not be construed as a complete list; it is likely that reconnaissance-level and/or intensive-level surveys in the future will discover additional examples throughout Strawberry Hill.

[14] McAlester, 89-90.

GABLE-FRONT HOUSE

The gable-front shape of this folk house form has its origins in the Greek Revival stylistic movement that dominated American houses from 1830 to 1850, which referenced the triangular pediment on the façade of a Greek temple.[15] Originating in the Northeast, where simple gable-front folk houses became popular in the pre-railroad era, the design persisted with the expansion of the eastern railroad network in the mid-nineteenth century, becoming a dominant form until well into the twentieth century. In particular, the adaptability of the form to narrow urban lots assured their popular use and they are common in many late nineteenth and early twentieth century neighborhoods.[16]

513 Northrup Avenue

The residences at **513 Northrup Avenue** (c1905) and **411 Sandusky Avenue** (c1910) reflect early twentieth century treatments, respectively. Typical of their vernacular form and period of construction, these houses featured little architectural ornamentation.

411 Sandusky Avenue

Bungaloid Sub-type

An additional wave of interest in the gable-front shape grew from the early twentieth century Craftsman movement, which typically used the front-facing gable form. Between 1910 and 1930, this treatment inspired many modest bungaloid folk houses that lacked stylistic references. The dwelling at **705 North 5th Street** (c1915) exhibits the bungalow form without elements of formal Craftsman styling.

705 North 5th Street

[15] McAlester, 90.
[16] Ibid.

SHOTGUN

Deriving its name from the ability to make a good shot directly through all of the rooms of the house, the one-story, one-room-wide form defines the Shotgun Folk House.[17] Ranging from two to five rooms deep, the rooms always have a linear form and are nearly equal in size. The examples at **415 and 535 Thompson Street** (c1885 and c1883 respectively) exemplify the form. Initially appearing as temporary housing for the working poor and/or railroad workers, this house form became extremely common as permanent housing for the working class throughout the South and the Midwest.

415 Thompson Street

535 Thompson Street

GABLE-FRONT-AND-WING HOUSE

The Gable-Front-and-Wing House is very similar to its Gable-Front cousin. In this form, a secondary, side-gabled block placed perpendicular to the main gable-front block gives this house form its distinctive L-shaped massing. In the South, builders often added the gable-front wing to the traditional one-story Hall-and-Parlor form discussed below. Both one-story and two-story versions became common in the Midwest. The one-story version at **426 Thompson Street** is a late nineteenth century (c1885) example of this property type.

426 Thompson Street

[17] William R. Ferris, *Afro-American Folk Art and Crafts*, (Jackson, Mississippi: University Press of Mississippi, 1986),p. 205.

HALL-AND-PARLOR

An increasingly rare folk house form in Strawberry Hill is the Hall-and-Parlor dwelling, which has a simple side-gabled roof, a three- or five-bay façade, and a plan that is two rooms wide and one room deep. Derived from a traditional English form and dominant in the pre-railroad southeastern United States, this was a common early settlement house type throughout the Midwest. Like the example at **409 Thompson Street** (c1885) Hall-and-Parlor houses often feature early twentieth century porches and little if any architectural ornament.

409 Thompson Street

I-HOUSE

A rare house form in Strawberry Hill, the I-House is a two-story version of the Hall-and-Parlor House form and features the same two-room-wide and one-room-deep plan, a side-gable roof, and a rectangular footprint. Common across the United States during the pre-railroad period, the I-House form experienced renewed popularity during the post-railroad era as well. The relatively long, confining winters of the Midwest contributed to the popularity of this larger house form in the region. Rear extensions were common, as were variations in chimney location, as well as porch size and location. Located at the rear of its parcel at the alley, the house at **525A Splitlog Avenue** (c1898) clearly conveys the I-House form.

525A Splitlog Avenue

SIDE HALL

The Side Hall house form features the main entrance in an end bay within a two- or three-bay wide primary façade. The entrance opens into a stair hall adjacent to a parlor space. These dwellings may have gable, gambrel, or shallow hipped roofs and commonly feature shallow rear wings. The survey identified several examples of Side Hall house forms, including those at **809 North 5th Street** and **249 Orchard Street**, both of which date to circa 1900. The Italianate Style house often incorporated this plan, as seen below on page 35.

249 Orchard Street

809 North 5th Street

AMERICAN FOUR-SQUARE

537 Northrup Avenue

Popularized by pattern books and Sears Roebuck mail order kits, the two- to two-and-a-half-story American Four-Square house was one of the most popular styles to emerge in the late nineteenth century and continued in popularity until the 1930s. Its square massing – usually comprised of four square rooms stacked above four square rooms, one of which was an entrance hall with stairs tucked unobtrusively to the side – made it economical and practical to build. This house design has direct associations with the Prairie School style and often has many of the same features — wide boxed eaves, horizontal emphasis, and a broad porch spanning the full width of the first story. The American Four-Square house has a gable-front or hipped roof, usually with one or more dormers. Typically of wood-framed construction, they often incorporate stucco, brick, and/or stone wall cladding juxtaposed with wood clapboard or shingle cladding above or below. This building form sometimes lacks a defined architectural style, or can reference Late Victorian, Colonial Revival, Neoclassical, Prairie School, and/or Craftsman styles. In *A Field Guide to American Houses*,

the McAlester's feature American Four-Square dwellings as examples of the Prairie School and Colonial Revival styles. The example at **537 Northrup Avenue** (c1925) exhibits the American Four-Square form with decorative brackets and heavy square brick porch supports of Craftsman style, while the example at **524 Ohio Avenue** (c1905) reflects the horizontality and wide boxed eaves of the Prairie School style.

524 Ohio Avenue

PYRAMIDAL ROOF HOUSE

While side-gabled roofs normally cover massed-plan folk houses of rectangular shape, those with more nearly square plans commonly have pyramidal roofs. Though it features a more complex roof framing system, the equilateral hipped roof of the Pyramidal Roof house requires fewer long-spanning rafters and was therefore less expensive to build. This house form often appeared in small towns concurrent with the arrival of the railroad and became a favored replacement for the smaller Hall-and-Parlor house during the early twentieth century. The one-story version at **524 Tenny Avenue** (c1900) is a classic example of this property type, and the only one identified in the survey. Like most folk house forms, the roof pitch and the size and location of the porches vary, with recessed half-width porches being common to this house form.

532 Tenny Avenue

PYRAMIDAL-AND-WING HOUSE

A cousin to the Pyramidal Roof House, the Pyramidal-and-Wing House features a gabled wing projecting forward from the primary façade of a main block. This alignment gives this house form its distinctive L-shaped massing, with the entrance recessed under the porch. Likely derived from and simplified version of a Queen Anne cottage, a high number occur in Strawberry Hill. The one-story version at **315 Orchard Street** is a good example (c1895) of this building form.

315 Orchard Street

MULTI-FAMILY RESIDENTIAL BUILDING FORMS

The field study identified only four historic purpose-built multi-family dwellings. This property type occurs as a function-specific multi-unit form and among the few identified in the survey are both two-family and four-family flats.

Multiple entrances within a symmetrical façade can characterize a multi-family residential building; however, many also feature a single, main entrance into an interior double-loaded corridor accessing each unit. Depending on the period of construction, contemporary stylistic norms, and the number of units, the size, scale, and massing is highly variable. Many resemble contemporary single-family residential forms popular at the time of construction, like the circa 1915 example at **512 Northrup Avenue** that exhibits the simple Gable-Front form of many of its neighbors. In contrast, the large brick apartment building at **538 Tenny Avenue**, illustrates the regionally common colonnaded form[18] with four separate entrances to each of the four flats.

512 Northrup Avenue

538 Tenny Avenue

[18] A NRHP MPDF for Colonnaded Apartment Buildings in Kansas City, Missouri was listed in 2003 http://www.nps.gov/nr/publications/sample_nominations/ColonnadeAptBldgsMPSCover.pdf.

ANCILLARY BUILDINGS

Ancillary structures provide important information relating to the development of the Strawberry Hill neighborhood. Their function-specific forms augment the visual character of residential settings, as well as enhance understanding of the primary structure.

During the late nineteenth century and early twentieth century, the backyard served very utilitarian purposes. Common structures included an outhouse or septic tank, a chicken coop, a multi-purpose shed, a cistern or well, and a carriage house. In Strawberry Hill, smokehouses were common. Traditional domestic yard design distinguishing between a formal front yard and a utilitarian backyard shifted with technological advances. With the arrival of city water and sewer systems, outhouses and septic tanks became obsolete. With the arrival of the automobile, shelter for the vehicle became important and the garage became a key element of backyards. Domestic recreational activities that originally took place on the front porch or in the front yard moved to the backyard after the disappearance of its earlier, often unpleasant, utilitarian functions.

434 Ann Avenue

285 Orchard Street

The majority of ancillary buildings identified in the survey areas have residential associations and include various sheds and garages, most of which are simple wood-frame or brick buildings. Among the few smokehouses remaining in Strawberry Hill, the one at **434 Ann Avenue** illustrates significant associations with the Slavic immigrant groups historically associated with the neighborhood. The most common historic outbuilding identified in Strawberry Hill is the automobile garage, most of which date from circa 1915 to circa 1960. They are typically one-story gable-front or hipped roof structures with a hinged, sliding, or overhead vehicular entrance door. The brick garage at **285 Orchard Street** is an excellent representative example of this property type.

COMMERCIAL BUILDING FORMS

Commercial architecture is classified first by building form and second by architectural style. The street-level storefront is one of the most prominent features of a commercial building and is an important merchandising element. The balance of a commercial building's key design elements relate visually to the storefront. Among the character-defining storefront elements are display windows, bulkheads, doors, transoms, signs, kick plates, corner posts, and storefront cornice.

In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth categorizes commercial buildings according to façade composition. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of a commercial façade can be reduced to simple patterns that reveal major divisions or functional zones. Utilizing Longstreth's basic commercial building form typology, the field study identified both One-Part Commercial Block additions and Two-Part Commercial Block examples. It is expected that future survey will identify additional commercial building forms throughout Strawberry Hill.

ONE-PART COMMERCIAL BLOCK

The One-Part Commercial Block building has only a single story. While no free-standing examples were identified in this survey, many found elsewhere in Strawberry Hill feature a narrow street frontage with a façade comprising little more than plate glass windows and an entry with a cornice or parapet spanning the width of the upper façade wall. Within the confines of this survey project, the only examples of the One-Part Commercial Block form were identified as early twentieth century commercial additions to a single-family home. The small store addition to the front façade of the circa 1888 house at **418 Sandusky Avenue** was in place by 1931 and contained a dry goods business. The small store addition on the side elevation of the circa 1883 dwelling at **537 Thompson Street** dates to circa 1940 and contained a confectionary. Though not freestanding, these commercial additions reflect a vernacular modification of this building form as property owners sought to diversify and expand their income.

418 Sandusky Avenue

537 Thompson Street

TWO-PART COMMERCIAL BLOCK

319 Orchard Street

Slightly more complex than their one-story cousins, Two-Part Commercial Blocks are typically two to four stories in height. There is a clear visual separation of internal function between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses. The design of the upper stories identifies the building's architectural influences. Similar to One-Part Commercial Blocks, the first story focuses on the storefront glazing and entrance(s). In the case of the building at **319 Orchard Street** (c1898), though the display windows have been replaced with wood, the hierarchy of façade elements remains clearly legible and the building is a good example of the building form.

SURVEY RESULTS

ARCHITECTURAL STYLES

In addition to functional property type and building form categorizations, resource classification of shared physical attributes typically includes architectural styles. The architectural styles identified in the survey areas and discussed below follow the terminology required and accepted by the National Register of Historic Places program.[19] Of the 218 resources surveyed, only 34 exhibit a discernable architectural style or reflect clear stylistic influences.

ARCHITECTURAL STYLE	NUMBER OF RESOURCES
Late Victorian	
Italianate	4
Romanesque Revival	2
Queen Anne	6
Late 19th & 20th Century Revivals	
Late 19th & 20th Century Revivals	1
Italian Renaissance Revival	1
Gothic Revival	1
Colonial Revival	1
Tudor Revival	2
Late 19th & Early 20th Century American Movements	
Prairie School	4
Craftsman	5
Mixed[20]	1
Modern Movement	
Modern Movement	3
Ranch	2
Minimal Traditional	1
TOTAL	**34**

[19] Architectural styles are arranged in this report based on the National Register classification categories and nomenclature relies heavily on the styles described by Carol Rifkind in *A Field Guide to American Architecture,* as well as those discussed in *What Style Is It?* by John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz, as well as Virginia and Lee McAlester's *A Field Guide to American Houses*, as recommended by the National Register of Historic Places.

[20] A building with a Mixed style is one that incorporates more than three different styles.

SURVEY RESULTS

ARCHITECTURAL STYLES

In addition to functional property type and building form categorization, resource classification of shared physical attributes typically includes architectural styles. The architectural styles identified in the survey area and discussed in this report follow the terminology required and accepted by the National Register of Historic Places program. The nomenclature relies heavily on the styles described by Virginia and Lee McAlester in *A Field Guide to American Houses*, as recommended by the National Register of Historic Places.

Single-family residences are the dominant property type in the survey area. The residential architecture found within the survey area boundaries includes examples reflecting the mid- to late nineteenth century Romantic Period's revivalism through post-World War II Modern Movement styles.

The limitations of the survey boundaries provided few examples of commercial architectural style, thus commercial architectural styles are not discussed in this report. The architectural styles discussed below provide a representative sampling and it is expected that future survey will identify additional styles present in Strawberry Hill.

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

A high number of various house styles gained and lost popularity throughout the course of America's history. These changing fashions either incorporated earlier architectural designs or consciously departed from the past to create their own distinct defining elements.

ROMANTIC PERIOD/LATE VICTORIAN ARCHITECTURAL STYLES

During this period, builders' pattern books became increasingly available and thus spread the latest trends in house designs and styles to new and growing communities nationwide. Post-Civil War expansion of the railroad network made mass-produced building materials and components (e.g. milled lumber, nails, shingles, wall siding, doors, windows, roofing, and decorative elements) widely accessible at a relatively low cost. At the same time, the simplified method of balloon framing, formed by closely spaced two-inch thick boards joined only by nails, replaced the more complicated heavy timber and mortise-and-tenon joinery of post-and-girt and braced frame construction. Balloon framing resulted in cheaper, quicker house construction and its flexibility allowed irregular floor plans, a departure from the traditional square and rectangular arrangements of spaces.[21]

Victorian-era styled houses enjoyed popularity from 1860 to 1900 and include the Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian idioms.

[21] McAlester, 239.

Victorian-era houses typically drew heavily on medieval building precedents for inspiration. The various Victorian house styles share commonalities among architectural features such as steeply pitched roofs, textured wall surfaces, asymmetrical façades, and irregular floor plans. Known for their complex shape and elaborate detailing, these styles coincided with the technological shift from traditional heavy timber framing to lightweight balloon framing that greatly simplified construction of corners, wall extensions, and overhangs. Additionally, the mass production of housing components resulting from the expanding railroad system further contributed to low-cost decorative ornamentation.[22] These styles reflect a departure from the traditional American Colonial styles that previously dominated popular architecture for generations and a growing trend toward the presence of a variety of popular style options for residential design.

ITALIANATE

413 Sandusky Avenue

The Italianate style began in England as a reaction to formal classical ideals that dominated European architecture for the previous two centuries. Originally based on the large, informal farmhouses of rural Italy, in the United States, architects and builders included adaptations and modifications that transformed the style into a truly indigenous American style.[23] The house at **413 Sandusky Avenue** (c1888) is a classic example of the Centered Gable architectural subtype with its shallow hipped roof, wide eaves with paired brackets, and tall narrow windows with decorative hoods. A total of five examples of this stylistic subtype were identified in the survey.[24]

QUEEN ANNE

275 Orchard Street

The Queen Anne style derives inspiration from late Medieval European architecture. As adapted to American residential design in the late nineteenth century, the distinguishing characteristic is an overall emphasis on asymmetry and irregularity. To achieve the desired aesthetic, designs incorporated a combination of highly irregular footprints, steeply pitched roofs with multiple elements and

[22] McAlester., 239.
[23] Ibid., 212.
[24] The 1978 Survey referred to these as the —Kansas City Peaked Style" and identified a number of them throughout Strawberry Hill. Those found in this survey effort include 413, 418, and 420 Sandusky Avenue and 414 and 507 Thompson Street.

extensions, patterned and varied wall materials, and extensive ornamented porches.[25] Common devices to avoid a smooth wall surface include the use of multiple wall claddings, cut-away or projecting bay windows, and oriels. Queen Anne porches are one-story and can be partial, full-width, or wraparound featuring turned or jigsaw-cut decorative trim. A highly variable style, Queen Anne dwellings can be divided into a number of common variations based on shape and/or decorative detailing.[26] The example at **275 Orchard Street** (c1890) features many of the character-defining elements, such as multiple roof slopes, various wall planes, irregular footprint, variety of window sizes and arrangements, and a full-height three-part bay. The survey identified numerous houses that originally reflected the Queen Anne style but have since lost sufficient integrity to communicate their historic architectural associations; due to the importance of wall materials in defining this style, the presence of secondary siding over exterior walls typically compromises a Queen Anne Style dwelling's eligibility for listing in the National Register.

ECLECTIC HOUSES/LATE 19TH AND 20TH CENTURY REVIVALS

As evidenced by its name, the American Eclectic Movement drew inspiration from a number of sources, including American Colonial-era prototypes, as well as European architecture. At the same time and distinguished from the European and American Colonial-influenced designs, Modern house designs emerged representing the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School style, and European Modernism.[27]

A Field Guide to American Houses separates the residential architecture from the Eclectic Period into three sub-classifications: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The National Register of Historic Places' stylistic nomenclature differentiates between the Revival styles and the Modern, distinctly American styles. Thus, the McAlester's Anglo-American, English, and French Period Houses, as well as Mediterranean Period Houses fall under the National Register classification of ~~L~~ate 19th and Early 20th Century Revivals." Additionally, the McAlester's Modern Houses fall under the National Register classification of ~~L~~ate 19th and Early 20th Century American Movements."

COLONIAL REVIVAL

Colonial Revival style dwellings reflect a rebirth of interest in the styles of early English and Dutch houses on America's Atlantic seaboard. The Georgian and Adams styles, often combined, form the backbone of this revival style, though elements of Dutch Colonial and Post Medieval English traditions are also common. Examples from the late nineteenth century were often loose

279 Orchard Street

[25] McAlester, 263-268.
[26] Ibid., 262-264.
[27] Ibid., 318-19.

interpretations of colonial precedents, while those constructed between about 1915 to 1930 typically more closely resemble the original Colonial examples. The style became distinctly more simplified with the onset of the Depression and the continued use of the style into the mid-twentieth century.[28] The high degree of popularity and the long span of time within which the style occurs results in a number of architectural variations. Only one example was identified in the survey. The residence at **279 Orchard Street** (c1900) is an excellent if simple example of the Hipped Roof with Full-Width Porch Subtype, which is sometimes called the Classic Box. It features characteristic elements of the Colonial Revival style, including the dentilation under the eaves, the one-story full-width porch, the two-story main block, and the oval window.

TUDOR REVIVAL

The Tudor Revival style became increasingly popular after World War I when innovations in building technology increased the affordability of the application of stone and brick veneer over frame construction. The style occurs on both large, architect-designed examples and small working- and middle-class cottages. Character-defining features include: one or more steep, front-facing gables; prominent masonry chimney(s); arched doorways and/or window openings; gabled entrance projections; and grouped windows. The Tudor Revival style persisted nationwide for half a century, from around 1890 through the 1940s and features various sub-types based on building materials and roof form.[29]

Brick Wall Cladding Subtype

This is the most common Tudor Revival style subtype. Constructed circa 1940, the residence at **428 Ann Avenue** is a late example of the style, which is reflected in the shallower pitch of its gables than earlier, steeper versions. The side porch and six-over-one wood windows are classic features of the Tudor Revival style.

428 Ann Avenue

MODERN HOUSES/LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

The Modern Houses of the American Movements are based primarily on a lack of historicism and applied ornamentation, as well as evolving construction techniques resulting in external simplicity and a variety of spatial relations. From each of these traditions emerged several different styles of American houses, many of which were interpreted and reinterpreted over time.[30]

[28] McAlester, 234-236.
[29] Ibid., 355.
[30] Ibid., 5.

PRAIRIE SCHOOL

519 Northrup Avenue

The Prairie School, one of the few uniquely American architectural styles, developed among a creative group of Chicago architects including Frank Lloyd Wright at the turn of the twentieth century. Though a relatively short-lived style, flourishing for only two decades between about 1900 to about 1920, pattern books rapidly spread the style throughout the Midwest and beyond. Prairie School style dwellings have rectangular massing and a low-pitched roof with a wide eaves overhang. Bands of windows, contrasting trim details between stories, and one-story wings and/or porches underscore the horizontal emphasis of the style.[31] The square porch supports, wide eaves, shallow hipped roof, and the solid brick porch wall identify the house at **519 Northrup Avenue** (c1905) as a simplified Prairie School design.

CRAFTSMAN

Craftsman Style houses enjoyed popularity nationwide from about 1905 through 1930, inspired by the early designs of Charles Sumner Greene and Henry Mather Greene. Greene and Greene practiced architecture in California from 1893 to 1914 and designed both elaborate and simple bungalow houses that incorporated elements from the English Arts and Crafts movement and Central Asian architecture. Architectural magazines and builder pattern books popularized the style and the one-story Craftsman house became extensively popular as the most fashionable smaller house in the country. Character-defining features include low-pitched roofs; a wide eaves overhang, often with exposed roof rafter ends; decorative beams or braces under gable eaves; and full- or partial-width porches supported by heavy, often tapered, square columns.[32]

531 Northrup Avenue

Front-Gabled Roof Sub-type

About one-third of Craftsman houses reflect this sub-type. The house at **531 Northrup Avenue** (c1925) exemplifies the sub-type with the character-defining front-facing gable and features classic Craftsman elements including the full-width recessed porch with heavy rough-cut stone supports, and the decorative knee brackets under the eaves.

[31] McAlester, 439-441.
[32] Ibid., 453-454.

MIXED

531 Northrup Avenue

The experimental application of various stylistic elements was common during the Eclectic Era. Drawing from the numerous popular styles during the early years of the twentieth century, architects and builders often combined character-defining features, resulting in houses that defy any categorization other than ―Mixed." While the circa 1903 residence at **801 North 5th Street** embodies the American Four-square form and scale, it also exhibits elements borrowed from the Prairie School, Craftsman, Tudor Revival, and Colonial Revival styles. These elements include: its wide, flared, enclosed eaves and horizontal division between the first-story brick wall cladding and second-story wood clapboard siding reflecting the Prairie School style; the decorative knee brackets and false beams under the eaves, as well as the heavy grouped square porch supports derived from the Craftsman style; the dormer windows with their blank lower panes and patterned pane above and the bay window that are common elements to Queen Anne style; the decorative, applied label mold hoods over the windows that borrow from Tudor Revival; and the entrance sidelights, which are typical of Colonial Revival.

AMERICAN HOUSES SINCE 1940/ MODERN MOVEMENT

A distinct shift occurred in American residential architecture after World War II. Revivalist architecture popular in the first half of the twentieth century gave way to Modern styling and simplicity. The most common modern styles built after 1940 include Minimal Traditional, Ranch, and Split-Level house styles, the latter two of which dominated American housing for the rest of the twentieth century.[33] *A Field Guide to American Houses* classifies these house styles as ―Modern," while the National Register of Historic Places categorizes them as ―Modern Movement," a style category that also includes Art Deco, Moderne, and International Style.

MINIMAL TRADITIONAL

539 Northrup Avenue

Originating during the Depression, Minimal Traditional dwellings reflect a transition from Tudor style to the Ranch style. Often featuring the multiple front-facing gables of the Tudor style, they are distinguished by a noticeably shallower pitch. Tight eaves, stone or brick veneer, and a lack of applied ornament are also common, as seen on c1947 the example at **539 Northrup Avenue**.

[33] McAlester., 319.

RANCH

606 Thompson Street

Emerging from California during the mid-1930s, the Ranch style became popular in the 1940s and dominated residential architecture for the following two decades. The basic Ranch house is an asymmetrical one-story building with a low-pitch roof and moderate to wide eaves. Depending on the parcel its facade can be relatively narrow or very broad or ~~r~~ambling." The roof is either gabled or hipped and the plan may or may not include an integrated garage. Additional character-defining elements include large picture windows in a tripartite arrangement, decorative shutters, high-set horizontal windows, broad chimneys, stoop entrances or shallow porches, and decorative iron or slender square wood porch supports. The house at **606 Thompson Street** reflects the evolution of the style in the post-World War II era and with a relatively narrow footprint to fit on an urban lot.

SPLIT-LEVEL

400 Thompson Street

Per its namesake, the Split-Level style house features multiple levels, one of which is often partially below grade. It spiked in popularity from the mid-1950s through the mid-1970s, but continues to be built today. The Split-Level house emerged as a multi-story version of the then dominant Ranch style house. Automobile garages are almost universally integrated within the footprint with a bedroom above. Side-gabled roofs dominate and as with Ranch style houses, tripartite picture windows commonly illuminate the living room, decorative shutters flank most façade windows, and a wide variety of wall claddings occur. The house at **400 Thompson Street** (c1960) is a classic example with excellent integrity, retaining the original aluminum-framed one-by-one sliding windows and integrated single-car garage.

INSTITUTIONAL BUILDING ARCHITECTURAL STYLES

Public and institutional buildings commonly express identified ―high style" designs and typically represent a conservative architectural idiom. Traditional design and historical antecedents are the most common stylistic treatments. Examples in Strawberry Hill primarily include religious and educational buildings.

RELIGIOUS BUILDINGS

The two churches identified in the survey areas date from the early twentieth century and represent ―high style" architecture. These church buildings are found on main thoroughfares at intersections. The red brick construction, peaked windows, and gable roof with central steeple are all character-defining elements that identify the 1905 **St. John the Baptist Catholic Church 708 North 4th Street** as Gothic Revival style.

St. John's Church
708 North 4th Street

The groups of round-arched openings, the rose window, and the side steeple topped by an octagonal lantern characterize the 1927 **Holy Family Catholic Church** at **274 Orchard Street** as a Romanesque Revival design. The rectory associated with the Holy Family Church notably complements the main church building but instead reflects the Italian Renaissance Revival style through its low-pitch hipped roof, the clay roof tiles, the wide eaves overhang, the symmetrical façade, and the arched entrance.

Holy Family Church
274 Orchard Street

Holy Family Rectory
274A Orchard Street

EDUCATION BUILDINGS

Strawberry Hill retains a number of historic education buildings, though only two were identified within the limited survey area boundaries. Both are associated with their respective Catholic church and appear to retain sufficient integrity to be individually eligible for listing in the National Register. The **St. John's Catholic School** at **422 Barnett Avenue** dates to 1929 and reflects the influence of the Tudor Revival style through the bands of windows and the lancet arched entrance with label mold and tabs. In contrast, the **Holy Family School** at **515 Ohio Avenue** is an excellent example of Modern Movement styling, exhibiting an overall horizontal profile, asymmetrically arranged sections of curtain wall windows and blank brick walls, and the lack of applied ornamentation.

St. John's Catholic School
422 Barnett Avenue

Holy Family School and Hall
515 Ohio Avenue

HISTORIC CONTEXTS

STRAWBERRY HILL: A DEVELOPMENT OVERVIEW

To fully appreciate the significance of Strawberry Hill's resources, it is important to understand the forces that influenced the evolution of the neighborhood in general, as well as the development trends that occurred regionally, statewide, and nationally. The National Park Service defines historic context as ~~a~~ broad pattern of historical development in a community or its region that may be represented by historic resources."[34] According to the Secretary of Interior's *Standards for Preservation Planning, Identification, and Evaluation*, proper evaluation of the significance of historic resources can occur only when they are assessed within broad patterns of a community's historical development. Only then may the National Register criteria for evaluating property eligibility be accurately applied.

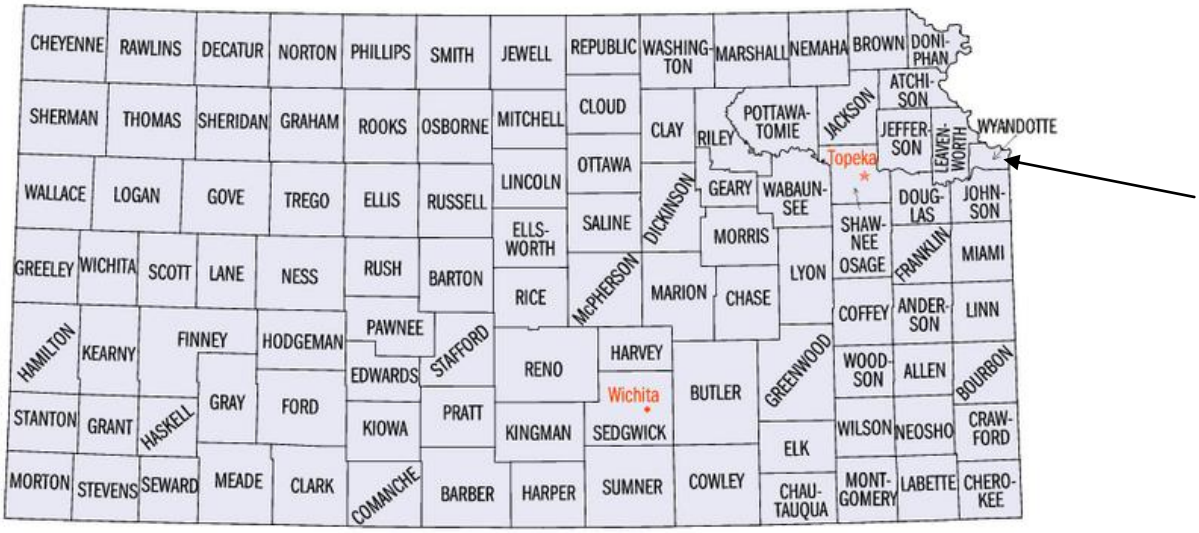
Establishing historic contexts is a means of organizing information about properties that share common historic, architectural, or cultural themes. A preliminary historic context overview identifying themes representing the Strawberry Hill's development over time follows. Strawberry Hill's property types, discussed in detail above, relate to these themes. When historic resources are viewed in relationship to the context within which they were built, it is possible to apply the established criteria for evaluating eligibility for designation to the national and local historic registers.

Historic contexts developed as part of this study or any future survey should not be confused with a comprehensive history of the community. Historic context development is one component of a survey report that assists in providing technical analysis of the resources identified. The establishment of historic contexts is a first step in targeting the survey effort and in determining recommendations for future identification and evaluation effectively. The resulting information relating to this context is far from definitive, but establishes areas of obvious importance in relation to National Register criteria and allows specific management recommendations for future identification, evaluation, and protection of cultural resources.

[34] National Park Service, *National Register Bulletin: Guidelines for Local Surveys* http://www.nps.gov/history/nr/publications/bulletins/nrb24/chapter1.htm (accessed June 2, 2012).

LOCATION AND ENVIRONMENT

The Strawberry Hill neighborhood lies adjacent to the south of downtown Kansas City, Kansas, the county seat of Wyandotte County. The smallest county in Kansas, Wyandotte County is at the east edge of the state at the confluence of the Missouri and Kansas Rivers, which form the majority of the county boundaries. The county's 155 square miles are undulating with bluffs edging each river.



Kansas Counties

Map courtesy of http://www.censusfinder.com/mapks.htm

The availability of water and suitable building materials influenced the location, configuration, and physical appearance of communities such as Kansas City, Kansas, during the state's early settlement period. The primary guiding factor in the layout of most communities was typically related to physical factors, such as the location of a river or the presence of a railroad line and the use of a grid system for platting streets and lots. Kansas City's founding and Strawberry Hill's development corresponded to these factors, with the initial settlement located at the confluence of the Missouri and Kansas rivers, the arrival of the railroad driving mass immigration, and the bluffs and slopes influencing the plats and circulation patterns.

Present-day Kansas City, Kansas, reflects the consolidation of eight, nineteenth century towns and villages comprised of Wyandotte City, Kansas City, Riverview, Argentine, Rosedale, Quindaro, Armstrong, and Armourdale. Each of these individual communities was platted separately and thus the city's streets follow a somewhat irregular grid pattern including multiple main streets' centered in their respective residential and/or commercial districts.[35]

[35] James R. Shortridge, *The WPA Guide to 1930s Kansas* (Lawrence, Kansas: University Press of Kansas, 1984), 207.

Originally known as Splitlog's Hill, Strawberry Hill is an area generally bounded by Interstate 70 to the east, Armstrong Avenue to the north, Central Avenue to the south, and 7th Street to the west.[36] Oral history interviews suggest the neighborhood was historically much more narrowly defined – restricted to the area bounded by the Kansas River to the east, Ann Avenue to the north, Orville Avenue to the south, and 5th street to the west.[37] Geographic studies of the neighborhood, and confirmed by local historians, suggest the neighborhood boundaries expanded[38] as the population grew and moved west and south during the early to mid-twentieth century.

Strawberry Hill is one of several neighborhoods in Kansas City, Kansas, historically settled by immigrant groups and anchored by culturally specific Catholic parish churches. In addition to the Croatian St. John's church and the Slovenian Holy Family church surveyed as part of this project, St. Mary's and St. Anthony's churches, which served the Irish and German communities respectively, are within the Strawberry Hill neighborhood boundaries.[39] Not far from Strawberry Hill were the historically immigrant working-class communities anchored by the Serbian St. George's, the Polish St. Joseph's Church, the Slovakian St. Cyril and Methodius Slovakian Church, the Holy Trinity Church on Russian Hill, the Lithuanian St. Casimir's Lithuanian Church, and St. Brigid's, a historically mixed congregation originally in the Kansas Bottoms.[40]

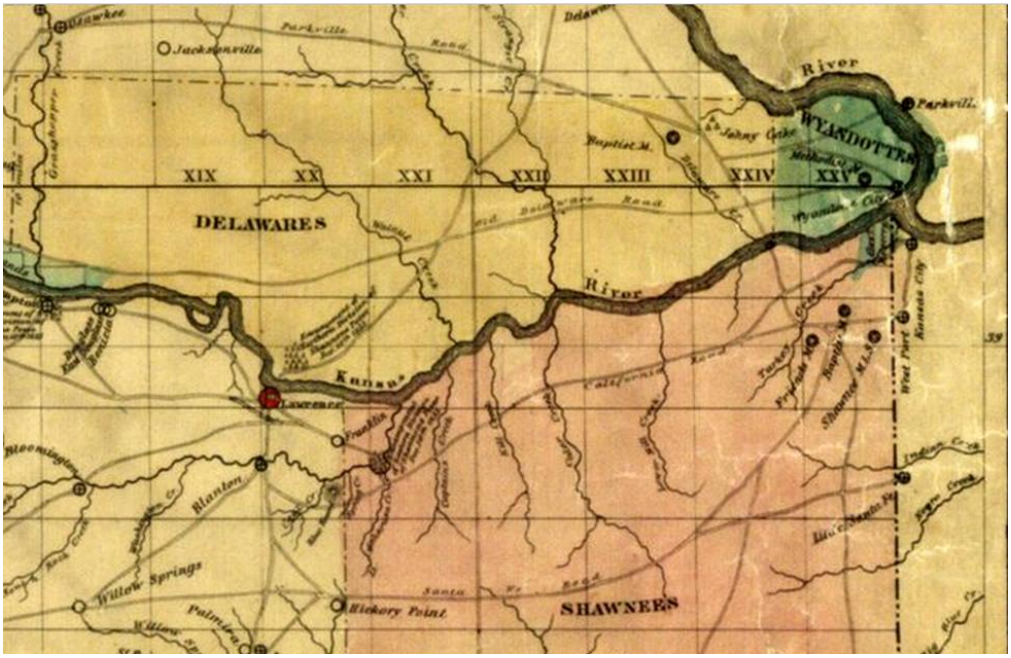
EARLY SETTLEMENT PERIOD: 1830-1864

Though Lewis and Clark stopped at Kaw Point in what is now Kansas City, Kansas, the establishment of a commercial trade route to Santa Fe in 1821 prompted the first major encroachment by Euro-Americans into the territory of the Kansa, Osage, and Pawnee nations in present-day Kansas. With passage of the Indian Removal Act in 1830, more than 25 Eastern tribes were forcibly relocated to the region that later became Kansas.[41] Among them, the Delaware nation signed a treaty guaranteeing them 2 million acres in the unorganized territory including what is now Wyandotte County.[42]

In 1843, approximately 700 members of the Wyandotte[43] tribe arrived from Ohio and purchased more than 23,000 acres in the easternmost portion of the Delaware nation's lands. The Wyandottes improved the land, built roads, established a ferry across the Kansas River, and

[36] These boundaries reflect the current Strawberry Hill Neighborhood Association boundaries.
[37] Oral history interview with Marijana Pinter Grisnik, longtime resident of Strawberry Hill, by Cynthia Myers, June 2, 2012.
[38] Joseph Manzo, "Sequent Occupance in Kansas City, Kan. – a Historical Geography of Strawberry Hill," *Kansas History* 4, no. 1 (Spring 1981): 24.
[39] St. Mary's Church is at 5th & Ann. St. Anthony's Church is at 7th and Barnett.
[40] St. George's Church is at Bethany and Lowell, St. Joseph's Church is at Vermont and Mill, St. Cyril and Methodius is at Mill and Ridge, and St. Brigid's was at 4th and Wood . The original location of the Holy Trinity Church and St. Casimir's Church have yet to be identified. It is known that St. Casimir's was near St. Cyril and Methodius.
[41] "Indian Removal Act," Kansas State Historical Society, Kansapedia. http://www.kshs.org/kansapedia/indian-removal-act/16714 (accessed June 22, 2012).
[42] Ibid.
[43] Historic spellings vary and included Wyandot, Wyandott, and Wyandotte, depending on the source. For the purposes of this report, the most common spelling in general contemporary use is used.

developed orchards, as well as established the village of Wyandotte, where they built a store, a small school, a jail, a church, and a hotel.[44] Among the Wyandotte settlers was Mathias Splitlog who claimed more than 280 acres on which he built a grist and saw mill on a tributary later named Splitlog Run.[45] As the largest landowner in the vicinity, the area became known as Splitlog's Hill.[46]



1856 Map of Eastern Kansas
Map courtesy of http://www.kansasmemory.org/item/213048

By the mid-1840s, pressures created by the increasing use of the Santa Fe trade route and the California-Oregon overland emigrant trails impacted the territory set aside for Native American groups and the United States government began to forcibly remove all the tribes from what is now the State of Kansas to reservations in present-day Oklahoma.[47]

When the Kansas Territory opened for settlement after the passage of the Kansas-Nebraska Act in 1854, there was an immediate influx of immigrants from points east. The following year, the Wyandotte nation petitioned for and received the rights of citizens and private ownership of their land, enabling them to sell their property to the newly arriving settlers and speculators.[48]

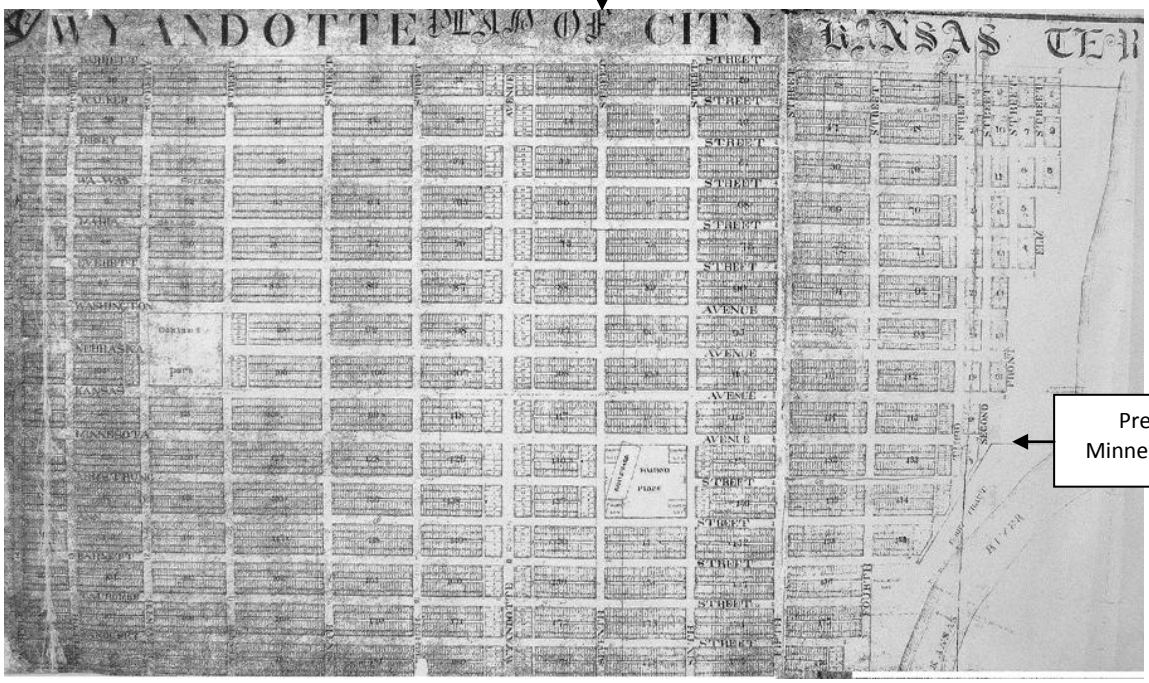
Original Plat

In 1856, three members of the Wyandotte nation and four Euro-Americans formed a town company and in 1857 filed a plat for Wyandotte City on the site of the village of Wyandotte. The

[44] William G. Cutler, *History of the State of Kansas*, (Chicago: A.T. Andreas, 1883) http://www.kancoll.org/books/cutler/wyandotte/wyandotte-co-p1.html#TOC (accessed June 21, 2012).
[45] Leslie A. Fitz, —The Development of the Milling Industry in Kansas," *Kansas Historical Collections* 12 (1912): 53-59. http://www.kshs.org/p/research-kansas-historical-collections-microfilm-list/13746 (accessed June 18, 2012).
[46] Cutler.
[47] David Sachs and George Ehrlich, *Guide to Kansas Architecture,* (Lawrence: University Press of Kansas, 1996), 6.
[48] Shortridge, 208.

large plat reflects the town company's confidence in the city's future success and was comprised of 185 blocks bounded by Garrett Street (Richmond Avenue) to the north, the Kansas River to the east, Orville Avenue to the south, and Walpole Street (13th Street) to the west. The town plan featured a grid system of 31 streets oriented with the cardinal points (N-S). Most of the streets were 80 feet wide, with the exception of the five designated commercial corridors – Wyandotte Street (8th Street), Washington Avenue (Washington Boulevard), Nebraska Avenue, Kansas Avenue (State Avenue), and Minnesota Avenue – which were each 100 feet wide.

Most blocks were approximately 700-by-264 feet with an 18-foot-wide alley bisecting the block east-west and featuring 56 evenly spaced 25-by-123 feet lots aligned north-south. The exception were those blocks fronting onto Wyandotte Avenue (8th Street) and the north-south streets parallel to the river bank (Elm, Front, 2nd and 3rd streets), which included shorter but wider parcels of 44-by-150 feet aligned east-west and facing onto their corresponding streets.[49]



Original Plat of Wyandotte, 1857
Wyandotte County Courthouse

According to William Cutler's nineteenth century account, ~~t~~he rush of immigration to the new town was immense, and almost instantaneous. Houses could not be built fast enough to shelter the comers…lumber was in hot demand; saw-mills went up as if by magic…"[50] Due to the influx

[49] Though the town company had designated Wyandotte Avenue (8th Street) as the primary north-south commercial corridor, the natural commercial development over time shifted to 7th Street.
[50] Cutler.

of immigrants, the population quickly rose to over 1,400 residents and the city incorporated the following year.[51] Recognizing this growth, the state legislature officially established Wyandotte County in 1859, with Wyandotte City designated as county seat.[52] The same year, James Michener established the first slaughterhouse in the Kansas Bottoms.[53]

THRIVING INDUSTRIAL HUB OF THE MIDWEST: 1864-1900

Arrival of the Railroad & the Meatpacking Industry

In the years leading up to and after the Civil War, ―railroad mania" swept the nation and railroad expansion revolutionized America by stimulating the growth of trade, settlement, and communication networks. Strategically located at the confluence of the Kansas and Missouri rivers, Wyandotte City stood poised to become a major overland trading center.[54] Public leaders had been interested in railroad construction as early as the 1850s, but it was not until the early 1860s that sufficient economic growth made financing of rail lines to Wyandotte City and Kansas City, Missouri, feasible.[55] Despite the onset of the Civil War, survey work on the Kansas Pacific Railroad[56] commenced in 1862 and the line was open between Wyandotte City and Lawrence, along the north bank of the Kansas River, by the end of 1864.[57]

In the heart of the Great Plains, access to primary rail lines set the stage for the river bottom area spanning the state line between Wyandotte City and Kansas City, Missouri, to become a national center for livestock and grain trade.[58] The railroad tracks traveled along the natural level gradient of the flood plain of the Kansas River Bottoms, thus committing the area to railroad and related industrial uses.[59] Rail-related business concerns began to construct their facilities immediately adjacent to the railroad grade along the flats between the bluffs bordering the Kansas River. Among this development, both the Kansas Pacific and Missouri Pacific railroad companies constructed depots in the Kansas Bottoms in 1867.[60] That same year, the Kansas Pacific Railroad reached Abilene, Kansas, and Joseph G. McCoy, an Illinois livestock

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[51] *Wyandotte County and Kansas City, Kansas. Historical and Biographical.* (Chicago: Goodspeed Publishing Company, 1890), 389.
[52] Cutler.
[53] Edwin Shutt, ―Packing Industry Chronology," in Loren Taylor, *The Historic Communities of Wyandotte County* (Wyandotte County, Kansas: Wyandotte County Historical Society and Museum, 2005), 521. Different sources indicate the operation was run by James McGrew. Shortridge, 209.
[54] Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form, ―Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," (Kansas City, Missouri; Historic Preservation Services, 2000), E-2.
[55] Schwenk, E-2.
[56] Kansas beneficiaries of the Pacific Railway Act of July 1, 1862 were the Union Pacific Eastern Division, renamed the Kansas Pacific and the Atchison and Pikes Peak railroad companies, later using the name Union Pacific Central Branch. Both of these lines received a federal land grant, plus loans of United States bonds. With this support, the Kansas Pacific built to the western Kansas line. Homer E. Socolofsky and Huber Self, *Historical Atlas of Kansas Second Edition* (Norman: University of Oklahoma Press, 1988), 30.
[57] *Wyandotte County and Kansas City, Kansas. Historical and Biographical*, 212.
[58] Schwenk, E-3.
[59] Schwenk, E-3, and George Ehrlich, *Kansas City, Missouri. An Architectural History 1826-1990.* (Columbia, Missouri: University of Missouri Press, 1992), 29.
[60] Schwenk, E-4

dealer, negotiated with the railroad company to establish the town as the western terminus for shipping Texas cattle to Chicago meatpacking plants via the Kansas Bottoms.[61] As a result, the long cattle drive from Texas was shortened considerably from its earlier route to Sedalia, Missouri, and the route to Abilene quickly became preferred by Texas drovers.[62] The following year, the Kansas Bottoms saw the Missouri Pacific Railroad's construction of a small stockyard, Thomas Bigger's establishment of a hog slaughtering facility, its first meatpacking plant[63] go up, and the arrival of another railroad line – the Wabash, St. Louis and Pacific.[64]

Despite this significant growth, it was the 1869 completion of the Hannibal Bridge over the Missouri River that secured Wyandotte City's access to the major markets of Chicago, St. Louis, and the growing commercial centers of the west and southwest.[65] The subsequent movement of cattle through the Bottoms grew so rapidly that each railroad company constructed their own stockyards and by 1870, 100,000 head had passed through the Bottoms.[66] In 1871, a new stockyard was established on the Kansas Bottoms that soon covered 130 acres.[67] The same year, Plankton and Armour moved their meatpacking plant from the Missouri side of the state line to the Kansas side of the Bottoms.[68] The company immediately initiated a sustained expansion program and quickly occupied nearly ten acres and was processing 800 cattle a day. By 1882, the company processed 450,000 hogs and 35,000 cattle annually.[69]

By 1880, ten rail lines delivered stock to the Bottoms.[70] The volume of cattle passing through to Chicago slaughterhouses naturally gave rise to the establishment of local concerns and the area soon became a terminus for cattle rather than a way station on the route to Chicago. Recognizing the potential, in 1880, both the Fowler Brothers of London, England, who opened Anglo American Pork and Provisions, and Jacob Dold & Sons, located their packing plants in the Kansas Bottoms.[71] The following year, the Chicago and Alton Railroad brought the first refrigerated railroad car to the Bottoms and the meatpacking industry rejoiced at the prospect of the ability to ship to more distant markets.[72] In the short time between 1888 and 1892, the Swift Company of Chicago, the Kingan Company of Ireland, the Cudahy Company, and the Schwarzchild & Sulzberger Company all set up slaughtering and packing facilities in the Kansas

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[61] McCoy's negotiations included an agreement with the Hannibal and St. Joseph Railroad to take the cattle on from the Bottoms to Chicago.
[62] Homer E. Socolofsky and Huber Self, *Historical Atlas of Kansas Second Edition* (Norman: University of Oklahoma Press, 1988), 32-33. This route was known as the Chisholm Trail.
[63] Established by Edward Patterson and J.W. Slavens.
[64] Shortridge, 209, and Loren Taylor, *The Historic Communities of Wyandotte County* (Wyandotte County, Kansas: Wyandotte County Historical Society and Museum, 2005), 517, and *Wyandotte County*, 212.
[65] Schwenk, E-3.
[66] Schwenk, E-4, and Sherry Lamb Schirmer and Richard McKinzie, *At the Rivers Bend. A History of Kansas City, Independence, and Jackson County* (Woodland Hills, California: Windsor Publications, 1982), 44-45.
[67] Loren Taylor, *The Historic Communities of Wyandotte County* (Wyandotte County, Kansas: Wyandotte County Historical Society and Museum, 2005), 320.
[68] Shortridge, 210 and Taylor, 319.
[69] Taylor, *Historic Communities*, 320.
[70] Schwenk, E-10.
[71] Taylor, *Historic Communities*, 316, 518.
[72] —Osborn, J.E. an employee for 50 years," *Kansas City Journal-Post*, December 20, 1931. (Newspaper Clipping File, Packing Companies. Kansas City Missouri Public Library, Special Collections), Microfilm.

Bottoms.[73] In concert with the growth of the meatpacking industry, numerous associated enterprises established in the immediate vicinity, such as barrel-making companies, overalls manufacturers, soap works, and lard rendering operations. The remarkable rate of industrial development in the Bottoms during this period necessitated large numbers of unskilled laborers and prompted the substantial waves of immigration that paralleled the growth of the meatpacking industry.[74]

THE EARLY YEARS OF STRAWBERRY HILL: 1864-1900

Immigration & Residential Development

With the 1864 arrival of the railroad came the first significant wave of foreign-born immigration to Wyandotte City. A review of the 1865 Kansas census shows that while the vast majority of the city's citizens were U.S.-born, a considerable number of foreign-born German, Irish, and Canadian residents called Wyandotte City home. In 1868, the Kansas City, Kansas, Town Company platted the Kansas River bottoms west of the state line and development and settlement was so rapid it incorporated within three years of its founding.[75]

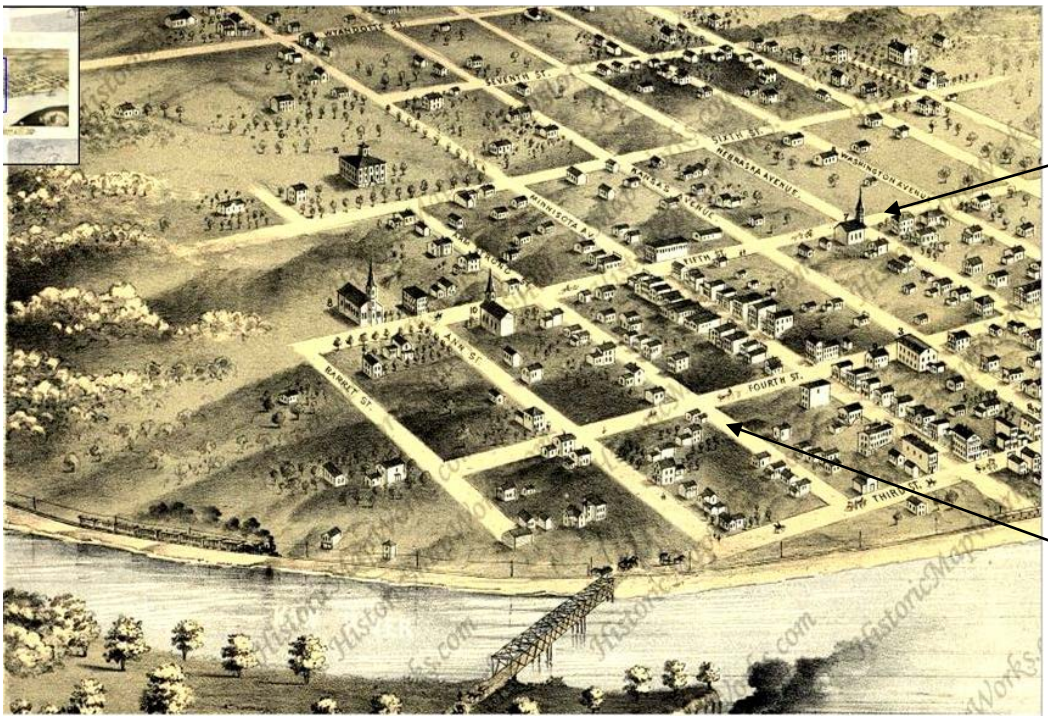
While many members of the Wyandotte nation had chosen to sell their land to the initial incoming settlers and speculators of the late 1850s, some remained, such as Mathias Splitlog, who's allotment originally spanned all of the area that is present-day Strawberry Hill.[76] Then known as Splitlog's Hill, he improved his land, built a saw mill, established an orchard, and sold off much of his remaining land over time to developers to become quite wealthy.

At the time, Splitlog's Hill was sparsely developed. The 1869 bird's eye view[77] shows only about fifty dwellings clustered primarily along Armstrong and Ann avenues. Among those shown are the extant homes at 431 Armstrong Avenue and 403 Barnett Avenue. A German Methodist church and the then-new St. Mary's Catholic Church appear near the intersection of 5th Street and Ann Avenue. Though platted, no roads south of Barnett Street appear to have been established. The south half of the Hill was still under ownership of Mathias Splitlog and largely undeveloped, except for his own improvements near his home at 251 Orchard Street.

By 1870, Wyandotte City had more than doubled its population in the previous decade and boasted nearly 3,000 citizens.[78] Developers began filing plats expanding and reorganizing the

[73] Taylor, *Historic Communities*, 518-519.
[74] Ibid., 320.
[75] *Wyandotte County,* 373-374.
[76] Manzo, 26, from *Kansas Historical* Collections 15, (1919-1922): 158.
[77] A. Ruger, *Bird's Eye View of Wyandotte, Wyandotte Co., Kansas 1869* (Chicago: Merchants Lithographic Company, 1869). Library of Congress Geography and Map Division. http://lcweb2.loc.gov/cgi-bin/map_item.pl (accessed June 21, 2012).
[78] Cutler.

city, including the large Connelly's Addition[79] filed in 1873, which replatted five blocks between 5th Street and the Kansas River on Splitlog's Hill and introduced Dugarro Avenue.[80]



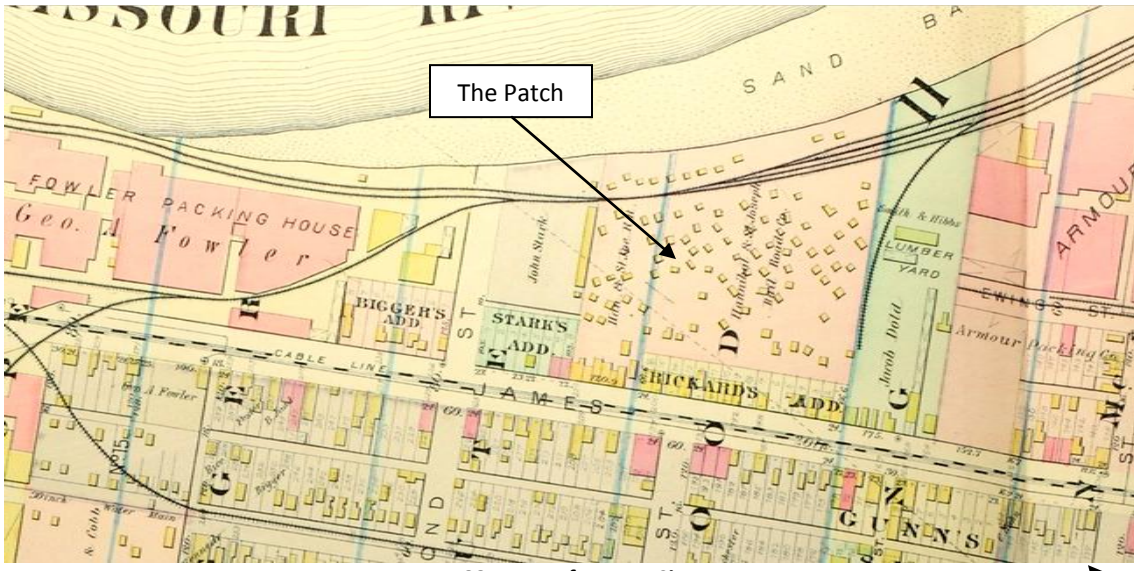
1869 Bird's Eye View of Wyandotte
Map courtesy of http://www.*historicmapworks.com*

Due to the growing railroad-related industries in the Kansas Bottoms, which required large numbers of laborers, the rapid arrival of newcomers more than doubled Wyandotte City's population between 1870 and 1880, to 6,149 residents.[81] At the time, the majority of foreign-born immigrants to Kansas were born in the British Isles, particularly Ireland.[82] A review of the 1875 Kansas census and 1880 federal census reflects this, showing the vast majority of both Wyandotte City's and Kansas City's residents as U.S.-born, while those of foreign birth were Irish, German, and English, in respective order of population.

As is found even today, arriving immigrants typically initially settled in low-cost housing close to their place of employment. For those arriving to work in the Kansas Bottoms, many lived in an area of sub-standard, unorganized housing west of the Armour Plant later known as the Patch where they lived amongst the packing plants and spanning the railroad grade.[83] By 1879, the population in the Kansas Bottoms and the Patch grew to sufficient numbers to support the

[79] Though not confirmed, it is possible the banker, Peter Connelly, who appears in the 1870 census residing in Ward 2 of Wyandotte City, filed this plat.
[80] Dugarro was renamed Thompson Street in 1924. Connelly's Addition comprises much of the North Survey Area.
[81] Cutler.
[82] Laurel Fritzsch, "Irish Immigration," *Kansas Memory* (blog), March 19, 2010, http://www.kansasmemory.org/blog/post/74315032 (accessed June 28,2012).
[83] Loren Taylor, *The Consolidated Ethnic History of Wyandotte County* (Wyandotte County, Kansas: Kansas City, Kansas Ethnic Council, 2000), 169

establishment of a new Catholic parish, St. Brigid's, the parishioners of which were ethnically mixed but largely Irish.[84]



c1887 Map of Kansas City

Map courtesy of http://www.kansasmemory.org/item/224011

A review of the 1880 federal census shows the streets of Splitlog's Hill also occupied by Irish and German and Swedish immigrants and/or their U.S.-born descendents. Despite living up on the Hill, occupations indicate a largely working class populous – laborers, carpenters, meat packing workers, railroad workers, plasterers, coopers, masons, grocers, and blacksmiths. The relatively high number of construction-related jobs suggests a reflection of the pace of construction in vicinity.

As in most Kansas communities, the 1880s represented a remarkable period of growth in Wyandotte City. By 1883, Cutler reported the city had 9,000 residents and exhibited a pace of street grading and construction that "not only evinces confidence on the part of her citizens, but inspires the feeling in others."[85] The packing houses more than sextupled their ranks of employees, with about 1,000 workers in 1882 growing to 6,200 by the end of the decade.[86] Keeping pace with private commercial development, public and infrastructure improvements during the 1880s included establishment of both a waterworks and a gas works, an electric light plant, and consolidation of the city with the growing communities of Wyandotte City, Armourdale, Armstrong, Riverview, and Old Kansas City in the Bottoms to form Kansas City, Kansas.[87] By 1890, consolidation had led to a city of over 50,000 residents. In order to link

[84] Susan Greenbaum, *Strawberry Hill: A Neighborhood Study* (Kansas City, Kansas: City of Kansas City, Kansas Community Development Department, 1978), 5. The c1887 Hopkins Company map of Kansas City, Kansas shows this church at the corner of 4th and Wood streets. A review of the 1880 federal census listings for old Kansas City in the Bottoms shows many location entries as "not opened" "not numbered".
[85] Cutler, and Taylor, *Historic Communities*, 387-388.
[86] Taylor, *Historic Communities*, 518, and Schwenk, E-11.
[87] *Wyandotte County,* 388, and Taylor, *Historic Communities,* 390.

each of the previously separate communities, new streets were graded running north-south with Seventh Street as the main commercial corridor across the city between the Missouri River on the north end and the Kansas River on the south end.[88]

During this period, rapid residential development occurred on Splitlog's Hill and its vicinity. Either to provide housing for his workers or to simply capitalize on the real estate development boom, in the early to mid-1880s George Fowler of the Fowler Packing Plant developed a block of 18 nearly identical brick workers' houses on Splitlog's Hill.[89] Additional small developers constructed sets of two to six houses on adjacent lots in an attempt to take advantage of the rapid settlement. Evidence in the survey areas of this pattern during the 1880s can be seen at 411-419 and 527-537 Thompson Street. Among the plats filed during this period were: Bolle's Addition[90] of 1881, which added 73 lots to the town of Riverview south of Wyandotte City, and Orchard Addition of 1888, which organized the last remaining 11.5 acres of Mathias Splitlog's land into four trapezoidal blocks containing a total of 142 lots. By this time all of Splitlog's Hill had been platted and by 1893 the present-day circulation pattern of streets was in place. More than 50 percent of the lots contained buildings and within a few short years, the residential development patterns on Splitlog's Hill had taken shape. More than 33 percent of the resources surveyed for this project date to the short period between 1880 and 1893.

By 1887, residents of the Hill accessed employment in the Bottoms via three nearby crossings of the Kansas River: an elevated interurban railway running north and south on 6th Street through the heart of Splitlog's Hill that crossed the river on the Riverview Bridge (present-day Central Avenue); a cable railway running along the northeast edge of the Hill that crossed the river near the east end of Ann Avenue; and a wagon bridge crossed near the east end of Barnett Avenue.[91]

Ethnic settlement patterns during this period can be traced by the establishment of the churches and the makeup of their congregations. For example, sufficient German settlement on Splitlog's Hill justified the 1886 establishment of St. Anthony's parish at the west edge of the Hill.[92] The following year, sufficient Polish settlement had taken place that St. Joseph's parish was established at Vermont and Mill on what became known as "Polish Hill."

Following the boom period of the 1880s, the Panic of 1893 led to a serious nationwide economic depression that lasted most of the decade. Economic conditions led meatpacking plant workers to strike. With numerous new immigrants arriving to take their places, the plants resorted to

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[88] Goodspeed, 389.
[89] Though outside the scope of this survey, field study verified this development is extant and is bounded by Tauromee, Barnett, 5th, and 6th streets.
[90] Bolle's Addition was actually an addition to Riverview, platted in 1879, before it was annexed into Wyandotte City. Riverview was historically known as Snake Hill and later Russian Hill.
[91] *A Complete Set of Surveys and Plats of Properties in Wyandotte County and Kansas City, Kansas* (Philadelphia: G.M. Hopkins Company, c1887) http://www.kansasmemory.org/item/224011 (accessed April 4, 2012).
[92] A church was constructed in 1890s at 7th & Barnett within the present-day boundaries of Strawberry Hill.

mass firings, instigating the migration of significant numbers of former packing plant workers, many of whom were Irish, German, and Swedish, out of the Bottoms.[93]

As the nineteenth century came to a close, America experienced a massive influx of European immigrants. Unlike the waves of immigrants that came to the United Stated earlier in the century, who were primarily from western and northern Europe and a mix of Protestant and Catholic, the new immigrants were from southern and eastern Europe and were largely Catholic and Jewish.

Drawn to the city's expanding role as a commercial hub and its growing railroad and meatpacking industries, the arrival of immigrants to Kansas City, Kansas, continued to follow national patterns. Earlier ethnic enclaves that formed near industry, cheap housing, and transportation gave way to the next wave of immigrants. By the end of the nineteenth century, the distinct immigrant neighborhoods that had developed in the Bottoms and on the banks and bluffs of the Kansas River began to shift their ethnic identify.

EARLY TWENTIETH CENTURY STRAWBERRY HILL: 1900-1930

Following the strained market conditions of the 1890s, the United States entered a period of prosperity. Prosperous times spurred immigration to Kansas and the state population increased 49 percent between 1900 and 1910, from 330,000 to 492,000, and increased another 25 percent between 1910 and 1920.[94]

During the late nineteenth and early twentieth centuries, most arriving immigrant groups viewed their crowded neighborhoods as temporary staging areas. As individual prosperity increased, they left for better housing situations. Such was the case in Kansas City, where the Patch and the Bottoms, in general, typically served as the initial immigrant residential area and when their means allowed, they moved out of the Bottoms and up the bluff.

At the turn of the century, the newest wave of immigrants to Kansas City, Kansas, largely hailed from the Balkan Peninsula – Serbia, Croatia, Slovenia – as well as Russia and Poland.[95] As with those before them, they initially settled in the Bottoms and a 1902 account described the residents of the Patch as Irish, Polish, Bohemian, Croatian, Russian Jews, and Negroes.[96]

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[93] Greenbaum, 5, and Taylor, *Historic Communities,* 390.
[94] Sally Schwenk and Kerry Davis, *Survey Report Norton Downtown Survey* (Kansas City, Missouri: Sally Schwenk Associates, 2010), 29.
[95] Greenbaum, 6.
[96] Taylor, *Historic Communities,* 396. The 1900 federal census largely supports this, showing many US-born descendents of immigrants, as well as a number of foreign-born immigrants from Ireland, Germany, Sweden, and England, as well as many listed as from "Austria (Polo)" or "Russia (Polo)." Croatian-specific immigration patterns during this period are difficult to measure because of Croatia's lack of political autonomy at the time, which prompted U.S. immigration and census officials to lump them with other Slavic groups. "Croatians," *Encycolopedia of Chicago* (Chicago: Chicago Historical Society, 2005) http://www.encyclopedia.chicagohistory.org/pages/353.html (accessed July 8, 2012).

A review of the 1900 federal census shows the streets of Splitlog's Hill still largely occupied by the descendents of or newly arrived Irish, German, and Swedish immigrants. However, sufficient Croatian settlement was present to support the establishment of their own separate parish, St. John the Baptist, and ground was broken in 1900 for the construction of the new church at 4th Street and Barnett Avenue.[97] With only 99 families in the congregation in 1902, the attendance nearly quadrupled in four years to 385 families by 1906.[98] Not only did the establishment of a Croatian church likely draw more residents the vicinity, but the devastating flood of 1903 likely drove many residents of the Bottoms to relocate to the higher ground afforded by Splitlog's Hill. By 1909, the north part of the Hill had become a ―Little Croatia."[99]

St. John the Baptist, 1930s
Photo courtesy Wyandotte County Museum

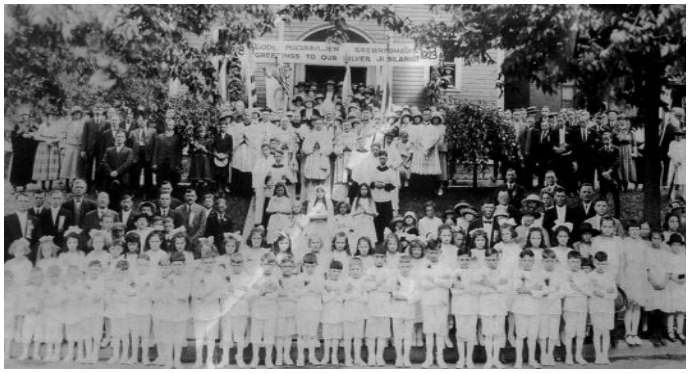
The meatpacking industry continued to expand at a rapid rate, with the volume of livestock delivered to the Bottoms growing to 100,000 head a day by 1908.[100] An Immigration Authority report from the period documented the linkage between the meatpacking industry, the largest employer in Kansas City, Kansas, and immigrants.[101] The study reported 40 percent of the more than 8,600 packing house workers were foreign-born and 86 percent were either foreign-born or the child of a foreign-born immigrant. Croatians and Poles made up the vast majority of these workers, with the balance represented by Slovenians and Slovaks.[102]

A prosperous economy and population growth led to significant development on Splitlog's Hill, which is apparent on the 1908 Sanborn Fire Insurance Company map. Lots that were vacant in the early 1890s saw new residential buildings go up. Small developers continued to build sets of buildings, including the c1903 groups at 713-717 and 805-809 North 5th Street. By 1908, the residential streetscapes that make up present-day Strawberry Hill were full of one- and two-story wood-framed and brick houses generally reflecting the gamut of working- to middle-class folk house forms. About 39 percent of the resources surveyed for this project date to the period between 1893 and 1910 and nearly three quarters of the buildings forming the current streetscapes were in place.

During this period, the Serbian community had grown to sufficient numbers that in 1906 they established their own St. George's Catholic Church at Bethany Street and Lowell Avenue, southwest of Splitlog's Hill. By 1908, sufficient Slovenian settlement had occurred on the Hill to

[97] Greenbaum, 8.
[98] Taylor, *Historic Communities,* 424.
[99] Ibid., 419.
[100] Schwenk, E-11, and Schirmer, 46.
[101] Taylor, *Historic Communities,* 517; the 1910 report used 1900 census and 1905 payroll data.
[102] Ibid., 517.

justify formation of their own church, Church of the Holy Family, which opened in repurposed cottages on Ohio Avenue between 5th and 6th streets at the south end of the neighborhood.[103]



Church of the Holy Family, 1923
Photo courtesy of Bernice Anzek

The Slavic residents of what became known as Strawberry Hill established a system of cohesive, permanent community. The formation of cultural and commercial establishments physically bonded the residents to the neighborhood. Though means might have allowed it, many chose to stay near the local parish church and familiar, Slavic-owned businesses. With the small communities formed, it paved the way for and encouraged new immigrants to come and settle.

View of Strawberry Hill, 1911
Photo courtesy of Kansas Memory Online Photograph Collection

[103] Taylor, *Historic Communities,* 419 and 428.

During this period, car ownership in Kansas grew at a rapid pace, as a result of improved roads and the increasing affordability of vehicles. In 1900, Kansans owned only 220 automobiles, ranking the state tenth in the nation. By 1910, there were nearly 10,500 automobiles in the state, and just two years later Kansans owned 30,000 vehicles.[104] This nationwide trend is reflected in Strawberry Hill through the paving of roads throughout the neighborhood and the introduction of the automobile garage at the rear of many residential lots. With the arrival of the automobile, shelter for the vehicle became important and the garage became an important structure associated with back yards, often replacing earlier carriage houses and sheds. Review of the 1931 Sanborn map corroborates this pattern, showing a significant number of houses with auto garages along the alley, some of which were built below-grade into the steep slope or, in some cases, into the basement level of an earlier house.[105]

Major agricultural and industrial developments occurred throughout Kansas during the 1920s. Wheat harvests broke records, the state ranked second in meatpacking nationally, and from 1919 to 1931, Kansas ranked second in the nation in overall oil production. By the mid-1920s, the state's wealth was the highest in its history.[106] By the end of the decade, Kansas City, Kansas, was home to eight packing plants – among them Armour, Morris, Swift, Cudahy, Wilson, Baum, Cochrane, and Fowler companies – which employed a combined total of more than 12,000 people.[107] In addition, the city was third in the nation in soap manufacturing and flour milling, as well as fifth nationally in grain storage, with 15 elevators in the city limits. Thirteen railroad lines passed through the city, as did five US highways and five state highways.[108] It also boasted a high degree of home ownership, ranking sixth in the nation of cities over 100,000 residents, and so many churches there was one for every 660 people.[109]

Though the 1920s were a prosperous time both statewide and locally, little new development occurred in Strawberry Hill during this period. The streetscapes having already been largely filled, only 34 buildings in the survey areas date to the period between 1910 and 1929. However, among the few new buildings that went up were the 1927 Holy Family Church and rectory at Orchard Street and Ohio Avenue, as well as the 1925-7 St. John's Catholic Club and School at 422 Barnett Avenue.

THE GREAT DEPRESSION: 1930-1940

The onset of the Great Depression, marked by the October 1929 collapse of stock market prices, forced nearly half of the nation's banks to insolvency. The resulting drastic reductions in spending and production led to a sharp rise in unemployment nationwide. By 1933, the value of

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[104] Elizabeth Rosin and Dale Nimz, National Register of Historic Places Multiple Property Documentation Form (Draft), "Roadside Kansas," (Kansas City, Missouri; Rosin Preservation, 2009), E-7.
[105] Examples of these can be seen at 442 Barnet Avenue and 447 Ann Avenue.
[106] Sachs and Ehrlich, 13-16.
[107] *Polk's Kansas City (Kansas) Directory 1930* (Kansas City, Missouri: R.L. Polk & Company,1930),13.
[108] Ibid., 11-13.
[109] Ibid., 14.

stock on the New York Stock Exchange was less than a fifth of its peak in 1929 and approximately one fourth of Americans were unemployed. Businesses shut down, farm income dropped by half, and factories closed their doors. Approximately 103,000 Kansans left the state during the 1930s. In Kansas, the meatpacking industry was among the only industries that contributed any stability to the state's economy during this time.[110]

View of Strawberry Hill, 1937
Photo courtesy of Wyandotte County Museum

Like Kansas counties statewide, Wyandotte County experienced job scarcity and severe financial strain during the Great Depression. Kansas City, Kansas, lost five banks and four packing plants. The packing plant employee population dropped by over 41 percent.[111] Private commercial activities slowed considerably or stopped altogether. Only two houses in the survey areas date to the decade leading up to the onset of World War II.[112]

Despite these conditions, the city still boasted 272 manufacturing establishments employing 16,000 individuals by the end of the decade. Also during this period, the city gained 53 new churches and increased its home ownership to 61 percent.[113] The WPA Federal Writers' Project visited Kansas City, Kansas, in the late 1930s and described the city as an active commercial center with large, yet unobtrusive industries, ~~-e~~xcept for odors from stockyards and packing houses...."[114] Strawberry Hill was identified as a distinct, identifiable place worthy of note in this tourist guidebook and described as ~~-a~~ Slavic settlement which retains many native customs…."[115]

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[110] Daniel D. Holt, —Study Unit on A time of Contrasts: Progress, Prosperity, and the Great Depression, 1900-1940," *Kansas Preservation Plan* (Topeka KS: Kansas State Historical Society, 1990), 9. Available from http://www.kshs.org/preserve/pdfs/studyunit3_1900_1940.pdf (accessed July 5, 2012).
[111] *Polk's Kansas City (Wyandotte County, Kansas) Directory 1940* (Kansas City, Missouri: R.L. Polk & Company,1940), 13.
[112] The house at 524 Thompson dates to circa 1935 and the house at 428 Ann dates to c1940.
[113] *Polk's Directory 1940*, 11.
[114] Shortridge, 206-211.
[115] Ibid., 211.

WORLD WAR II AND THE POST-WAR PERIOD: 1941-1960

The general disruption of private construction resulting from the Great Depression continued after the United States entered World War II. As the nation refitted for wartime production, restrictions on construction materials and fuel led to a general cessation of private and public development. In the survey areas, only one house possibly dates to this period.[116]

Post-War Transformation

As the post-war economy stabilized around the country, consumer demand increased, fueling production growth and contributing to a period of unprecedented economic prosperity. In Kansas City, Kansas, population lost during the 1930s was more than made up for when the city experienced a nearly 24 percent increase in the 1940s. By 1950, the four remaining packing plants increased their ranks of employee by 43 percent to 10,000 individuals.[117]

By the end of World War II, the nation's nineteenth- and early twentieth-century residential neighborhoods reflected the combined effects of the Great Depression and the rationed resources of the wartime period. As in many American cities during the late 1940s through the 1950s, poorly maintained older buildings in Kansas City, Kansas, received exterior "updates" and an immense wave of new construction significantly altered the appearance of the city's streetscapes. The amount of postwar remodeling and new construction is not surprising, as almost twenty years had passed during which the Great Depression and wartime restrictions had severely constrained construction, maintenance, and new development. Thus, there was a real and psychological need for new, clear symbols of progress and a return to normalcy.

In contrast to the nationwide and regional patterns of a postwar boom in new construction, in Strawberry Hill relatively few new buildings went up during this period. Only six buildings in the survey areas date to the years between 1945 and the mid-1960s. Notable among these few construction projects was the new Holy Family Hall and School at 515 Ohio Avenue, built between 1956 and 1961.

In Strawberry Hill, the pent-up need for symbols of progress manifested in widespread remodeling throughout the neighborhood. Improved economic conditions allowed property owners to make improvements and update their homes, addressing maintenance deferred during the war. While post-World War II remodeling was common nationwide, a notably high number occurred in Strawberry Hill. The majority of these buildings suggest a concerted response to the availability of new materials such as steel siding, asbestos shingles, asphalt siding, and Perma-Stone, a wall treatment developed in the late 1920s that became popular in the post World War II modernizing and remodeling movement.[118] This pattern has been

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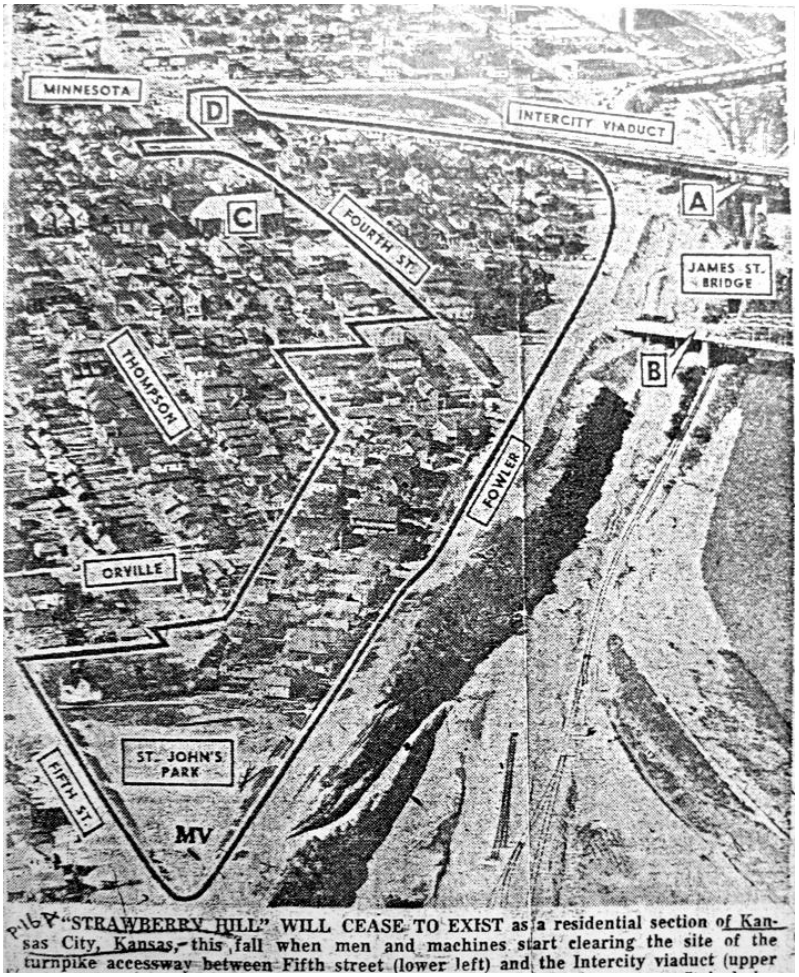
[116] The house at 442 Barnett dates to c1945.
[117] *Polk's Kansas City (Wyandotte County, Kansas) Directory 1950*, 10-11.
[118] Holly Hope, Arkansas Historic Preservation Program, National Register of Historic Places, "The Thrill of a New Home Without the Cost," http://www.arkansaspreservation.com/%21userfiles/editor/docs/siding.pdf (accessed July 8, 2012).

documented in working-class immigrant and/or minority neighborhoods nationwide, where dwellings often sustained considerable alteration; where low incomes restricted mobility and residences were often continually adapted and reworked over time as generations of families tended to stay in the same house, near their church, and in their close-knit ethnic enclave.

The Slavic communities of Strawberry Hill peaked in terms of population and geographic area in the postwar period.[119] At the time, Holy Family church enjoyed record attendance levels, with 250 member families, while St. John‘s counted 760 families among its membership. Additionally, the approximately 30 Slavic businesses and multiple social clubs and schools further supported a distinct ethnic identify in the neighborhood.

Despite the prosperous times, major setbacks affected the Strawberry Hill neighborhood during the 1950s. The 1951 Flood swept through the Bottoms, and was a major blow to the remaining packing plants and stockyards. The Cudahy plant never reopened and the industry, in general, never fully recovered, with the remaining plants closing and/or extensively reducing their operations in the 1960s and 1970s.[120]



"STRAWBERRY HILL" WILL CEASE TO EXIST as a residential section of Kansas City, Kansas, this fall when men and machines start clearing the site of the turnpike accessway between Fifth street (lower left) and the Intercity viaduct (upper

***Kansas City Star*, May 5, 1957**
Courtesy Kansas City Missouri Public Library, Special Collections

As with the nation‘s buildings, deferred maintenance during World War II and improved economic conditions in the decade following the war led to road and infrastructure improvements nationwide. The auto industries had refitted for automobile manufacturing, which had been ceased during the War, and consumer demand skyrocketed as Americans hit the road. The Kansas Legislature reconsidered state highway needs that had been halted during the war and drafted a long-range program for highway construction and maintenance, which included development of a "‘useful‘

[119] Manzo, 25.
[120] Taylor, *Historic Communities,* 523.

network of highways."[121]

As part of this network, plans were developed for the introduction of the Muncie Expressway (present-day Interstate 70) along the north bank of the Kansas River. The project cleared more than 200 parcels along the east side of Strawberry Hill in 1957-1958, which included removal of approximately 150 buildings, primarily late-nineteenth and early twentieth century single-family residences. Of the scores of people relocated, about a quarter resettled on the Hill, while the rest generally found new homes elsewhere in Wyandotte County.

Prologue

Despite the loss of a large section of the neighborhood, Strawberry Hill maintained its character as a distinctly Slavic district and during the 1970s, St. John's continued to enjoy attendance by about 700 member families. However, while still reflecting a strong Slavic identity, this character is at risk as newcomers replace original members and neighborhood resources are lost as a result of inappropriate alterations or demolition.

The City of Kansas City, Kansas, in cooperation with the Strawberry Hill Neighborhood Association, recognizes the importance of retaining the community's historic neighborhood resources. It is as a result of their initiative and concern for their community that this survey effort is being conducted.

[121] Rosin and Nimz, E-13.

RECOMMENDATIONS

OVERVIEW

The City of Kansas City/UG has, over the years, initiated a number of programs and initiatives to preserve, rehabilitate, and enhance the appearance of its historic core. These efforts recognize that the conservation of historic buildings and neighborhoods is one of the best tools for recovering the worth of past investments while fueling a new economic activity. Development of a preservation program within the context of revitalization of the older residential areas and commercial centers of Kansas City can provide a level of stability that is necessary to attract investment. Preserved neighborhoods, such as Strawberry Hill, that accommodate appropriate new construction create stability of population, an expanded tax base, job retention, and less drain on UG services.

To aid the city s development and transformation in the future, the UG should continue to implement public policy that promotes historic preservation in targeted areas, while integrating it into the UG s planning and land use processes. As indicated in this survey effort, a variety of historic and cultural resources contribute to defined areas and have the potential to form a marketable identity for the Strawberry Hill neighborhood.

Today, as in the past, there is a heterogeneous mix of property types in the Survey Areas, all with varying degrees of physical and architectural integrity. While individual buildings may have the potential to attract new businesses or residential investment, if the area as a whole is to become viable, it must compete with other local and regional development. Experience demonstrates that areas that create and/or retain a unique visual character that combines both the historic and the new, enhancing an existing sense of place, are the most successful competitors.

RECOMMENDATIONS

PRESERVATION PLAN – IDENTIFICATION, EVALUATION, PROTECTION

1. Preservation Plan

Prior to embarking upon further survey, the Kansas City Kansas Landmarks Commission should develop a preservation plan that prioritizes future survey work and identifies and refines as many of the community s historic contexts and property types as possible.

The recommendation to develop a preservation plan is important if the UG desires to use preservation strategies as part of their planning and land use/development processes. Preservation planning organizes preservation activities (identification, evaluation, and protection of historic properties) in a systematic, as well as a strategic manner. The inventory and evaluation of community resources is the first step to developing local private and public programs that not only preserve important historic properties, but that also utilize preservation as a tool for economic development and the revitalization of older neighborhoods and commercial centers.

2. Survey Plan

This UG should develop a phased survey plan to conduct a Reconnaissance-level survey of the historic residential, commercial, and industrial/railroad-related areas of the city not previously surveyed to identify properties potentially eligible for listing in the National Register of Historic Places. While some areas elsewhere in the city were surveyed in the late 1980s and early 1990s,[122] these areas are due for a survey update.

To be effective, future survey efforts must be carefully planned; taking into account the UG's planning needs, its legal obligations, the interests of its citizens, available funding, and the nature of its historic resources. At the outset, the survey plan should identify research sources, broad historical contexts, expected property types, and geographic areas from research and field inspection that appear to contain a high concentration of historic resources. In addition, the survey plan should prioritize survey efforts and recommend levels of survey activity. All recommendations should result from a public participation process and consideration of the UG's planning needs, the Kansas City Kansas Landmarks Commission's planning goals, staff resources, legal parameters, and public funding sources.

The National Park Service criteria for identification of cultural resources outline the information that should be documented as the result of survey activities. When such surveys are supported by grants-in-aid funds from the Department of the Interior sHistoric Preservation Fund through the Kansas State Historic Preservation Office, such information must be recorded as a condition of the grant. Such documentation is basic to professional practice in the conduct of any survey regardless of its source of funding.

[122] CLG Surveys I, II, & III were conducted in 1987-1988 and a survey of downtown was completed in 1993.

3. Additional Survey

The UG should survey the areas immediately adjacent to the current survey areas to determine if the potential historic district boundaries presented below could be extended. Furthermore, the UG should survey the remainder of the Strawberry Hill neighborhood.

This survey project revealed concentrations of historic resources not only within the survey area boundaries, but in residential and commercial areas immediately adjacent to the south and west of each survey area. Because they lie outside the survey boundaries, these resources were not evaluated. No clear visual distinction separates these resources from those within the Survey Areas and they appear to share many of the same historic and architectural contexts. Thus, the potential historic districts identified below may not meet National Register guidelines for establishing boundaries for historic districts. It is therefore recommended that:

- Additional survey of the residential areas adjacent to the west and south of both Survey Area boundaries be conducted to better determine protection and management strategies, including nomination to the National Register of Historic Places.

Additionally, the field survey and archival research identified areas beyond the survey boundaries retaining historical architectural integrity. Due to the limited scope of this survey effort, architectural property types and development patterns have yet to be identified for the full breadth of the Strawberry Hill neighborhood. Because of their significant associations with the development of Kansas City's working class and historically ethnic neighborhoods and the availability of federal and state rehabilitation tax credits, these resources areas merit priority in the UG's survey plan for continued identification and documentation.

RECOMMENDATIONS

NATIONAL REGISTER DESIGNATION

Concurrent with identification of historic resources is the need to target specific resources for protection through proactive measures such as nominating eligible properties for listing in the National Register of Historic Places and thus qualifying significant properties for voluntary participation in federal and state incentive programs. The list below itemizes NRHP listings the UG should sponsor and/or support.

The National Register program provides several ways to nominate properties based on their level of significance, architectural integrity, and proximity to other historically significant resources. Properties can be nominated individually, as part of a thematically linked Multiple Property Documentation Form (MPDF), or as contributing elements to a historic district.

4. Multiple Property Documentation Form (MPDF) Survey & Nomination

Similar to the successful grant-funded survey of Hispanic-American cultural resources in Kansas City, Kansas, completed in 2010, the UG should sponsor a citywide survey as the basis for preparation of the Multiple Property Documentation Form (MPDF) ―Historic Working-Class Immigrant Cultural Resources of Kansas City, Kansas." Research and field study revealed Strawberry Hill did not develop in a vacuum and there were numerous, distinct ethnic communities nearby that directly affected the development of Kansas City, Kansas. Among them, Strawberry Hill, Russian Hill, Polish Hill, et al.

Of the various types of nomination vehicles, the MPDF approach is best suited for Strawberry Hill and its neighboring historic working-class immigrant neighborhoods. It matches the scope and scale of the city, as well as the presence of scattered individual and small groupings of potentially eligible buildings with shared contexts. Throughout Kansas City, integrity is the primary limiting factor for eligibility and this manner of documentation allows for the comparison of these discontiguous resources, linking them with common themes and associations. Using professionally accepted standards, development of a MPDF can provide the UG with a complete picture of the community's historic resources so decisions to recognize specific buildings or areas will not be arbitrary.

A MPDF for the ―Historic Working-Class Immigrant Cultural Resources of Kansas City, Kansas" will treat the entire city as the subject area, with a variety of historic contexts and associated property types serving as the organization. The document might include contexts such as ―Industrial Development and Immigration Patterns of Kansas City, Kansas," and/or ―Late Nineteenth through Mid-Twentieth Century Residential Working-Class Immigrant Cultural Resources of Kansas City, Kansas." The MPDF then identifies property types that have shared physical characteristics and/or historic contexts and provides integrity thresholds based on comparisons with similar resources located elsewhere in town. With a MPDF cover document in place, property owners or the UG can initiate NRHP nominations that require significantly less time, effort, and expense to prepare.

The MPDF format provides an economy of scale by allowing similar resources to be nominated under one cover document, thus avoiding redundancy. Furthermore, the ability to nominate similar properties over a period of time provides flexibility to a nomination process that is dependent on owner support.

Many communities nationwide and across Kansas now employ the MPDF nomination approach, which emphasizes the use of historic contexts as a streamlined way to organize research information and to evaluate potentially significant individual properties and districts as they are identified. With thousands of properties to survey throughout Kansas City, the MPDF approach will yield significant benefits in survey and evaluation consistency, quality, and efficiency. The standards for preparing a MPDF are presented in detail in the National Register Bulletin *How to Complete the National Register Multiple Property Documentation Form,* which can be found at http://www.nps.gov/nr/publications/bulletins/nrb16b/.

5. Historic District Nominations

Once a MPDF is in place for the "Historic Working-Class Immigrant Cultural Resources of Kansas City, Kansas," the UG should act as the initiator, solicit support, and/or identify financial strategies to support the listing of the potentially eligible historic districts identified in this and future survey.

The survey identified four groupings of buildings that as a contiguous collection retain their historic integrity and meet at least one of the four National Register criteria. Per NRHP guidelines, these buildings contribute to the significance of the historic development of Strawberry Hill in the areas of Ethnic Heritage and Community Planning and Development. Each district's setting, design, materials, and workmanship convey feelings and provide associations with Strawberry Hill's past as it was established in the mid-to-late nineteenth century and evolved into the early to mid-twentieth century. The potential districts are as follows:

- St. John's Croatian Historic District located in the vicinity of St. John the Baptist Catholic Church at 4th Street and Barnett Avenue.
- Holy Family Church Historic District located in the vicinity of the Holy Family Church at Orchard Street and Ohio Avenue.
- Thompson Street Shotgun District, a small collection of 5 shotgun houses at 411-419 Thompson Street built around 1885 as a set by a single developer believed to be Peter Larson.[123]

[123] Peter Larson owned this group of properties from 1878 to 1899, during which time they first appear on historic maps.

- Thompson and Barnett Historic District, a small collection of 5 brick houses at 527-537 Thompson street built circa 1883 as a set by a single developer believed to be G. Harrison and/or S.E. Lockwood.[124]

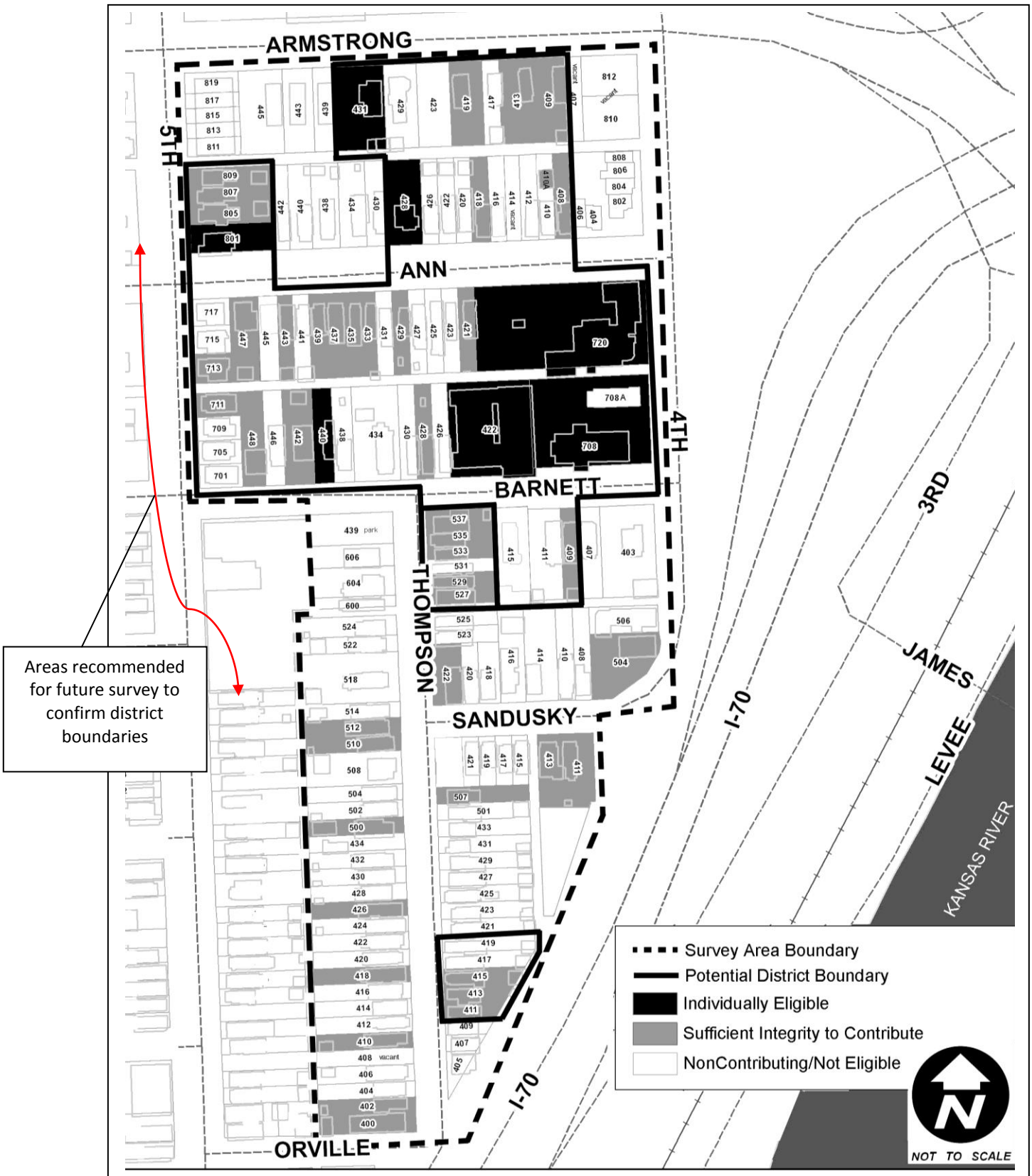
6. Individually Eligible Properties

The UG should support property owners toward nominating individually eligible properties for listing in the National Register of Historic Places. The UG can support registration by maintaining a list of potentially individually eligible properties and notifying owners of the benefits of listing, such as rehabilitation tax credit incentives, as well as the procedures for nominating properties. The survey identified fifteen properties that retain sufficient historic integrity to be eligible for individual listing in the National Register of Historic Places, listed below.[125]

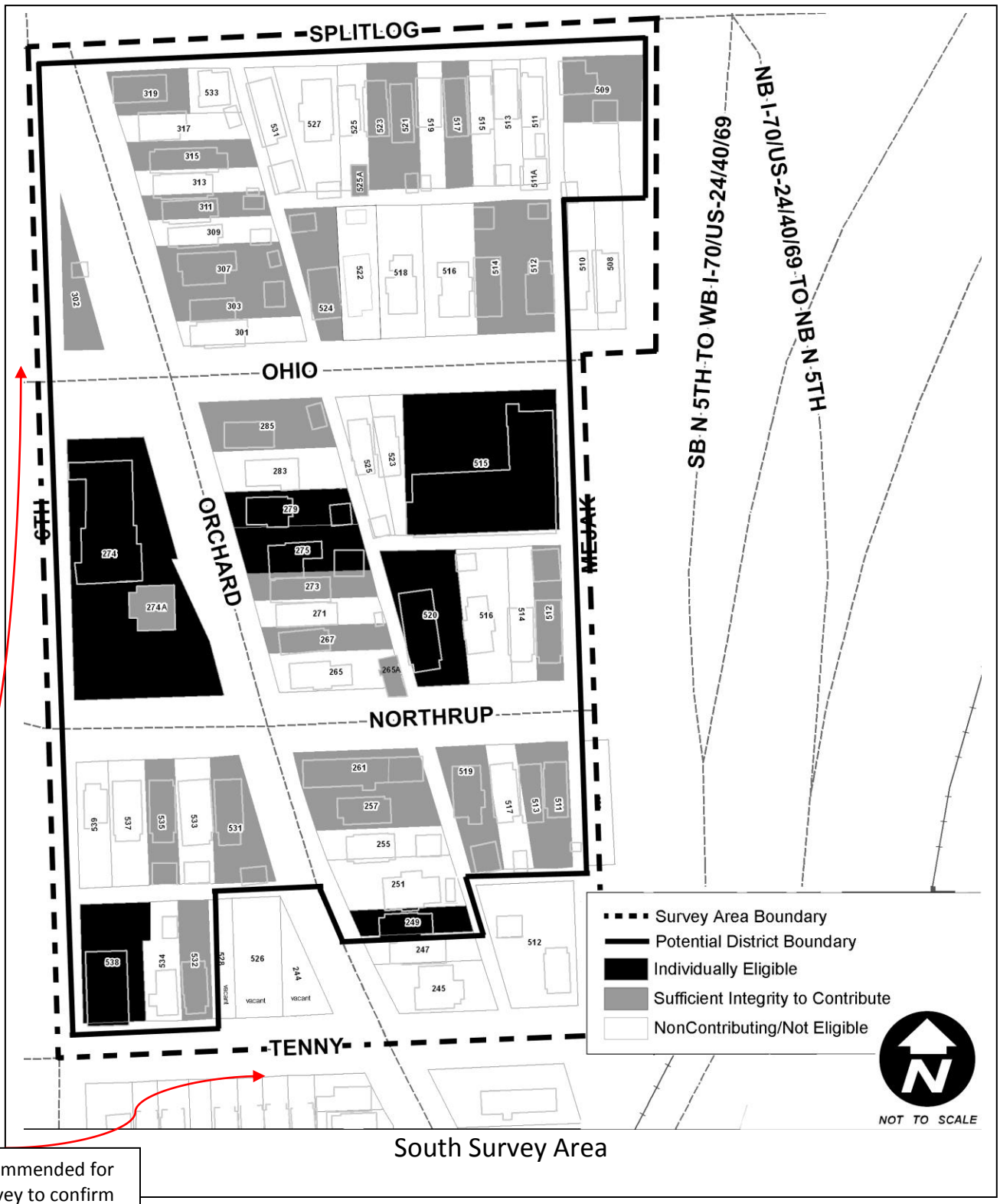
- 708 North 4th Street, St. John's Church, Gothic Revival Church, 1905
- 720 North 4th Street, St. John's Orphanage, Queen Anne Style Residence, 1885
- 801 North 5th Street, Cameron Residence, Eclectic Style Residence, c1903
- 428 Ann Avenue, Mikesic House, Tudor Revival Residence, c1940
- 431 Armstrong Avenue, Wittreck Residence, Gable-Front-and-Wing Folk House, c1868
- 422 Barnett Avenue, St. John's Catholic Club & School, Tudor Revival Institutional Building, 1925
- 440 Barnett Avenue, Rahija, Peter, Residence, Gable-Front Folk House, c1900
- 520 Northrup Avenue, Colonnaded Four-Family Flat, c1915
- 515 Ohio Avenue, Holy Family Hall and School, Modern Movement Institutional Building, c1956
- 249 Orchard Street, Spillman House, Queen Anne Style Residence, c1900
- 274 Orchard Street, Holy Family Church, Romanesque Revival Church, 1927
- 274A Orchard Street, Holy Family Rectory, Renaissance Revival Style Institutional Building, 1927
- 275 Orchard Street, Minogue House, Queen Anne Style Residence, c1890
- 279 Orchard Street, Bukobaz House, Colonial Revival Residence c1900
- 538 Tenny Avenue, Colonnaded Four-Family Flat, c1922

[124] G. Harrison bought the group of parcels in 1882 and sold three years later to S.E. Lockwood [Lockton], by which time the property value had significantly increased. The collection of houses appears by 1886 so it is presumed one of these men served as the developer.

[125] The National Register criteria also serve as the basis for local designation of historic properties. Additional research, evaluation, consultation with the Kansas State Historic Preservation Office's National Register program staff will be necessary to pursue preparation of individual nominations for these properties.



North Survey Area



South Survey Area

Areas recommended for future survey to confirm district boundaries

RECOMMENDATIONS

LOCAL CONSERVATION DISTRICT DESIGNATION

A tool that is gaining popularity nationwide for protecting historic resources that do not currently meet NRHP standards is the creation of locally designated conservation districts. Often referred to as ―historic district-lite", conservation districts can be used to stabilize property values in older neighborhoods and to create a buffer zone for National Register or locally designated historic districts. Through designation of a conservation district, a local government can establish specific design guidelines to direct improvements that will upgrade historic resources to meet NRHP criteria and thus qualify for incentives reserved for National Register-listed properties. Design review of major changes (e.g. new construction, significant alterations, and demolition) occurs in conservation districts in an effort to limit adverse changes to the visual context of the district while encouraging property owners to make appropriate changes to their buildings.

7. Local Conservation District Designation

The UG should investigate establishing a public/private initiative involving property owners, the UG, and the Kansas State Historic Preservation Office staff to create conservation districts in areas that currently do not meet NRHP criteria for eligibility.

Though the historic late nineteenth and early to mid-twentieth century building stock is intact throughout much of Strawberry Hill, many areas do not currently retain sufficient integrity to communicate their historic associations and meet National Register criteria for eligibility. Most of these areas retain adequate historic buildings to communicate information about Strawberry Hill's development and justify designation as a local conservation district. The following area is recommended for local designation as conservation districts as a means of preventing future loss of historic fabric and to promote the improvement of historic integrity.

- Thompson and Sandusky Streets – the solid streetscape of late nineteenth and early twentieth century houses communicates important information about Strawberry Hill's development and conveys a distinct sense of place. Non-historic, secondary siding is the principal reason this historic area isn't currently eligible for NRHP listing.

As the remainder of Strawberry Hill is surveyed in the future, it is expected that additional areas with similar conditions will be identified, at which time they should be considered for local conservation district designation.

Currently, Kansas City's Landmarks and Historic Districts Ordinance gives the Landmarks Commission broad powers to make recommendations to the Board of Commissioners regarding the designation of landmarks and/or districts and the adoption of specific ordinances for properties having ―distinct historic, cultural, or architectural characteristics."[126] This provision enables the UG to establish conservation districts with specific design review criteria in areas

[126] Unified Government of Wyandotte County and Kansas City, Kansas, Landmarks Ordinance, http://www.wycokck.org/historicpreservation/ (accessed July 10, 2012).

that do not meet National Register criteria, but contain resources that create a distinct sense of place important to Kansas City's history. The creation of conservation districts would include the creation of overlay zoning and minimal guidelines to control future development that:

- protects loss of cultural fabric;
- promotes upgrading of properties not currently meeting National Register criteria;
- promotes appropriate new development and construction; and/or creates transitional buffer zones between national and/or local districts and non-historic areas.

Conservation districts often have nomination criteria and design guidelines that borrow from NRHP and the Secretary of the Interior's Standards. Nomination of a conservation district typically derives from the quality and cohesiveness of an area, though it is not uncommon for nomination to be initiated by neighborhood organizations facing threats due to development or blight.[127] Design standards are usually tailored to each specific district's character-defining elements and are similar to but more lenient than those for NRHP-certified districts. The design guidelines are created cooperatively with the neighborhood organization, property owners, Landmarks Commission, and UG staff. The Unified Government should consider inclusion of the criteria below for any group of buildings, structures, landscape elements, or any integrated combination thereof considered for designation as a conservation district:[128]

- Constructed at least fifty years ago and maintains distinctive architectural and historical characteristics worthy of conservation, but retains less integrity or historical significance than a National Register-eligible historic district.

- Retains a recognized neighborhood identity and character by virtue of distinctive unifying exterior features or by environmental characteristics creating an identifiable setting, character, or association.

- Has a relationship to an identifiable historic area or neighborhood where preservation of this connection is critical to the protection of identified neighborhood or historic area.

- Represents an established and familiar visual feature of a neighborhood or the community based on its unique location or singular physical characteristics.

[127] Philadelphia Preservation Alliance, *Neighborhood Conservation Districts Survey*, http://www.preservationalliance.com/publications/Conservation%20District%20Description.pdf (accessed July 8, 2012).
[128] The City should contact the Kansas SHPO CLG and/or National Register staff for guidance early on when contemplating conservation district designations. Historic Preservation Services, *Historic Preservation Plan, City of Lee's Summit, Missouri*, (Kansas City, Missouri: Historic Preservation Services, 2002), 23.

OTHER RECOMMENDATIONS

The Unified Government of Wyandotte County/Kansas City Kansas, should be commended for their accomplishments as a Certified Local Government (CLG). Having received CLG status more than 25 years ago, the Kansas City Kansas Landmarks Commission has clearly been active in their efforts; successfully documenting more than 2,500 resources and successfully listing nearly 40 properties and/or districts to the National and Kansas registers.

In order to continue this momentum of increasing community appreciation of the value of historic preservation, as well as to best utilize the benefits of all available preservation programs, the following recommendations should be considered.

Establishment of a Local Financial Incentives Program

Many CLGs nationwide are establishing local incentive programs to assist property owners with rehabilitation and maintenance of historically significant resources. These programs may include low-interest loans, grants, property tax freeze, and/or easements. Members of the local landmarks commission, or a separately established committee, review applications and serve as technical advisors to property owners requiring guidance in following appropriate rehabilitation techniques.

It is recommended the UG establish such a local fund. The KCKLC can establish the criteria to include NRHP, Kansas Register, and local register eligible properties, as well as currently ineligible properties for which the owner wishes to conduct rehabilitation upgrading the building to become eligible for register listing.

Several Kansas CLGs have established local incentives and can serve as good models for this type of program. Johnson County has been managing its Heritage Trust Fund since 2008 with revenue derived from a one-cent increase in the mortgage registration fee (http://budget.jocogov.org/heritage.htm). In addition, the City of Wichita manages a revolving Historic Loan Program providing low-interest loans to property owners conducting appropriate rehabilitation (www.wichita.gov/CityOffices/Housing/HeartOfWichita/HistoricLoanProgram.htm). Furthermore, Douglas County has recently inaugurated the Natural and Cultural Heritage Grant Program (http://www.douglas-county.com/depts/ad/hcc/ad_hcc.aspx#grantprogram).

Pending Demolition Survey

It is recommended that the UG initiate a protocol of surveying any building more than fifty years of age prior to its demolition. Though sometimes necessary, demolition is irreversible. As such, reconnaissance-level survey should occur prior to a historic building‘s removal in order to at least minimally document the building.

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Though more than 2,200 buildings in Kansas City have been surveyed, the vast majority are outside the survey areas. While 77 properties in the survey areas were surveyed in 1978, and an additional 20 were surveyed as part of a 2011 KDOT project, the reconnaissance-level survey forms generated from these two efforts provided minimal historical information.

- **Kansas Register listing:**
  - KHRI 209-2820-02038 – Splitlog Residence, 251 Orchard Street (listed 2005)
  - KHRI 209-2820-01707 – St. John's Orphanage, 720 N 4th Street (listed 1995)

- **Cultural Resource Survey:**

KHRI Number	Address				
209-2225	504		N	4TH	ST
209-2226	506		N	4TH	ST
209-2228	708		N	4TH	ST
209-2229	708	A	N	4TH	ST
209-2250	801		N	5TH	ST
209-2251	805		N	5TH	ST
209-2252	807		N	5TH	ST
209-2253	809		N	5TH	ST
209-2261	408			ANN	AVE
209-2262	410			ANN	AVE
209-2263	412			ANN	AVE
209-2264	416			ANN	AVE
209-2265	418			ANN	AVE
209-2266	420			ANN	AVE
209-2267	421			ANN	AVE
209-2268	422			ANN	AVE
209-2269	423			ANN	AVE
209-2270	425			ANN	AVE
209-2271	426			ANN	AVE
209-2272	427			ANN	AVE
209-2273	428			ANN	AVE
209-2274	429			ANN	AVE
209-2275	430			ANN	AVE
209-2276	431			ANN	AVE
209-2294	431			ARMSTRONG	AVE
209-2227	407			BARNETT	AVE

KHRI Number	Address				
209-2429	422			BARNETT	AVE
209-2307	442			BARNETT	AVE
209-2308	446			BARNETT	AVE
209-2309	448			BARNETT	AVE
209-2211	511			NORTHRUP	AVE
209-2214	512			NORTHRUP	AVE
209-2212	513			NORTHRUP	AVE
209-2310	514			NORTHRUP	AVE
209-2185	516			NORTHRUP	AVE
209-2213	519			NORTHRUP	AVE
209-2216	520			NORTHRUP	AVE
209-2218	514			OHIO	AVE
209-2217	515			OHIO	AVE
209-2210	245			ORCHARD	ST
209-2326	247			ORCHARD	ST
209-2327	249			ORCHARD	ST
209-2329	257			ORCHARD	ST
209-2437	261			ORCHARD	ST
209-2333	271			ORCHARD	ST
209-2334	273			ORCHARD	ST
209-2335	274			ORCHARD	ST
209-2431	274	A		ORCHARD	ST
209-2336	275			ORCHARD	ST
209-2342	303			ORCHARD	ST
209-2343	307			ORCHARD	ST
209-2347	315			ORCHARD	ST
209-2202	317			ORCHARD	ST
209-2348	319			ORCHARD	ST
209-2350	410			SANDUSKY	AVE
209-2223	411			SANDUSKY	AVE
209-2224	413			SANDUSKY	AVE
209-2351	414			SANDUSKY	AVE
209-2352	415			SANDUSKY	AVE
209-2353	416			SANDUSKY	AVE
209-2354	417			SANDUSKY	AVE
209-2355	418			SANDUSKY	AVE
209-2357	420			SANDUSKY	AVE
209-2359	422			SANDUSKY	AVE
209-2219	517			SPLITLOG	AVE
209-2369	531			SPLITLOG	AVE
209-2220	400			THOMPSON	ST

KHRI Number	Address				
209-2221	405			THOMPSON	ST
209-2222	407			THOMPSON	ST
209-2380	411			THOMPSON	ST
209-2382	413			THOMPSON	ST
209-2384	415			THOMPSON	ST
209-2386	417			THOMPSON	ST
209-2390	421			THOMPSON	ST
209-2392	423			THOMPSON	ST
209-2394	425			THOMPSON	ST
209-2396	427			THOMPSON	ST
209-2399	430			THOMPSON	ST
209-2400	431			THOMPSON	ST
209-2401	432			THOMPSON	ST
209-2402	433			THOMPSON	ST
209-2405	501			THOMPSON	ST
209-2408	507			THOMPSON	ST
209-2410	510			THOMPSON	ST
209-2411	512			THOMPSON	ST
209-2412	514			THOMPSON	ST
209-2419	529			THOMPSON	ST
209-2420	531			THOMPSON	ST
209-2421	533			THOMPSON	ST
209-2422	535			THOMPSON	ST
209-2423	537			THOMPSON	ST
209-2426	606			THOMPSON	ST

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2225	504		N	4TH	ST	Zeleznak Grocery & Meat Market	Not Applicable/No Style	1909	Estimated	Contributing
209-2226	506		N	4TH	ST	Draskowich Grocery & Meat Market	Not Applicable/No Style	1910	Estimated	No
209-2228	708		N	4TH	ST	St. John the Baptist Catholic Church	Gothic Revival	1905	Documented	Yes
209-2229	708	A	N	4TH	ST	Rectory, St. John the Baptist Catholic Church	Not Applicable/No Style	1907	Documented	No
209-2820-01707	720		N	4TH	ST	St. John's Orphanage	Queen Anne	1885	Documented	Yes
209-2239	802		N	4TH	ST	Residence (non-historic)	Other	2004	Documented	No
209-2240	804		N	4TH	ST	Residence (non-historic)	Other	2004	Documented	No
209-2241	806		N	4TH	ST	Residence (non-historic)	Other	2004	Documented	No
209-2242	808		N	4TH	ST	Residence (non-historic)	Other	2004	Documented	No
209-2243	701		N	5TH	ST	Smith House	National Folk	1911	Documented	No
209-2244	705		N	5TH	ST	Pace house	National Folk	1911	Documented	No
209-2245	709		N	5TH	ST	Scheur House	National Folk	1911	Documented	No
209-2246	711		N	5TH	ST	Deutch House	National Folk	1911	Documented	Contributing
209-2247	713		N	5TH	ST	Hansell House	National Folk	1900	Estimated	Contributing
209-2248	715		N	5TH	ST	White House	National Folk	1900	Estimated	No
209-2249	717		N	5TH	ST	Sullivan House	National Folk	1900	Estimated	No
209-2250	801		N	5TH	ST	Cameron Residence	Eclectic	1903	Estimated	Yes
209-2251	805		N	5TH	ST	Residence	National Folk	1900	Estimated	Contributing
209-2252	807		N	5TH	ST	Lee Residence	National Folk	1900	Estimated	Contributing
209-2253	809		N	5TH	ST	Easter House	National Folk	1900	Estimated	Contributing

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2254	811		N	5TH	ST	Residence (non-historic)	Other	2011	Documented	No
209-2255	813		N	5TH	ST	Residence (non-historic)	Other	2011	Documented	No
209-2256	815		N	5TH	ST	Residence (non-historic)	Other	2011	Documented	No
209-2257	817		N	5TH	ST	Residence (non-historic)	Other	2011	Documented	No
209-2258	819		N	5TH	ST	Residence (non-historic)	Other	2011	Documented	No
209-2259	404			ANN	AVE	Residence (non-historic)	Other	2004	Documented	No
209-2260	406			ANN	AVE	Residence (non-historic)	Other	2004	Documented	No
209-2261	408			ANN	AVE	Zugecich, Leo, House	National Folk	1925	Estimated	Contributing
209-2262	410			ANN	AVE	Podrebarac Residence	National Folk	1885	Estimated	No
209-2427	410	A		ANN	AVE	Zugelich, Slavko, Residence	National Folk	1900	Estimated	Contributing
209-2263	412			ANN	AVE	Bolrich Residence	National Folk	1919	Estimated	No
209-2264	416			ANN	AVE	Thomas, John, House	National Folk	1915	Estimated	No
209-2265	418			ANN	AVE	Two-Family Flat	National Folk	1910	Estimated	Contributing
209-2266	420			ANN	AVE	Residence	National Folk	1900	Estimated	No
209-2267	421			ANN	AVE	Long Residence	National Folk	1900	Estimated	Contributing
209-2268	422			ANN	AVE	Grisnar Residence	National Folk	1915	Estimated	No
209-2269	423			ANN	AVE	Gorojich Residence	National Folk	1885	Estimated	No
209-2270	425			ANN	AVE	Kris Residence	National Folk	1885	Estimated	No
209-2271	426			ANN	AVE	Fabac Residence	National Folk	1910	Estimated	No
209-2272	427			ANN	AVE	Hazenak Residence	National Folk	1885	Estimated	No
209-2273	428			ANN	AVE	Mikesic House	Tudor Revival	1940	Estimated	Yes
209-2274	429			ANN	AVE	Mafich Residence	National Folk	1900	Estimated	Contributing

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2275	430			ANN	AVE	Zacmenovich Residence	National Folk	1885	Estimated	No
209-2276	431			ANN	AVE	Sealnan Residence	National Folk	1885	Estimated	No
209-2277	433			ANN	AVE	McConnell, Mary, House	National Folk	1885	Estimated	Contributing
209-2278	434			ANN	AVE	Polowich Residence	National Folk	1906	Estimated	No
209-2279	435			ANN	AVE	Cigich Residence	National Folk	1885	Estimated	Contributing
209-2280	437			ANN	AVE	Lonearitz Residence	National Folk	1919	Estimated	Contributing
209-2281	438			ANN	AVE	Hotujec Residence	National Folk	1915	Estimated	No
209-2282	439			ANN	AVE	Rogencic Residence	National Folk	1910	Estimated	Contributing
209-2283	440			ANN	AVE	Harvat Residence	National Folk	1900	Estimated	No
209-2284	441			ANN	AVE	Povich Residence	National Folk	1915	Estimated	No
209-2285	442			ANN	AVE	Miller Residence	National Folk	1885	Estimated	No
209-2286	443			ANN	AVE	Jesson House	Craftsman/Bungalow	1925	Estimated	Contributing
209-2287	445			ANN	AVE	Jarnevic House	Prairie	1925	Estimated	No
209-2288	447			ANN	AVE	Granger Residence	National Folk	1900	Estimated	Contributing
209-2289	409			ARMSTRONG	AVE	Podrebarac, Joseph, House	National Folk	1925	Estimated	Contributing
209-2290	413			ARMSTRONG	AVE	Ladesic Residence	National Folk	1885	Estimated	Contributing
209-2291	417			ARMSTRONG	AVE	Krall Residence	National Folk	1900	Estimated	No
209-2292	419			ARMSTRONG	AVE	Murphy Residence	National Folk	1885	Estimated	Contributing
209-2293	429			ARMSTRONG	AVE	Richardson Residence	Not Applicable/No Style	1900	Estimated	No
209-2294	431			ARMSTRONG	AVE	Wittreck Residence	National Folk	1868	Estimated	Yes
209-2295	439			ARMSTRONG	AVE	Residence (non-historic)	Other	2011	Documented	No
209-2428	443			ARMSTRONG	AVE	Residence (non-historic)	Other	2011	Documented	No

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2296	445			ARMSTRONG	AVE	Residence (non-historic)	Other	2011	Documented	No
209-2297	403			BARNETT	AVE	Maurin Residence	National Folk	1868	Estimated	No
209-2227	407			BARNETT	AVE	Carr, Joseph, Residence	Not Applicable/No Style	1898	Estimated	No
209-2298	409			BARNETT	AVE	Mikasich Residence	National Folk	1910	Estimated	Contributing
209-2299	411			BARNETT	AVE	Krascovich Residence	National Folk	1915	Estimated	No
209-2300	415			BARNETT	AVE	Carr, Matthew, Residence	National Folk	1910	Estimated	No
209-2429	422			BARNETT	AVE	St. John's Catholic Club	Tudor Revival	1925	Documented	Yes
209-2434	426			BARNETT	AVE	Stimach, John, Residence	National Folk	1896	Estimated	No
209-2435	428			BARNETT	AVE	Sefar Residence	National Folk	1896	Estimated	Contributing
209-2436	430			BARNETT	AVE	Chop Residence	National Folk	1896	Estimated	No
209-2304	434			BARNETT	AVE	West Residence	National Folk	1900	Estimated	No
209-2305	438			BARNETT	AVE	Holmes Residence	National Folk	1915	Estimated	No
209-2306	440			BARNETT	AVE	Rahija, Peter, Residence	National Folk	1900	Estimated	Yes
209-2307	442			BARNETT	AVE	Stipetich House	National Folk	1945	Estimated	Contributing
209-2308	446			BARNETT	AVE	Meyer Residence	National Folk	1910	Estimated	No
209-2309	448			BARNETT	AVE		Modern Movement	1962	Estimated	Contributing
209-2211	511			NORTHRUP	AVE	Walters Residence	National Folk	1915	Estimated	Contributing
209-2214	512			NORTHRUP	AVE	Krische House	Not Applicable/No Style	1915	Estimated	Contributing
209-2212	513			NORTHRUP	AVE	Lustick, Frank, House	National Folk	1905	Estimated	Contributing
209-2310	514			NORTHRUP	AVE	Kingsbury House	Not Applicable/No Style	1905	Estimated	No
209-2185	516			NORTHRUP	AVE	Yoksh House	Queen Anne	1890	Estimated	No
209-2311	517			NORTHRUP	AVE	Fogg Residence	National Folk	1915	Estimated	No

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2213	519			NORTHRUP	AVE	Lustick, Frank Jr., House	Prairie	1905	Estimated	Contributing
209-2216	520			NORTHRUP	AVE	Four-Family Flat	Other	1915	Estimated	Yes
209-2312	531			NORTHRUP	AVE	Royer House	Craftsman/Bungalow	1925	Estimated	Contributing
209-2313	533			NORTHRUP	AVE	Residence	Modern Movement	1960	Estimated	No
209-2314	535			NORTHRUP	AVE	Allekasaite Residence	National Folk	1915	Estimated	Contributing
209-2315	537			NORTHRUP	AVE	Allekasaite Residence	Craftsman/Bungalow	1925	Estimated	No
209-2316	539			NORTHRUP	AVE	Novak House	Minimal Traditional	1947	Estimated	No
209-2317	508			OHIO	AVE	Malloy House	National Folk	1900	Estimated	No
209-2318	510			OHIO	AVE	Thompson House	National Folk	1900	Estimated	No
209-2319	512			OHIO	AVE	Thomas, John, House	National Folk	1900	Estimated	Contributing
209-2218	514			OHIO	AVE	Dirker House	National Folk	1898	Estimated	Contributing
209-2217	515			OHIO	AVE	Holy Family Hall and School	Modern Movement	1956	Estimated	Yes
209-2320	516			OHIO	AVE	Lister House	Not Applicable/No Style	1890	Estimated	No
209-2321	518			OHIO	AVE	Novogradac House	Not Applicable/No Style	1890	Estimated	No
209-2322	522			OHIO	AVE	Goldic House	National Folk	1898	Estimated	Contributing
209-2323	523			OHIO	AVE	Orr House	National Folk	1900	Estimated	No
209-2324	524			OHIO	AVE	Erickson House	Prairie	1905	Estimated	Contributing
209-2325	525			OHIO	AVE	Bergman House	National Folk	1897	Estimated	No
209-2210	245			ORCHARD	ST	Swisher House	Prairie	1900	Estimated	No
209-2326	247			ORCHARD	ST	Stone House	Not Applicable/No Style	1900	Estimated	No
209-2327	249			ORCHARD	ST	Spillman house	Queen Anne	1900	Estimated	Yes
209-2820-02038	251			ORCHARD	ST	Mathias Splitlog Residence	Queen Anne	1865	Estimated	No

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2328	255			ORCHARD	ST	Burnett House	Not Applicable/No Style	1900	Estimated	No
209-2329	257			ORCHARD	ST	Tosh House	National Folk	1900	Estimated	Contributing
209-2437	261			ORCHARD	ST	Kansas Candy Company	Other	1900	Estimated	Contributing
209-2331	265			ORCHARD	ST	Dulin House	Not Applicable/No Style	1898	Estimated	No
209-2430	265	A		ORCHARD	ST	Orel House	Not Applicable/No Style	1920	Estimated	Contributing
209-2332	267			ORCHARD	ST	Lynch House	National Folk	1900	Estimated	Contributing
209-2333	271			ORCHARD	ST	Burns House	National Folk	1900	Estimated	No
209-2334	273			ORCHARD	ST	McKeniff House	National Folk	1900	Estimated	Contributing
209-2335	274			ORCHARD	ST	Church of the Holy Family	Romanesque Revival	1927	Documented	Yes
209-2431	274	A		ORCHARD	ST	Rectory, Church of the Holy Family	Italian Renaissance	1927	Documented	Yes
209-2336	275			ORCHARD	ST	Minogue House	Queen Anne	1890	Estimated	Yes
209-2337	279			ORCHARD	ST	Bukobaz House	Colonial Revival	1900	Estimated	Yes
209-2338	283			ORCHARD	ST	O'Brien House	National Folk	1905	Estimated	No
209-2339	285			ORCHARD	ST	Friedman House	National Folk	1905	Estimated	Contributing
209-2340	301			ORCHARD	ST	Moline House	Not Applicable/No Style	1898	Estimated	No
209-2341	302			ORCHARD	ST	Holy Family Park	Not Applicable/No Style	1881	Documented	Contributing
209-2342	303			ORCHARD	ST	Modin House	National Folk	1910	Estimated	Contributing
209-2343	307			ORCHARD	ST	Sachen, Pete, House	Queen Anne	1890	Estimated	Contributing
209-2344	309			ORCHARD	ST	Stratton House	National Folk	1910	Estimated	No
209-2345	311			ORCHARD	ST	Imgram House	National Folk	1900	Estimated	Contributing
209-2346	313			ORCHARD	ST	Sachen, Isadore, House	National Folk	1905	Estimated	No
209-2347	315			ORCHARD	ST	Yankovich, Matthew, House	National Folk	1895	Estimated	Contributing

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2202	317			ORCHARD	ST	Dennett House	National Folk	1905	Estimated	No
209-2348	319			ORCHARD	ST	New Boss Bakery	Romanesque Revival	1898	Estimated	Contributing
209-2349	408			SANDUSKY	AVE	Srakocic House	National Folk	1900	Estimated	No
209-2350	410			SANDUSKY	AVE	Frankovich House	Not Applicable/No Style	1885	Estimated	No
209-2223	411			SANDUSKY	AVE	Chap-Ruzich House	National Folk	1910	Estimated	Contributing
209-2224	413			SANDUSKY	AVE	Chavanke House	Italianate	1888	Estimated	Contributing
209-2351	414			SANDUSKY	AVE	Matujec House	Not Applicable/No Style	1888	Estimated	No
209-2352	415			SANDUSKY	AVE	Kuzmich House	National Folk	1885	Estimated	No
209-2353	416			SANDUSKY	AVE	Bartolac House	Not Applicable/No Style	1885	Estimated	No
209-2354	417			SANDUSKY	AVE	Rahija, Joseph, House	National Folk	1891	Estimated	No
209-2355	418			SANDUSKY	AVE	Kavlovich-Kulash House	Italianate	1888	Estimated	No
209-2356	419			SANDUSKY	AVE	Wolff, Matt, House	National Folk	1891	Estimated	No
209-2357	420			SANDUSKY	AVE	Bliss House	Not Applicable/No Style	1888	Estimated	No
209-2358	421			SANDUSKY	AVE	Sakuvich House	National Folk	1891	Estimated	No
209-2359	422			SANDUSKY	AVE	Skiff House	Craftsman/Bungalow	1915	Estimated	Contributing
209-2360	509			SPLITLOG	AVE	Palmer House	National Folk	1905	Estimated	Contributing
209-2361	511			SPLITLOG	AVE	Kemetz House	National Folk	1900	Estimated	No
209-2432	511	A		SPLITLOG	AVE	Stimec, Anton, House	National Folk	1900	Estimated	No
209-2362	513			SPLITLOG	AVE	Yarnek House	National Folk	1915	Estimated	No
209-2363	515			SPLITLOG	AVE	Decher House	Not Applicable/No Style	1895	Estimated	No
209-2219	517			SPLITLOG	AVE	Matson House	National Folk	1910	Estimated	Contributing
209-2364	519			SPLITLOG	AVE	Zupanick House	National Folk	1900	Estimated	No

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2365	521			SPLITLOG	AVE	Dragosh House	National Folk	1895	Estimated	Contributing
209-2366	523			SPLITLOG	AVE	Horvat House	National Folk	1898	Estimated	Contributing
209-2367	525			SPLITLOG	AVE	Wolters House	National Folk	1898	Estimated	No
209-2433	525	A		SPLITLOG	AVE	Boyd House	National Folk	1898	Estimated	Contributing
209-2368	527			SPLITLOG	AVE	Frank House	Craftsman/Bungalow	1925	Estimated	No
209-2369	531			SPLITLOG	AVE		Not Applicable/No Style	1905	Estimated	No
209-2370	533			SPLITLOG	AVE	Williams House	National Folk	1926	Estimated	No
209-2371	512			TENNY	AVE	Hall House	National Folk	1900	Estimated	No
209-2372	532			TENNY	AVE	Story House	National Folk	1900	Estimated	Contributing
209-2373	534			TENNY	AVE	Quall House	Not Applicable/No Style	1900	Estimated	No
209-2374	538			TENNY	AVE	Four-Family Flat	Other	1922	Estimated	Yes
209-2220	400			THOMPSON	ST	Residence	Split Level	1960	Estimated	Contributing
209-2375	402			THOMPSON	ST	Barsic House	National Folk	1885	Estimated	Contributing
209-2376	404			THOMPSON	ST	Nastov Residence	National Folk	1885	Estimated	No
209-2221	405			THOMPSON	ST	Zagan Residence	National Folk	1885	Estimated	No
209-2377	406			THOMPSON	ST	Vrbanac Grocery	National Folk	1885	Estimated	No
209-2222	407			THOMPSON	ST	Midk House	National Folk	1888	Estimated	No
209-2378	409			THOMPSON	ST	Siesan House	National Folk	1885	Estimated	No
209-2379	410			THOMPSON	ST	Marionovich House	National Folk	1885	Estimated	Contributing
209-2380	411			THOMPSON	ST	Pozek House	National Folk	1885	Estimated	Contributing
209-2381	412			THOMPSON	ST	Samski House	National Folk	1885	Estimated	No
209-2382	413			THOMPSON	ST	Clemens House	National Folk	1885	Estimated	Contributing

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2383	414			THOMPSON	ST	Sambol House	Not Applicable/No Style	1885	Estimated	No
209-2384	415			THOMPSON	ST	Zurl House	National Folk	1885	Estimated	Contributing
209-2385	416			THOMPSON	ST	Kovich, Rok, House	National Folk	1885	Estimated	No
209-2386	417			THOMPSON	ST	Draguish House	National Folk	1885	Estimated	No
209-2387	418			THOMPSON	ST	Stimac, Antone, House	National Folk	1885	Estimated	Contributing
209-2388	419			THOMPSON	ST	Cindrich House	National Folk	1885	Estimated	No
209-2389	420			THOMPSON	ST	Kvaterink House	National Folk	1885	Estimated	No
209-2390	421			THOMPSON	ST	Zuegcic , Anton, House	National Folk	1885	Estimated	No
209-2391	422			THOMPSON	ST	Botolovich House	National Folk	1885	Estimated	No
209-2392	423			THOMPSON	ST	Stimatz, George, House	National Folk	1900	Estimated	No
209-2393	424			THOMPSON	ST	Yokovich House	National Folk	1885	Estimated	No
209-2394	425			THOMPSON	ST	Kovoch, Blash, House	National Folk	1885	Estimated	No
209-2395	426			THOMPSON	ST	Povachick House	National Folk	1885	Estimated	Contributing
209-2396	427			THOMPSON	ST	Droskovich House	National Folk	1885	Estimated	No
209-2397	428			THOMPSON	ST	Pinterresiding House	National Folk	1910	Estimated	No
209-2398	429			THOMPSON	ST	Andrews House	National Folk	1885	Estimated	No
209-2399	430			THOMPSON	ST	Zagar, Anton, House	Not Applicable/No Style	1900	Estimated	No
209-2400	431			THOMPSON	ST	Balolevich House	National Folk	1885	Estimated	No
209-2401	432			THOMPSON	ST	Zagar, Joseph, House	Not Applicable/No Style	1900	Estimated	No
209-2402	433			THOMPSON	ST	Mercel House	National Folk	1885	Estimated	No
209-2403	434			THOMPSON	ST	Lisichak House	National Folk	1915	Estimated	No
209-2404	500			THOMPSON	ST	Sachem, Cath, House	National Folk	1915	Estimated	Contributing

KHRI Number	Address					Historic Name	Primary Style	Construction Date	Certainty	Potential NRHP Eligibility Status
209-2405	501			THOMPSON	ST	Francol House	National Folk	1885	Estimated	No
209-2406	502			THOMPSON	ST	Kovich, George, House	National Folk	1915	Estimated	No
209-2407	504			THOMPSON	ST	Francis House	Not Applicable/No Style	1888	Estimated	No
209-2408	507			THOMPSON	ST	Kovach, Stephen, House	Italianate	1885	Estimated	Contributing
209-2409	508			THOMPSON	ST	Rodina House	National Folk	1885	Estimated	No
209-2410	510			THOMPSON	ST	Vrbanca House	National Folk	1885	Estimated	Contributing
209-2411	512			THOMPSON	ST	Ralhija, Anton, House	National Folk	1888	Estimated	Contributing
209-2412	514			THOMPSON	ST	Molnoc House	Not Applicable/No Style	1885	Estimated	No
209-2413	518			THOMPSON	ST	Cvitkovic House	Not Applicable/No Style	1885	Estimated	No
209-2414	522			THOMPSON	ST	Novosel House	Not Applicable/No Style	1885	Estimated	No
209-2415	523			THOMPSON	ST	Mellich House	National Folk	1888	Estimated	No
209-2416	524			THOMPSON	ST	Cavlovic House	National Folk	1935	Estimated	No
209-2417	525			THOMPSON	ST	Soptich House	National Folk	1888	Estimated	No
209-2418	527			THOMPSON	ST	Vesel Residence	National Folk	1883	Estimated	Contributing
209-2419	529			THOMPSON	ST	Resman-Malmar Residence	National Folk	1883	Estimated	Contributing
209-2420	531			THOMPSON	ST	Yanovich, George, Residence	National Folk	1883	Estimated	No
209-2421	533			THOMPSON	ST	Reiss Residence	National Folk	1883	Estimated	Contributing
209-2422	535			THOMPSON	ST	Laurich Residence	National Folk	1883	Estimated	Contributing
209-2423	537			THOMPSON	ST	Wolff, Anton, Residence	National Folk	1883	Estimated	Contributing
209-2424	600			THOMPSON	ST	Tonecal [Tomecal] House	National Folk	1910	Estimated	No
209-2425	604			THOMPSON	ST	Gojmerac House	Italianate	1885	Estimated	No
209-2426	606			THOMPSON	ST	Residence	Ranch	1966	Estimated	No

Nationwide, a variety of federal and state laws, as well as incentive programs protect many historic properties. In general, local preservation laws provide the most substantive protection for historic properties.

Federal Framework

A number of federal laws affect historic preservation in various ways:

- by establishing preservation programs for federal, state, and local government agencies;
- by establishing procedures for different kinds of preservation activities; and
- by creating opportunities for the preservation of different types of resources.

The National Historic Preservation Act of 1966, as amended, is the centerpiece of the national historic preservation program. The primary mandates of the act of 1966 are as follows:

- Authorization for the Department of the Interior, National Park Service to expand and maintain the National Register of Historic Places;
- Provision for the establishment of State Historic Preservation Officers to administer federal preservation programs;
- Specification of how local governments can be certified for participation in federal programs;
- Authorization for preservation grants-in-aid to states and local governments;
- Provision of a process for federal agencies to consider and mitigate adverse impacts on historic properties that are within their control; and
- Establishment of a rehabilitation tax credit program for private property owners that is also part of the Internal Revenue Code. The tax codes also allow charitable contributions through façade and scenic easements.

National Park Service

All preservation programs are administered by the National Park Service (NPS), Department of the Interior. One component of this charge is the development of programs and standards to direct federal undertakings and guide other federal agencies, states, and local governments in developing preservation planning and protection activities on a local level.

Secretary of the Interior's Standards (http://www.nps.gov/hps/tps/standguide/)

The centerpiece of this effort is the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards provide all federal agencies, state historic preservation officers, and other organizations with methodologies and guidelines for the preservation of historic and archaeological resources. These standards and guidelines address issues relating to preservation planning, which includes the identification, evaluation, and protection of historic/cultural resources. They serve as the standards for all projects undertaken with federal funding, incentives, loans, or action by the

federal government that impact significant historic resources. They have been upheld in federal and state court decisions. Perhaps most importantly, the standards serve as the base for design guidelines in the majority of designated districts and sites throughout the United States. In the three decades the standards have been used, they have proven to stabilize and increase property values.

National Register of Historic Places (http://www.nps.gov/nr/)
The National Register of Historic Places is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Park Service oversees the National Register program. In Kansas, the State Historical Society, Historic Preservation Division administers the National Register program. Properties of local, regional, state, and national significance may be nominated to the National Register. Resources listed in the National Register include districts, sites, buildings, structures, and objects. Listing a property in the National Register has a number of advantages, including:

- Recognition of the property's value to the community, state, and nation;
- Eligibility for grants and loan programs that encourage preservation;
- Qualification for participation in federal and state rehabilitation tax credit programs; and
- Consideration in planning for federal or federally assisted projects.

Section 106
Section 106 of the National Historic Preservation act of 1966, as amended, requires federal agencies to consider the effect of federally assisted projects on properties listed in or eligible for the National Register of Historic Places. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation may be consulted in a process designed to promote consideration of ways to avoid or minimize such harm. The federal Advisory Council on Historic Preservation (ACHP) provides a detailed summary at http://www.achp.gov/106summary.html.

Federal Law
Other federal laws protecting cultural resources include:

- National Environmental Policy Act of 1969
- Housing and Community Development Act of 1974
- Surplus Real Property Act of 1972
- Public Buildings Cooperative Use Act of 1976
- AMTRAC Improvement Act of 1974
- Emergency Home Purchase Assistance Act of 1974
- The Department of Transportation Act of 1966
- Archaeological and Historic preservation Act of 1974
- Archaeological Resources Protection act of 1979
- Antiquities Act of 1906
- Historic Sites Act of 1935
- Executive Order 11593, Protection and Enhancement of the Cultural Environment

Certified Local Government Program (http://www.nps.gov/history/hps/clg/)
The federal government established the Certified Local Government (CLG) program in 1980 to promote the preservation of prehistoric and historic resources and allow local communities to participate in the national historic preservation program to a greater degree. Prior to this time, preservation programs developed within a decentralized partnership between the federal and state governments, with the states carrying out the primary responsibility for identification, evaluation, and protection of historic properties. Through the CLG program, Congress extended this partnership to the local government level to allow local participation in the preservation planning process. Communities that meet Certified Local Government qualifications have a formal role in the National Register nomination process, establishment of state historic preservation objectives, and participation in designated CLG grant fund.

Grants-in-Aid Programs
The National Park Service provides grants-in-aid to states to promote preservation activities on the state and local level. In Kansas, grants are awarded for identification, evaluation, and protection of historic and archaeological resources according to federal and state guidelines.

Federal Preservation Incentives (http://www.nps.gov/history/hps/tps/tax/)
Tax incentives for the preservation and rehabilitation of historic properties are among the most useful tools for a local government to encourage the protection of historic resources. The most widely used federal incentives are the historic Rehabilitation Tax Credits and the charitable contribution deduction. Since the passage of the Tax Reform Act of 1986, the most widely used federal tax incentives allowed under the Internal Revenue Code are the Rehabilitation Tax Credits, the Charitable Contribution Deduction (Tax Treatment Extension Act of 1980), and the Low Income Housing Credit.

State Framework

Each state has a State Historic Preservation Officer (SHPO) appointed by the Governor to administer federal preservation programs. The Kansas Historic Preservation Program is a division of the Kansas State Historical Society. The program‘s responsibilities include:

- conducting ongoing surveys to identify and evaluate cultural resources;
- preparing comprehensive statewide preservation plans;
- nominating properties to the National Register of Historic Places;
- reviewing federal projects for effects on cultural resources;
- administering the rehabilitation state and federal tax credit program;
- administering a range of assistance programs;
- providing public information, education, and training programs; and
- providing technical assistance to counties and local governments in developing local preservation programs.

Local Framework

As noted above in the discussion of federal programs, local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). The NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments endeavor to retain what is significant from their community's past for the benefit of future generations. In turn, the NPS and state governments gain the benefit of having a local government partnership in the national historic preservation program. Another incentive for participating

in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects, which is at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by the NPS and SHPOs.

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a model and cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level across the nation. Working closely with such national organizations as the National Association of Preservation Commissions, the CLG program seeks: (1) to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties and (2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

PRESERVATION NETWORK	PUBLIC	PRIVATE
FEDERAL / NATIONAL	National Park Service (NPS) Advisory Council on Historic Preservation	National Trust for Historic Preservation Preservation Action National Alliance of Statewide Organizations American Association of State and Local History Association for Preservation Technology Society for American Archaeology
STATE	State Historic Preservation Offices (SHPO) Regional Offices for the National Park Service (NPS)	Kansas Preservation Alliance Regional Offices for the National Trust for Historic Preservation
LOCAL	Kansas City Landmarks Commission	Wyandotte County Historical Museum Strawberry Hill Museum Strawberry Hill Neighborhood Association Other Local Preservation and History Organizations

CULTURAL RESOURCE SURVEY

- Kansas State Historic Preservation Office, Survey Program
  http://www.kshs.org/p/building-survey/14669
- Kansas Historic Resources Inventory online
  http://www.kshs.org/khri

ARCHITECTURAL HISTORY

- McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture.* Washington, DC: The Preservation Press, 1987.

NATIONAL REGISTER OF HISTORIC PLACES

- National Park Service, National Register of Historic Places
  http://www.nps.gov/nr/
- National Register Instructional Bulletins
  http://www.nps.gov/nr/publications/
- Kansas State Historic Preservation Office, National and State Register Programs
  http://www.kshs.org/p/national-and-state-registers/14635

ADVOCACY SOURCES

- National Trust for Historic Preservation
  http://www.preservationnation.org/
- Kansas Preservation Alliance
  http://kpalliance.org/

TAX INCENTIVE PROGRAMS

- National Park Service, Historic Preservation Tax Incentives
  http://www.nps.gov/history/hps/tps/tax/
- Kansas State Historic Preservation Tax Incentives
  http://www.kshs.org/p/tax-credit-basics/14673