

Santa Fe Place owes its long life and its bright future to the contributions of its residents, past and present, young and old.

Without the conscientious planning and meticulous, skillful construction during the first quarter

Kelly Rogers



The influx of children and young families keeps the neighborhood alive. Here, left to right, Mikal Beason, Shamarr Fonville and Gary Robinson gather together to play in the neighborhood.

of the twentieth century, Santa Fe's rich architectural heritage would not exist. For generations, people have been drawn to the beauty of the neighborhood. Santa Fe Place is the only early black middle class neighborhood in Kansas City which still maintains most of its original architectural integrity.

Without the courage of families like the Millers and the vision of leaders like Willard Shelton, Santa Fe's promise for continued prosperity would have faded long ago. The magnitude of their contribution to their people and to the community-at-large has won national praise. The lasting value of that contribution has inspired young people for almost half a century.

Martin Luther King, Jr. promised black Americans: *"If you will protest courageously, and yet with dignity and Christian love, when the history books are written in future generations, the historians will have to pause and say, 'There lived a great people — a black people — who injected new meaning and dignity into the veins of civilization.'"* These words could have been spoken for Santa Fe Place.

Courage, dignity and good will were the guiding principles that forged a lasting foundation for the next half century. They made a fitting legacy from a sturdy and dedicated people, pioneers "who injected new meaning and dignity into the veins of civilization" in Kansas City, when they journeyed to the top of the hill that is Santa Fe Place.



## APPENDIX I

# Architecture of Santa Fe Place

The importance of architecture in Santa Fe Place cannot be overemphasized. The high quality of construction and the varied sizes of the homes, from grand mansion to modest bungalow, play a vital part in the pride which residents have in their neighborhood. Generation after generation has recognized and celebrated a unifying neighborhood identity which is based in large part on the physical environment of Santa Fe Place.

And, too, the aesthetic beauty of the architecture and its nationally acknowledged historic significance provide a clear focus for the continued life of the community and for its preservation.

Santa Fe's homes and apartment buildings were constructed mainly between 1900 and 1925. The initial plan for the development called for an urban neighborhood — strictly residential and strictly single-family. Most houses were designed as two-and-a-half story structures, with a few one

and some one-and-a-half stories.

Housing construction peaked twice: 1907-1910 and 1921. The Benton Apartments were built between these two peak periods, from 1915 to 1920. In 1925, Santa Fe Place had 411 single-family homes and 240 apartment units. Another apartment building phase occurred in the 1960s. Adhering to the area's long-established architectural traditions, construction and renovation still continue.

Despite these recent additions, the original plat, laid out in 1897, remains unaltered. The character of the early development also remains, largely, the same; architectural changes, missing original structures, and non-conforming additions are rare. The early requirement of setting all buildings 30 feet from the curb is still observed.

It is both this historic continuity and the architectural cohesiveness that make Santa Fe Place a unique community within greater Kansas City.



## Prospect Avenue

*2941 Prospect Avenue  
Charles R. Lockridge Residence  
Style: Queen Anne, 1890*

Before Charles Lockridge built his mansion on Prospect his grandfather had erected a log cabin on a section of the Lockridge farm called the "home farm." Charles' father, Thomas, later tore down the cabin and erected a brick house. Charles, along with his sister, Nannie, decided to turn the home place into an exclusive neighborhood for wealthy Kansas Citians. Charles built the first mansion in the new development he called Santa Fe Place.

His residence was a regional interpretation of the Queen Anne Style. In 1926, the three-story Hotel Byron was attached to the front of the house to incorporate it into the facility. In the 1980s the building was razed in order to make way for a commercial development.



Patricia Brown Glenn

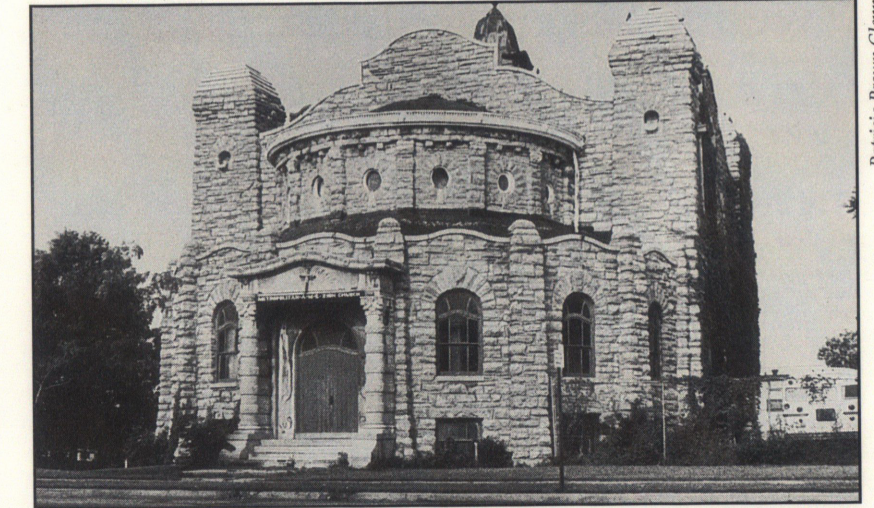
*2844 Prospect Avenue  
A.M.E. Zion Church  
Eclectic, 1906-07*

Designed by a local architect, Rudolf Markgraf, the limestone building was unique among church architecture in Kansas City. Only one other, the Park Avenue Evangelical Church, also by Markgraf, has a similar style. The small but sturdy church, with its rugged surface and undulating parapet, gave the impression of complexity, but was actually based on a plan of simple geometric forms. Of particular interest were Zion's ocular openings, corbelled minarets, and elaborate stone pilasters and portal. Markgraf's design concentrated on detail, such as the Art Nouveau tiles surrounding the main entrance.

Many churches were built in or near Santa Fe Place. Harold Mezile, a long time Santa Fe resident, observes, "There are at least a dozen churches in the Santa Fe area, or as I counted a while back within easy walking distance of my home 30 churches, 25th to Linwood, Wabash to Cleveland."

*2700 Prospect Avenue  
The American Legion  
Style: Commercial, 1909*

This is an excellent example of Santa Fe Place's commercial architecture. Its rectangular brick mass is decorated with stone and patterned brick detailing. The parapet conceals a flat tar and gravel roof, and the glassed-in store front provides access to the building.



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## Twenty-Seventh Street

2623 E. 27th Street  
Style: Cottage, 1908

This style is an example of the several Pattern Book styles found in Santa Fe Place. Its design is standardized, with variations in the choice of materials and stylistic accents. The two-story home's boxy shape is camouflaged by a shingled gambrel roof and a full-length open front porch.



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## Benton Boulevard

Benton Boulevard was the first street cut across the old Lockridge "home farm." It was one of the first in the city's carefully planned Boulevard system. Benton was never envisioned as a thoroughfare. In fact, street planners gave Benton four major jogs along its north/south route, abruptly altering its direction.

2709-2711 Benton Boulevard  
Apartment Buildings  
Style: Vernacular Classical Revival, 1916

Because this type of apartment building was particularly popular in this area, it was called "Kansas City Porch." The triple stacked porches flank either side of the main entrance. The building's cubic mass is heightened by the four piers topped by shortened battered columns. The columns support a crowning decorative entablature.



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2732 Benton Boulevard  
Joseph H. Foresman Residence  
Style: Eclectic, 1910

Designing an eclectic building requires a blending of several styles into one building. The final blend must not only be harmonious, but each style used must also retain its identity. Always an architectural juggling act of sorts, this house and a similar one at 2649 Lockridge are successful examples of the technique.



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2810 Benton  
Frank S. Rea Residence  
Style: Modified Prairie

Mr. Rea was an architect and designed this house for himself. Prairie School architecture is evident in the square two story building. Its upper, big square windows are tucked under the broad eaves of the low hip roof. Stucco was a popular material for Prairie, but the alternating bands of limestone used in this home are typical of this area's variation on the style. Santa Fe Place has many examples of Modified Prairie built between 1910 and 1925.



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2831 Benton Boulevard  
J. C. Zeigler Residence  
Style: Colonial Revival, 1923

This is a rare example of Colonial Revival in Santa Fe. Characteristic of this style are exaggerated features of the Colonial prototype. Note, for example, the asymmetrical facade, emphasized by the large round portico. The 18th century swan's neck pediment is a Colonial detail.



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2900-04 Benton Boulevard  
Style: Georgian Revival, 1910

The architects for this home were the well-known team of Shepard & Farrar. Unlike the Zeigler home, perfect symmetry exemplifies this style. Classical details are evident in the dentiled (teeth-like projections) cornice atop the gable roof and in the small front portico with its segmental pediment and Doric columns. The arrangement of the windows and doors on both floors is highlighted by a flat arch lintel with a prominent keystone. Palladian windows emphasize the gable ends.



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## Walrond Avenue

3032 Walrond Avenue  
Style: Bungalowoid, 1914

Several homes in Santa Fe have this style architecture. It is similar to the regular Bungalow with a half or a full story addition. Bungalowoid, like the Bungalow and Shirtwaist, uses a contrasting stone or brick porch to complement clap-board or shingled exterior walls.



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## Thirty-Second Street

3003 E. 32nd Street  
Style: Kansas City Shirtwaist, 1910

This style was popular throughout Kansas City. The style is called a "vernacular" design because its construction is influenced by local or regional forms and materials, and not necessarily concerned with design or style subtleties. Though the Shirtwaist is a mixture of patterns, several elements are common: two-and-a-half stories; a limestone or brick veneer on the first floor and a wood shingle or clapboard on the top one-and-a-half stories. These contrasting levels resemble a woman's shirtwaist dress, hence the name. A Shirtwaist roof is often a bell-cast hip or gable accented by a gable-within-a-gable, or a dormer inset with a Palladian window. The house's rectangular shape is counterbalanced by a bay and oriel and by roof dormers. Colonial Revival details are used on the facade and leaded-glass is used extensively.



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## Thirtieth Street

2910 E. 30th Street  
Pleasant Green Baptist Church  
Style: Late Gothic Revival, 1924

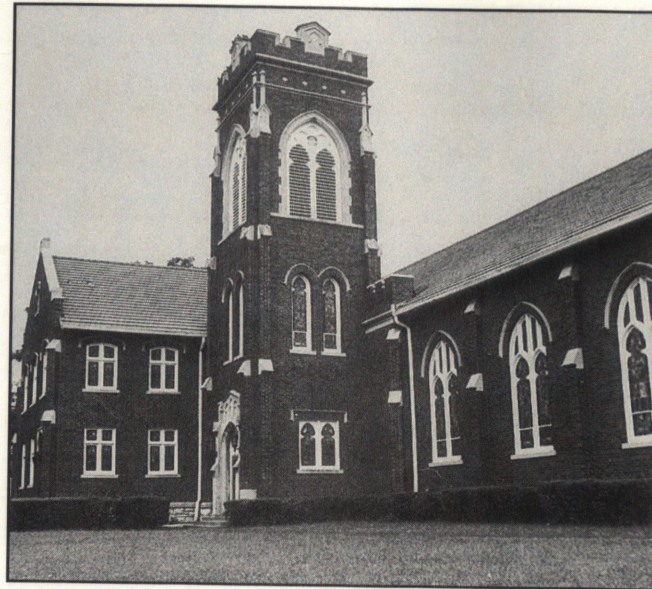
Characteristic of this style are a harmonious massing and a simple silhouette. The molding and carved ornament which surrounds doorways, windows and parapets is heavy and sculptured. Long, low lines are broken by vertical accents. A limestone variation of this style is at 3115 Linwood Boulevard.

## Victor

The two short streets, Victor and Lockridge, are unique to Santa Fe Place, not appearing anywhere else in Kansas City.

3929 Victor  
William M. Meyers Residence  
Spanish Colonial Revival, 1926

This style was particularly popular in Kansas City during the early 20th century. This example demonstrates the style's low pitched hip red tile roof, arched windows topped with carved stucco ornament, and an arcaded side porch. A variation on this style can be seen at the Linwood Plaza Apartments on the 3200 block of Linwood.



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3221 Victor  
Clyde F. Mack Residence  
Style: Half Timber, 1908

A well-known Kansas City architect, Mack built this home for himself. The half timber style is used in France and England. Interior and exterior wood frame boards were left exposed, filling in the space between them with stucco or brick. The American variation on this style uses the half timbering as an ornamental veneer. Half timber style also includes a massive exterior brick chimney, high peaked gable roof, and leaded glass windows.



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## Twenty-Eighth Street

2900 Block of 28th Street  
Style: Bungalow Row

This modest, easy to construct style has always been a popular pattern. Gabled roofs covered these small single story homes. Often built by contractors, Bungalows, like Shirtwaists, use a variety of roof styles, surface materials and ornamental accents. Widely used throughout the United States, Bungalows are usually built as part of a large development.



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## Lockridge

2945 Lockridge

Style: *Modified Kansas City Shirtwaist*, 1907

In floorplan and composition, the Modified style is identical to the regular Shirtwaist. The difference is in materials. The Modified style uses either brick or limestone for both the top and bottom stories, rather than the contrasted materials characteristic of the regular Shirtwaist.



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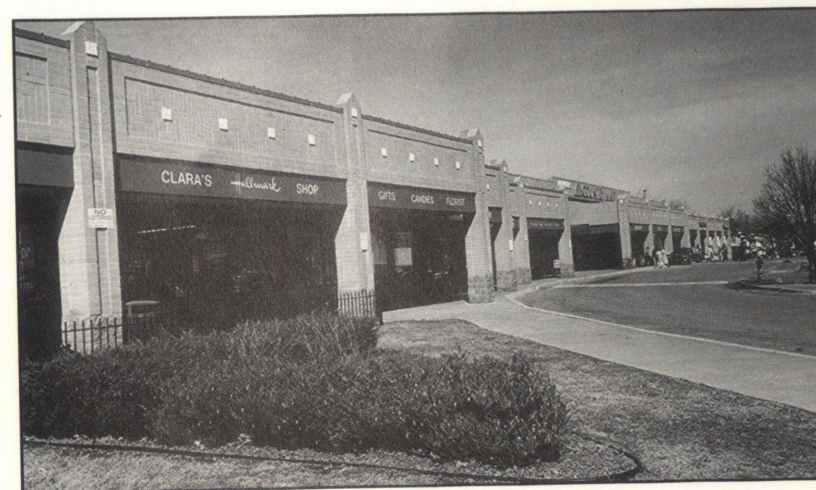
## APPENDIX II

# Walking Tour of Santa Fe Place

### Walking Tour — begins at Linwood Boulevard and Prospect Avenue

1. Linwood Boulevard and Prospect Avenue,  
east side of Prospect Avenue  
Linwood Shopping Center

Joe Kitahara



2. Linwood Boulevard and Prospect Avenue,  
west side of Prospect Avenue  
Linwood Square

These commercial developments are a fine example of the partnership which Santa Fe residents have established with private and public agencies working to develop the neighborhood. While Santa Fe Place is eager to encourage new and restored enterprises, the neighborhood has insisted on high quality. The Linwood business district represents the success of that effort.

3. Linwood Boulevard and Indiana  
Central High School, "The Computer  
Unlimited/Classical Greek Magnet School."  
Part of this high school, the district's athletic and computer science magnet, is built in Santa Fe Place, along Indiana Avenue.