

4533-39 ROANOKE PARKWAY (APARTMENT BUILDING)
Kansas City
Jackson County
Missouri

HABS No. MO-1891

HABS
MO-1891

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**HISTORIC AMERICAN BUILDINGS SURVEY
MIDWEST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
1709 Jackson Street
Omaha, NE 68102**

HISTORIC AMERICAN BUILDINGS SURVEY

4533-39 ROANOKE PARKWAY (APARTMENT BUILDING)

HABS No. MO-1891

Location: 4533-39 Roanoke Parkway is located west of the Country Club Plaza where Jarboe Street intersects with Roanoke Parkway.

Legal: Lots 13, 14, 15 and 16 except part of said lots 15 and 16 now in Roanoke Parkway, and the west half of vacated alley lying East of and adjoining all of said lots, Block 11, Bunker Hill, a sub-division.

UTM: 15/361440/4323110

Date of Construction: 1928-29

Modifications: post 1940; 1955; 1966.

Present Owner: Midland Bank
1010 Walnut Street
Kansas City, Missouri 64106

Present Use: Vacant

Significance: 4533-39 Roanoke Parkway is significant as a contributing building in a potential historic district that presents a unified urban streetscape enlivened by paired facades, inter-related courtyards, design consistency and similarity of materials and scale.

Historians: Linda F. Becker, architectural historian;
Cydney E. Millstein, Architectural and Art Historical Research, Kansas City, Missouri.

Construction, Description and Present Condition

4533-39 Roanoke Parkway is a two-story, Mission-detailed buff brick apartment building located west of the Country Club Plaza in Kansas City, Missouri. Two sources indicate that this apartment building was constructed in 1928 by the owner and contractor George Hucke and Sons Building Company.¹ This "U"-shaped building was designed from private plans and built by day labor for a cost of \$25,000.² It appears that the building was completed in 1929.

Measuring 49.5 feet by 88 feet, 4533-39 Roanoke Parkway is similar in character to the other two-story apartment buildings constructed in that era that stretch along Roanoke Parkway, 45th and Jarboe Streets. Comparable materials and embellishments include buff brick, terra-cotta detailing, cast stone trim and multipaned sash fenestration. The majority of these apartments feature Mission-style or Spanish Eclectic motifs.

The main elevation of 4533-39 Roanoke Parkway faces west. The end bays of the main facade are identical in design. Each end bay features a centrally placed recessed rounded arched entrance with multipaned lights crowned by multipaned quarter-round windows. Each entrance is placed within a cast-stone, blunt arch surround.

¹Western Contractor. July 25, 1928, 38; Water Permit No. 88310, 1928. Building Permit No. 56005 lists H. (Harold) E. Hucke as owner/builder. When this apartment was constructed Harold Hucke, brother of George Victor Hucke, was associated with the George Hucke and Sons Building Company.

²Western Contractor. July 25, 1928, 38.

Located above each entrance placed mid-way between the first and second-story, is a six-over-six light double-hung, sash-type window with a concrete lug sill. Crowning each window is a concrete tympanum articulated with a foliated motif with laurel wreath, in relief. End bricks, concrete skewbacks and keystone frame the tympanum. Directly above each window is a rounded arched niche with a concrete fluted half-basin.

Flanking each entrance are polygonal, two-story projecting bays with non-original one-over-one light, double-hung, sash-type aluminum windows and clapboard spandrels. First-story fenestration features concrete sills. A non-continuous concrete diamond-patterned band course rests below the cornice line at each bay. Crowning each bay are multiple wooden modillions supporting a boxed wooden cornice which, in turn, is topped by a red tile half-hipped roof. The tapered Mission tiles are regularly laid. Centrally-placed below each first-story window is a single, rounded arched opening which has been infilled with brick.

The central bay or mass of the main facade features two pairs of six-over-one light, double-hung, sash-type recessed wooden windows with concrete lug sills and brick lintels with concrete keystone. First-story fenestration is obscured with wrought-iron security bars at the lower sash. A cast-stone cartouche, centrally placed below the parapet, is flanked by concrete diamond-shaped tiles.

The south elevation displays a dramatic loss of material, with over two-thirds of its brick veneer missing.³ Fenestration, including that of the basement level, is recessed, six-over-one light, double-hung, sash-type. Original brick sills and lintels are only extant at the first-story. The north facade, which at the time of this writing has retained its veneer, is almost identical in detail and fenestration configuration to that of the south elevation. In addition, the west end of the north facade features four diamond-shaped concrete tiles placed in a diamond array that, in all probability, originally existed at the south elevation.

The east or rear elevation features recessed one-over-one light, double-hung, sash-type windows with brick sills and lintels. The majority of the first-story windows feature wrought-iron security bars covering the lower sashes. Rear wooden entry porches have been enclosed with corrugated fiberglass panels. Each apartment features a rear entrance with glass upper panels (covered by security mesh) above three recessed wooden panels. A two-panel screened door is placed over each entrance.

At the end bays of the main mass of the rear elevation are plastered sections. In addition, there is a single basement entry at the southeast bay which leads to the janitor's apartment (as

³A "Preliminary Case Report" prepared by Polsinelli, White, Vardeman & Shalton, P.C. (nd), states that this loss of veneer was the direct result of "severe separations." It is not certain when this condition first appeared.

originally designed). Basement windows at the rear facade are hinged, three light.

A shaped, Mission-style cast-stone parapet crowns the building at the west and south elevations and a portion of the north elevation. The parapet at the east facade and the remainder of the north facade features capped-tile coping. An exposed stone foundation, varying in height, is capped by a continuous vertical brick coursing. An exterior brick chimney is located at the south end of the east elevation.

Located at the north boundary line of 4533-39 Roanoke Parkway is a non-continuous concrete and stone retaining wall in deteriorated condition. A nine-bay, detached garage constructed of wood and plaster with a flat, parapet roof is located at the rear of the apartment building. Each bay is projecting and features a visor roof with exposed rafter tails. Paneled aluminum overhead doors are non-original. The garage is in poor condition.

Interior

The interior of 4533-39 Roanoke Parkway does not feature any noteworthy embellishments or historic detailing. Modest foyers display tiled flooring and marble-faced landing; stock handrails are walnut. Individual apartments are identical in design with two bedrooms, living and dining room, bath, kitchenette and enclosed porch.

Original Design and Alterations

A 1940s photograph⁴ reveals what appears to be the building as originally constructed. This image clearly illustrates that the projecting bays of the main or west elevation featured screened-in porches and prominent brick piers with diamond-shaped tiles. The most notable change to 4533-39 Roanoke Parkway involved the subsequent enclosure of these porches. This alteration occurred sometime after 1940.

In 1955 a fire damaged a portion of the wood frame garage located at the rear of the apartment building. In March of that year, the damage to the structure was repaired.⁵

Residents of 4533-39 Roanoke Parkway

A year after the building was completed, it appears that the sole occupant of 4533-39 Roanoke Parkway was George V. Hucke.⁶ Over the next thirty-seven years this apartment building served as home to a variety of tenants. From c. 1932 to c. 1969, the occupations of the tenants were that of professionals and office workers.⁷ The professions of note included: attorney, engineer, physician and auditor, in addition to sales and office managers, clerks and buyers. Tenants of this apartment building were employed at various prominent Kansas City businesses such as Universal Atlas

⁴Tax assessment photograph No. 11-414, Plat 479. Files, Landmarks Commission, Kansas City, Missouri.

⁵Building Permit No. 41449 A, March 23, 1955.

⁶Polk's Kansas City Directory, 1930.

⁷City Directories, Kansas City, Missouri. 1932-1972.

Cement Company; Stine and McClure Undertaking Company; Emery Bird Thayer; Gage, Hillix Hodges and Cowherd; Riss and Company; U.S. Weather Bureau; KCKN Broadcasting Company and Veterans Hospital Administration.

Beginning around 1970, the category of tenant changed. The majority of occupants now consisted of widows, widowers and retirees.⁸ This type of renter remained until the building closed in June, 1991.

Biographical Information

George Victor Hucke (1888-unknown), came from a lineage of contractor/builders. His grandfather Herman Hucke, who arrived in Kansas City from Germany in 1852, constructed many prominent Kansas City buildings and residences including the first schoolhouses and courthouse.⁹

George Hucke (1860-unknown), the father of George Victor Hucke, was also a prominent contractor who built many notable residences and buildings in Kansas City. He began his contracting career in 1878 after returning from Detroit where he was employed by his uncle's firm, Henry Spitzly and Sons, a building and planing mill business. In 1885 he married Clara L. Muehlebach. They had five children, three sons of whom entered into the contracting

⁸City Directories, Kansas City, Missouri. 1972-1982.

⁹Carrie Westlake Whitney. Kansas City, Missouri Its History and Its People 1800-1908. Vol III. (Chicago: 1908), 364.

business: George Victor, Clarence P. and Harold E. Two years later the elder George formed Hucke and Sexton Building Company, a partnership developed with S.E. Sexton.¹⁰ This collaboration lasted approximately twenty-six years (1887-1913).

George Victor Hucke worked for the Hucke and Sexton Building Company as a bookkeeper from 1910-1912 and as treasurer in 1913. The firm's name was changed to George Hucke and Sons Building Company in 1914.¹¹ At this time George Victor became president and treasurer of the company. His brothers, Clarence P. and Harold E., also worked for the company as vice-president and superintendent/vice-president, respectively. Beginning in 1922 Clarence began working for the J. R. Van Sant Construction Company. In later years, he eventually worked independently as a contractor/engineer.¹²

It appears that in 1935, the business of George Hucke and Sons Building Company dissolved. In 1936 George V. Hucke joined the Charles F. Curry Real Estate Company, where he supervised the house building department.¹³ The last city directory listing for George V. Hucke was in 1937.¹⁴

¹⁰Ibid, 364-65.

¹¹Western Contractor. February 18, 1914, 7.

¹²City Directories, Kansas City, Missouri. 1910-1938.

¹³Kansas City Star. March 1, 1936, 4-5D.

¹⁴Ibid. Curiously, with the exception of 4533-39 Roanoke Pkwy., no other buildings constructed by George Hucke and Sons have been located.

Statement of Significance

4533-39 Roanoke Parkway is a contributing building in a potential historic district comprised of nine other two-story buildings including 4520-26, 4530-36, 4540-42 and 4544-46 Jarboe Street; 1110-12, 1114-16 and 1101-07 W. 45th Street; 4507-13 and 4515-21 Roanoke Parkway. These apartment buildings present a unified urban streetscape that is enlivened by paired facades, inter-related courtyards, consistency in design and similarity of materials and scale. These buildings reflect an important urban design which embody the distinctive characteristics of a type and period and that represent a significant and distinguishable entity framing the western edge of the Country Club Plaza. The quality and special character of the Country Club Plaza can be attributed to the many buildings (such as 4533-39 Roanoke Parkway) and neighborhoods which collectively make up the area. "The preservation of this historic character is critical to the long-term vitality and ambiance of the Plaza."¹⁵

¹⁵City Development Dept., Kansas City, Missouri. The Plaza Urban Design and Development Plan. (Kansas City: 1989), 63.

Bibliography

Building permits and files located at the Landmarks Commission, City Hall, Kansas City, Missouri.

City Directories, Kansas City, Missouri. 1910-1915, 1927, 1929, 1932, 1942, 1952, 1962, 1972, 1982, 1990.

Kansas City Star. March 1, 1936.

Sanborn Map Company. Insurance Maps, Kansas City, Missouri. Vols. I-IV and Index. New York: Sanborn Map Company., 1896-1930.

Water Permits, 5th Floor, City Hall, Kansas City, Missouri.

Western Contractor. July 25, 1928; February 18, 1914.

Whitney, Carrie Westlake. Kansas City, Missouri Its History and Its People 1800-1908. Vol. III. Chicago: S. J. Clarke Publishing Co., 1908.