NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Theodore Shafer House

other names/site number 209-2820-0112

2. Location

street & number 2518 N. 10th Street ☐ not for publication

city or town Kansas City ☐ vicinity

state Kansas code KS county Wyandotte code 209 zip code 66104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Richard D Pankratz D-SHPO December 22, 1999
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

Theodore Shafer House
Name of Property

Wyandotte County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [XX] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [XX] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & Early 20th Century American
Movements:
Other: American Four-Square

Materials
(Enter categories from instructions)

foundation Stone: Limestone
walls Stone: Limestone
Wood: Weatherboard
roof Ceramic Tile
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1910

Significant Dates

1910

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Braecklin, John G.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Theodore Shafer House
Name of Property

Wyandotte County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	357665	4332980
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Rosin

organization Historic Preservation Services, LLC date March 31, 1999

street & number 818 Grand Blvd telephone 816-221-5133

city or town Kansas City state KS zip code 64106

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Merydeth and Glen Morris

street & number 2518 North 10th Street telephone 913-281-5258

city or town Kansas City state KS zip code 66104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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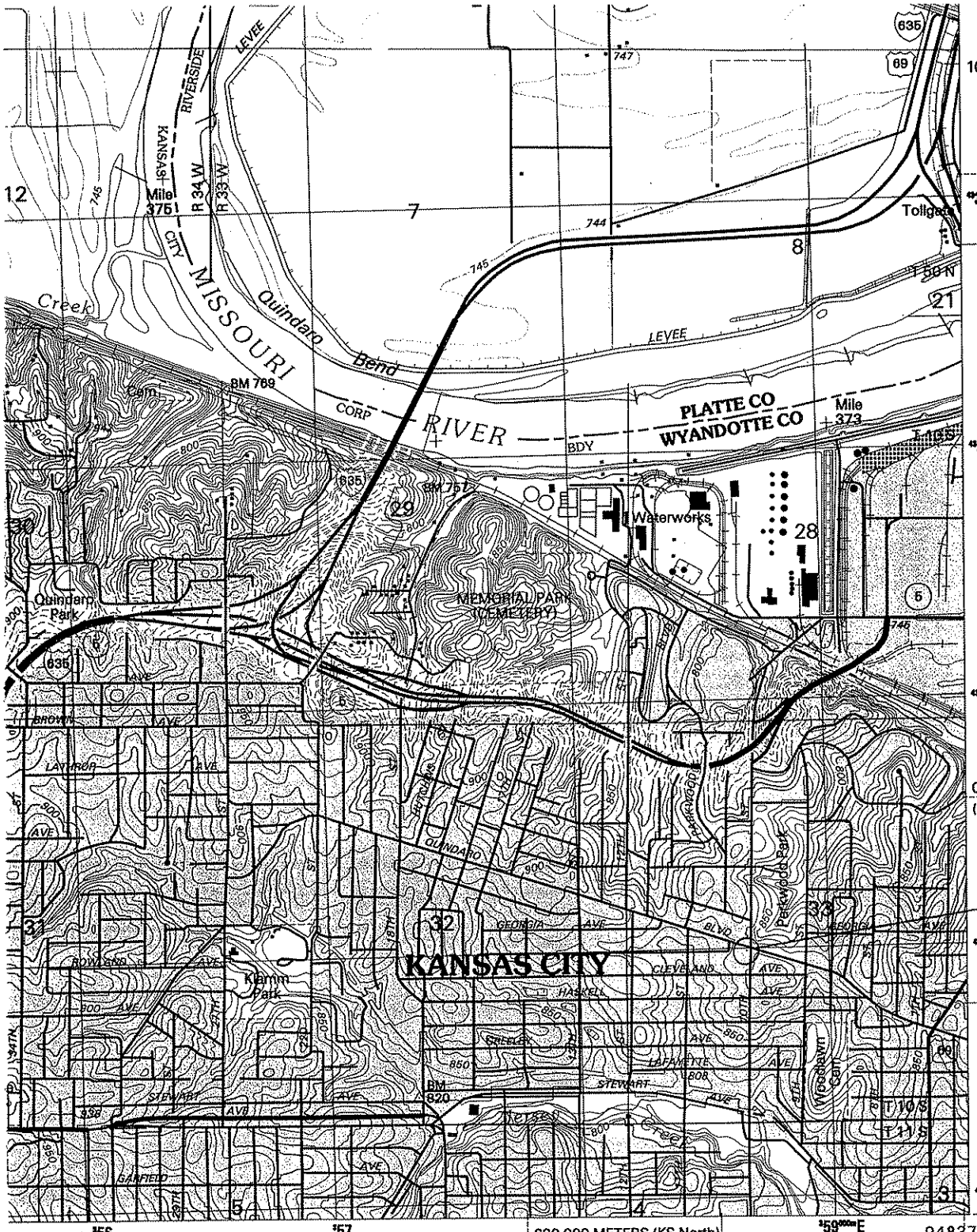

THEODORE SHAFER HOUSE
KANSAS CITY, WYANDOTTE COUNTY KANSAS
15/352766 5/4332980

ROAD CLASSIFICATION

Primary highway hard surface ..... Light-duty road, hard or improved surface .....
Secondary highway hard surface ..... Unimproved road .....

Interstate Route U.S. Route State Route

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Platte City
2 Ferrelview
3 Nashua
4 Wolcott
5 North Kansas City
6 Edwardsville
7 Shawnee
8 Kansas City

ADJOINING 7.5' QUADRANGLE NAMES

PARKVILLE, MO-KS

39094-B6-TF-024

1991

DMA 7062 II NW-SERIES V879

ISBN 0-607-85708-0

SUMMARY

The ***Theodore Shafer House*** is a two-and-a-half story stone dwelling with a red tile roof located on a double lot at the corner of Quindaro Boulevard and North 10th Street in Kansas City, Wyandotte County, Kansas. The dwelling's Four-Square design is expressed in the nearly square footprint, the prominent dormers rising from each slope of the hipped roof, the full-width front porch and the interior layout of four rooms on each floor. Wood trim, double-hung windows, some with leaded glass sashes, and robust stone fireplaces are also distinctive to the early 20th century architecture. The dwelling retains a high degree of architectural integrity. Alterations have been limited to the replacement of a few individual window sashes, enclosure of a rear porch, and replacement of the interior stair railing. None of these changes impinge upon the viewer's understanding of the dwelling's distinctive character, and all could be reversed.

Quindaro Boulevard is a major thoroughfare on the north side of Kansas City. It includes sections of residential as well as commercial development, most dating from the early part of the 20th century. At the intersection of North 10th Street, city-owned Parkwood Park occupies the ground extending northeast from the northeast corner. The historic Parkwood neighborhood begins on the northwest corner of the intersection, across Quindaro Boulevard from (north of) the lot occupied by the ***Shafer House***. This prominent neighborhood of substantial homes, many architect-designed, was developed following a 1907 masterplan prepared by the noted landscape architect Sid J. Hare. Although outside the Parkwood subdivision, the houses lining the south side of Quindaro Boulevard facing the neighborhood, including the ***Shafer House***, are similar in size and character.

ARCHITECTURAL DESCRIPTION

EXTERIOR

The ***Theodore Shafer House*** is a two-and-a-half story stone dwelling located on a large corner lot in a residential area along Quindaro Boulevard in Kansas City, Kansas. The dwelling was designed in an elaborate interpretation of the American Four-Square style. The uncoursed, rusticated limestone walls rise from a stone foundation and are topped by a hip roof will slightly bellcast eaves. A stone beltcourse delineates between the first story and basement.

The red ceramic tile roof features matching tile ridge caps and distinctive tile finials with ball tops. Sheets of plywood have replaced the original beadboard soffits in some locations below the box gutters. Evidence of water damage suggests that the roof and gutters have suffered from deterioration. Hip-

roofed dormers with tile-clad side walls are centered on each roof slope. Each dormer features a pair of double-hung windows and modillioned eaves.

A one story porch extends across the front (east) elevation, wrapping around to the south side of the dwelling. The outer corners of the porch's hip roof are supported on massive stone-faced square posts. A gable, supported on carved stone Tuscan columns, marks the porch entrance. The north end of the porch terminates in a semi-circle that extends slightly beyond the north wall of the dwelling. Thin rectangular blocks of limestone standing on end form a balustrade that is capped by large stone slabs. A low square post bisects the balustrade on the south side. The face of the gable above the porch entrance is sheathed with red ceramic tile and features modillioned eaves.

Behind the porch on the main (east) elevation, the façade is nearly symmetrical. On the first story the entrance, slightly offset to the south, is flanked by sidelights. The door itself has a delicate inlaid design that is largely obscured by its darkened, aging finish. The design features a thin border near the edge of the door and an urn of flowers near the center. To the north of the door is a large, double-hung leaded glass window also flanked by sidelights. To the south is a small fixed window. On the second story 1/1 double-hung windows flank a smaller 1/1 window centered in the wall. A pair of 1/1 windows fills the dormer.

An exterior shouldered chimney and projecting bay window are the dominant features on the north elevation. Filling the west side of the first story, the semi-hexagonal bay has a red tile roof and modillioned eaves. One-over-one, double-hung windows pierce each wall of the bay. Small windows in the basement level of the bay have been boarded up. The chimney is located to the east of center and is flanked in the first story by a pair of small, fixed, leaded glass windows. The stack pierces the roof, rising above the roof of the north dormer. The front porch terminates on this elevation at the east edge of the chimney. A large, low and wide cast stone planter tops the square post at the northwest corner of the porch. Three irregularly placed and shaped openings are found in the second story. These include two 1/1 double-hung windows located just east of the chimney and centered above the bay and a smaller 1/1 window in the approximate center of the wall.

The rear (west) elevation is symmetrically arranged. Two squat 1/1 windows are evenly spaced toward the outer edges on the first story. In the second story a pair of taller, thinner 1/1 double-hung units, set closer to the center of the wall, flank a small 1/1 double-hung window closer to the center of the wall.

The south elevation includes the south end of the front porch at its east end and a rear porch with second floor sleeping porch at the west end. Immediately west of the front porch the main wall steps out (south) slightly. Several openings are found in this wall of the dwelling. A small 1/1 double-hung window is located just east of the rear porch. To its east is a paneled wood door providing exterior access to the basement. Fixed leaded glass windows are found in the section of the wall contained on the front porch

and illuminating the stairwell, in the approximate center of this elevation. A final 1/1 double-hung window is placed in the second story above the front porch. Two stone steps provide access to the front porch.

Projecting from the wall of the dwelling, the rear porch sits on a low stone-faced foundation. Square posts with molded capitals mark the two south corners. Sheets of plywood cover the south and east walls of the porch with narrow, horizontal screened openings located at approximately the midpoint of the wall. The west side is screened. The door is located in this side and is reached by a single stone step. Modillions adorn the eaves below the second-story sleeping porch. The stucco-clad sleeping porch has a flat roof and unadorned eave line. Bands of wood 1/1 double-hung windows with wood exterior storms fill the upper level of the walls. Three windows fill the south side and one window pierces each of the east and west walls.

All of the windows in the main body of the dwelling have stone lintels and sills. The windows in the east, west and south dormers have leaded upper sashes. Leaded sashes are also found in the large window on the east elevation, first floor, the stairwell window, the fixed windows flanking the chimney, and the small second story windows on the east and west elevations.

INTERIOR

The interior of the ***Theodore Shafer House*** features the typical four-over-four room plan of American Four-Square dwellings. On the first floor, the visitor enters through the front door into a large foyer. The staircase to the second floor is located at the west end of this space. Doorways provide access to the living room, dining room and kitchen. The kitchen is located in the southwest corner of the dwelling, while the north side of the dwelling is divided between the living room and dining room. The rooms on the second floor are also arranged around a central hall. The four bedrooms are evenly divided between the east and west sides. A bathroom is centered in the north side. The linen closet, with built in drawers is in the central hall at the top of the stairs. The stairs to the attic are immediately west of the main stairs.

Throughout, the dwelling features plaster walls and ceilings. The floors are narrow hardwood, with the exception of the kitchen and foyer, which are linoleum. Except for the dining room, which has a heavier beamed ceiling, a narrow band of wood molding encircles the ceilings at the top of the walls on the first floor. Other wood trim includes baseboards and door and window frames. Two-paneled doors fill the doorways.

The living room occupies the northeast quadrant of the first floor. A massive, shouldered limestone fireplace is the dominant feature. The stone is laid with a jackarch above the firebox and a quoining pattern on the sides. The width of the fireplace narrows at two points. Approximately four feet above

the floor is a wide stone mantel supported on stone brackets. The width of the stone chimney narrows above the mantel and narrows again approximately two feet higher, above a smaller stone ledge.

Pocket doors separate the living room from the dining room. A single sheet of wood currently covers each side of the doors. It is not clear whether the original doors have been replaced or if this is a veneer that was installed over the original doors.

The dining room is the most architecturally distinctive room in the dwelling. Like the living room, a massive, but slightly smaller, fireplace dominates the room. This fireplace also features a jack arch above the firebox and projecting corners laid in an alternating pattern reminiscent of log construction. Centered on top of the wide stone mantel is a small stone-framed mirror topped by a small ledge. Other architectural features in the dining room include a boxed beam ceiling, paneled plaster wainscoting topped by a decorative platerail, and a window seat with a louvered base in the bay window. Amber cone-shaped lights hang from the corners of the boxed beams. A chandelier in the center of the ceiling has five amber-colored lantern-shaped globes extending from a brass fixture.

The kitchen has been extensively altered and does not retain any distinctive architectural features.

The staircase has thin oak newel posts at the first floor and landing. A more substantial square pilaster is found at the second floor landing. The original balustrade has been replaced with gold-painted wrought iron with a scrollwork pattern. A wide landing is located between the stories at the south side of the dwelling.

The bathroom is the most architecturally distinguished space on the second floor. It retains original fixtures including a sarcophagus bathtub (without shower) and an oval pedestal sink. The elegant base of the sink gives the impression of a chess piece turned upside down. The sink has individual hot and cold spigots. Interestingly both the tub and the sink are installed several feet inward from the walls of the room. A wainscot of white, square, glazed tiles with tile base and cap clads the lower walls. The upper walls are plastered, and the floor is white hexagonal tile. A linen/medicine closet is built into the northwest corner of the room.

The third floor is a large open room. Orange wall-to-wall shag carpeting covers the floor. Beaded pine wainscot covers the lower half of the walls. The upper walls and ceiling are plaster.

The house is heated by hot water. Ornate cast iron radiators are found in each room. Window air conditioning units cool the house in the summer.

SETTING

Set near the center of a large, double lot, the ***Theodore Shafer House*** occupies a prominent location at the southwest corner of the 10th Street and Quindaro Boulevard intersection. Centered in the grassy yard facing the intersection is a mature evergreen tree. Mature, manicured shrubs line the foundation and porch on the north and east sides. An asphalt driveway adjacent to the south side of the dwelling runs from 10th Street to a parking pad behind the house. The Sanborn Insurance Map indicates that a single car, frame garage previously stood in this location.[1] Three mature deciduous trees line the north side of the driveway next to the house. A stone walk leads from the 10th Street sidewalk to the front porch. Where the grade of the front yard rises, low, stepped stone walls flank stone steps.

INTEGRITY

Overall the ***Shafer House*** retains strong integrity in the areas of workmanship, design, and materials in addition to its integrity in the areas of setting, location, feeling and association. The majority of its distinctive features remain intact on the interior and exterior. Notable exterior features include the robust stone construction, red tile roof with distinctive finials, the carved stone Doric porch columns, and the decorative leaded glass windows. The massive stone fireplaces in the dining and living rooms, the box beamed ceiling, plate rail and wood-trimmed wainscoting in the dining room, the ubiquitous dark wood trim and the original bathroom fixtures convey the character of the home on the interior. The few alterations that have been made do not impinge upon the viewer's ability to understand the architecture of the property and all could be reversed.

On the exterior the most prominent changes effected the rear porch at the southwest corner of the dwelling. The open porch was enclosed with plywood panels to create a mudroom. The original corner posts with decorative caps and modillioned eaves remain extant.

Two additional exterior changes have had a minor impact on the dwelling. Plywood has replaced sections of the original beadboard soffits and front porch ceiling. Physical evidence suggests that water infiltration led to decay of the original building fabric. The final alteration visible on the exterior of the dwelling is the replacement of the decorative upper sash of the south dormer windows. The original leaded sash was replaced with single-light glazing. The size, shape and configuration of the windows and window openings appear to be otherwise intact.

Changes to the interior of the dwelling are of a similar nature to those on the exterior. In the dining room, the original central light fixture has been replaced. The four corner fixtures in the beamed ceiling

[1] Sanborn Map Company.

appear to be original. As described above, the pocket doors between the living and dining rooms have either been replaced or altered. Visual inspection suggests that the doors were replaced or covered with wood veneer. In the stairway, the original balusters have been replaced with decorative wrought iron. The slender wood newel posts and handrail may be original. Finally, wall-to-wall carpet and pine paneling have been added to the third floor.

STATEMENT OF SIGNIFICANCE

The ***Theodore Shafer House*** is a distinctive vernacular interpretation of the American Four-Square house type and is significant under National Register Criterion C for the area of ARCHITECTURE. The dwelling is an elaborate interpretation of the Four-Square type that is unique in its allusion to the multitude of architectural idioms popular in the early 20th century. Its robust stone exterior, red tile roof and prominent siting at the corner of 10th Street and Quindaro Boulevard distinguish it from neighboring dwellings of the same period and from other Four-Square residences in Kansas City, Kansas.

HISTORICAL BACKGROUND AND SIGNIFICANCE

Theodore Shafer and the Construction of 2518 N. 10th Street[2]

Relatively little is known about Theodore (Theo) Shafer. In 1907 he operated a grocery store at 1934 North 5th Street, and resided with his wife, Eliza Ellen Shafer, in a second floor flat at 1932 North 5th Street. Subsequent events suggest that the Shafers owned both properties, as well as the adjacent store and flat at 1930 North 5th Street.

The Shafers purchased Lot 1 of Block 6 in the Western Highlands subdivision on September 30, 1907 for $1,800. The relatively high price paid for the property conveys the prestige associated with the location at that time. Delayed for over two years, construction of the Shafer residence began in late 1909 or early 1910, and was largely completed when the water hookup was approved in August 1910. In the interim, Eliza Shafer died on February 14, 1910. The property was purchased in her name (a not uncommon practice at the time), and her will designated her husband, Theodore, and their daughter, Mary Ellen Herman, as co-heirs. Theodore and Mary Ellen subsequently resided together in the completed residence.

Theodore Shafer and his daughter lived in the home for ten years. On April 9, 1920, the house was sold to Elizabeth J. Palmer for $14,500. Mrs. Palmer was the wife of Fred G. Palmer, president of Kaw Boiler Works Company. Transfer of the title was delayed until 1924, apparently due to problems with the terms of Eliza Shafer's will. Theodore Shafer moved to a flat owned by his daughter above the A.L. Cook Furniture Company at 1930 North 5th Street, next door to where he and his wife had lived when they first began planning their new home.

The Shafer House in the Context of Early-20th Century Kansas City, Kansas

The neighborhoods in the vicinity of the ***Shafer House*** developed around the turn of the 20th century, and by 1931 houses stood on most of the uniform 50-foot lots in Western Highlands. Larger two-story

[2] The history of the property and Theodore Shafer is taken directly from the Kansas City, Kansas Historic Landmark nomination for 2518 North 10th Street, prepared by Larry Hancks, 1994.

dwellings were interspersed among the modest one to one-and-a-half story dwellings that typify the area. The majority were of frame construction, although some stone and brick dwellings were found in the Parkwood neighborhood to the north. A two-story brick drugstore at the southeast corner of 10th and Quindaro was the only commercial use in the immediate vicinity.[3] Visual inspection suggests that the majority of residences date to before World War I. A few dwellings with Victorian massing and features are scattered among the bungalows and Four-Square houses that dominate the streetscapes south of the boulevard. Substantial alterations to siding, windows, and porches have severely impacted their integrity, and most retain little of their original architectural styling.

Although not located within its boundaries, the prominent size and design of the ***Shafer House,*** and its immediate neighbors to the west along Quindaro Boulevard, associate them more closely with the upper-middle class Parkwood neighborhood north of Quindaro Boulevard than with the more modest neighborhood within which they are located. Planned by landscape architect Sid J. Hare, Parkwood was largely developed between 1907 and the Great Depression, and its homes reflect the diversity of architectural styles popular during that period. Examples of modest folk houses and Craftsman bungalows sit side-by-side with more prominent Prairie, Four-Square, Craftsman, and Colonial Revival dwellings. The larger dwellings are generally found in the southern portion of the neighborhood nearest to and along Quindaro Boulevard. [4]

John G. Braecklein

The identity of the architect who designed the ***Shafer House*** has not been determined, although the quality and balance of the design strongly suggest that the house was architect-designed. The most likely candidate appears to be J.G. Braecklein.[5] Braecklein is known to have designed at least five homes in the Parkwood neighborhood. Of particular note are four on the north side of Quindaro Boulevard, including Braecklein's own residence and studio across the street from the ***Shafer House***.[6]

John G. Braecklein was raised in Leavenworth, Kansas and Kansas City, Missouri. He completed his formal architectural training at Harvard and Yale universities, which he attended in 1884-85, and his practical training as draftsman for Kansas City architects Henry Probst and James Bannon. He established his own practice in Kansas City, Kansas in 1887.[7]

Braecklein moved his practice across the state line to Missouri the following year, and completed two significant commissions before the end of the decade. The first was the Heist Building (demolished) at 724 Main Street. This seven story building was the tallest in Kansas City when completed. It featured a

[3] Sanborn Map Company.
[4] Hancks, 1988, p. 8.
[5] Hancks, 1994, p. 2.
[6] Hancks, 1988, p. 10.
[7] Hancks, n.d., p. 1.

structure of steel beams and cast iron columns. The exterior reflected the influence of Philadelphia architect Frank Furness.[8] Following the Heist Building, Braecklein designed the Cordova Hotel at 12th and Pennsylvania. This building with Romanesque styling is located in the National Register-listed *Quality Hill Historic District.*

Shortly after the completion of the Cordova, Braecklein left Kansas City for Chicago, where he was involved with the planning and design for the 1893 World's Fair, the Chicago Athletic Club, the Newberry Library, and the University of Chicago. He returned to Kansas City in 1896, and reestablished his architecture practice the following year. While larger commissions alluded him, Braecklein was sought after for his designs of single and multi-family residences as well as smaller commercial buildings.[9]

Braecklein was involved in a series of short-lived partnerships in the first decade of the 20th century, finally forming his own architectural practice, the Braecklein Architectural Company, in 1910. Around this same time, Braecklein's work became increasingly focused on projects in Kansas City, Kansas. Among these were at least five homes in the Parkwood neighborhood and the shelter house in Parkwood Park.[10] Typical of his dwellings were eclectic adaptations of the Prairie School style, which, like that of the ***Shafer House,*** often incorporated stone wall cladding and tile roofs.[11]

During the early 1920s Braecklein's work included a number of civic projects (fire stations, park facilities) as well as three major designs along 7th Street in downtown Kansas City, Kansas. These included the Federal Reserve Life Insurance Company Building, the Getty Building and the Elks Club Building. In 1924, Braecklein was also appointed to the first Kansas City, Kansas Board of Zoning Appeals.[12]

Braecklein entered semi-retirement in 1935 having completed over 3000 designs by his own count. He continued to work on a few small commissions until his death in 1958.[13]

Architectural Significance

The ***Theodore Shafer House*** is an excellent example of American Four-Square architecture and its adaptation to the multiple, eclectic architectural forces in play at the turn of the 20th century. The Four-Square was a vernacular interpretation of the Prairie School style. It was popular throughout the United

[8] Ibid., p. 2.
[9] Ibid., p. 3.
[10] Ibid., p. 4.
[11] Ibid., p. 5.
[12] Ibid., p. 7.
[13] Ibid., p. 8.

States, and particularly the Midwest, in the early 20th century prior to World War I.[14] This period was also the juncture of a variety of architectural influences, including the waning of Victorian finesse, the resurgence of idioms with classical and historical references, and the emerging naturalism of the Arts and Crafts movement.[15] The simple plan of the Four-Square allowed builders and owners to individualize house designs by adapting elements from any or all of these stylistic influences.

The Prairie School had its roots in Chicago in the early work of Frank Lloyd Wright. Wright modernized the Victorian dwelling, opening up its floor plan and emphasizing low, horizontal lines reminiscent of the Midwestern landscape.[16]

Wright's concepts of home innovation foreshadowed the efforts of the Progressive Movement that took hold at the turn of the century. The Progressive Movement sought to modernize household maintenance through the adoption of scientific methods and standards. Interior architectural ornament was simplified to reduce dust; clean, efficient gas stoves replaced dirty, time consuming coal stoves; indoor plumbing replaced wells and privies; and built-in elements, such as cabinets, book cases and ironing boards, became popular space saving and efficiency features. Courses in "home economics" and "domestic science" encouraged women to approach housework as a scientific experiment. Training was provided to poor and immigrant women as well as those in the middle class. Efforts were directed at improving the lives of housewives on isolated farms as well as those living in the city. Feminists as well as conservatives supported this revolution for different reasons. The feminists felt these changes would give women more time for activities outside the home, be this work with charitable or social organizations or professional employment. Conservatives believed that elevating the status of housewives to a more professional level would ensure the preservation of the family and home.[17]

Pattern books seized on the innovations of Prairie School houses and reduced the style to its essence, creating the Four-Square vernacular form.[18] The Four-Square is recognizable by its square plan, cubed massing, hip roof with wide eaves, dormers and large front porch. The cubed massing, featuring four rooms on the first floor and four rooms on the second floor, gave the style its name. Wall cladding might be wood, masonry, or stucco; roofs were typically shingled.[19] Architectural adornment was usually limited. However, when present, architectural idioms ranged from Late Victorian to Craftsman, most commonly including references to popular historical revival styles. On the interior, the Four-Square adapted the tenets of the Progressive Movement – simple lines, open plans, compact kitchens, built-in space-saving features – all designed to make the work of the housewife easier. The rapid spread of

[14] McAlester, p. 440.
[15] Ibid., p. 12-14.
[16] Ibid., p. 440.
[17] Wright, pp. 158-162.
[18] McAlester, p. 440.
[19] Ibid., pp. 439-444.

Four-Square designs through pattern books and its ease of construction made the Four-Square a ubiquitous house type. Examples are found in urban neighborhoods, in street car suburbs, and on isolated farms.

The form, massing, and layout of the ***Shafer House*** are characteristically Four-Square, while the treatment of surfaces and stylistic features is distinguished by eclectic historical references. The exterior chimney, projecting bay, wrap-around porch, ball finials, and leaded glass windows link the dwelling to earlier Victorian architecture. The Doric porch columns are classical elements, while the red tile roof and robust stone cladding are typical of Mission Revival and Italian Renaissance designs. On the interior, the bold stone fireplaces and wood-trimmed dining room reflect 20th Century Craftsman influences. This design melds the simplicity of the Four-Square with the competing architectural genres that characterized the first decade of the 20th century. As such the ***Shafer House*** captures the cultural complexity of this period in a design that is a unique and outstanding architectural expression of its time.

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VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 6, Western Highlands Subdivision, Kansas City, Wyandotte County, Kansas.

BOUNDARY JUSTIFICATION

The boundary of the National Register property includes the city lot occupied by the ***Shafer House.***