

Longview Farm Garage/Apartment/Powerhouse
Longview Road
Lees Summit
Jackson County
Missouri

HABS No. MO-1222-26

HABS
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48-LESUM
1/26

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

LONGVIEW FARM GARAGE/APARTMENT/POWERHOUSE

- Location: Part of Longview Farm Greenhouse Complex, Longview Road, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri.
- USGS Lees Summit Quadrangle, Universal Transverse Mercator Coordinates: 15.373920.4306770.
- Present Owner: U.S. Army Corps of Engineers, Kansas City District.
- Present Use: Machinery storage for Jackson County Parks Department.
- Significance: The garage and powerhouse reflect the lifestyle of Longview Farm that was both opulent and self-sufficient. The garage housed the family's seven cars with apartments for employees, including the chauffeur, above. The powerhouse generated all electricity for the entire farm until the 1930s. Boilers in the powerhouse provided steam heat for the greenhouses until 1978, and heated the main residence for a time as well.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1914.
2. Architect: Henry F. Hoit.
3. Original and subsequent owners: See Longview Farm data (MO-1222).
4. Builder, etc.: See Longview Farm data (MO-1222). Horizontal tubular boilers were made by Brownell Co., Dayton, Ohio.
5. Original plan and construction: The two-story garage, fronting on the formal drive, housed the family's seven cars, facilities for washing the vehicles, and a repair area for the automobiles. The second story of this structure had two apartments for farm employees, with the farm chauffeur generally occupying one of the two.

The powerhouse, directly behind the garage, independently generated electricity for the entire farm with steam turbines until the farm's conversion to commercial power in the 1930s. An extensive boiler system provided heating for the main resi-

dence. The system also heated the greenhouses, located to the rear of the powerhouse, until their closing in July, 1978. Between the powerhouse and the greenhouses was a potting room.

6. Alterations and Additions:

Garage: Dormers were added to garage roof circa 1920. The west two garage doors in the central bays have been altered to swing out in order to accommodate larger vehicles. A north-south dividing wall has been added, separating the seven central bays into segments of three and four. There is no apparent reason for this alteration.

Apartments: A rear wood frame staircase with concrete base has been removed from the east side of the building and one rebuilt on the west.

Powerhouse: The engine room now houses the transformers for farm power. A small partitioned area, originally enclosing the steam turbines used to generate electricity on the farm, was removed at the time the turbines were removed. Three monitors originally on the engine room roof have been removed. The garage door on the east side of the engine room, possibly like the west door presently found in the boiler room, has been replaced by a more modern sliding door. A small work-space has been enclosed in the southeast corner of the boiler room. One boiler has been removed from the boiler room.

Potting Room: A walk-in refrigerator has been added to the northwest corner, blocking off a west window. The office has been enlarged--no date available. Both the east and west garage doors, at one time like the west boiler room door, have been altered. The east door is now a modern overhead garage door. The west door has been fixed shut with a standard size modern door providing an exit.

For background information, see Longview Farm History (MO-1222).

B. Sources of Information:

See Longview Farm data pages (MO-1222).

Prepared by Kathryn A. Burns
Historian
Historic American
Buildings Survey
Summer 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The red tile roof and stuccoed exterior of the Longview Farm buildings are echoed in this complex. The dormers, clipped gables and generally more elaborate and sophisticated treatment of the front facade point to this building as being one of the more important structures on the farm. Three separate buildings are combined into one structure here; although they connect, they will be described as three entities.
2. Condition of fabric: Fair.

GARAGE/APARTMENTS

B. Description of Exterior:

1. Over-all dimensions: Rectangular in plan, the two-story garage measures 111'-6" (eleven-bay front) x 31'-4".
2. Foundations: The concrete foundation wall averages 9" in width.
3. Wall construction, finish, color: The non-load-bearing frame walls have a cream-colored smooth stucco finish.
4. Structural system, framing: The structural system is post and beam construction with seven center structural bays running in the short direction and two structural bays running in the long direction. Wooden columns, 6" square, carrying a 6" x 10" major wooden beam mark this longitudinal division. Smaller 6" x 8" and 4" x 8" beams provide the support in the transverse direction. At either side of these center bays are two more structural bays, running parallel with the major beam, supporting the end spaces. These outer bays project slightly. There is a clear span in the garage proper. At the second level, the frame walls carry the weight transferred to them by the trussed roof framing system.
5. Porches, stoops: On the northeast and southwest sides are small covered and enclosed porches with concrete steps and floor and stuccoed walls. Above the entry is a semicircular hood painted red-brown. These two porches provide access to the ground-floor entry hall of each apartment unit. At the second level above these porches are small screened porches.

At the west corner is a wooden porch with six stairs leading to the bathroom.

At the rear of each second-level apartment is a covered porch. A wooden stairway leads to ground level from the southwest apartment; a similar stairway for the northeast apartment has been removed.

6. Chimneys: Each apartment has a brick chimney located in the kitchens on the exterior wall. Each chimney has a single 8" x 8" flue and is covered with stucco.

7. Openings:

a. Doorways and doors: The southeast elevation of the garage is dominated by nine pairs of double garage doors. Each door within a pair has nine lights -- twelve lights in the two outer pairs -- in the upper half of the door. Standard doors with six lights, located at both ends of the garage, lead to the apartments. At the second level, each apartment has a door, like that of the first floor, leading to the small porch at each end.

On the northwest side, a similar door leads from the kitchen to the back porches and stairways. A concrete ramp leads down to a pair of wooden doors with six lights on each side of the engine room.

b. Windows: With few exceptions, the windows have eight-over-one-light double hung sashes with simple molded trim painted red-brown. The first-level windows of the northwest facade have twelve-over-one lights, with a two-over-one-light window where the bathroom is. The kitchen and bathroom windows on the second level have a three-light wooden sash that pulls out from the bottom.

8. Roof

a. Shape, covering: The jerkinhead roof is covered with red terra cotta tiles. The end bays have jerkinhead gable facades.

b. Cornice, eaves: At the eaves of the southeast facade are simple square-ended modillions. Brackets support the pent roof between the first and second levels as well as the front door hoods.

c. Dormers: There are three dormers on the southeast facade. The center dormer has a combination gable and hip roof with a Palladian-motif window. It is flanked by hip-roof dormers.

C. Description of Interior:

1. Floor plans:

- a. Basement: The basement floor plan follows the same configurations as the first floor, with one large room in the center, a smaller room on either side, and a smaller room on each side of that.
- b. First floor: The center is one large space with seven bays for automobiles. At either side is a projecting bay for automobiles, designated as wash and repairing rooms. At either side of these are small rooms functioning as tool rooms and a bathroom. A door on the northwest wall leads to the engine room.
- c. Second floor: The second floor is divided into two identical apartments. The entrance from the end porch and stairway leads into a living room in the front, with a dining room in back. A hall runs down the center of the rest of the apartment. Two bedrooms, a bathroom, and a kitchen open off the hall.

2. Stairway: Simple wood, U-shaped stairways lead to the apartments. The newel posts and balusters are square.
3. Flooring: The two larger bays of the garage have concrete floors. The remainder of the floors are wood, two of the garage bays' floors having been covered with linoleum.
4. Wall and ceiling finishes: The garage walls have 5"-wide horizontal boards, painted maroon below a high chair rail, yellow above. The ceilings too are covered with boards. The second-floor walls, as well as the first-floor entrance bays, have painted or papered plaster walls and ceilings.
5. Openings: All door and window trim is very simple. In the garage it is painted the same maroon as the walls. Elsewhere it is also painted, usually white.

POWERHOUSE

B. Description of Exterior:

1. Over-all dimensions: The one-story powerhouse extends 75'-6" between the garage and the potting room and is 51'-9" wide. It is divided into two rooms: the engine room adjacent to the garage, and the boiler room, adjacent to the potting room.

2. Foundations: The concrete foundation wall averages 9" in width. Between the garage and engine room this wall is interrupted by large concrete piers, roughly 11' on center. Somewhat smaller piers repeat this spacing in the foundation wall between the engine room and boiler room and between the boiler room and potting room.
3. Wall construction, finish, color: Most of the walls are non-load-bearing frame walls, covered with cream-colored smooth stucco. The exterior walls of the boiler room are tile on the southwest and brick on the northeast sides.
4. Structural system, framing: There are four structural bays running in a northwest-southeast direction. The steel columns are covered with terra cotta tile for fireproofing.
5. Chimneys: A large cylindrical chimney located between the boiler room and potting room is clad in terra cotta tiles with a brick base. Two cylindrical metal chimney stacks serve the engine room.
6. Openings:
 - a. Doorways and doors: On the southwest facade are two sliding wood doors. The one to the engine room has twenty-one lights; the one to the boiler room has ten lights and a standard door within the garage door. Above this is a twenty-four-light transom window. On the northeast side is a metal sliding door with six lights.
 - b. Windows: The engine room has windows with eight-over-eight-light double hung sashes. In keeping with the fireproofing within the rest of the boiler room the window frames and sash are metal except for the large twenty-four-light fixed windows on both the northeast and southwest wall. The remainder of the windows on the east wall have four-light fixed glass while those on the southwest wall are six-over-six-light double hung sash.
7. Roof:
 - a. Shape, covering: The roof is flat with a brick parapet on the boiler room.
 - b. Monitor: There is a monitor over the boiler room with metal frame windows on all four sides.

C. Description of Interior:

1. Floor plans: The engine room is one large room. The south corner, fenced off with chicken wire, holds the electrical transformers. The boiler room is also one large space, with a coal room, workshop, closet, and toilet along the north-east wall.
2. Stairways: The steps from the garage into the engine room and boiler room are wooden.
3. Flooring: The powerhouse has concrete floors.
4. Wall and ceiling finish: The boiler room has no interior finishes except for the low walls around the workshop/closet/toilet which have plaster on wood lath. The engine room has 5" wide horizontal wood boards on the walls and exposed roofing members.
5. Openings: All door and window trim is very simple, painted white.
6. Mechanical equipment: In addition to the electrical transformers which still provide power to the remainder of the farm in operation, two of the three Brownell Co. boilers which heated the greenhouses still exist. They do not, however, work.

POTTING ROOM

B. Description of Exterior:

1. Over-all dimensions: The one-story potting room extends 44' between the boiler room and the greenhouses and is 35'-1" wide.
2. Foundations: The concrete foundation wall averages 9" in width.
3. Wall construction, finish, color: The walls are non-load-bearing frame walls, covered with cream-colored smooth stucco.
4. Structural system, framing: The potting room has two structural bays longitudinally and five structural bays transversely. The two interior cast-iron pipe columns carry a steel I-beam which in turn carries the rafters. The columns along the east and west exterior wall are wood and each carries a 4" x 12" wood beam. The basement has cast-iron pipe columns supporting a 10" x 13" concrete beam.

5. Openings:

- a. Doorways and doors: The sliding door on the southwest facade has been made inoperable. The door has twenty-four lights and a standard door set inside the garage door. On the northeast side there is an overhead sliding garage door.
- b. Windows: The windows have eight-over-eight-light double hung sashes.

6. Roof: The roof is flat, with no ornamentation at the cornice.

C. Description of Interior:

1. Floor plans:

- a. Basement: The basement is one open space.
- b. First Floor: The room is one large space with an office-employee lounge in the south corner, and refrigerated storage in the north corner. The door on the northwest wall leads to the greenhouses.

2. Stairways: The stairs are concrete.

3. Flooring: The flooring is concrete.

4. Wall and ceiling finish: The walls are covered with 5" wide horizontal boards and the ceiling has exposed roofing members.

5. Openings: All door and window trim is very simple, painted white.

D. Site:

The Garage/Apartment/Powerhouse faces southeast, with adjacent greenhouses on the rear. The Greenhouse Manager's House is located to the east, and the complex is just northwest of the main house.

Prepared by Bethanie Grashof
Project Supervisor
Historic American
Buildings Survey
Summer, 1978

PART III. PROJECT INFORMATION

The Longview Farm Survey was undertaken in 1978 by the Historic American Buildings Survey (HABS) in cooperation with the Kansas City District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593 as a mitigative effort in the construction of the Longview Dam and Reservoir. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the documentation was prepared on site by Project Supervisor Bethanie Grashof (HABS Office); Historian Kathryn A. Burns (George Washington University); Foreman Darl Rostorfer (University of Pennsylvania); and student architects Kimberly I. Merkel (University of Virginia), Leonida Cubellis (Syracuse University), Jeffrey M. Laufer (Temple University), Barney H. Silver (University of Wisconsin at Milwaukee), and Douglas R. Taylor (Auburn University). Work on the drawings was continued in the HABS office by Ms. Grashof and Peter Darlow (McGill University), and completed by Mr. Taylor in 1979. The data was edited in the HABS office in 1979 by Alison K. Hoagland (George Washington University).

ADDENDUM TO
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