

Longview Farm Boarding House (Hotel)
Longview Road
Lees Summit
Jackson County
Missouri

HABS No. MO-1222-33

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MO-1222-33

LONGVIEW FARM BOARDING HOUSE (HOTEL)

Location: Part of Longview Farm Work Horse Complex, Longview Road, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri.

USGS Lees Summit Quadrangle, UTM Coordinates: 15.373505.4306140.

Present Owner: Corps of Engineers, U.S. Army.

Present Use: None. Scheduled for demolition.

Significance: The boarding house, commonly called the hotel, served as the principal residence for single men working on the farm. Three meals a day were provided for the men who lived in other locations on the farm as well as for those who lived here. Hot and cold running water and other amenities were part of Long's plan to provide good accommodations to insure his employees' loyalty.

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 sheet (MO-1222).
4. Builders, etc.: See Longview Farm data sheet (MO-1222).
5. Original plan and construction: Architect's plans in the University of Missouri at Kansas City Library. On the northeast end, the boarding house contained a large living room with a piano where men could socialize and relax after meals. Chewing tobacco, candy, and gum were sold at a small counter located in the entrance hall. The resident cook lived in his own apartment on the first floor, serving meals in the dining room to all the single men on the farm. Each bedroom on the second and third floors had two single beds, and a large communal bath with hot and cold running water and showers was also provided. The boarding house was located in the work horse complex, the center of farm operations.
6. Alterations and additions: Additional bathroom facilities were provided on the second floor. The second floor was not used after the hotel was converted to apartments.

The third floor, used for bedrooms, has had all partitions removed (with the exception of the southeast corner) to create a large open attic space.

Circa 1935, the boarding house was converted to apartments to accommodate families. At this time, the original living room on the first floor at the northeast end of the building was divided into three spaces by tongue and groove partition walls. The entryway from the central hall to the southwest side of the first floor space was closed off. The dining room was divided into two rooms.

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
HABS
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A large residential building, the boarding house has the stucco walls and red tile roof consistent with other farm buildings.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: This two-and-a-half story building measures 87'-4" (seven-bay front) x 39'-8", including porch.
2. Foundations: Concrete with interior brick piers.
3. Wall construction, finish, color: Cream-colored stucco over wood frame. There is wooden bracketing holding a long flower box between the first and second stories, extending along the center three bays. All trim is painted red-brown.
4. Structural system, framing: Post and beam construction with trusses over the living and dining rooms.
5. Porches: The recessed one-story porch, 11'-3" deep, across the northwest (front) facade has a concrete floor and square stuccoed pillars. On the southwest facade, a small wooden porch leads to the rear kitchen door. Access to the basement is below this porch. Original concrete stairs are present as well as wooden stairs. The shed roof is tile-covered and supported by wooden box columns. On the southeast (rear) facade, wooden stairs lead to a door at the second floor.
6. Chimneys: There are two exterior chimneys, stucco with a tile flue lining on the southeast facade.
7. Openings:
 - a. Doorways and doors: There are eight doors on the northwest (front) facade. The three at the north end are double doors; the southernmost of these three has sidelights. All the front doors as well as one at the first level of the southeast facade have nine panes of glass over two panels in wood, with transoms. The one door on the southwest facade and the second-level door on the southeast facade have four panes of glass.
 - b. Windows: The windows have six-over-one-light double hung sashes, except for the third-level windows which have three-over-one lights.

8. Roof:

- a. Shape, covering: The roof is a jerkinhead gable with terra cotta tiles and wide eaves.
- b. Dormers: The front and rear elevations each have three gable dormers.

C. Description of Interior:

1. Floor plans:

- a. First floor: The first floor has been divided into two apartments. One comprises the northern three bays, with the entrance hall running through the building, a large room in the east corner, and two smaller rooms on the northwest. The second apartment has six rooms, three in the front and three in the rear. The south corner room is divided into a pantry, stair hall and entrance hall. There is a bathroom between the two easternmost rooms on the northwest facade.
 - b. Second floor: The second floor is divided into seven rooms on each side of a longitudinal hall. One room on the southeast side is a stair hall, and the room next to it is a bathroom; twelve bedrooms, each with a closet, remain.
 - c. Attic: The attic is ~~one~~ open space, except for a small part of the southeast corner, which is enclosed.
 - d. Basement: The basement, which is excavated under only part of the structure, has six rooms.
2. Stairways: The stairway is U-shaped, with fourteen risers to a landing and then seven to the second floor. The stairway to the third floor is likewise U-shaped. At the first floor, the stairway has a square newel post and balusters, quite plain.
 3. Flooring: The floors are feralum, a trademarked fireproofing, over wood, which in the west half of the first floor is covered with linoleum. The basement floor is concrete, and the attic floor is wood.
 4. Wall and ceiling finish: The walls are plaster on wood lath, some papered, some painted. New interior partitions are tongue-and-groove vertical boards.
 5. Openings: The wood panel doors have operable three-light transoms and a plain trim with a small molding at the top. The windows have the same plain trim. A large opening between the entrance hall and the original dining room was closed off with masonite and asbestos wall board; the doors still remain on the hall side. Another large opening between the hall and the living room was partially closed, with a smaller door inserted.

LONGVIEW FARM BOARDING HOUSE (HOTEL)
HABS No. MO-1222-33 (Page 5)

6. Decorative features and trim: The wainscoting, door and window trim, and balustrade are stained dark brown. In the pantry, a glassed cabinet has scroll-shaped hinges.

D. Site:

The boarding house, facing northwest, is located in the Work Horse Complex facing a central green that was once landscaped.

Prepared by Alison K. Hoagland
Historian
HABS
September 1979

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 Rastorfer (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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U.S. Department of the Interior
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