

Longview Farm Greenhouse Manager's House  
Longview Road  
Lees Summit  
Jackson County  
Missouri

HABS No. MO-1222-27

HABS  
MO  
48-LESUM,  
1/27-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

LONGVIEW FARM GREENHOUSE MANAGER'S HOUSE

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, UTM Coordinates: 15.373980.4306805.

Present Owner: U.S. Army Corps of Engineers, Kansas City District.

Present Use: Home for park ranger, Jackson County Parks Department.

Significance: The fact that the greenhouse manager's house was built ten years after the rest of the farm shows the unexpected importance that the greenhouses assumed. Planned to raise flowers for the farm's own use, the greenhouses were soon doing a brisk business that warranted the promotion of the greenhouse manager to a position equivalent to other departmental managers, as evidenced by the erection of this cottage in 1924.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1924.
2. Architect: Probably Hoit, Price & Barnes. Although the plans have not been found, the design is similar to other managers' houses that Hoit designed for Longview.
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: Although not included in Henry Hoit's original plan for Longview, the greenhouse manager's house retained the major architectural features found in the earlier buildings.
6. Alterations and Additions: The front porch of the residence was enclosed to provide added living space. A new concrete block foundation under the main part of the residence was added in the 1950s due to an unstable existing foundation.

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

B. Sources of Information:

See Longview Farm data sheet (MO-1222).

Prepared by: Kathryn A. Burns  
Historian  
HABS  
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This small residence, built several years after the rest of the farm, displays the same architectural character with its stuccoed walls and red tile roof.
2. Condition of fabric: Good. During the summer of 1978 the building was renovated as the residence for the county park ranger.

B. Description of Exterior:

1. Over-all dimensions: This one-and-a-half story house measures 24' (three-bay front) by 57' deep.
2. Foundations: Poured concrete and concrete block; interior brick and concrete piers. A new foundation was laid in the 1950s. A wooden board applied to the outside acts as a sort of water table marking where the joists rest on the foundation.
3. Wall construction, finish, color: The frame walls are covered with cream-colored stucco on wire mesh lath.
4. Structural system, framing: The structural system is a standard 2x4 stud bearing wall construction.
5. Porches, stoops: A large recessed porch runs the full length of the front (south) side of the house. Once open, it is now enclosed with windows and a screen door. Squat, square columns mark the corners while a low frame and stucco wall with a concrete cap encloses the floor area. The three steps up to the porch are concrete and the floor is wood. Large, low square piers mark the center entry of the porch and house.

There is a smaller concrete porch with wooden steps and a wooden and iron pipe railing on the west side of the building. This leads to the pantry and kitchen. Beneath this porch concrete steps lead to a door into the basement.

6. Chimneys: There are two brick chimneys. One, located on the west wall of the living room, serves the fireplace. The other is just north of the roof ridge in the center of the house.
7. Openings: As with all the buildings on Longview Farm, the door and window trim is painted a red-brown color.
  - a. Doorways and doors: There are three doors into the house. The front door has six lights in the top half of the door; the remainder is paneled. The side (west) door to the kitchen has one large pane of glass in the top half, with three narrow recessed horizontal panels below and one above the glass.

A similar door leads to the basement.

- b. Windows: Most of the windows are double hung sash with simply molded wood trim. The two small casement windows to either side of the chimney and in the front dormer have six lights. The kitchen and bathroom windows and the rear (north) dormer have six-over-one-light sashes with the remainder of the windows having eight-over-one-light sashes. All basement windows have two-light casement sashes. The second floor windows on the east and west sides have window boxes.

8. Roof:

- a. Shape, covering: The ridge of the long gabled roof runs in an east-west direction. The two dormers have gabled roofs with slopes perpendicular to the slope of the main roof. Red clay tiles cover all the roof surfaces.
- b. Cornice, eaves: Simply carved rafter ends are left exposed under the eaves at the north and south sides. Eight large brackets protrude under the east and west eaves. There is a simple molding along the rake board just below the edge of the clay tile.
- c. Dormers: The gable dormer on the south facade has three small windows. The gable wall dormer on north facade has three windows facing north and one window on each east and west elevation.

C. Description of Interior:

1. Floor plans:

- a. Basement: The basement is primarily one space with a smaller furnace room under the stairs.
  - b. First floor: The living room in the south end of the house extends the full width of the building. To the north, on the east side are two bedrooms and a bathroom. Along the west wall are a dining room, breakfast room, kitchen, and pantry.
  - c. Second floor: The second floor has three rooms. At the north end of the building is a small bedroom. A small unfinished storage room and a large roughly finished space complete the plan.
2. Stairway: The one major stair, located east of the kitchen, has a straight run with ten wooden steps. Wooden steps directly beneath these lead to the basement.

LONGVIEW FARM GREENHOUSE MANAGER'S HOUSE  
HABS No. MO-1222-27 (Page 4)

3. Flooring: Linoleum covers the pantry, kitchen and breakfast room floors, the breakfast room having been covered during the summer, 1978, renovation. The basement floor is a concrete slab with a small section of linoleum tile. The remainder of the house has hardwood floors.
4. Wall and ceiling finish: The first floor is painted plaster. The basement is primarily unfinished concrete block with some paneled areas on the east side. The north room of the second floor has masonite and battens covering its walls while the large south room has linoleum sheets nailed onto its north and south stud walls and masonite on the east and west walls.
5. Openings: All interior openings have plain, painted trim.
6. Decorative features: A simple wooden block with five brackets beneath serves as a mantelpiece. The stone of the hearth is incised to look like brick.

D. Site:

The Greenhouse Manager's House faces south and sits on a relatively flat section of the farm adjacent to the greenhouses.

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 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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HABS No. MO-1222-27

MO-1222-27-1 through MO-1222-27-6 were transmitted to the Library of Congress.

INDEX TO COLOR TRANSPARENCIES

All color xeroxes were made from a duplicate color transparency.

David J. Kaminsky, Photographer, August 1978

MO-1222-27-7 (CT)      SOUTH (FRONT) ELEVATION