

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00049

Dunford Place



KANSAS CITY
Planning & Dev

June 3, 2026

Docket # 2

Request

Historic Overlay (H/O)

Applicant

Carlene Simmons

Owner

Carlene Simmons

Site Information

Location	10804 Grandview Road
Area	8.265 Acres
Zoning	R-80
Council District	6 th
County	Jackson
School District	Hickman Mills

Surrounding Land Uses

North: Residential, R-7.5
South: Undeveloped, R-7.5
East: Residential, R-7.5
West: Residential/Undeveloped, R-7.5

KC Spirit Playbook Alignment

CD-CPC-2026-00049: High

Major Street Plan

Grandview Road is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval to designate Dunford Place on the Kansas City Register of Historic Places (H/O Overlay) on approximately 8 acres located at 10804 Grandview Road.

Existing Conditions

This single-family residential building shares the parcel with multiple accessory buildings and structures. The primary building is in good condition.

Neighborhoods

This site is located within the Hickman Mills United Neighborhoods and Southern Communities Coalition groups.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases

There are no related cases.

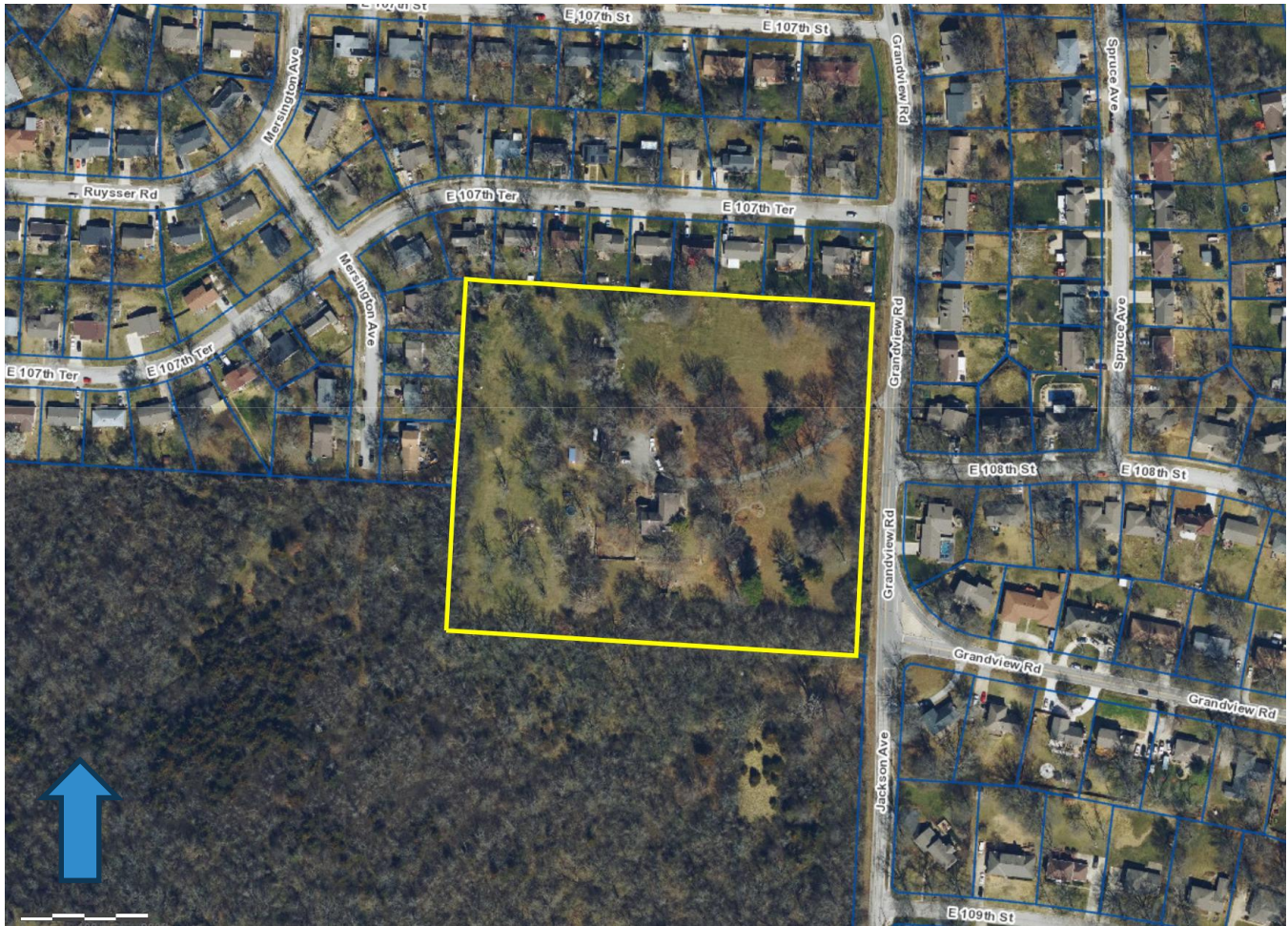
Historic Preservation Commission Recommendation

Approval

Professional Staff Recommendation

Docket # 2 Approval

VICINITY MAP



PLAN REVIEW

The property owner initiated the designation, in order to facilitate preservation of the building. The Historic Preservation Commission reviewed the nomination on April 3, 2026, and found that Dunford Place meets the review criteria set out in the U.S. Department of the Interior's National Register of Historic Places under Criterion B, historic listing for association with individuals important to history, for its association with Frank Walsh.

Historic Overlay Districts are used to identify sites, structures, and areas within the city that are historic, stylistic or have thematic significance, or are identified by historic resources survey. This designation is intended to help protect, preserve, and enhance places, districts, sites, buildings, structures, and other features having a special historical, architectural, cultural, or aesthetic value.

SPECIFIC REVIEW CRITERIA

Historic Designations (88-580-01-D)

In reviewing and making decisions on proposed historic landmark and historic district designations, the Historic Preservation Commission, City Plan Commission, and City Council must consider at least the following factors:

1. The criteria used in determining eligibility for listing on the U.S. Department of the Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;

Dunford Place meets the review criteria set out in the U.S. Department of the Interior's National Register of Historic Places under Criterion B for its association with Frank Walsh, who was an important figure in Kansas City, Missouri political and social history from 1891 until his death in 1939.

The building has alterations including some window infills, which were later reinstalled and the enclosure of the sleeping porches into interior bedrooms. Despite these changes this building retains enough architectural integrity to convey its significance to the life of Frank Walsh.

2. The economic impact of the designation on the subject property and the surrounding area;

There has not been any evidence submitted on the economic impact of the designation on Dunford Place.

3. Conformance with the city's adopted plans and planning policies;

The Red Bridge Area Plan supports the recommendation to designate Dunford Place. This historic designation aligns with Area Plan recommendations for the Red Bridge area by maintaining established neighborhood character and helping to establish an identity for the area through preservation of unique aspects of its history.

ATTACHMENTS

1. Nomination form for Dunford Place
2. Findings of the Historic Preservation Commission

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,



Randy Greeves

Historic Preservation Planner



Kansas City Register of Historic Places Application and Nomination Form (H/O Overlay Zoning)

This form is for use in nominating or requesting determinations for individual properties and districts. 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 functions, architectural classification, materials, and areas of significance, please refer to the National Register Bulletin 16A: *How to Complete the National Register Form*. The bulletin is available online at <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Place additional entries and narrative items on continuation sheets.

1. Name of Site or District

Historic Name(s) Dunford Place

Are you amending an existing historic district? ☐ If yes, Name of District _____

2. Location

Address if Individual Designation 10804 Grandview Road

Street Boundaries if a District _____

County Jackson Zip Code(s) 64137 Council District 6th

3. Geographical Data

Acreage of Site or District 8.265 Acres

Legal Description *(If a district please attach legal description on a continuation sheet using the attached template)*
(See continuation sheet) _____

Boundary Justification *(Explain why the boundaries were selected below or on a continuation sheet using the attached template)*
(see continuation sheet) _____

Zoning Classification for Site or District R-80

4. Applicant Information

Applications are now submitted through CompassKC. Please contact the Historic Preservation Office for instructions on submission. (816)513-2902.

Name/Title Carlene M. Simmons

Street & Number 10804 Grandview Road

Telephone 602-430-7659

City or Town Kansas City

State MO Zip Code 64137

5. Property Owner(s) *(If in a district please enter 'multiple' and work with City Planning Staff for an owners list)*

Name/Title Carlene M. Simmons

Street & Number 10804 Grandview Road

Telephone 602-430-7659

City or Town Kansas City

State MO Zip Code 64137

Dunford Place

Name of Historic Site or District

6. Classification

Ownership of Property

(check as many boxes as apply)

- ☒ private
☐ public-Local
☐ public-State
☐ public-Federal
☐

Category of Property

(check only one box)

- ☒ Building(s)
☐ District
☐ Site
☒ Structure
☐ Object

Number of Resources within Property

Contributing

Noncontributing

5	1	Buildings
0	0	District
0	0	Site
3	2	Structure
0	0	Object
8	3	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

7. Function or Use

Historic Function(s)

(Please enter historic functions, i.e., single family dwelling)

DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding
AGRICULTURE/SUBSISTENCE: Storage

Current Function(s)

(Please enter current functions, i.e., single family dwelling)

DOMESTIC: single dwelling

8. Description

Architectural Classification

(Please enter the predominate architectural styles i.e. Colonial Revival, etc.)

Late 19th and 20th Century Revivals: Colonial Revival

Materials

(Enter predominate materials of the buildings on the site or in the district)

foundation poured concrete
walls frame: stucco cladding
roof composition shingle
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets using the attached template)

Dunford Place
Name of Historic Site or District

9. Description

Applicable Kansas City Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for Kansas City 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets using the attached template)

10. Major Bibliographical References

Bibliography

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

11. Additional Documentation

The following items must be included with a final application and nomination. Staff will work with the applicant to prepare these items.

- Maps:** **For an Individual Landmark:** Site map showing location of buildings and proposed boundary.
For a Historic District: Map showing building footprints, the boundary of district, and the buildings that are contributing or noncontributing to the district.

Areas of Significance

(enter categories from instructions)

Politics/Government

Social History

Period of Significance

1912-1939

Significant Dates

Significant Persons

(Complete if Criterion B is marked above)

Frank Walsh

Cultural Affiliation

Architect/Builder

11. Additional Documentation (continued)

2. **Photographs:** Representative high quality photographs of the historic site or district
3. **Historic Resource Survey Forms:** A survey form must be prepared for every building, except non-contributing outbuildings, in the proposed designation area, whether a district or an individual landmark. Please contact the Historic Preservation office to see if there is a form already prepared.

Other items may be required by the Commission to assess whether the site or district meets the requirements for listing on the Kansas City Register of Historic Places. Staff will work with you to make sure the nomination is complete. This nomination form will be uploaded as part of the online application through [CompassKC](#). When you are ready to apply, please contact the Historic Preservation office for assistance completing the application.

Historic Preservation Office, Community Planning Division
City Hall, 16th Floor, Room 1603
414 East 12th Street, Kansas City, MO 64106
KCHP@kcmo.org (816) 513-2902

12. Fees

1. A fee is required to process the application and will be billed through CompassKC. Please contact the Historic Preservation Office for the current fee schedule.

Kansas City Register Designation Fee Schedule

(1) Historic Landmark.....	\$ 207.00
But, if the Building has been previously listed in the National Register.....	\$ 52.00
(2) Historic District.....	\$ 311.00
Plus, per building survey form	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building has been previously listed in the National Register individually or as part of a district	\$ 52.00
Plus, per building survey form	\$ 21.00
Not to exceed	\$ 414.00
(3) Amended a Historic District	\$ 104.00
Plus, per building survey form	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building(s) has been previously listed in the National Register individually or as part of a district	\$ 52.00
Plus, per building survey form	\$ 21.00
Not to exceed	\$ 414.00

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	8	Page	1	Site or District Name	Dunford Place
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SUMMARY

Dunford Place, located at 10804 Grandview Road in Kansas City, Missouri, is a secluded historic estate developed in the early twentieth century and closely associated with prominent figures in Kansas City civic, legal, and social history. Built circa 1912 as a country home on a larger rural tract, the property remains an intact estate setting of just under nine acres with a primary residence and multiple ancillary structures and landscape features. The property is significant Under Criterion B: for its historic associations with Frank P Walsh, and for its architectural and estate-planning character, reflecting the early twentieth-century movement of affluent Kansas City residents to country estates south of the urban core while retaining strong ties to the city’s political and cultural life. The property includes eleven resources in which eight are contributing and three are non-contributing.

ELABORATION

Dunford Place is also significant for its architecture and estate composition. The primary residence embodies an early twentieth-century Colonial Revival estate house with Georgian Revival and Neoclassical-influenced interior detailing, expressed through its formal planning, traditional trim, and restrained classical finishes. Surviving character-defining features include extensive woodwork, traditional moldings, built-in elements, and period-compatible spatial organization typical of high-quality Colonial Revival domestic architecture of the era. The residence also contains notable early construction features, including a rare 14-inch thick poured concrete foundation, reflecting substantial materials and building practices not commonly found in typical residential construction of the period.

The estate includes multiple secondary resources that contribute to the property’s historic character and reinforce its identity as a designed country estate rather than an isolated house. These include a carriage house/garage building whose form and roofline reflect Colonial Revival estate outbuilding traditions, as well as additional service and garden structures. Collectively, the buildings demonstrate how early twentieth-century estates were planned as coordinated ensembles, with the principal house supported by functional and recreational outbuildings scaled and detailed to harmonize with the overall property.

Designed Landscape / Estate Planning Significance

The grounds of Dunford Place retain a meaningful designed landscape character through stonework, terraces, garden walls, pond features, and a formalized approach sequence marked by stone gate piers

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section
Number

8

Page

2

Site or District Name

Dunford Place

and wrought-iron gates. The estate landscape reflects an early-to-mid twentieth-century blend of formal and naturalistic planning: a defined entrance and circulation pattern, garden rooms and retaining walls, and ornamental features set within a wooded and open-lawn setting. The property also preserves garden remnants associated with Jane Overesch’s landscape work, which has been noted in published sources and marketing materials. Together, these features illustrate the continuity of estate-scale landscape design and the evolution of the grounds through successive owners while maintaining the underlying historic estate organization.

Resource No.	Resource Name	Date Built	Contributing?
1	Main House	1912	Yes
2	Carriage House	1912	Yes
3	Horse Barn	1912	Yes
4	Outbuilding 1	1912	Yes
5	Outbuilding 2	1912	Yes
6	Playhouse	Unknown	No
7	Entry Pillars	1912	Yes
8	Water Feature	Unknown	No
9	Stone wall	1912	Yes
10	Walled Garden	Unknown	Yes
11	Pool	Unknown	No

Integrity

The house was on the the market and the advertising materials include photos of the exterior and interior of the house and grounds that illustrate the work and changes made to the original Walsh country home. Based on descriptions of the property in various media over the years, many of the design elements and architectural details of the original house were retained by subsequent owners.

Some notable details:

The upstairs sleeping porches that were made available to “summer campers” in 1921 have been incorporated into upstairs bedrooms.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

8

Page

3

Site or District Name

Dunford Place

The exterior of the main house was originally painted white with green shutters. The exteriors of the original buildings were also painted white. Jane Overesch repainted them blue. The outbuildings, home and shutters are now painted a monochrome deep yellow. Windows are trimmed in white.

Jane Overesch had two windows that flanked the fireplace in the living room, removed and replaced with arched niches and display shelves. The niches have been removed, and the windows have been restored.

The old boiler and steam radiators that were originally used to heat the house have been replaced with a modern HVAC system.

Overesch had complained that the front porch was severely deteriorated and was enclosed by screens. A new concrete porch and steps were poured the entire width of the house. In addition, the screened porch was removed and new support columns were installed. The current appearance mimics the original design of the porch as illustrated in early photos of the house.

Descriptions of interior decorations and furnishings when the house was built have not been found. The color pallet and style used by Jane Overesch reflected the mid-sixties. Shades of green and blue were extensively used. Splashes of red provided contrast. Marketing materials indicate that the current owners have painted the interior walls with colors available in the early 1900s.

Despite modernizations necessary for continued residential use—such as updated wiring, HVAC systems, and kitchen upgrades, the property retains integrity of location, setting, design, workmanship, and feeling. The estate remains in its historic place behind the original entrance gates and along the historic approach drive, and it continues to convey the character of an early twentieth-century Kansas City country estate. Importantly, the property's unified acreage and ensemble of principal buildings, outbuildings, and designed landscape features remain legible and cohesive. The long-term protection of the parcel from subdivision further supports integrity and strengthens the property's ability to convey its historic significance.

BOUNDARY

LEGAL DESCRIPTION:

A tract of land situated in the Northeast Quarter of Section 3, Township 47N, Range 33W, in Kansas City, Jackson County, Missouri, more particularly described as follows:

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	8	Page	4	Site or District Name	Dunford Place
----------------	---	------	---	-----------------------	---------------

Beginning at a point 436.6 feet South of the Northeast corner of Section 3, Township 47N, Range 33W, measured along the East line of said Section; thence West 695 feet to an iron pin; thence South 556.0 feet to an iron pin; thence East 695 feet to the East line of said Section 3; thence North along said East line of said Section, 556 feet to the point of beginning, less that part taken or used for road purposes.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	9	Page	1	Site or District Name	Dunford Place
----------------	---	------	---	-----------------------	---------------

SUMMARY

The property is historically significant for its association with Frank P. Walsh, a nationally prominent attorney, labor advocate, and public figure whose legal and political career reached far beyond Kansas City. Walsh rose from modest beginnings to become a formidable Missouri lawyer, known for high-profile litigation and an outsized role in public affairs. His reputation and influence were national in scope, including federal appointments during the Woodrow Wilson administration and participation in significant labor and industrial-relations matters of the Progressive Era. Dunford Place represents the Kansas City country estate historically tied to Walsh and his family during the period when Walsh’s public profile was expanding and his work placed him at the center of major national debates over labor, industry, and public welfare. It is significant under Criterion B: Person in the area of POLICTICS/GOVERNMENT and SOCIAL HISTORY.

The property has notable community associations during the Walsh era. Contemporary reporting described the estate as a place of large gatherings and charitable events, and the house was reportedly used in the early 1920s for summer programming for working women and children. After the Walsh family’s return to Kansas City in the mid-1920s, the home served an early religious-community function when Mass was held in the residence in connection with the formation and early life of the St. Catherine of Siena parish community in the surrounding area. These associations underscore the estate’s role not only as a private residence but as a setting connected to broader civic and social life.

Following the Walsh era, the estate continued to be owned and occupied by individuals connected to Kansas City’s business and professional communities, including Frank and Ann Bosch (Bosch Embroidery Mfg. Co.). In 1966 the property was acquired by Dr. Harry B. “Bud” Overesch, an orthopedic surgeon and World War II Navy veteran, and Jane Overesch, who became strongly identified with the property’s gardens and landscape character. The Overesch period is significant for the continuation of the estate as a cohesive property rather than being divided into smaller parcels, reflecting a preservation-minded approach to maintaining the integrity of the historic place. In 2005 Jane Overesch recorded a Declaration of Restrictions prohibiting subdivision and sale of portions of the property, reinforcing the historic integrity of the estate as a unified whole.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	9	Page	2	Site or District Name	Dunford Place
----------------	---	------	---	-----------------------	---------------

ELABORTATION

Frank P. Walsh was born in St. Louis, Missouri, in 1864 to James and Sarah Walsh. A progressive lawyer and labor advocate, Walsh was committed to workers' rights, public welfare, and "clean" government. His standoffs with Kansas City Mayor and U.S. Senator [James A. Reed](#) were particularly famous because both men were passionate and skilled orators on far opposite ends of the political spectrum. Walsh was a controversial figure during a time of rapid industrial expansion in the United States. He was criticized for elaborating his rags-to-riches upbringing and, more seriously, for his infringement on the accumulation of wealth by unchecked business pursuits at the expense of working-class livelihood. Walsh's views of shared wealth, combined with his skill as a litigator, equipped him for prominent positions in the New Deal era. Described as an "agitator" and a radical, Walsh believed a country that was rapidly accumulating wealth should have higher standards of living for its citizens than primitive food and shelter.

Though many critiqued him for exaggerating his childhood hardships, Walsh did face some challenges and limitations at an early age. George Creel and John Slaven's 1902 compilation, *Men Who are Making Kansas City* describes Walsh as an "attractive and forcible public speaker" who left school very early and "now ranks at the head of the Missouri bar." Walsh left school at the age of 10 after attending the Christian Brother Academy for several years. He would later attend a St. Louis public night school. He worked as a messenger for Western Union Telegraph Company, a clerk and, later, a cashier at St. Louis and Cairo Railway Company, and then a talented stenographer at the Lathrop and Smith law office.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

3

Site or District Name

Dunford Place



Frank P. Walsh with his family. Courtesy of Library of Congress

It was his time at Lathrop and Smith that inspired Walsh to pursue a career in law. He was admitted to the bar on November 1, 1889. He set up his first practice, Douglas and Walsh, in Kansas City and there married Katherine M. O'Flaherty in 1891. The 1901 *Encyclopedia of the History of Missouri* details Walsh's career path to becoming a successful lawyer. Describing Walsh as "an uncompromising Democrat" and a "forceful and impassioned orator" the biography anticipated the success of Walsh's career after the turn of the century: "His studies have afforded him deep knowledge of the law, and his well-disciplined mind is amply equipped for thorough exposition of his case, particularly through the medium of cross-examination, in which he is exhaustingly searching." Walsh dissolved his first practice when he was appointed assistant city counselor, a position in which he served three successful terms. He later established the Rozelle and Walsh practice.

One of Walsh's most famous cases was *State of Missouri v. Jesse E. James*. In 1889, Walsh defended James, son of the infamous Jesse James, who pled not guilty in a train robbery. Senator James A. Reed

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

4

Site or District Name

Dunford Place

was the plaintiff's attorney, and this case was one of two Reed would lose in his entire career. Though the judge made it clear he believed James guilty, Walsh's convincing argument and wealth of evidence in James's favor made it impossible to find him legally guilty. James was ultimately acquitted, and Walsh encouraged him to pursue a career in law.



Frank P. Walsh. Courtesy of Library of Congress.

Under Walsh's mentorship, James worked in Kansas City, often defended workers' rights, and sued railroads for employee negligence. From 1909 to 1917, Walsh defended Dr. Hyde in *State of Missouri v. Dr. Bennett Clark Hyde*. He faced off again with Reed and tried to prove Dr. Hyde innocent in the [murder of Thomas H. Swope](#) and 11 other relatives in order to enlarge his wife's, Francis Swope Hyde's, inheritance of the Swope fortune. Thomas Swope was a wealthy investor and philanthropist, widely beloved by the public. An autopsy revealed traces of poison in Swope's body, yet investigators confirmed that the relatives all died in an outbreak of typhoid fever. Dr. Hyde treated all of them during their respective illnesses, though he claimed Swope had suffered and been treated for a stroke. Reed provided a wealth of evidence against Dr. Hyde, proving he had purchased cyanide capsules and typhoid cultures. After three agonizing trials, each attracting widespread public attention, Dr. Hyde was convicted. However,

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

5

Site or District Name

Dunford Place

Walsh succeeded in having the trial declared a mistrial and the guilty verdict dismissed. The cause of Swope's death was left, technically, a mystery. Swope was buried in a large memorial in Swope Park, a large tract of land he had donated to the city in 1896. Francis Swope Hyde divorced Dr. Hyde, leaving him financially unstable for the rest of his life. He died of a stroke in 1934.

Walsh's efforts in Kansas City reflected a commitment to curtailing the power and influence of the Pendergast machine. Harry Haskell's *Boss Busters and Sin Hounds: Kansas City and Its Star* describes Walsh and many of his involvements in Kansas City and his controversial connection to the *Star*. Walsh served on the Board of Public Welfare, the first such program in the country. In 1912 the board issued a report that revealed, with some analysis, the poor conditions of the city. Though Haskell relegates the board to "the mongrel brainchild of a German businessman, a Russian social worker, and an Irish lawyer," wherein Walsh "paraded his radicalism and Catholicism," the board's studies attended to issues of public concern not previously addressed by a government board (as opposed to private charities). Most notably, the report discussed the slew of homes without running water and widespread unsanitary conditions, even as [new developments](#) with middle and upper-class homes introduced improvements and luxuries.

Walsh also served on the Kansas City Tenement Commission, the Board of Civil Service, and was a leader of the People's Lobby. His work as a lawyer and political figure in Kansas City threatened many of the interests and sensibilities of powerful people in the area. In 1896 Walsh was retained by the Metropolitan Street Railway Company of Kansas City. In an August 1909 article in *The National Motorman and Conductor*, Bernard Corrigan (a former [streetcar mogul](#) who was then trying to obtain a private monopoly over streetcar services), criticized Walsh and the *Star* for hurting workers and industry, threatening the peace. Corrigan describes how Walsh's claims were "prompted and controlled by the *Kansas City Star*," which "tried in every conceivable way to incite the employees of the Metropolitan to organize a strike," and for threatening the integrity of the men who made up the West Traffic Way Commission.

Walsh's influence in other states and in federal government matters increased partly due to his skill but also as a result of timely social and political conditions. Labor organizations and radical individuals sought his support and expertise as he proved a skilled and generous advocate for people of controversial political stances and low social standing. He defended radicals, communists, and anarchists, notably participating in the court case of the Italian anarchists, Sacco and Vanzetti. Walsh represented the miners in the Mingo Coal Strike and the Railway employee's department. In Cleveland, Ohio, Walsh defended the female street conductress union when the male streetcar conductor union

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

6

Site or District Name

Dunford Place

demanded they be fired. He protested to the National War Labor Board on their behalf. They won the case, but the ruling was never enforced.

In 1918 Walsh represented the Chicago Stockyard workers during an arbitration hearing ordered by President Woodrow Wilson. In an April 1918 edition of *Hellraisers Journal*, William Z. Foster, the secretary of the Chicago Stockyards Labor Council, wrote about the workers' demands for higher wages, better conditions, and an eight-hour workday. Foster reflected: "Just how far-reaching will be the results of the decision one cannot now forecast. But lips stiffened by poverty will perhaps now learn to smile, and thousands of families will for the first time taste of life." He reported that the packers wanted to destroy the unions and how the union's demands were deemed inappropriate during the war. The union had asked President Wilson to seize the industry. Wilson declined to do so but did order the hearing. As Judy Ancel elaborates on the *Kansas City Labor History Tour*:

The case drew nationwide attention as a test of wartime no-strike pledges by unions. The packinghouse unions were demanding a living wage, the 8-hour day and the right to union membership. . . . Walsh's final summation was an 8-hour discussion of the wage and hour dispute. During it he lost his voice but continued by whispering in the Judge's ear. After their victory, the union assessed each member \$1 to pay Walsh, but he refused the money.

Following Walsh's success, Foster stated: "The bringing about of these revolutionary changes constitutes one of the greatest achievements of the Trade Union movement in recent years."

Walsh was increasingly involved in federal government committees and advisory boards. The Act of August 23, 1912, created the United States Commission on Industrial Relations for the purpose of investigating the cause and issue of labor unrest. President Woodrow Wilson appointed Walsh as chairman of the commission, a position he held from 1913 to 1915. One of Walsh's most notable influences during the Commission's research was his relentless investigation of the Rockefeller Foundation, partly in response to the Ludlow Massacre on April 20, 1914. Though Rockefeller tried to convince the public and commission that he was compassionate and unaware of problems related to his workers, Walsh was not convinced. He subpoenaed Rockefeller's correspondence and exposed Rockefeller's animosity towards workers, unwillingness to recognize the United Mine Workers Union, knowledge of poor conditions, and efforts to cover up crises with extensive public relations intervention. Walsh did not mince words in his critique:

Wherever there is a big Rockefeller interest, there you find brutal slave driving methods in the treatment of underpaid workers. . . . The most dangerous as well as brutal feature of the Rockefeller treatment of labor,

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

9

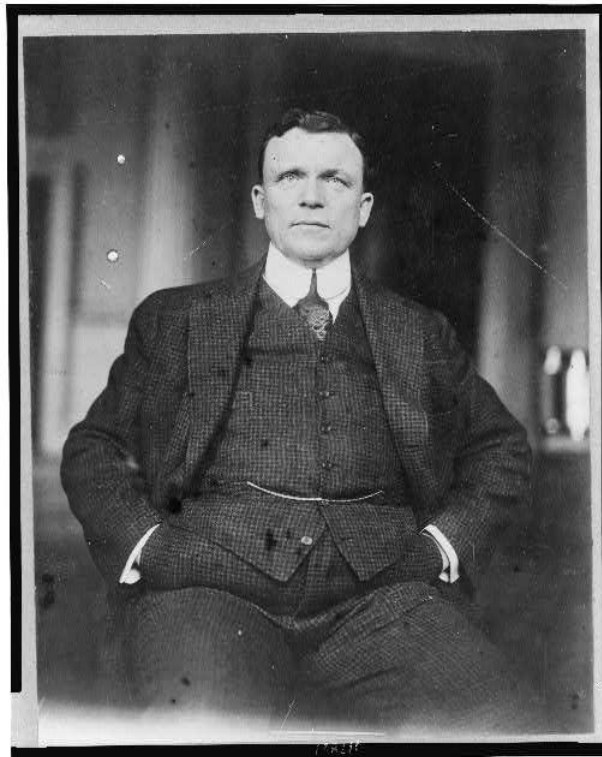
Page

7

Site or District Name

Dunford Place

is the close control that the Rockefeller concerns gain over the police and other public authorities. With the mayor of Bayonne confessing that he is a hired attorney for the Rockefeller interests, and with the police department using its full force, and hundreds of special deputies [derided by unionists as company "gunthugs"] to beat and kill the revolting strikers, the American public has its latest demonstration of what Rockefellerism means.



Frank P. Walsh. Courtesy of Library of Congress.

The commission's final report and testimony was submitted to Congress in 1916. Walsh's values are strongly reflected in this document, having ensured half of the representatives on the commission were representatives of organized labor. Though littered with xenophobia, particularly anti-Chinese sentiments, and posing women and children's labor as a threat to fair competition between white male workers for jobs and wages, the document reflects Walsh's influences in many ways. For example, Walsh saw the law "not as an end but as a means toward a more just society." The document, then, calls for moving "beyond the law" to consider ethics and real-life impacts of the choices made by national and state government regarding labor law. Walsh wrote, introducing the report: "It is believed that the work of the commission has been conducted in a spirit of social justice and an earnest desire to serve the public

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

8

Site or District Name

Dunford Place

by bringing into the light the facts regarding the industrial relations of the country." This spirit manifests itself in a few areas of the report. For example, it emphasizes the "[lack] of democracy under scientific management," as well as the difficulties and injustices workers faced under a system that was established and measured by their bosses (and consequently privileged employers' voices and desires).

Walsh's father, James, was an Irish immigrant, heritage that would prove to be an immense influence on Walsh's political career as an anti-imperialist and advocate for Irish liberation. He became widely known as the "leading American Spokesman for Irish independence." Joe Popper reported in *Star Magazine's* "The Greatest: Remember Frank Walsh, Attorney at Law," how Walsh hosted Earron De Valera, the "hero of the movement for Irish independence, prime minister of the Irish Free State and the first president of the Irish Republic." Walsh visited Irish political prisoners and wrote a report of English atrocities. During World War I, President Wilson appointed Walsh the co-chairman of the War Labor Board along with former President William Howard Taft. In 1928, Walsh became an advisor to then-New York governor and future President Franklin D. Roosevelt. Walsh later organized the Bureau of Social service under the Democratic National Convention to support social and economic reform legislation.

In 1937 Walsh returned to Kansas City to try what turned out to be his last case. He defended the International Ladies Garment Workers Union (ILGWU) against the Donnelly Garment Company. The company was suing the union and calling for an injunction, claiming infringement on business and the harassment and exploitation of workers. Walsh once again squared off against [James A. Reed](#), who was married to the company's owner, [Nell Donnelly Reed](#). This time, though, Walsh lost the case. Some of their court interaction is recorded in Reed and Walsh's [examination of Elizabeth Reeves](#), a floor manager at the Donnelly Garment Company who allegedly permitted the harassment of unionized workers and established spy systems to mitigate union membership in the shop. Within this examination and other court documents, it is apparent that there was a fundamental difference of values and conception of the purpose of labor unions by the arguing parties. Backed by multiple detailed affidavits, Walsh tried to argue that the need for a union was not based on the kindness and disposition of a factory owner but the fundamental right of workers to have access to the means of collective bargaining made possible only by external organizing.

Read [Kyle Anthony's article](#) "The Bitterest Battle: The ILGWU And Unionization In The Kansas City Garment District"

Reed, however, claimed that male organizers from big cities intimidated vulnerable midwestern women into joining unions. He described the company's amenities and claimed that workers were well-treated and happy and the ILGWU had invented claims of unrest. He also emphasized the infringement on

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

9

Site or District Name

Dunford Place

interstate commerce and the high cost of production caused by strikes, boycotts, and picketing. Not only did the court grant the injunction the Donnelly Garment Company requested and heavily fined the ILGWU, but it ruled the case did not qualify as a "labor dispute." This decision importantly abdicated the court's and the Donnelly Garment Company's responsibility to recognize the protections of the Norris-LaGuardia Act of 1932, which guaranteed, among other stipulations, that anyone involved in a labor dispute had the right to strike, join a labor organization, assist in a labor dispute related court case, or peaceably assemble, and give publicity to that labor dispute. The lack of this acknowledgment and its subsequent protections rendered any evidence the ILGWU and Walsh produced not only useless but damning.

Frank Walsh's influence stretched across the United States and abroad throughout his career as a lawyer and political figure. His impact in Kansas City was defined by his passion for labor rights, public welfare, and a government accountable to the people. A difficult stance during a regime of rampant corruption in Kansas City, Walsh was criticized heavily and sacrificed time and effort working pro bono for many working-class individuals and organizations. Though his career took him in different directions, he always considered Kansas City his home. On May 2, 1939, Walsh died of a heart attack at the age of 75 in New York City

Moving to Dunford Place

Frank and Katie began buying rural property west of Hickman Mills shortly after the turn of the century. The farm, located north of Red Bridge Road, would eventually contain over three hundred acres. During that period Walsh built a large estate style home on the property that was addressed as 10804 Grandview Road. During construction Frank and Katie maintained a residence in the City in the 900 block of Prospect. The household included Frank and Katie, their children, a housekeeper and Katie's parents.

The May 1921 edition of the Kansas City Post announced that the Walsh country home on Grandview Road would be used for a summer camp for "young working (Catholic) women" and children living in the confines of the city. The camp would operate Monday thru Friday for the children and on the weekends for the women. The women were charged \$2.50 per person. The article pointed out that the home's sleeping porches and bedrooms could each accommodate 10 beds and that the tennis courts and five acres adjoining the house would be available.

Frank and Katie sold the house on Independence Blvd in 1922. In March 1925, Frank and Katie's oldest son, Frank Walsh Jr., died while recovering from surgery in the White Plains, New York Hospital (the administrative offices of the NY State Power Authority were located in White Plains). Frank Jr. had

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

10

Site or District Name

Dunford Place

contracted influenza while training for the Naval Aviation Corps in 1918 and never fully recuperated. Following Frank Jr.'s death Katie and the children moved back to their country home on Grandview Road. Upon her arrival back in Kansas City Katie began pursuing a goal of constructing a new parish church for the expanding number of Catholic families who were moving into the Grandview and Hickman Mills neighborhoods. Frank and Katie's efforts were successful and a new church was approved by the Diocese in November of 1925. While the new church was being constructed Mass was held in the living room of the Walsh home (confessions were taken in their dining room). The new church, St. Catherine of Siena Parish, opened its doors in 1926.

Katie and the children stayed in their country home and did not return to New York. Frank rented a room in New York and commuted back and forth to Kansas City. On May 6, 1939, Frank collapsed on the sidewalk in front of the federal court building in New York City. He had died of a massive heart attack. His body was transported back to Kansas City and his funeral was conducted at St. Catherine's. His funeral was attended by more than 600 people and there were an estimated 300 cars in the procession that accompanied his funeral coach to St. Mary's Garden Cemetery in Kansas City. Katie built a two-bedroom house on the southeast corner of the farm and moved out of the big house.

Ownership after the Walsh Family

BOSCH FAMILY

Frank Bosch, b. 1884, had moved from Pennsylvania to Kansas City with his Grandmother, mother (both widows) and his sisters sometime between 1900 and 1910. His family was composed of artists. His mother and two sisters created lace and embroidery. Another sister, Veronica, specialized in China painting. Frank found work as an office boy in a packing house. By 1910 Frank was working as a salesman for his sister's embroidery. By 1920 Frank was creating his own embroidery. In 1925 Frank married Anna Brewer. He continued to expand his business and by 1930 The Bosch Embroidery Mfg. Co. was a leading embroidery manufacturer in Kansas City.

The November 10, 1940 edition of the Kansas City Star announced the sale of the Walsh country home and ten acres of property to Frank and Ann Bosch of Kansas City. Katherine Walsh retained ownership of the balance of the farm – 298 acres. Katherine died at home November 14, 1949. The balance of the farm was sold to various parties. Some of the parcels were developed as residential subdivisions.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

9

Page

11

Site or District Name

Dunford Place

Bosch Embroidery became a major supplier of embroidered uniform patches for oil companies, service stations and machine manufacturers, all male dominated at the time. As part of their marketing strategy Bosch also supplied “girlie” calendars prominently highlighting the company’s name and location that could be hung on the walls of garages and workshops.

In the mid-1960s Frank began to suffer from heart disease. Ann sold their home on Grandview Road to Dr. Harry and Jane Overesch in September, 1966. Ann moved to a home at 333 W. Meyer Blvd and Frank was admitted to a nursing home where he remained until his death December 23, 1968.

OVERESCH FAMILY

Harry and Jane Overesch purchased the house in September 1966. Jane Catherine Pitt b.10/14/21 graduated from the Research School of Nursing in 1941. She worked in the South Pacific during WW II. Dr. Harry B “Bud” Overesch b. 10/13/21 was an orthopedic surgeon and WW II Navy veteran. They married in 1951. After they purchased the old Walsh home at 10804 Grandview Road they devoted the next three months to extensively redecorating and modifying the home and grounds to suit their tastes. Wall to wall carpets were ripped out and the underlying floors were stained a dark walnut. The heating system was partially updated, and the kitchen was remodeled. A lengthy article in the April 2, 1967 Kansas City Star reported the changes. The Overeschs also remodeled the detached carriage house, turning the upstairs into two bedrooms and a bath for two of their sons. Jane was quick to point out that telephones were installed to allow their sons to communicate with the main house. Changes were also made to the exterior and grounds. Jane loved the color blue and had the outbuildings painted a robin’s egg blue. Jane and Harry were also avid gardeners and had extensive landscaping installed, including koi ponds and sunken gardens. Like previous owners of the property, the Overeschs were animal lovers. At different times peacocks patrolled the grounds and an old barn was remodeled to house their daughters’ horses. The couple was active in Kansas City social and gardening circles and enjoyed world travel. Dr. Overesch contracted Parkinson’s Disease and died at the home June 18, 2001. Jane remained active after Bud’s death. She also assured that the home and grounds would not be sold off piecemeal. On April 8, 2005 she filed a Declaration of Restrictions with the Jackson County Recorder of Deeds that prohibited the sale and subdivision of the property to assure that the home and property would remain intact. Jane died in the home September 23, 2018. One of the stone pillars at the end of the driveway along Grandview Road bears the name Jane and Bud chose for their estate: Dunford Place.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	9	Page	12	Site or District Name	Dunford Place
----------------	---	------	----	-----------------------	---------------

Conclusion

For these reasons, Dunford Place is significant as a rare and intact Kansas City historic estate property. It is closely associated with Frank Walsh in Kansas City and national history, including and it embodies early twentieth-century Colonial Revival estate architecture within a coherent ensemble of contributing outbuildings and designed landscape elements. The property’s continued integrity as a unified estate setting supports listing on the Kansas City Register of Historic Places.

Period of Significance

Circa 1912–1939

The period of significance begins with the construction of the country estate circa 1912 and extends through the ownership and occupancy of Frank P. Walsh, concluding with his death in 1939. This period encompasses the property’s initial development, its association with Walsh’s nationally significant career, and its documented role in community, social, and religious activities. Subsequent stewardship and later modifications, while historically meaningful, do not define the primary period during which the property achieved its principal significance.

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	10	Page		Site or District Name	Dunford Place
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Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section

Number

10

Page

Site or District Name

Dunford Place

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Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number

Photos

Page

1

Site or District Name

Dunford Place

Photo Key



Resource No.	Resource Name	Date Built	Contributing?
1	Main House	1912	Yes
2	Carriage House	1912	Yes
3	Horse Barn	1912	Yes
4	Outbuilding 1	1912	Yes
5	Outbuilding 2	1912	Yes
6	Playhouse	Unknown	No
7	Entry Pillars	1912	Yes
8	Water Feature	Unknown	No
9	Stone wall	1912	Yes
10	Walled Garden	Unknown	Yes
11	Pool	Unknown	No

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

2

Site or District Name

Dunford Place



Resource No. 1: Main House (East Façade)



Resource No. 1: Main House (South Façade)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

3

Site or District Name

Dunford Place



Resource No. 1: Main House (South Façade)



Resource No. 1 Main House (West Façade)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

4

Site or District Name

Dunford Place



Resource No. 1: Main House (North Façade)



Resource No. 1 Main House (Interior Entryway)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

5

Site or District Name

Dunford Place



Resource No. 1 Main House (interior Entryway)



Resource No. 1 Main House (Interior Dining Room)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

6

Site or District Name

Dunford Place



Resource No. 1 Main House (Interior Main Bedroom)



Resource No. 1 Main House (Interior Bathroom)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

7

Site or District Name

Dunford Place



Resource No. 1 Main House (Interior Bedroom)



Resource No. 1 Main House (Solarium)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

8

Site or District Name

Dunford Place



Resource No. 2 Carriage House (East Façade)



Resource No. 2 Carriage House (South and East Facades)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

9

Site or District Name

Dunford Place



Resource No. 3 Horse Barn



Resource No. 4 Outbuilding 1

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

10

Site or District Name

Dunford Place



Resource No. 5 Outbuilding No. 2



Resource No. 6 – Playhouse

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

11

Site or District Name

Dunford Place



Resource No. 7 Entry Pillars



Resource No. 8 Water Feature

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

12

Site or District Name

Dunford Place



Resource No. 9 Stone Wall



Resource No. 10 Walled Garden

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Photos

Page

13

Site or District Name

Dunford Place



Resource No. 10 Walled Garden



Resource No. 10 Walled Garden

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number	Photos	Page	14	Site or District Name	Dunford Place
----------------	--------	------	----	-----------------------	---------------



Resource No. 10 Walled Garden

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Maps

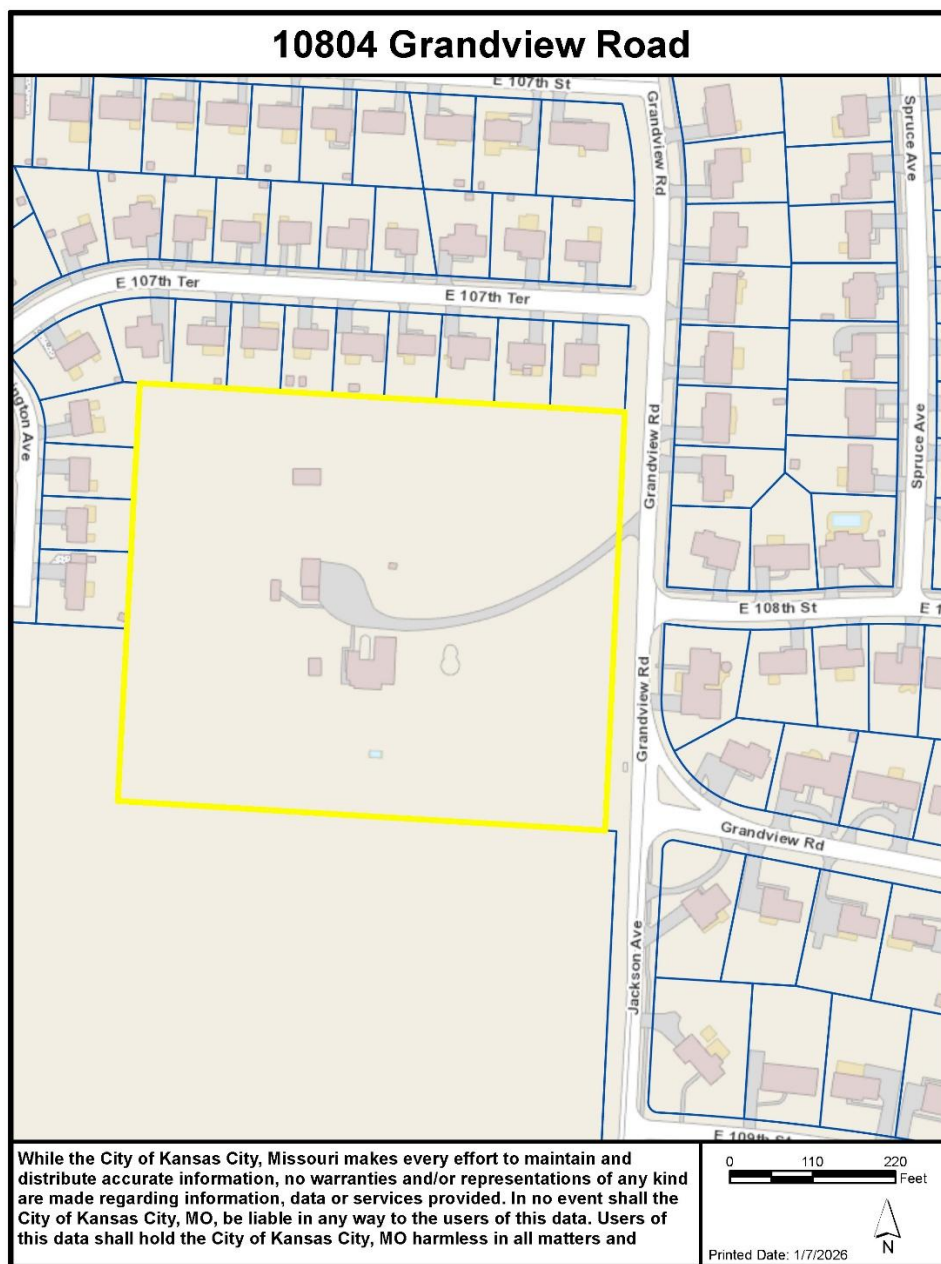
Page

1

Site or District Name

Dunford Place

Designation Boundary



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

Maps

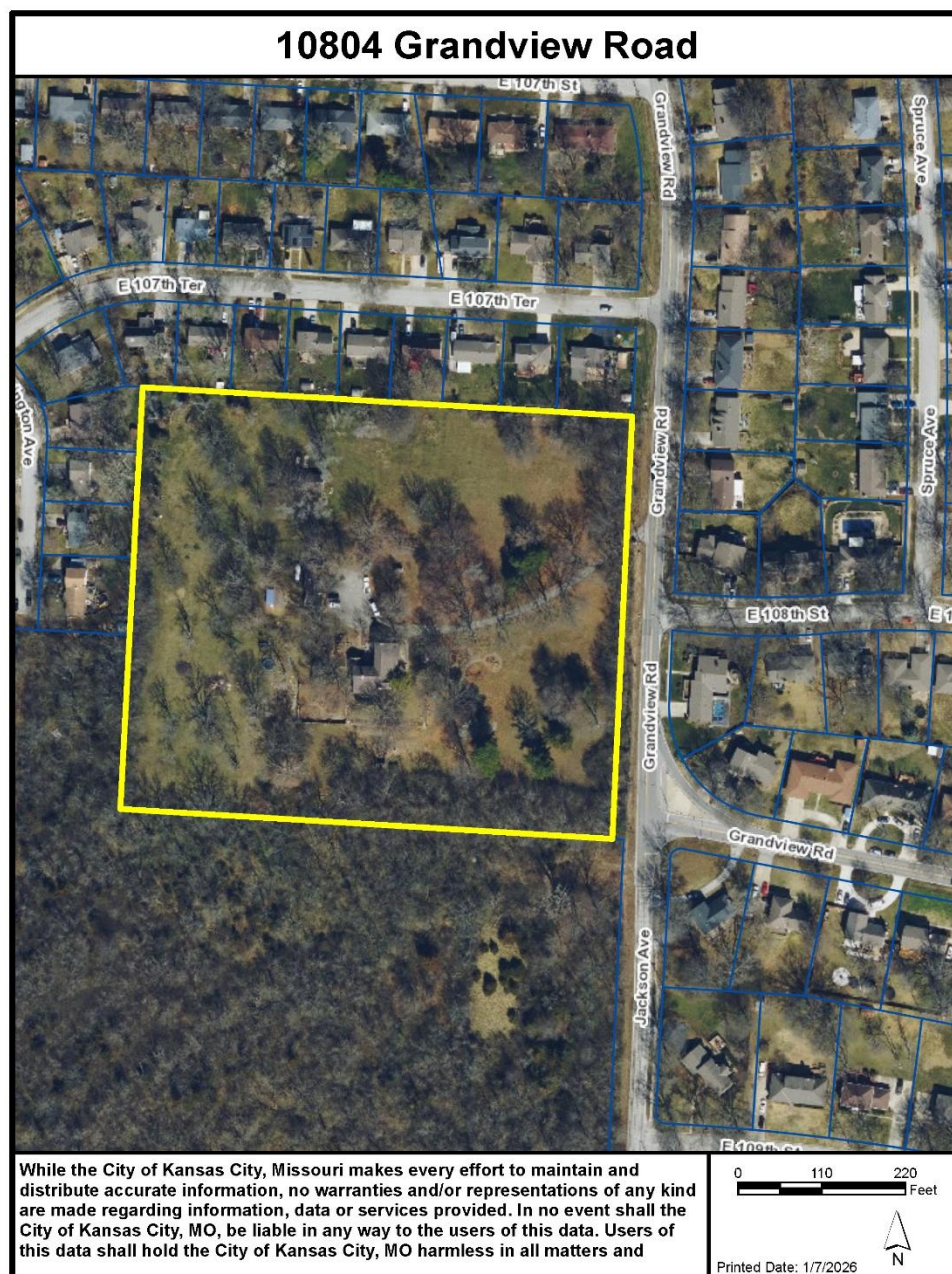
Page

2

Site or District Name

Dunford Place

Designation Boundary Aerial



Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

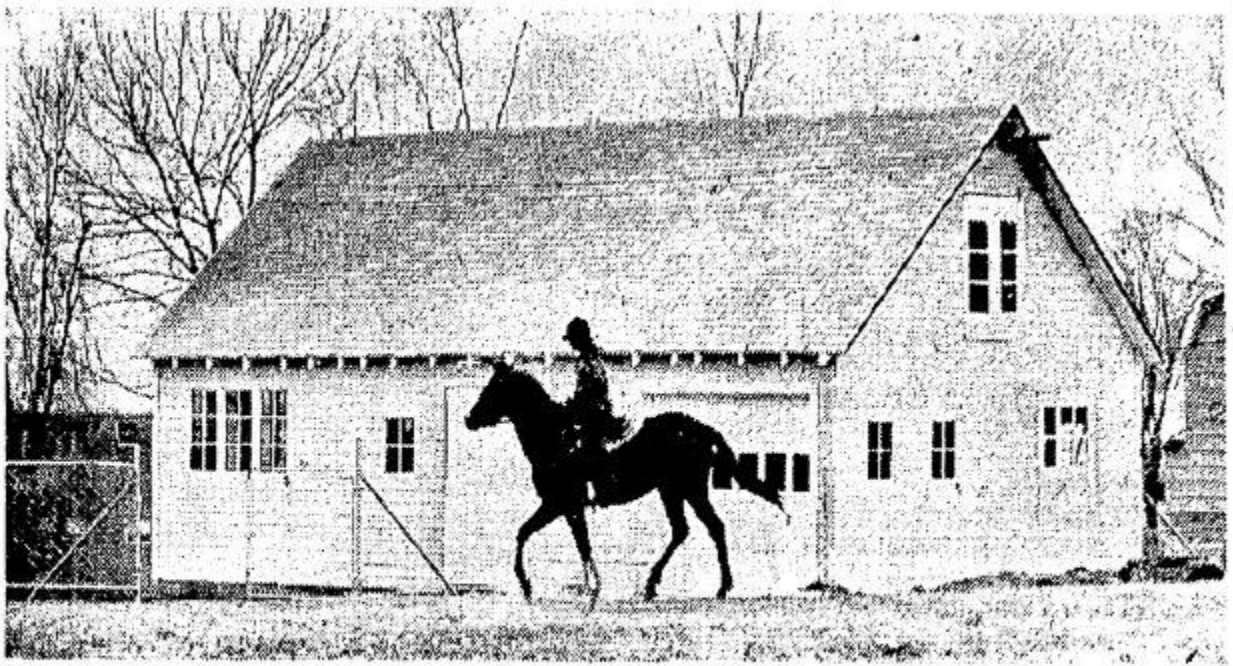
Section Number	Supporting Documents	Page	1	Site or District Name	Dunford Place
----------------	----------------------	------	---	-----------------------	---------------



KC Times Article on Walsh

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number	Supporting Documents	Page	2	Site or District Name	Dunford Place
----------------	----------------------	------	---	-----------------------	---------------



PAINTED A ROBIN'S EGG BLUE to match other buildings on the Overesch estate, the barn was rebuilt to house two riding horses and a pony. Riding her 2-year-old filly, Autumn, is Anne Overesch.

Horse Barn during Overesch Ownership

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number	Supporting Documents	Page	3	Site or District Name	Dunford Place
-------------------	-------------------------	------	---	-----------------------	---------------



Frank Walsh 1902

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

Section Number	Supporting Documents	Page	4	Site or District Name	Dunford Place
----------------	----------------------	------	---	-----------------------	---------------



Frank Walsh 1933



Frank Walsh and Senator Reed 1937

Kansas City Register of Historic Places (H/O Overlay)

Continuation Sheet

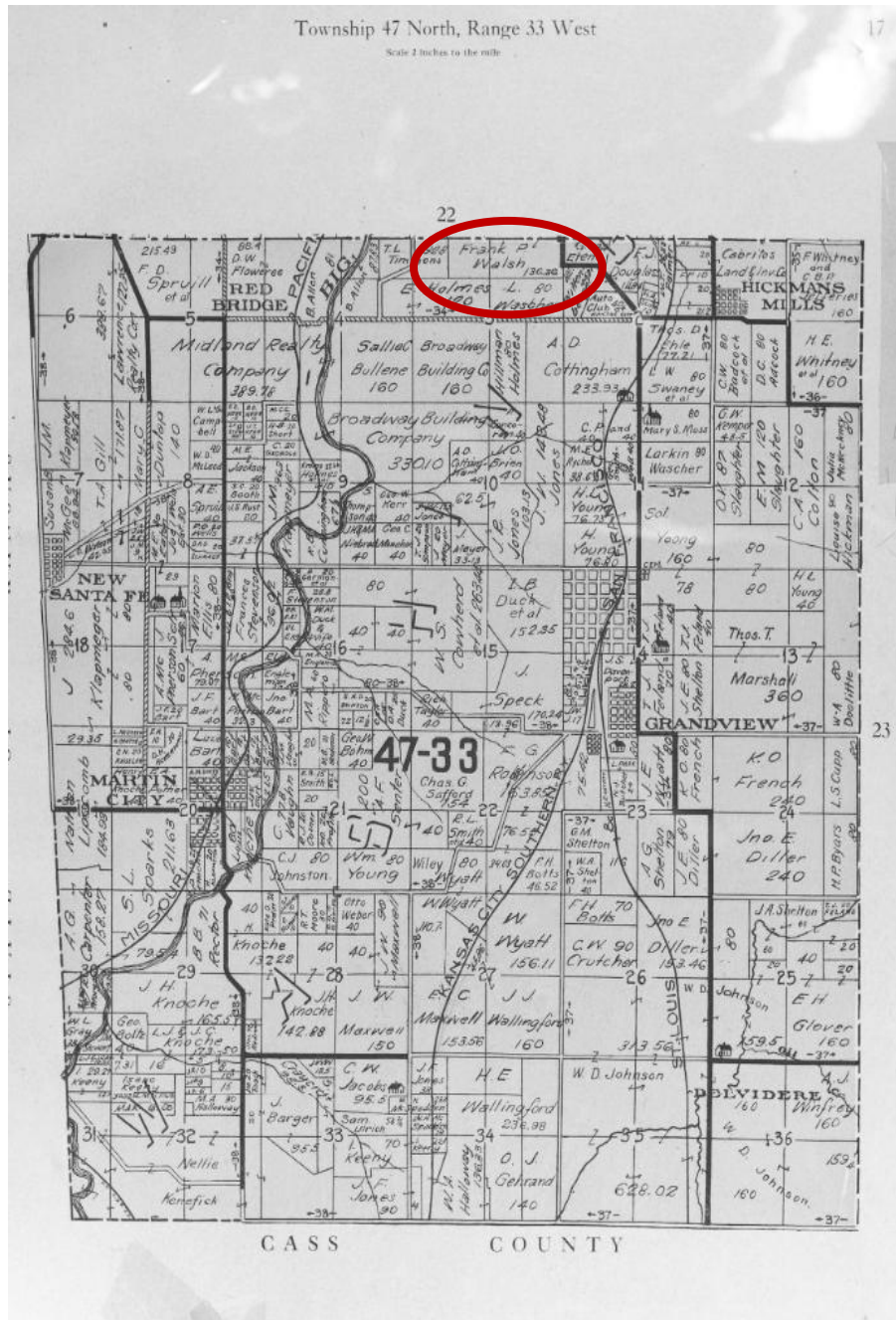
Section Number	Supporting Documents	Page	5	Site or District Name	Dunford Place
----------------	----------------------	------	---	-----------------------	---------------



Dunford Place 1926 from *Jackson County and its Opportunities*

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number	Supporting Documents	Page	6	Site or District Name	Dunford Place
----------------	----------------------	------	---	-----------------------	---------------



1911 Atlas Jackson County

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number	Supporting Documents	Page	7	Site or District Name	Dunford Place
-------------------	-------------------------	------	---	-----------------------	---------------



1964 Aerial

BEFORE THE HISTORIC PRESERVATION COMMISSION

KANSAS CITY, MISSOURI

IN THE MATTER OF THE DESIGNATION)
OF THE PROPERTY AT 10804 Grandview Road) Case No. CH-PRES-2026-00002
AVENUE TO THE KANSAS CITY REGISTER)
OF HISTORIC PLACES KNOWN AS)
H/O OVERLAY ZONING)

FINDINGS OF FACT AND CONCLUSIONS OF LAW

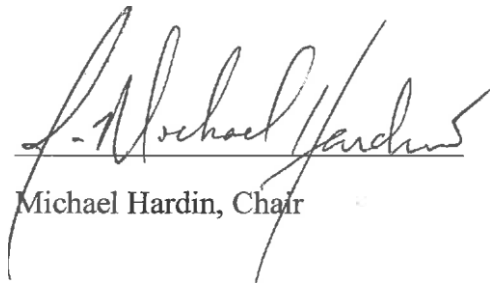
A hearing was conducted on the above-referenced matter on April 3, 2026. The case was heard by the Historic Preservation Commission ("Commission") and after considering the testimony and evidence presented, the Commission makes the following findings of fact and conclusions of law, and hereby recommends approval of the application:

FINDINGS OF FACT

1. The applicant for Case No. CH-PRES-2026-00002, Carlene Simmons submitted an application on January 7, 2026 to designate the building at 10804 Grandview Road known as Dunford Place (the "Property") to the Kansas City Register of Historic Places (H/O Overlay).
2. That the owner of the Property, Carlene Simmons, supports the designation of the building to the Kansas City Register of Historic Places (H/O Overlay).
3. Sec. 88-580-01 of the Code of Ordinances of the City of Kansas City, Missouri (the "Code") outlines the regulations for the Commission's review of applications to designate a property to the Kansas City Register of Historic Places (H/O Overlay). Specifically, Sec. 88-580-01-F of the Code requires the Commission to consider the follow factors in making a recommendation to designate a property: 1) the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district; 2) the economic impact of the designation on the subject property and the surrounding area; and 3) conformance with the city's adopted plans and planning policies.

CONCLUSIONS OF LAW

The Historic Preservation Commission finds that pursuant to Sec. 88-580-01-F of the City's Code of Ordinances, the standard for recommending approval of a property to the Kansas City Register of Historic Places (H/O Overlay) to the City Council. The Commission finds that the Property meets the review criteria set out in the U.S. Department of Interior's National Register of Historic Places under Criterion B in for its association with Frank Walsh, a prominent Kansas City attorney that advocated for labor unions and served on my local and national commissions. Accordingly, the Commission recommends approval of the designation of the Property at 10804 Grandview Road to the Kansas City Register of Historic Places (H/O Overlay).

A handwritten signature in black ink, appearing to read "Michael Hardin", is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the left and then curves back under the name.

Michael Hardin, Chair