



## THE STATE HISTORICAL SOCIETY OF MISSOURI RESEARCH CENTER-KANSAS CITY

K0054

J.C. Nichols Company Scrapbooks  
1910-1997  
Sixty scrapbooks

*Scrapbooks relating to the activities and history of the J.C. Nichols Company, the premier real estate company in the Kansas City area. They were compiled by employees of the Company for public relations and other uses.*

### BIOGRAPHY:

Jesse Clyde Nichols, a young man born and raised in Johnson County, Kansas, entered the real estate business in Kansas City, Missouri, in 1905. His objective was to “develop whole residential neighborhoods that would attract an element of people who desired a better way of life, a nicer place to live and would be willing to work in order to keep it better.” Nichols included in his early planning fine residences, conveniently located shopping areas, and restrictive covenants to maintain the quality of housing. From this base the J.C. Nichols Company grew in Kansas City and developed 56 residential areas. In addition, the Company entered such real estate ventures as rental housing, industrial parks, hotels, and shopping centers.

Perhaps the most widely recognized Nichols Company development is the Country Club District in Kansas City. The Country Club Plaza was, reportedly, the first shopping area in America planned to serve those arriving by automobile rather than trolley car. The Plaza has evolved since the opening of its first building in 1922 into a major Kansas City regional shopping center.

Early in the development of the Nichols Company neighborhoods, J.C. Nichols organized homes associations for residents. These associations were designed to provide homeowners the opportunity to maintain the quality of their neighborhoods. The homes associations, still in existence, provide a vehicle for home owners as a group, to request improved services from city government, to affect zoning decisions, and the like.

Under the leadership of J.C. Nichols (1880-1950) and his son, Miller Nichols (1911-2000), the J.C. Nichols Company has been a primary force in the history of Kansas City and has been recognized nationally and internationally for its efforts in real estate and neighborhood development.

#### PROVENANCE:

This collection of scrapbooks was loaned to the Western Historical Manuscript Collection-Kansas City to be microfilmed and made available for public use. It was received as accession KA 0083 on May 20, 1981. Subsequently the J.C. Nichols Company has donated the original 49 scrapbooks and addition volumes.

#### COPYRIGHT AND RESTRICTIONS:

The Donor, the J.C. Nichols Company, has given and assigned to the University all rights of copyright which the Donor has in the Materials and in such of the Donor's works as may be found among any collections of Materials received by the University from others.

#### PREFERRED CITATION:

Specific item; folder number; *J.C. Nichols Company Scrapbooks (K0054)*; The State Historical Society of Missouri Research Center-Kansas City [after first mention may be abbreviated to SHSMO-KC].

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#### DESCRIPTION:

In 1954, Faye Littleton (1894-1980), a Nichols Company employee since 1913, who served as executive secretary of the homes associations, began organizing into scrapbooks materials she had gathered over the previous forty years. The first 30 scrapbooks include correspondence, photographs, maps, newspaper clippings, brochures, and other material related to the J.C. Nichols Company, its development areas, the homes associations in the Nichols Company neighborhoods, employees of the firm, and prominent individuals who lived in Nichols Company neighborhoods, and may have served as directors of the homes

associations. Later volumes primarily contain news articles and news releases relating to the Company.

The volumes are arranged in chronological sequence covering the period from approximately 1910 through 1981. In some volumes information is included which exceeds the given date parameters because the entries frequently have included data related both to earlier and later activities of the person, institution, or business associated with the Company or one of its development areas.

The emphasis of the scrapbooks has varied over the years depending in part on the person compiling the record and the concerns of the Company. The early volumes compiled by Miss Littleton contain a greater number of original items including correspondence, notes and photographs. The later volumes are almost exclusively articles clipped from newspapers and magazines.

Volume 1 is largely a biographical volume including considerable information on prominent persons in the Nichols Company, Kansas City society, and the Nichols Company development areas.

Volume 2-6 continue the concern with biographical information but also includes considerable data on the formative periods for the Nichols Company developments, especially those in the Country Club District. Numerous photographs with supporting documentation record the Company's initial work in residential areas of the city.

Volumes 7-30 deal primarily, but not exclusively, with the formation, activities, and concerns of the various homes associations. Material related to the general growth of development areas as well as civic affairs in Kansas City is also included in these volumes. The scrapbooks contain photographs, clippings, brochures, some correspondence, and personal annotations by Miss Littleton. There is information on directors of the various homes associations, annual meetings, and activities of the associations. Biographical information is included on members of the firm and prominent members of the community either when they move to a Nichols development area, join the board of directors of a homes associations, or in some other way intersect with the interests and concerns of the Nichols Company.

Volumes 31-33 represent a changing period in the development of the scrapbooks. There are noticeably fewer photographs and a larger number of clippings. The focus of the scrapbooks also changed: homes associations are covered in these volumes, however, a greater emphasis is placed on the non-residential concerns of the company.

Volumes 34-60 were apparently compiled by employees of the Company's Promotion/Public Relations Department. There are virtually no photographs in these volumes. Newspaper and magazine clippings about the Company, Company employees, businesses within Company developments, and the role of Nichols Company employees in Kansas City civic affairs, as well as other information on

the commercial and residential activities of the Company are included in these volumes. Very little information on the homes associations is included.

#### INVENTORY:

- Volume 1. Scrapbook, 1910-1913  
Includes an introduction to the scrapbooks
- Volume 2. Scrapbook, 1913-1914
- Volume 3. Scrapbook, 1914-1917
- Volume 4. Scrapbook, 1917-1919
- Volume 5. Scrapbook, 1920-1921
- Volume 6. Scrapbook, 1921-1923
- Volume 7. Scrapbook, 1923-1924
- Volume 8. Scrapbook, 1925-1926
- Volume 9. Scrapbook, 1927-1928
- Volume 10. Scrapbook, 1928-1930
- Volume 11. Scrapbook, 1930-1933
- Volume 12. Scrapbook, 1933-1935
- Volume 13. Scrapbook, 1935-1937
- Volume 14. Scrapbook, 1937-1938
- Volume 15. Scrapbook, 1939-1940
- Volume 16. Scrapbook, 1941-1944
- Volume 17. Scrapbook, 1944-1946
- Volume 18. Scrapbook, 1947-1948
- Volume 19. Scrapbook, 1948-1949
- Volume 20. Scrapbook, 1949-1950
- Volume 21. Scrapbook, 1950-1951
- Volume 22. Scrapbook, 1951-1952
- Volume 23. Scrapbook, 1952
- Volume 24. Scrapbook, 1952-1953
- Volume 25. Scrapbook, 1953
- Volume 26. Scrapbook, 1954
- Volume 27. Scrapbook, 1954-1955
- Volume 28. Scrapbook, 1955

- Volume 29. Scrapbook, 1955-1956
- Volume 30. Scrapbook, 1956-1957
- Volume 31. Scrapbook, 1958-1959
- Volume 32. Scrapbook, 1960-1961  
Includes a miscellaneous section on individuals with photographs.
- Volume 33. Scrapbook, 1950-1963  
News clippings arranged in chronological order with no photographs.
- Volume 34. Scrapbook, 1963-1964
- Volume 35. Scrapbook, 1964-1965
- Volume 36. Scrapbook, 1965-1966
- Volume 37. Scrapbook, 1966-1968
- Volume 38. Scrapbook, 1968-1971
- Volume 39. Scrapbook, 1971-1972
- Volume 40. Scrapbook, 1972
- Volume 41. Scrapbook, 1972
- Volume 42. Scrapbook, 1973
- Volume 43. Scrapbook, 1974
- Volume 44. Scrapbook, 1974-1975
- Volume 45. Scrapbook, 1975-1976
- Volume 46. Scrapbook, 1976-1977
- Volume 47. Scrapbook, 1977-1978  
Includes 1977 Country Club Plaza flood.
- Volume 48. Scrapbook, 1978-1979
- Volume 49. Scrapbook, 1979-1981
- Remainder of the volumes (50-60) have not been microfilmed.*
- Volume 50. Scrapbook, 1981-1982
- Volume 51. Scrapbook, 1982-1983
- Volume 52. Scrapbook, 1983-1984
- Volume 53. Scrapbook, 1984-1985
- Volume 54. Scrapbook, 1985-1986
- Volume 55. Scrapbook, 1987-1989
- Volume 56. Scrapbook, 1989-1991

- Volume 57. Scrapbook, 1991-1994
- Volume 58. Scrapbook, November 1993-1995
- Volume 59. Scrapbook, 1995-1996
- Volume 60. Scrapbook, 1997

*Note: see Access database KC54 homes for listing of residences and owners identified in the scrapbooks.*