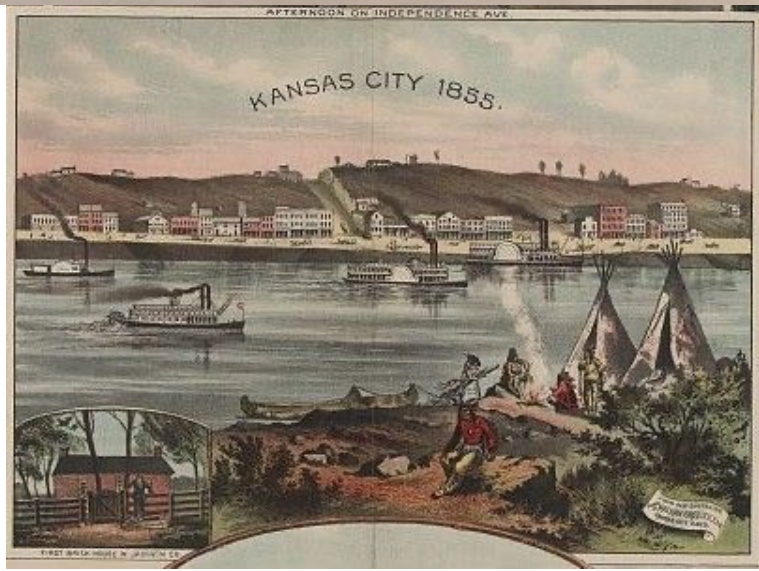


Lot 39 of Hurck's Subdivision of the Guinotte Farm

History and Timeline

Hurck's Subdivision of Guinotte Farm in Kansas City, Missouri has a fascinating history. Let's delve into it!

- Joseph Guinotte (pronounced "Gee-NOTE"), the visionary behind this endeavor, was born in the French-speaking Belgian city of Liège in 1815. As a respected engineer, he was appointed by Belgium's King Leopold I to oversee the construction of a railroad from Mexico City to Veracruz. Unfortunately, his work was interrupted by the Mexican-American War, and he left without completing the railroad.
- Around 1848, Guinotte moved to the fledgling community at the confluence of the Missouri and Kansas rivers, which would eventually become Kansas City. At that time, it was predominantly a French community.
- Recognizing the potential of this riverside town, Guinotte envisioned making Kansas City a global city and a center of Belgian immigrant culture in North America. He believed that attracting new settlers was crucial for the city's growth.
- In 1850, Guinotte formed Guinotte, Magis & Co. with two partners. Their ambitious plan involved paying for the transport, room, and board of 50 Belgian immigrants. In return, these immigrants would work for four years on land owned by the firm. At the end of their service, they would receive 2.5 acres of land, along with seeds, tools, food, and supplies to establish themselves as farmers.
- To house these immigrants, the company purchased 1,200 acres in the East Bottoms area (mainly from the Chouteau family, one of Kansas City's founding families).
- Guinotte Avenue, which runs through Kansas City's predominantly industrial East Bottoms today, was once the embodiment of Joseph Guinotte's dream. His vision aimed to create a thriving Belgian settlement and contribute to the city's growth.
- Although the grand Belgian settlement didn't fully materialize, the legacy of Guinotte's vision remains in the streets and history of Kansas City.



In 1869, the 740 acre 'Hurck's Subdivision of the Guinotte Farm' was platted and one to ten acre lots were auctioned, without reserve.

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AUCTION SALE

OF

Valuable Real Estate

AT

KANSAS CITY, MO.,

On Monday, the 17th day of May, 1869.

WILL BE SOLD AT PUBLIC AUCTION.
to the best bidder, without reserve, the property known as Hurck's Subdivision of the Guinotte Farm, in and adjoining Kansas City, containing 740 acres, and subdivided into lots of from one to ten acres each. This land consists of bottom land along the Missouri River, and upland, on which there is a very large number of beautiful building sites, some of the best and most extensive stone quarries, and a splendid race course; also, about 800 city lots in "Guinotte's Addition" and "Bluff Addition" to the City of Kansas. These lots are well located for residence and business purposes, and within three-fourths of a mile from the Court House of Kansas City.

The attention of Gardeners, Fruit Growers, Capitalists and parties seeking homes, is called to this sale, as, undoubtedly, it will be the best opportunity ever presented to secure property at low prices, near this flourishing city.

Plats of the land are prepared and can be had by calling on or addressing the undersigned.

TERMS OF SALE.

One-third cash, balance in one and two years, with 8 per cent. interest. Ten Dollars will be required upon bidding off each lot. Title perfect. No incumbrances of any kind.

DAN'L H. DONOVAN & SON,
313 Washington Ave., St. Louis.
VAUGHAN & DONNELLY,
Kansas City, Mo.

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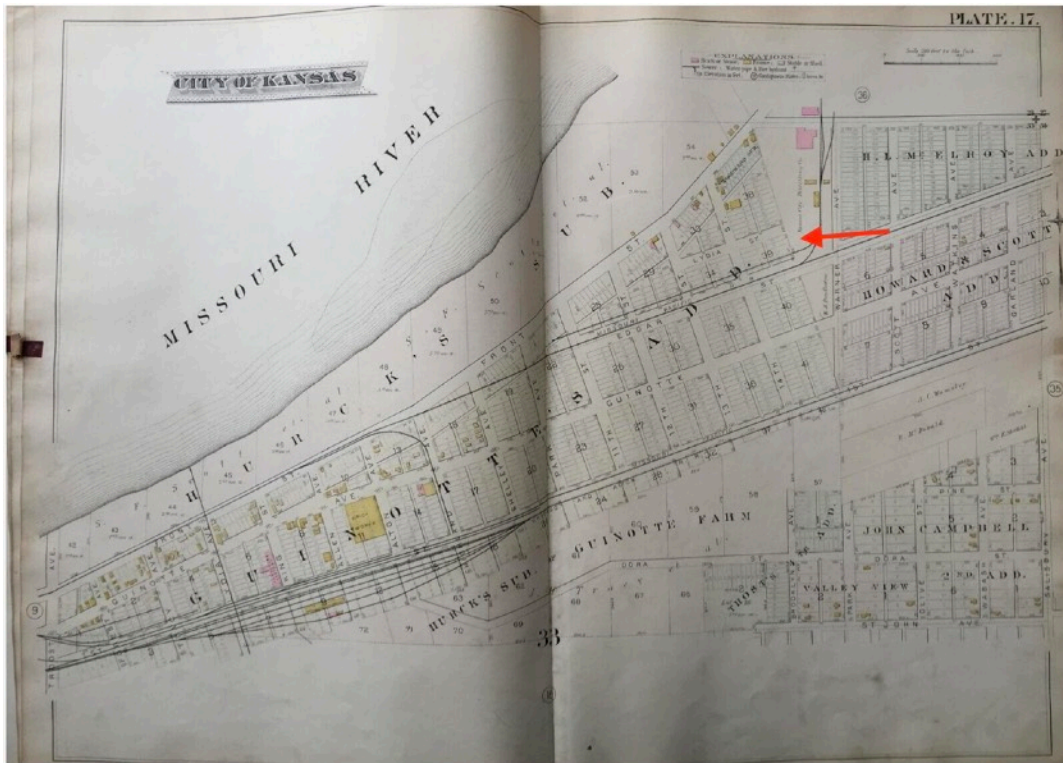
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It is likely, that during the 1869 auction, **Charles DeCarpenter** (abt. 1818-1873; father-in-law of a great-granduncle of the author), purchased Lot 39. There's no found deed registration of the purchase of Lot 39. It's not clear Charles ever developed the lot. However, following his 1873 death, Lot 39, according to his will, was transferred to his wife, Mary, and his children.

SNIPPET OF WILL OF CHARLES DECARPENTER, PROBATE, DEC, 1873

*And I give and devise to my said wife all of my real estate
whereof I am seized in fee simple and lying in the County of Jackson
and State of Missouri, to-wit Lot number Thirty nine (39) of Hurck's
Subdivision of the Guinotte Farm near Kansas City Missouri - as the same
appears of record in the Office of the Recorder of Deeds for said County to have
and to hold all of said lands tenements and hereditaments with the
appurtenances thereto belonging to her the said Mary Decarpenter her
heirs and assigns forever*

Location of Lot 39, Hurck's Subdivision of the Guinotte Farm



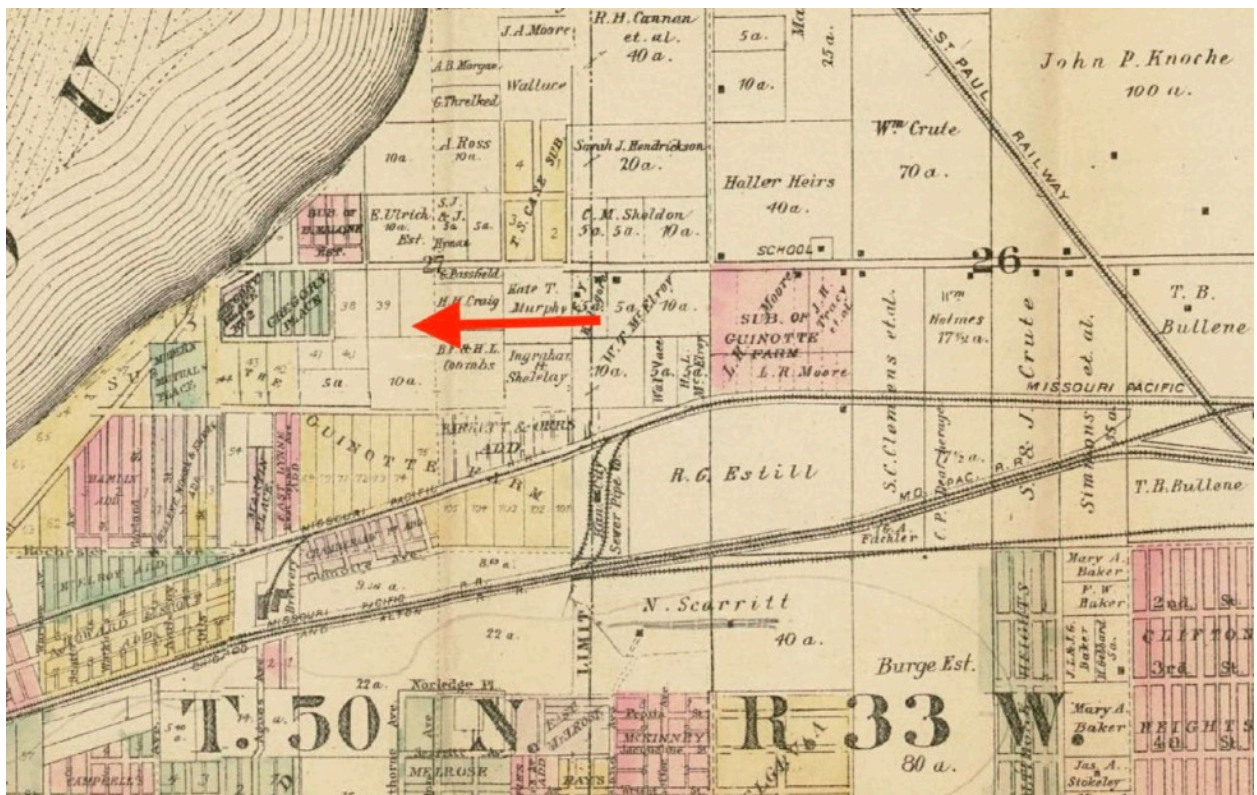
1886 PLAT, GUINOTTE FARM AND SUBDIVISIONS, G.M. HOPKINS



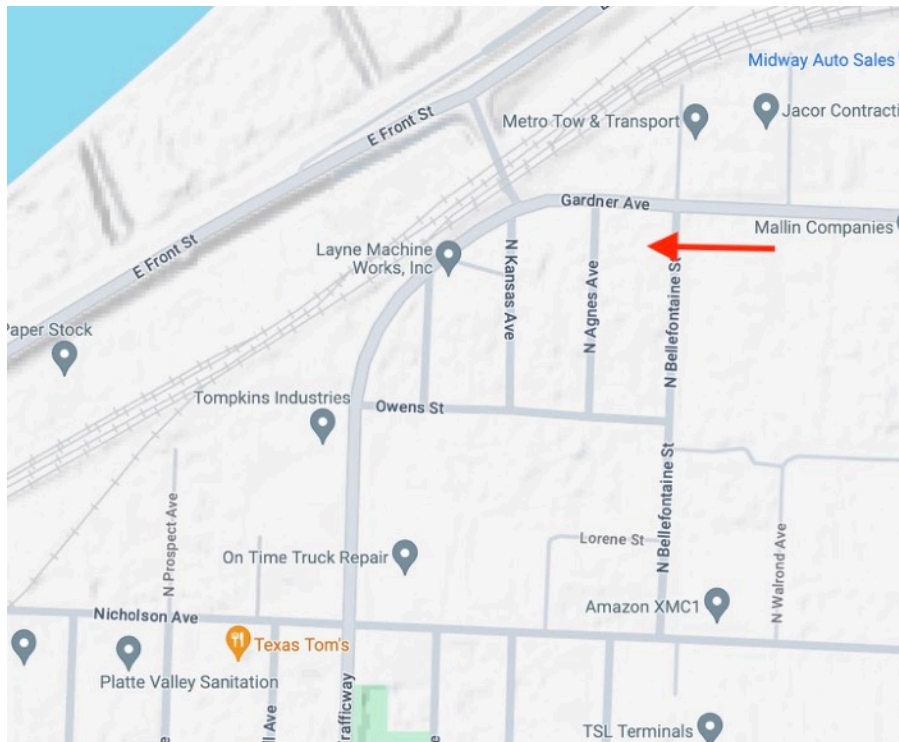
1886 CITY MAP, G.M. HOPKINS



1887 CITY MAP, G.M. HOPKINS



1890 CITY MAP, G.M. HOPKINS



2024 CITY MAP, GOOGLE EARTH

Lot 39 Sales and Transfers

1896, Sale from Adele DeCarpenter-Wendt to Henry T Zimmer and wife @ \$500

EDUCATIONAL.		
PRIVATE pupils for English branches; terms reasonable. Address T 82, The Times.		
REAL ESTATE TRANSFERS.		
REAL ESTATE TRANSFERS FURNISHED BY NORMAN & ROBERTSON, 16 East Sixth street, telephone 2636, as filed in the recorder's office in Kansas City, Mo.: WARRANTY DEEDS.		
E. P. Sexton to Sallie H. Nephler, lot 4 and part lot 5, block 2, Bunker's addition	\$ 2,150	
Henry Knoche and wife to R. J. Kamner, part ne. qr. nw. qr. sec. 33, tp. 47, range 33	260	
John T. Houston and wife to W. V. Harriston, part lot 11, Union place	1,354	
Adele Wendt et al. to H. T. Zimmer, part lot 39, Hurck's subdivision	500	
George A. Smith and wife to Zerno Winemiller, part lot 7, block 9, Kensington annex	1,250	
S. K. Howe and wife to H. M. Meriwether, tract in sec. 64, range 9, tp. 33	1	

1897, Sheriff's Sale to build new road (Duncan Ave, later renamed Belfontaine) @ \$87.50

No. 6695, entitled "An ordinance to open and establish Duncan avenue, from the north line of the south $\frac{1}{2}$ of section 27, township 50, range 33, to the south line of the north $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of section 27, township 50, range 33," approved on the 26th day of August, 1895; and, whereas, by the verdict of said jury there was assessed the sum of \$87.50 against the following described lot or parcel of real estate, as benefits thereto, situate in Kansas City, Jackson county, Missouri, to-wit: Against lot thirty-nine (39), Hurck's subdivision of the lands of Joseph Guinotte, owned by estate of Jennie Wisely, deceased, Mollie Wisely, Charles Wisely, Willie Wisely, Eugenia Moine, Francois Moine, Adolph Joseph Moine, Mary Moine, John Bayha, trustee for Kilburn H. List; C. H. Durfee, M. W. Barber, trustee for C. H. Barber; and,

Jennie Wisely was Mary Eugenie DeCarpenter (1865-1895), daughter of Charles and Mary DeCarpenter. She died from injuries incurred in a wagon accident.

Mary Moine is thought to be the remarried wife (married to Louis Moine Sr about 1875, who died about 1878) of Charles DeCarpenter. Mary adopted two children of Louis Moine and lived the rest of her life in St Joseph, MO.

1898, Trustee Deed Sale from estate of Jennie DeCarpender-Wisely to CH Barber @ \$200

M. Woodward; lots 3 and 4, block 1, Maplewood	250
Kittie W. Comstock and husband to Mary Atkins; part of the southeast quarter of section 3, township 49, range 33	1
QUITCLAIM DEED.	
George W. Church and wife to Julius Pollock; lots 52 and 53, Chadwick's second addition	1
TRUSTEES' DEEDS.	
W. H. Clark and wife to P. J. Liston; lot 34, Ray's hill	700
Jennie Wisely to C. H. Barber; lot 39, Hurck's subdivision	100
William A. Kelly and wife to James E. Bales; lots 25 and 26, Carlton place	7,000
LAND TITLE GUARANTEE COMPANY.	
A. L. O. SCHUELER, mgr., examines and guarantees titles in Missouri and Kansas.	

1900, Sale from Henry T Zimmer and wife to CH Barber @ \$150

Administrator, With Will Annexed.	
REAL ESTATE TRANSFERS.	
NORMAN & ROBERTSON, proprietors of abstracts and examiners of land titles, No. 16 East Sixth street, furnish daily the transfers of real estate, filed in the recorder's office at Kansas City, Mo.	
Notice—All transfers appearing in the daily reports contain covenants of general warranty, unless otherwise stated.	
January 15.	
William H. Pirtle and wife to J. Pirtle; part of lot 84, block 25, Winter's addition....	\$ 1,400
Maria Hanson et al to Sophia Wolff; lot 44, Deltz' first addition.....	125
Elsie J. Olin to Helena Allmindinger; part of lot 12, Ludlow place.....	1,000
S. L. Conklin and wife to Luella Wyatt; part of lot 11, block 3, Rice's addition....	2,100
Henry T. Zimmer and wife to C. H. Barber; lot 39, Hurck's subdivision.. . . .	150
Lelia L. Hoys and husband to Lilla E. Lyle; part of the northwest quarter of section 23, township 49,	

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