

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Kansas City Star Building

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number <u>1729 Grand Boulevard</u>	<u>N/A</u>	not for publication
City or town <u>Kansas City</u>	<u>N/A</u>	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Jackson</u> Code <u>095</u> Zip code <u>64108</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria: A B X C D


Signature of certifying official/Title

Date 5/10/19
JP 05/02/19

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined not eligible for the National Register
- other (explain:)
- determined eligible for the National Register
- removed from the National Register

Signature of the Keeper _____ Date of Action _____

Kansas City Star Building
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
1	1	buildings
		sites
	2	structures
	1	objects
1	4	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Industry: Communications Facility

Current Functions

(Enter categories from instructions.)

Work In Progress

7. Description

Architectural Classification

(Enter categories from instructions.)

Mid Nineteenth Century: Italian Villa

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Terra Cotta, Other: Composite

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Kansas City Star Building
Name of Property

Jackson County, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National 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 old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Missouri Valley Special Collections, Kansas City Public Library

Historic Resources Survey Number (if assigned): N/A

Areas of Significance

Architecture

Period of Significance

1911

1924

Significant Dates

1911

1924

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunt, Jarvis; Architect
Rockhill Realty and Improvement Company;
Builder

Kansas City Star Building
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreage of Property 3.1 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 39.092522 -94.580669 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rachel Nugent, National Register Coordinator; Alison Dunleavy and Amanda Loughlin, Historic Preservation Specialists

organization Rosin Preservation, LLC date April 2019

street & number 1712 Holmes telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rachel@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Kansas City Star Building

Jackson County, Missouri

Name of Property

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Kansas City Star Building**

City or Vicinity: **Kansas City**

County: **Jackson** State: **Missouri**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **October 18, 2017; October 24, 2017; December 20, 2018**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 22: Primary (south) elevation and parking lot, view north
- 2 of 22: South and east elevations, view northwest
- 3 of 22: South and east elevations, view northwest
- 4 of 22: East elevation, view southwest
- 5 of 22: North elevation, view southwest
- 6 of 22: North elevation, view south
- 7 of 22: North elevation and parking lot, view southeast
- 8 of 22: North and west elevations, view southeast
- 9 of 22: West elevation, view east
- 10 of 22: South and west elevations, view northeast
- 11 of 22: East stair hall and elevator lobby, 1st floor, west wing, view east
- 12 of 22: 1st floor office space, west wing, view northeast (December 20, 2018)
- 13 of 22: 2nd floor office space, west wing, view northeast (December 20, 2018)
- 14 of 22: Ground floor office space, west wing, view southeast
- 15 of 22: Ground floor office space, west wing, view southeast
- 16 of 22: Sub-basement paper storage room, west wing, view northeast
- 17 of 22: Sub-basement, east wing, view southwest
- 18 of 22: Ground floor, east wing, view northwest
- 19 of 22: Opening for presses, ground floor looking into sub-basement, east wing, view east
- 20 of 22: 2nd floor office space, east wing, view northwest
- 21 of 22: 3rd floor, east wing, view northeast
- 22 of 22: 4th floor, east wing, view southwest

Figure Log:

Include figures on continuation pages at the end of the nomination.

Kansas City Star Building

Jackson County, Missouri

Name of Property

County and State

- Figure 1.** Context Map. Google Maps, 2017.
- Figure 2.** Site Map. Google Earth, 2017.
- Figure 3.** Photo map: exteriors. Google Earth, 2017.
- Figure 4.** Photo map: sub-basement. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 5.** Photo map: ground floor. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 6.** Photo map: 1st floor. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 7.** Photo map: 2nd floor. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 8.** Photo map: 3rd floor. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 9.** Photo map: 4th floor. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 10.** Photo map: roof. Generator Studio. "Kansas City Star As-Builts." Architectural Plans. 2017.
- Figure 11.** Historic Plans, Sub-basement. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 12.** Historic Plans, Ground Floor (Basement). Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 13.** Historic Plans, First Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 14.** Historic Plans, Second Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 15.** Historic Plans, Third Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 16.** Historic Plans, South elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 17.** Historic Plans, East elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 18.** Historic Plans, North elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 19.** Historic Plans, West elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 20.** Historic Plans, Longitudinal section. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 21.** Historic Plans, Transverse section, press building. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 22.** Historic Plans, Transverse section, office building. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.
- Figure 23.** 1922 Aerial Map. Kansas City Historic Preservation Commission, 1922.
- Figure 24.** Section, Star Building c.1960. Kansas City Star Vertical File, Missouri Valley Room, Kansas City Public Library.
- Figure 25.** Partially infilled window with solid lights and historic surround. Brad Finch, 2017.
- Figure 26.** Historic door surround and scored plaster walls, 1st floor of west wing. Brad Finch, 2017.
- Figure 27.** Historic wood block floor, 3rd floor of east wing. Brad Finch, 2017.
- Figure 28.** Enclosed skylight on 4th floor of east wing. Brad Finch, 2017.
- Figure 29.** Aerial photo of broadcast towers, c. 1930. Kansas City Star Archives.
- Figure 30.** New York Life Building, 20 West Ninth Street, 2018. *Source: Google Street View.*
- Figure 31.** Site plan annotated with dates of construction. Google Maps, 2017.
- Figure 32.** Historic photograph, 1925. *Source: Wilborn Photo Studio*
- Figure 33.** Primary Entrance with arched opening. *Source: f-stop Photography, 2017.*
- Figure 34.** Typical Italian Villa house. *Source: Google Images, 2018.*
- Figure 35.** Historic photograph of Utica City Hall, Utica, NY.

Kansas City Star Building

Jackson County, Missouri

Name of Property

County and State

- Figure 36.** Historic Photograph Calvert Street Station, Baltimore, MD.
- Figure 37.** Historic Photograph, 1922. *Source: Wilborn Photo Studio*
- Figure 38.** Calvary Baptist Church, 2017. *Source: Google Street View, 2017.*
- Figure 39.** Calvary Baptist Church, historic postcard.
- Figure 40.** Western Cold Storage, Chicago, IL.
- Figure 41.** South elevation of Kansas City Star Building, May 18, 1952, L.D. Jones, photographer. *Source: Wilborn Photo Studio.* Note infilled area next to tower (see arrow) without fire escape.
- Figure 42.** Annotated west elevation. *Source: Brad Finch, f-stop Photography, annotated by Rosin Preservation.*
- Figure 43.** Historic Plans, First Floor. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923, annotated by Rosin Preservation for legibility.
- Figure 44.** Annotated North Elevation. *Source: Brad Finch, f-stop Photography, annotated by Rosin Preservation.*
- Figure 45.** (Top) Historic Plans, North Elevation. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923. (Bottom) North elevation, c. 1960, "Kansas City Star," Vertical File, Missouri Valley Room, Kansas City Public Library.
- Figure 46.** Historic Plans, Basement [Ground Floor] Plan. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923.
- Figure 47.** McLean House, 1910-1926. Library of Congress, National Photo Company Collection.
<http://www.loc.gov/pictures/item/npc2008012534/>

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

SUMMARY

The Kansas City Star Building at 1729 Grand Boulevard in Kansas City, Jackson County, Missouri, occupies the center of the block bounded by East 17th Street, McGee Street, East 18th Street, and Grand Boulevard. Located just south of Kansas City's downtown business district, mid-scale commercial buildings constructed from the early to mid-twentieth century line the surrounding streets. Chicago architect Jarvis Hunt designed the four-story building between 1909 and 1910 as the offices and printing plant for the *Kansas City Star*; construction was completed in 1911. The building sits on a raised concrete foundation and has tapestry brick cladding with marble ornament and a terra cotta and composite roof. The primary entrance faces south toward East 18th Street. The building is divided into two wings connected by a hyphen; the east wing historically housed the printing plant, and the west wing housed offices. In 1924, Jarvis Hunt designed an addition to the north that blended seamlessly with the existing building to nearly double its size. Additions in 1949 were within the existing building footprint. These included an expanded mechanical area at floors two and three within the U on the building's north side and the enclosing of floors two and three on the hyphen's south elevation (*Figure 41*). A c. 1990 two-story addition to the east wing expanded the building's footprint to the north (*Figure 31*). The fire escape on the south façade was added in 1960. The property contains four non-contributing resources, specifically two non-contributing structures (parking lots), one small non-contributing building, and one non-contributing object (fountain). There is also a non-contributing site that is described but not included in the resource count. These resources are non-contributing because they were constructed outside the period of significance. The nominated building's asymmetrical massing, including the tower, together with the wide overhanging eaves, restrained ornament, and fenestration patterns, communicate the Italian Villa style, popular in the mid-nineteenth century. The Kansas City Star Building retains excellent integrity. The exterior, uniform in its high style stateliness, does not communicate the divergent office and production functions on the interior. The period of significance is 1911 and 1924, the dates of construction for the original building and seamless addition Jarvis Hunt designed.

ELABORATION

SETTING

The Kansas City Star Building is located at 1729 Grand Boulevard in Kansas City, Jackson County, Missouri, immediately south of Kansas City's downtown business district (*Figure 1*). Low to mid-scale commercial buildings constructed in the early to mid-twentieth century line the streets to the south, east, and west; a large surface parking lot sits along 17th Street north of the building. The boundary of the nominated property is the entire block bounded by East 17th Street to the north, McGee Street to the east, East 18th Street to the south, and Grand

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Boulevard to the west (*Photos 2-4, 8-10; Figures 2-3*). The building has a 1.4-acre footprint that occupies the center of the 3.1-acre block. The property has two non-contributing structures and one non-contributing site: one asphalt paved parking lot on the north side of the building; an asphalt paved parking lot on the east side of the parcel south of the building; and a landscaped area with a fountain on the west side of the parcel south of the building. A non-contributing building, a one-story brick outbuilding, sits in the south parking lot. These features were constructed outside the period of significance.

North Parking Lot

The Kansas City Star amassed the lots north of the building between 1952 and 1959, replacing the existing commercial buildings with a large asphalt parking lot that spanned the width of the block from Grand to McGee by 1969. This structure was created outside the period of significance and is therefore non-contributing.

This large, paved parking lot abuts the building's north elevation and occupies the north portion of the block (*Photos 5-7*). Driveways on East 17th and McGee streets access the lot. A concrete screening wall lines the eastern and northern portions of the north parking lot along East 17th and McGee streets (*Photo 5*); a brick and wrought iron fence lines the west half of the north parking lot along East 11th Street and Grand Boulevard (*Photos 7-8*). Both the fence and concrete wall were constructed outside the period of significance.

Southeast Parking Lot and Southwest Landscaped Area

William Rockhill Nelson owned the lots south of the building until the Kansas City Star purchased them from his estate in 1926. The Star converted the east lots to a parking lot after 1926. The west lots remained an open grass lawn through the 1950s. Concrete sidewalks designed to traverse the lawn were poured after 1925 (*Figures 23, 32*). The landscaped area, created in 1964, has a symmetrical design with a concrete paved area surrounding a fountain, a non-contributing object. Ornamental trees line the parallel sidewalks that connect the south door of the building to the sidewalk on East 18th Street. This south portion of the parcel achieved its current configuration outside the period of significance, and this structure, site, and fountain are therefore non-contributing.

The paved parking lot fills the southeast portion of the block; a driveway on McGee Street accesses the lot. A brick screening wall lines lot along McGee and East 18th streets; a brick and steel fence lines the north side of the parking lot (*Photos 1-2*). The landscaped area with paved sidewalks and a fountain fills the southwest portion of the block; a brick and metal fence surround the sidewalk bordering the fountain. None of the fencing dates to the period of significance.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Kansas City Star Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

In the northwest corner of the parking lot is a one-story brick building with clay tile roof. The brick is laid in a Flemish bond like the main Star Building, but it does not match the size or color of the historic building. The date of this building is unknown; it does not appear in any of the Star's historic photos or on any plans (*Figures 32, 37, 41*), indicating it was constructed well outside the period of significance. It is therefore a non-contributing building.

EXTERIOR

The four-story building has an asymmetrical rectangular footprint, concrete foundation, and a terra cotta tile and composite hipped roof (*Figures 4-22*). A pressed metal cornice wraps the building. The building is divided into two wings joined by a hyphen; the east wing historically housed the printing plant and the west wing housed offices. A square tower rises from the center of the south elevation at the southeast corner of the west wing. An exhaust tower rises from the north slope of the roof. The cast-iron bases of the former radio and television broadcast towers rise from the roofs of the east and west sections of the building.¹ The building's concrete water table widens on the west and east elevations as Grand Boulevard and McGee Street slope to the south. Red tapestry Roman brick laid in a Flemish bond clads the building; beltcourses comprised of alternating soldier and stretcher bricks divide the first, second, and third stories. Decorative panels of herringbone brick courses and marble ornament the third story between the windows on the south, east, and west elevations, and the east half of the north elevation. Ornamental metal sconces with glass globes project from the first story on the south, east, and west elevations. While the windows are non-historic, their configuration closely matches that of the historic windows. Historic ornamental brickwork surrounds each window opening. A column of stretcher bricks flanked by two columns of header bricks lines the sides of each opening. A flat voussoir arch topped by two rows of rowlock bricks lines the head of each opening while the sills have two rows of rowlock brick courses that are integrated into the brick beltcourses. Although the brick building has a uniform appearance, the north one-third was constructed in 1924. Jarvis Hunt designed this addition to the north side of both wings of his 1911 building intentionally to be seamless in its transition; the addition is not readily distinguishable, as it continues the same brick and brickwork as well as the same fenestration patterns as the earlier building.

The primary elevation faces south and is thirteen bays wide (*Photos 1-2*). The majority of this elevation dates to 1911. The west wing of the building is five bays wide (Bays 1-5) and the east wing of the building is six bays wide (Bays 8-13); the central tower and a small hyphen connecting the wings is two bays wide (Bays 6-7). The upper two stories of this hyphen were added in 1949 (*Figures 32, 41*); the fire escape was installed in 1960.² The east wing of the

¹ The towers were anticipated in the 1924 expansion, as the bases are drawn on the roof plans. They were in place by the fall of 1925 (*Figure 32*); they were removed during World War II, leaving only the cast iron bases.

² Kansas City Historic Preservation Commission, Building Permit 64565A, October 17, 1960.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

building projects further south than the west wing and connecting tower, creating an asymmetrical footprint. On the first story, non-historic six-over-six double-hung aluminum windows with applied muntin grids and solid transoms fill Bays 1-2 and 4-7. Historic paired, paneled and studded wood doors fill the ornate arched entrance in Bay 3. Terra cotta, cut stone, and marble ornament the entrance (*Figure 33*); the arched entablature rises above the second-story window and screens the bottom of the window from view. Concrete stairs flanked by substantial concrete cheek walls lead up to the entrance. On either side of the stairs, a concrete retaining wall projects from the building, creating a light well that spans across the basement level of Bays 1-2 and 4-6. Stairs flanking the entry stairs from the sidewalk lead down to the lightwell space and basement entrance. A historic brick column rises from the southwest corner of the retaining wall. The column features a decorative herringbone brick pattern, marble ornament, finial, and plaques that read "1729 Grand" and "The Star" (*Photo 10*).³ Non-historic double-hung aluminum windows fill the openings in the lightwell and in Bays 1-6 of the second and third stories; the third-story openings are slightly smaller than the second-story openings. Non-historic double-hung aluminum windows fill the openings in the Bay 7 on the hyphen, and the top of the wall matches the brick and brickwork of the building even though it was constructed in 1949; a 1960 steel fire escape projects from the elevation on all three stories.

On the south elevation of the east wing, two-story openings fill each bay on the lower and upper stories (*Photos 1-2*). On the first story, a double-hung window with a solid bottom sash and a louvered vent fill Bay 8; a brick and marble panel separate the window and the vent. A mixture of non-historic tripartite windows and louvered vents fill the historic masonry openings in Bays 9-12, which are wider than the other openings in this façade. Historic carved wood spandrel panels separate the top and bottom portions of the openings. A non-historic loading dock with two vehicular openings and a metal canopy fill the first story opening in Bay 13; a small non-historic double-hung aluminum window with applied six-light muntin grid fills the small historic opening in the second story of Bay 13 (*Photos 2-3*). On the third story, two-story height non-historic double-hung windows with a solid transom fill Bays 8-12. A louvered vent fills the opening in Bay 13.⁴

The east elevation is eleven bays wide; the openings on the east elevation are similar to those on the south elevation of the east wing (*Photos 3-4*). Bays 1-7 date to 1911; Bays 8-10 date to 1924 (*Figure 42*), with the junction of the two occurring seamlessly between Bays 7 and 8. The windows in Bay 7 also date to 1924 (*Figures 17, 43*). Except for the two northernmost bays, two-story openings fill each bay on the lower and upper stories. Double-hung windows with

³ A second brick column was historically located approximately thirty feet south of this column but was removed sometime between 1925 and circa 1930 (*Figures 13, 19, 29, 32*).

⁴ These louvers date to circa 1960, as they are not in the 1952 photo (*Figure 41*) but do appear in a 1960 photo.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

opaque panels fill Bay 1; a brick and marble spandrel panel separates the windows. Non-historic tripartite windows in historic wood frames fill the openings in Bays 2-9; historic carved wood spandrel panels separate the top and bottom portions of the openings. A non-historic recessed entrance with a metal pedestrian door, sidelights, and an opaque transom fills the lower opening inside historic wood framing in Bay 6. Bay 10 has separate first and second-story openings; a masonry opening fills the first story. When constructed in 1924 this opening contained no doors; it led into a loading dock on the first floor, which was covered by the upper levels (*Figures 43, 45*). The dock was expanded further north, within the building footprint, in 1949, according to the c. 1950 floor plan. Currently, recessed within this bay is a vehicular door with a non-historic pedestrian opening with a metal slab door to its south; a louvered vent fills the second story opening.⁵ On the third story, two-story height non-historic double-hung windows with fixed transoms fill Bays 1-10. Portions of some windows have solid lights. The east elevation of a two-story c. 1990 addition creates Bay 11; brick, concrete, and vinyl siding clad the addition. A narrow vertical band of glass block windows spans the height of the addition on the south end of the bay where it meets the historic building (*Photo 4*).

The north elevation has three distinct sections: the east wing of the building (1924, c. 1990), a small hyphen (1924, 1949), and the west wing of the building (1924, 1949) (*Figure 44*) (*Photos 5-7*). A non-historic two-story addition, constructed in c. 1990, projects north from the historic 1924 east wing of the building. Vinyl siding clads the addition, which has eight bays (*Photos 5-6*). Non-historic multi-light aluminum windows fill the openings in Bays 1 and 3-6; the bays were built as loading docks with vehicular openings but were converted to windows soon after the addition's construction. Vinyl siding infills the lower half of the openings. Metal pedestrian doors fill the openings in Bays 2 and 7; concrete stairs lead from the doors to the ground. A concrete ramp to the east of Bay 2 provides wheelchair access and connects to the stairs via a small concrete landing. A large trash compactor is attached to the opening in Bay 8. The north elevation of the east wing of the historic 1924 building is visible above the non-historic two-story addition. It has six bays, defined by the window openings. Non-historic double-hung aluminum windows with applied muntin grids fill Bays 1-3; the lower portions of the historic openings are infilled with brick. Bays 4-6 have larger masonry openings filled with non-historic tripartite double-hung aluminum windows with applied muntin grids and solid, fixed lower sashes.⁶

A small hyphen connects the east and west halves of the north elevation and is one bay wide. The recessed first level was constructed in 1924 (*Figure 45*); the top floors were added in 1949. The recessed loading dock fills the first story; a non-historic tripartite double-hung

⁵ The date of this vent post-dates 1960, as Figure 45 shows a window in this location.

⁶ The 1924 drawing of this elevation shows the typical window; however, a c. 1960 photograph shows the current masonry openings (*Figure 45*).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

aluminum window fills the second story; a large louvered vent fills the third story (*Photo 6*). The north elevation of the west wing projects slightly forward from the east wing and the hyphen; most of this wing's north elevation dates to 1924 except for the upper stories of the east end, which date to 1949. The west wing is a solid brick wall devoid of fenestration except for a historic (1949) tripartite, multi-light, double-hung wood window near the top of the east end and a large, louvered vent west of the window (*Photos 6-7*). There are two rectangular areas below this window and vent that have brick infill patches where structural work was done in preparation for the construction of the upper floors. The brick base of a former smokestack rises from the hipped roof of the center of this elevation. The smokestack is no longer extant.

The west elevation is eleven bays wide (*Photos 8-10*). From north to south, Bays 1-5 date to 1924; Bays 6-11 date to 1911, with the junction of the two occurring seamlessly between Bays 5 & 6. A historic (1924) doorway pierces the north end of the building in Bay 1. Recessed within the arched concrete surround, a metal assembly consists of a decorative spindled transom topped by another arched spindled transom. Non-historic metal doors have replaced the historic doors. Bays 2-11 on the west elevation are identical. Non-historic double-hung windows with applied muntin grids and fixed upper sashes and transoms with solid lights fill the first story openings. Non-historic double-hung aluminum windows with applied muntin grids fill the second and third story openings; the third story windows (three-over-three sashes) are slightly smaller than those on the second story (six-over-six). Small, infilled window openings pierce the basement level of Bays 9-11 where the grade slopes to the south.

INTERIOR

The Kansas City Star Building has four stories as well as a basement and sub-basement and is divided into two wings (*Figures 4-22*). The east wing is more industrial and housed the *Star's* printing plant; the west wing of the building housed the newsrooms and offices for the *Star*. The difference in the design required for these distinct interior functions does not translate to substantial variations on the exterior, which maintains its uniform stately and high style design. The floor levels of the east and west wings differ slightly. The sub-basement and basement (ground floor) levels align on both wings; the first floor of the west wing houses offices while the east wing at this location is the upper half of the basement level, a one-and-a-half-story volume. The second and third floors of the west wing house offices; the second and third floors of the east wing are approximately one-half story lower. Centrally-located steps on the second floor and a ramp on the third floor bridge the west and east wings. A mezzanine level above the third floor of the east wing is designated as the fourth floor (*Figure 24*). The building was designed with large expanses of open space for performing the functions of writing, printing, assembling, and distributing a newspaper. Non-historic partitions were added and finishes were updated as desired to meet the needs of employees and the processes involved in printing a newspaper. In October 2018, selective demolition of non-historic materials and

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

partitions revealed historic finishes and the historic volume of some spaces in the building. Details are provided below in the description of each wing.

West Wing

The west wing of the Kansas City Star Building housed administration and editorial offices on its ground level (basement) and upper floors; the sub-basement below the ground floor was a paper storage room. Vertical circulation in the west wing is provided by a combination of stairs and elevators from different time periods. Historic stairways near the center of the east side (1911) and in the northwest corner (1924) of the west wing access all floors from the sub-basement to the third floor; the northwest stairs access the Grand Boulevard entrance. The stairs have historic plaster walls, metal and wood railings, and a mixture of historic terrazzo and non-historic VCT and ceramic tile floors with non-historic baseboards. The northwest stairs have historic plaster ceilings; non-historic dropped ceiling grids cover the historic plaster ceiling in the east stairs. A flight of stairs, built in 1949, in the northeast corner of the 1911 building, runs from the first floor to the ground level.⁷ The stairs have wood kneewalls, baseboards, and railings; non-historic carpet covers the stairs. Elevators adjacent to the east and northwest stairs access the ground level to third floor; one of the elevators in the east stair hall accesses the sub-basement (*Photo 11*). The northwest elevator was installed in 1924; the east elevators were added in 1949.

Sub-basement

When constructed in 1911 the sub-basement consisted of a single open space for paper storage. Today along the room's west wall is a small office and locker room, which appear to date to 1949 (*Figures 4, 11*). An open stair was historically (1911) located at the center of the east side of the sub-basement. Today the stair is enclosed. Two elevators were installed to the north of this stair in 1949; non-historic partition walls were constructed to the south and east of the stair, but overall the space retains its historic open character and finishes. Along the concrete north wall are three openings, leading into the 1924 addition; openings within the east concrete wall lead into the 1911 east wing. Below the sidewalk on the west side of the building was a two-story volume that served as a passageway for transferring paper from street level via a mechanical lift (*Figures 11, 19*). Sometime after 1924 this space was divided into four smaller rooms.

To the north of the 1911 portion is the 1924 addition to the sub-basement. Brick walls in this area date to 1924 and enclose a double-height boiler room in the northeast corner of the floor; this boiler room is today three stories with the third story added in 1949. The north stair also dates to 1924, as does the location of the elevator. The sub-basement has concrete floors, ceilings, and walls (*Photo 16*).

⁷ These stairs are not on the 1924 floor plans but do appear on the c. 1950 plans.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

Ground Floor (Basement)

An open room for city editors occupied most of the basement in 1911. The east quarter of the floor contained a toilet and locker room in the northwest corner and the stereotype room in the south half; a stair hall separated the two spaces. The city editor's room was reconfigured prior to and during the 1924 construction, to suit the needs of the *Star*. Prior to 1924, the northeast corner of the city editor's room was partitioned off and converted to the engine room, which was subsequently moved to the northwest corner of the basement in 1924 (*Photo 15, Figure 46*). This trend continued into the 1940s and later when non-historic partitions were constructed within the open space to create offices, lunch rooms, and a new toilet. A stair leading from the basement up to the first floor was constructed at the north end of the former city editor's room in 1949. Post-1924 finishes cover the walls and ceilings (*Photo 14*). Selective demolition in December 2018 removed all of the non-historic partitions in both areas of the west wing basement to reveal the 1924 configuration. In the former editor's room on the west side of the basement, plaster ceilings dotted with mastic pucks were revealed. Perimeter walls are largely exposed brick with some isolated areas of plaster. Columns are steel. Tongue and groove wood floors are covered with non-historic plywood or other underlayment for the non-historic finishes that were removed. The wood floors appear to be in good condition under the plywood.

In 1924 an open engine room occupied the northwest corner of the basement and the second story of the boiler room occupied the northeast corner. Historic brick walls in this area date to the 1924 addition. A 1924 stair is located at the east side of the former engine room; a post-1924 stair is in the southwest corner of the boiler room. Non-historic partitions separated the former engine room into smaller spaces, but the area retains its industrial character with exposed concrete ceiling and columns (*Figure 15, Photo 15*). Removal of non-historic fabric in the engine and boiler rooms at the north end of the basement reveals open spaces with utilitarian finishes (exposed masonry and concrete partitions, floors, and ceilings).

First and Second Floors

The first and second floors have large, open office spaces, as they did historically, with non-historic flooring, baseboards, and dropped ceiling grids (*Photos 12-13*). Non-historic demising walls, added post-1924, create small offices around the perimeter of both floors. Post-1924 walls that were constructed within the previously open space were removed at an unknown date to create an open office (*Figure 6*). Most historic window openings on the perimeter walls retain their historic wood jambs and trim even if the window has been infilled (*Figure 25*). The northwest and south entrance vestibules as well as the east corridor and stairs and the men's and women's bathrooms on the first floor retain historic glazed red tile floors. Large, square, historic columns with scored plaster support the ceilings in the first and second floors. The

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

historic art deco-styles column capitals are intact above the dropped ceilings. On the first floor, portions of the walls on the east side of the west wing retain the historic scored plaster walls, wood wainscot and baseboards, and art deco-style door surrounds (*Figure 26*). Removal of the dropped ACT ceiling on the first floor during the December 2018 selective demolition, revealed the historic ceiling; perforated acoustical tiles are adhered to the plaster (*Photo 12*). Where tiles have fallen off, mastic pucks remain glued to the plaster. Columns with decorative capitals are mostly intact, although some wood bases have been removed or compromised. Removal of non-historic wainscot around the perimeter walls revealed that no historic wainscot remains except for the paneled wood wainscot along the east wall. Non-historic plywood remains on the floor. It is expected that historic tongue and groove wood floors may be extant underneath.

At the second floor, removal of non-historic finishes revealed similar conditions and finishes to those on the first floor, although the columns/capitals are not as decorative and there is no wainscot on the perimeter walls (*Photo 13*). A simple picture rail trims the tops of walls and columns.

When the 1924 addition was constructed, the west half of the 1911 north wall on the first, second, and third floors was removed; only the structural columns remain, and windows previously on the north elevation were reused in the addition.⁸

Third Floor

The third floor historically held the library; a large skylight occupied the center of the floor. The library was expanded to the north in 1924, and new rooms were installed around the perimeter of the 1911 space. By 1949 the central skylight was removed and turned into a large office. The library was reduced in size at this time with additional offices constructed around the perimeter, fitting with the trend of adapting the building's spaces to fit the needs of the newspaper. The 1924 library addition was turned into office space, as well, with a single access point between the two sections. The spaces on this floor had non-historic finishes such as dropped ceilings and VCT or carpeted floors. The dropped ACT ceiling tiles have been removed from much of the space during the December 2018 selective demolition, but many of the non-historic partitions remain. The historic ceiling appears similar to the ceiling on the first and second floors in treatment and condition; acoustical tiles are directly affixed to the plaster with mastic pucks. Plaster is water damaged in many locations. A historic picture rail lines the historic walls and columns. Historic wood window casings surround the window openings. Non-historic carpet remains on the floor.

Circulation on this level was also altered in 1949. A ramp was installed at the northeast end of the former open library area to access the third floor of the east wing. When the central

⁸ According to notes on the 1924 floor plans by Jarvis Hunt.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

elevators were installed, the main central stair between the second and third floors was removed, and a new stair was constructed to the south.

In December 2018, selective demo was performed in the south end of the hyphen to remove the third and fourth stories that were added in 1949 to reveal the remaining 1924 configuration and features. The skylights are gone but outlines show where they were originally placed. Infilled windows are visible in the walls of the east and west wing in the upper stories.

East Wing

The east wing of the Kansas City Star Building housed the printing plant for the *Star*. The east wing has industrial finishes on the sub-basement, ground level, and first floor, and vacant office space on the second floor with non-historic partitions and finishes; most non-historic (post-1924) partitions have been removed from the third and fourth floors. Concrete columns support the ceilings on each floor.

Vertical circulation in this wing includes three elevators and a stair that each access all levels. One (1924) freight elevator is in the northeast corner and two freight elevators (c.1949) are in the southeast corner of the east wing.⁹ The stairs are on the east side of the building and access the McGee Street entrance. The stairs have historic plaster walls, wood and metal railings, concrete landings, and metal treads.

Sub-basement, Ground Floor (Basement), and First Floor

The sub-basement, ground floor, and first floor housed the printing plant in a three-story volume; the ground level acts as a mezzanine, and there is no floor at the first-floor level. The concrete structure of this wing is exposed. In 1911, the press room at sub-basement level was not designed to have been fully excavated (*Figures 11, 21*).¹⁰ In 1924 the east wing was expanded to the north. At this time the sub-basement level was excavated and a concrete floor poured with rectangular indentations for the bases of larger presses (*Photos 17-19*); these pits are extant. Along the north wall of the sub-basement is a mechanical room and a large restroom in the northeast corner that was added in 1949. Between the mechanical room and restroom is a metal stair, installed in 1924, to access the ground floor. At the basement and first floor, all equipment from the *Star's* occupation has been removed. Non-historic partitions have been removed to restore the open plan of the 1924 design. Paint has been removed from

⁹ In 1911 a freight elevator was adjacent to the east stair. This elevator accessed all levels. When the building was expanded north in 1924, the current northeast freight elevator was installed, and it accessed the dock at first floor. The date of the southeast elevators is currently unknown, but they do appear in the c1950 plan.

¹⁰ In 1911 only the boiler room and engine room at the north end of the building, along with a center passage from the paper storage to the elevator were excavated to twelve feet below grade. When the sub-basement was entirely excavated in 1924 the sub-basement finished floor elevation two additional feet lower. Dimensions are taken from the 1911 and 1924 floor plans.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

perimeter masonry walls. The wood floors on the ground floor that were deteriorated beyond repair have been removed.

The ground level has historic wood floors. The wood is badly damaged in some areas and is covered by large sheets of steel. Rectangular openings in the ground floor delineate the former locations of the printing presses where they extended upwards from the sub-basement (*Photos 18-19*). Mechanical equipment and ductwork at the ceiling are exposed. Small metal stairs in each bay of the ground floor lead down to the east wing sub-basement. Small offices, storage, and utility rooms line the perimeter of the east wing ground floor. The first floor of the 1990 addition was not accessed.

Second, Third, and Fourth Floors

In 1911 and 1924 the second floor was mostly open space. Today the second floor of the east wing houses vacant office space (*Photo 20*). Non-historic partitions divide a portion of the east side of the space into smaller offices, but most of the second floor is a large open area; the spaces have exposed concrete ceilings and non-historic carpet covering the floor. Non-historic metal doors on the north end of the second floor access the north parking lot through the 1990 addition. The third and fourth floors of the east wing are open spaces; they were historically the composing, stereotyping, and engraving rooms. An L-shaped area on the south end of the third floor has a two-story ceiling height (*Photo 21*); the fourth floor is a partial floor accessed by stairs from the third floor, a ramp from the third floor of the west wing, and the east wing stairs and freight elevators. Non-historic VCT floors cover historic wood block floors on the third floor (*Figure 27*). The fourth floor has concrete floors (*Photo 22*). An enclosed skylight rises above the fourth floor (*Figure 28*). A small historic mezzanine level in the northeast corner of the east wing occupies the space above the fourth floor in the base of the former broadcast tower.

In December 2018, non-historic partitions, ceilings, and finishes were removed on each of the second, third, and fourth floors to reveal the historic volume of space and utilitarian historic finishes. The 2nd floor has exposed concrete columns and ceiling. Brick on the perimeter walls is exposed. Floors are covered with non-historic composition tile and underlayment. The historic volume of space is open on both the third and fourth floors. The third floor is punctuated by rows of concrete columns. Exposed concrete beams and deck comprise the ceiling. The floor is concrete. Perimeter brick walls are exposed. The third and fourth floors, devoid of non-historic partitions and ceilings, present a dramatic space with a ceiling that soars above the south end of the space, exposed steel trusses at the ceiling, and exposed monitor and former tower base at the roof level.

INTEGRITY

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

The Kansas City Star Building retains sufficient architectural integrity to communicate its era of construction as well as its significance as an excellent and rare example of the Italian Villa style in Kansas City. The building stands in its original location. Its setting, composed of low to mid-scale commercial buildings constructed from the early to the mid-twentieth century, is intact as is the historically open south frontage. The design, materials, and workmanship of the building's exterior, such as the asymmetrical massing, the central tower and flanking blocks with wide eaves and brackets, the red tapestry brick façade with terra cotta and marble ornament, historic window openings, and historic arched main entrance are intact and clearly communicate feelings about and associations with the Italian Villa style that nationally renowned architect Jarvis Hunt used to create a unique and monumental building for the *Kansas City Star*. The replacement of the windows does not compromise the integrity of the building as the replacement windows replicate the frame placement, configuration, and other essential qualities of the original windows. In addition, some of the replacement window sashes are set in the original wood frames. The majority of the building's additions were constructed with the same brick used in the original building and do not detract from the building's integrity. The 1924 addition is architecturally significant as it was also designed by Jarvis Hunt and is so in keeping with the design of the 1911 building that it is virtually indistinguishable (*Figures 31, 42, and 44*). The additions are subservient to the historic building in size and scale and have a minimal impact on integrity. The non-historic structures of the north and southeast parking lots, the southwest landscaped park, and the southeast outbuilding were constructed outside the period of significance and therefore are not contributing. The non-contributing resources do not compromise the integrity of the property overall, as they are minimal in size compared to the primary building and do not impact the ability of the building to convey its historic architectural style.

The building's character-defining exterior features that communicate the Italian Villa style, such as the asymmetrical massing, the center tower, the wide overhanging eave and ornamental brackets, the herringbone brick and marble ornament, terra cotta hipped roofline, tapestry brick façade, elaborate main entrance, and fenestration pattern are extant. These features clearly communicate feelings about and associations with its Italian Villa style. The scale and use of this style is rare in Kansas City, particularly its use for a professional and industrial/manufacturing building. While alterations to the interior have obscured the original office configuration and some finishes, the interior features of the west wing such as the historic open floor plan and window trim are retained. The historic industrial character of the east wing is extant; the ground floor of the east wing retains its one and one-half story volume of space and wood floors. The third floor also retains its two-story volume of space and historic wood block floors. The Kansas City Star Building is a monumental resource designed by Jarvis Hunt to express the Italian Villa style.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

SUMMARY

The Kansas City Star Building at 1729 Grand Boulevard in Kansas City, Jackson County, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE as an excellent example of the Italian Villa style in Kansas City. Renowned Chicago architect Jarvis Hunt designed the monumental office and printing plant in 1911 as the permanent home for the *Kansas City Star*, the city's leading newspaper. When the newspaper needed to expand again in 1924, Hunt designed a rear addition that blended seamlessly with the original building. The Italian Villa style is rare in Kansas City, as its popularity pre-dates the founding of the city. Nationally, this style is rarely used for non-residential buildings; the few non-residential examples include public and civic buildings, not professional or industrial buildings. The Kansas City Star Building retains the characteristic features of the Italian Villa style, specifically the asymmetrical massing, central square tower that rises above the primary roofline, the tapestry brick walls with ornamental brickwork and terra cotta ornament, and the elaborate primary entrance with its bronze double-leaf doors and its ornate terra cotta and marble surround. The period of significance is 1911 and 1924, the dates of construction of the original building and Hunt's north addition, which blended seamlessly with the earlier building.

ELABORATION

The Italian Villa Style

The Italian Villa originated in England at the beginning of the nineteenth century when English architect and devotee of the Picturesque Movement, John Nash, designed a house using centuries-old vernacular Italian farmhouses as inspiration.¹¹ The asymmetrical massing of these farmhouses, often acquired through the organic and haphazard accumulation of additions, appealed to Picturesque artists and architects. It gained popularity in the mid-nineteenth century in the Victorian Era with its near-exclusive use by English architect Richard Upjohn and American architect Alexander Jackson Davis in the 1840s.¹² Andrew Jackson Downing featured Davis' designs in his publications *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850).¹³ The massive masonry walls of the Italian Villa style implied load-bearing construction. Irregular, asymmetrical massing was achieved through the assemblage of building blocks set in different planes with different roof heights (*Figure 34*). Towers were common character-defining features of the Italian Villa style, often located near

¹¹ Marcus Whiffen, *American Architecture Since 1780*, (Cambridge, MA: The MIT Press, 1996), 71. The Picturesque Movement was an artistic style that emphasized pictorial values of design, where asymmetry, irregularity, and different textures created pleasing visual variations.

¹² Whiffen, 71.

¹³ Whiffen, 71.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

the center of the building and rose a full story above the primary roofline.¹⁴ Deep bracketed eaves with wide bands of decorative brickwork capped the building. Massive round-arched entrances, tall narrow windows, and balconettes harken back to the palaces of Renaissance Italy. These arched entrances often framed large double-leaf doors with elaborate moldings.¹⁵ The Italian Villa style is a subset of the Italianate style. Identifying features of the broader Italianate style include wide overhanging eaves and tall, narrow windows. The Italianate style is most commonly used for mixed-use urban commercial buildings from the mid- to late-nineteenth century. Most Italianate commercial buildings did not have the asymmetrical massing and tower that define the Italian Villa style. The Italianate and the Italian Villa styles remained popular through the 1880s. The later Italian Renaissance Revival style (1890-1930) moved away from the asymmetry of the Italian Villa style to emphasize the regularity and symmetry of Classical designs, including round arches and arcades.

While the use of the Italian Villa style was wildly popular in residential design, there are relatively few examples of commercial or civic buildings employing this style. Two early examples of public buildings designed in the Italian Villa style include City Hall in Utica, New York, designed by Richard Upjohn in 1852, and the Calvert Street Station in Baltimore, Maryland, designed by C.R. Niernsee in 1855. These buildings were demolished in the mid-twentieth century.¹⁶ While both of these buildings had tall corner towers and bracketed eaves, only the Utica City Hall had the asymmetrical massing characteristic of the Italian Villa style (*Figure 35*). The Calvert Street Station had a symmetrical primary façade with two towers flanking a center entrance arcade (*Figure 36*).

Jarvis Hunt developed his monumental design for the Kansas City Star Building using the characteristics of this large residential estate property type. The Kansas City Star Building is an excellent example of the Italian Villa style. Even though it was designed beyond the typical size of a residential resource of this style, the Kansas City Star Building retains the correct proportions between its character-defining features. Its size and placement at the center of the block conveys monumentality. The two three-story wings, each set in a different plane, and the central tower that rises a full story higher create an asymmetrical mass. The deep bracketed eaves and hipped clay tile roofs unify the three distinct sections of the building. The walls are Roman brick set in a Flemish Bond pattern with narrow headers and long stretchers; patterned brick banding defines each story and frames the windows; rectangular panels with herringbone patterned brick and marble span the walls between the third-story windows below the

¹⁴ Carole Rifkind, *A Field Guide to American Architecture*, (New York: The Penguin Group, 1980), 51-52. Rifkind discusses the Italian Villa style in the Residential section only. There is no mention of the Italian Villa style in the Commercial and Civic or Utilitarian sections.

¹⁵ Rifkind, 52.

¹⁶ Whiffen, 72. "Utica City Hall Falls to Bulldozer," *Preservation News*, Volume 9, Number 1, January 1, 1969, 7. Online via Cornell University Library: <http://prn.library.cornell.edu/cgi-bin/cornell-prn?a=d&d=PRN19690101.2.29&e=-----en-20--1--txt-IN-----#> (accessed June 25, 2018).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

bracketed eaves. The primary entrance in the west wing resembles the entrance to an Italian Renaissance palace with its round arched shape, terra cotta, brick, and marble ornament, and cast bronze doors (*Figure 33*). *The Brickbuilder* journal featured the Kansas City Star Building in June 1912. The publication included illustrations of the building, calling attention to the patterned and textured brickwork (*Figure 37*).¹⁷ The Kansas City Star Building is an excellent and rare example of the Italian Villa style in Kansas City.

Comparable Buildings

While the development of the Italian Villa style (1840s) is concurrent with the founding of Kansas City in 1838, the style was not used in this city during the time of its initial popularity. The Kansas City Star Building is a unique example in Kansas City of the Italian Villa style, particularly in its use for the design of a combined professional and industrial/manufacturing building. Very few buildings – professional, industrial, or institutional – so clearly exemplify this style, especially on such a grand scale. A windshield survey of the commercial and industrial areas of Kansas City, primarily those north of the east-west Kansas City Belt Line and Union Station at 30 West Pershing Road, as well as specific institutional resources (educational and religious) throughout the city, did not yield any other examples of the Italian Villa style.¹⁸ The one extant building in Kansas City with characteristics similar to the Kansas City Star Building is the 1887-1890 New York Life Building at 20 West Ninth Street in the central business district, less than one mile north of the nominated building (*Figure 30*).¹⁹ While the New York Life Building has deep bracketed eaves, decorative brickwork, and a heavily ornamented primary entrance, which are characteristics the Italian Villa style, the symmetrical massing and classically-inspired three-part façade arrangement of the New York Life Building are more illustrative of the late nineteenth century Italian Renaissance style. The ten-story height of the New York Life Building is also incongruous with the Italian Villa style which was not typically used for high-rise buildings.

The area immediately surrounding the Kansas City Star Building is identified as the Crossroads. Large and small-scale industrial warehouse buildings fill the blocks that extend north from the Kansas City Belt Line as it cuts an east-west path through the city. No buildings in this area exhibit the Italian Villa style. Most of the buildings feature minimal ornament. Many are rectangular brick warehouses with large expanses of industrial metal windows. The Montgomery Ward and Company General Merchandise Warehouse at 819 East 19th Street, eight blocks southeast of the nominated property, is a warehouse building constructed at about

¹⁷ *The Architectural Review*, Volume 1, No. 7, July 1912, 83. Google books

¹⁸ See *Figure 1* for a map of Kansas City. The areas surveyed (West Bottoms, River Market, Crossroads, and central business district – identified as “Kansas City”) are labeled on this map. A review of previously conducted surveys confirmed the results of the windshield survey.

¹⁹ Sheila M. Hannah, National Register of Historic Places “New York Life Building,” 1970.

<https://dnr.mo.gov/shpo/nps-nr/70000336.pdf>. The New York Life Building was listed in the National Register on July 8, 1970. The architectural style is identified as “Neo-Renaissance.”

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

the same time as the Kansas City Star Building, 1908 with an addition that doubled the size of the building in 1910.²⁰ The Montgomery Ward building has generic classically-inspired ornament and façade arrangement with the three-part base-shaft-capital configuration associated with the Classical Revival style. The building has a rusticated brick and stone base, three-story brick pilasters that define bays on the front elevation, and a grand round-arched opening at the primary entrance. The Thomas Corrigan Building was constructed a decade after the Kansas City Star Building.²¹ This building also has vaguely classical ornament and the three-part façade configuration common to tall buildings constructed during this era. These contemporary buildings have uniform massing, symmetrical facades, classical ornament, and are substantially taller than the Kansas City Star Building. Shorter buildings are much smaller in massing and have simpler ornament than the Kansas City Star Building. Rather than free-standing commercial buildings, these contemporary buildings are one- and two-part commercial blocks with shared party walls, large storefronts, and minimal applied ornament. Most of these buildings do not express a formal architectural style.

The central business district, located immediately north of the Crossroads, developed in the late nineteenth and early twentieth centuries, through the 1930s. The buildings in this area vary greatly in size, both footprint and height, and architectural style. While there are a few buildings that express elements of the Romanesque Revival style, most contemporary buildings in the central business district exemplify twentieth century historical revival, Beaux Arts, or Art Deco styles. These buildings do not have the asymmetrical massing or towers that are characteristic of the Italian Villa style. One free-standing building at the northwest corner of the central business district has irregular massing, a rusticated stone façade with round-arched openings, and single tall tower (*Figure 38*). While this Romanesque Revival style building looks like it could be comparable to the Kansas City Star Building, research reveals that this was constructed as the Calvary Baptist Church and it originally had a large cross-gable roof that has since been removed (*Figure 39*).²² The central business district does not have any buildings that are comparable to the Kansas City Star Building.

The River Market (Old Town) area, the original commercial center of Kansas City north of the current central business district, also does not contain any buildings that express the Italian Villa style. Due to its primary development in the late nineteenth century, numerous commercial buildings in Old Town exhibit Late Victorian era styles such as Italianate and

²⁰ Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination, "The Montgomery Ward and Company General Merchandise Warehouse," 2010. <https://dnr.mo.gov/shpo/nps-nr/10000461.pdf>. The Montgomery Ward and Company General Merchandise Warehouse was listed in the National Register on July 8, 2010.

²¹ Larry K. Hancks, National Register of Historic Places Nomination "Thos. Corrigan Building," 1982. <https://dnr.mo.gov/shpo/nps-nr/82003143.pdf>. The Thomas Corrigan Building was listed in the National Register on September 16, 1982.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Romanesque Revival. They have tall, narrow windows, arched openings, or deep bracketed eaves, but they do not have irregular massing or towers. The River Market area does not have any buildings that are comparable to the Kansas City Star Building.

The West Bottoms on the west side of the city is the historic industrial area that developed primarily in the late nineteenth century and extending into the early twentieth century. Large and small warehouses line the blocks between the multiple rail lines and spurs. Many of the buildings that convey any formal architectural style exemplify the Italian Renaissance, Romanesque Revival, or Classical Revival styles. While these industrial warehouse buildings have functions similar to the east wing of the Kansas City Star Building, they have large expanses of windows to provide as much light to the interior as possible. The Kansas City Star Building, in contrast, retains the residential fenestration pattern of the Italian Villa style. The openings are proportional to the size of the east wing overall and do not convey an industrial appearance.

The use of the Italian Villa style distinguishes the Kansas City Star Building as more than a simple industrial building. The professional office function in part of the building required a refined design of the west wing as it fronted a wide primary thoroughfare. The massing, wide eaves, arched primary entrance, and central tower convey a monumentality that is not conveyed in other industrial, professional/ commercial, or civic buildings anywhere in Kansas City, with the exception of the New York Life Building, which is more Italian Renaissance Revival in style than Italian Villa. The Kansas City Star Building is a unique and rare expression of the Italian Villa style, an architectural expression reserved for residential resources during its initial era of popularity, approximately fifty to seventy-five years prior to the construction of the nominated building. The Kansas City Star Building is significant for the use of the Italian Villa style as a grand architectural statement to convey the importance of the company and processes housed within the building.

Jarvis Hunt, Architect

Jarvis Hunt gained national recognition with the design of the Vermont Building in the 1893 World's Columbian Exposition in Chicago. In a career that spanned more than three decades until he retired in 1927, Jarvis Hunt designed over one hundred buildings. Throughout his career, Jarvis Hunt designed buildings in a wide variety of architectural styles. The one unifying characteristic across these many styles, the aspect that distinguished the works of Jarvis Hunt, was monumentality. Whether he was designing a residential, commercial, civic, or industrial building, Jarvis Hunt used formal architectural styles, massing, and ornament to create a monumental building. While more than half of his designs were constructed in Chicago or throughout Illinois, Hunt designed buildings in cities across the country, from New

²² Churches are not a reasonable architectural comparison as many of them have irregular massing and bell towers regardless of style.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

York to California, Minnesota to Texas.²³ He designed six buildings in Missouri, four of which are in Kansas City.²⁴ The Kansas City Star Building is an excellent example of Jarvis Hunt's monumental design in Kansas City. While two of Hunt's other Kansas City buildings, the National Bank of Commerce and Union Station, exemplify the Beaux Arts style popular at the time of construction, the Kansas City Star Building expresses Hunt's monumental design quality through massing and representation of a formal architectural style for a building that requires designated space for both professional offices as well as manufacturing and warehousing processes.

Jarvis Hunt was born in Wethersfield, Vermont in 1859. Although he was the son of an attorney, Jarvis Hunt was the nephew of prominent New York architect Richard Morris Hunt and the noted muralist William Morris Hunt.²⁵ Following his education at Harvard University and the Massachusetts Institute of Technology, where he studied architecture, Hunt began working in Boston with very little success initially. His first big break came from his home state when Vermont's World's Fair Commission selected his design proposal for the Vermont villa at the 1893 World Columbian Exhibition in Chicago. Hunt's design met the criteria set by the exhibition's Board of Architects, specifically the use of the generic classical style to unify the buildings throughout the fair.²⁶ Hunt's uncle, Richard Morris Hunt served as the chairman of the Board of Architects and designed the Administration Building, the exposition's primary structure. With a respectable commission and broad exposure at the highly attended fair, Hunt launched a successful career based in Chicago.

Jarvis Hunt's first major commissions following the World's Columbian Exposition include the Queen Anne style Saddle & Cycle Club and the Beaux Arts style Journal Building for the *Chicago Journal*, both in Chicago, in 1897.²⁷ In 1899, Hunt designed two large warehouse buildings, also in Chicago. Western Cold Storage Company and the Butler Bros. Warehouse were large brick buildings with substantial massing.²⁸ Western Cold Storage Company had polychrome brick banding, round-arched arcades, and a center entrance pavilion with hipped roof towers to create a monumental warehouse building expressive of the Romanesque

²³ Martin C. Tangora, "Jarvis Hunt: works," University of Chicago, September 9, 2007. <http://homepages.math.uic.edu/~tangora/JarvisHunt-list.html> (accessed June 3, 2018).

²⁴ The National Bank of Commerce (1908, 922-924 Walnut Street); Union Station (1914, Pershing and Main Street); The William Rockhill Nelson Memorial Chapel (1917) is a Gothic Revival chapel located at the western edge of Mt. Washington Cemetery between Kansas City and Independence. Cydney E. Millstein, National Register of Historic Places Nomination "National Bank of Commerce Building," 1999, <https://dnr.mo.gov/shpo/nps-nr/99000530.pdf>. M. Patricia Holmes, National Register of Historic Places Nomination "Union Station," 1972. <https://dnr.mo.gov/shpo/nps-nr/72000719.pdf>.

²⁵ Henry F. and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, (Los Angeles, CA: New Age Publishing Co., 1956), 308.

²⁶ Leone Schmidt, "Jarvis Hunt: A Vermonter...Looking for Something to Do," *DuPage History*, Volume II, 1994, 6. Vertical file, Missouri Valley Special Collections, Kansas City Public Library.

²⁷ Tangora.

²⁸ Neither of these warehouse buildings is extant.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Revival style (*Figure 40*). In the early years of the twentieth century, Hunt received commissions for large-scale office and apartment buildings, primarily in the central business district of Chicago. These buildings illustrate the development of the skyscraper and have ornament that reflects popular architectural trends, including Renaissance Revival, Beaux Arts, and Gothic Revival. The thirteen-story Rector Building (79 West Monroe Street, Chicago), completed in 1905-06, expresses the Renaissance Revival style with the classically-inspired three-part façade organization of base, shaft, and capital. The design for this building was similar to the National Bank of Commerce Building, completed in 1908, in Kansas City.²⁹

As a contributor to the World's Columbian Exposition, Jarvis Hunt participated in the development of the City Beautiful movement. His formal training and subsequent designs embraced the Beaux Arts style that dominated this urban planning and architectural movement. In 1909, Jarvis Hunt submitted a grand Beaux Arts design in the competition for Kansas City's proposed new passenger rail depot, Union Station. Hunt won the competition over other well-known architects from Kansas City and Chicago.³⁰ William Rockhill Nelson, founder of the *Kansas City Star*, came to know Jarvis Hunt through the *Star's* coverage of the National Bank of Commerce Building (1908) and the Union Station competition. The two men quickly established a working relationship, the fruits of which continued after Nelson's death in 1915.³¹

William Rockhill Nelson requested from Jarvis Hunt plans for the new permanent home of the *Kansas City Star* in 1909. Nelson rejected Hunt's initial Beaux Arts design, as it would pale in comparison to the new Union Station going up less than one mile to the southwest of the Kansas City Star property.³² Sent back to the drawing board, Hunt set out to design a unique monumental building to support the immense and specific operations of the *Kansas City Star* while also conveying its status as the city's leading newspaper. Jarvis Hunt's winning design borrowed from an earlier monumental style, one with fewer overtly classical inspirations and proportions: the Italian Villa. Hunt's final design, made under Nelson's supervision, was a three- and four-story, tapestry-brick Italian Renaissance Revival building inspired by the McLean house in Washington D.C., which was owned by the publisher of the Washington Post and Cincinnati Enquirer (*Figure 47*).³³

²⁹ The National Bank of Commerce Building was listed in the National Register in 1999 under Criterion A for Commerce and Criterion C for Architecture as an example of an early skyscraper in Kansas City.

³⁰ Schmidt, 12.

³¹ Jarvis Hunt designed the 1917 Gothic Revival style memorial chapel for William Rockhill Nelson, following Nelson's death in 1915.

³² Icie F. Johnson, *William Rockhill Nelson and the Kansas City Star*, (Kansas City: Burton Publishing Co., 1935), 104.

³³ Kent Boese, "Lost Washington: The McLean House," <https://ggwash.org/view/2176/lost-washington-the-mclean-house>, accessed October 29, 2017.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

The History of the Kansas City Star

The *Kansas City Star* is Kansas City's longest running newspaper, and the Kansas City Star Building housed the paper's offices and printing plant for ninety-five years.³⁴ Continuously operated for 137 years, the *Star* was founded in 1880 by William Rockhill Nelson and Samuel Morss. Morss left the business in 1881, giving Nelson complete autonomy over the paper's content and tone. For the next thirty-four years, Nelson used the *Star* as the voice for the betterment of Kansas City, rallying against political corruption and advocating for civic reform and improvements. Nelson's business decisions, such as selling issues for two cents each, undercutting competing newspapers, and focusing coverage on local news instead of national stories and advertisements, popularized the *Star* and drove up subscriptions. Under Nelson's leadership, the popularity of the *Star* grew so rapidly that the company facilities expanded four times, absorbing two competing newspapers. The *Star* relocated as needed or operated from multiple buildings for decades before Nelson commissioned Chicago architect Jarvis Hunt in 1909 to design a massive three-story building to house the *Star's* offices and printing plant. Construction began the following year and was completed in 1911 for \$8.2 million, over \$200 million today.³⁵ By the time of his death in 1915, Nelson built the *Star* into a well-respected newspaper with a permanent home. The *Star* had the capacity to grow at this location and expanded the physical plant as needed. In 1924, Jarvis Hunt designed a seamless addition to both the east and west wings to accommodate the need for more office space and additional printing presses. Updates to the distribution operations required the construction of the 1949 and c. 1990 additions.³⁶ These additions were relatively minor in relation to the size of the building and were utilitarian in nature. The *Star* operated in its historic function from the nominated building until 2005 when printing and distribution operations were moved to a newly constructed building dedicated to that specific function. The historic building continued to house offices and editorial functions until 2018 after the building was sold for redevelopment in 2017.

CONSTRUCTION HISTORY

William Rockhill Nelson, founder of the *Kansas City Star*, purchased Lots 379-382 and 389-393 of Block 29, McGee's Addition, in 1908-09. Construction of the building at 1729 Grand Boulevard began in 1909 when the site was excavated for the foundation. After decades of operating from rented space or buildings that were too small, Nelson commissioned Jarvis Hunt, who had recently won the commission to design Kansas City's new Union Station, to design an expansive new permanent home for the *Kansas City Star*.³⁷ A building permit for a

³⁴ The building still houses administrative and news offices. A new printing plant was constructed in 2006 immediately northeast of the nominated property.

³⁵ <http://www.in2013dollars.com/1911-dollars-in-2017?amount=8200000>. Accessed November 3, 2017.

³⁶ Jarvis Hunt had died in 1941, so he could not have designed these additions.

³⁷ In the article "A New Home for the Star," in the July 12, 1908 edition of the *Kansas City Star*, Kansas City-based architect Louis Curtiss was listed as the architect of the new building. In the April 22, 1911 article describing the new facility, "The Star in its New House," Curtiss is credited with "some of the fine details of construction and

National Register of Historic Places
Continuation Sheet

Section number 8 Page 22

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

four-story newspaper building measuring 168' x 247' was issued to William Rockhill Nelson on May 14, 1910. The Rockhill Realty and Improvement Company completed the building for \$8.2 million.³⁸ In April 1923, *Western Contractor* announced that Jarvis Hunt designed a 40' x 230' addition to the north side of the building.³⁹ By the time the building permit was issued in 1924, the three-story addition had grown to 75' x 247', for which Kansas City Star Publishing Company paid \$250,000.⁴⁰ Radio broadcast towers were added to the building's roof by 1925 (*Figure 29*). The towers had cast iron bases; the bases are extant, but the towers were removed in the 1940s. In 1949, the mailing room at the north end of the east wing was expanded and a loading dock added to the north elevation of the east wing. A steel fire escape was installed on the south elevation of the tower connecting the east and west wings in 1960. A two-story addition whose materials and scale are subservient to the existing building was constructed on the north end of the east wing in c. 1990.⁴¹ Except for the two-story hyphen constructed in 1949 and the 1960 fire escape, the non-historic additions were constructed on the north side of the building and do not impact Jarvis Hunt's original Italian Villa design.

CONCLUSION

The Kansas City Star Building at 1729 Grand Boulevard in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE as a unique and rare expression of the Italian Villa style in Kansas City. The grand scale of the building, the asymmetrical massing, the wide overhanging eaves, and the tower that rises above the primary roofline clearly communicate the Italian Villa style. Renowned Chicago architect, Jarvis Hunt, selected the Italian Villa style as a grand architectural expression for the new permanent home of the *Kansas City Star* and as a contrast to Beaux Arts monumentality and symmetry of the new Union Station, located less than one mile southwest of the nominated property. The boundary includes all of the lots historically and currently associated with this building. The lots to the north and south of the building were acquired and developed as sites and structures outside the period of significance (1911 and 1924) and are therefore non-contributing. The period of significance corresponds to the two building campaigns that fully realized Jarvis Hunt's original Italian Villa design.

decoration" and with the design of the neighboring garage and machine shop to the north of the building, which appear to have been demolished when the expansion was constructed in 1924. The extent of Curtiss's involvement is unknown, however, as his name does not appear on the drawings.

³⁸ "A New Home for the Star," *Kansas City Star*, July 12, 1908; Kansas City Landmarks Commission, Building Permit 46921, November 19, 1909. The building permit lists Rockhill Realty and Improvement Company as the builder.

³⁹ "Bus Bldg Add – 18th & Grand ave," *Western Contractor*, April 25, 1923, p. 40. Microfilm, Missouri Valley Special Collections, Kansas City Public Library.

⁴⁰ Kansas City Historic Preservation Commission, Building Permit 13920, March 7, 1924.

⁴¹ William J. Bell, "A Historical Study of the Kansas City Star Since the Death of William Rockhill Nelson, 1915-1949," (Ph.D. dissertation, University of Missouri, 1949), 84; "The Star to Expand," *Kanas City Star*, January 16, 1949; Kansas City Historic Preservation Commission, Building Permit 64565 A, October 17, 1960.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 23

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number 9 Page 24

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 25

Kansas City Star Building
Name of Property
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National Register of Historic Places
Continuation Sheet

Section number 9 Page 26

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Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 27

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Verbal Boundary Description (On continuation sheet)

1709 – 13 – 19 – 29 GRAND BLVD, All of Block 29, MC GEES ADD, LOTS 379-382 AND 389 TO NORTH HALF OF 394.

Boundary Justification (On continuation sheet)

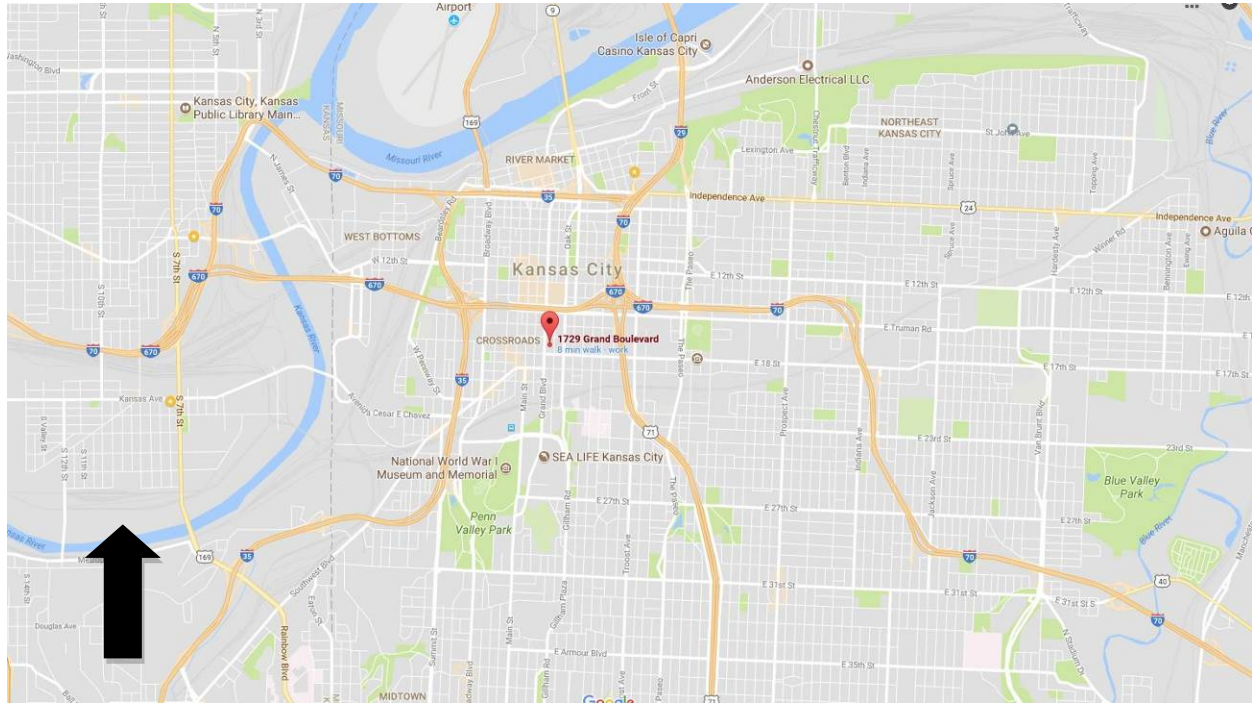
The boundary encompasses all of the parcels historically and currently associated with the building. It includes the non-contributing parking lots north of the building and in the southeast corner, as well as the non-contributing landscaped site in the southwest corner.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 1. Context Map. Source: Google Maps, 2017.

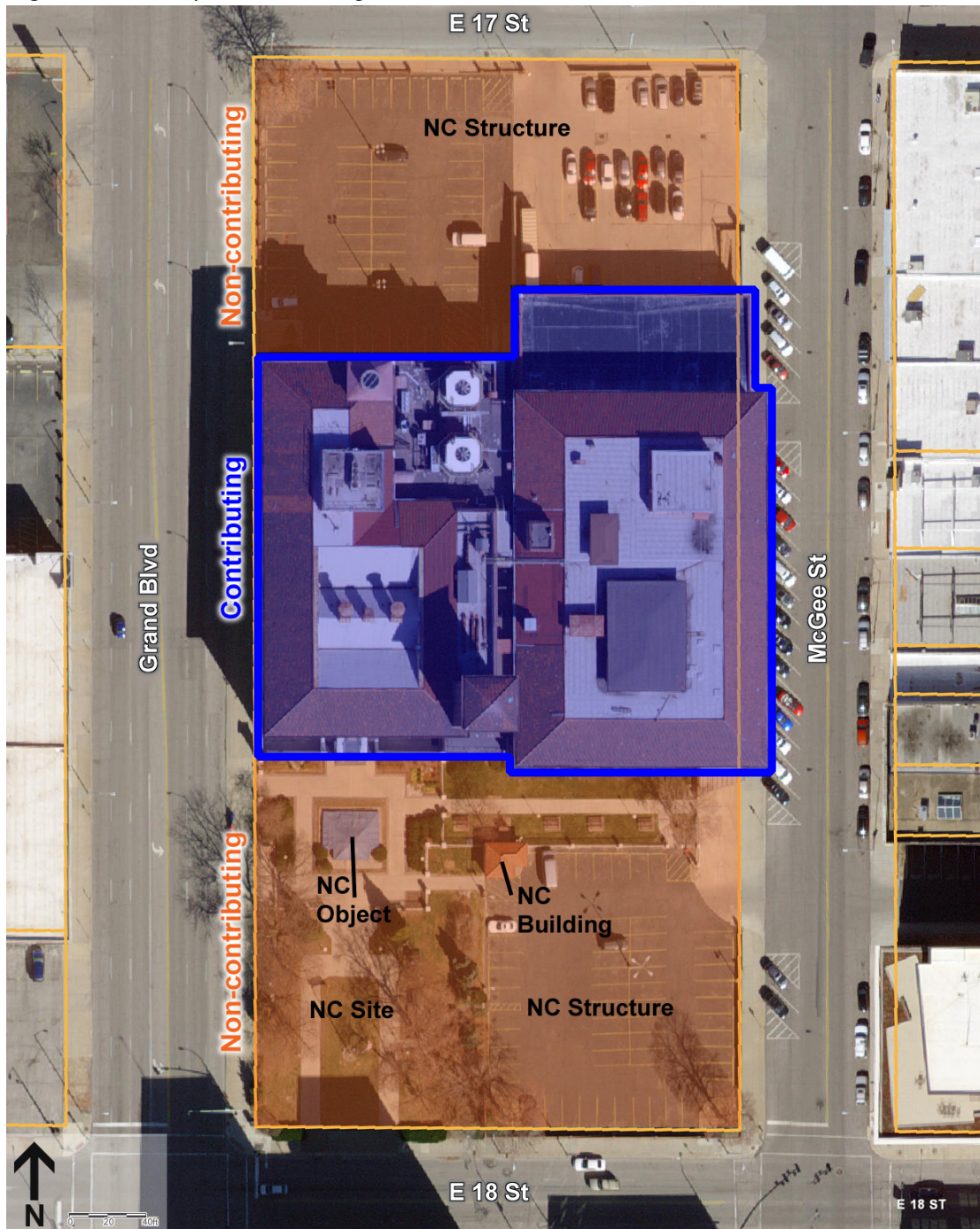


National Register of Historic Places
Continuation Sheet

Section number Figures Page 29

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 2. Site Map. Source: Google Earth, 2017.



Kansas City Star Building
1729 Grand Boulevard, Kansas City, Jackson County, Missouri
39.092522°

National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

-94.580669°

National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 3. Photo map: exteriors. Source: Google Earth, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 4. Photo map: Sub-basement. Source: Generator Studio, "Kansas City Star As-Builts," 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 5. Photo map: Ground Floor (Basement). *Source: Generator Studio, "Kansas City Star As-Built," 2017.*



- 1911 ORIGINAL CONSTRUCTION
- 1924 ORIGINAL CONSTRUCTION
- MID CENTURAY ADDITION
- 1990's ADDITION
- NON-ORIGINAL LIGHT CONSTRUCTION
- NON-ORIGINAL MASONRY CONSTRUCTION



KC STAR GROUND FLOOR PLAN **00**

RE: 12/18/2017 SCALE: 1" = 25'

National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 6. Photo map: First Floor. Source: Generator Studio, "Kansas City Star As-Builts," 2017.



-  1911 ORIGINAL CONSTRUCTION
-  1924 ORIGINAL CONSTRUCTION
-  MID CENTURAY ADDITION
-  1990's ADDITION
-  NON-ORIGINAL LIGHT CONSTRUCTION
-  NON-ORIGINAL MASONRY CONSTRUCTION

 **KC STAR FIRST FLOOR PLAN** **01**
RE: 12/18/2017 SCALE: 1" = 25'

National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 7. Photo map: Second Floor. Source: Generator Studio, "Kansas City Star As-Built," 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 8. Photo map: Third Floor. Source: Generator Studio, "Kansas City Star As-Built," 2017.

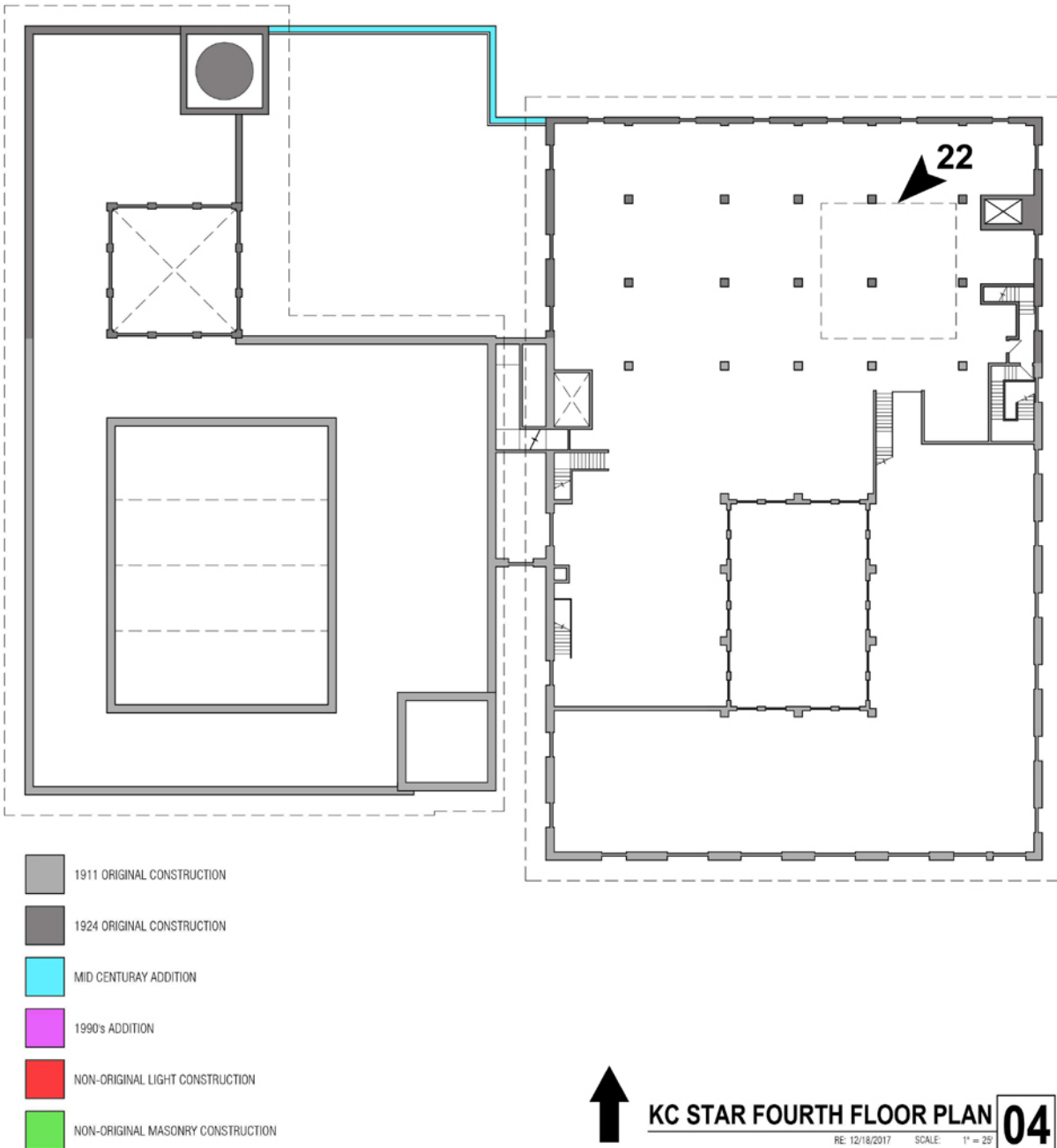


National Register of Historic Places
Continuation Sheet

Section number Figures Page 38

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 9. Photo map: Fourth Floor. Source: Generator Studio, "Kansas City Star As-Built," 2017.

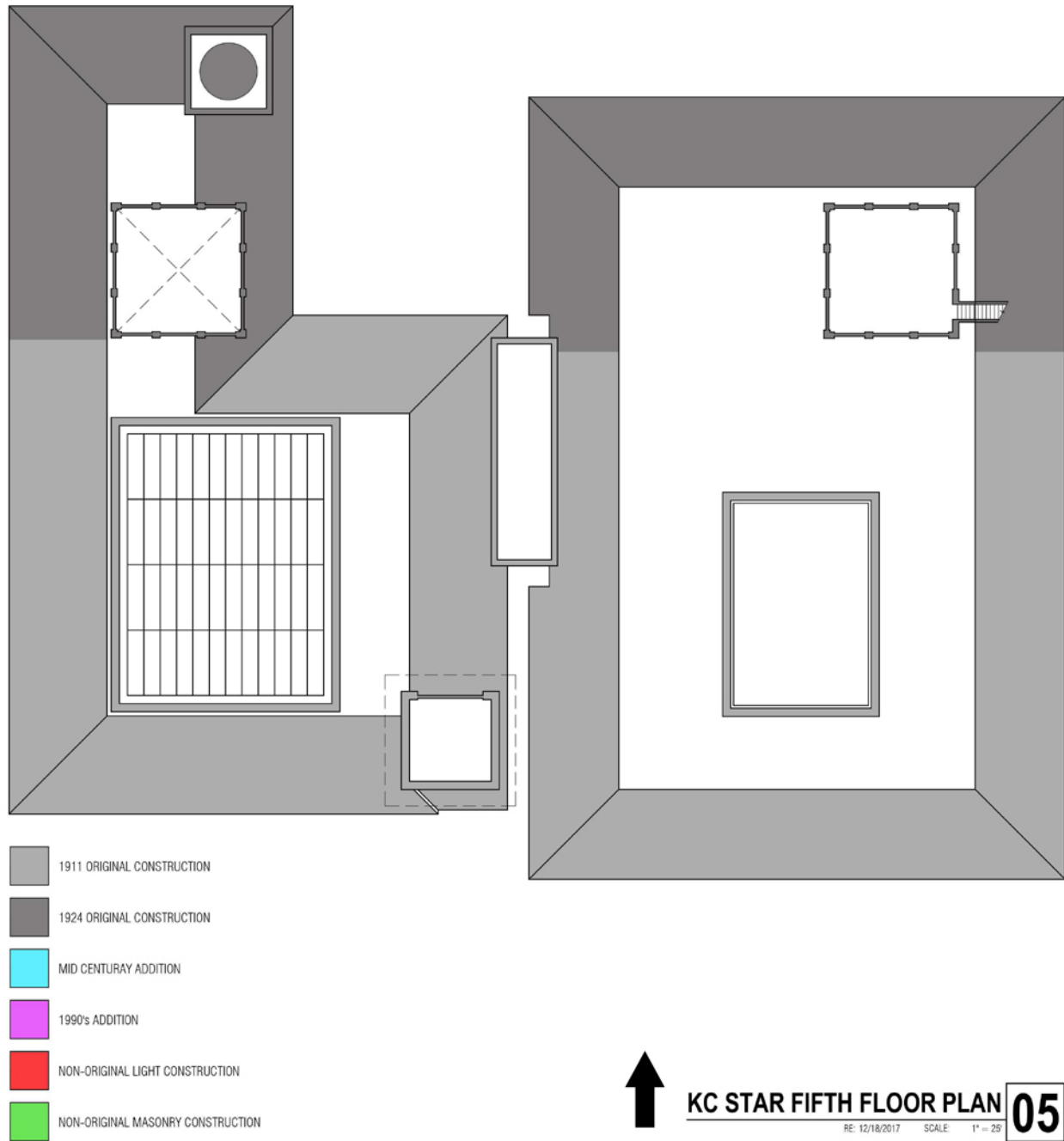


National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 10. Photo map: Roof. Source: Generator Studio, "Kansas City Star As-Built," 2017.

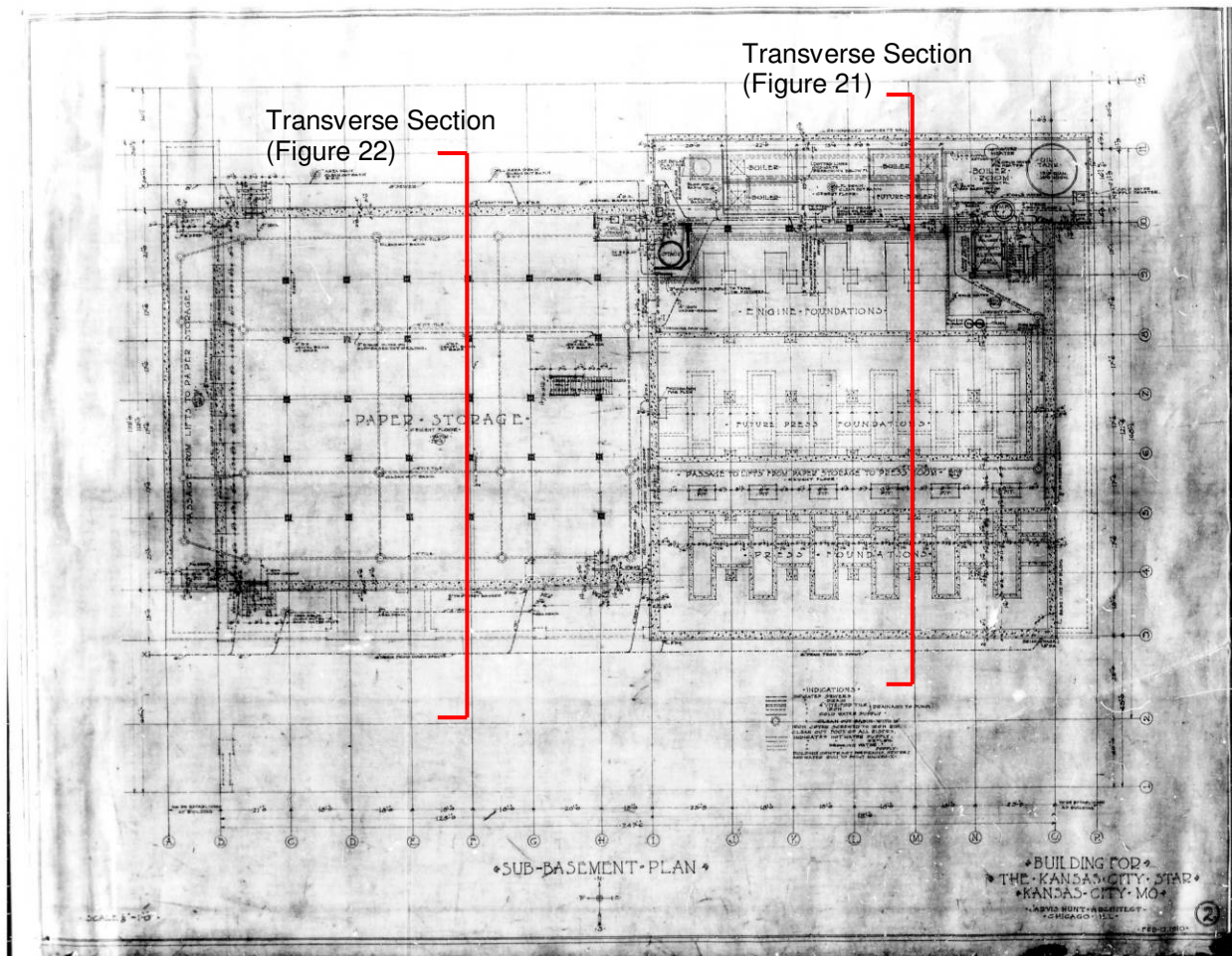


National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 11. Historic Plans, Sub-basement. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

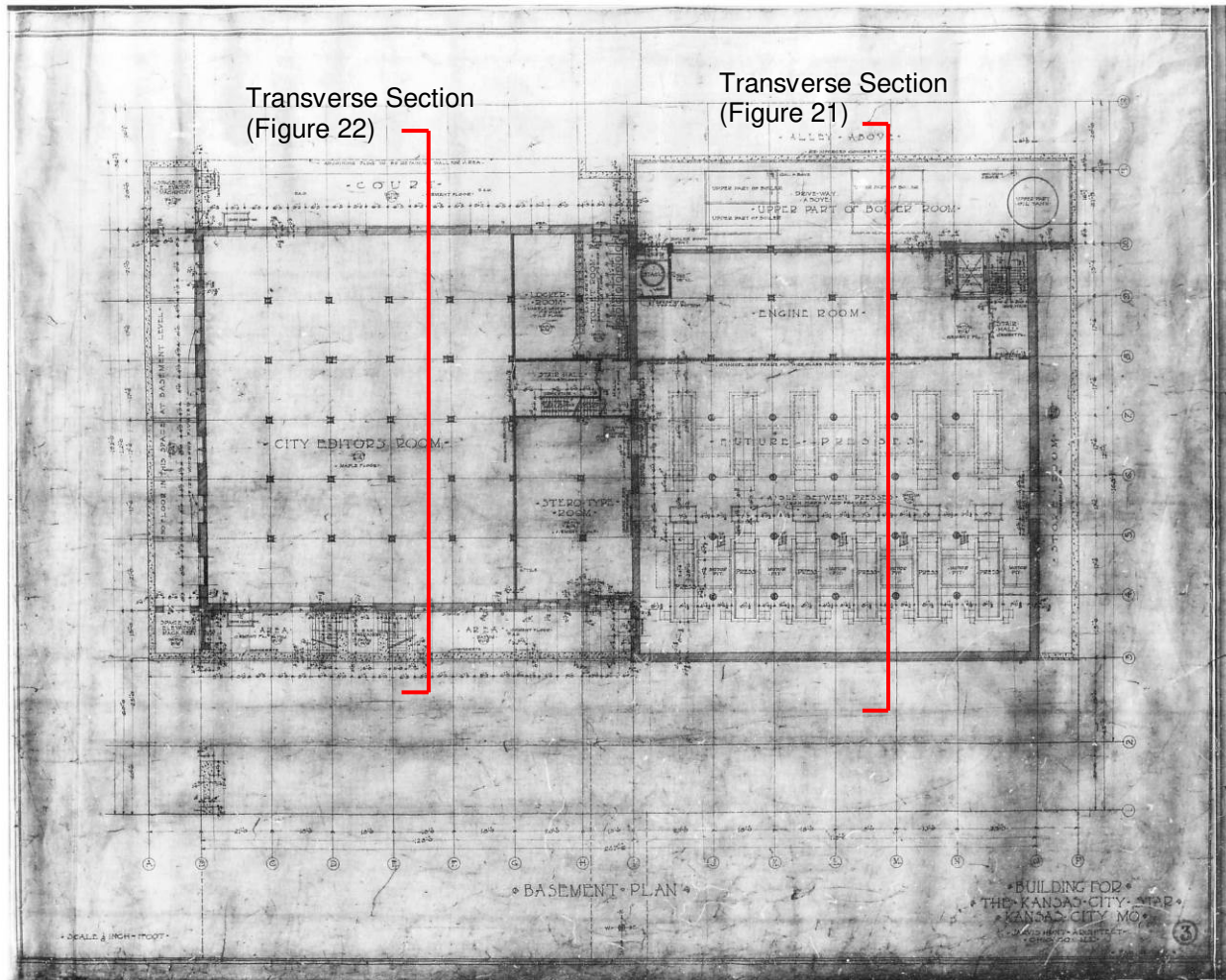


National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 12. Historic Plans, Ground Floor (Basement). Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

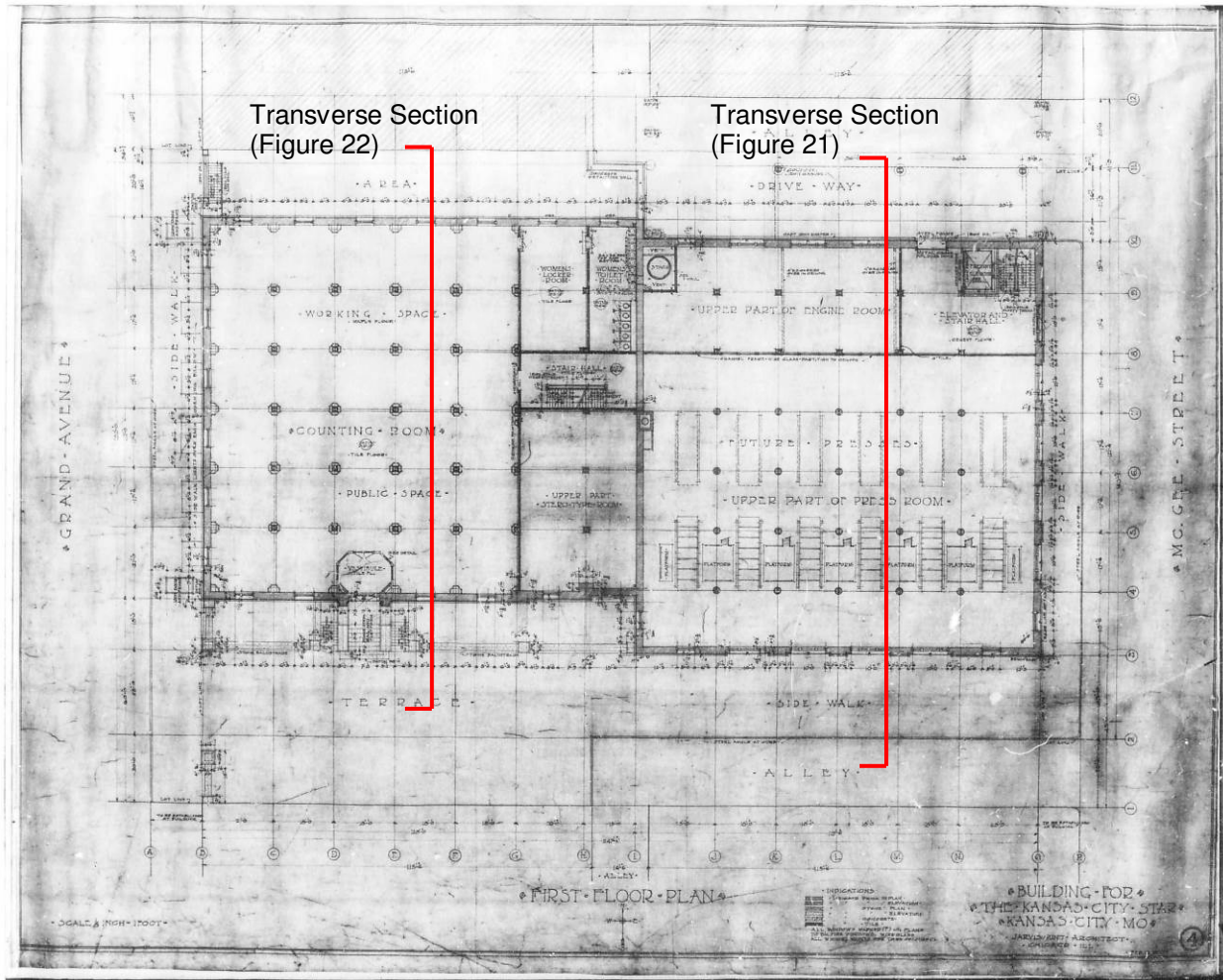


National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 13. Historic Plans, First Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

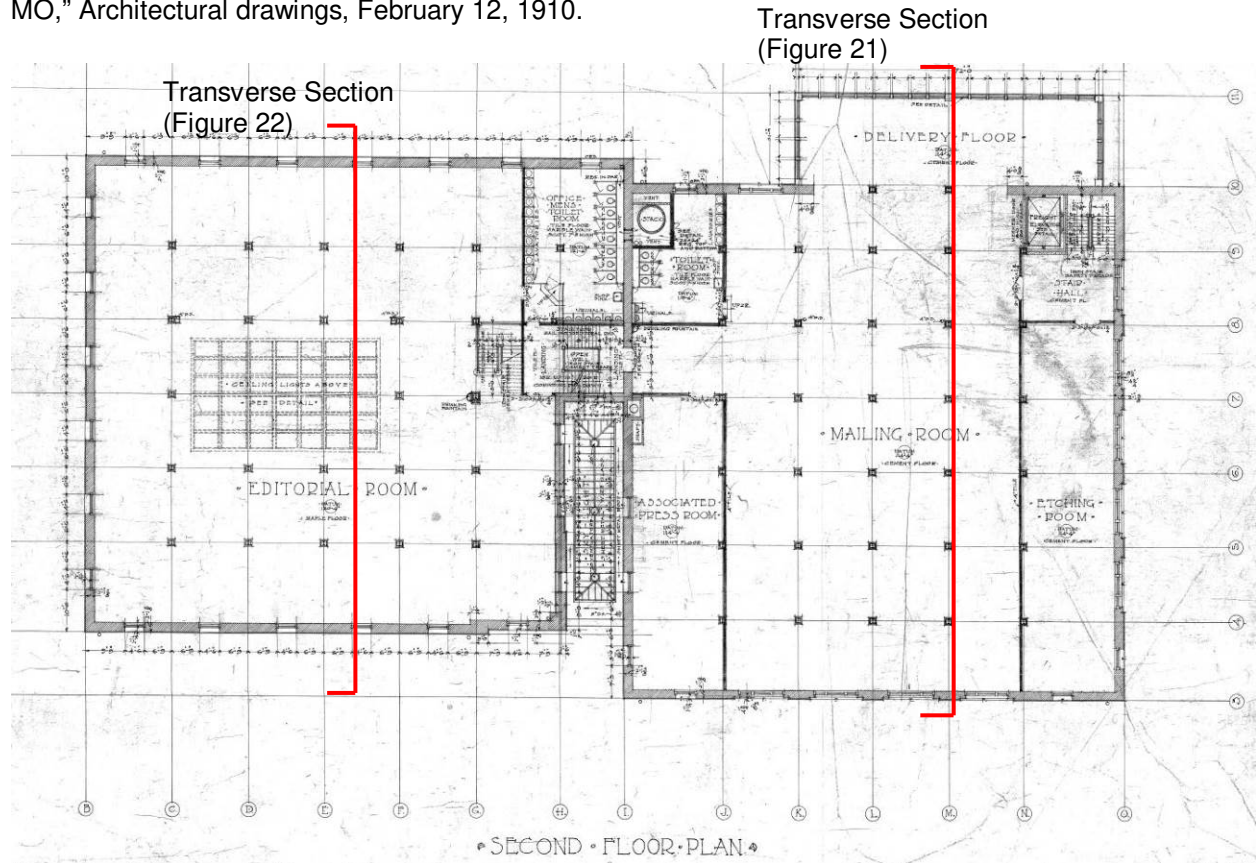


National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 14. Historic Plans, Second Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

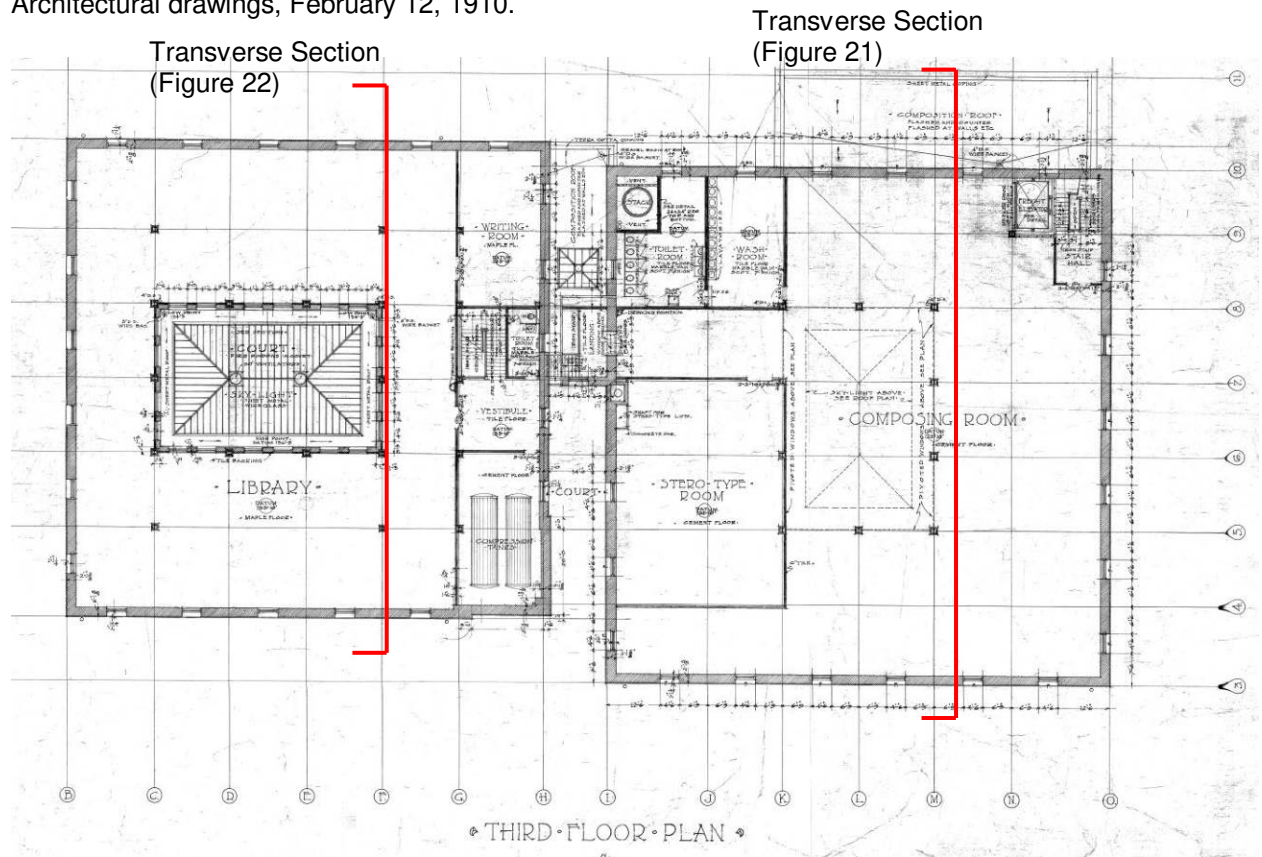


National Register of Historic Places
Continuation Sheet

Section number Figures Page 44

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 15. Historic Plans, Third Floor. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

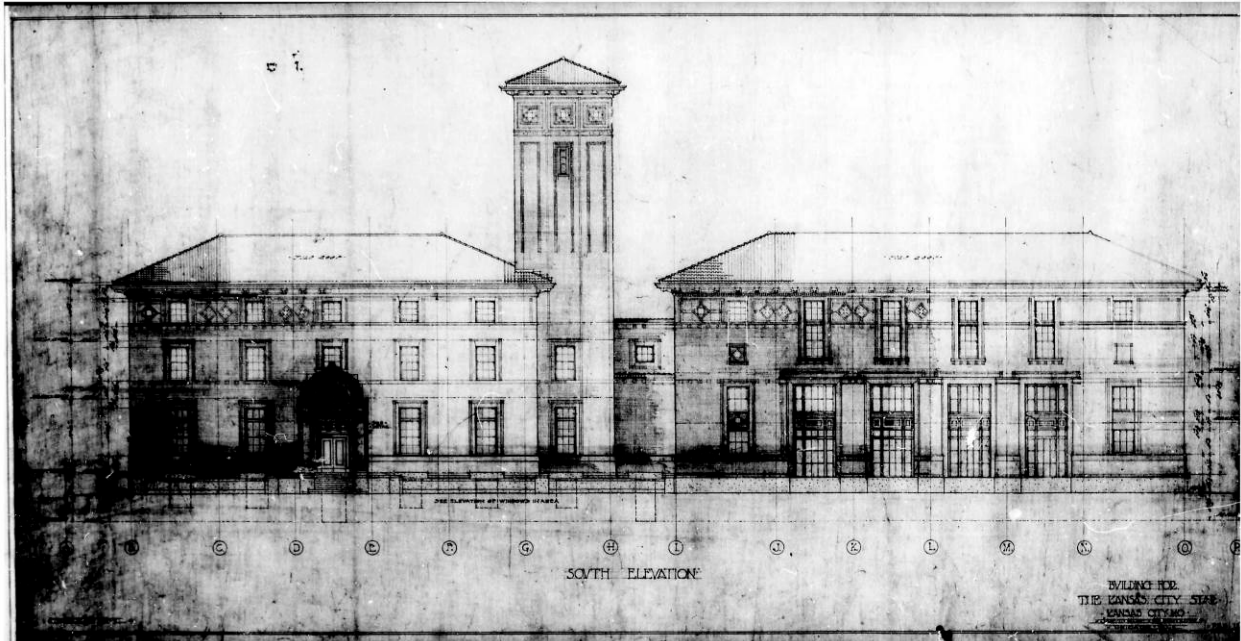


National Register of Historic Places
Continuation Sheet

Section number Figures Page 45

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 16. Historic Plans, South elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

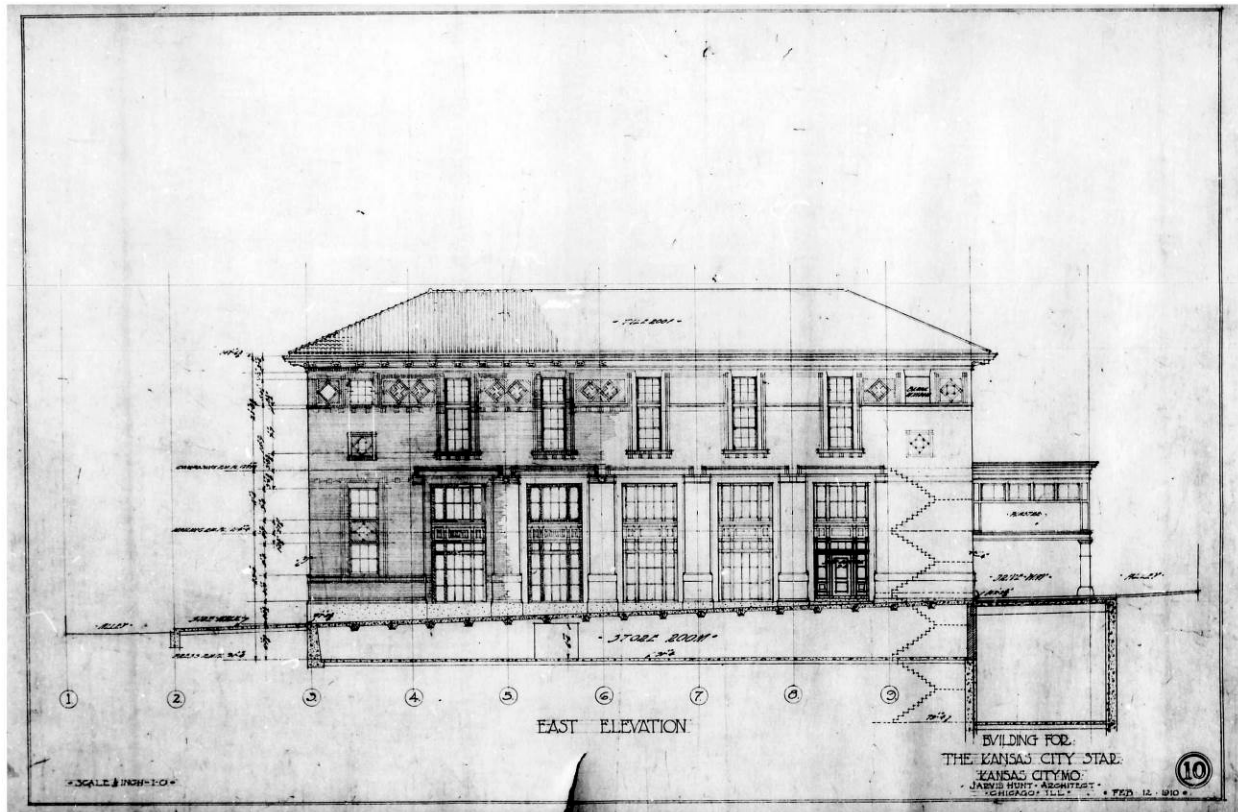


National Register of Historic Places
Continuation Sheet

Section number Figures Page 46

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 17. Historic Plans, East elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910. Note that there is no window to the right (north) of the entrance; the window currently in this bay was added in 1924 (See Figure 43).

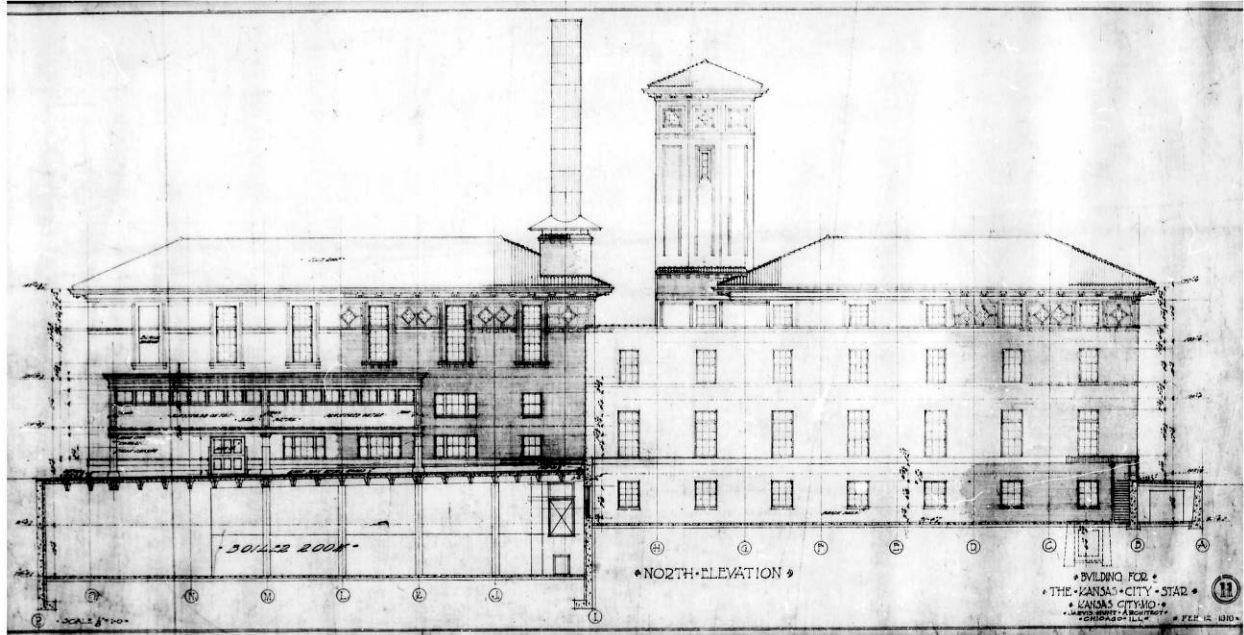


National Register of Historic Places
Continuation Sheet

Section number Figures Page 47

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 18. Historic Plans, North elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

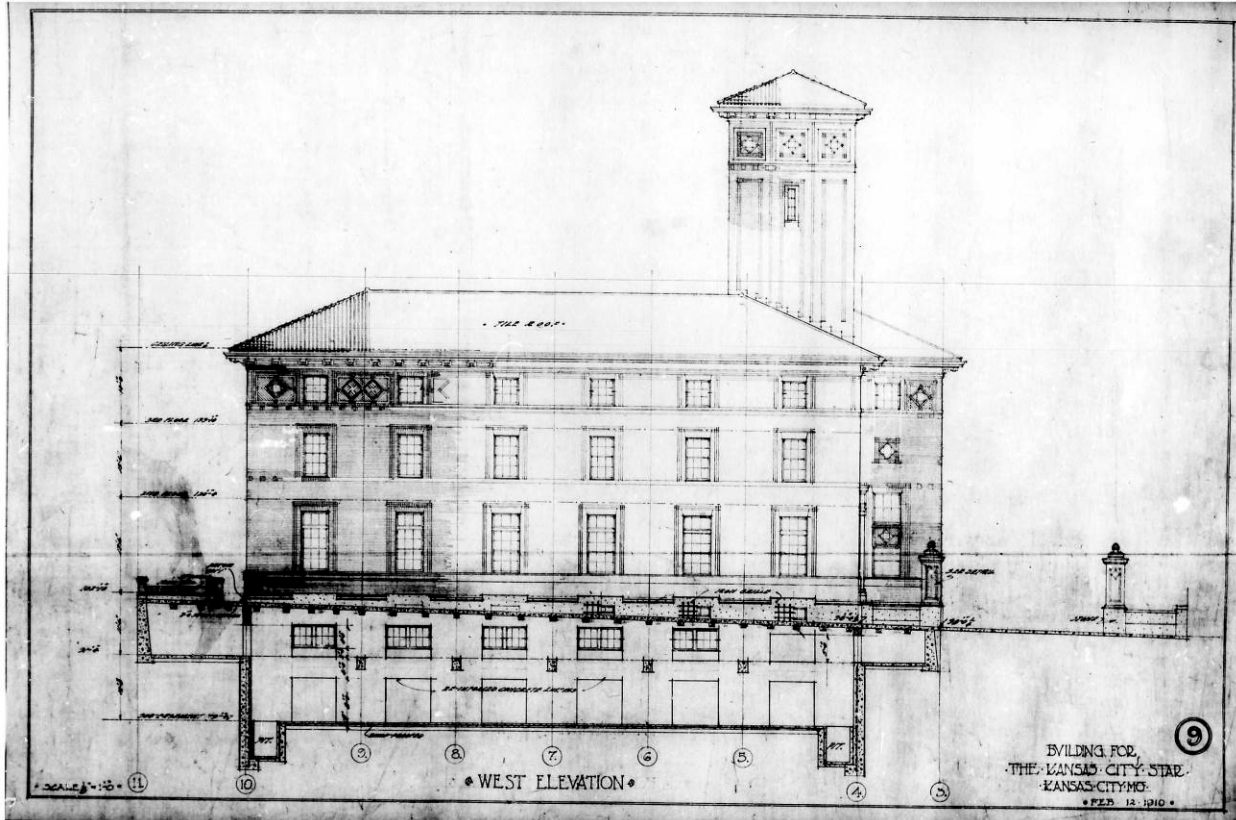


National Register of Historic Places
Continuation Sheet

Section number Figures Page 48

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 19. Historic Plans, West elevation. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

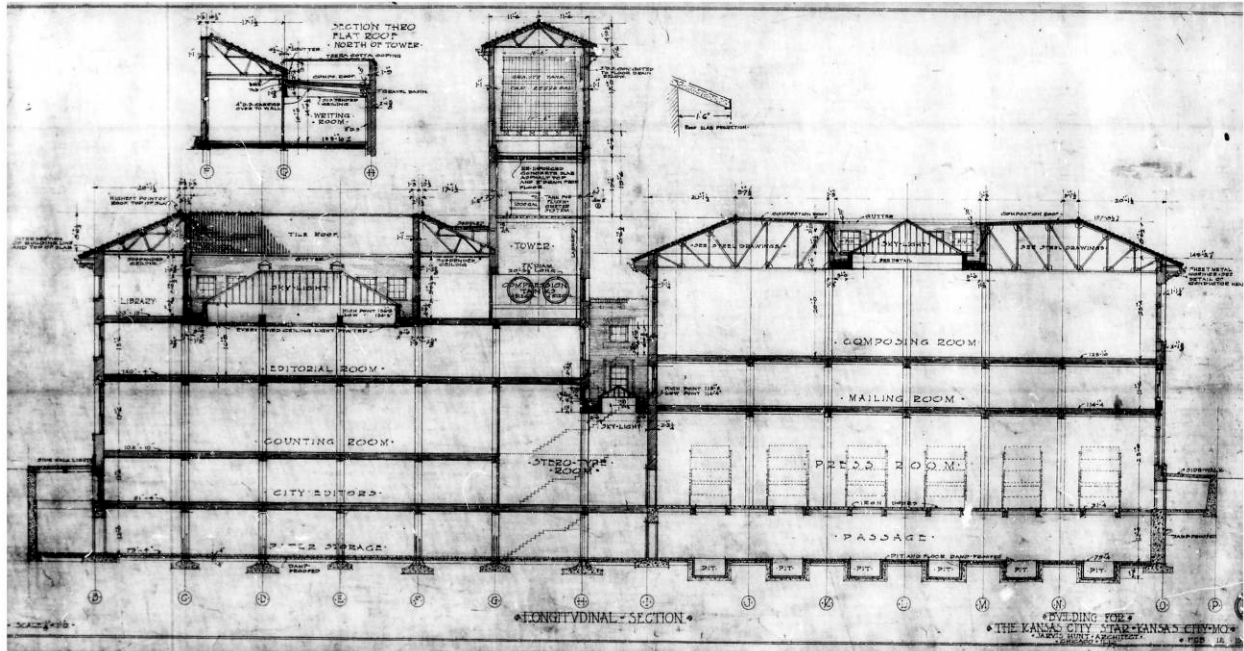


National Register of Historic Places
Continuation Sheet

Section number Figures Page 49

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 20. Historic Plans, Longitudinal section. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.

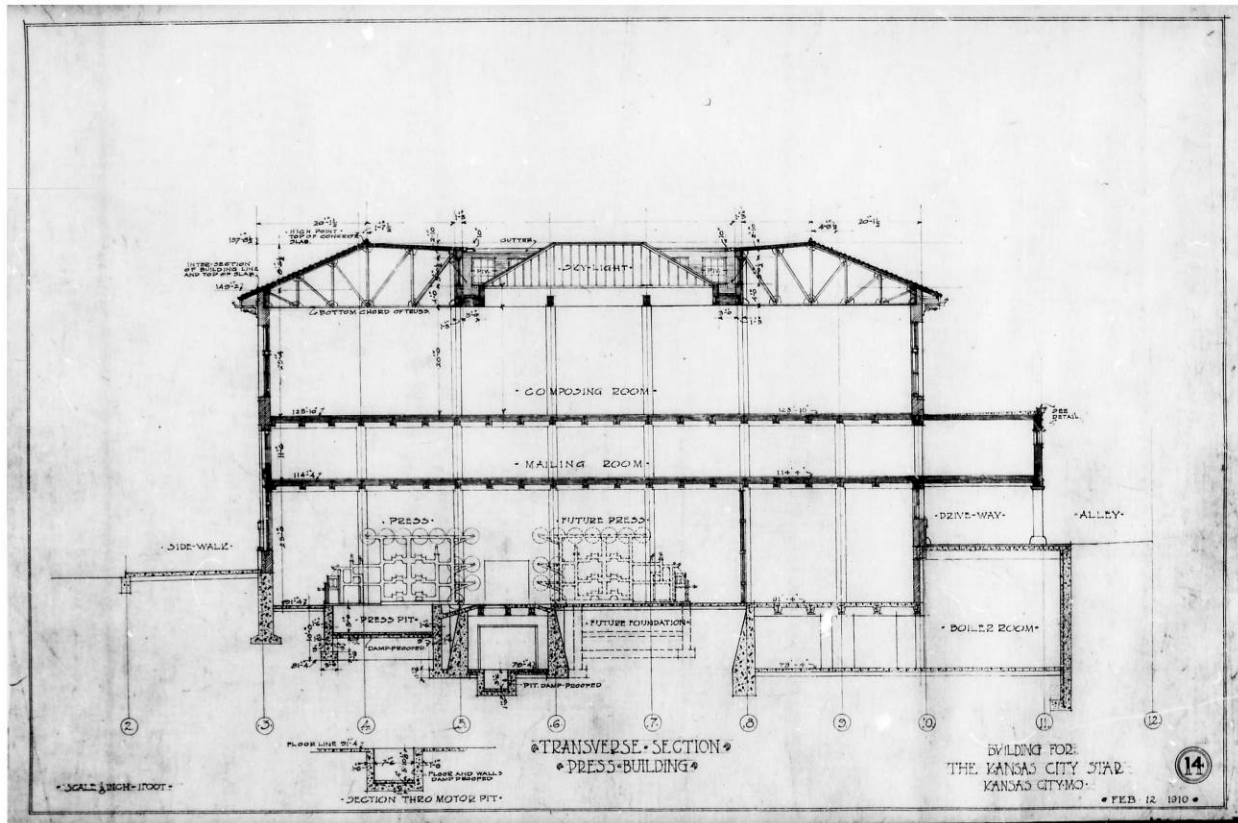


National Register of Historic Places
Continuation Sheet

Section number Figures Page 50

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 21. Historic Plans, Transverse section, press building. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910. Note: the sub-basement was not designed as a fully-excavated space.

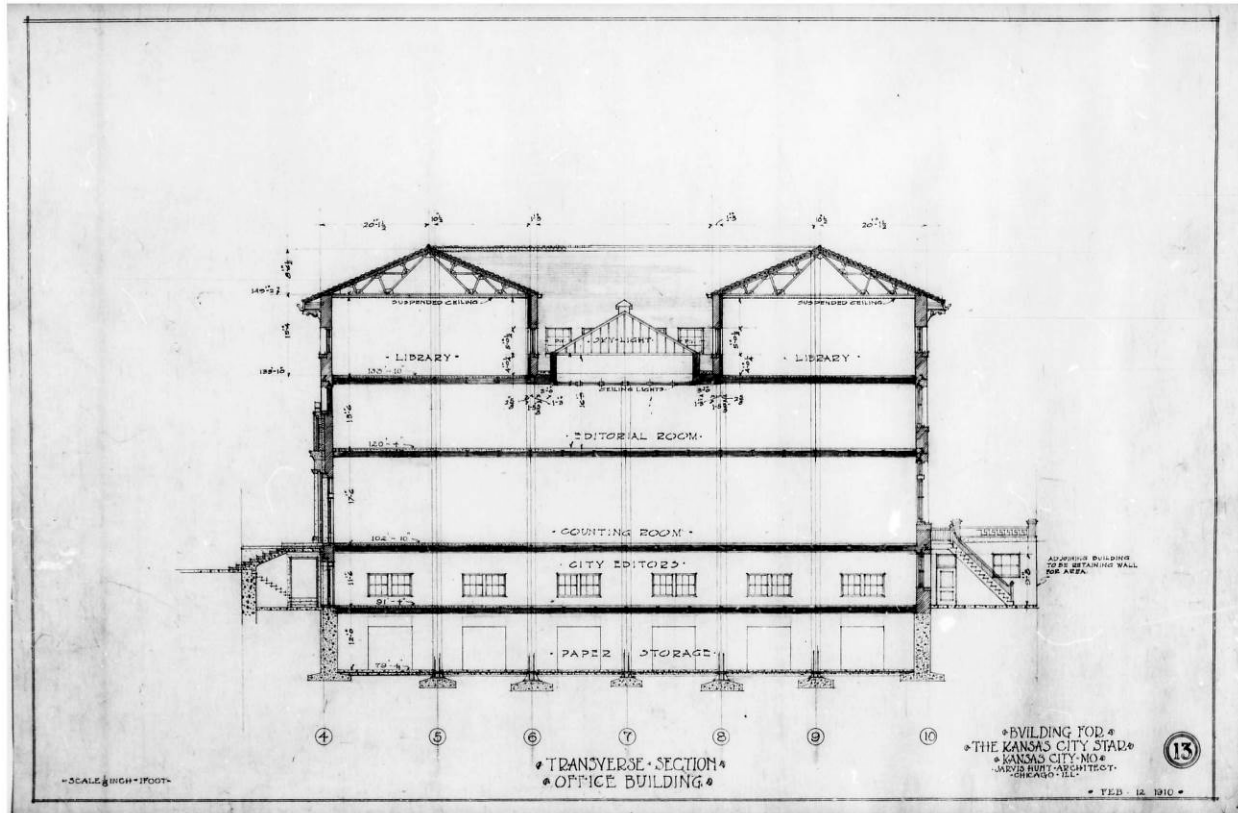


National Register of Historic Places
Continuation Sheet

Section number Figures Page 51

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 22. Historic Plans, Transverse section, office building. Jarvis Hunt, "Building for the Kansas City Star, Kansas City, MO," Architectural drawings, February 12, 1910.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 52

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 23. 1922 Aerial Map. Kansas City Historic Preservation Commission, 1922.

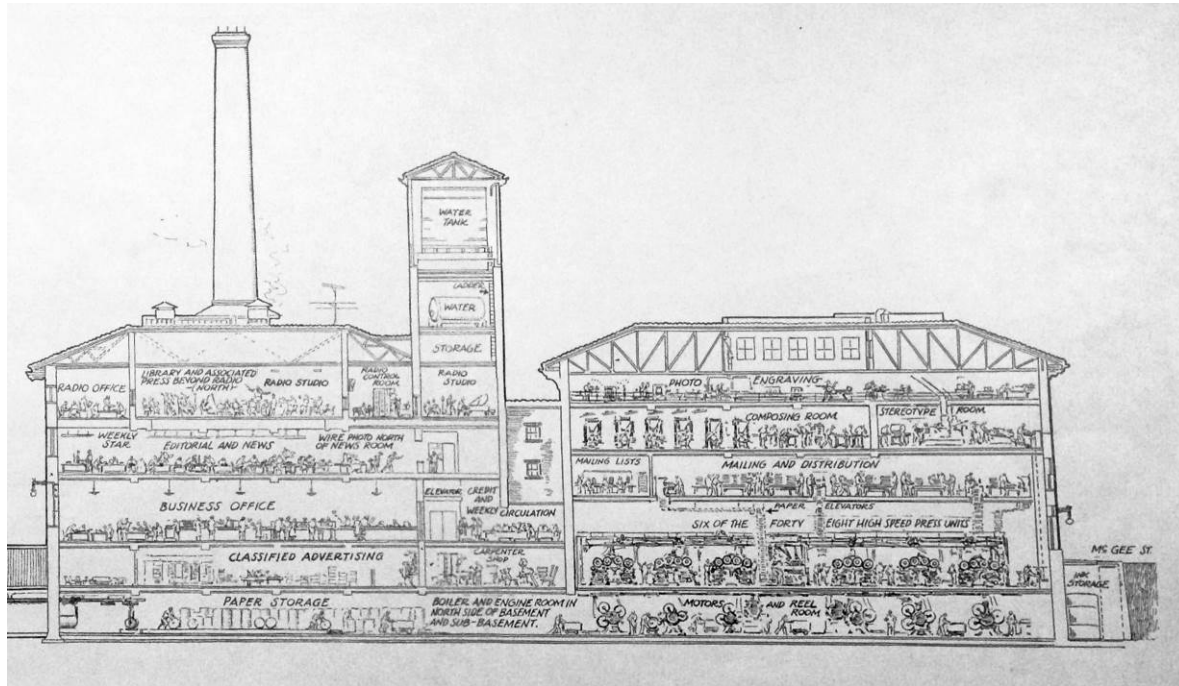


National Register of Historic Places
Continuation Sheet

Section number Figures Page 53

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 24. Section, Star Building c.1960. "Kansas City Star," Vertical File, Missouri Valley Room, Kansas City Public Library.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 54

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 25. Partially infilled window with solid lights and historic surround. Brad Finch, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 55

Kansas City Star Building

Name of Property
Jackson County, Missouri

County and State
N/A

Name of multiple listing (if applicable)

Figure 26. Historic door surround and scored plaster walls, 1st floor of west wing. Brad Finch, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 56

Kansas City Star Building
----- Name of Property
Jackson County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

Figure 27. Historic wood block floor, 3rd floor of east wing. Brad Finch, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 57

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 28. Enclosed skylight on 4th floor of east wing. Brad Finch, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 58

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 29. Aerial photo of broadcast towers, c. 1930. Kansas City Star Archives.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 59

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 30. New York Life Building, 20 West Ninth Street, 2018. Source: Google Street View.

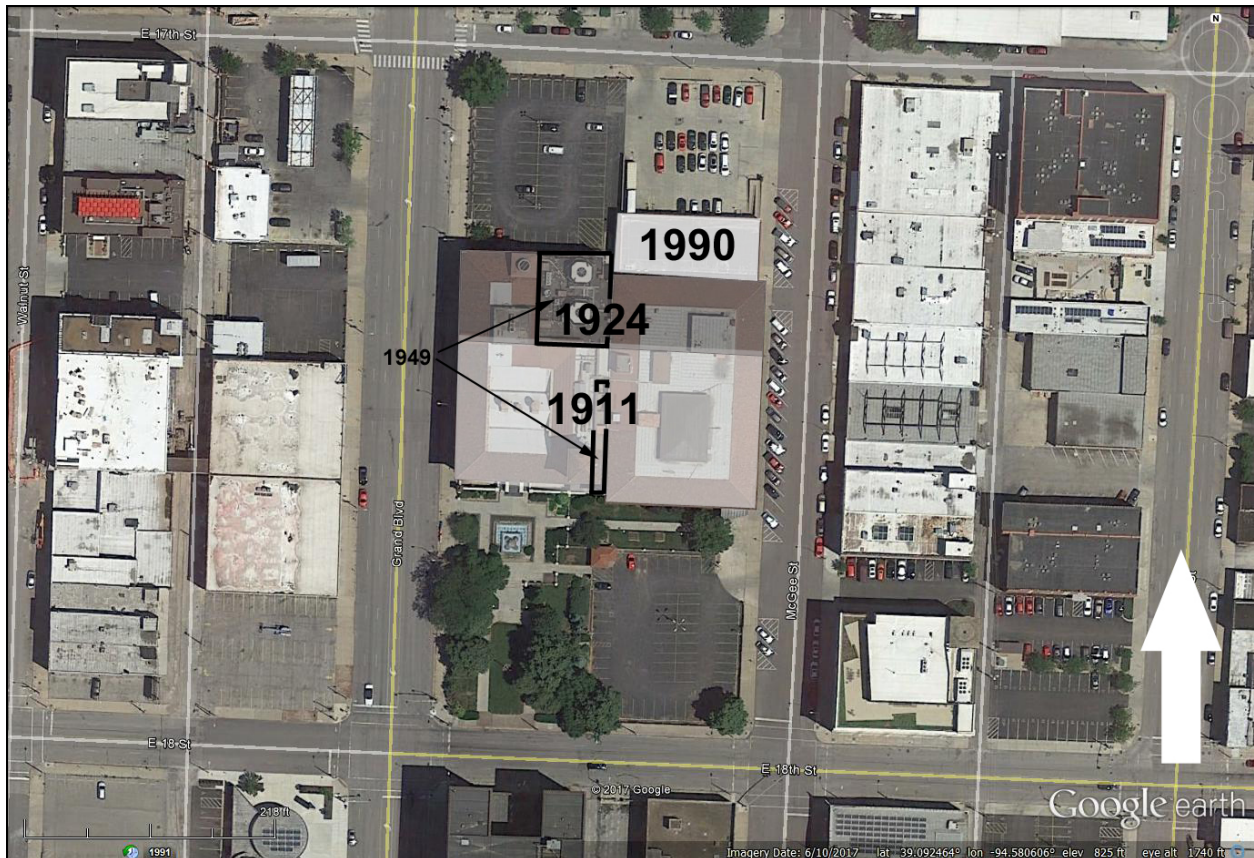


National Register of Historic Places
Continuation Sheet

Section number Figures Page 60

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 31. Site plan annotated with dates of construction. The 1949 addition filled in the U at the north end of the building at levels one to two and added a second and third story at the area between the east and west wings. *Source: Google Maps, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 61

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 32. Historic photograph, 1925. *Source: Wilborn Photo Studio.* Note the open space at the second and third stories where the east and west wings join.

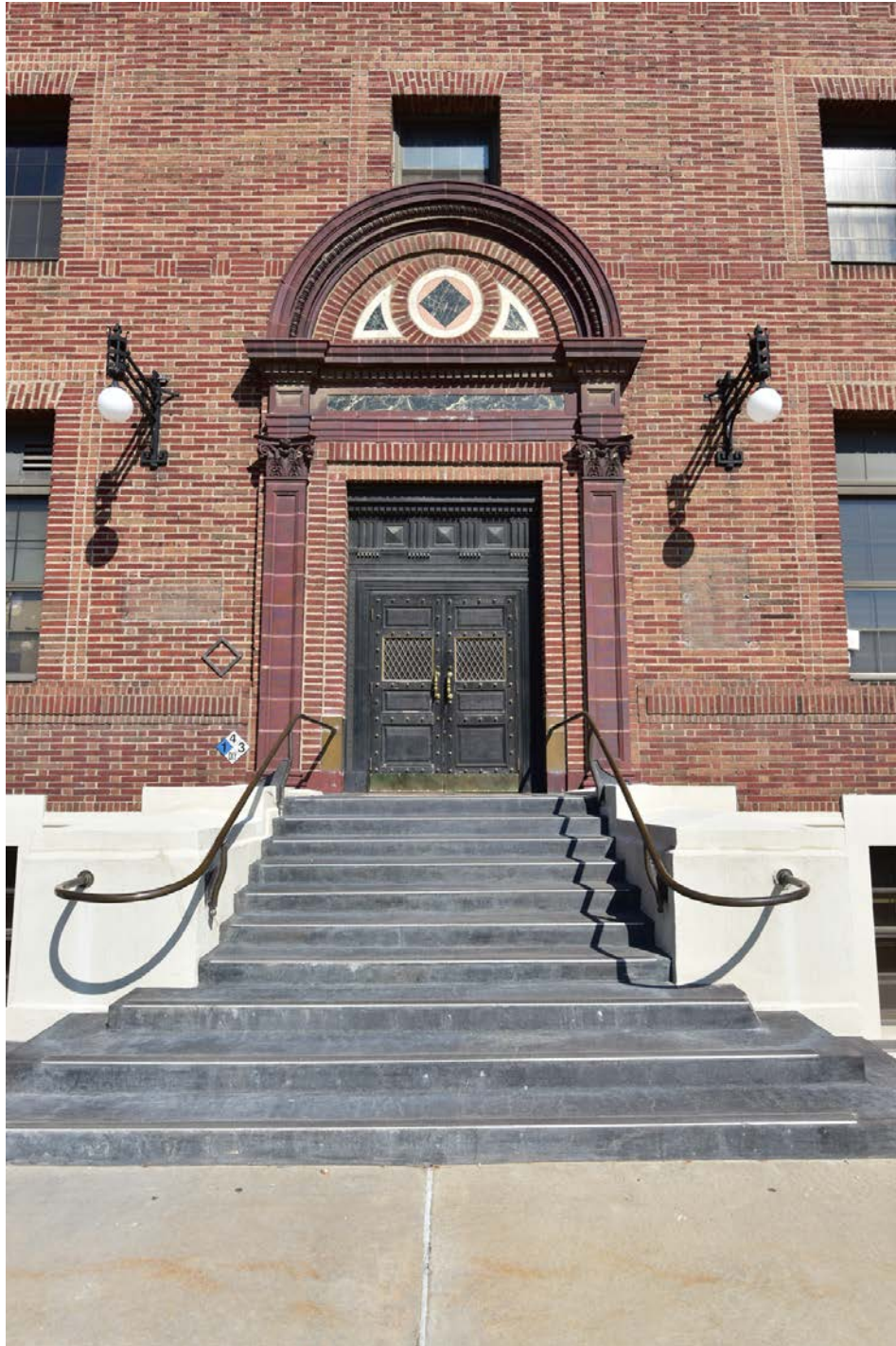


National Register of Historic Places
Continuation Sheet

Section number Figures Page 62

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 33. Primary Entrance with arched opening. *Source: Brad Finch, f-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 63

Kansas City Star Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 34. Typical Italian Villa house. *Source: Google Images, 2018.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 64

Kansas City Star Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 35. Historic photograph of Utica City Hall, Utica, NY, n.d. Source: "Utica City Hall Falls to Bulldozer," *Preservation News*, Volume 9, Number 1, January 1, 1969. Online via Cornell University Library: <http://prn.library.cornell.edu/cgi-bin/cornell-prn?a=d&d=PRN19690101.2.29&e=-----en-20--1--txt-IN-----#>.



HABS, Jack E. Boucher photo

National Register of Historic Places
Continuation Sheet

Section number Figures Page 65

Kansas City Star Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 36. Historic Photograph Calvert Street Station, Baltimore, MD. Source: Wikipedia – Calvert Street Station, https://en.wikipedia.org/wiki/Calvert_Street_Station.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 66

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 37. Historic Photograph, 1922. Source: Wilborn Photo Studio



National Register of Historic Places
Continuation Sheet

Section number Figures Page 67

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 38. Calvary Baptist Church, 2017. *Source: Google Street View, 2017.*

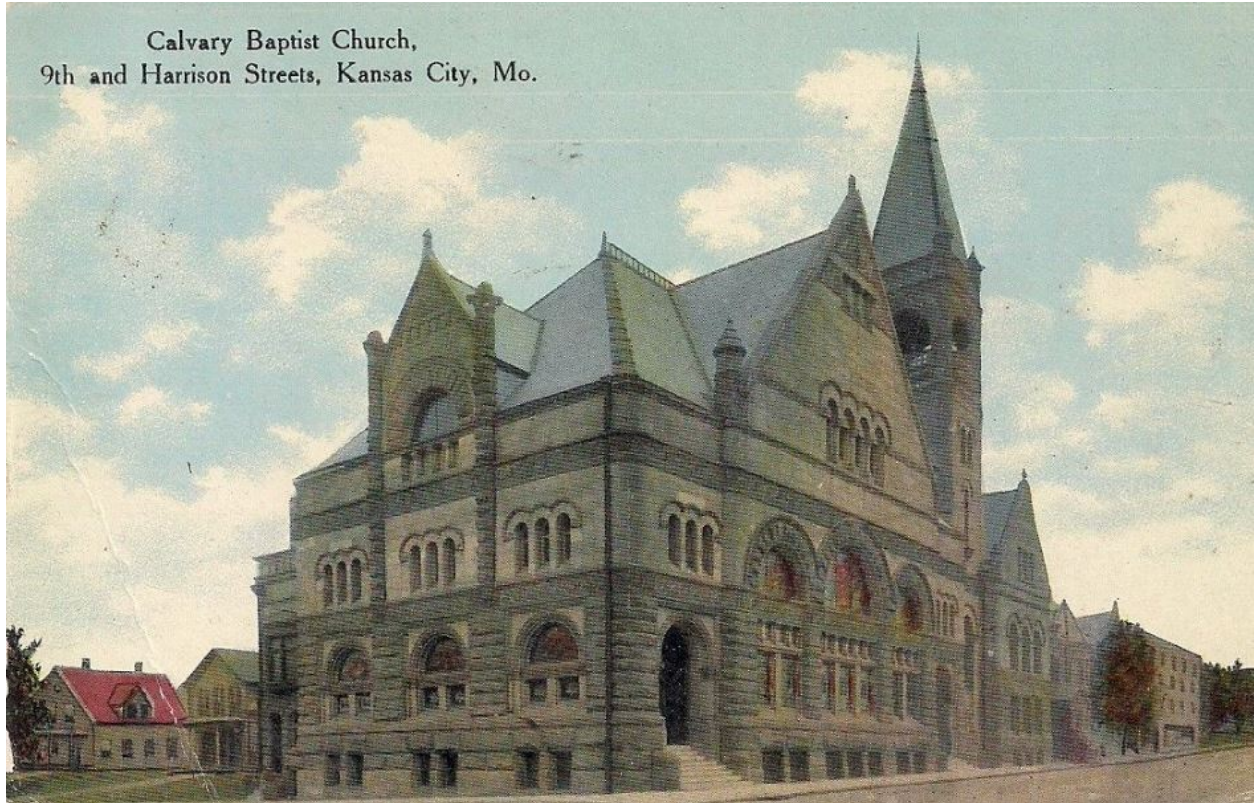


National Register of Historic Places
Continuation Sheet

Section number Figures Page 68

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 39. Calvary Baptist Church, historic postcard. *Source: ebay.com.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 69

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 40. Western Cold Storage, Chicago, IL. *Source: "Building for Western Cold Storage Company, Chicago," Inland Architect and News Record, Volume 34, number 4, November 1899. Available online through Hathi Trust Digital Library:*

<https://babel.hathitrust.org/cgi/pt?id=mdp.39015007566592;view=1up;seq=599>.



H. Torgersen & Co., Photo, Chicago.

INLAND ARCHITECT PRESS.

BUILDING FOR WESTERN COLD STORAGE COMPANY, CHICAGO.

JARVIS HUNT, ARCHITECT.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 70

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 41. South elevation of Kansas City Star Building, May 18, 1952, L.D. Jones, photographer.
Source: Wilborn Photo Studio. Note infilled area next to tower (see arrow) without fire escape.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 71

Kansas City Star Building

Name of Property
Jackson County, Missouri

County and State
N/A

Name of multiple listing (if applicable)

Figure 42. Annotated west elevation. *Source: Brad Finch, f-stop Photography, annotated by Rosin Preservation.*

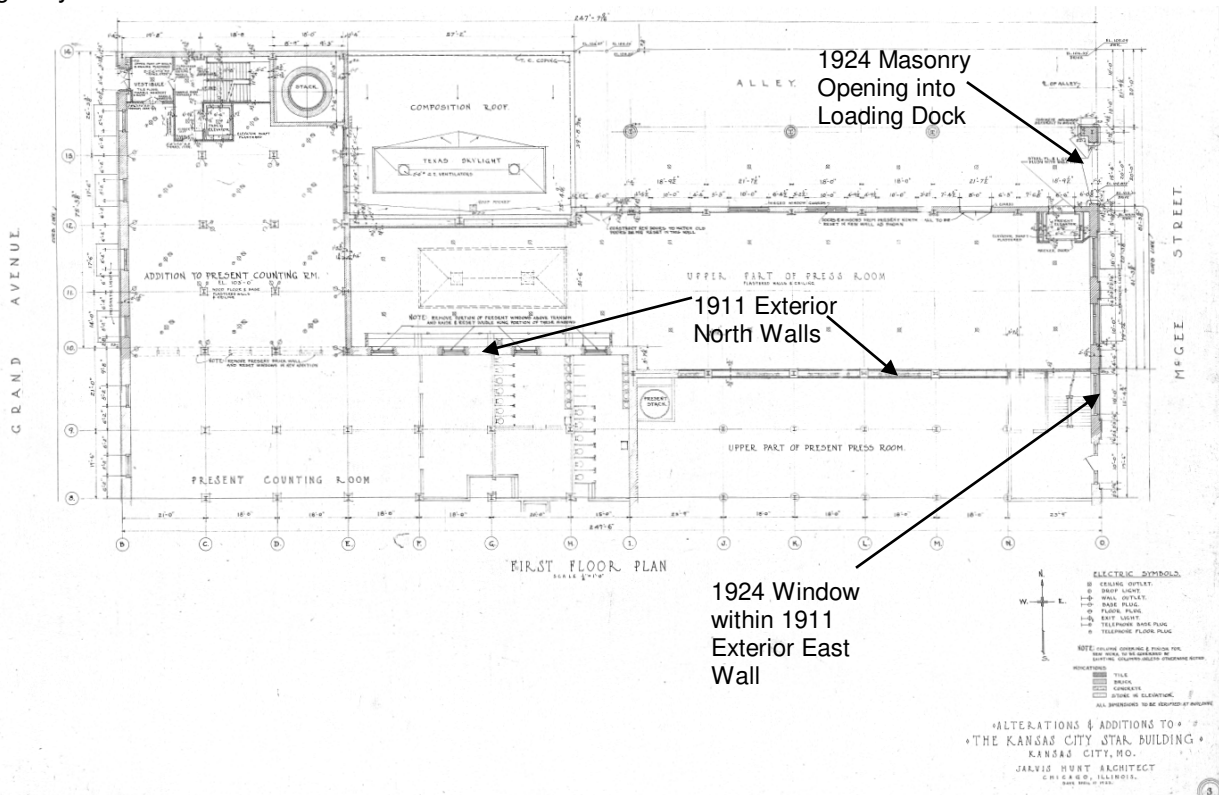


National Register of Historic Places
Continuation Sheet

Section number Figures Page 72

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 43. Historic Plans, First Floor. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923, annotated by Rosin Preservation for legibility.

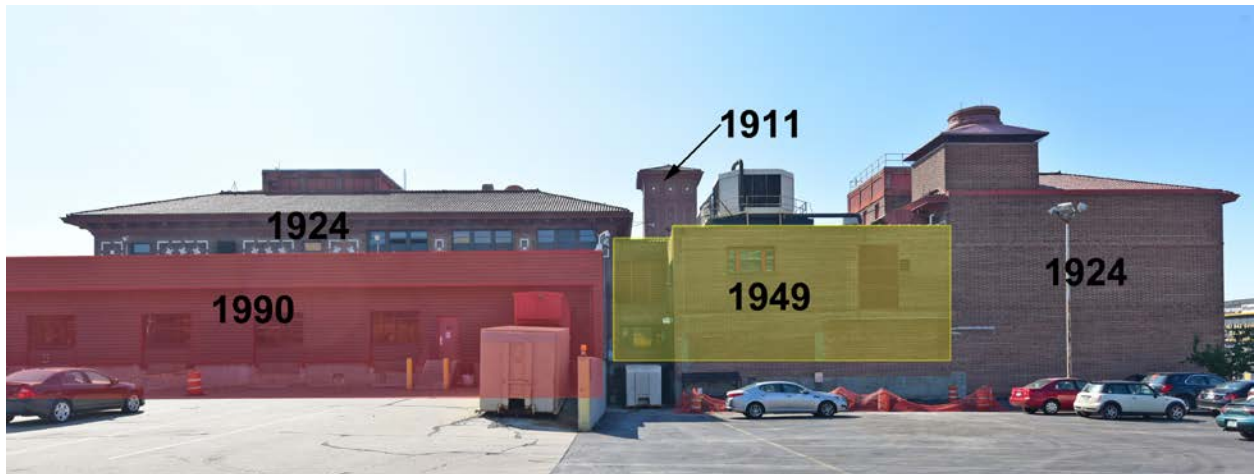


National Register of Historic Places
Continuation Sheet

Section number Figures Page 73

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 44. Annotated North Elevation. *Source: Brad Finch, f-stop Photography, annotated by Rosin Preservation.*

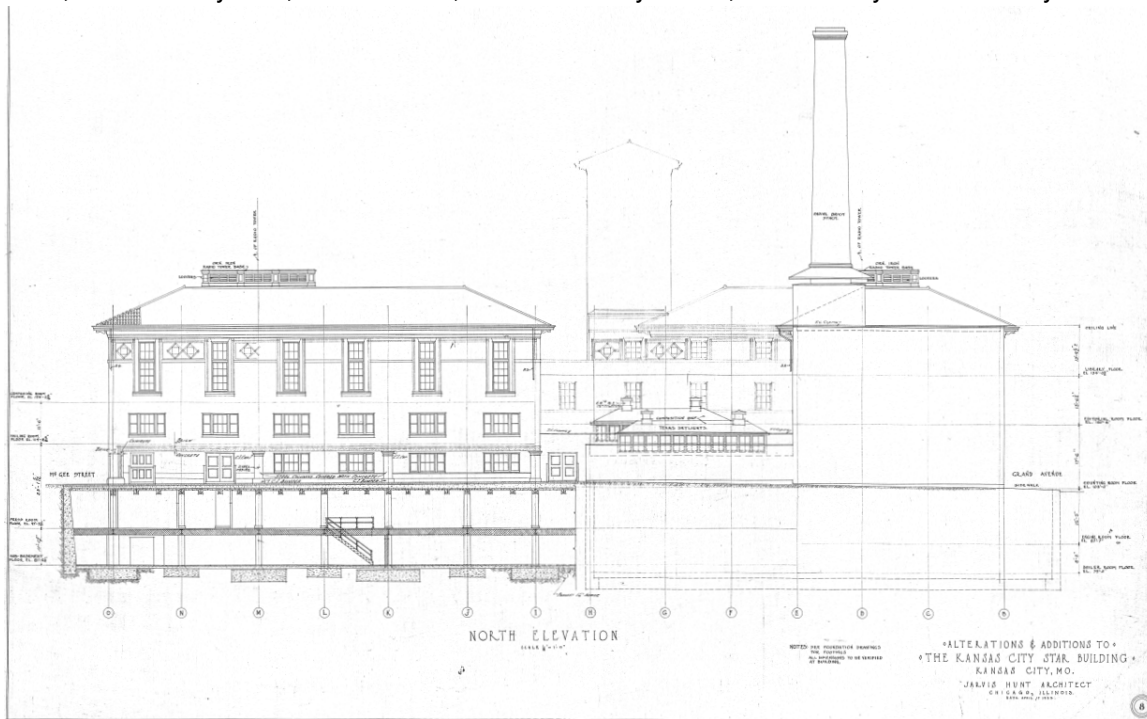


National Register of Historic Places
Continuation Sheet

Section number Figures Page 74

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 45. (Top) Historic Plans, North Elevation. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923. (Bottom) North elevation, c. 1960, "Kansas City Star," Vertical File, Missouri Valley Room, Kansas City Public Library.

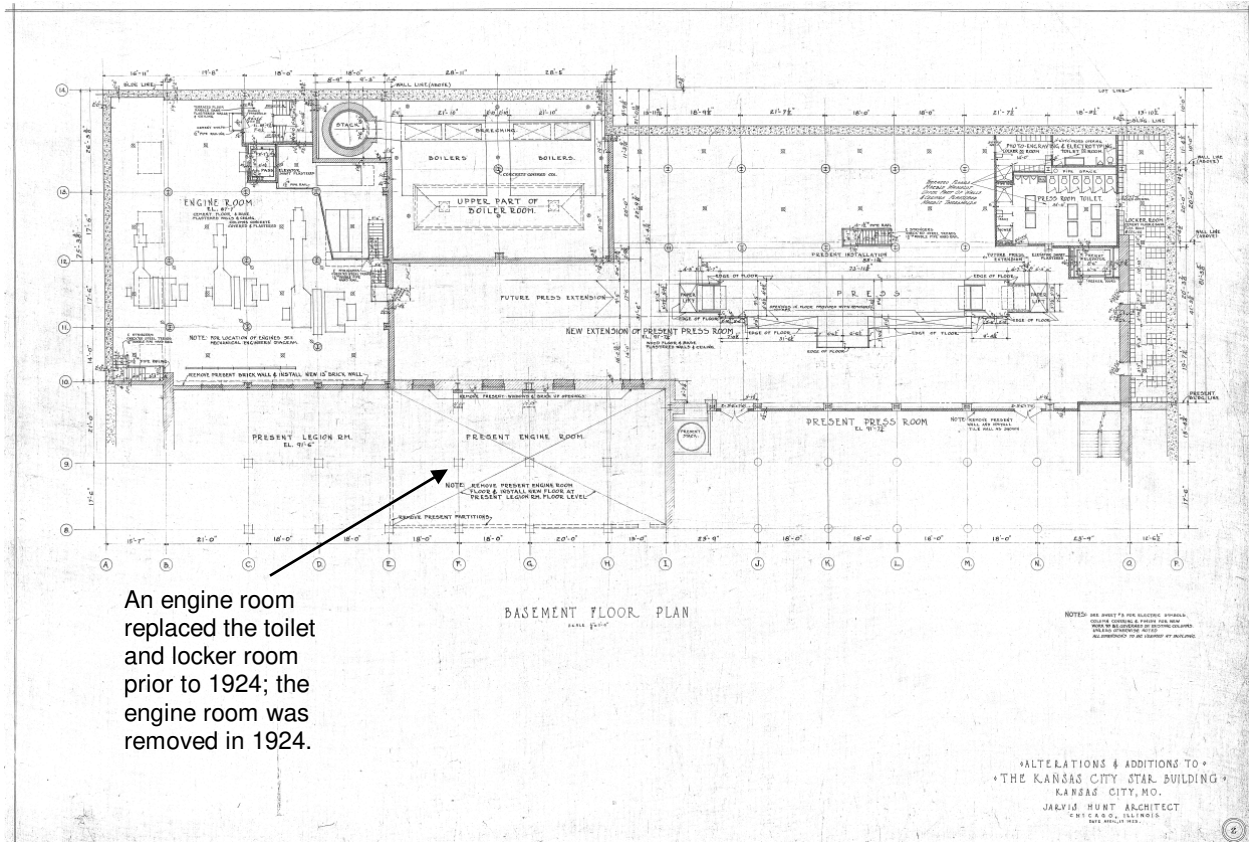


National Register of Historic Places
Continuation Sheet

Section number Figures Page 75

Kansas City Star Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 46. Historic Plans, Basement [Ground Floor] Plan. Jarvis Hunt, "Alterations & Additions to the Kansas City Star Building, Kansas City, MO," Architectural drawings, April 17, 1923.



An engine room replaced the toilet and locker room prior to 1924; the engine room was removed in 1924.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 76

Kansas City Star Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 47. McLean House, 1910-1926. Library of Congress, National Photo Company Collection.
<http://www.loc.gov/pictures/item/npc2008012534/>.







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