

CENTRAL BUSINESS DISTRICT SURVEY

I. Introduction

The survey of Kansas City's Central Business District began in September, 1979 and was completed in January, 1981. The survey was funded by the City of Kansas City, Missouri with grant assistance from the Missouri Department of Natural Resources, Division of Parks and Historic Preservation.

The survey was conducted primarily by Sherry Piland, Chief Researcher for the Landmarks Commission of Kansas City. Paul Helmer, formerly employed by the Landmarks Commission assisted with the map preparation. Linda Becker and Ellen J. Uguccioni, also former employees of the Landmarks Commission, assisted in the research and preparation of the inventory forms.

II. Survey Boundaries

The survey area consisted of a 0.9 square mile area extending from 6th Street on the north, to 15th street on the south, and from Troost on the east to Jefferson on the west.

III. Survey Methodology

A. Maps

The area was divided into six sections, and a mylar map was prepared for each section. The mylar maps were refined from Water Department maps. Corrections to the initially prepared maps were made as field work progressed. Eventually, three base maps were prepared for each section and were keyed to: 1) land use, 2) construction period, and 3) National Register and Kansas City Register listing.

B. Photography

An individual photograph of each structure was made using a 35 mm. camera and Kodak Panatomic-X black and white film. Contact sheets are keyed by sheet number and exposure number and then identified as such on the individual inventory sheets.

C. Primary Source Materials

The location for our primary source materials are as follows:

- 1) City Hall, Kansas City, Missouri - 414 East 12th Street.

This is the repository for water and building permits. Kansas City Atlases for 1886, 1891, 1907 and 1925 are also located here.

- 2) Missouri Valley Room, Kansas City Public Library, 311 East 12th Street.

This local history room of the main branch of the Kansas City Public Library is the repository of city directories, newspaper clippings, copies of the Western Contractor (a construction trade journal), and numerous other local history books, scrapbooks, photograph collections, and files.

- 3) Western Historical Manuscript Collection, University of Missouri-Kansas City, 51st and Rockhill Road.

This collection includes the floor plans and elevations for numerous Kansas City buildings. Other valuable local history material is also included in the collection, such as the J. C. Nichols Company scrapbooks.

- 4) Jackson County Historical Society Research Library, Independence Square Court House, Independence, Missouri.

This collection is useful only on a limited basis. Of occasional use are the Clifton Sloan and the Albert Schoenberg collections.

- 5) State Historical Society of Missouri, Hitt & Lowry Streets, Columbia, Missouri.

Included in this collection are several issues of Kansas City Architect and Builder that have not been located elsewhere.

In preparing inventory sheets, we begin with water and building permits. Information from these sources is verified and/or expanded by the use of city directories and newspaper clippings. If an architect has not been determined at this point, the Western Contractor or newspaper sources are checked close to the date indicated by the building permit. At a minimum, we try to ascertain the original occupant of residential property and the original tenant of commercial buildings.

D. Site Visits

In order to fully understand the present condition of a building, and to assess its integrity (i.e. whether there have been significant alterations and/or additions), it is necessary to conduct a site investigation of every structure within the district.

E. Completion of Missouri State Historic Preservation Inventory Sheets.

These inventory sheets have been slightly modified by the Landmarks Commission office in order to better provide the information that we find most beneficial, however, all the essential information remains. The known history of a building is summarized, an architectural description is written, and the sources of information are provided. Each inventory sheet is keyed for its location on the mylar base map by block number, and then by letter. Each sheet is accompanied by a photograph, which in turn is keyed to a negative file.

F. Computer Component

All of the basic information about a building such as address, architect, building, date, number of stories, building type, etc.) is entered into a computer. This makes it possible to retrieve specific information with ease - such as, "all the works of John McKecknie in the Central Business District", or "all buildings over 10 stories in height erected after 1950". An adjunct to the computerization of the inventory information is the compilation of a "Directory of Architects" who have worked in the surveyed area. This serves as an aid in the retrieval of certain kinds of information.

G. Re-evaluation

As new information is obtained, information on the inventory sheets is expanded or altered to reflect additions, alterations, and demolition. The computer files are also updated and the mylar maps are revised to reflect the current status of buildings within the Central Business District.

H. Analysis of Information

A summary history of the Central Business District follows. The individual inventory sheets and their accumulated data and computerized lists of specific information, have been used to relate individual buildings to the overall development of the district. The historic analysis is organized in chronological order by decades. A brief history of metropolitan Kansas City is provided followed by a general discussion of the architectural preferences of each period. A discussion of how those general trends are evidenced in Kansas City's Central Business District follows, correlating the specific history and architecture within the broader historical and architectural context.

HISTORIC ANALYSIS
CENTRAL BUSINESS DISTRICT

The following historic analysis is organized in chronological order by decades. A brief history of metropolitan Kansas City is provided followed by a general discussion of the architectural preferences of each period. A discussion of how those general trends are evidenced in Kansas City's Central Business District follows, correlating the specific history and architecture within the broader historical and architectural context.

I. Founding of Kansas City to 1860

A. History

Kansas City had its genesis as a river landing and its early history is closely allied to that of Westport (an area south of the present day Central Business District) that was platted in 1835. The river landing, located at the north end of what is now Grand Avenue, was the transfer point for the shipping and receiving of goods between Westport and St. Louis and points further east. After supplies arrived at the river landing, they were then transported by wagon four miles south to the town of Westport, a principle outfitting center for wagon trains embarking on the Santa Fe Trail.

Kansas City was laid out in 1838 by a Town Company of 14 men, which included some Westport businessmen. The first plat was filed the following year. The city formed around the original river landing, with most of the commercial buildings sited along the levee.

Traffic in both Westport and the fledging Kansas City increased when the United States became involved in a conflict with Mexico in 1846 and when gold was discovered in California in 1849. These circumstances resulted in a need to provide more supplies to these westward moving citizens, which in turn increased the commercial activity at the river landing. The river landing gradually eclipsed Westport as a supply source. After 1856 the outfitting of west-bound caravans was concentrated at the river front town rather than at Westport.

Even though the river was the primary reason for the establishment of Kansas City, by 1855 a concerted

effort was underway to attract railroad service to the city. In 1855 the Kansas City and St. Joseph Railroad was chartered, followed in 1857 by the organization of the Kansas City, Galveston and Lake Superior Railroad. However, before actual construction began the financial crash of 1857 stopped the enterprise. In 1858 a convention was held in Kansas City for the purpose of uniting people adjacent to the railroad lines proposed by the city. Again, progress was stopped, this time by the outbreak of the Civil War.

Significant Events/Milestones:

- 1845 - establishment of a post office
- 1848 - population of 700
- 1857 - population of 5,000
- 1858 - establishment of first daily paper,
Kansas City Journal
- 1859 - City limits extended south to 20th Street

B. Architecture

The earliest documented structures in Kansas City reflected the frontier nature of the early settlement and consisted primarily of simple, utilitarian frame structures. Some commercial buildings were erected of masonry and were seldom over four stories tall.

C. CBD Correlations

Masonry commercial buildings ranging from one to four stories began to be constructed as a commercial area near the river (between 3rd and 5th, Delaware to Walnut) began to develop.

South of the river front settlement, deep gorges served as roadways through the bluffs and rugged terrain. Only Main and Market Streets had been graded by 1857, and only scattered buildings were located in the area of what is now known as the Central Business District.

In the late 1850's two major plats were filed. Col. Elijah Milton McGee platted McGee's Addition, which extended roughly from 12th to 20th Streets and from Main to Holmes. Col. Thomas Swope platted Swope's Addition, which extended from Main to McGee Streets and from 9th to 12th Streets. Both of these areas were farmland when originally platted.

There is only one extant pre-1860 building in the Central Business District, Dr. Johnston Lykins Residence at 1204 Washington. The building was moved from near the southeast corner of 12th and Washington Streets to its present location in 1889. Additions were also made to the structure at that time. The building is part of the Quality Hill National Register Historic District. This residence, and the Kersey Coates home built at 10th and Pennsylvania in 1859 (demolished), were instrumental in establishing the perception of Quality Hill as a "high class" residential community.

II. 1860 - 1870

A. History

The Civil War directly impacted Kansas City when a major battle was fought on the outskirts of the city in what is now known as Loose Park. The conflict also had a less direct impact on the city as it slowed its growth, caused a loss of population, and instigated a decline in the maintenance of buildings.

Following the war, the efforts to bring railroad service to Kansas City escalated and were finally successful. The erection of the Hannibal Railroad Bridge, the first bridge to span the Missouri River, ensured that rail traffic would eventually replace river traffic. Boston investors were instrumental in securing the Hannibal Bridge for Kansas City, and

investors from the east coast over the years continued to find Kansas City an attractive investment opportunity.

The railroads made possible Kansas City's preeminence as a center for agricultural related businesses, and was a factor in determining the location for commercial and industrial architecture.

During this decade Kansas City made important strides in evolving from a frontier village to a municipality with the establishment of a fire department, a Board of Education, and a gas works. It was also during this period that Kansas City developed a regional reputation for quality theatrical productions.

Significant Events/Milestones:

- 1864 - Civil War Battle of Westport
 - Railroad line between Kansas City and Lawrence completed
- 1865 - Kansas City's population reaches 10,000
- 1867 - Establishment of the First National Bank (instrumental in financing livestock business)
 - Organization of a Board of Education
- 1869 - First grain elevator erected in Kansas City
 - Board of Trade organized
 - Hannibal Bridge opens

B: Architecture

Cast iron was a popular construction material during the last third of the 19th Century, and was used both structurally (in columns and girders), and decoratively. Brick corbelling was a popular technique in adding embellishment to an otherwise unornamented facade. Italianate influences are common

G. Re-evaluation

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H. Analysis of Information

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during this period as evidenced by the use of tall, narrow, pedimented window openings, decorative cornice lines, and heavy brackets.

Since Missouri did not regulate architectural practice until 1941, many of the persons involved in the construction of buildings prior to that time simply bestowed upon themselves the title "architect". This was especially true in the late 19th century and the first decade of the twentieth century. Often those assuming that title had gained experience as realtors, carpenters, and contractors.

Asa B. Cross is considered to be Kansas City's first professional architect, and his designs reflected a sophistication that reveals some prior training. Cross came to Kansas City from St. Louis in 1858, and initially entered the lumber business. By 1867, and possibly earlier, he was also providing architectural services. The 1868 rebuilding of the Pacific House Hotel (401 Delaware) is attributed to him.

C. CBD Correlations

While a few late 1860's commercial structures survive in the Old Town National Register Historic District (the original commercial center near the river now known as the Market Area), no buildings from this decade survive in the Central Business District.

III. 1870 - 1880

A. History

After securing the railroads, Kansas City began struggling with the problems created by its escalating growth. In the first half of this decade growth was uneven. A financial panic affected the

city between 1873-75, corresponding to a general depression in the east. Growth resumed after 1875, as evidenced by the construction of the Stock Yards Exchange Building (1876), the Board of Trade Building (1877), Union Station (1877-78), and the Federal Court Building/Post Office (1879). Ten additions to the city were platted between 1873-76, but 13 new additions were platted in 1879 alone.

As the railroads developed in Kansas City and as the population grew, the city began to expand southward, away from the riverfront. The railroads concentrated their development in the flat land near the convergence of the Kaw and Missouri rivers, which became known as the "West Bottoms". That drew commerce to the area that depended on rail traffic: the stockyard and packing plants.

The establishment of streetcar lines aided the spread of the city to the south and east, and by 1873 the city limits had reached 23rd Street on the south, and Woodland on the east.

Significant Events/Milestones:

- 1870 - stock yards constructed
 - establishment of Plankinton & Armour Packing Plant
 - population of 32,226
- 1871 - Coates Opera House opens
- 1872 - jail and hospital erected
- 1873 - National Water Works Company of New York granted a franchise to supply the city with water for 20 years
- 1879 - Kansas City telephone exchange established

B. Architecture

Nine architects are listed in the 1870 City Directory. Asa B. Cross continued to be the most

prominent of the local architects. Among his important works during this decade were: Union Station (1876, now demolished) and St. Patrick's Church (c.1878) at 800 Cherry.

Architectural designs became increasingly sophisticated during this decade. Italianate-inspired designs continued to be popular. The Second Empire style with its "trademark", the mansard roof, enjoyed a popularity as well.

C. CBD Correlations

Thirteen buildings in the Central Business District survive from this decade. Five of the buildings are located on the 1200 and 1300 blocks of Grand. These are modest, one and two story, masonry commercial structures. All have been altered.

Several residences from this decade survive on Quality Hill. All are two story, brick structures.

The oldest building from this decade is located in the National Register Wholesale District, at 935 Broadway. It was constructed c. 1874 and served as a drugstore for nearly 30 years, drawing its customers from the nearby Quality Hill residential area.

IV. 1880 - 1890

A. History

This decade was one of major growth for Kansas City -- evidenced by a growth in population, expansion of boundaries, a construction boom, and the advent of numerous civic improvements. The population increased from 55,000 in 1880 to 133,000 by 1890. The street car lines rapidly expanded, encouraging movement within the city and making the development of out-lying and newly annexed areas possible. In 1880 alone, 27 new additions were platted. The business center moved south from the

original commercial area near the river to the area of 9th Street and Main.

Packing plants, an important Kansas City industry since the 1870's, continued to expand. By 1885 the city was the second largest packing center in the country. Kansas City was also the country's largest distribution point for agricultural implements. As the pivotal point of 5,000 miles of railroad lines, it became the wholesale and jobbing center of the midwest.

From 1886, until a collapse in mid-1888, Kansas City experienced a phenomenal real estate and construction boom. This boom was stimulated to a large extent by outside investors, especially from the east coast who included: the Thayers of Boston, the Pennsylvania Investment Company, and the family of Charles Francis Adams. An estimated \$15 million from Boston was invested in 1886-87, principally in real estate. In April of 1888, before the collapse of the real estate boom, 3,000 buildings were under construction.

Significant Events/Milestones:

- 1880 - flood in the West Bottoms
 - first issue of the Kansas City Star
 - population of 55,000
- 1881 - Kansas City Star begins agitation for a Park and Boulevard system
- 1882 - Kansas City Club organized
- 1883 - first electric light plant
- 1885 - city limits extended south to 31st Street and east to Cleveland
 - 9th Street Cable Incline built
- 1887 - first Priest of Pallas Carnival
 - Commercial Club (forerunner to the Chamber of Commerce) organized
- 1889 - name changed from City of Kansas to Kansas City

B. Architecture --

The decade of the 1880's was architecturally important to the city. A construction boom drew professionally trained and competent architects to the city, who designed buildings of increasing complexity and sophistication. The number of architects working in Kansas City tripled in the five years between 1884 and 1888 (from 22 to 65). This 19th century peak in the number of practicing architects was not reached again until 1904-05.

The architecture of the period was characterized by the frequent employment of Romanesque Revival elements such as massive low arches that expressed solidity and strength, the eclectic use of detail and ornamentation, and an innovative juxtaposition of materials for a variety of effects.

C. CBD Correlations --

The New York Life Building, 20 West 9th Street, was an important architectural example for the growing city. This Renaissance Revival structure was a significant departure from the prevailing Romanesque Revival style then in vogue. The building was designed by the noted New York firm of McKim, Mead and White. The selection of Ninth Street and Baltimore as the site for this building led to the construction of other structures in the area and started a general move of the business district southward. During the construction boom of the 1880's the commercial center of the city shifted from its old site near the river to the general vicinity of Ninth and Main Streets.

Seventy-three buildings in the Central Business District remain from the decade of the 1880's. Five churches from this period were built in the district, an indication of the residential nature of the area

at the time. Three of these churches are located in the Quality Hill neighborhood, and that area also contains a significant concentration of surviving 1880's residences.

A substantial number of commercial buildings were erected in the late 1880's in areas that are now designated as National Register Districts: the Wholesale District and the West 9th Street Historic District.

V. 1890-1900

A. History

Although the economy of Kansas City was depressed (especially during the first half of this decade) and building activity was minimal, the city continued to experience important municipal growth. The need for a park system was recognized, and after overcoming some legal obstacles, development of a "first class" system began.

Kansas City's prominence as a rail center was secured. In 1897, 400 trains arrived and departed daily on 26 lines.

A major annexation in 1897 extended the city limits south to 4⁹th Street. Kansas City grew in total area from almost 13 square miles in 1890 to over 25 square miles by 1900.

Significant Events/Milestones:

- 1890 - population of 133,000
- 1891 - new City Hall built at 4th & Main
- 1895 - population of 165,000
- 1896 - Swope Park donated to the City
- 1897 - Westport annexed to Kansas City

B. Architecture --

Chicago became a major influence on Kansas City architecture in the late 1890's. The architecture of the Columbian Exposition, held in Chicago in 1893, spurred interest in the Beaux-Arts style and in the City Beautiful movement. As a result, buildings were monumental in scale and replete with lavish classical ornamentation. White stone, marble, or glazed brick were popular building materials used to contrast with bronze or brass decorative elements.

C. CBD Correlations --

Twenty-three buildings survive in the Central Business District from this decade. By the turn of the century a wholesale/manufacturing area was developing in the area of 8th Street and Broadway. Several buildings in this wholesale district were erected during this decade. Only a few buildings (principally small hotels) survive from this decade on Quality Hill -- an indication that the period of growth for the neighborhood had peaked.

Two major buildings erected during the decade were:

Public Library, 500 East 9th Street
 Progress Club, 1016 Washington

VI. 1900-1910

A. History --

During the first decade of the 20th Century, Kansas City's population increased by 54%. A major annexation in 1909 contributed to the population growth creating the need for more housing and work places. Active construction of the park and boulevard system was underway. A small real estate boom took place in the Spring/Summer of 1907.

Significant Events/Milestone:

- 1900 - Kansas City's population reaches 163,700
- 1901 - first American Royal
- 1903 - major flood in the West Bottoms
- 1908 - development of Country Club neighborhood begins
 - Kansas City General Hospital opened
- 1909 - completion of negotiations for new Union Station
- 1910 - Municipal Board of Public Welfare formed

B. Architecture --

Major advances in construction techniques - steel frame construction and the use of reinforced concrete - began to radically alter the Kansas City skyline.

Steel frame construction permitted the erection of tall buildings. In order to provide adequate illumination and ventilation, the buildings were usually in an "L" or "U" shape (or sometimes an "E" or "H" shape). These buildings conveyed an appearance of strength and solidity because their skeletal frames were concealed beneath exterior walls of masonry.

The Ingalls Building in Cincinnati is generally accepted as the first reinforced concrete skyscraper in the world. The building was designed by Cincinnati architects Elzner & Anderson and was erected in 1902-03. Textbooks on reinforced concrete construction became available in 1905.

Chicago continued to be a major influence on architecture. A style of the commercial architecture developed there that is usually termed "Chicago School" or "Commercial Style". While this development had a great impact throughout the country, the influence was felt to an even greater degree in Kansas City because of the close links to Chicago established through the

railroad, stockyard, and packing house businesses. Commercial style buildings were generally built to a height of 5 to 16 stories, and featured a minimum of ornamentation, with large window areas. The primary objective was to provide adequate floor space at an economical cost. The structural steel frame was allowed more expression, while ornament was suppressed. When ornament was used, it often consisted of low relief, interwoven foliate and geometric motifs--an embellishment termed Sullivanesque, named for Chicago architect Louis Sullivan. A hallmark of the style was the use of the "Chicago Window", a three-part window consisting of a fixed, central pane flanked by narrower, double-hung, sash windows.

C. CBD Correlations:

The decade of 1900-1910 had a major impact on the present day appearance of the Central Business District, with 111 buildings surviving. Many of these buildings exhibit Commercial Style elements. One of the best examples of the use of Sullivanesque ornament in the Central Business District is seen in the Scarritt Building, 818 Grand.

Advances in construction techniques were rapidly accepted in Kansas City. The breakthroughs in steel frame construction led to the erection of the 14-story R. A. Long Building at 928 Grand (1905-07), then the tallest building in the city. More high-rise office buildings rapidly followed, including the 11-story Scarritt Building, 818 Grand (1906-07) and the 15-story National Bank of Commerce, 922 Walnut (1908).

A radical visual departure which utilized steel frame construction occurred in 1909 with the erection of the Boley Building. Here the exterior walls were simply a sheathing of metal and glass, a technique that became known as the "curtain wall".

Reinforced concrete began to give additional flexibility to designers. The 6-story Gumbel Building at 801 Walnut (1904) illustrates an early use of this new construction technique.

Several types of buildings were erected in the Central Business District during this decade. The present day financial center, in the area of 10th Street and Grand Avenue, had its genesis during this decade. Among the major banks constructed during this period were: New England Bank (21 West 10th Street); the Commerce Bank (922 Walnut); and the First National Bank (14 West 10th Street).

Major department and clothing firms erected new buildings in the downtown area during the decade, notably the Boley Clothing Company, the Jones Store, and Woolf Brothers.

The wholesale/manufacturing area at 8th and Broadway continued to expand. A majority of structures in this National Register District were built during this decade.

A number of apartments were erected in the Quality Hill area during this decade.

Several social organizations constructed buildings in the downtown area during this decade (the YWCA at 404 East 10th Street; the Masonic Building at 903 Harrison; and the Scottish Rite Temple at 1024 Truman Road).

Two other important buildings of this decade were the Folly Theater (300 West 12th) and the Fire Department Headquarters Building (1020 Central).

The firm of Smith, Rea & Lovitt was the most active in the Central Business District during this decade, with 9 buildings to their credit. Also active in the design of downtown buildings were John McKecknie (7 buildings); Shepard and Farrar (6 buildings); and Louis Curtiss (5 buildings).

VIII. 1910-1920

A. History --

Kansas City continued its development as a strong agribusiness center. By 1914 it was the largest primary wheat market in the country; the third largest flour milling market; and had nine major packing plants in operation, giving it the distinction of being the nation's second largest packing center.

Its central location and superior railroad facilities made Kansas City a logical distribution and jobbing center. These features also enabled Kansas City to become a major convention center. The city's serious quest for the convention trade began in 1913 with the organization of a Convention Bureau within the Commercial Club (which later became the Chamber of Commerce). In 1914 the city hosted 14,000 visitors at 22 conventions.

The construction of Union Station began in June of 1910 and the station opened in 1914. This major construction project had a considerable impact on the surrounding midtown area, setting off a real estate boom in the area of 17th and Main Streets. The construction of Union Station also necessitated the construction of several viaducts in the midtown area.

In 1913 there were \$1.5 million worth of school buildings under construction, evidencing the enormous population growth that Kansas City was experiencing.

During the last years of this decade the impact of the First World War created a hiatus in construction projects. Several architectural offices were closed in 1918 but reopened the following year. By 1919 efforts were underway to stimulate construction, encouraged by a city-wide "Build Now" campaign, and an "Own Your Own Home" campaign sponsored by the Real Estate Board.

Significant Events/Milestones:

- 1910 - population of 248,380
 - Ford Assembly Plant opens in Blue Valley area
- 1915 - Construction of 12th Street viaduct to link Central Industrial District with the Central Business District

B. Architecture --

Following the First World War, new construction was guided by practical considerations and less importance was given to decorative detailing.

An architectural style commonly referred to as Tapestry Brick became popular during this decade. This style, used primarily in commercial construction, was based on functionalism and an economic approach to aesthetics. Brick (often yellow or russet color) was laid to form patterns around the windows and doors and/or across the parapet wall. This patterned area was accented with cut stone or terra cotta trim.

The use of terra cotta as a relatively inexpensive material for ornamentation came into widespread use during the first quarter of the 20th Century and declined after the depression. Architects utilized the material to add a distinctive touch to an otherwise unembellished building. Pastel colors were popular in terra cotta.

Simplified Gothic detailing, frequently molded in terra cotta, was a popular means of emphasizing the verticality of tall buildings and enriching the wall surface.

C. CBD Correlations --

Eighty-four buildings in the CBD date from this decade.

The decade was marked by the construction of several hotels, including the Muehlebach, 1204 Baltimore (1914); the Dixon, 1201 Baltimore (1912); the Continental,

106 West 11th Street (1918-24); and eight smaller hotels.

Two new phenomena for the 1910's are evidenced by existing architecture: The motion picture and the automobile. The Regent Theater, 109-11 East 12th, was built in 1916. The following year the Doric Theater was constructed at 908-10 Walnut. Around 1913 a garage was erected at 1012 Bank, probably for the tenants of the Lorraine Apartments. In 1913 the Automobile Club of Kansas City erected a building at 1020 Oak. The Kelly-Reppert Motor Company was erected at 404-06 Admiral in 1917.

Two major clothing stores erected new buildings at 11th and Main (Harzfeld's and Peck Dry Goods), anchoring the retail shopping area that extended on East 11th Street between Grand and Main.

Two important high-rise buildings were added to the Kansas City skyline: the Kansas City Club at 1228-32 Baltimore (1919-22) and the Bell Telephone Building at 324 East 11th Street (1919). Both featured Gothic-inspired exterior detailing.

The most active architectural firms in the CBD were Smith, Rea & Lovitt (12 buildings) and Shepard, Farrar & Wiser (5 buildings).

VIII. 1920-1930

A. History --

The political faction headed by Thomas J. Pendergast gained control of the City Council in 1925. During the remaining years of this decade Pendergast became increasingly powerful as the boss of the political machine that dominated both Kansas City and Jackson County. During his regime of graft and corruption, the city was opened to a variety of lawlessness including gambling, prostitution, and bootlegging.

Kansas City continued to grow during this decade, but

began to exert some controls: 1) In 1920 the first City Planning Commission was formed to fashion some controls on the use to which ground could be put, the height of the buildings erected, and the area of the lot that could be occupied by a building. 2) In 1923 the first local zoning ordinance was enacted. 3) A major revision of the building code was adopted in 1927.

During the early 1920's a building boom followed the postwar depression. This was manifested in the construction of commercial buildings, churches, large apartment buildings, and residences. The construction boom peaked in 1925-26, then declined. In 1920, 816 new residences and 23 new apartment buildings were constructed.

There was a dramatic decline in the construction of apartments and residences following the 1929 stock market crash, although a decline had started earlier as the population growth slowed down and signs of overbuilding were evidenced.

There was a marked rise in the use of the automobile for transportation, and a paralld decline in mass transit passengers. In 1922 plans for the Country Club Plaza were announced, a shopping center near 47th and Wornall that consciously catered to auto-using shoppers. The first traffic control signals were placed in 1924 as a result to increased automobile usage.

Kansas City's distinction as a banking center was furthered by its selection as the site for a Federal Reserve Bank. The city continued its prominence as a railroad, distributing, and manufacturing center. In 1924 Kansas City ranked 10th in manufacturing among U. S. cities. It also continued an impressive convention business and in 1925 was nationally ranked as the third largest convention city.

Significant Events/Milestones:

- 1920 - population of 324,410
- 1924 - area of 57 square miles
- 1925 - Liberty Memorial dedicated
- 1927 - Municipal Airport dedicated
- 1928 - Republican National Convention held in Kansas City
- 1929 - Stock Market Crash

B. Architecture --

Art Deco became a popular architectural style in the late 1920's. It was a means to express modernity using both shapes and low relief ornament such as chevrons, zig-zags, and fluting. References to historical styles were employed less frequently.

As building heights increased, the zoning ordinance of 1923 required setbacks on new high-rise construction.

C. CBD Correlations --

Seventy-six buildings in the Central Business District were built during this decade, and several featured extensive Art Deco ornamentation, including the Professional Building at 1101-07 Grand, and the Pickwick Building at 901-31 McGee Street.

By the end of this decade, Kansas City was achieving a high rise skyline for the first time. A 1929 survey listed Kansas City as 8th in the nation in number of buildings over 10 stories tall. Kansas City had 60 buildings at that time ranging from 10-20 stories, and two buildings over 21 stories.

An extensive campaign to improve and embellish the downtown area was launched, probably in part a reaction to the announcement of a competitive shopping district, the Country Club Plaza. As part of the campaign, buildings were washed, projecting signs were removed, and awnings were realigned.

The impact of the increasing popularity of the automobile was reflected in the construction of garages, thirteen of which survive in the downtown area. Garages erected during this decade were often 6 to 7 stories in height. Windows were used to simulate the appearance of a commercial building so as not to interrupt the visual quality of the downtown streetscape. Often the first floor of a garage building contained retail space. The Pickwick Building, constructed in 1929-30, illustrates the incorporation of a 400-car garage into a major multi-use complex. In addition to the garage, the building contained the Union Bus Terminal and Concourse, a 7-story office section, and a 10-story hotel section.

Elegant "movie places" were constructed in the 1920's, attesting to the increasing popularity and importance of this form of entertainment. Several ornate theaters were constructed in the Central Business District during this decade, but only two survive: the Midland Theater at 1232-34 Main Street, which is listed in the National Register of Historic Places, and the Main Street Theater at 1400 Main Street.

A developing financial center in the downtown area was enhanced by the selection of Kansas City as the site of a Federal Reserve Bank (923-33 Grand) in 1920 and the erection of a new Board of Trade Building (127 West 10th Street) in 1923-24.

Three additional major hotels were erected in the downtown: the Phillips Hotel at 106 West 12th Street, the President Hotel at 1327-35 Baltimore, and the Aladdin Hotel at 1213 Wyandotte. These hotels are now listed in the National Register of Historic Places. Four smaller hotels were erected in the area of East 10th Street and Cherry.

Award-winning buildings in the 1920's (recognized by the Business District League or the Architectural League of Kansas City) included:

The Household Fair Building - 1209 Walnut
 The Burnap-Meyer Building - 1021 McGee
 The Aladdin Hotel - 1213 Wyandotte
 Ararat Shrine Temple - 222 West 11th Street
 Kansas City School of Law - 913 Baltimore
 Midland Theater - 1232-34 Main Street

During this decade prominent out-of-town architects received major commissions in downtown Kansas City. Thomas Lamb of New York City designed the Midland Theater; C. W. and George Rapp of Chicago designed the Mainstreet Theater; and Graham, Probst, Anderson and White of Chicago were the architects of the Bryant Building and the Federal Reserve Bank.

The local architects most active in downtown projects during this period were:

McKecknie & Trask - designers of six buildings, including the Board of Trade.
 Nelle E. Peters - architect of six apartment buildings in the Quality Hill area.
 Frederick McIlvain - designer of four buildings.
 William Koch - architect of four small hotels in the vicinity of 9th Street and Locust.

IX. 1930-1940

A. History --

As the corruption of the Pendergast political machine grew more apparent in the 1930's, reform movements slowly grew and ultimately were successful in overturning Pendergast and his organization.

Pendergast made a significant impact on the city during the depression years by using the economic hard times as a means to unite the community around local

improvement projects. Pendergast and City Manager H. F. McElroy conceived of a "Ten-Year Plan" for Kansas City and Jackson County. Although large bond issues had not been successful since 1922, their "Ten-Year Plan" bond issue carried by a 4-to-1 margin in 1931. The \$50,000,000 bond issue underwrote a massive public works program, modernized out-dated city and county facilities, and provided jobs for a growing number of unemployed workers.

In the late 1930's, New Deal federal expenditures in Kansas City and Jackson County were considerable and in conjunction with the bond money, resulted in the creation of a civic center at 12th and Oak Streets.

Due to the deepening economic depression virtually all large-scale, privately financed construction ceased after 1932. By 1934 over 50,000 citizens were on relief.

Significant Events/Milestones:

- 1930 - Kansas City's population reaches 399,700
- 1932 - F. D. Roosevelt elected President
- 1933 - Nelson-Atkins Museum of Art opened
 - University of Kansas City organized
 - Kansas City Symphony Orchestra founded
- 1939 - Thomas J. Pendergast convicted of income tax violations

B. Architecture --

Art Deco continued to be a popular style. A variant, Art Moderne, featuring a minimum of ornament, also began to be used. The smooth surfaces, curving shapes, and cubic and cylindrical volumes of Art Moderne relate it to the streamlining apparent in automobile design. Art Moderne buildings were usually constructed

of poured concrete, with cast concrete ornament, and large expanses of glass brick. Chrome and stainless steel served as decorative highlights. Windows were often grouped in bands, with spandrels expressed as continuous horizontals.

C. CBD Correlations --

Seventeen buildings from this decade are extant in the Central Business District. The most important new construction downtown was the result of WPA (Work Projects Administration) funding, a federally subsidized program designed to furnish employment and spur economic growth. This new initiative resulted in the move of governmental buildings from the city market area to the area of East 12th and Locust Streets creating a civic center which included City Hall, the Police Headquarters Building, and the Jackson County Courthouse.

Federal funds also made possible the construction of the Municipal Auditorium, 211 West 13th Street, to replace the city's aging Convention Hall.

The Art Moderne style of ornament used in the Municipal Auditorium was also used in the award winning Bryant Building, 1102 Grand Avenue, and Fidelity Building, 901-13 Walnut Street (Business League and Kansas City Chapter of the American Institute of Architects Awards).

The Art Deco Kansas City Power and Light Company Building was a major addition to the downtown skyline, erected during this decade.

X. 1940-1950

A. History --

Honesty and efficiency was to return to City government with the election of a reform government in 1940 on

the heels of Pendergast's conviction. John Gage, who served as Mayor from 1940-46, was known as the "Clean-up Mayor." Skilled leadership was added when L. P. Cookingham was selected as Kansas City's first professional City Manager. By 1944 Cookingham's strong support of comprehensive city planning led to the initiation of various studies which were conducted by the City Plan Commission and combined into a master plan. The master plan was the basis of a large bond issue which was passed successfully in 1947, the first such proposal since the "Ten Year Plan" of 1930. The bonds were to finance primarily traffic and street improvements, community centers, and playgrounds.

As early as 1943, city leaders were planning for a trafficway loop to encircle the business district. The western edge of this loop, Southwest Trafficway, was started in 1948 and completed in 1950.

The enactment of a state statute (the Missouri Urban Renewal Act) in the 1940's had a long lasting impact. This statute made possible "353" designations--providing generous tax abatement, as écondemnation powers for developers who invested in "blighted" areas. In 1947 a redevelopment plan, utilizing this new development tool, was formulated for the Quality Hill area and the downtown area north of Ninth Street.

The redevelopment plan was complicated by the annexation of 20 square miles north of the Missouri river. This first sizable addition to the city since 1909 was approved in November, 1946, and went into effect on January 1, 1950. Bonds to finance the redevelopment plans were approved in November, 1947, before the annexation actually took place. A suit was filed disputing the obligation of Clay Countians to pay taxes on an issue on which they had not been permitted to vote. This legal dispute delayed actual construction (which made use of bond money) until 1950.

During the early years of this decade, the Second World War caused Federal monies to be channeled into Kansas City for an industrial build-up for the war effort. Following World War II, the Federal Public Housing Authority assisted Kansas City in providing emergency housing for veterans.

Significant Events/Milestones:

- 1940 - Population of 399,000
- 1943 - Midwest Research Institute established
- 1948 - construction of Southwest Trafficway begun
- 1949 - Federal Housing Act

B. Architecture --

During this decade architecture turned to simplification with an emphasis on geometric lines and a rejection of applied ornament. The designs of this period avoided reference to historic precedents. The Moderne style of the 1930's continued to be popular.

C. CBD Correlations --

Twenty buildings remain in the Central Business District which date from this decade. Most are modest in size, ranging from one to six stories.

Macy's Department store underwent a major expansion and remodeling. Remodeling projects, such as this one, often resulted in the covering over or removal of architectural ornament. Sheer, clean-cut wall surfaces were the preferred replacement.

While most churches had disappeared from the downtown area, Immaculate Conception embarked on an expansion of its facilities at 11th Street and Broadway with the erection of a school and gymnasium.

Three parking garages were erected during this decade.

The most architecturally significant building of the decade is the River Club at 611 West 8th Street.

With its projecting eaves and long horizontal banks of windows, it reflects the influence of Frank Lloyd Wright's architectural ideas.

XI. 1950-60

A. History --

This decade was characterized by a large number of Urban Renewal projects, which were advanced through federal, state, and local legislation. The aim of these programs was to replace substandard housing with new housing or to rejuvenate areas that were considered unsuitable for housing by replacing them with commercial and industrial buildings. Several low-rent housing projects were undertaken (Riverview, T. B. Watkins, Guinotte Manor, and Attucks) and were intended to replace aging neighborhoods located in the vicinity of the downtown.

By 1955, Kansas City showed a greater percentage of gain in construction contract awards than any other metropolitan area east of the Rocky Mountains. This was due in large measure to the passage of a Federal Highway bill, the passage of revenue bonds, and because of various other financial contributions from the state and federal governments. The largest program of public improvements in the history of the city was undertaken, including the construction of the Broadway Bridge, expansion of the water works facilities, construction of the Auditorium Plaza Garage, and continuation of construction of the traffic loop encircling the business district. Construction of the north side of the loop, the Sixth Street Trafficway, began in 1953 and was completed in 1957.

While the downtown area declined in use (largely because of the popularity of outlying shopping malls), concerted efforts were made to provide better vehicular access to the Central Business District, and to

provide for additional pay parking areas. In 1952 the Downtown Redevelopment Corporation was formed to revitalize an area on Main Street and to create from it a northern gateway leading into the downtown area.

Annexations during this decade increased the city's land area from 82 to 316 square miles. In 1953 the city purchased 4,600 acres in Platte County for the development of a new airport. A TWA overhaul base and some preliminary runways were constructed by 1955.

Significant Events/Milestones:

- 1950 - population of 456,660
 - Southwest Trafficway completed
- 1951 - flood in West Bottoms
- 1954 - completion of the Paseo Bridge
 - major league baseball team franchise acquired
- 1955 - Auditorium Plaza Garage completed
 - completion of Chestnut Trafficway Viaduct extension
- 1956 - completion of the Broadway Bridge

B. Architecture --

The simplicity and geometry of the 1940's architectural styles continued into the 1950's. Expression of the grid-pattern established by the structural frame was common in commercial building designs. Exterior walls of precast concrete panels in combination with large areas of glass enhanced the modular, rectangular forms.

Modernization projects also continued to be popular, consisting primarily of hiding architectural detail behind plain "skins" of metal or other unornamented material.

C. CBD Correlations --

Forty-nine extant buildings in the Central Business District were erected during this decade, in which a major downtown renewal effort took place utilizing "353" designations and HUD subsidies. Redevelopment plans that had been formulated in the late 1940's began to be realized by the mid-1950's.

Redevelopment of the Quality Hill neighborhood began in 1950 with the construction of four high-rise (10-story) apartment buildings. Another major project in the Quality Hill area was the construction of the American Cattle Breeders Associations Headquarters at 715 West 11th Street in 1951.

In 1951 an area on both sides of Main Street, between 6th and 9th Streets was declared "blighted" through Missouri's "353" statute. The Land Clearance for Redevelopment Authority was then able to purchase 34 properties in the area for redevelopment through the condemnation authority associated with the "353" statute. This area was to be developed as a northern gateway to the Central Business District.

The first building to result from the efforts of the Downtown Redevelopment Corporation, which had been formed in 1952, was the 811 Main Building, constructed in 1957. Four levels of parking space were included in the building. Further improvements to this area of Main Street (a major approach from the Sixth Street Trafficway) were the Prom Motor Hotel (701 Main Street), constructed in 1958 and a parking garage at 710 Main Street, constructed in 1959. The Prom Motor Hotel was the first hotel to be constructed in the downtown area since 1925 and was an immediate success, necessitating two enlargements which brought the total number of rooms to 244.

A new banking innovation, seen more commonly in the suburbs, made its appearance downtown -- the drive-in banking facility. Two of these facilities were erected in the Central Business district during this decade, at 1124 McGee and 1323-31 Walnut.

In 1954, major additions were made to two downtown churches. An educational building, Hadden Hall, was constructed for Grace and Holy Trinity Cathedral and a rectory, Cathedral House, was built for Immaculate Conception Cathedral.

The steadily increasing number of cars in the downtown area created a need for more garage space for the Municipal Auditorium and for the hotels clustered in the area of 12th Street and Baltimore (the major downtown hotels are listed in the National Register). Additional parking space was provided by the construction of the Auditorium Plaza Garage in 1955-56 at 1220 Wyandotte. This three-level structure was constructed below ground level and the roof of the garage was landscaped to provide a much needed block of green space in the downtown. The park on top of the garage was named Barney Allis Plaza.

Additional major downtown projects during this decade included :

- 1) The Muehlebach Towers, an 18-story addition to the Muchlebach Hotel.
- 2) A new Public Library and Board of Education Building at 311 East 12th Street.
- 3) A \$1 million office building for the IBM Company at 1400 Baltimore.

XII. 1960-70

A. HISTORY

This decade was marked by both civic problems and advances. The City Manager's office changed hands ten times between April, 1959 and June, 1963, evidencing a major leadership crisis in city government. This was resolved by the election in 1963 of Ilus W. Davis as mayor.

For the first time in Kansas City's history, two black men were elected to the City Council. This evidence of racial progress was marred by riots in the spring of 1968 that followed the assassination

of the Reverend Martin Luther King, Jr.

Construction of the traffic loop encircling the Central Business District continued. Southeast Freeway, leading from Highway 40 to the downtown area, was begun in 1958 and completed by 1962. The south side of the freeway loop, the Crosstown Freeway, had been started in 1961 and was completed in 1967.

The suburbanization of Kansas City continued with the annexation of large areas, expanding the city limits to the north, south, and east. New shopping centers were built to serve these new outlying residential areas.

While a number of major construction projects were started in the late 1960's, their completion was delayed by a series of construction strikes occurring in 1967, 1969 and 1970.

Significant Events/Milestones

- 1960 - population of 475,500
- 1964 - Public Accommodations Ordinance passed
- 1966 - funds voted for Kansas City International Airport in Clay County
- 1967 - Jackson County capital improvements bond issue approved
 - plans for Crown Center announced

B. Architecture

The modernist aspects of architectural style that began to be evidenced in the 1950's became commonplace in the 1960's. The use of ornament continued to be avoided.

Austere geometric designs which emphasized the structural grid of the buildings were preferred. In some buildings, the glass curtain walls were recessed behind the exterior structural grid. In other buildings, precast beveled windows were used to achieve a patterned effect. High rise buildings were given further emphasis by strong vertical lines.

The Brutalist style began to appear in this decade, producing buildings more sculptural in nature. Textured concrete is the favored material and the buildings are often designed with an interest in producing deep shadows. The over-all effect is one of weight, roughness and solidity.

C. CBD Correlations

Fifty-one buildings were erected in the Central Business District during this decade. The most active architectural firm in the district was Kivett & Myers, with six buildings to their credit.

A number of factors related to racial segregation contributed, in the 1960's, to a gradual decline of population from the central core of the city and a corresponding growth in the suburban areas. Business and industry followed the population to the suburbs, leading to a decline in activity in the Central Business District. One of the retail mainstays, the Emery, Bird & Thayer Company, closed in 1968. Outlying shopping centers began to be constructed closer to newer residential developments. An attempt was made to counteract this new trend in shopping patterns by improving parking facilities in the downtown area. At least seven parking garages were erected during this decade, the most notable being the Shopper's Parkade at 1025 Grand Avenue, a joint venture of several downtown firms and businessmen.

The South Humbolt Urban Renewal area encompassed over 27 acres at the east edge of the downtown. Much of this area was cleared to provide space for new government buildings (the Federal Office Building at 601 East 12th Street, the Missouri State Building at 615 East 13th Street, and the U. S. Pure Food and Drug Administration Building at 1009 Cherry) and for the Greyhound Bus Terminal at 700-16 East 12th Street.

The interest in high-rise office space, dormant in the 1950's, re-emerged in the 1960's, spearheaded by the construction of Traders Bank, begun in 1960, at 1125 Grand. Two other major high-rise office structures from this decade are the Commerce Tower Building and the Ten Main Center Building. The Commerce Tower Building, constructed in 1962-65, is 30 stories in height. The Ten Main Center Building rises 20 stories and was constructed in 1966-68. Both of these buildings were erected on sites cleared by the Urban Renewal program.

Following the precedent of the Quality Hill apartments of the 1950's, other high-rise residential structures were built during this decade at the north end of the Central Business District (the Walnut Towers, 13 stories, at 708 Walnut; the River Hills Mark I, 14 stories, at 600-10 East 8th Street; and the Vista del Rio, 19 stories, at 600 Admiral).

Seven service stations were built during this decade, most of them located adjacent to the freeway entry/exit points.

New hotel construction in the downtown took the form of motor inns (motels) that provide free and convenient parking. Four were constructed during this decade. The Muchlebach Hotel undertook a major addition that provided a convention center with ballrooms and exhibition space.

A major loss to the architectural fabric of the Central Business District was the demolition of the Board of Trade Building at 210 West 8th Street in 1968. The building, designed by the prominent Chicago firm of Burnham and Root, had been built in 1888.

XIII. 1970-1980

A. History

Labor union difficulties were a significant development in this decade. The first teacher's strike in the history of the Kansas City school district took place in 1974 and lasted 42 days. That same year, a major construction strike stalled progress on 100 major building projects. However, many projects that had been started in the late 1960's , were completed in this decade, including the Truman Sports Complex and the Kansas City International Airport.

The Kansas City Star was sold in 1977 to Capital Cities Communications, Inc., ending fifty years of employee ownership of the newspaper.

A growing interest in the preservation of the nation's architectural heritage was given momentum when the National Historic Preservation Act of 1966 was enacted by Congress. Reflecting the local component of that growing national concern with preservation issues was the formation of the Landmarks Commission in 1970 and the formation of the Historic Kansas City Foundation in 1974. A means of encouraging preservation was provided by the tax encentives enacted by the Tax Reform Act of 1976.

Significant Events/Milestones

- 1971 - Truman Sports Complex dedicated
- 1972 - development of Westport Square retail area
- 1973 - Crown Center Shops open
- 1974 - Kemper Arena opens
- 1976 - Republican National Convention held in Kansas City
- 1977 - major flood of Brush Creek
- 1978 - fire severely damages Coates House Hotel
- 1979 - Kemper Arena roof collapses

B. Architecture

Many of the trends observed in the 1960's continued into the 1970's, frequently in more pronounced forms. The interest in utilizing the structural framing of a building as a significant design element continued. Brutalism with its textured concrete masses, also remained popular. Window areas in Brutalist structures were reduced, giving greater emphasis to the solidity of the exterior.

An interest in giving variation to building shapes developed, moving architectural forms away from the orthogonal shapes so long in fashion for commercial buildings. The lower floors of tall buildings were sometimes extended, while cylindrical and other shapes in which the walls meet at other than right angles, gained in popularity. The use of tinted glass curtain walls was common, reflecting the extreme to which minimalist architectural styles stretched.

A reaction to this "slick tech" approach was seen in designs commonly referred to as Post Modern. These designs, especially in smaller buildings of this decade, returned to historic eclecticism. In fact, the use of the atrium, an ancient architectural device that regained popularity in this decade, could be viewed as a bit of historicism. In a concurrent return to more "natural" materials, the application of wood paneling (especially to smaller commercial buildings) was revived in this decade.

C. CBD Correlations

Twenty buildings were erected in the Central Business District during this decade. The Municipal Courts Building, 1101 Locust, was added to the complex of government buildings near 11th Street and Oak. This 1971-73 building features a textured concrete wall surface. Another important civic addition was the construction of the Bartle

Exposition Center in 1973-77. This structure occupies two city blocks and is connected to Municipal Auditorium by a tunnel. The entire Complex was intended to keep Kansas City competitive for the convention trade.

Two more residential towers were constructed in the Central Business District during this decade. The River Hills Mark II, 700 East 8th Street, is identical to the adjacent River Hills Mark I. Both 14-story buildings were projects of Cincinnati developer Marvin Warner, who had planned a complex of five buildings. Only these two were constructed. The Mark I was built in 1968 and the Mark II followed in 1971. The Cathedral Square Towers, 444 West 12th Street, was built in 1977. This 13-story building, providing housing for the elderly, was a project of the adjacent Immaculate Conception Cathedral.

The first incursion of the reflective "glass box" in the Central Business District came with the construction of the Executive Plaza Building, 720 Main Street, in 1972-73. This was also the sixth building to be erected by the Downtown Redevelopment Corporation in their continuing improvement of this section of Main Street.

Another unusual addition to the Central Business District was the Mercantile Bank and Trust Company, 1101 Walnut, built in 1973-74. The structural framing of the building is strikingly evident. The building is elevated above a sunken courtyard and rests on five massive steel columns.

In 1974 the largest construction project up to that time in the Central Business District began with the construction of City Center Square. This 30-story multi-use building was designed with four floors of retail space and 26 floors of office space. This building, completed in 1977, avoids the traditional rectangular shape and the lower floors extend, forming a broad base.

A major expansion to Grace and Holy Trinity Cathedral was undertaken in 1978. The addition of a Diocesan

Administrative Center and a courtyard were carefully planned to harmonize with the adjacent cathedral which had been built in 1893-94.

While these major construction projects were changing the appearance of the Central Business District, attention was also focused on a major loss to the downtown fabric. The Emery, Bird, Thayer Building was demolished in 1972-73.

Some prominent out-of-town architects designed buildings in the Central Business District during this decade including Skidmore, Owings & Merrill (Chicago); Harry Weese & Associates (Chicago); and Hellmuth, Obata & Kassabaum (St. Louis).

XIV. 1980-

A. History

A large number of industrial revenue bond issues approved by the Kansas City Redevelopment Authority, and tax incentives which were put into place in 1981, fueled a large number of renovation projects and a significant amount of new construction during the first half of this decade.

A construction disaster at the Hyatt Regency Hotel focused national attention on the ways in which construction projects are inspected and led to a general reevaluation of responsibility in construction and design.

The public expressed dissatisfaction with the City's granting of 353 redevelopment rights through two successful referendum drives. New construction in the area of the Country Club Plaza and plans to demolish General Hospital galvanized wide public protest. Continuing and increasing public interest was expressed over the fate of Union Station.

Significant Events/Milestones:

- 1980 - strike by firefighters
- 1981 - collapse of Hyatt Regency Hotel skywalks
- 1984 - Presidential candidate debate held in Kansas City between Walter Mondale and Ronald Regan.
- 1985 - Baseball World Series won by Kansas City Royals.

B. Architecture

During this period there was continued interest in varying the shapes of buildings, as well as a renewed interest in color as an important architectural element. Post Modern architecture, with its references to historic architecture, continued in favor.

In commercial areas, ways to encourage pedestrian activity and street life were sought. This is seen in the revived interest in arcades and courtyards. Another way of providing pedestrian amenities was through the use of pedestrian bridges. A few pedestrian bridges had appeared in the 1960's, such as the pedestrian bridge over 9th Street, connecting the Commerce Tower and the Eight-Eleven Main Building. Others connected adjacent buildings over alleys and were designed for internal rather than public use. In the 1980's the interest in pedestrian bridges greatly expanded, especially as a means of making downtown shopping more pleasant during inhospitable weather.

C. CBD Correlations

A building boom in the 1980's significantly modernized what had been essentially a 1920's downtown skyline. While several buildings were demolished

during this building boom, others were renovated and recycled to new functions. From 1981 to mid-1985 at least 36 buildings in the downtown loop were renovated. In the first six months of 1984 more than 2.4 million square feet of downtown office space was renovated in projects fueled primarily by tax incentives.

The year 1985 was especially golden for downtown real estate. A major catalyst in the rebirth of construction downtown was the decision to build the 38-story AT&T Town Pavillion on the block bounded by Main, Walnut, 11th & 12th Streets.

By the beginning of 1986, six million square feet of new office space was under construction, providing a 30% increase in the city's total inventory. Three buildings are scheduled to open in 1986: the AT&T Town Pavillion, the Commerce Bank Building at 1000 Walnut, and the United Missouri Bank Building at 11th & Walnut Streets. One Kansas City Place, at 12th & Main Streets, is scheduled to open in 1987. There was hope that new office space would revitalize downtown retail activity by guaranteeing downtown shoppers. A set-back in the retail picture occurred in Early 1986 with the sale of Macy's Department Store to Dillard's Inc., and the subsequent closing of the store. That left the Jones Store as the only remaining downtown department store. This event follows a general trend away from major department stores to numerous small retail shops placed on the lower floors of office structures, as is planned for the AT&T Town Pavillion.

Concurrent with the boom in downtown construction is the increasing concern with providing easily available and affordable parking to assist in drawing shoppers to the area. The Downtown Council formed a for-profit

corporation, the Downtown Council Development Corporation (DCDC) to act as the developer of parking facilities in the Central Business District. Their first project will be a 1150-car garage running in the center of the 1000 block between Baltimore and Wyandotte. The garage will be financed by pledges from private companies that will hold ownership in the garage and by parking bonds.

The Vista International Hotel, which opened in 1985, was built with the goal of aiding the downtown revitalization and was financed by federal money and pledges from more than 32 local corporate leaders. As the Vista Hotel was being constructed, Barney Allis Plaza (to the immediate south) was being remodeled. This block of green space had never fulfilled its potential as a people gathering place since its dedication in 1956. The new, less formal design was intended to remedy this problem.

In 1979 the Kansas City Corporation for Industrial Development-Charitable Fund (a land bank financed by private contributions from businesses) started the Pasco West Business Center. This 20-acre development on the east side of the Central Business District (bounded by 10th, 14th, & Harrison Streets and Troost Avenue) was funded to assist in the redevelopment of the district with construction projects through industrial revenue bonds and property tax abatements. The area was also designated by the city as a Planned Industrial Expansion Area. Although the project started in 1979, significant interest in the area was not evident until 1982-83 when the first building the McQueeney-Cain Company, was constructed at 1100 Harrison.

An interest in attracting permanent residents to the downtown area had a visible impact on downtown projects of this decade. The Quality Hill National Register District, which had been steadily deteriorating in condition and steadily declining in population for a number of years, was the focus of an Urban Development Action Grant of \$6.5 million. McCormack, Baron & Associates of St. Louis are acting as developers of the Quality Hill Redevelopment Project. The project includes 366 living units (210 of which will be rehabilitated units and the remainder will be located in new, two-story townhouses). Several warehouses in the Wholesale Retail Historic District have been converted to residential condominium lofts.

DEFINITIONS

INDIVIDUAL BUILDINGS:

Those buildings which merit individual listing in the National Register of Historic Places because of their contribution to American architecture, history, and/or culture.

DISTRICT:

A district is a geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures and/or objects united by past events or aesthetically by plan or physical development.

THEMATIC DISTRICT:

A thematic district may be defined as a collection of buildings, which while separated geographically, collectively convey a character or possess an historic and/or cultural association that is deemed worthy of Historic Preservation efforts. The establishment of significance is based upon the shared relationship of the properties.

BUILDINGS
INDIVIDUALLY LISTED IN THE NATIONAL REGISTER

| <u>ADDRESS</u> | <u>NAME</u> | <u>DATE LISTED</u> |
|-------------------------------------|----------------------------|--------------------|
| 1221 Baltimore | Midland Building | 09/28/77 |
| 1005 Broadway | Coates House Hotel | 02/23/72 |
| 1020 Central | Fire Dept. Headquarters | 09/02/82 |
| 818 Grand | Scarritt Building | 03/09/71 |
| 1101 Grand | Professional Building | 07/17/79 |
| 1111 Grand | Gate City National Bank | 09/02/82 |
| 1200 Grand | Bonfils Building | 03/22/84 |
| ** 903 Harrison | Masonic Temple | 11/14/80 |
| **1307 Holmes | St. Mary's Church | 11/07/78 |
| 1044 Main | Peck Building | 04/30/80 |
| 1232 Main | Midland Theater | 09/28/77 |
| 801 Walnut | Gumbel Building | 01/25/79 |
| 819 Walnut | Scarritt Arcade | 03/09/71 |
| 1130 Walnut | Boley Building | 03/09/71 |
| 1217 Walnut | Jenkins Music Company | 03/02/79 |
| 500 East 9th Street | Kansas City Public Library | 05/23/77 |
| 1219 West 9th Street | Savoy Grill | 12/30/74 |
| ¹ **106 West 12th Street | Phillips House Hotel | 06/04/79 |
| ¹ **300 West 12th Street | Folly Theater | 06/05/74 |

**Building also listed in the Kansas City Register of Historic Places

¹Building also located within a National Register Historic District

NATIONAL REGISTER HISTORIC DISTRICTS
LOCATED IN THE CENTRAL BUSINESS DISTRICT

HOTELS IN THE DOWNTOWN AREA OF KANSAS CITY - LISTED 8/8/83

| | |
|----------------|-----------------------|
| 1114 Baltimore | 1213 Wyandotte |
| 1201 Baltimore | 106 West 11th Street |
| 1204 Baltimore | |
| 1327 Baltimore | *106 West 12th Street |

WEST 11th STREET HISTORIC DISTRICT - LISTED 8/8/83

222 West 11th Street
300 West 11th Street
301-07 West 11th Street

WEST 9TH STREET/BALTIMORE AVENUE HISTORIC DISTRICT - LISTED 11/7/76

| | |
|--------------------|---------------------|
| 810 Baltimore | 101 West 9th Street |
| 820 Baltimore | 102 West 9th Street |
| 906 Baltimore | 109 West 9th Street |
| 912 Baltimore | 110 West 9th Street |
| 913 Baltimore | 112 West 9th Street |
| 916 Baltimore | 219 West 9th Street |
| 20 West 9th Street | 14 West 10th Street |

WHOLESALE/GARMENT HISTORIC DISTRICT - LISTED 10/25/79

| | | |
|-----------------|---------------------|----------------------|
| 816 Bank | 921 Broadway | 300 West 8th Street |
| 818 Bank | 922 Broadway | 301 West 8th Street |
| 618-26 Broadway | 931 Broadway | 306 West 8th Street |
| 628 Broadway | 935 Broadway | 307 West 8th Street |
| 704 Broadway | 1000 Broadway | 312 West 8th Street |
| 708 Broadway | 1006 Broadway | 313 West 8th Street |
| 712 Broadway | 1012 Broadway | 407 West 8th Street |
| 800 Broadway | 1018 Broadway | 412 West 8th Street |
| 801 Broadway | 1026 Broadway | 423 West 8th Street |
| 804 Broadway | 600 Central | 408 West 9th Street |
| 812 Broadway | 607 Central | 418 West 9th Street |
| 816 Broadway | 612 Central | |
| 817 Broadway | 616 Central | 318 West 10th Street |
| 820 Broadway | 701 Central | 411 West 10th Street |
| 905 Broadway | 701 May | 412 West 10th Street |
| 908 Broadway | 711 May | 415 West 10th Street |
| 909 Broadway | 620 Wyandotte | |
| 912 Broadway | | |
| 915 Broadway | 306 West 7th Street | |
| 917 Broadway | 312 West 7th Street | |
| 919 Broadway | 318 West 7th Street | |
| 920 Broadway | 411 West 7th Street | |

*Also listed in the Kansas City Register of Historic Places

QUALITY HILL HISTORIC DISTRICT - LISTED 7/7/78

| | |
|----------------------|-------------------------|
| 1015 Jefferson | 1013 Washington |
| 1021 Jefferson | *1017 Washington |
| 1025 Jefferson | 1026 Washington |
| 1033 Jefferson | 1030 Washington |
| 1200 Jefferson | 1110 Washington |
| 1207 Jefferson | 1204 Washington |
| 1211 Jefferson | 501 West 10th Street |
| 1213 Jefferson | 517 West 10th Street |
| 1217 Jefferson | 619 West 10th Street |
| 1219 Jefferson | |
| 1222 Jefferson | 407 West 11th Street |
| 1223 Jefferson | 412 West 11th Street |
| 1229 Jefferson | 501 West 11th Street |
| 1232 Jefferson | 510 West 11th Street |
| 1233 Jefferson | 511 West 11th Street |
| 1235 Jefferson | 515 West 11th Street |
| 1237 Jefferson | 519 West 11th Street |
| 1239 Jefferson | 520 West 12th Street |
| 1241 Jefferson | 523 West 12th Street |
| 1005 Pennsylvania | 612-14 West 12th Street |
| 1020 Pennsylvania | 619 West 12th Street |
| 1021 Pennsylvania | |
| 1024 Pennsylvania | 415 West 13th Street |
| 1028 Pennsylvania | 614 West 13th Street |
| 1029 Pennsylvania | |
| 1032 Pennsylvania | |
| 1100 Pennsylvania | |
| 1104 Pennsylvania | |
| 1110 Pennsylvania | |
| 1114 Pennsylvania | |
| 1120 Pennsylvania | |
| 1207 Pennsylvania | |
| 1209 Pennsylvania | |
| 1213 Pennsylvania | |
| 1216 Pennsylvania | |
| 1217 Pennsylvania | |
| 1218 Pennsylvania | |
| 1219 Pennsylvania | |
| 1221 Pennsylvania | |
| 1222 Pennsylvania | |
| 1224 Pennsylvania | |
| 1225 Pennsylvania | |
| 1228 Pennsylvania | |
| 1232-34 Pennsylvania | |
| 1238 Pennsylvania | |
| 1240 Pennsylvania | |
| 1242 Pennsylvania | |
| 1308 Pennsylvania | |

BUILDINGS ELIGIBLE FOR LISTING IN
THE NATIONAL REGISTER OF HISTORIC PLACES

The following lists those buildings which are considered either individually eligible, and/or are deemed eligible as a contributing structure within an Historic District.

INDIVIDUALLY ELIGIBLE:

506-08 West 9th Street, Apartment
1301-07 Baltimore, Keith Furniture & Carpet Company
1009-13 McGee, Dible Building
1228-32 Baltimore, Kansas City Club
1004 Baltimore, Dwight Building
1330 Baltimore, Kansas City Power & Light Company
924-26 Oak, Stein & McClure Undertaking Company
811 Grand, Federal Court Building
901-31 McGee, Pickwick Complex
217 East 6th Street, Italian Block
211 West 13th Street, Municipal Auditorium
1400 Main, Mainstreet Theater
1219 Main, Commercial Building
1221-23 Main, Commercial Building
1102 Grand, Bryant Building
923-33 Grand, Federal Reserve Bank
800 Cherry, St. Patrick's Church
1023 McGee, Burnap-Meyer Building

THEMATIC - FINANCIAL DISTRICT:

900 Grand
1009-13 Baltimore
928 Grand
910 Grand
21 West 10th Street
14 West 10th Street
15 West 10th Street
1014-16 Baltimore
1012 Baltimore
917-19 Walnut
922-24 Walnut
935 Walnut
823 Walnut
921 Walnut
127 West 10th Street
901-13 Walnut
920 Walnut
916 Walnut
923-33 Grand

THEMATIC - GOVERNMENTAL DISTRICT:

415 East 12th Street, Jackson County Court House
414 East 12th Street, City Hall
1125 Locust, Police Headquarters Building
1301-11 Locust, Jackson County Parental School

THEMATIC - RETAIL DISTRICT:

1016 Walnut
1101 Main
1020-24 Walnut
1012-14 Walnut
18 East 11th Street
1-10 East 11th Street
1044 Main

THEMATIC - THE PRINTING INDUSTRY IN KANSAS CITY:

300-08 West 10th Street
928-32 Central
910-12 Central
810 Baltimore
107-09 West 10th Street
934 Wyandotte
1015-17 Central
906 Central
915-17 Wyandotte

10TH & OAK HISTORIC DISTRICT:

922 Oak
918 Oak
921 Oak
410-14 East 10th Street
404 East 10th Street
917-19 Oak
924-26 Oak
318-20 East 10th Street

THEMATIC - IMPORTANT GARAGES:

1019-25 Wyandotte
1100-10 McGee
1401 Baltimore
1306-10 Main

THEMATIC - THE WORKS OF CHARLES SMITH & HIS FIRMS:

| | |
|----------------------|----------------------|
| 618 Broadway | 922 Broadway |
| 1004 Baltimore | 1113 Walnut |
| 1202 Walnut | 1016 Walnut |
| 404 East 10th Street | 921 Oak |
| 712 Broadway | 916 Walnut |
| 628 Broadway | 100 East 7th Street |
| 910 Grand | 300 West 11th Street |
| 1026 Broadway | 1228 Baltimore |
| 1009 Baltimore | 816 Locust |
| 817 Broadway | 500 East 9th Street |
| 900 Grand | 506 West 9th Street |
| 1101 Grand | |

THEMATIC - THE WORKS OF JOHN W. MCKECKNIE AND HIS FIRM:

| | |
|----------------------|----------------------|
| 1012 Broadway | 1101 Main |
| | 1001 Grand |
| 801 Walnut | 114 West 11th Street |
| 921 Walnut | 1401 Baltimore |
| 107 West 10th Street | 1200 McGee |
| 205 East 9th Street | 916 Baltimore |
| 903 Grand | 1336 Walnut |
| 924 Oak | 127 West 10th Street |