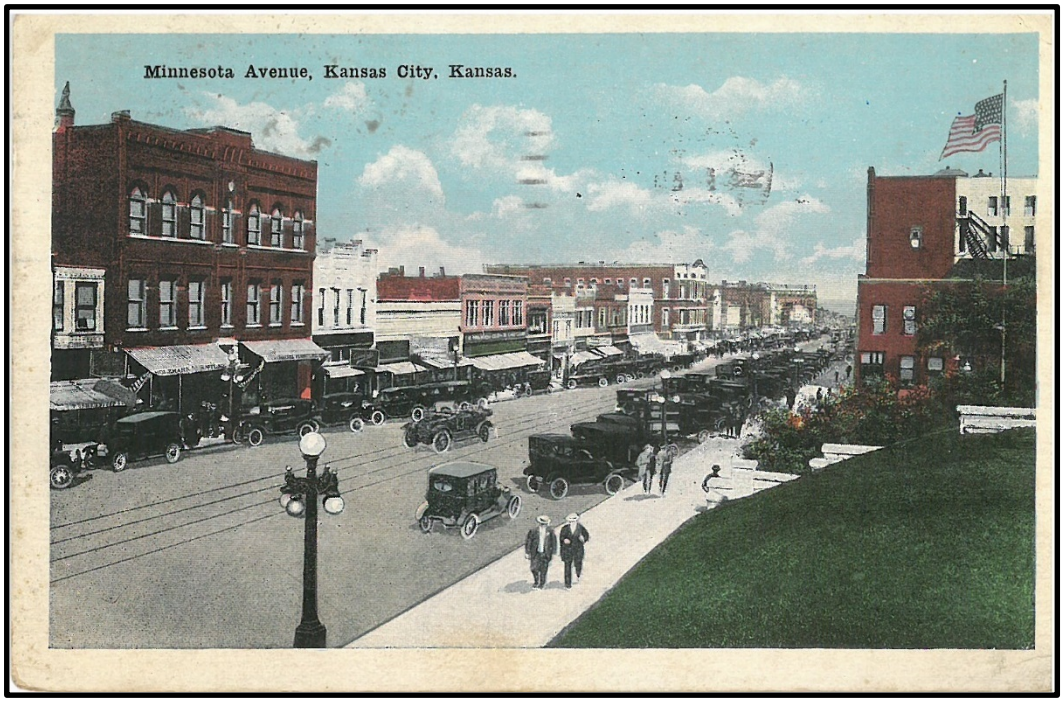
DOWNTOWN KANSAS CITY, KANSAS
HISTORIC RESOURCES SURVEY



PREPARED FOR:

Downtown Shareholders Kansas City, Kansas

The Unified Government of Wyandotte County and Kansas City, Kansas

PREPARED BY:

Rosin Preservation, LLC

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September 2016

ACKNOWLEDGEMENTS

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INTRODUCTION

The Unified Government of Wyandotte County and Kansas City, Kansas (UG), through the Downtown Shareholders Kansas City, Kansas (Downtown Shareholders) contracted with inSITE Planning, LLC and Rosin Preservation, LLC to conduct an intensive level survey of the commercial, civic, and institutional resources that comprise Downtown Kansas City, Kansas. Originally developed as the heart of the early town and expanded along major thoroughfares and state highways, this roughly 268-acre area forms a cohesive commercial core with a wide variety of building sizes, types, and functions.

The Survey Area includes roughly thirty-seven blocks flanking the two primary east-west streets in downtown Kansas City, Kansas: Minnesota Avenue and State Avenue. The study area includes all of the commercial, civic, industrial, and institutional resources along Minnesota, State, Nebraska, and Armstrong avenues from N. 5th Street on the east to N. 18th Street on the west. It also includes the governmental resources along N. 7th Street Trafficway down to Barnett Avenue. The survey examined a total of 267 resources.

The Downtown Kansas City, Kansas Historic Resources Survey encompasses two objectives:

1) to identify, record, photograph, and evaluate through architectural/historic survey those individual properties and potential districts in the Survey Area that, on the basis of age, integrity and associations, meet the eligibility criteria for listing in the National Register of Historic Places or Register of Historic Kansas Places, and

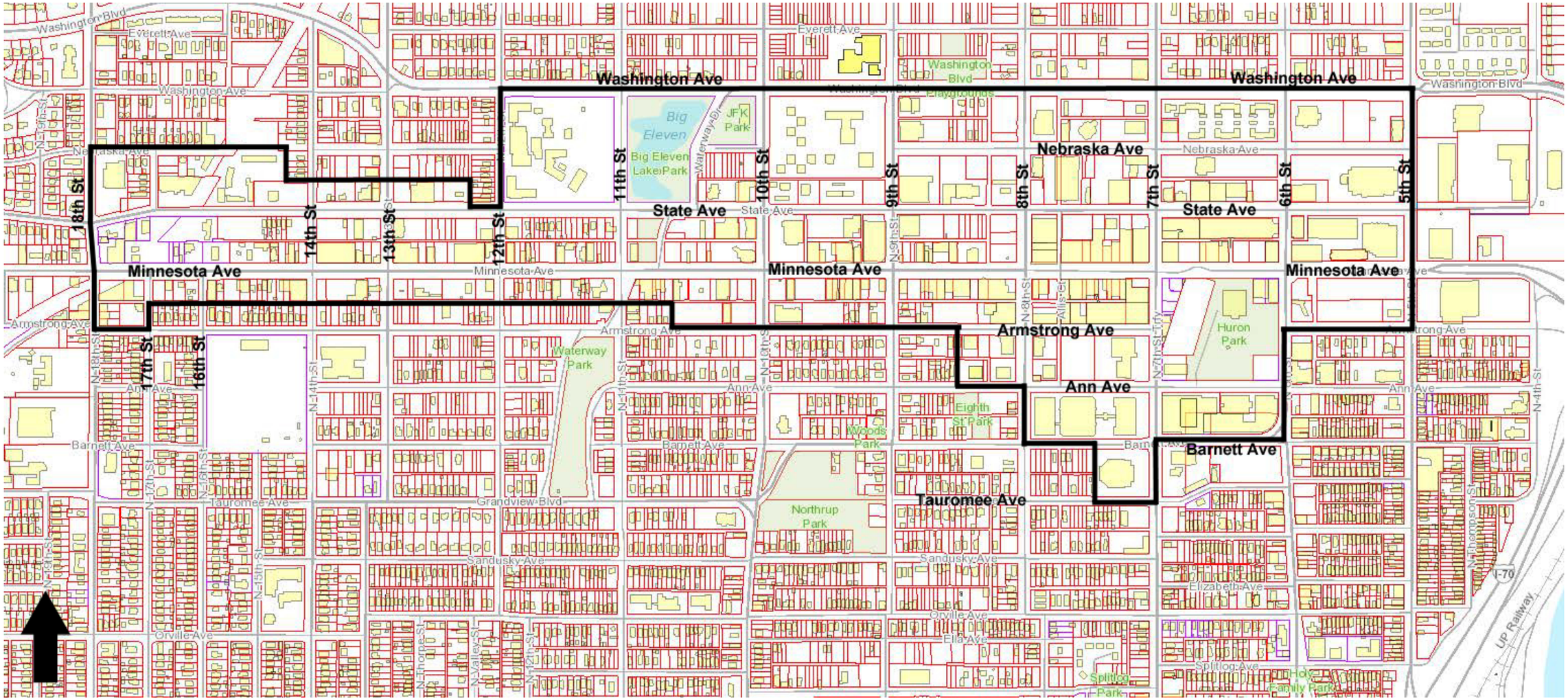
2) to substantiate such assessments; and to identify and characterize those portions of the Survey Area which, on the basis of insufficient age or integrity, exclude them from consideration for nomination in the National Register of Historic Places or Register of Historic Kansas Places and to substantiate such assessments.

Between February and August 2016, Rosin Preservation principal Elizabeth Rosin, associates Rachel Nugent, Alison Dunleavy, Rachel Barnhart, and Katie Greer, and sub-consultant Brad Finch performed survey activities. Ms. Dunleavy and Mr. Finch completed field survey and photography. Ms. Dunleavy entered data into a Microsoft Excel spreadsheet. Daniel Serda, principal of inSITE Planning, provided parcel and some historical data for the survey entries. Ms. Nugent and Mr. Serda prepared preliminary recommendations for future preservation work, including state and or National Register nominations for individual properties or historic districts. Ms. Barnhart and Ms. Greer prepared and uploaded site maps and photographs to the

database. Ms. Dunleavy conducted archival research for the historic context and individual building histories. Finally, Ms. Nugent, Ms. Dunleavy, and Ms. Barnhart analyzed the data, prepared the historic context, developed survey recommendations, and prepared this report of findings.

This report, through the historic contexts it presents, connects downtown Kansas City's built environment to the city's past. More specifically, it establishes relationships between resources that share historical themes, time frames, and geographic areas. Some resources, however, are at risk as demolition and significant exterior alterations continue to threaten not only older buildings but some of the city's mid-twentieth century Modern Movement buildings, some of which may be significant works of architecture. Revitalization will be successful if the community embraces and celebrates the architectural past of downtown Kansas City as a record of the community's shared history.

FIGURE 1- SURVEY AREA



METHODOLOGY

Rosin Preservation and inSITE Planning completed the Downtown Kansas City, Kansas Historic Resources Survey in conformance with the procedures for historic resources survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Kansas Historical Society *HPF Grant-Funded Survey Requirements*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The scope of work included the following:

- Field survey and photography of individual properties.

- Archival research sufficient to develop a historic context for the Survey Area and to identify dates of construction (approximate to within five years) for all buildings surveyed.

- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.

- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.

- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.

- Evaluation and determination of properties and districts that appear eligible for listing in the National Register of Historic Places.

- Recommendations for future preservation of historic resources identified in the Survey Area.

FIELD SURVEY

During field survey the consultants examined every resource in the Survey Area regardless of age, whether it had been previously surveyed, or its existing National Register designation. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and

condition. Primary elevation photographs conform to standards for survey documentation set forth by the Kansas Historical Society (KSHS).

ARCHIVAL RESEARCH

Historical research is critical to understanding the evolution of the built environment as well as the social history of the Survey Areas. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable relationship between the events in Kansas City's history and its built environment, to develop a historic context for the Survey Area, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided background information about the people, buildings, and developments that created the commercial community that exists in 2016. The consultants reviewed the *Downtown Kansas City, Kansas Historic Inventory – Phase 5 Survey*[1] from 1993, existing National Register nominations for individually listed properties in the Survey Area, and written histories of the City of Kansas City. Primary sources, such as city directories and newspaper articles obtained from the Wyandotte County Museum and the Kansas City, Kansas Public Library, were reviewed to understand the development of the Survey Areas. Other sources included the *Sanborn Fire Insurance Maps* from 1907-1908, 1931, and 1957 and aerial photographs. The Wyandotte County Tax Assessor records provided approximate dates of construction, although these had to be verified through field survey and additional research when available.

COMPILATION OF DATA

Rosin Preservation compiled survey information in a Microsoft Excel spreadsheet provided by KSHS, which was then uploaded to the Kansas Historic Resources Inventory (KHRI) database. KHRI contained 173 existing entries for resources in the Survey Area. Additional entries were created for resources that were not previously surveyed. Daniel Serda, with inSITE Planning, provided the spreadsheet containing owner information and GIS identifiers for the surveyed properties. While in the field, the consultant confirmed the addresses provided by the UG. Because each parcel can contain more than one building, additional entries were created in the spreadsheet so that each surveyed resource would have its own entry.[2] The final spreadsheet contains 267 entries. The database fields record each building's physical features (e.g., plan, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction, original and current function). When linked with digital

[1] Cydney Millstein, Linda F. Becker, and Kansas City, Kansas Planning and Zoning Division, *Downtown Kansas City, Kansas*, Grant No. 20-93-80045-002, *Historic Inventory – Phase 5 Survey*, Kansas City, Kansas, 1993.
[2] The Wyandotte County GIS on-line viewer and Google Earth maps were used to determine separate building footprints.

records from past and future surveys, this database enhances the understanding of historic resources in downtown Kansas City.

The information in the 1731 existing KHRI entries contained varying amounts and types of data. The 1993 survey provided thorough descriptions and histories for commercial properties between N. 5th Street and N. 12th Street within the current Survey Area. The physical descriptions were reviewed to determine accuracy. Most had attached photographs, but several did not. The KHRI inventory number and all of the entered data with the exception of owner information was transferred to the main spreadsheet. New information was added to the existing entries, and incorrect or irrelevant information was removed. Twenty-nine resources from the 1993 survey have since been demolished. Of the recently demolished resources, fourteen were constructed as single-family dwellings and would not have been included in the 2016 survey due to their historic function. Seven of the twenty-nine demolished resources were located outside the boundaries of the 2016 survey. Of the fifteen commercial resources that have been demolished since 1993, only one lot contains a new building. All of the other lots are vacant.

The consultant uploaded the completed spreadsheet to the KHRI website using the batch uploading procedure. KSHS staff then assigned KHRI inventory numbers to the ninety-four resources not previously surveyed. Once the batch upload was complete, two current photographs and site plans for each resource were uploaded and captioned according to KSHS requirements.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

The “Survey Results” section of this report provides a detailed description of this analysis and the findings for the Survey Area.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and vernacular property types by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or vernacular

property type. *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth and *A Field Guide to American Houses* by Virginia and Lee McAlester provided guidance for identifying properties by architectural style, building form, and function and ensured the use of terminology consistent with National Register nomenclature. The KHRI spreadsheet also includes an approved list of architectural styles accepted by the KSHS that is derived from the categories and subcategories presented in the National Register Bulletin *How to Complete the National Register Registration Form*. Accordingly, resources with simple but historic commercial facades were identified as "Minimal Commercial (Early-Mid Twentieth Century)." Resources covered entirely in non-historic facades that obscure any stylistic features were identified as "Not Applicable/No Style."

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

Existing survey information, historic maps and atlases, written histories of the area, and county tax assessor records provided starting points for determining dates of construction. When historic accounts, county tax records, and historic maps did not provide conclusive information, architectural style and comparison to similar buildings in the Survey Area were used to estimate construction dates.

EVALUATION OF INTEGRITY

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.[3] The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

[3] A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.[4]

Based on visual inspection, each building was evaluated to determine whether or not it retained integrity, reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.[5] The consultants employed a "glass half-full" approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria served as the basis for rating architectural integrity in this survey.

Retains Integrity

A resource retains integrity when the majority of statements listed below apply to the building. If located within a proposed historic district, such resources would be considered "contributing" to the proposed district. If such resources are located outside of a proposed historic district, they would require sufficient historical significance to merit individual listing in the state or National Register.

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered or significant portions of original exterior cladding materials remain;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements or some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative and design elements intrinsic to the building's style, including porches or cornices, are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials. Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;

[4] U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

[5] Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

- Although the historic feeling or character of the building may be slightly weakened by change or lack of maintenance, character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Does Not Retain Integrity

A resource does not retain integrity when one or more of the following statements applies to the building. Resources that do not retain integrity no longer retain the character-defining features that communicate the building's historic function and the era in which it was constructed. If located within a proposed historic district, such resources would be considered "non-contributing" to the proposed district. If such resources are located outside of a proposed historic district, they would be considered "not eligible" for listing individually in the state or National Register.

- The form and massing of the building were altered;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Alterations to one or more significant decorative elements, including storefronts, upper stories, or cornices, obscures the historic character of the building, or alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Additions that generally respect the materials, scale, and character of the original building design may be more difficult to reverse without altering the essential form of the building or additions do not respect the materials, scale, or character of the original building design;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and
- If a resource located within a proposed historic district is restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

STATE OR NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register of Historic Places or the Register of Historic Kansas Places and/or as contributing elements to a state or National Register historic district.

EVALUATING STATE OR NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places or Register of Historic Kansas Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the state or National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

To qualify for listing in the National Register of Historic Places under National Register Criteria A and/or C, properties must retain strong integrity in the areas of association and location. To be eligible for **individual** listing under Criterion A, a building should retain a high degree of architectural integrity in setting, materials, and workmanship for its period of significance. It should also clearly illustrate its architectural style or property type, possessing the distinct physical characteristics that define it as this property type. For example, because many commercial resources in the survey area are one or two stories tall, sit on narrow lots, and have restrained commercial styling, it is important that the primary façade retain its original fenestration and spatial arrangements; in particular, the historic storefront elements or entrance treatments that define this property type must be intact. In addition to the above requirements, to be listed as an **individual** resource under Criterion C, the property must be an outstanding

example of a specific style of architecture, retaining excellent integrity in setting, materials, and the architectural elements that define the style.

To be eligible for listing as a **contributing element** to a historic district under Criterion A, a property should retain sufficient stylistic and structural features to link the property with its period of significance. Specifically, integrity of façade arrangement and fenestration are important. Additions are acceptable if they are on secondary elevations and are subordinate in size, scale, and massing to the original building. On commercial buildings, façade arrangement and fenestration define the property type. The primary façade should retain sufficient character-defining elements to express the distinct separation of upper floors from the ground floor. The individual historic windows do not have to be present as long as the rhythm of the fenestration and bays is evident. Window, door, and storefront infill or replacement should not destroy or obscure original openings. These types of alterations must be judged in accordance with the architectural style and impact on character-defining features to determine if the property retains sufficient integrity to contribute to a district. Alterations to the primary façades of large buildings may be acceptable if they do not alter a significant portion of the façade and the original appearance of the façade can be restored. Alterations to the façades of simple small buildings should be minimal and should not significantly impact the original appearance of the building. In addition to the above requirements, buildings that are part of a larger grouping may also be eligible for listing as **contributing elements** to a district under Criterion C as representative examples of a specific style of architecture or vernacular property type. In both instances, integrity of design, materials, and workmanship associated with its period of significance are necessary.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear potentially eligible for state or National Register listing.[6] Rosin Preservation used the following terminology to complete this analysis.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district's areas of significance.

- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations

[6] SHPO staff at KSHS makes official determinations of state and National Register eligibility for properties in Kansas.

and the architectural qualities of a historic district. A state or National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically retain integrity, although there may be occasions where resources with compromised integrity are contributing if the alterations appear to be removable and the building continues to communicate associations with the designated area of significance.

- **Non-Contributing to a District** applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. Following KSHS policy, properties with non-historic siding were considered to be non-contributing, despite associations with proposed areas of significance. Properties with non-historic siding should be re-evaluated for register eligibility if and when the non-historic siding is removed. In some cases, non-contributing buildings, those with compromised integrity, can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.

- **Not Eligible** applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations or do not represent significant associations with historical events or provide excellent examples of an architectural styles.

- **Less than Fifty Years of Age** applies to properties that are less than fifty years old and have not reached the general threshold for state or National Register eligibility. The National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance. The state and National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this Survey, the fifty-year cut-off was 1966. Buildings in this category that retain integrity may be eligible for the state or National Register once they reach fifty years.

HISTORIC CONTEXT

EARLY HISTORY

Kansas City, Kansas was first settled in July 1843 when the 700 members of the Wyandot Nation emigrated from Ohio. The Wyandots purchased land overlooking Kaw Point from the Delaware tribe in December 1843, acquiring all of present-day Wyandotte County between the Kansas and Missouri Rivers east of 72nd Street. Harsh living conditions killed sixty Wyandots soon after their arrival. The Wyandots buried the victims on a hill overlooking the Kansas River, establishing the present-day Huron Cemetery. The early Wyandot settlement consisted of several scattered farms and a group of houses on the land between the river and the cemetery. The Wyandot settlement grew, establishing businesses along the west side of present day 3rd Street and a school building at 4th Street and State Avenue. By 1847, the settlement was referred to as the town of Wyandott. Thomas Coon-Hawk laid out the first plat in 1851, dividing the town into one-acre lots.[7]

On May 30, 1854, the United States Congress passed the Kansas-Nebraska Act, establishing the Kansas Territory at the heart of the Louisiana Purchase. Wyandott's first post office opened in October 1855, and efforts to organize a city began in December 1856. A group of businessmen from Kansas City, Missouri, partnered with Wyandot leaders, forming the Wyandott City Town Company in 1856. The company surveyed the town site in 1857 and filed the plat for the Town of Wyandott the same year. The city limits extended from the Missouri River west to present-day 14th Street and from Walker Avenue south to Tauromee Avenue, with present-day downtown Kansas City near its center. Wyandott's population grew to 1,259. In the spring of 1858 the Kansas Territorial Legislature approved the establishment of an unincorporated town government. The following year, the territorial legislature incorporated Wyandotte as a third-class city, changing its spelling, and creating Wyandotte County out of portions of Johnson and Leavenworth Counties, designating Wyandotte as the county seat.[8]

Wyandotte's population neared 2,000 shortly before Kansas achieved statehood in 1861. The outbreak of the Civil War threatened to halt the city's growth, but construction of the Union Pacific, Eastern Division Railway west to Denver in September 1863 provided an economic boost. To insure Wyandotte's success as a railway hub, the city council deeded a portion of the public levee north of Nebraska Avenue to the Union Pacific for a railyard. Construction on the Missouri Pacific Railway began in 1865, and the first bridge across the Kansas River was built in

[7] Cydney Millstein and Linda F. Becker, *Downtown Kansas City, Kansas Survey Report* (Kansas City, Kansas Planning and Zoning Division, 1993), 6-8; Larry K. Hancks and Meredith Roberts, *Roots: The Historic and Architectural Heritage of Kansas City, Kansas* (Kansas City: [publisher not identified], 1976), 9-11.
[8] Millstein and Becker, *Downtown Kansas City, Kansas*, 8-11; "Golden Jubilee of Consolidation Which Formed Kansas City Kansas," *The Kansas City Kansan*, February 2, 1936.

1866. The railroads provided opportunities to transport goods and livestock to the east and west. In 1872 the first meat packing plant was established in the present-day Central Industrial District.[9] The number of railroads, stockyards, meat packing plants, and soap factories grew rapidly, expanding Wyandotte's economic base.

As Wyandotte grew, so did other cities in the surrounding area. Quindaro, located three miles north of Wyandotte, competed for designation as the county seat but lost. Quindaro's population shrank with the onset of the Civil War as young men left the community to join the Union Army. The area between the state line and the Kansas River was platted as Kansas City, Kansas, in 1869 and incorporated in 1872. Armourdale, located south of Wyandotte, was incorporated in 1882. The unincorporated communities of Riverview, laid out in 1870, and Armstrong, laid out in 1871, lay between Wyandotte and Armourdale. After annexing Riverview and Armstrong in 1881, the population of Wyandotte reached 12,086 by 1886, while the populations of Kansas City and Armourdale were 3,802 and 1,582, respectively. Wyandotte became a first-class city in 1886 when Kansas governor John A. Martin merged the cities of Wyandotte, Kansas City, and Armourdale. Governor Martin named the new city Kansas City, Kansas, in order to compete with the Missouri city of the same name. Thomas F. Hannon was elected mayor of Kansas City, Kansas in 1886 and named ten men to the city council.[10]

Consolidation of the city paved the way for a building boom in the late 1880s. The city expanded westward down Minnesota Avenue, and by 1889 the 500 block of Minnesota Avenue was the commercial hub of Kansas City, Kansas. Streetcar lines on 6th Street and Minnesota Avenue connected Kansas City, Kansas, to Kansas City, Missouri. City Hall stood at 6th and Armstrong Avenue, directly south of the commercial district. One- to three-story masonry buildings lined the 500 block of Minnesota Avenue. Buildings on the north side of the street formed a continuous streetwall, while buildings on the south side of the street remained scattered along the block. Residential buildings set back from the street interspersed the few commercial (retail) buildings on the 600 block of Minnesota Avenue. The five-story Portsmouth and Husted Buildings, located at the intersection of 6th Street and Minnesota Avenue, were prestigious addresses that housed professional offices. Buildings in the commercial district housed lawyers, physicians, drugstores, tailors, clothing and dry good stores, grocers, plumbers, tin shops, banks, and lodges for social groups such as the Independent Order of Odd Fellows (I.O.O.F.). Residential neighborhoods formed north of Minnesota Avenue between 5th and 7th Streets, and

[9] Millstein and Becker, *Downtown Kansas City, Kansas*, 11-13; "Golden Jubilee of Consolidation Which Formed Kansas City Kansas," *The Kansas City Kansan*, February 2, 1936.
[10] Millstein and Becker, *Downtown Kansas City, Kansas*, 13; "Golden Jubilee of Consolidation Which Formed Kansas City Kansas," *The Kansas City Kansan*, February 2, 1936; Hancks and Roberts, *Roots*, 18-20.

churches were built along the periphery of the commercial district. Huron Place, the site of the Wyandot Cemetery, had churches on three of its corners and a school in its center. [11]

TWENTIETH CENTURY GROWTH

The early 1900s saw a shift in Kansas City's population. Eastern Europeans replaced Irish, German, and Swedish workers in the packing houses after strikes related to the Panic of 1893. Kansas City's Mexican community grew as the Santa Fe Railroad expanded into the neighboring city of Argentine. In 1909, after previous campaigns for annexation by the city were denied, Kansas City annexed Argentine, adding 7,000 residents to the city's population. Despite the growth of surrounding areas, the economy of downtown Kansas City remained stagnant until 1909 when voters adopted a commission form of government. The five-member city commission ushered in a new era of civic reform, clearing slums, establishing settlement houses, and developing parks and boulevards in keeping with the tenets of the City Beautiful movement. The following eighteen years were some of the most prosperous in the city's history.[12]

The commercial district along Minnesota Avenue grew in the early twentieth century, extending west to 10th Street where the Metropolitan Street Railway Co. operated a streetcar facility. The early to mid- 1900s saw the construction of taller buildings than their nineteenth century neighbors. Most construction in Kansas City during these early decades filled gaps along established commercial streetwalls. These new buildings occupied more of the streetscape than older counterparts and were often sited on prominent corners. The Wahlenmaier Building, constructed in 1910 at the northeast corner of 8th Street and Minnesota Avenue, illustrates the westward shift of Kansas City's commercial center. Huron Place, once the site of churches and a small school, now housed the Portsmouth Building, the Grund Hotel, a Scottish Rite Temple, and a bank on its corners. The Kansas City Carnegie Library, built in 1904, occupied the center of Huron Place.[13]

World War I briefly interrupted Kansas City's economic boom, but the downtown commercial district continued to expand after the war ended. Buildings constructed after World War I had a wider range of functions to serve the city's burgeoning commercial district. The Perry Building, constructed in 1921 at 805 Minnesota Avenue, housed a Ford dealership. Movie theaters, such as the Electric Theater built in 1922, drew moviegoers to the 500 block of Minnesota Avenue. The

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[11] Sanborn Fire Insurance Company, *Kansas City, Kansas* (New York: Sanborn Map Company, 1889); Margaret Landis, "500 Block of Minnesota was Big Business Area," *The Kansas City Kansan*, March 30, 1986; Joe Vaughan, *Kansas City, Kansas* (Charleston, S.C.: Arcadia Pub, 2012), 38.
[12] Millstein and Becker, *Downtown Kansas City, Kansas*, 17-18.
[13] Sanborn Fire Insurance Company, *Kansas City, Kansas* (New York: Sanborn Map Company, 1907); Vaughan, *Kansas City, Kansas*, 38.

twelve-story Huron Office Building at 905 7th Street was the tallest building in Kansas from its construction in 1924 until 1969.[14]

Kansas City officials worked to improve the downtown landscape as well as the architecture. In 1906, the city hired George Kessler, creator of the renowned Kansas City, Missouri, parks and boulevards system to design the landscape surrounding the Carnegie Library in Huron Place. In 1913, Kansas City, Missouri, landscape architects Hare and Hare developed the parks and boulevards system for Kansas City, Kansas. Their work in the commercial district centered around Waterway Park, which stretched from Washington Boulevard South to Grandview Boulevard between 10th and 12th Streets. Hare and Hare designed a bandstand on the east side of Big Eleven Lake and a sunken garden between State and Minnesota Avenues. The landscaped park created a natural western boundary for the downtown commercial district.[15]

Progressive Era politics of the 1920s shaped the built environment of Kansas City for years to come. Kansas City adopted its first zoning ordinance in 1924 based on the recommendations of the City Planning Commission. The Commission was established in 1920 and headed by George Kessler until his death in 1923. The Planning Commission's engineer Fred S. Wilson took over as chairman in 1924. The zoning ordinance called for commercial zoning in the downtown core and a light industrial zone extending from 8th to 18th Streets on Minnesota and State. New public buildings were constructed in the commercial district as well. A plan for the city's civic center designated several blocks on 7th Street from Armstrong Avenue south to Tauromee Avenue for this purpose. The Soldiers and Sailors Memorial Hall, built in 1925, and the Wyandotte County Courthouse, designed by Wight and Wight in 1927, filled the west side of the civic center.[16]

The increasing popularity of the automobile in the 1930s and 1940s created demand for auto-related services in Kansas City's downtown core. By 1931, filling stations, parking lots, and automobile sales and service shops lined Minnesota Avenue along the western edge of downtown and were interspersed with extant storefronts in the center of the commercial district. Auto-related resources took advantage of the vacant lots behind downtown buildings, offering businessmen and shoppers nearby parking. In 1940, the Comprehensive Plan for Kansas City, developed by Harland Bartholomew and Associates, recognized the need for more parking downtown. Bartholomew's plan called for the construction of a series of public parking lots behind the buildings facing Minnesota Avenue with pedestrian access to the street in front.[17]

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[14] Millstein and Becker, *Downtown Kansas City, Kansas*, 21; Sanborn Fire Insurance Company, *Kansas City, Kansas*, 1907; Vaughan, *Kansas City, Kansas*, 38-39.
[15] Millstein and Becker, Downtown Kansas City, Kansas, 19; Vaughan, Kansas City, Kansas, 34.
[16] Millstein and Becker, *Downtown Kansas City, Kansas*, 22-24.
[17] Millstein and Becker, *Downtown Kansas City, Kansas*, 23-24; Sanborn Fire Insurance Company, *Kansas City, Kansas* (New York: Sanborn Map Company, 1931).

The downtown streetscape remained relatively unchanged until after World War II. New development in the late 1940s and early 1950s resulted in the construction of buildings that were taller and had a larger footprint than older downtown buildings. The ten-story New Brotherhood Building, constructed in 1949, was the largest single development in Kansas City that year. The building occupied a prominent corner at 8th Street and State Avenue immediately north of the five-story Wahlemaier Building. The Town House Hotel on the southeast corner of 7th Street and State Avenue opened in 1951 as Kansas City's first purpose-built convention hotel, hosting conventions, independent travelers, and long-term guests. Retail storefronts on the first floor of the hotel provided space for local businesses, boosting the commercial core of downtown. The architecture of both buildings reflected the Modern Movement design aesthetic popular at the time of construction. Unlike the monolithic form of earlier high-rise buildings, such as the Huron Building, the New Brotherhood and Town House Hotel buildings had stepped towers that rose from a wide base. Unadorned concrete or buff brick divided metal-framed windows, establishing an overall geometric pattern.[18] To reinforce the new feeling of the building form and materials, the exterior of these towers had no applied ornament and lacked the references to earlier historical styles and periods that distinguished their predecessors.

While the downtown commercial core extended from 5th to 11th Streets, a light industrial zoning overlay instituted in the 1920s allowed for the development of businesses as far west as 18th Street along Minnesota and State Avenues. Prior to the 1930s, blocks west of 12th Street were mostly vacant with the exception of The Kansas State School for the Blind and a few commercial buildings along 18th Street south of Minnesota. The school, established in 1867, occupied the block between 11th and 12th streets from Washington Boulevard to State Avenue, west of the developing town. The Grandview Club Transfer and Storage Company at 1711-1721 Minnesota Avenue, constructed in 1925, had retail spaces on its first floor with storage space on the upper floors. Smaller commercial buildings on the 900 block of 18th Street built in the 1930s had retail spaces on the first floor with apartments above.[19]

Prior to the end of World War II, the majority of the lots along Minnesota and State Avenues west of 11th Street were residential, with single-family houses set back from the street. The 1950s saw a building boom in this area as commercial buildings began replacing residential properties. Many of the new businesses offered automobile-related services. Used car dealerships typically occupied an open lot with a small office building in the center. Filling stations on the corner lots of Minnesota and State provided convenient access for customers. Mechanic shops and garages had large footprints that occupied multiple lots. In addition to automobile-related services,

[18] Millstein and Becker, *Downtown Kansas City, Kansas*, 24; Sanborn Fire Insurance Company, *Kansas City, Kansas* (New York: Sanborn Map Company, 1957); Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination Form, Town House Hotel, 2014, 10-13.
[19] Millstein and Becker, *Downtown Kansas City, Kansas*, 11-12; Sanborn Fire Insurance Company, *Kansas City, Kansas*, 1907, 1931, 1957.

business owners took advantage of extant residential buildings, either converting them to offices or building a storefront addition on the front of the house. Buildings constructed west of 11th Street in the 1960s housed various types of businesses, such as automobile sales and service and professional offices. The freestanding buildings had large footprints and were set back on paved lots that provided parking.[20]

URBAN RENEWAL AND DOWNTOWN REVITALIZATION – GATEWAY PROJECT

Social as well as economic changes in Kansas City in the 1940s and 1950s led to the decline of downtown. The continued westward expansion of the Kansas City metropolitan area combined with the ubiquity of automobiles and the development of large shopping centers drew businesses out of the downtown commercial core. Lack of maintenance at city parks forced the eventual closure of five public swimming pools by the State Board of Health. The area east of 5th Street and north of State Avenue suffered from disinvestment leading to a decline in housing conditions.[21]

Urban renewal projects in the 1950s and 1960s attempted to reinvigorate the city and shaped the downtown built environment into its current state. As early as 1951, Kansas City officials proposed plans that would encourage private investors to redevelop areas blighted by substandard housing and outdated infrastructure.[22] Their plans came to fruition in 1954 when provisions in the Federal Housing Act enabled state authorities to design redevelopment programs that would accomplish the federal mission of addressing blighted, deteriorated, or deteriorating neighborhoods with substandard and unsanitary housing conditions, designated as slums, through rehabilitation, where possible, or clearance and redevelopment. The goal was to use federal and municipal funds to acquire deteriorated urban properties and to encourage and facilitate private redevelopment.

In 1955, Mayor Paul F. Mitchum appointed a five-member Urban Renewal Agency (URA) which, under the Federal Housing Act, could develop an Urban Renewal plan and apply for federal funds to support two-thirds of project costs.[23] The agency was tasked with developing a program that would address blighted areas through a variety of options including block clearance, encouraging neighborhood rehabilitation, creating industrial sites, and/or initiating infrastructure such as roads, parks, bridges, or playgrounds. Members selected an initial study area from 3rd to 5th Streets between Armstrong and Freeman Avenues, the site of some of Kansas City's slums, and designated the project as the "Gateway Study Area." Of the 551 dwelling units surveyed in the Gateway Study Area, 430 were rated as sub-standard. Seventy-eight percent of

[20] Sanborn Fire Insurance Company, *Kansas City, Kansas*, 1957.
[21] Millstein and Becker, *Downtown Kansas City, Kansas*, 25-26.
[22] "City to Ask for $1,102,570 for Slums Project," *The Kansas City Kansan*, June 5, 1951.
[23] "Mayor Names New Urban Renewal Unit," *The Kansas City Kansan*, October 18, 1955.

buildings had no indoor toilets, and forty percent had no running water. In December of 1955, the Urban Renewal Agency requested that City Commissioners declare the Gateway Renewal site a "blighted area" so that the agency could apply for federal funds to finance its redevelopment.[24]

The Gateway project entered the general planning phase in January of 1956. Plans designated thirty-three percent of the fifteen block site for apartment development; fifteen percent for commercial use; a small area around the site's eastern edge for light industrial or wholesale operations; and the remaining area for public use, including streets, parking, and parks. By 1961, the site was cleared and new buildings were constructed. A cooperative garden apartment project, elementary school, and park occupied the area north of Washington Boulevard. A new Holiday Inn Motel built south of Minnesota Avenue became a popular downtown alternative to the Town House Hotel. The area between Washington and Minnesota, conceived as a single site for office and commercial use, remained undeveloped. Pieces of the site were eventually sold and developed during the 1960s.[25]

URBAN RENEWAL AND DOWNTOWN REVITALIZATION – CENTER CITY

Kansas City's expansion continued in 1965 with the annexation of suburban Wyandotte County west to 86th Street. Construction of the Indian Springs Shopping Center that same year caused further economic decline in the downtown area. Indian Springs, situated just three miles west of downtown near a major highway interchange, drew business away from downtown to the convenience of a climate-controlled indoor shopping center with an excess of parking. In 1967, Montgomery Ward, downtown's largest retailer, announced the relocation of its store from 7th Street and Minnesota Avenue to Indian Springs. Most of the buildings constructed in downtown Kansas City during the 1960s were public facilities. A new library and Board of Education Offices replaced the Carnegie library in Huron Place; the Board of Public Utilities relocated to a new building at 8th Street and Washington Boulevard; and the Y.W.C.A. built a new structure at 6th Street and State Avenue.[26]

A second urban renewal project, proposed in 1965, attempted to give the economy of downtown Kansas City a boost. The project, called Center City, focused on bringing businesses back to downtown. It covered the area west of the Gateway project from 5th to 8th Streets and from Washington Boulevard south to an irregular boundary along Armstrong, Tauromee, Barnett, and Ann Avenues. The focal point of Center City was a two-block pedestrian mall along the 600 and 700 blocks of Minnesota Avenue with limited vehicular access and no street parking. Instead, the

[24] "'Gateway Area' First Renewal Project Site," *The Kansas City Kansan*, December 15, 1955; "Ask 'Blighted Area' Label for Site," *The Kansas City Kansan*, December 20, 1955.
[25] "City Moves Fast on Urban Renewal," *The Kansas City Kansan*, January 29, 1956; 1993 Millstein and Becker, *Downtown Kansas City, Kansas*, 27-28.
[26] Millstein and Becker, *Downtown Kansas City, Kansas*, 29-30.

project called for the construction of additional parking lots behind buildings with walkways connecting them to the street in front, as well as extensive renovations of the backs of buildings and alleys that were visible from the new parking lots. Façade improvements along Minnesota Avenue would make the storefronts more attractive to shoppers. In addition to the pedestrian mall along Minnesota Avenue, the Center City Plan proposed razing all buildings on the 500 blocks of State and Minnesota Avenues with the exception of the recently built Y.W.C.A. in hopes of drawing a large retailer as well as movie theaters, restaurants, and a convention center to the site. Washington Boulevard was also widened for three blocks between 5th and 8th Streets to accommodate the loss of traffic lanes along Minnesota Avenue. A new city hall and separate building for the City-County Health Department, constructed at 7th Street and Ann Avenue across from the county courthouse in 1972, were part of the Center City Plan.[27]

Demolition for Center City began on March 18, 1969, at the site of the new City-County Health Department. Razing of Minnesota and State Avenues began the following year. The pedestrian mall started construction in late 1970 and opened in November 1972. The much anticipated development, designed by environmental artist Elpidio Rocha, featured large concrete forms based on abstracted representations of the Kansas landscape and monumental stainless steel pylons from Kansas City sculptor Dale Eldred. Funds for storefront improvements, part of the Center City plan, were the responsibility of individual businesses along the pedestrian mall. However, limited access to Minnesota Avenue during construction of the mall drove many retailers out the area to shopping centers such as Indian Springs while construction was underway. By 1976, eighteen of twenty-nine stores had closed or relocated.[28]

THE AMERICAN CITY PLAN AND THE END OF URBAN RENEWAL

The failure of the Center City plan to revitalize downtown brought an end to urban renewal in Kansas City. Most citizens viewed the work of the Urban Renewal Agency as ineffective, with only five out of eleven proposed projects completed in a twenty-year period. In 1976, mayor Jack Reardon dissolved the Urban Renewal Agency, and the city's Community Development Department took over the agency's responsibilities. The city hired the American City Corporation to study the potential for development on the approximately one million square feet of vacant land cleared by the various unbuilt urban renewal projects. The American City plan, released in December 1976, proposed a variety of development scenarios over a ten-year period including retail, office, and restaurant spaces, a convention center with attached hotel, and 500 new housing units. In the fall of 1977, the American City Corporation hired a full-time director

[27] Millstein and Becker, *Downtown Kansas City, Kansas*, 29-31; "Extensive Development of Downtown Projected," *The Kansas City Kansan*, May 7, 1965; "Renewal Thinking Outlined," *The Kansas City Kansan*, April 21, 1966; "Extensive Razing Voted for Area of Center City," *The Kansas City Kansan*, January 16, 1968; "Washington Blvd. Widening Slated," *The Kansas City Kansan*, July 4, 1968.

[28] "Center City Demolition to get Start on Tuesday," *The Kansas City Kansan*, March 13, 1969; Millstein and Becker, *Downtown Kansas City, Kansas*, 31-33.

to take over implementation of the plan's recommendations. After less than a year, the position was terminated and its responsibilities absorbed by city staff. Although the American City plan was never fully realized, components of the plan's recommendations were developed. Planters and seating replaced the stainless steel pylons on the Minnesota Avenue mall in June 1977. Construction of a convention center on the 500 block of Minnesota Avenue began in April 1978.

Kansas City commissioned a study in 1981 to explore possible alterations that would improve the commercial viability of the Minnesota Avenue mall. The study proposed three designs that modified the existing mall to varying degrees. Ultimately, in April 1983, the city chose to remove the pedestrian mall and reestablish diagonal street parking along Minnesota Avenue in the hopes of renewing the downtown commercial district.[29]

RECENT CHANGES

In 1990, the Kansas City, Kansas Planning Commission appointed a steering committee of downtown business and civic leaders to develop a master plan for downtown Kansas City. The plan focused on rebuilding the downtown around anchor properties such as a new hotel, expanding food and beverage options around 7th Street and Minnesota Avenue, upgrading the downtown streetscape, and improving housing in the surrounding neighborhoods. A $32 million federal building and courthouse, opened in 1993, was a key component of the plan. New developments on the 500 block of Minnesota Avenue included a new building for the Board of Public Utilities, constructed in 2003, and a Hilton Garden Inn Hotel, built in 2001.[30]

Downtown Kansas City continues to evolve, with Minnesota Avenue anchoring the business district and 7th Street the center of civic activity. The Downtown Kansas City, Kansas MetroCenter public transportation hub opened in 2013 at the corner of 7th Street and Minnesota Avenue.[31] Minnesota Avenue retains much of its historic streetwall. Restaurants, banks, and specialty stores fill many of the extant downtown storefronts, and painted murals embellish side walls that face empty lots. Used car dealerships and mechanic shops along Minnesota and State Avenues maintain the historic streetscape and lower density character of western downtown.

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[29] Millstein and Becker, *Downtown Kansas City, Kansas*, 34-36, 38-39.
[30] John Carras, "Downtown Plan Unveiled," *The Kansas City Kansan*, April 21, 1991.
[31] "Downtown KCK Transit Center Opens," http://www.kcata.org/news/downtown_kck_transit_center_opens.

SURVEY RESULTS

The Downtown Kansas City, Kansas Survey examined 265 commercial, institutional, and civic resources in the historic Central Business District of Kansas City, Kansas. The survey area is approximately 268 acres. The northern boundary of the survey area is defined by an approximately 1.1-mile stretch of Washington Boulevard from N. 5th Street west to N. 12th Street, after which it moves one block south to Nebraska Avenue and continues another 0.4 miles westward to N. 18th Street. The western boundary extends about three blocks southward to Armstrong Avenue. The southern boundary then extends eastward one block, and follows the rear alley of the resources fronting Minnesota Avenue between N. 17th Street and N. 13th Street. It then follows Armstrong Avenue for approximately .5 miles eastward to N. 9th Street. Between N. 9th Street and N. 5th Street, the southern boundary is irregular, encompassing resources along portions of Ann Avenue and Barnett Avenue. At the intersection of Armstrong Avenue and N. 5th Street, the eastern boundary extends northward four blocks to Washington Boulevard *(Figure 1)*. The boundaries were determined in advance of the survey in consultation with the city and SHPO, and were drawn to include those properties which, when considered as a whole, are representative of the commercial development of Kansas City, Kansas' Central Business District. Resources within the survey boundaries that were historically residential and continue to function as such were omitted from the survey, while those that have been converted to commercial, institutional, or civic use were included. Parking lots once occupied by buildings were not surveyed during this project. KHRI database entries exist for the lots paved for parking after the demolition of the building.

The 265 surveyed resources document the development and evolution of downtown Kansas City, Kansas, from its founding in 1843 as a small territorial settlement to the bustling county seat it is today.[32] All of the resources were evaluated as described above, according to their historic function, date of construction, architectural style, and integrity. Appendix A details the findings for each resource.

LOCATION AND SETTING

The Survey Area occupies the heart of the central business district in downtown Kansas City, Kansas as it extends from N. 5th Street to N. 18th Street. The orthogonal street grid in downtown Kansas City consists of a regular arrangement of rectangular blocks with long east-west dimensions and short north-south dimensions. Minnesota Avenue currently begins at N. 4th

[32] The survey area also includes 12 paved parking lots, created between 1970 and 1998 following the demolition of earlier buildings. Each of these parking lots has a distinct parcel number and is not associated with a specific building. The National Park Service requires that functional parking lots such as these be identified and counted as unique resources when they fall within the boundaries of a historic district. After consultation with KSHS staff, it was agreed that the 12 parking lots would not be inventoried at this time.

Street, east of which are on- and off-ramps for I-70 as it connects Kansas City, Missouri to the rest of Kansas. The highway crosses the Kansas River, flowing northeast to meet the Missouri River at Kaw Point, east of downtown Kansas City, Kansas. The Fairfax Industrial Center and the Central Industrial District occupy the land east of the central business district. Residential neighborhoods surround the Survey Area on the north, south, and west. Minnesota Avenue and State Avenue (State Highway 24) retain their commercial character the full length of the Survey Area. Nebraska Avenue and Washington Boulevard become predominantly residential west of N. 12th Street. Armstrong and Ann avenues become residential west of N. 8th Street.

The Survey Area contains buildings of varying heights and widths, from one story to over ten stories, from one narrow city lot to superblocks, consisting of more than one block combined to form a single property. The buildings form solid streetwalls in only a few areas. The lack of solid streetwalls is one of several factors that contributed to the current appearance of the Survey Area. Historic residential resources with narrow lots and moderate setbacks are interspersed between the commercial buildings at the west end of Minnesota and State avenues. The Survey Area includes numerous automobile-related resources. The character-defining features of these resources are deep setbacks and ample parking or service areas surrounding the building. Public and private urban redevelopment projects from the mid- to late-twentieth century erected large-scale buildings that occupied even larger parecels. Minnesota Avenue, State Avenue, and Washington Boulevard are wide streets with parking on both sides of the street. Concrete and/or grassy medians divide portions of these streets. Nebraska, Armstrong, and Ann avenues, along with the north-south numbered streets are narrower, sometimes one-way streets with parking on one side of the street. N. 7th Street and N. 18th Street are major north-south thoroughfares.

The blocks east of the survey area contain large industrial and institutional complexes as well as extensive train yards. Further north, south, and west the blocks become predominantly residential, lined with single-family homes or apartment complexes and associated facilities such as churches and schools.

FUNCTIONAL PROPERTY TYPE

In order to better understand the development of downtown Kansas City, Kansas, the consultants identified the surveyed properties based on their original function as well as their architectural style and/or vernacular building form. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with actual buildings that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared functional characteristics as well as physical (architectural style/building form/type) characteristics.

Figure 2. Original Function

Function		**Total**
Commercial		184
Specialty Store	128	
Business	17	
Restaurant	12	
Financial Institution	10	
Professional	9	
Warehouse	5	
Department Store	3	
Domestic		18
Single Dwelling	7	
Multiple Dwelling	7	
Secondary Structure	2	
Hotel	2	
Government		14
Education		11
Transportation		7
Recreation and Culture		5
Religious Facility		5
Industry/Processing/Extraction		4
Social		4
Healthcare		4
Funerary		3
Landscape – Park		1
Vacant/Not in Use		6
Total		**265**

Drawn from the National Register subcategories for function and use, the consultants identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on original building function. The majority of resources, 69% or 184 of the 265 surveyed, were constructed as commercial buildings, primarily specialty stores. Eighteen buildings identified in the survey were originally constructed to serve a residential function, including two resources constructed as commercial hotels. Currently, the majority of these resources have been converted to commercial use or are vacant. Twenty-nine resources in the survey area served an institutional function, specifically a recreational, social, educational, religious, or healthcare function.

Fourteen other resources were constructed for government use at the city, county, state, and federal levels. Four resources were identified as having an industrial function. Two historic landscapes, including one cemetery and one park, were also identified in the Survey Area. Six resources in the survey area were classified as "Vacant/Not in use" because they were vacant at the time of the survey and it was not apparent what their historic function had been. A diversity of architectural forms and styles is embodied within each of these functional categories, reflecting the span of building construction from 1888 to 2012.[33]

COMMERCIAL BUILDINGS

The buildings in the downtown Kansas City, Kansas, survey area are primarily commercial with 69% (184) of the 267 resources identified as such. These commercial resources exhibit a variety of building forms, ranging from small one-story retail blocks to rambling warehouses to an eleven-story office tower. The variety of business concerns housed in these buildings reflects the needs of a developing city. The functional subcategories they represent include specialty stores (128), business or office buildings (17), restaurants (12), financial institutions (10), private professional offices (9), warehouses (5), and department stores (3).

Usually sited on one or two lots, the older commercial buildings have rectangular plans oriented with the short side facing the street. The two-story designs incorporate public spaces on the first floor and office, residential, meeting, storage, or light industrial spaces on the upper floors. A defining feature of the early commercial property types is a well-defined ground floor "storefront" that distinctly separates it from the upper stories and reflects a difference in public and private uses. Storefronts housed retail or wholesale vending, public entry, showroom, or office spaces. Late-nineteenth and early-twentieth century commercial buildings often have elaborate decorative ornament at the upper stories.

Stylistic treatments for the commercial properties in the survey area reflect architectural styles popular in the era in which they were built. They typically have either a flat or barrel roof, although a few resources have gable roofs behind parapets. Depending on the date of construction, structural elements include load-bearing stone and brick walls, concrete block, or steel members. Similarly, storefronts incorporate combinations of brick, glass, metal, stone veneer and wood.

Specialty Store

The majority of small commercial buildings disbursed throughout the survey area had retail sales or service functions that are typical of business districts throughout the country, identified broadly as the "specialty store." The specialty store includes any commercial entity where goods

[33] The oldest documented resource in the survey area is the Huron Cemetery, established in 1843, while the oldest documented building is the Seventh Street Methodist Episcopal Church at 1101 N. 7th Street, constructed in 1888.

are available for purchase. The one- to four-story buildings are business houses designed for small operations providing wholesale or retail sales involving the receipt and distribution of goods. While the goods and services offered in the specialty stores in the central business district in downtown Kansas City varied from P.R. Hance Furnace Company at **839 Minnesota Avenue** (1906) to Robert Hall Clothier, Inc. at 1201 N. 7th Street (1953) to the Kroger Company grocers at **932 Minnesota Avenue** (1949), the majority of resources identified as Specialty Store historically had an automobile-related function.

Figure 3. 839 Minnesota Avenue. Brad Finch, 2015

Figure 4. 932 Minnesota Avenue. Brad Finch, 2015

As defined in the Multiple Property Documentation Form "Roadside Kansas," automobile-related resources, such as filling and service stations or automobile dealerships, were considered Specialty Stores.

Filling and Service Stations[34]

Access to gasoline was essential to the success of the automobile. The number of filling and service stations expanded in tandem with the number of automobiles. The buildings that provided gasoline were set back from the road and the area in front of the building paved so that drivers could pull out of traffic while filling up. Often an attached canopy projected from the front of the building to shelter drivers and station attendants. These buildings evolved with architectural trends. Early filling stations exhibited a more residential character employing architectural styles popular in the design of single-family dwellings. Beginning in the 1930s and 1940s the standardized corporate identity of service stations aligned more with the International Style. Streamlined architecture symbolized the modern industrial era and the automobile age. This trend continued into the 1950s and 1960s, particularly with the introduction of the Philips Petroleum prototype with

Figure 5. 1101 Minnesota Avenue. Brad Finch, 2015

[34] Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Multiple Property Documentation Form "Roadside Kansas," 2008, E-18 – E-20.

its distinctive V-shaped roof. Tucker's Service Station at **1101 Minnesota Avenue** retains the V-shaped roof designed to be instantly recognizable to passing motorists.

Auto Showrooms and Dealerships[35]

Early on, automakers realized they needed an efficient system to widely distribute their products from just a few manufacturing sites.[36] Dealers became fundamental to the early success of automakers. The dealership was the first point of contact with the potential car-buying public. By the 1930s, the automobile was no longer viewed strictly as a luxury item but as a necessary component of everyday life, especially in rural communities. Away from traditional downtown centers auto showrooms had ample space to store vehicles and uncongested access to the road. There was no longer a need to mesh with an established commercial architecture, and showrooms began adopting popular architectural trends, evolving into simple, streamlined designs characterized by the emerging Modern Movement. The Streamlined Moderne style emphasized movement through the use of dynamic curved forms and sleek materials like glass tiles and stainless steel. Kansas Motors, Inc. at **900 Minnesota Avenue** is an excellent example of a Streamlined Moderne dealership building.

Figure 6. 900 Minnesota Avenue. Brad Finch, 2015

Businesses

The fifteen resources identified as historically having business functions were constructed as offices for a single business or as speculative ventures for multiple tenants. Newer, mid- to late-twentieth century business buildings often sit with their long side facing the street. The mid- to late-twentieth century office buildings present the sleek, unbroken lines of

Figure 7. 745-755 State Avenue. Brad Finch, 2015

[35] Ibid, E-20 – E-22.
[36] Robert Genat, *The American Car Dealership* (Osceola, WI: MBI Publishing Company, 1999), 17.

the glass and steel or concrete office tower that became popular after World War II. They also retain public space on the ground floor in the form of a building lobby and leased retail space. These buildings housed offices for financial institutions or utility companies and provided leased space for smaller professional businesses. One of the largest business buildings in downtown Kansas City is the ten-story New Brotherhood Building (**745-755 State Avenue**, 1949).

Restaurants

Eating establishments were essential to the function of a commercial area where people were employed during the day. The survey identified nine resources as restaurants, although this includes creameries and ice-cream shops as well as drive-ins and diners. Restaurants occupied storefronts in larger commercial buildings or free-standing buildings with adjacent parking lots. Beginning in the 1930s, the ultimate roadside restaurant, the drive-in, became widely popular. The drive-in grew out of the roadside stand and into the highway coffee shop. It had three principal spaces: a canopy-covered parking lot; an enclosed kitchen; and a carhop station that linked the kitchen and the parking lot. Drive-in restaurants were enormously popular during the post-war years of the 1940s and 1950s. By 1964 an estimated 33,500 restaurants in the United States called themselves drive-ins, but only 24,500 offered hot food. The rest only sold ice cream and soft drinks. In just a few years, however, the outdoor walk-up, a fast food restaurant form promoted by McDonalds, became the most successful competitor.[37] George E. Hoch & Son Creamery (1615 Minnesota, 1923) and Hall Ice Cream Company (917 Minnesota, 1940) sold ice-cream products. State Avenue has several drive-in restaurants in a concentrated area, specifically Nick's Bar-B-Q (1411 State Avenue, 1941), Allen's Drive-In (1414 State Avenue, 1952) and Nu-Way Drive-In (**1320 State Avenue**, 1957). The first McDonald's in Kansas City occupied the building at **901 Minnesota**, constructed in 1962.

Figure 8. 1320 State Avenue. Brad Finch, 2015

Figure 9. 901 Minnesota Avenue. Brad Finch, 2015

[37] Philip Langdon, Orange Roofs, Golden Arches: The Architecture of American Chain Restaurants (New York, NY: Alfred A. Knopf, 1986), 71-72.

Financial Institutions

The ten resources identified as financial institutions exhibit a range of sizes and styles, reflecting the period in which they were constructed *(Figure 8)*. The concentration of this functional resource type illustrates the importance of this area in the development of the city, as the presence of banking institutions indicates successful commerce. The earliest financial institutions include Gibraltar Savings & Loan Association (901 N. 7th Street, 1924) and Commercial National Bank (601 Minnesota Avenue, 1925), although the façade of Commercial National Bank was altered in 1968 with a new skin designed to modernize the old building. Later financial institutions reflect the introduction of the Drive-in facility designed to maintain a customer base in an urban setting and provide modern conveniences. Brotherhood State Bank (**741 Washington Boulevard**) and Commercial National Bank (909 N. 6th Street) constructed drive-in banking facilities in 1962 and 1968, respectively.

Figure 10. 741 Washington Blvd. Brad Finch, 2015

Other Commercial Property Types

The historic commercial resources of the downtown Kansas City, Kansas, survey area also included nine professional buildings serving as an office for an individual practice, five warehouses, and three department stores.

Figure 11. 818 Ann Avenue. Brad Finch, 2015

The nine professional buildings are either one or two stories tall. Early twentieth-century professional buildings, such as 1403 Minnesota Avenue, resembled commercial buildings that fit with the surrounding commercial streetscape. Professional buildings in the late twentieth century, such as **818 Ann Avenue**, were free-standing buildings designed in the Postmodern aesthetic.

Five buildings in the Survey Area were constructed for the purpose of storing goods. These buildings differ greatly in size. The one-story warehouses were often designed for a single tenant, such as the 1936 Ben Gorman Furniture Company Annex at 1014 Armstrong

Figure 12. 1711-21 Minnesota Ave. Brad Finch, 2015

Avenue, designed by Joseph Radotinsky. Other warehouse buildings were designed for the temporary storage and transfer of goods. Kansas City, Missouri architect Charles A. Smith designed the six-story warehouse building at 738 Armstrong Avenue for the Anderson Storage Company. The Grandview Club Transfer & Storage Company constructed a four-story building at **1711-1721 Minnesota Avenue**, adjacent to the right-of-way for the Electric Railway Company.

Three extant buildings historically housed department stores, a staple in early twentieth-century cities and towns. J.C. Penney Co. constructed a narrow two-story building at 636 Minnesota Avenue in 1928. In 1937, Montgomery Ward constructed a two-story department store on a corner lot at **700 Minnesota Avenue**, on the site of the old Wyandotte County Courthouse (1882). Corporate architects from New York and Chicago designed the stores in Kansas City. When small scale department stores faded from popularity with the rise of shopping malls, downtown stores were converted to other commercial establishments or government offices.

Figure 13. 700 Minnesota Avenue. Brad Finch, 2015

NON-COMMERCIAL PROPERTY TYPES

Seventy-six of the historic resources in the Survey Area were constructed for non-commercial functions. Eighteen were built for residential purposes, fourteen served governmental functions, and eleven were built as educational facilities. Also identified are nine resources that served a recreational or social function, seven transportation-related resources, five religious centers, four manufacturing/industrial buildings, four healthcare facilities, three funerary resources (including one cemetery), and one recreational park.

Domestic Buildings (Single and Multiple Dwellings and Hotels)

Eighteen historic resources in the survey area were constructed to serve a residential function. One hotel was identified, the Town House Hotel at 1021 N. 7th Street, constructed in 1951.[38] This building has been converted into apartments. Three buildings constructed as multi-family residences were identified, including 1213 Minnesota, which is now in use as a church, and the fifteen story Wyandotte Towers building at **915 Washington Avenue**. Wyandotte Towers was constructed from 1967-1969 as public housing for the elderly. Glanville Tower at 730 Nebraska Avenue was constructed in 1974 for similar purposes. Seven resources constructed as single-family residences were identified. These buildings were constructed and modified between 1902

[38] The Town House Hotel was listed in the National Register of Historic Places on 27 June 2014.

and c. 1931. Of these, four are now vacant, two are used as professional offices, and one, 845 Armstrong, serves as a social club with concrete handball courts constructed adjacent to the house. The residence at 1115 Minnesota was modified c. 1931 with the addition of a Moderne commercial building attached to the front façade of the residence; this alteration reflects the trend of commercial development in place of residential use along Minnesota Avenue west of the Central Business District. Two resources with historically domestic functions were secondary structures; these include "The Stable," built in 1900 and now located on the Kansas State School for the Blind campus, and a c. 1931 garage at 1500 Minnesota.

Figure 14. 915 Washington Boulevard. Brad Finch, 2015

Recreational and Social Buildings

Nine of the buildings in the survey area were constructed to serve a recreational or social purpose, five of which were built between 1907 and 1929. The Elks Club Building at 727 Minnesota Avenue was constructed as a fraternal meeting house circa 1907, and since the late 1950s has served as the location of the Kansas City, Kansas, Chamber of Commerce. The Late Gothic Revival style Scottish Rite Temple at 803 N. 7th Street was constructed as a Masonic hall in 1909.[39] The building is now in use as a casino. The Soldiers and Sailors Memorial Hall at 600 N. 7th Street was constructed in 1925 in the Classical Revival style as a World War I memorial and a civic auditorium; it retains this use today.[40] In 1927, a branch of the Young Men's Christian Association was constructed at **900 N. 8th Street** in the Italian Renaissance style, and is still in use as a recreational facility today. The Granada Theater was built in 1929 at 1009 Minnesota and operated as a movie theater into the late 1960s.[41]

Figure 15. 900 N. 8th Street. Brad Finch, 2015

Figure 16. 1210 N. 10th Street. Brad Finch, 2015

[39] The Scottish Rite Temple was listed in the National Register of Historic Places on 11 September 1985.
[40] The Soldiers and Sailors Memorial Hall was listed in the National Register of Historic Places on 5 September 1985.
[41] The Granada Theater was listed in the National Register of Historic Places on 9 February 2005.

It is currently used as a religious facility. Three of the identified recreational resources were constructed between 1957 and 1963. These are the 1957 Young Women's Christian Association Building at 1017 N. 6th, the 1962 Brighton Recreational Building on the Kansas State School for the Blind's campus at 1100 State, and the 1963 Waterway Park Recreation Building (**1210 N. 10th Street**). These buildings are currently still used for recreational purposes. The collection of recreational and social buildings in the survey area represents some of the most intact examples of high architectural styles in the survey area.

Educational Buildings

Figure 17. 625 Minnesota Avenue. Brad Finch, 2015

Eleven resources in the survey area were constructed for educational purposes. The oldest of these is the Horace Mann Elementary School, constructed circa 1909 at 824 State.[42] The building exhibits restrained Classical Revival style detailing, and housed the elementary school until 1939, after which it was occupied by the Kansas City Junior College until 1968. The building currently functions as multi-family housing. In 1923, the Kansas City, Kansas, High School Gymnasium and Library was built in the Italian Renaissance style at 1017 N. 9th Street. The land occupied by the campus for the Kansas State School for the Blind was offered to the city in 1863. Currently, the campus is comprised of mid-century buildings along with several late-twentieth and early twenty-first-century buildings, including the Harold Vogel Building, constructed in 1962 to house classrooms and workshops. Another prominent education building in the survey area is the Kansas City Public Library and School Administration Building, constructed in 1964 at **625 Minnesota Avenue**, replacing the 1904 Carnegie Library. The building is set back from Minnesota Avenue on landscaped grounds and situated to the east of Huron Cemetery.

Figure 18. 1211 N. 8th Street. Brad Finch, 2015

Government Buildings

Fourteen resources in the Survey Area were constructed for the purpose of executing government functions. In 1927, the Wyandotte

[42] The Horace Mann Elementary School building was listed in the National Register of Historic Places on 20 January 2012.

County Courthouse was constructed at 710 N. 7th Street in the Classical Revival style with limestone cladding and a recessed portico supported with Doric columns.[43] In 1988, a jail, lobby, and parking deck were added to the property, creating a one-block complex. In 1960, the Federal Building was constructed at 812 N. 7th Street, just north of the courthouse, in the Modern Movement style with a cantilevered canopy over the entrance and aluminum-framed rows of windows. The building occupies nearly half of a city block. In 1962, the Board of Public Utilities Building was constructed at **1211 N. 8th Street**, also in the Modern Movement aesthetic, although the building's exterior cladding was altered during a renovation in 1990. Both buildings are still used for government functions. Late-twentieth and early twenty-first-century governmental resources include additions to the Wyandotte County Justice Complex at 710 N. 7th Street, the 1973 Municipal Office Building at **710 N. 7th Street**, and the Board of Public Utilities Building, constructed at 540 State Avenue in 2003.

Transportation – Road Related

Seven buildings in the survey area are historic Transportation/Road Related resources. One is a parking garage at 625 State Avenue built in conjunction with the construction of the Town House Hotel. The concrete structure is three stories tall and occupies a large lot. It was constructed in 1951. The Streamlined Moderne building at **730 State Avenue** was designed in 1949 as a Greyhound Bus terminal.

Figure 19. 730 State Avenue. Brad Finch, 2015

Parking Lots

A modern bustling commercial center requires parking for customers and employees. In downtown Kansas City, parking is available in multiple parking garages, in designated areas on the street, or in open lots paved and striped specifically for that purpose. Several buildings in the survey area do not occupy their entire lot. The remaining space on these lots is often paved for parking. Occasionally when buildings are demolished, the lot is absorbed into the adjacent parcel and the empty space is paved for parking. These lots were not evaluated during the survey, unless there was an existing record for a demolished building.

[43] The Wyandotte County Courthouse was listed in the National Register of Historic Places on 26 April 2002.

Landscapes

Two prominent historic landscapes are present in the survey area. **Huron Cemetery** was established circa 1843 by the Wyandot Nation, and is located within the two-acre Huron Park on a tall hill in the Central Business District.[44] Waterway Park, presently known as Big Eleven Lake, was designed in 1913 by prominent landscape architecture firm Hare & Hare. Stonework was added by the Works Progress Administration in the 1930s.

Figure 20. Huron Cemetery. Brad Finch, 2015

ARCHITECTURAL STYLES AND BUILDING FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms. The architectural styles and vernacular forms identified in the survey area and assigned to the surveyed properties follow the terminology and classifications accepted by the National Register of Historic Places program and as presented in the Kansas Historic Resources Inventory database template. This hierarchy and nomenclature relies heavily on the forms and styles discussed for commercial buildings in *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth. Longstreth classifies commercial buildings by building function and form, such as the "one-part commercial block." Such terminology is often combined with the building's style (i.e., "Italianate one-part commercial block").

The 265 surveyed properties include 226 that represent formal architectural styles spanning from the late Victorian era into the Postmodern movement. Eighty-five resources have simple commercial facades and were categorized as "Minimal Commercial" or "Other" based on their era of construction. Twenty-eight resources in the survey area displayed no discernable style. Figures 21 and 22 show the distribution of properties by building form and by architectural style.

COMMERCIAL BUILDING FORMS

Commercial architecture is distinguished first by building form and second by its architectural style. In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central business districts and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional

[44] The Huron Cemetery was listed in the National Register of Historic Places on 3 September 1971.

nature, many commercial buildings exhibit restrained architectural details. The cornice area followed by the first-story storefront are the most prominent and distinctive features of a commercial building. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include bulkheads, transoms, signs, and doors.

Figure 21. Building Forms

Commercial Building Forms	**Total**
One-Part Commercial Block	74
Other	74
Two-Part Commercial Block	39
Two-Part Vertical Block	4
Enframed Window Wall	4
Three-Part Vertical Block	2
Vault	2
Not Applicable	68
Total	**267**

Figure 22. Architectural Style

Architectural Style		**Total**
Late Victorian		7
Greek Revival	1	
Gothic Revival	1	
Italianate	1	
Queen Anne	1	
Romanesque	1	
National Folk	2	
Late 19th & 20th Century Revivals		24
Italian Renaissance	2	
Classical Revival	17	
Late Gothic Revival	1	
Mission/Spanish Eclectic	3	
Tudor Revival	1	
Late 19th & 20th Century American Movements		2
Minimal Commercial		74
Art Deco/Streamlined/Art Moderne		13
Modern/Modern Movement		73
Postmodern/Neoeclectic		31
Brutalism		3
Other (Utilitarian; Contemporary façades)		11
Not Applicable/No Style		29
Total		**267**

Commercial buildings and the streetscape they create define both the functional and visual character of the distinct neighborhoods within the survey area. Dating from the 1900s through the late twentieth century, most of the commercial buildings surveyed are simple, one-, two-, or three-story structures. The traditional building material is brick.

The most conspicuous alterations to commercial buildings in the survey area reflect the modernization of first-story display windows and entrances or the application of a new façade at the upper stories. Many of these alterations have left the original openings and spatial relationships of the storefront intact. Other changes are more-easily reversible, such as the addition of awnings and applications of wood or metal sheathing over original openings or transoms. Where left exposed, the upper stories usually retain their historic integrity and original appearance and are the principal means to identify the building's original style.

Utilizing Longstreth's basic commercial building property types, the most abundant in the survey area are one- and two-part commercial blocks; there were seventy-four examples of the one-part commercial block and thirty-eight examples of the two-part commercial block. The survey area also features resources representing the two- and three-part vertical block, the enframed window wall, and the vault commercial building types. Seventy-four buildings in the survey area did not readily conform to Longstreth's commercial building typology and were classified as "Other." Most of the resources categorized as "Other" are late-twentieth-century free-standing commercial or professional buildings, simple warehouse or utilitarian buildings, or commercial buildings with façade alterations that compromise their ability communicate their historic form. It is more commonly a late-twentieth century commercial development that occupies a lot independent of the surrounding streetscape. Examples of the free-standing form house government offices, banks, auto service stations and convenience stores, fast food restaurants, and a variety of retail and professional businesses. The categorizations of One- or Two-Part Commercial Blocks, Enframed Window Wall, and Vault all apply to buildings between one and four stories. Two- and Three-Part Vertical Blocks describe tall buildings.

The majority of the commercial building forms represented in the survey area are One-Part Commercial Blocks (74) and Two-Part Commercial Blocks (38). The survey area also contains examples of the Enframed Window Wall, Two- and Three-Part Vertical Block, and the Vault commercial building forms.

Figure 23. 838 Minnesota Ave.
Brad Finch, 2015

<u>One-Part Commercial Block</u>

The One-Part Commercial Block building is a simple one-story cube with a decorated façade. In many examples, the street

frontage is narrow and the façade comprises little more than plate glass windows and an entrance with a cornice or parapet spanning the width of the façade. The B. System Sandwich Shop (1928) at **838 Minnesota Avenue** is a good example of a One-Part Commercial Block.

Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-Part Commercial Block buildings are typically two- to four- stories in height. They have a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses. Similar to One-Part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences. Moulden's Paint (1930) at **907 N. 18th Street** is a good example of a Two-Part Commercial Block.

Figure 24. 907 N. 18th Street. Brad Finch, 2015

Two-Part Vertical Block

The Two-Part Vertical Block is a taller version of the Two-Part Commercial Block (over four stories) with a clear visual separation between the first story, or the "base," and the upper stories, or the "shaft". The design of the upper stories identifies the building's architectural influences and often uses decorative or structural elements to emphasize the verticality of the building. The 1925 Anderson Storage Co. Building at **738 Armstrong Avenue** is a good example of a Two-Part Vertical Block.

Figure 25. 738 Armstrong Ave. Brad Finch, 2015

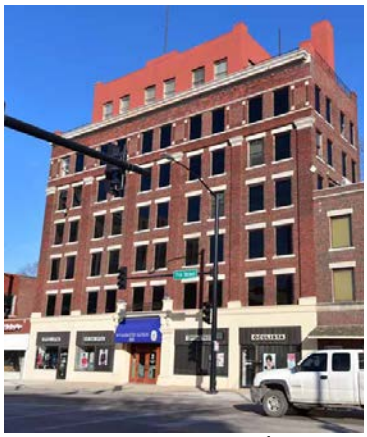


Figure 26. 821-829 N. 7th Street. Brad Finch, 2015

Three-Part Vertical Block

The Three-Part Vertical Block is a tall building that contains the same distinct zones of "base" and "shaft" as the Two-Part Vertical Block. The uppermost one to three stories form the third part of the vertical block, becoming the "capital". This creates an analogy between the façade organization and the parts of the classical column. It is therefore common for these buildings to be designed in the Classical Revival style or a related style, such as Beaux Arts, although some mid-century office buildings exhibit similar façade arrangements executed in

materials and forms that reflect the Modern Movement. The 1923 Federal Reserve Life Insurance Co. Building at **821-829 N. 7th Street** is a good example of the Three-Part Vertical Block.

Enframed Window Wall

The defining feature of the Temple Front building form is the application or the implied application of columns to the main façade. While this form was most popular for banks and government buildings, it was occasionally applied to other commercial buildings also. In these cases, the columns are not free-standing and therefore do not create a portico. The 1964 Hoffman Cortez Construction Company Building at **823-827 Minnesota Avenue** is a good example of the Enframed Window Wall form.

Figure 27. 823-827 Minnesota Avenue. Brad Finch, 2015

ARCHITECTURAL STYLES

Nationally, after the Civil War commercial centers became specialized according to administrative, retail, wholesale, industrial, or recreational use. New building types and reinterpretations of traditional building types appeared as styles changed. The concentration of a few distinct architectural styles in the survey area illustrates the building booms that defined Kansas City's history. Downtown Kansas City contains at least one example of nearly all of the formal styles within the National Register categories of *Late Victorian, Late Nineteenth and Early Twentieth Century Revivals*, *Late Nineteenth and Early Twentieth Century American Movements*, and *Modern Movement*. A few high-style examples of these architectural idioms mingle with the smaller, simpler vernacular versions that dominate the survey area. Commercial, social, educational, and governmental resources all exhibit formal architectural styles. While the majority of resources in the survey are identified using KHRI nomenclature as *Minimal Commercial (Early – Mid 20th Century)*, the most common formal architectural styles observed in the survey area are the Classical Revival the Modern Movement, corresponding to the primary construction episodes in the 1920s and the 1950s-1960s.

Figure 28. 1111 N. 8th Street. Brad Finch, 2015

Late Victorian

There are seven examples of Late Victorian architecture scattered throughout the survey area. The scarcity of resources exhibiting Late Victorian styles reduces the possibility of drawing conclusions

about the use of these styles. Constructed between 1888 and 1907, these resources are either religious resources or residential resources that have since been converted to commercial use. The 1888 Seventh Street Methodist Episcopal Church (1101 N. 7th Street) is a high-style example of the Gothic Revival while the 1904 First A.M.E. Church (**1111 N. 8th Street**) is an example of the Richardsonian Romanesque. The 1902 Michael J. Phelan House at 813 N. 9th Street is an example of a National Folk dwelling.

Late-Nineteenth and Early-Twentieth Century Revivals

There are twenty-three examples of various Late-Nineteenth and Early-Twentieth Century Revival styles in the survey area. Sixteen of these exhibit characteristics of the Classical Revival style. These resources date from 1891 to 1940 and include many significant governmental, social, religious, and educational resources, along with commercial resources. The contemporaneous Classical Revival, Italian Renaissance, Late Gothic Revival, Mission/Spanish Eclectic, and Tudor Revival styles reflect the influences of historic architecture derived from European and American antecedents.

Classical Revival

The sixteen resources identified as Classical Revival have symmetrical façades and simple, classically-inspired ornament. These resources fall into two categories. The smaller resources are One- or Two-Part Commercial Blocks with brick facades and simple stone or terra cotta ornament at the lintels and parapets, such as the 1911 Weinhold Brothers Hardware Company Building at **751 Minnesota Avenue**. The taller resources are Two- or Three-Part Vertical Blocks. They have a strong base often clad in stone and sometimes punctuated by round-arched openings. The 1925 Anderson Storage Co. Building at 738 Armstrong Avenue is an example of a tall Classical Revival building. A difference in cladding material and simplification of ornament differentiate the upper stories from the base.

Figure 29. 751 Minnesota Avenue. Brad Finch, 2015

Mission/Spanish Eclectic

The three Spanish Eclectic resources have Two-Part Commercial Block forms with Spanish-influenced applied ornament. Typical of the Spanish Eclectic style, these resources were constructed between 1922 and 1927 with buff brick walls, terra cotta ornament, and red clay

Figure 30. 1009 Minnesota Avenue. Brad Finch, 2015

tile pent roofs applied at the parapet. The multi-colored terra cotta columns and friezes ornament the facades. The Granada Theater at **1009 Minnesota Avenue** is an intact example of the Mission style.

Minimal Commercial (Early – Mid Twentieth Century)

Seventy-four (30%) of the resources in the survey area are identified as *Minimal Commercial (Early – Mid Twentieth Century)*, a term used in the KHRI database to define the one- to three-story commercial resources with generic brick facades and little or no applied ornament. The 1923 Getty Building at **819 N. 7th Street** is a good example of the Minimal Commercial expression.

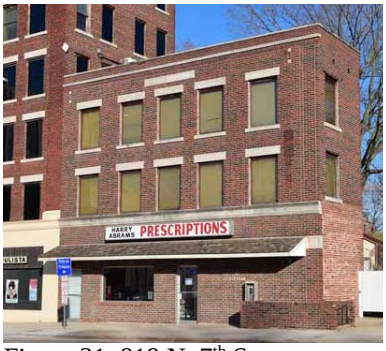


Figure 31. 819 N. 7th Street. Brad Finch, 2015

Modern Movement

The Modern Movement encompasses the wide variety of architectural styles developed in the twentieth century as a significant break from the historical revival styles that dominated previous eras. Beginning in the 1920s and continuing into the 1970s, architects sought inspiration in the innovations of man and machine rather than in the architecture of the past or in nature. The goal was to create completely new forms that reflected the energy, creativity, and engineering ingenuity of the age. As the first formal style to emerge from the Modern Movement, Art Deco utilized stylized geometric ornament to emphasize modernity and progress. Subsequent styles, such as Streamline Moderne, International, and New Formalism, stripped the building of all formal ornament. Form, construction, and man-made materials became the main components of architectural expression. These later styles were predominantly used for large-scale, free-standing commercial buildings in urban areas.

Art Deco

Four resources in the survey area exhibited characteristics of the Art Deco architectural style. The Art Deco style gained popularity in the United States after the 1925 *L'Exposition Internationale des arts Décoratifs et Industriels Modernes* in Paris. While initially decorative in nature, architects embraced Art Deco forms as symbols of modernity. The 1926 Kansas City Kansan Building at 901 N. 8th Street exhibits more high-style features while the 1931 automobile sales and service building at **1328 Minnesota Avenue** is a simplified expression of Art Deco.

Figure 32. 819 N. 7th Street. Brad Finch, 2015

Streamlined Moderne

Nine resources in the survey area showed influences of the Streamlined/Art Moderne architectural aesthetic. Examples of Modern Movement commercial design generally first appeared in the survey area 1930s. At the start of this period, architects began applying the streamlined forms popular in industrial design to commercial buildings. In the 1930s, the Streamlined Moderne style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. The nine Streamlined Moderne buildings in the Survey Area have buff brick walls or stucco walls and aluminum canopies that define their architectural style. The 1945 Kansas Motors, Inc. automobile dealership and service building at 900 Minnesota Avenue is an excellent example of the Streamlined Moderne.

Modern Movement – Other

Seventy-two resources in the survey area exhibited characteristics of the Modern Movement. In the post-World War II period, buildings, especially commercial buildings, got bigger and sleeker. All vestiges of architectural ornament and references to historic styles were removed. Skins of glass and metal replaced traditional veneers of brick and stone. Windows became expansive ribbons of glass rather than punched openings. In Kansas City, the Modern Movement was often employed for governmental buildings, including Joseph Radotinsky's 1960 Federal Building (**812 N. 7th Street**) as part of the Wyandotte County Correctional complex. The large scale public housing complexes, such as Wyandotte Towers at **1109-1231 N. 10th Street and 915 Washington Boulevard**, also employ the Modern Movement.

Figure 33. 812 N. 7th Street. Brad Finch, 2015

Figure 34. 1109-1231 N. 10th Street.
Brad Finch, 2015

DATES OF CONSTRUCTION

For dates of construction not provided by the 1993 Survey, the Wyandotte County Assessor files, or property records, the consultants utilized Sanborn Maps, city directories, and other archival sources described in the Methodology to estimate dates of construction. Architectural style was occasionally used to estimate construction dates, although original facades were often replaced in an effort to modernize the building's appearance. Dates of building additions and alterations

were not considered in this analysis. Figure 35 presents the distribution of buildings by estimated date of construction. Figure 36 maps the distribution of buildings by estimated dates of construction.

Figure 35. Dates of Construction

Era	Total	Percentage
1843 – 1899	8	3%
1900 – 1909	24	9%
1910 – 1919	12	3.8%
1920 – 1929	41	15.5%
1930 – 1939	21	7.9%
1940 – 1949	29	11%
1950 – 1959	46	17.4%
1960 – 1969	36	13.6%
1970 – 1979	20	7.5%
1980 – 1989	16	6%
1990 – 2012	14	5.3%
Total	**267**	**100%**

The first discernible building boom in the survey area occurred in the first decade of the 1900s, with 9% of the surveyed resources dating to that timeframe. Construction increased again during the 1920s, comprising 15.5% of the surveyed resources. The table illustrates the significant contribution of public and private urban redevelopment that occurred during the 1950s and 1960s. Nearly one-third of the resources in the Survey Area date to these two decades.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each resource was evaluated for its architectural integrity. However, determinations of integrity alone were not sufficient to ensure eligibility for the state or National Register. Historical association and proximity to other resources with similarly associations and integrity were also considered. Therefore, integrity was not analyzed as an independent factor, nor was it mapped.

FIGURE 36 – DATES OF CONSTRUCTION

SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the Downtown Kansas City Historic Resources Survey represent the commercial and civic development of the city beginning in the late 1800s. The built environment reflects the commercial function of the central business district as well as its function as the county seat for Wyandotte County. Other resources reflect the importance of Minnesota Avenue as a commercial thoroughfare as well as State Avenue as a state highway. Resources in the eastern half of the Survey Area illustrate the public and private attempts to redevelop downtown Kansas City during the mid- to late-twentieth century. Of the 267 resources surveyed, the consultants identified 125 resources that appear eligible for designation to the National Register of Historic Places or the Register of Historic Kansas Places either individually or as part of a historic district. Rosin Preservation and inSITE Planning offer the following recommendations for future preservation action.

NATIONAL REGISTER LISTED AND INDIVIDUALLY ELIGIBLE RESOURCES

There are eight properties in the Survey Area currently listed in the National Register of Historic Places. These properties are also listed in the Register of Historic Kansas Places. These resources represent a variety of uses and eras of construction reflecting the continuum of commercial and civic development of downtown Kansas City. The currently listed properties include:

- **Huron Cemetery** (631 Minnesota Avenue) was listed on September 3, 1971 for its significance as a historic Native American cemetery.
- **Soldiers and Sailors Memorial Hall** (600 N 7th Street), was listed on September 5, 1985 under Criterion C for Architecture.
- **Scottish Rite Temple** (803 N. 7th Street) was listed on September 11, 1985 under Criteria A and C for Architecture and Social History.
- **Wyandotte County Courthouse** (710 N. 7th Street) was listed on April 26, 2002 under Criteria A and C for Architecture Politics/Government.
- **Granada Theater** (1009 Minnesota Avenue) was listed on February 9, 2005 under Criteria A and C for Architecture and Recreation/Culture. This building was nominated under the Multiple Property Documentation Form (MPDF) Historic Theaters and Opera Houses of Kansas.
- **Horace Mann Elementary School** (824 State Avenue) was listed on January 20, 2012 under Criteria A and C for Architecture and Education. This building was nominated under the MPDF Historic Public Schools of Kansas.

- **Kansas City Kansas High School Gymnasium and Laboratory** (1017 N. 9th Street) was listed on January 20, 2012 under Criterion A for Education. This building was nominated under the MPDF Historic Public Schools of Kansas.
- **Town House Hotel** (1021 N. 7th Street) was listed on June 27, 2014 under Criteria A and C for Architecture and Commerce.

In addition to these, the consultant identified seven resources that appear to be potentially eligible for individual listing in the National Register of Historic Places.

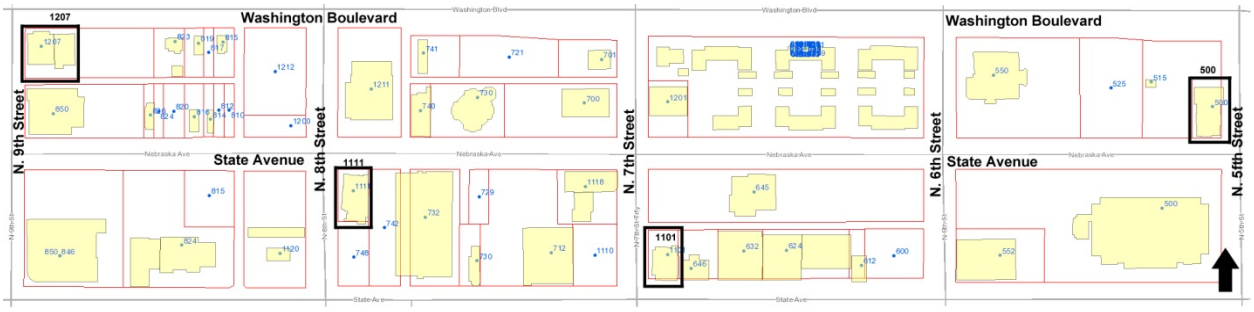
- **Big Eleven Lake – *1060 State Avenue***
    - Big Eleven Lake is the last remaining element of the Waterway Park complex, designed in 1911 by Kansas City, Missouri landscape architects Hare & Hare. Internationally-known landscape architect George E. Kessler designed the park and boulevard system for Kansas City, Kansas. It is likely that Waterway Park was part of Kessler's overall design. Additional stonework was added as part of a WPA project in the 1930s. The larger Waterway Park once extended from Washington Boulevard south to Grandview Boulevard.
    - This property is significant under Criterion C for Landscape Architecture.
    - The number of resources would be determined upon closer examination of the park and comparisons between the historic plan and what was actually built.
- **Kansas City Public Library & School Administration Building – *625 Minnesota Ave***
    - Designed in 1964 by Radotinsky, Meyn & Deardorff, this building housed the public library and the administration offices for the Kansas City Public School District. Radotinsky designed multiple public schools for the District. The building replaced the 1904 Carnegie Library, situated at the center of Huron Park.
    - This building is eligible under Criterion C for Architecture.
- **Kansas Motors, Inc. – *900 Minnesota Avenue***
    - Joseph Radotinsky, renowned local architect, designed this building for Kansas Motors, Inc. in 1945. The building was enlarged for Central States Motors in 1948. The building has the large front display windows and utilitarian rear section that clearly communicate its historic function as an automobile dealership.
    - The building is eligible under Criterion C for Architecture as an excellent example of an automobile dealership, a property type defined in the MPDF "Roadside Kansas." This building would also be a contributing resource in the proposed Downtown Kansas City Historic District, described below.
- **Kansas City YMCA – *900 N. 8th Street***
    - Completed in 1927, the Kansas City YMCA is potentially eligible under Criteria A and C in the areas of Architecture and Social History or Recreation/Culture as

an intact purpose-built YMCA facility. More research would be necessary to evaluate interior integrity.

  - This building was determined eligible for the National Register during the 1993 Survey and during a subsequent SHPO evaluation in 2003.
  - This building would also be a contributing resource in the proposed Downtown Kansas City Historic District, described below.

- **Southwestern Bell Telephone Building – *901 N. 10th Street***
  - Completed in 1938 and expanded in 1947, the Southwestern Bell Telephone Building functioned as the Drexel-Fairfax Dial Exchange. The building is potentially eligible for the National Register. More research would be necessary to evaluate interior condition and historic integrity.
- **Launder Rite Store – *904-906 N. 17th Street***
  - Completed in 1947, the Launder Rite Store is potentially eligible for the National Register. More research would be necessary to evaluate interior condition and historic integrity.
- **L.D. Lockwood Motors, Inc. – *1234 State Avenue***
  - This building is potentially eligible under Criterion C in the area of Architecture under the MPDF "Roadside Kansas" as an example of a mid-century automobile dealership, constructed in 1960.
- **Seventh Street Methodist Episcopal Church, South – *1101 N. 7th Street***
  - Constructed in 1888, this Gothic Revival church is potentially eligible under Criterion C for Architecture.
- The following resources may be eligible for the National Register individually or as part of a Multiple Property Document that examines the history and significance of African American churches in Kansas City. The three churches in the Survey Area may be eligible under Criterion C for Architecture and/or Criterion A for Ethnic Heritage. More research would be required to identify other resources and develop the historic context necessary to prepare the MPDF.
  - **First AME Church – *1111 N. 8th Street***
  - **Metropolitan Baptist Chapel – *1207 N. 9th Street***
  - **First Baptist Church – *500 Nebraska Avenue***

Figure 37. Map of Potentially Eligible Churches



NATIONAL REGISTER HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered "non-contributing," although resources of this type must be a minority within the district.

Based on date of construction, architectural integrity, historic function, and historical associations, the survey identified three potential National Register Historic Districts: the **Downtown Kansas City Historic District** at the east end of the Survey Area; the **18th and Minnesota Historic District** at the west end of the Survey Area; and the **Wyandotte Towers Historic District** at the north-center of the Survey Area. These three potential historic districts encompass intact concentrations of resources with similar historical associations, primarily related to the commercial development within the central business district or along the primary transportation routes of Minnesota Avenue and State Avenue.

General Registration Requirements

Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function, specified area(s) of significance, and period of significance. Alterations to primary building facades are acceptable if they do not alter a significant portion of the façade, if the changes are reversible, and if the original appearance of the façade can be restored. Infill of original fenestration openings should not destroy or obscure the original openings and should be fully reversible. The resource should represent a style of architecture or a type, period, or method of construction and should retain sufficient integrity of design, materials, and workmanship to represent the style or the property type.

- **Downtown Kansas City Historic District**
  - The proposed Downtown Kansas City Historic District straddles Minnesota Avenue from N. 5th Street to midway between N. 9th and N. 10th streets, and along N. 7th Street from State Avenue to Tauromee Avenue. The irregular boundary encompasses seventy-two resources with a wide variety of construction dates and historic functions. The District is eligible for listing in the National Register under Criterion A in the areas of Commerce and Community Planning and Development. This area represents the densest concentration of historic commercial and governmental resources in the survey area. The early-twentieth century facades reflect owners' efforts to update and refresh their

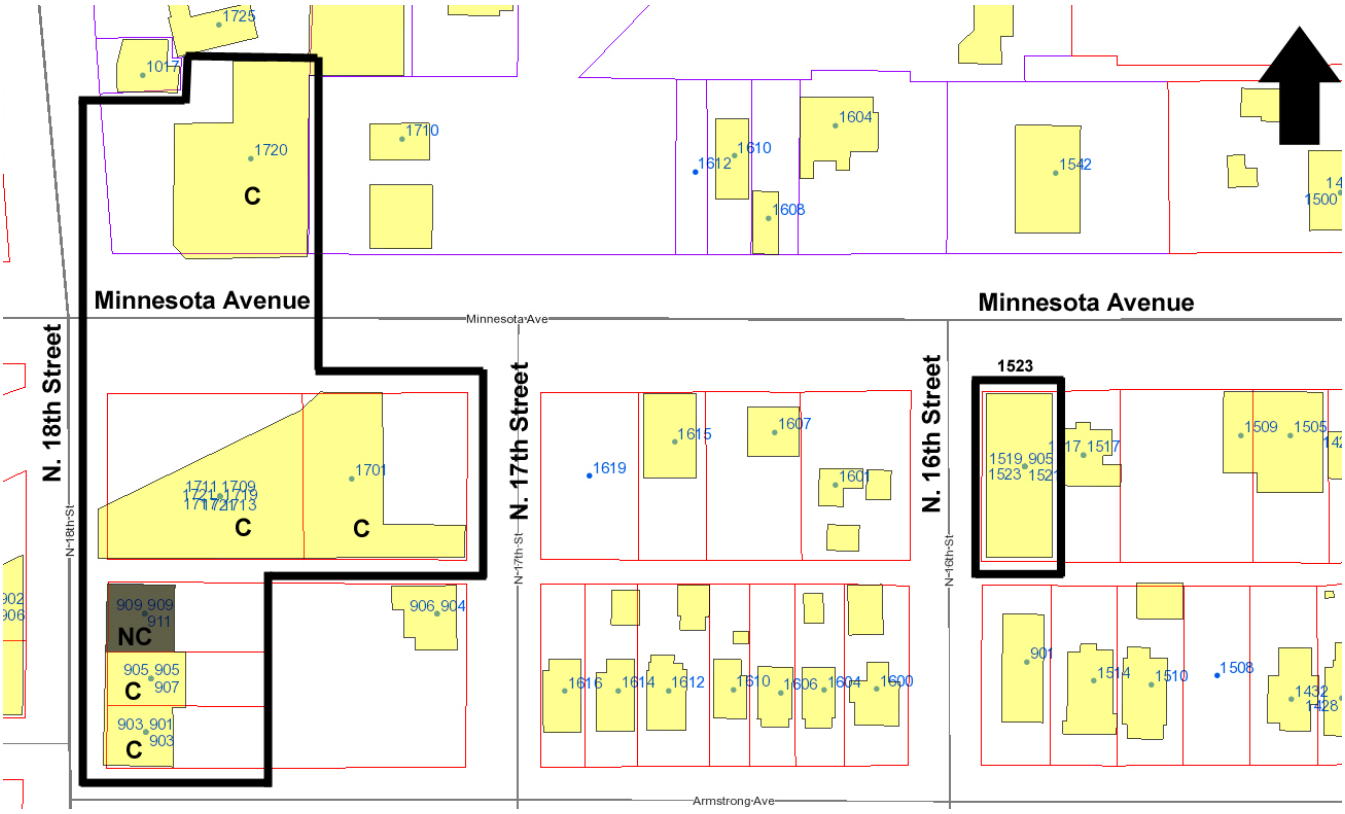
properties in an era of changing architectural aesthetics. The historic fabric forms solid streetscapes typical of the period of development while also including the monumental governmental resources that occupy full city blocks and exhibit formal architectural styles befitting their functions.

- The District includes seventy-three resources: fifty-four contributing buildings, one contributing object, fifteen non-contributing buildings, and three resources previously listed in the National Register. Only two of the fifty-five contributing resources retain sufficient integrity or significant historical associations to merit individual listing on the historic register. The other fifty-three clearly communicate associations with broader historic contexts and areas of significance that apply to the wider area. The bulk of these commercial resources were constructed between the late nineteenth century and the mid-twentieth century. They illustrate residential styles and forms popular during their respective eras of construction, such as Craftsman and National Folk Forms. The contributing resources retain their original form, with intact historic materials and fenestration patterns, particularly at the first-floor storefronts. The one contributing object is the 1914 Seth Thomas Clock installed for Winkler's Jewelry Store. The clock has been restored and continues to be a prominent feature of downtown. The cohesive grouping of buildings remains in its original commercial setting. There are four resources that are currently less than fifty years of age that reflect the continuation of a building campaign that began in the late 1960s as part of Urban Renewal. These resources are identified as contributing as they reflect important historical contexts that extended beyond an arbitrary fifty-year cut-off.
- Fifteen resources were identified as potentially non-contributing to a historic district. Non-Contributing resources are those that have lost significant integrity and/or were constructed outside the established period of significance (1890 to 1973). Most non-contributing resources have alterations to the exterior cladding or infill of the storefront, thereby compromising the ability of the resource to communicate its historic commercial function or the era in which it was constructed. In some cases, the historic material may be intact beneath the non-historic cladding. If the non-historic cladding is removed and the historic material is intact, these resources could be re-evaluated to determine if they would be contributing to the historic district in which they lay.
- The period of significance would begin in 1890 with the construction date of the earliest extant building, and end in 1973 with the construction date for the Municipal Building at 701 N. 7th Street, ending a late 1960s-early 1970s construction campaign during an era of public and private urban redevelopment.
- Figure 38 illustrates the boundaries of the proposed Downtown Kansas City Historic District.

Figure 38. Map of proposed Downtown Kansas City Historic District

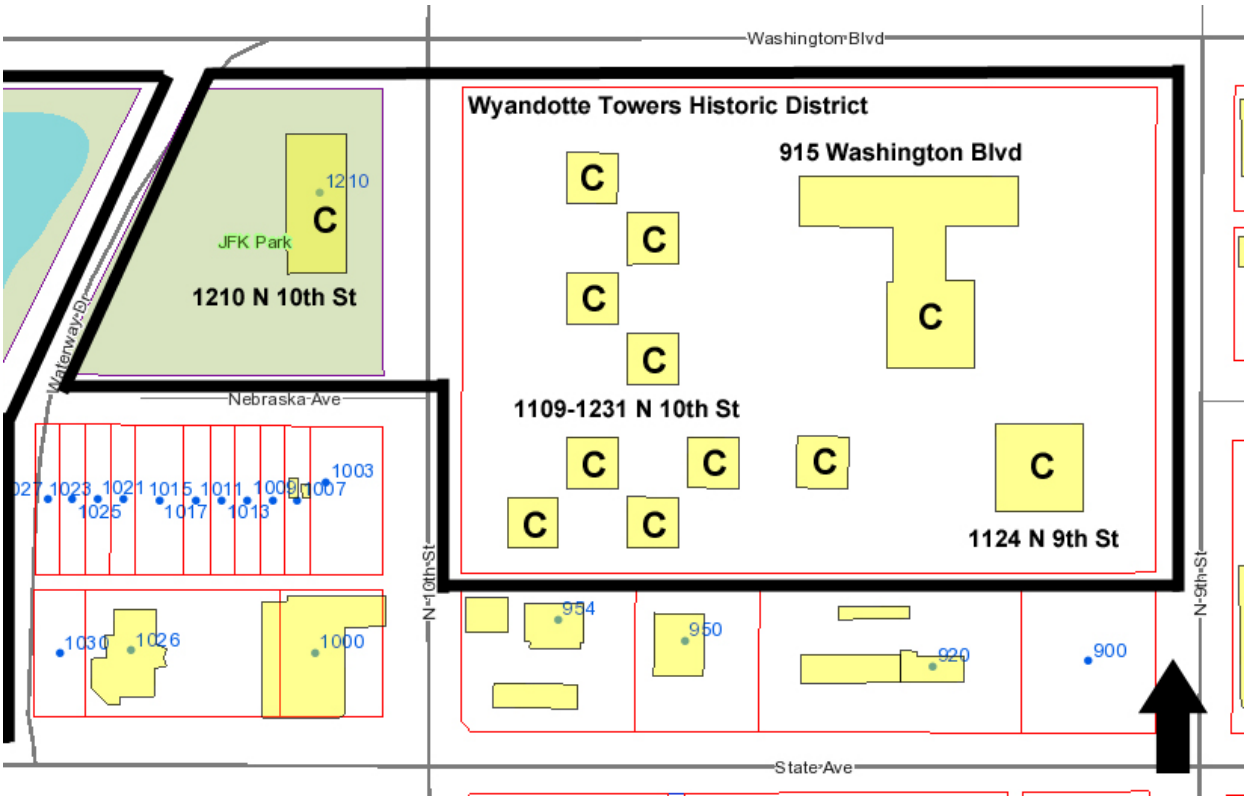
- **18th and Minnesota Historic District**
  - The proposed 18th and Minnesota Historic District occupies roughly one block at the west end of the Survey Area where Minnesota Avenue intersects N. 18th Street. The irregular boundary encompasses six commercial resources constructed between 1922 and 1957. The area was historically adjacent to the Electric Railway Company's right-of-way. The District is eligible for listing in the National Register under Criterion A in the area of Commerce for its associations with this mode of transportation and the transition of the area to more auto-related resources. The contributing resources include a purpose-built transfer and storage facility, constructed in 1925. The design and orientation of this building corresponds directly to the alignment of the rail line. The District also encompasses a commercial node that served an adjacent residential community.
  - The District contains six resources with five contributing resources and one non-contributing resource. The resources on the west side of N. 18th Street, outside the boundaries of the Survey Area, should be evaluated for potential contribution to this District.
  - The period of significance begins in 1922 with the construction of the earliest extant building and ends in 1967 with the end date for periods of significance where activities continue to have importance but no more specific end date can be determined.

Figure 39. Map of proposed 18th and Minnesota Historic District



- **Wyandotte Towers Historic District**
  - The proposed Wyandotte Towers Historic District occupies slightly more than one superblock (two or more city blocks combined to provide sufficient land to construct a complex of buildings) between State Avenue and Washington Boulevard from N. 9th Street to Waterway Drive. The District is significant under Criterion A for Community Planning and Development for its associations with Urban Renewal and as the first public senior housing project in Kansas City. It is also potentially eligible under Criterion C for Architecture as an intact example of a Modern Movement residential complex.
  - The District includes twelve resources, all contributing, including the 1963 Waterway Park Recreation Building (now the John F. Kennedy Recreation Center) at 1210 N. 10th Street; the 1976-69 Public Housing complex that includes Wyandotte Tower, a high-rise residential tower at 915 Washington Boulevard; eight four-plexes at 1109-1231 N. 10th Street; and the Public Housing Administration Office at 1124 N. 9th Street. Local architect McLain & Sidorowicz designed all twelve resources.

Figure 40. Map of proposed Wyandotte Towers Historic District



REGISTER OF HISTORIC KANSAS PLACES INDIVIDUALLY ELIGIBLE RESOURCES AND HISTORIC DISTRICTS

The survey identified numerous individual or groups of resources with architectural integrity or historical associations that may not meet the stringent eligibility requirements of the National Register but are still significant within the local context. Such resources may be eligible for the Register of Historic Kansas Places, either individually or as historic districts. Several proposed state register historic districts may be nominated under one of the state's numerous Multiple Property Documentation Forms (MPDF), as applicable. Listing in the Kansas Register of Historic Places provides access to rehabilitation tax credits for individual property owners.

Individually Eligible Properties

- **1151 State Avenue**
  - This building is potentially eligible under Criterion C in the area of Architecture under the MPDF "Roadside Kansas" as an example of a mid-century automobile service station, constructed c.1955.
  - More research is required to determine the full history of the building.
- **Forsen Dairy Co. – *1406 Minnesota Avenue* (Figure 43)**
  - This building is potentially eligible under Criterion A in the area of Commerce. The building was constructed in c.1945 for the Forsen Dairy Company.
  - More research is required to determine the full history of the building.
- **Prairie Brew Bottling Company Building – *1519-1523 Minnesota Avenue***
  - Constructed in 1926 with a very distinctive Spanish Colonial/Mission Revival style applied to a simple commercial/light industrial building, this building may be eligible under Criterion A for Commerce or Industry.
  - More research is required to determine the full history of the building.

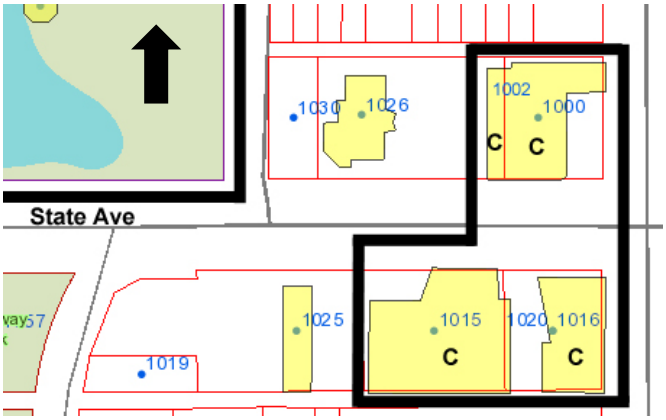
Potentially Eligible when Fifty Years of Age

- **Glanville Towers – *730 Nebraska Avenue***
  - This building is not yet fifty years of age, but when it is, it may be eligible under Criterion A in the area of Community Planning and Development as part of the urban redevelopment of downtown Kansas City.
  - Designed in 1974 by Keleti & Associates, the building provided high-rise public housing for the elderly. This project, initiated by the Housing Authority, was completed shortly after the Wyandotte Towers public housing project.

Historic Districts

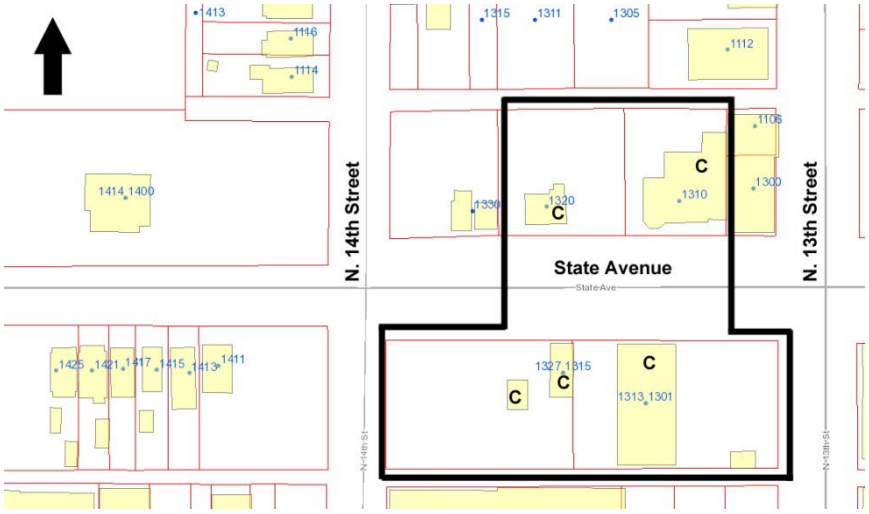
- **State Avenue Auto Services Historic District 1**
  - This proposed district is potentially eligible under Criterion A for Commerce and/or Criterion C for Architecture as an intact collection of automobile-related resources under the MPDF "Roadside Kansas." The District is significant for its associations with the automobile industry and State Avenue as a state highway.
  - The four contributing resources that comprise the District include 1000, 1002, and 1015 State Avenue and 1016-1020 N. 10th Street.

Figure 41. Map of proposed State Avenue Auto Services Historic District 1



- **State Avenue Auto Services Historic District 2**
  - This proposed district is potentially eligible under Criterion A for Commerce and/or Criterion C for Architecture as an intact collection of automobile-related resources under the MPDF "Roadside Kansas." The District is significant for its associations with the automobile industry and State Avenue as a state highway.
  - The five contributing resources that comprise the District include 1310, 1313, 1315, 1320, and 1327 State Avenue.

Figure 42. Map of proposed State Avenue Auto Services Historic District 2

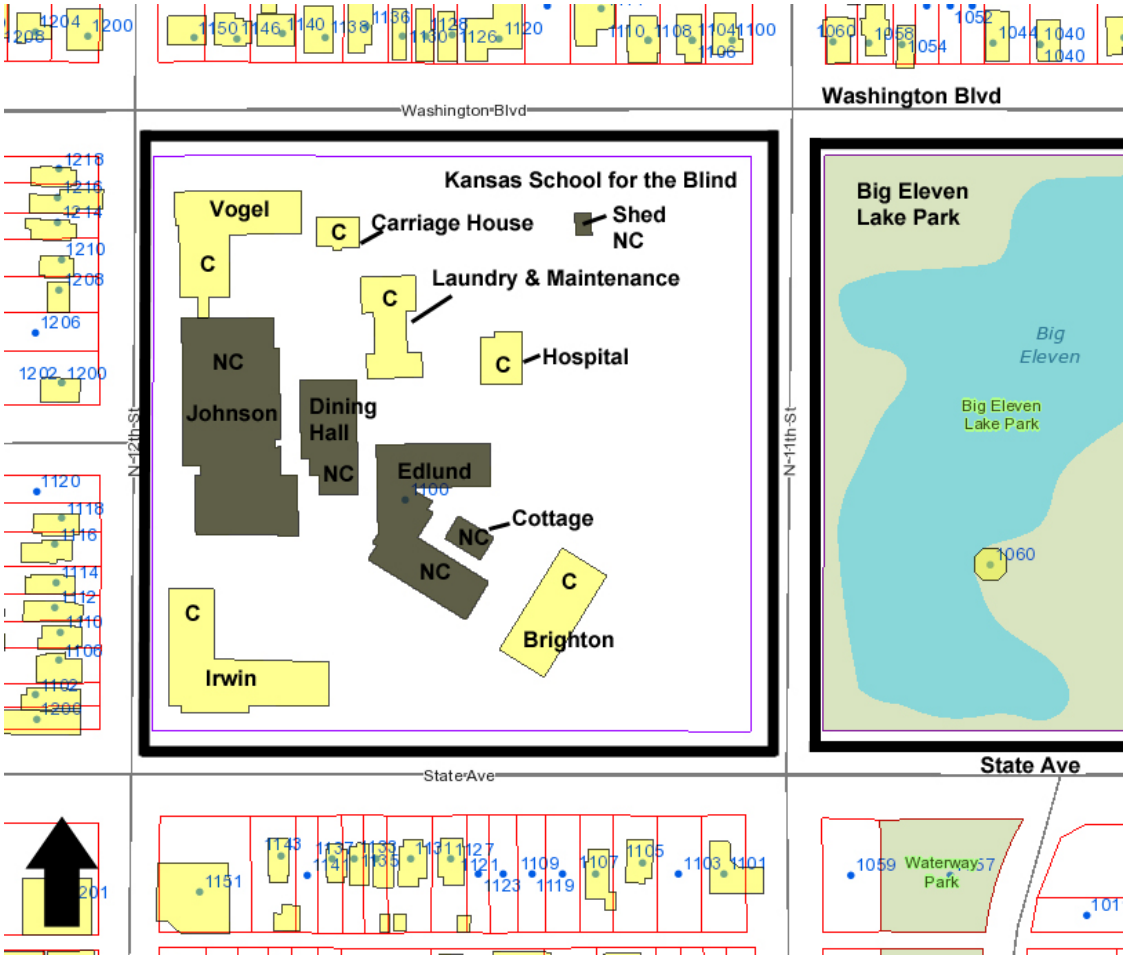


- **Minnesota Avenue Auto Services Historic District**
  - This proposed district is potentially eligible under Criterion A for Commerce and/or Criterion C for Architecture as an intact collection of automobile-related resources under the MPDF "Roadside Kansas." The District is significant for its associations with the automobile industry.
  - The three contributing resources that comprise the District include 1310, 1328, and 1401 Minnesota Avenue.

Figure 43. Map of proposed Minnesota Avenue Auto Services Historic District

- **Kansas School for the Blind – *1100 State Avenue***
  - The Kansas School for the Blind has a long history occupying the 1100 Block of State Avenue between N. 11th and N. 12th streets from Washington Boulevard to State Avenue.
  - Although the Kansas State School for the Blind was established in 1867, there are no extant buildings from when it opened its doors in 1868. The earliest extant building is the Carriage House, dating to 1900. Periodic construction in the nineteenth century updated the appearance of the campus. While some of the eleven buildings on campus retain integrity, the cumulative effect of alterations to existing buildings and new construction render the property ineligible for the National Register. However, the property is an important long-standing educational institution that may be eligible for the Register of Historic Kansas Places.
  - The District has six contributing resources and five non-contributing resources.

Figure 44. Map of proposed Kansas School for the Blind Historic District



VINTAGE RESOURCES

The survey identified buildings over fifty years of age that possess a level of importance that is distinctly above that of Non-Contributing resources. They may not retain sufficient integrity to be considered Contributing to a historic district and/or they may be physically isolated from a group of buildings that could form a historic district. Regardless of their surroundings, such buildings should not be considered "throw-away" resources. They enhance our understanding of Kansas City's built environment and give legitimacy to the history of their surroundings. Like Contributing Resources, it is possible that additional research, beyond the scope of this project, could identify an area of significance or important historical associations for some of these resources that would change their status to Contributing, or possibly even Individually Eligible. Similarly, the reversal of unsympathetic alterations might restore sufficient integrity to an altered resource to consider it for register listing.

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