

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name East Ninth Street-Grand Boulevard Historic District

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number <u>Roughly bounded by Main St., McGee St., E. 8th St., and E. 10th St.</u>	<u>N/A</u>	not for publication
City or town <u>Kansas City</u>	<u>N/A</u>	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Jackson</u> Code <u>095</u> Zip code <u>64106</u>		

3. State/Federal Agency Certification

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

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

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

national statewide X local

Applicable National Register Criteria: X A B X C D


Signature of certifying official/Title

8/18/2020
Date

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

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Date of Action

East Ninth Street-Grand Boulevard Historic District
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	5	buildings
0	0	sites
0	3	structures
0	0	objects
4	8	Total

Number of contributing resources previously listed in the National Register

14

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: financial institutions

TRANSPORTATION: road-related (vehicular)

RELIGION: religious facility

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: financial institutions

TRANSPORTATION: road-related (vehicular)

RELIGION: religious facility

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Skyscraper

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Commercial Style

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Classical Revival

MODERN MOVEMENT: Art Deco

MODERN MOVEMENT: Miesian

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

STONE: Limestone, Granite

METAL

CONCRETE

roof: ASPHALT

other: TERRA COTTA

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

Areas of Significance

COMMERCE

ARCHITECTURE

Period of Significance

1904-1970

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Pages

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☒ Other

Missouri Valley Special Collections,
Name of repository: Kansas City Public Library
State Historical Society of Missouri

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

East Ninth Street-Grand Boulevard Historic District
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property 13.5 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>39.102996 °N</u> Latitude:	<u>-94.581355 °W</u> Longitude:	3	<u></u> Latitude:	<u></u> Longitude:
2	<u></u> Latitude:	<u></u> Longitude:	4	<u></u> Latitude:	<u></u> Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

NAD 1927 or NAD 1983

1	<u></u> Zone	<u></u> Easting	<u></u> Northing	3	<u></u> Zone	<u></u> Easting	<u></u> Northing
2	<u></u> Zone	<u></u> Easting	<u></u> Northing	4	<u></u> Zone	<u></u> Easting	<u></u> Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title John T. Campo, Jr., President, and Shelby Shankle, Historian (Campo Architects); Beth Jacob, Senior Associate (MacRostie Historic Advisors)

organization John T. Campo & Associates, Inc. date July 22, 2020

street & number 400 Poydras Street, Suite 1410 telephone 504-598-4440

city or town New Orleans state LA zip code 70130

e-mail jtc@jtcampo.com

Additional Documentation

Submit the following items with the completed form:

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

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

East Ninth Street-Grand Boulevard Historic District
Name of Property

Jackson County, MO
County and State

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

Photographs

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

Photo Log:

Name of Property: East Ninth Street-Grand Boulevard Historic District

City or Vicinity: Kansas City

County: Jackson State: Missouri

Photographer: John T. Campo & Associates, Inc.

Date

Photographed: October 2019, January 2020

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

- 1 of 43. Grand Avenue Temple (205 East Ninth Street), view southwest. October 2019.
- 2 of 43. Overall view of Parking Garage and Lot at the corner of East Eighth Street (right) and Grand Boulevard (left), view southwest. January 2020.
- 3 of 43. Overall view of 814 Grand Boulevard, view southwest. January 2020.
- 4 of 43. Overall view of the Scarritt Building at the corner of East Ninth Street (left) and Grand Boulevard (right), view northwest. October 2019.
- 5 of 43. Storefront detail of the Scarritt Building from Grand Boulevard, view west. October 2019.
- 6 of 43. Grand Avenue Temple Building from Grand Boulevard, view northeast. October 2019.
- 7 of 43. Overall view of the Rialto Building at the corner of East Ninth Street (right) and Grand Boulevard (left), view southwest. October 2019.
- 8 of 43. Detail of the Rialto Building's terra cotta ornament from Grand Boulevard, view west. October 2019.
- 9 of 43. Overall view of the Beckham Building (910 Grand Boulevard), view west. October 2019.
- 10 of 43. Overall view of the Parking Garage (912 Grand Boulevard), view northwest. October 2019.
- 11 of 43. Overall view of the Benton Building (915 Grand Boulevard) and one-story addition, view northeast. January 2020.
- 12 of 43. Overall view of the Federal Reserve Bank Building and Parking Garage (925 Grand Boulevard), view northeast. January 2020.
- 13 of 43. Detail of the entrance of the Federal Reserve Bank (925 Grand Boulevard), view east. January 2020.
- 14 of 43. Overall view of the Federal Reserve Bank Parking Garage, view northwest. January 2020.
- 15 of 43. Overall view of the R.A. Long Building at the corner of East Tenth Street (left) and Grand Boulevard (right), view northwest. October 2019.
- 16 of 43. Storefront detail of the R.A. Long Building from Grand Boulevard, view west. October 2019.
- 17 of 43. Overall view of the Dierks Building at the corner of East Tenth Street (right) and Grand Boulevard (left), view southwest. October 2019.
- 18 of 43. Secondary façade of the Dierks Building from East Tenth Street, view southeast. October 2019.
- 19 of 43. Overall view of the Commerce Tower at the corner of East Ninth Street (left) and Main Street (right) view southeast. January 2020.
- 20 of 43. Overall view of the former Sunken Garden (911 Main Street), view southeast. January 2020.
- 21 of 43. Overall view of the Commerce Garage at the corner of Main Street (left) and East Tenth Street (right), view northeast.
- 22 of 43. Overall view of the Parking Lot located at the corner of East Ninth Street (right) and McGee Street (left), view southwest. January 2020.

East Ninth Street-Grand Boulevard Historic District

Jackson County, MO

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- 23 of 43. Overall view of the Gumbel Building located at the corner of East Eighth Street (left) and Walnut Street (right), view southeast. January 2020.
- 24 of 43. Walnut Street façade (811-815 Walnut Street) of Parking Garage and Lot located on the corner of East Ninth Street and Grand Boulevard, view southeast. January 2020.
- 25 of 43. Overall view of the Scarritt Arcade (819 Walnut Street), view northeast. October 2019.
- 26 of 43. Storefront detail of the Scarritt Arcade from Walnut Street, view east. October 2019.
- 27 of 43. Overall view of the Waltower Building at the corner of East Ninth Street (right) and Walnut Street (left), view northeast. October 2019.
- 28 of 43. Overall view of the Fidelity National Bank and Trust Company Building at the corner of East Ninth Street (left) and Walnut Street (right), view southeast. October 2019.
- 29 of 43. Facade detail of the Fidelity National Bank and Trust Company Building, view southeast. October 2019.
- 30 of 43. Overall view of the 909 Walnut Parking Garage, view southeast. October 2019.
- 31 of 43. Overall view of the Parking Garage (910 Walnut Street), view southwest. January 2020.
- 32 of 43. Overall view of the National Bank of Commerce Building located at the corner of East Tenth Street (left) and Walnut Street (right), view northwest. January 2020.
- 33 of 43. Detail of the entrance to the National Bank of Commerce Building (922-924 Walnut Street), view west. January 2020.
- 34 of 43. Overall view of the Kansas City Title and Trust Building at the corner of East Tenth Street (right) and Walnut Street (left), view northeast. October 2019.
- 35 of 43. Overall view of the 1003 Walnut Building at the corner of East Tenth Street (left) and Walnut Street (right), view southeast. October 2019.
- 36 of 43. Overall view of the Parking Lot (1007 Walnut), view east. January 2020.
- 37 of 43. Grand Boulevard from East Eighth Street, view south. October 2019.
- 38 of 43. East Ninth Street from McGee Street, view west. January 2020.
- 39 of 43. East Tenth Street from McGee Street, view west. January 2020.
- 40 of 43. Grand Boulevard from East Eleventh Street, view north. October 2019.
- 41 of 43. East Tenth Street from Main Street, view east. January 2020.
- 42 of 43. East Ninth Street from Main Street, view east. January 2020.
- 43 of 43. Walnut Street from East Eighth Street, view south. October 2019.

Figure Log:

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

- Figure 1: Context Map, Downtown Kansas City. Source: Google Maps, 2020.
- Figure 2: Context Map, Aerial View Within the Downtown Loop. Source: Google Earth. 2020.
- Figure 3: Context Map, Aerial of Proposed District. Source: Google Earth, 2020.
- Figure 4: Proposed District Boundaries with Contributing/Non-Contributing Resources.
- Figure 5: Applicable National Register Criteria and Areas of Significance Within District
- Figure 6: Context Map, Steel-frame Skyscraper Development in Kansas City's Central Business District, 1906-1941.
- Figure 7a: Context Map, Concentrations of Financial Institutions of Downtown Kansas City, 1885.
- Figure 7b: Context Map, Concentrations of Financial Institutions of Downtown Kansas City, 1905.
- Figure 7c: Context Map, Concentrations of Financial Institutions of Downtown Kansas City, 1925.
- Figure 7d: Context Map, Concentrations of Financial Institutions of Downtown Kansas City, 1945.
- Figure 7e: Context Map, Concentrations of Financial Institutions of Downtown Kansas City, 1960.
- Figure 8: Sanborn Fire Insurance Map, "Map of Congested District Kansas City, Missouri, 1909."
- Figure 9: Historic Property Map, "Kansas City, 1925."
- Figure 10: Sanborn Fire Insurance Map, "Kansas City, Missouri, 1939-1958, Vol. 1, Sheets 8-9, 17-21."
- Figure 11: Sanborn Fire Insurance Map, "Kansas City, Missouri, 1939 (revised to 1969), Vol. 1, Sheets 8-10, 17- 21."
- Figure 12: Historic Postcard, "West Ninth Street East from Wyandotte," c. 1906.
- Figure 13: Historic Postcard, "Showing Long Building in Course of Construction, Kansas City, MO," c. 1906.
- Figure 14: Newspaper article, "Sectional Panorama of Kansas City," April 21, 1907.
- Figure 15: Newspaper article, "A Handy Guide to Town," October 2, 1907.
- Figure 16: Historic Postcard, "Kansas City Skyscrapers, Kansas City, MO," c. 1908.
- Figure 17: Historic Postcard, "Grand Avenue, looking south from 8th Street, Kansas City, Missouri," c. 1912.
- Figure 18: Historic Photograph, "Downtown Kansas City's 'Skyscraper District' from Grand Avenue and East

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- Tenth Street facing northwest," May 1914.
- Figure 19: Historic Photograph, "Grand Avenue Temple and Office Building," 1914.
- Figure 20: Historic Photograph, "Rialto Building," 1914.
- Figure 21: Historic Photograph, "Scarritt Building," 1914.
- Figure 22: Historic Photograph, "Walnut Street, North from Tenth Street," c. 1918.
- Figure 23: Historic Photograph, "St. Peter & St. Paul Catholic Church," June 22, 1921.
- Figure 24: Historic Photograph, "9th Street," February 1, 1930.
- Figure 25a: Newspaper article, "Safety Federal Savings and Loan Association," October 30, 1938.
- Figure 25b: Newspaper article, "Safety Federal Savings," February 26, 1961.
- Figure 25c: Newspaper article, "New Safety Federal Facade," June 16, 1968.
- Figure 26: Historic Photograph, "Downtown Kansas City, Missouri," c. 1940.
- Figure 27: Historic Photograph, "Pickwick Hotel," 1955.
- Figure 28: Photograph, "Main Street looking south from Ninth Street," May 7, 2020.
- Figure 29: Photograph, "Main Street at West Tenth Street," May 7, 2020.
- Figure 30: Photograph, "McGee Street at East Eleventh Street," May 7, 2020.
- Figure 31: Photo Key

National Register of Historic Places
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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Summary Paragraph

The proposed East Ninth Street-Grand Boulevard Historic District encompasses one partial and four full city blocks within the central business district of Kansas City in Jackson County, Missouri. The proposed district is defined roughly by East Eighth Street on the north, McGee Street on the east, the alley beyond East Tenth Street on the south, and Main Street on the west. The proposed district comprises twenty-six resources constructed between 1904 and 2005: four contributing buildings; fourteen previously-listed contributing buildings; five non-contributing buildings; and three non-contributing structures.¹ Office buildings with ground-floor storefronts and/or banking lobbies constitute the dominant building type, though some of these buildings have since been converted to residential use. Other building types include a c.1911 church and five parking structures (two of which date from the 1940s and are considered contributing). The district represents a dynamic period of early twentieth-century growth within downtown Kansas City when business and financial institutions eager to construct signature buildings—and developers responding to the demand for office space—sought desirable parcels near the city’s new developed commercial core. (Figures 8-11) The beginning of this period of economic growth coincided with technological advances in architecture and structural engineering that made increasingly tall buildings possible. Consequently, Kansas City’s first steel-framed skyscrapers were constructed in the vicinity of East Ninth Street and Grand Boulevard (then Grand Avenue) beginning in 1907 and the area became colloquially known as the “skyscraper district.”² These early steel-framed skyscrapers shared several identifiable characteristics of the Commercial Style, including a clear exterior expression of their skeletal frames, expansive window bays, a tripartite organization, and brick and terra cotta cladding. While the majority of the district’s contributing structures were designed in the Commercial Style, a single Art Deco skyscraper reflects the increasingly popular style for design in the late 1920s; including overall symmetry, vertical emphasis in building elements, stylized ornament, and geometric forms. Even the district’s lower-rise office buildings (i.e., those under ten stories) employed similar materials, construction techniques, and architectural features, lending a cohesive and identifiable appearance to the area. The area, with its high concentration of financial-related businesses, remained a desirable location for new office towers until the Depression and later World War II halted most private construction. Despite minor exterior alterations primarily involving changes to storefronts, loss of ornament, additions, and window replacement, the district retains sufficient historic integrity as a whole to support its listing in the National Register of Historic Places.

¹ The non-contributing structures include two surface parking lots and a sunken garden. The sunken garden (No. 14 on the Building Inventory) was previously listed as a contributing structure in the 2015 Commerce Trust Company Historic District nomination, but has since been altered and is now non-contributing due to loss of integrity.

² In March 1983, Grand Avenue was proposed to become a boulevard in the adopted Plan for Parks, Boulevards, and Parkways and again in the Grand/Main Corridor Plan as adopted by the City Plan Commission on March 1, 1988. The official change went into effect on October 7, 1990, though numerous street signs still say “Grand Avenue.” The Council of Kansas City, “Designating Grand Avenue from Main Street to the Missouri River Levee Road at the ASB Bridge as an addition to the park and boulevard system and authorizing its transfer from the Public Works Department to the Board of Parks and Recreation Commissioners,” Ordinance No. 900446, October, 7, 1990, <http://cityclerk.kcmo.org/LiveWeb/Documents/Document.aspx?q=247bFKJCLP%2BlijLvx5L3XvEQxZYuzMvqH9AB87IsB9j9Wc2JRBFfVztP6osyh3s>.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Narrative Description

Previously Listed Resources

The proposed district comprises twenty-six resources: four contributing buildings; fourteen previously-listed contributing buildings; five non-contributing buildings; and three non-contributing structures. Tables 1 and 2 below identify resources within the district that were previously listed as well as those identified as non-contributing in previous nominations. All of these resources are further described in the individual building descriptions below.

The previously listed buildings were added to the National Register in 1971, 1979, 1985, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2014, and 2015. Of the fifteen previously-listed resources in Table 1, five were listed under Criterion C for Architecture (the Scarritt Building, Scarritt Arcade, Grand Avenue Temple, Grand Avenue Temple Office Building, and the Dierks Building), three were listed under Criterion A (the R.A. Long Building, Kansas City Title and Trust Building, and the Commerce Garage), and seven were listed under both A and C (the Gumbel Building, National Bank of Commerce Building, Federal Reserve Bank, Waltower Building, Fidelity National Bank and Trust Company Building, Commerce Tower, and the sunken garden). The Sunken Garden, No. 14 in the Building Inventory, has been substantially altered since it was listed, and is no longer considered contributing in this current nomination.

While most of the previous listings were individual, one resource in Table 1 (the Commerce Garage) was listed as part of a district nomination that also included the previously-listed National Bank of Commerce Building, Commerce Tower, and the Sunken Garden. That nomination, the 2015 Commerce Trust Company Historic District, traced the evolution of a singular banking institution as it expanded over one downtown block.

While prior nominations focused primarily on individual resources (or a small grouping of buildings as in the case of the Commerce Trust Company Historic District), the current East Ninth Street-Grand Boulevard Historic District nomination presents the buildings as a unified ensemble reflective of the broader patterns of commercial and architectural development that shaped Kansas City's central business district in the early- to mid-twentieth century. (Figures 8-11)

TABLE 1: Previously Listed Resources

Resource No.	Name	Address	Original Criteria	Date Listed
1	Grand Avenue Methodist Temple	205 E 9th St.	C – Architecture, Music, Religion	1985.05.08
4	Scarritt Building	818 Grand Blvd.	C - Architecture	1971. 03. 09
5	Grand Avenue Temple Office Building	903 Grand Blvd.	C - Architecture	1985. 05. 08
10	Federal Reserve Bank	925 Grand Blvd.	A, C – Economics, Architecture	2007. 04. 10
11	R. A. Long Building	928 Grand Blvd.	A - Commerce	2003. 01. 08
12	Dierks Building	1000-1006 Grand Blvd.	C - Architecture	2009. 01. 29

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East Ninth Street-Grand Boulevard Historic District

Name of Property

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N/A

Name of multiple listing (if applicable)

13	Commerce Tower	911 Main St.	A, C – Commerce, Architecture	2014. 04. 11
14	Sunken Garden (*altered since listing)	911 Main St.	A, C – Commerce, Architecture	2014. 04. 11
15	Commerce Garage	921 Main St.	A - Commerce	2015. 11. 09
17	Gumbel Building	801 Walnut St.	A, C – Commerce, Architecture, Engineering	1979. 01. 25
18	Scarritt Arcade	819 Walnut St.	C - Architecture	1971. 03. 09
19	Waltower Building	823 Walnut St.	A, C – Community Planning/Development, Architecture	2001. 08. 08
20	Fidelity National Bank and Trust Company Building	909 Walnut St.	A, C – Commerce, Architecture	1997. 08. 14
23	National Bank of Commerce Building	922-924 Walnut St.	A, C – Commerce, Architecture	1999. 05. 05
24	Kansas City Title and Trust Building	929 Walnut St.	A – Commerce	2005. 06. 25

TABLE 2: Resources Identified as Non-Contributing in Previous Nominations

Resource No.	Name	Address	Previous Listing	Date listed
9	Benton Building	915 Grand Blvd.	Federal Reserve Bank, Additional Documentation	2015. 02. 05
22	Commerce Tower Garage	910 Walnut St.	Commerce Trust Company Historic District	2015. 11. 09

Location and Setting

The proposed East Ninth Street-Grand Boulevard Historic District is located within Kansas City's central business district, an area that today is largely defined by the loop of 1950s-era interstates that ring the urban core: Interstate 70 on the north and east, Interstate 670 on the south, and Interstate 35 on the north and west (Figures 1-2). Inside the downtown loop, the central business district is roughly bounded by Sixth Street to the north, Charlotte Street to the east, Fourteenth Street to the south, and Pennsylvania Street to the west. There are seven distinct sections designed by function within the loop: Quality Hill (west), Garment District (northwest), Library District (center, west), Power and Light District (center, south), Financial District (center, east), the Convention/Entertainment District (southwest), and the Government/Civic District (northeast).³ The proposed district is located within the currently recognized Financial District, which has a backwards C-shape that roughly extends south

³Currently, Kansas City Live! is the full-block between E. 13th Street, E. 14th Street, Walnut Street, and Grand Boulevard that includes various restaurants and an outdoor entertainment venue. The Power and Light District includes restaurant and entertainment venues within roughly nine-blocks between 12th and 14th Streets, Baltimore Avenue, and Grand Boulevard. Skidmore, Owings, & Merrill, LLP, et al, "Kansas City Downtown Streetscape Master Plan: Prepared for the City of Kansas City, Missouri and The Downtown Council," August 24, 2005.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

from Seventh Street to Eleventh Street, and west from Oak Street to Wyandotte Streets.⁴ The cut-out section extends east from Wyandotte Street to Main Street between West Eighth and Eleventh Streets, which partially bounds the proposed district and is the diameter of the central business district. The current Financial District extends further than the proposed East Ninth Street-Grand Boulevard Historic District due to its inclusion of certain financial institutions that were constructed outside of the proposed district's period of significance in the place of former historic properties.

The Missouri River is located approximately three-quarters of a mile north of the district. Large bluffs originally separated the city's earliest riverfront buildings from developable tracts further south. Though many of the larger hills have since been cut down and ravines filled, this section of downtown retains an uneven topography: East Eighth, Ninth, and Tenth Streets slope up from west to east; Grand Boulevard and Walnut Street slope down north toward the river, peak at East Eighth Street, and slope down south toward East Eleventh Street. Streets within the central business district follow a regular grid pattern oriented due north, in contrast to the grid north of Interstate 35/70 which is skewed to align with the Missouri River. Non-historic concrete sidewalks line the perimeter of the district. Except for the Commerce Tower (No. 13 in the Building Inventory), the resources within the district sit along the pavement and contribute to the dense, urban character.⁵

The proposed district is surrounded by mixed-use development that encompasses a variety of building types, uses, dates, and styles. For example, the blocks to the north closer to Interstate 35/70 are less dense, with scattered low- to mid-rise aging commercial structures interspersed among surface parking lots. This area was greatly impacted by land clearance policies tied to urban renewal projects in the 1950s and 1960s. Blocks to the east and southeast are characterized by a concentration of government buildings, including the c.1939 former U.S. Courthouse and Post Office (NR Listed 11/20/2007), the c.2000 Charles Evans Whitaker Federal Courthouse, the c.1937 Kansas City Hall, and the c.1934 Jackson County Courthouse. Blocks to the south from East Tenth Street through East Twelfth Street are characterized by a few historic office buildings among more contemporary office buildings. Blocks to the west have a high concentration of low- to mid-rise historic buildings; much of this area is included in the locally recognized Library District and the West Ninth Street-Baltimore Avenue Historic District (NR Listed 11/7/1976, Expanded 11/20/2002 and 10/12/2010), though there are large

⁴ Currently, the Financial District has physical signage present that notes a western border at Main Street and an eastern border at Oak Street, both along East Tenth Street. These boundaries follow the "existing districts and streetscapes" that are listed in the Downtown Land Use and Development Plan (2003, HNTB Urban Design & Planning) and the Kansas City Streetscape Master Plan (2005, Skidmore, Owings, & Merrill LLP, et al). Adjacent to the Financial District is the Library District (roughly between W. 8th, W. 11th, Main, and Wyandotte Streets), which was named in 2003 for the Central Branch of the Kansas City Public Library's move into the former First National Bank Building (14 W. 10th St.). The full extent of the Financial District's encloses the Library District to the north and the south. In 1983, "Downtown 2000: A Plan for Downtown Kansas City" (Kansas City Redevelopment Authority in cooperation with The Downtown Council of Kansas City, Missouri) also designated a Financial Core situated between 7th and 11th Streets, Baltimore Avenue, and Grand Avenue. A distinction of "Historic Financial District" boundaries by the city of Kansas City prior to 1983 has not been found. Since 1983, there has been significant demolition and new construction within and surrounding the previously designated Financial Core. With the addition of the Library District, the previously understood financially themed area has been altered significantly over the past four decades. The proposed district reflects the most contiguous collection of financially themed properties as they developed in the eastern portion of the central business district. The documents listed above were provided by a Lead Planner in the City Planning and Development Department at City Hall.

⁵ "The Commerce Tower is set back approximately 25 feet from the sidewalk, fronted by a wide concrete plaza." Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, "Commerce Trust Company Historic District," Kansas City, 2015.

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resources that create a distinct visual separation between the proposed and previously listed districts.

District Boundaries

The limits of the proposed cross-shaped district are defined by East Eighth Street on the north, McGee Street on the east, the alley beyond East Tenth Street on the south, and Main Street on the west. These specific boundaries were selected because they either: represent clear breaks in the early twentieth-century architectural character of the district; abut contemporary structures built within the past fifty years; or abut uses (i.e., governmental, transportation-related, hotel, etc.) that differ from the commercial character of the proposed district, as will be explained below in greater detail. District boundaries were extended to parcel boundaries in order to include whole blocks where possible, per National Park Service guidance. Specifically:

- North: The northern boundary terminates at East Eighth Street, the north end of the block that includes the following contributing buildings: the Scarritt Building, the Scarritt Arcade, the Gumbel Building, and the Waltower Building (Nos. 4, 18, 17, and 19 in the Building Inventory). The majority of the blocks beyond East Eighth Street to the northern boundary of the loop were cleared during urban renewal efforts and are now used primarily as surface parking.
- East: The eastern boundary terminates at McGee Street, the east end of the block that includes the following contributing buildings: the Grand Avenue Temple, the Grand Avenue Temple Office Building, and the Federal Reserve Bank of Kansas City (Nos. 1, 5, and 10 in the Building Inventory). The block immediately east of McGee Street, extending to Oak Street, houses the former Pickwick Plaza, a large c.1930-1955 mixed-use complex comprising the Union Bus Terminal, Office Building, former Pickwick Hotel (now residential apartments), and parking (NR Listed 3/29/2005). Though it was constructed during the proposed district's period of significance, Pickwick Plaza is not included in the proposed district's boundaries due to the full-block property's unified, monumental streetscape and multi-use character (Figure 27).⁶ Beyond Oak Street is the city's governmental center with city, county, and federal buildings, including City Hall (414 East Twelfth Street) and the Jackson County Courthouse (415 East Twelfth Street), arranged around a large two-block green space in memoriam of former Mayor Ilus W. Davis. The proposed district's boundaries do not extend east to the city's governmental center due to the multi-block distance from contributing resources and differences in function and financial character from the rest of the proposed district.

The block northeast of the proposed district (bounded by Grand Boulevard, East Eighth, East Ninth, and McGee Streets) is occupied by the c.1939 former U.S. Courthouse and Post Office (NR Listed 11/20/2007). The block southeast of the proposed district (bounded by Grand Boulevard, East Tenth, East Eleventh, and McGee Streets) is vacant and used as surface parking. (Figures 9-11, 30)

- South: The southern boundary terminates between Walnut Street and Grand Boulevard south

⁶ Designed by the architects later responsible for City Hall, Jackson County Courthouse, and the Municipal Auditorium, Wight and Wight, the construction of Pickwick Plaza anticipated the much later trend in large scale multi-use buildings. W. Anthony Eeds and Claudia Alexander, National Register of Historic Places Nomination Form, "Pickwick Hotel, Office Building, Parking Garage and Bus Terminal," Kansas City, 2001.

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of East Tenth Street at the alley just beyond the Dierks Building and the adjacent Sentinel Federal Savings Building, both identified as contributing (Nos. 12 and 25 in the Building Inventory). Beyond the alley is the United Missouri Bank Headquarters (1010 Grand Boulevard), a low-rise c.1986 contemporary office/bank building that occupies the remainder of the block.

- West: The western boundary terminates at Main Street, the west end of the block that includes the following contributing buildings: The National Bank of Commerce, Commerce Garage, and Commerce Tower (Nos. 23, 15, and 13 in the Building Inventory). Directly west of the district is Ten Main Center, a multiuse complex comprised of a Modern 21-story office building and a 7-story parking garage constructed between 1965-1968 that spans the entire 900 Main Street block (NR Listed 11/01/2015). Main Street is a wide thoroughfare that bisects the central business district and its intersection with Tenth Street is distinctly steep to the east and west. (Figures 28-29) This valley-like space is accentuated by the bus terminal at the corner of Tenth and Main Streets that provides open space and further separation from the early twentieth century resources. These natural traits emphasize the physical divide and the abrupt visual shift of character between the proposed resources to the west of Main Street. Southwest of the proposed district is the c. 1986 20-story Commerce Bank Building (1000 Walnut Street) and 7-story parking garage.

The blocks to the southeast, south, and southwest of the district (from McGee Street to Main Street and East Tenth Street to East Twelfth Street) have been dramatically altered since the end of the proposed district's period of significance. Though some of the area has retained its finance-related function through additional contemporary structures, the architectural significance that could have contributed to the establishment of the proposed district has been significantly diminished. In 1986, the construction of the United Missouri Bank Headquarters (1010 Grand Boulevard) redesigned the layout of the 1000 block of Grand Boulevard, creating the horizontal alleyway that serves as the southern boundary of the proposed district. The construction on the two-story granite colonnade with simple detail resulted in the demolition of the historic Emery, Bird, and Thayer Building (NR listed 01/01/1972). Across Grand Boulevard to the east, what was once a block full of low- to mid-rise commercial buildings dating back to the early twentieth century, the 1001 block of Grand Boulevard underwent changes to meet the increased demand for parking in the central business district.⁷ After a series of demolitions from 1993 to 2011, the entire block now consists of a grid of three parking lots, two of which are owned by United Missouri Bank.⁸ (Figures 9-11) While the 16-story Professional Building (1103 Grand Blvd., NR listed 07/17/1979) and the 26-story Bryant Building (1102 Grand Blvd., NR listed 04/24/1989) are commercial steel-frame skyscrapers that were constructed during the proposed district's period of significance for Criterion C: Architecture, the loss of integrity on both sides of the 1000 block of Grand Boulevard has created a physical barrier that has isolated these two structures from the rest of the proposed district.

Between 1983 and 1986, three of Kansas City's earliest steel-frame skyscrapers along the 1000 block of Walnut Street, the 12-story National Fidelity Life Insurance Building, the 10-story Sharp/Lillis

⁷ Sanborn Fire Insurance Map, Kansas City, Missouri, 1939 (revised to 1969), Volume 1, Sheet 20, Special Collections and Rare Books, University of Missouri.

⁸ Kansas City Parcel Viewer, "Building Permits" for 1001, 1021, 1025 Grand Boulevard and 1000, 1004, 1008, and 1012 McGee Street, KCMO GIS, accessed on March 10, 2020.

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Building, and the 16-story Waldheim Building, were all demolished for future construction.⁹ Since 1986, the block has been characterized by Commerce Bank Building and Parking Garage, a 20-story contemporary skyscraper with step backs and bronze reflective glass amidst a commercial retail complex.

Since the late nineteenth- and most of the twentieth century, the area located southwest of the proposed district along East Eleventh Street between Main Street and Walnut Street was known as “Petticoat Lane,” the center for retail in downtown Kansas City. Differentiating itself from the neighboring financial sector, this popular block included dry goods stores and specialty shopping for all ages that drew many to downtown Kansas City. The 11-story Harzfeld’s Building (1111 Main Street, 1913, 1920) was named for the family whose store offered the finest selection of ladies’ and children’s clothing from 1891 to the mid-1970s. While the property was encompassed in the development of the AT&T Town Pavilion in the late 1980s, the store’s architectural detail and retail use remain partially preserved.¹⁰ The 11-story George B. Peck Dry Goods Company Building (1044 Main Street, 1914) operated as local favorite, “Peck’s,” for 77 years before leasing to another retail store, Foreman Clark, in 1964.¹¹ Over the past few decades, the property has transitioned its use from retail to finance. Currently, the property is owned by BOK Financial Kansas City, who merged with Missouri Bank and Trust Company of Kansas City in 2017.¹² Iconic properties that were demolished along this two block stretch include the Emery, Bird, and Thayer Building (1016-1018 Grand Boulevard, NR listed 01/07/1972), the Waldheim Building (6 Petticoat Lane), the Sharp/Lillis Building (18 Petticoat Lane).

A series of contemporary commercial skyscrapers that are part of full-block multiuse complexes (retail/food and beverage spaces, parking garages) border the proposed district to the southwest: City Center Square (1100 Main Street, 1977), AT&T Town Pavilion (1111 Main Street, 1987), One Kansas City Place (1200 Main Street, 1988), and 1201 Walnut Building (1201 Walnut Street, 1991). The 20-story WallStreet Tower (1101 Walnut Street, 1974, formerly Mercantile Bank Building) has been adapted from commercial space into a residential living space. The addition of these contemporary structures reinforces the change in architectural character that defines the boundaries of the proposed district. Due to demolition that resulted in the loss of integrity in the blocks south of the proposed district over the past four decades, the boundaries of the East Ninth Street-Grand Boulevard Historic District enclose the highest number of contiguous resources that contribute to the district’s significance and whose integrity remains intact.

Located a few blocks to the west from the proposed district, the West Ninth Street-Baltimore Avenue

⁹ Prior to demolition, there were attempts to declare the Waldheim Building and Sharp Building as local historical landmarks that were unsuccessful. “And the Walls Come a ‘Tumblin’ Down,” *Historic Kansas City Foundation Gazette* (Kansas City, Missouri) 11, 1, p. 1-3.

¹⁰ Mildred Ray, accompanying article to “Postcard of the Harzfeld’s Department Store Building,” *Kansas City Times*, December 11, 1981, SC58 Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collection, Kansas City Public Library. Mrs. (Mildred) Sam Ray donated over 16,000 postcards to the Missouri Valley Special Collections (SC58) after a decades-long career as a columnist for the *Kansas City Star* and the *Kansas City Times*. Emporis, “Harzfeld’s Store Building,” accessed on February 15, 2020, <https://www.emporis.com/buildings/121848/harzfelds-store-building-kansas-city-mo-usa>.

¹¹ Mildred Ray, accompanying article to “George B. Peck Dry Goods Company” postcard, *Kansas City Times*, September 12, 1970, SC58 Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collection, Kansas City Public Library.

¹² “Missouri Bank and Trust Company of Kansas City,” USBankLocations.com, accessed on February 20, 2020, <https://www.usbanklocations.com/missouri-bank-and-trust-company-of-kansas-city-9387.shtml>.

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Historic District (Original, Boundary Increase I, and Boundary Increase II) is roughly centered along Baltimore Avenue, West Ninth Street, and West Tenth Street. The resources located between the proposed district and the West Ninth Street-Baltimore Avenue Historic District include the Ten Main Center complex at 920 Main St. (NR Listed 11/01/2015) and the bisected 1000 block of Main St. that includes an open bus terminal and fountain on one side and a parking garage on the other. Prior to its demolition in the early 1990s, the Macy's at 1034 Main Street was one of the lasting landmarks of the former retail center along Main Street and "Petticoat Lane" (East Eleventh Street between Main Street and Walnut Street). The Lank Bank Building at 15 West Tenth St. (NR listed 01/18/1985) was not included in the West Ninth Street-Baltimore Avenue Historic District Boundary Increase I.¹³

The West Ninth Street-Baltimore Avenue Historic District is characterized predominantly by brick, stone, and cast-iron buildings ranging from two to nine stories (Figures 12, 24). These lower-rise structures, the majority of load-bearing construction, were typical of Kansas City's downtown commercial retail and office development in the late-nineteenth and early-twentieth centuries. Of the district's twenty contributing resources, eleven properties are between two and four stories, four properties are between five and nine stories, and five buildings are over ten stories high. Of the five buildings taller than ten stories, one was constructed with load-bearing masonry (New York Life Building, 1890), two were made skyscrapers through later additions (Dwight Building, 1902-1903 and 1927; New England Bank Building, 1907, 1930), and two were original steel-frame skyscrapers (Third Board of Trade Building, 1923-24; Union Carbide and Carbon Building, 1930-1931). The proposed district differs from the West Ninth Street-Baltimore Avenue Historic District due to the number of steel-frame skyscrapers constructed and its overall reflection of technological advances in architecture and commerce during its period of significance. Though there are a few steel-frame skyscrapers in the West Ninth Street-Baltimore Avenue Historic District, they are not representative of the entire district as explained in the Original nomination, Boundary Increase I, and Boundary Increase II and are physically separated by properties that do not contribute to this context.

The West Ninth Street-Baltimore Avenue Historic District was listed under both Criterion A for Commerce and Criterion C for Architecture. Its period of significance was initially defined as 1880-1931; this period of significance was maintained under Boundary Increase I, but was later extended to 1960, the fifty-year cutoff, under Boundary Increase II. The original nomination included fourteen contributing properties over two full blocks and three partial blocks. Boundary Increase I included five contributing properties over two partial blocks, while Boundary Increase II included one property as part of a single block. The proposed district includes four full blocks and one partial block divided along a horizontal alleyway that was created with the construction of United Missouri Bank Headquarters (1010 Grand Boulevard) in 1986. The proposed district differs from the West Ninth Street-Baltimore Avenue Historic District as it aims to establish a unified ensemble reflective of the

¹³ Though the eastern boundary line of the West Ninth Street-Baltimore Avenue Historic District currently extends to Main Street on various maps, this is no longer accurate. Published in 2002, the Boundary Increase I states: "Although the eastern boundary of the original historic district extends to the midline of Main Street (as described in the National Register nomination dated August 20, 1975), it is essential to change this eastern limit to conform to NPS standards. The corrected boundary should run to the eastern property line of the First National Bank building, then north through the eastern property line of the New York Life building and then west at the rear property line. An adjustment should also be made at this point where the district's southern boundary is the property line of the LaRue Printing Company Building." This correction clarifies that the West Ninth Street-Baltimore Avenue Historic District does not directly touch the boundaries of the proposed district. While the author notes that the "district's southern boundary is the property line of the LaRue Printing Company Building," this property line is located on the district's northern boundary. Cydney E. Millstein, National Register of Historic Places Nomination Form, "West Ninth Street-Baltimore Avenue Historic District Boundary Increase I," Kansas City, 2002.

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broader patterns of commercial and architecture development that shaped Kansas City's central business district in the early- to mid-twentieth century within a cohesive and contiguous area. The character of West Ninth Street draws heavily from late nineteenth century technology and style, whereas the few resources south of West Tenth Street transition into the early twentieth century. While there are resources between both districts that have similar areas of significance during the same period, they are currently separated by non-contributing resources and the districts' physical locations across the natural divide of a wider Main Street differentiate their character within the central business district. (Figure 28) Though Grand Boulevard is also a wider thoroughfare similar to Main Street, the properties between Eighth Street and Tenth Street on both sides of Grand Boulevard share stronger characteristics than the same span along Main Street.

Due to these overall differences in character, scale, period of development, and architectural/historical significance, it was decided not to expand the boundaries of this existing district and instead develop a new nomination tailored to the East Ninth Street-Grand Boulevard district's early steel-framed skyscrapers as well as its concentration of finance-related commercial activity that developed throughout the twentieth century.

Description of the District

The cross-shaped district encompasses one partial and four full city blocks, totaling approximately 13.5 acres. Blocks and parcels are all rectangularly shaped. The blocks south of East Ninth Street measure approximately 384' north-south by 241' east-west. Most incorporate active alleys or vestiges of former alleys, a common feature of the original lot and block layout when this area was platted as part of the Swope's Addition in 1857. Initially, lots in this section of the Swope's Addition were laid out with 48 feet of street frontage and a depth of approximately 110 to 115 feet. While most lots within the district have since been combined in various configurations to provide buildable parcels, this initial block layout dictated the general depth of buildings, their massing, façade dimensions (or multiples thereof), and the general rhythm of the streetscape.

The block north of East Ninth Street measures approximately 288' north-south by 241' east-west. It was originally part of Ross & Scarritt's Addition, also platted in 1857. Lots on this block were laid out with similar 110' to 115' depths but only 24 feet of frontage.

The block south of East Ninth Street between Main Street and Walnut Street is divided between Swope's Addition and Ridge's Place, which was plotted in 1859. The northern majority of the block is included in Ridge's Place and measures approximately 225' north-south and 245' east-west, with 25 feet of frontage. The southern portion of the block is included in Swope's Addition and measures approximately 162' north-south and 245' east-west, with 54 feet of frontage.

The district is named for East Ninth Street and Grand Boulevard, which intersect and form a gravitational center within the proposed boundaries. Previously known as Grand Avenue, Grand Boulevard today is a 99-foot wide two-way street with a center turn lane, bicycle lanes, and parallel parking adjacent to the curb. It extends approximately 2.5 miles from the Missouri River south to where it joins Main Street near the intersection of 27th Street. While East Ninth Street is one of the narrowest rights of way within the district at just 49', it was an important east-west connection to Kansas City's commercial core in the late nineteenth century, as described in the West Ninth Street –

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Baltimore Avenue Historic District.

Office buildings with ground-floor storefronts and/or banking lobbies represent the dominant building type within the district, though some have been converted to residential apartments and condominiums and the area is becoming increasingly mixed-use. In addition to office buildings, other structures within the district include a c.1911 church and multiple parking structures. Two of the parking structures, erected in the 1940s to serve adjacent banking institutions, are considered contributing under Criterion A.

The eighteen buildings that contribute to the significance of the district were constructed between 1904 and 1964. The majority of these were erected between 1904 and 1932 (see Table 3 below), when a period of economic growth in Kansas City coincided with significant architectural and engineering advances that made increasingly tall buildings possible. On the economic side, the city's growing population fueled an increasing demand for quality office space downtown. Business and financial institutions—eager to construct signature buildings—sought developable parcels just east of the city's existing built-up commercial core, which allowed the proposed district to displace the existing West Ninth Street-Baltimore Avenue Historic District over time. On the architecture and structural engineering side, the development of skeletal steel framing and elevator technology allowed buildings ten stories or greater (the generally accepted definition of a skyscraper at the time) to be built with relative ease.¹⁴ Consequently, many of Kansas City's first steel-framed skyscrapers were constructed in the vicinity of East Ninth Street and Grand Boulevard, which comprises the proposed district, and the area became colloquially known as the "skyscraper district."¹⁵

These early skyscrapers shared several characteristics that came to define the Commercial Style: a tripartite base-shaft-capital configuration, regularized bays, generous expanses of glazing made possible by the underlying grid-like structural frame, brick and terra cotta cladding, and ornamental cast stone and terra cotta detailing particularly at the main entrances and cornice line. The district includes five buildings ranging from eleven to sixteen stories that are particularly significant for their role in introducing this early skyscraper typology to Kansas City: the R.A. Long Building (Kansas City's first steel-framed skyscraper, 1906-07), the Scarritt Building (Kansas City's second steel-framed skyscraper, 1906-07), the National Bank of Commerce (Kansas City's third steel-framed skyscraper, 1907-08), the Rialto Building (1910-11), and the Grand Avenue Temple Office Building (1910-11)

¹⁴ The terms "skyscraper," "tall building" and "high-rise" are often used interchangeably; their definitions depend to a large extent on context, and their usage has changed over time. This nomination generally uses the term "skyscraper" as that was how period publications described the late-19th and early-20th century steel-framed office buildings that were reaching previously unseen heights and changing cities' skylines. Based on a review of multiple articles in the *Kansas City Star* and other papers, the term was generally reserved for buildings ten stories or greater. This was also the height of William LeBaron Jenney's 10-story Home Insurance Building (1885), generally recognized as the first skyscraper. A widely published 1929 survey titled "The Skyscraper," by the New-York based Thompson-Starrett Company, Inc., analyzed how many American cities had buildings over 10 stories (their definition for the minimum height of a skyscraper), and how many had buildings over 20 stories. Kansas City ranked eighth in the 10-story or greater category. Today, institutions such as the National Fire Protection Association that develop building codes and standards have codified the definition of a "high-rise" as a building greater than 75'. The Council on Tall Buildings and Urban Habitat notes that the definition of a "tall building" is subjective, and factors such as height relative to context, proportion, and technology must be considered.

¹⁵ Various articles and historic postcards included in this nomination refer to the proposed district's boundaries as the "skyscraper district." For more information, see Figures 15, 18 and "In the New Skyscraper District," *Kansas City Star*, September 11, 1907.

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(Figure 6).¹⁶

By the mid-1910s, steel-framing was becoming widely accepted in Kansas City as the structural system of choice for buildings over ten stories. As Figure 6 indicates, over the next two decades, such tall buildings were soon being erected throughout the city not only for office towers, but for hotels, department stores, and residential apartments as well. The proposed district includes four additional buildings considered to be “early” skyscrapers, having been erected prior to 1941 (the onset of the United States’ involvement in World War II, and a clear point of transition in skyscraper development): the 21-story Federal Reserve Bank of Kansas City (1921), the 17-story Dierks Building, which attained skyscraper status in 1926 (1909, 1910, 1926, 1930), the 12-story Waltower Building (1930), and the 35-story Art Deco Fidelity National Bank and Trust Company Building (1932).¹⁷ The proposed district includes one mid-century Modern skyscraper: the 32-story Commerce Tower (1964).

The following tables provide an analysis of the resources within the district by construction date, height (stories), and architectural style.¹⁸

TABLE 3: Distribution of Resources by Construction Date

Period	No. of Resources	Percentage
1900-1919	12	46%
1920-1939	4	15.5%
1940-1959	4	15.5%
1960-1979	3	11.5%
1980-2020	3	11.5%
Total	26	100%

TABLE 4: Distribution of Buildings by Height

Stories	No. of Resources	Percentage
0-2	5	19%
3-9	11	42%
10-20	7	27%
21-35	3	12%
Total	26	100%

¹⁶ The data represented in Figure 6 was collected from Kansas City’s Central Business District Surveys (1980, 1994) and various National Register nominations. The base map used in Figure 6 can be found on the “Historic Districts and Sites Map Viewer,” produced by Missouri’s Department of Natural Resources, Department of State Parks, State Historic Preservation Office. <https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=e3a6d822d215486ba20aadb6badd7174>

¹⁷ World War II is generally regarded as the point of transition between “early” and “modern” skyscrapers. The distinction is further defined in Section 8.

¹⁸ Due to rounding, percentages may not always appear to add up to 100%.

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TABLE 5: Distribution of Buildings by Architectural Style

Style	No. of Resources	Percentage
Greek Revival	1	3.8%
Commercial Style	14	54%
Art Deco	1	3.8%
Transitional Modern	2	7.7%
Modern	2	7.7%
No Style	6	23%
Total	26	100%

Building Inventory:

The following inventory begins with numbered streets, e.g., East 9th Street, listed in numerical order followed by street names listed in alphabetical order. Sources consulted while compiling the building inventory include the city's Central Business District survey (completed in 1980 and updated in 1994) and individual National Register nominations where applicable. Additional sources are footnoted. Any resources previously listed in the National Register of Historic Places (NRHP) are identified and the date of listing included. The contributing or non-contributing status of each resource relative to the current East Ninth Street-Grand Boulevard Historic District nomination is noted, along with the relevant criteria (A and/or C). For previously listed buildings, alterations made since the date of listing are described. Features included in resource descriptions are considered historic unless indicated otherwise.

1. 205 East Ninth Street. Grand Avenue Temple. 1909-11. Previously listed, 1985. Contributing (A). The Grand Avenue Temple is a masonry and reinforced concrete church with the main sanctuary on the ground floor, two levels of balconies, and a basement. The primary façade has five bays separated by fluted, attached Ionic columns and simplified brick pilasters at each corner. The bays are infilled with stained glass windows topped with round-arched fanlights. Entrances are located in the outermost bays. The pediment that extends the full width of the building is plain and smooth-surfaced, having lost most of its original terra cotta ornament prior to 1985. The architect was Kansas City-based John McKecknie, known for his pioneering work in reinforced concrete. This building was functionally related to the adjacent Grand Avenue Temple Office Building, constructed concurrently, which was intended to provide an income stream for the church. The Grand Avenue Temple, with the Grand Avenue Temple Office Building at 903 Grand Boulevard (Building No. 3 in the inventory), was individually listed in the National Register on May 8, 1985. (Photos 1, 38)

2. 800 Grand Boulevard. Parking Structure. 1958-1959. Non-contributing.

This simple unadorned reinforced concrete parking structure ranges from one- to three-stories and has entrances on both Grand Boulevard and Walnut Street. Portions of the exterior walls are faced with brick. The northeast corner incorporates a small retail storefront which is currently vacant. In Kansas City's 1980 Central Business District Survey, this structure was identified as neither individually nor district eligible. In the 1994 Central Business District Survey, it was noted as less than fifty years of age. Alternate/previous name: J-C Auto Park. Alternate /previous addresses: 811-815 Walnut Street. (Photos 2, 24, 37)

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3. 814 Grand Boulevard. *1952.* Non-contributing. This is a one-story masonry commercial building with a retail storefront facing Grand Boulevard. The building was initially constructed as a restaurant by the same family that operated the parking structure at 800 Grand Boulevard (No. 2 in the Building Inventory). In Kansas City's 1980 Central Business District Survey, this was identified as district eligible only. In the 1994 Central Business District Survey, it was noted as less than fifty years of age. (Photo 3)

4. 818 Grand Boulevard. Scarritt Building. *1906-07.* Previously listed, 1971. Contributing (A, C). The Scarritt Building, Kansas City's second steel-framed skyscraper, is an 11-story Commercial Style office building designed by the local architectural firm of Root and Siemens. While the first floor of the building fills out the rectangular corner lot, the upper floors follow a modified "H-shaped" plan with a deep light court on the south elevation. The primary entrance is located on Grand Boulevard, with a secondary entrance on East Ninth Street. The building has a tripartite composition consisting of a two-story base (over a basement that is partially visible on the south side due to the slope of East Ninth Street), seven floors of stacked offices, and a two-story capital with an ornamental terra cotta projecting cornice. The base of the building is clad with cream colored terra cotta and is embellished with richly detailed Sullivan-esque-styled ornament. Both the original storefront configuration and second story modified Chicago-style windows have been retained. The brick clad upper floors incorporate some applied terra cotta ornament which emphasizes the verticality of the shaft. Fenestration on the office floors includes one-over-one windows on the primary elevations and two-over-two windows on the secondary elevations. The building was rehabilitated in 1984, and another more recent rehabilitation was completed in 2008 using historic tax credits. The city's 1994 Central Business District Survey called the building "the best example of a Chicago School skyscraper in Kansas City." The Scarritt Building, with the Scarritt Arcade at 819 Walnut Street (Building No. 18 in the inventory), was individually listed in the National Register on March 9, 1971. (Photos 4-5, 37)

5. 903 Grand Boulevard. Grand Avenue Temple Office Building. *1909-11.* Previously listed, 1985. Contributing (A, C).

This 12-story steel-framed Commercial Style office building, designed by Kansas City-based architect John McKecknie, was built by the congregation of the adjacent Grand Avenue Temple (Building No. 1 in the inventory). It is a rectangularly-shaped corner building with frontage on both Grand Boulevard and East Ninth Street. The building has a tripartite composition consisting of a two-story base, nine floors of stacked offices, and a one-story capital with a highly ornamented terra cotta projecting cornice. While the first floor was modernized in 1940, and updated again in 1958 and 1974-75, the second floor retains its original terra cotta cladding and Chicago-style windows. Upper floors are faced with a light-colored brick on the primary elevations, and common brick on the sides and rear. Upper-floor windows are wood double-hung units. The Grand Avenue Temple Office Building, with the Grand Avenue Temple at 205 East Ninth Street, was individually listed in the National Register on May 8, 1985. (Photo 6, 37-38)

6. 906 Grand Boulevard. Rialto Building. *1910-11.* Contributing (A, C).

The Rialto Building is 13-story steel-framed Commercial Style office building designed by Smith, Rea & Lovitt of Kansas City. While the first six floors of the building fill out the rectangular corner lot, the upper floors follow a "U-shaped" plan with a deep light court on the north elevation. The primary entrance is located on Grand Boulevard, with a secondary basement-level entrance on East Ninth

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Street. The building has a tripartite composition consisting of a two-story base, nine floors of stacked offices, and a two-story capital. A richly detailed terra cotta projecting cornice with rams' head gargoyles separates the twelfth and thirteenth floors. The base of the building is clad with green-toned "enameled granite" terra cotta, while cream-colored terra cotta cladding is used on the upper floors of the primary elevations. Typical fenestration includes paired one-over-one double-hung sash windows on the street-facing facades. The first floor was modernized in 1967 but has since been restored to a more historically compatible appearance. Other alterations have involved infilling portions of the light court in 1941 and 1994. In Kansas City's 1980 Central Business District Survey, the Rialto Building was identified as both individually and district eligible. In the 1994 Central Business District Survey, it was noted as "contributes to district." Alternate/previous name: Ozark National Life Building. Alternate/previous addresses: 900-906 Grand Ave. (Photos 7-8, 37-38)

7. 910 Grand Boulevard. Beckham Building. 1905-06. Contributing (A).

The Beckham Building is a 5-story Commercial Style office building designed by the Kansas City-based architectural firm of Smith and Rea. The ground floor was modernized in 1968, when the entrance and storefront windows were recessed behind new concrete columns, and a new signage band composed of precast aggregate panels was added. Above the first floor, the building retains its original terra cotta cladding, ornament, and cornice. These upper floors are divided into two bays, each with three one-over-one double hung sash windows. In Kansas City's 1980 Central Business District Survey, the Beckham Building was identified as both individually and district eligible. In the 1994 Central Business District Survey, it was noted as "contributes to district." Alternate/previous name: Safety Federal Savings Building. (Photo 9)

8. 912 Grand Boulevard. Parking Structure. 1946-47. Contributing (A).

912 Grand Boulevard is a 7-story parking garage designed by the architectural firm of Keene and Simpson of Kansas City. The southern portion of the building incorporates design features from the base of adjacent R.A. Long Building, including limestone pilasters, a granite base and matching spandrels and windows. The rest of the facade is distinctly modern, with horizontal banding separating a large expanse of smooth limestone from the garage entrances below and the ribbon windows above. The 7th floor, added in 1961, is clad with narrow precast concrete panels; several incorporate tall windows.¹⁹ When constructed, the building was intended to serve customers and employees of the City National Bank, which occupied the ground floor of the adjacent R.A. Long Building. The facility included internal teller stations for drive-in banking, a "sidewalk bank" for simple transactions, and a 6th floor lunchroom.²⁰ In Kansas City's 1980 Central Business District Survey, this parking garage was identified as district eligible only. In the 1994 Central Business District Survey, it was listed as "not eligible" (though the date of the top floor addition was misidentified as 1971, and it is not known how that may have impacted the assessment.) Alternate/previous names: United Missouri Bank Garage and City National Garage. Alternate/previous addresses: 916-922 Grand Ave. (Photo 10)

9. 915 Grand Boulevard. Benton Building. 1909. Previously described as non-contributing in additional information filed relative to the Federal Reserve Bank's nomination, 2015. Non-contributing.

The Benton Building is a 4-story Commercial Style office building with a glazed terra cotta façade. The ground floor storefronts were modernized in 1954; they were later updated to their current

¹⁹ "City National to Add Floor on Grand," *Kansas City Star*, April 23, 1961.

²⁰ "City National's New Bank Dazzles Even the Bankers," *Kansas City Star*, November 9, 1947.

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appearance (with non-historic concrete panels and limited glazing) after the Federal Reserve Bank acquired the building in 1976. A decorative string course divides the second and third floors, and a projecting cornice caps the structure. Upper floor double-hung windows on the facade have been replaced with fixed units but retain their original proportions. Immediately south of the building is a courtyard and 1-story connector, built c.1976, that provides a direct link to the Federal Reserve. Both the Benton Building and the connector were determined to be non-contributing in the 2015 update to the Federal Reserve Bank's National Register nomination (see No. 10 in the Building Inventory). The property also includes a small paved surface parking lot on the north side of the building. (Photo 11)

10. 925 Grand Boulevard. Federal Reserve Bank and Parking Garage. 1921. Previously listed, 2007, 2015. Contributing (A, C).

The Federal Reserve Bank is a 21-story steel-framed Commercial Style office building designed by the Chicago architectural firm Graham, Anderson, Probst, and White. The corner building is U-shaped in plan, with the primary entrance located on Grand Boulevard. The building has a tripartite composition consisting of a five-story base, twelve floors of stacked offices, and a four-story capital. Both street-facing facades are clad in limestone and incorporate Classical Revival elements including fluted columns with Doric capitals. In 1965, a four-story concrete addition designed by local architecture firm Kivett and Myers was erected immediately east of the Federal Reserve Bank on the northwest corner of East Tenth and McGee Streets. The addition incorporated a basement vault expansion and four levels of parking. Later exterior alterations included replacement of the building's original multi-light double-hung windows with fixed single-sash units in the 1970s. The Federal Reserve moved to a new location in 2008, and the building is currently being rehabilitated as an Embassy Suites hotel. The Federal Reserve Bank was individually listed in the National Register on April 10, 2007. Additional Documentation was filed on February 2, 2015, extending the property's period of significance to include the c.1965 addition and providing a description of the attached non-contributing Benton Building at 915 Grand Boulevard (No. 9 in the Building Inventory). (Photos 12-14, 39-40)

11. 928 Grand Boulevard. R.A. Long Building. 1906-07. Previously listed, 2003. Contributing (A, C).

The R.A. Long Building, Kansas City's first steel-framed skyscraper, is a 14-story Commercial Style office building designed by local architectural firm Howe, Hoit and Cutler. While the basement and first floor of the building fill out the rectangular corner site, floors above are arranged in a modified "L-shaped" plan with the light court located on the northwest corner. Primary elevations follow a tripartite configuration with a 2-story base, 10-story shaft, and 2-story capital. Limestone clads the first three floors, while red granite is used for the central pilasters flanking the main entrance on Grand. Street-facing walls on the fourth through eleventh floors are grey brick trimmed with terra cotta; the top three floors are clad in gray terra cotta. The building incorporates Renaissance Revival-styled ornament, which is particularly ornate at the level of the cornice and upper story frieze bands. Typical windows on the primary elevations are one-over-one double-hung sash units. The lobby and main entrance were remodeled when City National Bank moved into the lower floors of the building in the 1940s. The R.A. Long Building was individually listed in the National Register on January 8, 2003.

Alternate/previous name: United Missouri Bank Building. (Photos 15-16, 39-40)

12. 1000-1006 Grand Boulevard. Dierks Building. 1909-10. Previously listed, 2009. Contributing (A, C).

The Dierks Building is a 17-story steel-framed office building that was completed in four phases. The initial building was five stories tall and rectangularly shaped; two additional floors were added in 1910.

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Then, in 1926, an 8-story U-shaped addition with a north-facing light court increased the height of the building to fifteen stories. The top two floors were added in 1930. Architect A.B. Anderson designed the first two phases through 1910, while Hoit, Price and Barnes designed the later additions. The building's two-story base was modernized in 1959 with a new steel and glass storefront designed by Los Angeles-based Welton Becket & Associates. Above the base, the building retains its buff brick cladding and terra cotta details. The building combines elements of the Commercial and Art Deco styles, reflecting the prevailing architectural trends during the building's initial construction and later additions. Typical windows are one-over-one double-hung sash units (two per bay on the north elevation, and three per bay on the east). The Dierks Building was individually listed in the National Register on January 29, 2009. Alternate/previous name: Gates Building. (Photos 17-18, 39-40)

13. 911 Main Street. Commerce Tower. 1962-1964. Previously listed, 2014, 2015. Contributing (A). Commerce Tower is a 32-story Miesian office tower designed by the architectural firm Keene, Simpson and Murphy of Kansas City. It was commissioned by the Commerce Trust Company to provide additional space for the bank's operations as well as leasable office space for prospective tenants. The curtain wall comprises tinted window glazing divided into regular bays by precast concrete panels. The building is set back from the street to allow for a terrace on the west-facing primary elevation, and the first floor is slightly recessed behind prominent structural columns. The adjacent sunken garden (No. 14 in the Building Inventory) was designed as a landscape feature. A 5-story addition connects the building to the parking garage south of the garden. A recent rehabilitation completed in 2019 converted the building into a mixed-use facility with residential apartments, co-working offices, retail amenities, and an early childhood center. The Commerce Tower building, with the adjacent sunken garden, was individually listed in the National Register on April 11, 2014. It was also listed as part of the Commerce Trust Company Historic District on November 9, 2015. (Photo 19, 42)

14. 911 Main Street. Sunken Garden. 1964. Previously listed structure, 2014, 2015. Non-contributing due to recent alterations.

The sunken garden was designed as a landscape feature concurrent with the adjacent Commerce Tower (No. 13 in the Building Inventory). The landscape architect was Hare and Hare of Kansas City. The garden originally included a U-shaped concrete stair, geometric walkways, and a bronze fountain by artist George Tsutakawa. The fountain was installed in October 1964 and dedicated in February 1965. The garden, with the adjacent Commerce Tower, was individually listed in the National Register on April 11, 2014. It was also listed as part of the Commerce Trust Company Historic District on November 9, 2015. However, since that time the fountain has been removed and the garden redesigned to accommodate a children's playground.²¹ (Photo 20)

15. 921 Main Street. Commerce Garage. 1941. Previously listed, 2015. Contributing (A). The Commerce Garage is a 7-story reinforced concrete parking garage designed by Keene and Simpson. Built in stages, the first five stories were erected in 1941, with the top two stories and rooftop amenities added in 1964 with the construction of the adjacent Commerce Tower. The parking garage is clad with metal and stone panels. The Commerce Garage was listed as part of the Commerce Trust Company Historic District on November 9, 2015. (Photos 21, 41)

²¹ Following a change in ownership at 911 Main Street in 2014, the sculpture was relocated to Powell Gardens, Kansas City's botanical gardens thirty miles outside of the city. "Fountain of Good Life," The City of Fountains Foundation, September 16, 2016, accessed on January 3, 2020, <https://www.kcfountains.com/single-post/2016/09/16/Fountain-of-Good-Life>.

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N/A

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16. 920 McGee Street. Surface Parking Lot. Non-contributing structure.

This asphalt paved surface parking lot is located on the southwest corner of McGee and East Ninth Streets. Primary access is from McGee Street. Based on an analysis of historic aerial photographs, this previously improved parcel became a surface parking lot sometime after 1970. (Photos 22, 38)

17. 801 Walnut Street. Gumbel Building. 1904. Previously listed, 1979. Contributing (A)

The Gumbel Building is a 6-story reinforced concrete Commercial Style office building designed by local architect John McKecknie. The use of reinforced concrete for the building's structural frame was considered ground-breaking at the time. Street-facing façades are organized into regularized bays with expansive Chicago Style windows (i.e., within each bay is a center fixed sash flanked by operable double hung units). Primary facades are clad with terra cotta, while secondary facades are faced with brick. Several decorative details are incorporated including rounded patterned pilasters and eagle motifs; an ornate projecting cornice caps the building. The ground floor storefront was modernized in 1984 but has since been returned to a compatible appearance. The building was converted to a Hampton Inn and Suites hotel in 2014. The Gumbel Building was individually listed in the National Register on January 25, 1979 for its innovative use of concrete framing. (Photo 23, 43)

18. 819 Walnut Street. Scarritt Arcade. 1906-07. Previously listed, 1971. Contributing (A).

The 4-story steel-framed Scarritt Arcade was built concurrently with the Scarritt Building at 818 Grand Boulevard (Building No. 2 in the inventory). The Kansas City-based architectural firm of Root and Siemens designed both buildings. A passageway connects the first floor of the arcade to the sub-basement of the office tower; the difference in floor levels is due to the sloping site. The building's most notable feature is the elaborate Sullivanesque-styled terra cotta ornament that surrounds the ground floor storefronts and recessed entrance. Upper floors are clad in terra cotta, while the sides and rear of the building are brick. The symmetrical façade is composed of three bays. The central bay contains three one-over-one double-hung sash windows while the flanking bays contain similar paired windows. A simple parapet caps the building. The building was recently rehabilitated concurrent with the Scarritt Building. The Scarritt Arcade, with the Scarritt Building, was individually listed in the National Register on March 9, 1971. (Photos 25-26)

19. 823 Walnut Street. Waltower Building. 1929-30. Previously listed, 2001. Contributing (A, C).

The Waltower Building is a 12-story reinforced concrete and steel office building designed by architect Albert Wiser of Kansas City. It is rectangularly shaped with frontage on both Walnut and East Ninth Streets. While the building exhibits some features of the Art Deco style (i.e., the continuous pilasters emphasizing the structure's verticality, the stepped symmetrical ornament at the second and third floors, and the setback and chamfered corners of the building's top floor) the overall organization and appearance remains rooted in the Commercial Style. Much of the applied terra cotta and cast stone ornament references Gothic motifs. Above the building's base, exterior walls are clad with brick. The first-floor storefronts were modernized in 1958 but have since been restored to a historically compatible appearance. The building's upper floors were converted to residential apartments in 2005. The Waltower Building was individually listed in the National Register on August 8, 2001. Alternate/previous name: Gates Building. (Photos 27, 42-43)

20. 909 Walnut Street. Fidelity National Bank and Trust Company Building. 1932. Previously listed, 1997. Contributing (A, C).

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The Fidelity National Bank and Trust Company Building is a 35-story steel-framed office tower designed by Hoit, Price, and Barnes of Kansas City. The building has a prominent 4-story limestone base with Neo-Classical Revival detailing suited to the ground floor's original function as a banking lobby. Above the base, the building displays classic Art Deco styling with an emphasis on verticality, symmetry, and restrained geometric ornament. Upper floors, clad in buff colored brick, are set back at the 26th and 31st floors to meet the requirements of the city's 1923 zoning ordinance. Continuous pilasters, proud of recessed spandrels and window bays, are capped with applied terra cotta ornament at each setback. Two symmetrical towers crown the building. Windows on the office floors are paired double hung sash units. In 2005, the building was partially converted to residential use. The Fidelity National Bank and Trust Company Building was individually listed in the National Register on August 14, 1997. Alternate/previous addresses: 900-913 Walnut Street. (Photos 28-29, 42-43)

21. 909 Walnut Street. 909 Walnut Parking Garage. c.2005. Non-contributing.

The 909 Walnut Parking Garage is an 8-story reinforced concrete parking structure. It was built to serve the tenants of the neighboring Fidelity National Bank and Trust Company Building after that property was converted to residences and smaller offices in 2005. The parking garage replaced three buildings previously on the site: the National Register listed c.1909 Gloyd Building at 921 Walnut (demolished 2002); the c.1916 First Federal Building at 915-19 Walnut (altered 1950s, demolished 2000); and the c.1946 United Missouri Bank (Bankcard Division) Building at 925-27 Walnut (demolished 2002). The parking garage is non-contributing as it was constructed after the period of significance. Alternate addresses: 915-927 Walnut Street. (Photo 30)

22. 910 Walnut Street. Commerce Tower Garage. 1999. Non-contributing.

The Commerce Tower Garage is a 7-story reinforced concrete parking structure designed by BNIM Architects. Vertical cables are used to screen the open bays. A circulation tower is located on the northeast corner of the building. The parking garage is non-contributing as it was constructed after the period of significance. (Photo 31, 42-43)

23. 922-24 Walnut Street. National Bank of Commerce Building. 1908. Previously listed, 1999, 2015. Contributing (A, C).

The National Bank of Commerce Building, Kansas City's third steel-framed skyscraper, is a 16-story Commercial Style office building designed by architect Jarvis Hunt of Chicago.²² The primary entrances to both the banking lobby and office tower are located on Walnut Street; a secondary entrance is located on East Tenth Street. The building follows a tripartite composition with a 3-story base (over a basement that is partially visible on the south side due to the slope of East Tenth Street), ten floors of stacked offices, and a three-story capital with an ornamental terra cotta projecting cornice. The base of the building is clad with granite, while stone is used on the upper floors of the primary street-facing elevations. Fenestration on the office floors includes one-over-one double-hung windows; the north elevation is nearly windowless. The building was rehabilitated in 1999 using historic tax credits. The National Bank of Commerce Building was individually listed in the National Register on May 5, 1999. It was also listed as part of the Commerce Trust Company Historic District on November 9, 2015. (Photos 32-33, 41)

²² Note that some references to the building describe it as 15 stories while others (including the building's National Register nomination) describe it as 16 stories. The discrepancy stems from whether or not the top-most attic level is included.

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24. 929 Walnut Street. Kansas City Title and Trust Building. 1922. Previously listed, 2005. Contributing (A).

The Kansas City Title and Trust Building is an 8-story Commercial Style office building designed by the Kansas City-based architectural firm of Sunderland and Besecke. It is a rectangularly-shaped corner building with three bays on Walnut Street and seven bays on East Tenth Street. Storefronts within the one-story terra cotta-clad base were radically altered and modernized in 1971 but have since been restored to a historically compatible appearance. Upper floors are clad with red brick, and the building is capped with a modest terra cotta cornice and parapet. Within each bay, second and third floor windows are grouped together with a terra cotta surround; above are paired double hung sash windows. The Kansas City Title and Trust Building was individually listed in the National Register on June 25, 2005. Alternate/previous addresses: 927-935 Walnut Street. (Photos 34, 41)

25. 1003 Walnut Street. Sentinel Federal Savings Building. 1914. Contributing (A).

The Sentinel Federal Savings Building is a 4-story steel-framed Commercial Style office building designed by architect Frederick Gunn. It is a rectangularly-shaped corner building with three bays on Walnut Street and seven bays on East Tenth Street. While the storefronts were modernized and the cornice removed in 1955, the building does retain its original terra cotta cladding on the second through fourth floors. The building's original double hung sash windows on the upper floors have been replaced with fixed single sash units. Despite the unfortunate loss of historic fabric, the building's overall organization, massing, and remaining terra cotta cladding and ornament are sufficient to convey its historic significance in the context of the overall district. In Kansas City's 1980 Central Business District Survey, the Sentinel Federal Savings Building was identified as both individually and district eligible. In the 1994 Central Business District Survey, it was noted as "not eligible."²³ Alternate/previous addresses: 1001-1003 Walnut Street. (Photo 35, 41)

26. 1007 Walnut Street. Surface Parking Lot. Non-contributing structure.

This asphalt paved surface parking lot is located on the east side of Walnut Street. Based on an analysis of historic Sanborn fire insurance maps, this became a surface parking lot sometime prior to 1969. (Photo 36)

Assessment of Integrity

Location: The proposed East Ninth Street-Grand Boulevard Historic District possesses integrity of location; all buildings are in their original location.

Setting: Despite the loss of some historic fabric on adjacent blocks to the east, south, and west due to demolition and rebuilding, the district possesses integrity of setting through its retention of major financial institutions, early steel-framed skyscrapers, and original properties that convey its historic significance.

Design, Materials, and Workmanship: Buildings retain the vast majority of features that defined the district during its period of significance. Such features include overall massing and configuration, the ability to "read" a building's skeletal framing through the rhythm of façade bays, original brick and terra

²³ Three buildings within the proposed district (Dierks, Waltower, and Kansas City Title and Trust) were noted as "not eligible" in the 1994 Central Business District Survey, though they were subsequently individually listed in the National Register.

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cotta cladding, original ornament and detail, and wood or aluminum sash windows on upper floors. The most common type of alteration has historically involved changes to ground-floor storefronts, typically entailing loss of ornament, modifications of openings, and/or window replacement. As several of the individual nominations have pointed out, however, the periodic modernization of storefronts was common as building owners sought to attract and retain ground floor retail tenants. For listed buildings within the district, such alterations have been considered minor when the overall intactness of the property is taken into account. Other exterior alterations have been relatively rare within the district and only one building has lost its distinctive cornice.

Feeling and Association: The district's integrity of location, setting, design, materials, and workmanship together create integrity of feeling and association. Despite the loss of historic fabric on parcels with new parking structures and surface parking lots, buildings within the district together convey a clear sense of time and place. The area would undoubtedly be recognizable to an office worker from the district's period of significance.

In all, the proposed historic district retains integrity that supports its listing in the National Register of Historic Places.

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Summary Paragraph

The East Ninth Street-Grand Boulevard Historic District is locally significant under Criterion C in the area of Architecture for its intact concentration of early steel-framed skyscrapers. First introduced locally in 1907, this type of Commercial Style office building altered Kansas City's skyline and heralded a new direction in both design and construction in the city. The district includes the first three steel-framed skyscrapers built in the city: the 14-story R.A. Long Building (1907), the 11-story Scarritt Building (1907) and the 16-story National Bank of Commerce Building (1908).²⁴ Even as skyscraper construction became more widespread in the following decades, the district remained a desirable location for the city's loftiest buildings. These included the 21-story Federal Reserve Bank (1921, tallest in the city at the time of its construction) and the 35-story Fidelity National Bank Building (1932, second tallest in the city at the time of its construction). The period of significance under Criterion C in the area of Architecture is 1907-1932, representing the range of construction dates for the district's early (i.e., pre-WWII) steel-framed skyscrapers. The district is also locally significant under Criterion A in the area of Commerce as an important representation of the city's thriving financial sector that began during the first half of the 20th century. Banking institutions, title and trust companies, insurance agencies, and related businesses drove the development of most buildings in the district. When the Federal Reserve Act established a central banking system with a network of regional Federal Reserve banks in 1913, Missouri was the only state to have two cities selected: Kansas City and St. Louis.²⁵ Along with its influential presence in the western portion of Missouri and neighboring states, the Federal Reserve Bank Building solidified the status and continued development of the proposed district. The period of significance under Criterion A in the area of Commerce begins in 1904, the date of the oldest extant contributing building within the district, and ends in 1970 (the current 50-year cut-off) when the district continued to function as an important hub for financial-related commercial activity and no more specific date can be defined to end the historic period. The district's combined period of significance, therefore, is 1904-1970. While several buildings within the proposed boundaries are individually listed, this nomination recognizes the importance of these resources as a unified group that speaks to the broader patterns of commercial and architectural development in Kansas City's central business district in the early- to mid- twentieth century.

Narrative Statement of Significance:

Per Table 6 below, a combined total of 69% of the identified resources in the East Ninth Street-Grand Avenue Historic District contribute to the significance of the district. This is evenly split between those eligible under Criterion A (Commerce) and those eligible under both Criteria A and C (Commerce and Architecture). In order to preserve light that would otherwise be blocked from the streets below prior to zoning regulations and setback requirements, skyscrapers were usually separated by smaller buildings. In the proposed district, many of these smaller properties were also designed in the Commercial Style which maintained a cohesive, urban appearance.

²⁴ The term "skyscraper," as used throughout this nomination, refers to a steel-frame building ten stories or greater. See Footnote 14 for a more detailed explanation of the definition.

²⁵ "Reserve Bank Organization Committee Announces Selection of Reserve Bank Cities and District Boundaries," Federal Reserve History, accessed on November 12, 2019, https://www.federalreservehistory.org/essays/reserve_bank_organization_committee.

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TABLE 6: Applicable National Register Criteria Within the District (Figure 5)

Criterion	No. of Resources	Percentage
A	9	34.5%
A + C	9	34.5%
Non-contributing	8	31%
Total	26	100%

Criterion C: Architecture (Period of Significance 1907-1932)

Context: Development of Steel-Framed Skyscrapers

In the 1870s and 1880s, as urban populations were rapidly expanding and real estate prices rising, cities were under pressure to develop their downtowns with increasingly tall buildings. There were limits, however, to what available technology could achieve. Many commercial buildings at the time were built with masonry load bearing walls, cast-iron columns, and timber or wrought iron beams. While this type of construction could easily support, for example, an 8-story building, it was less feasible for taller structures requiring thicker and thicker walls to support the weight of additional floors. Architects Daniel Burnham and John Wellborn Root pushed the limits of this masonry load-bearing approach with their 16-story Monadnock Building in Chicago (1889-1891), whose brick walls are 6-feet thick at the ground floor.²⁶

During this same period, improvements in technology were increasing the quality and quantity of steel production. The Bessemer method for mass producing steel from molten pig iron was patented in 1856; this was followed by the development and refinement of the open hearth furnace by the early 1870s.²⁷ Both of these advancements facilitated the removal of impurities from molten iron, which in turn increased steel's quality, strength, malleability, and suitability for a range of applications. Mass production allowed greater quantities of steel—once considered too expensive for widespread use—to be manufactured at a reasonable cost. According to historian Leland Roth, “by about 1884 the price per ton was low enough to permit entire buildings to be framed with steel members.”²⁸

William Le Baron Jenney (1832-1907) is widely credited with designing the first steel-framed skyscraper, the 10-story Home Insurance Building in Chicago, completed in 1885. Educated at Harvard and the Ecole Centrale des Arts et Manufactures in Paris, Jenney had been trained as an engineer rather than an architect.²⁹ Practicing in Chicago in the 1870s, he began to experiment with alternative building framing techniques. In the Home Insurance Building, he combined cast iron and steel to form a frame skeleton for

²⁶ The Monadnock was built in two phases. The older load bearing northern half was designed by Burnham and Root and constructed between 1889 and 1891, though planning started four years earlier. The steel-framed addition on the southern side was designed by Holabird and Roche and completed in 1893. For a detailed discussion of the building, see Carl Condit, *The Chicago School of Architecture: A History of Commercial and Public Building in the Chicago Area, 1875-1925* (Chicago: University of Chicago Press, 1964), 65-69.

²⁷ Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, 1980), 173.

²⁸ Ibid.

²⁹ Condit, *Chicago School*, 29.

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the building's upper floors. Brick walls, no longer needed as load bearing supports, could simply be attached to the building frame and trimmed with terra cotta.³⁰

While earlier buildings had experimented with internal skeletal frames, it was the liberation of the exterior wall from its load-bearing role—as Jenney demonstrated in the Home Insurance Building—that proved to be “the decisive step for the tall office building” according to historian Carl Condit.³¹ William Aiken Starrett (1877-1932), a native of Lawrence, Kansas who lived in Chicago before moving to New York City and serving as general contractor on the Empire State Building, described this technological advancement in his 1928 publication, *Skyscrapers and the Men Who Built Them*:

For the skyscraper, to be a skyscraper, must be constructed on a skeleton frame, now almost universally of steel, but with the signal characteristic of having columns in the outside walls, thus rendering the exterior we see simply a continuous curtain of masonry penetrated by windows; we call it a curtain wall. This seemingly continuous exterior is supported at each floor by the beams or girders of that floor, with the loads carried to the columns embedded in that same masonry curtain, unseen but nevertheless absolutely essential to the towering heights upon which we gaze with such admiration and awe – and pride, our everlasting pride in our completely American creation.³²

There were two other technical challenges that needed to be overcome before skyscraper construction could truly take off: fireproofing and vertical circulation. After major fires swept through cities like Chicago (1871), fireproof construction was a matter of paramount concern. It was not enough to eliminate timber from tall building construction because iron and steel were still susceptible to failure under high or fluctuating temperatures. It was determined through experimentation and testing that materials such as hollow clay tiles, cement, plaster, and asbestos could be used to protect structural members.

The invention of a safe passenger elevator solved the problem of vertical circulation. In 1854 at the Crystal Palace Exhibition in New York, Elisha Otis introduced a mechanism to prevent elevators from falling down a shaft in the event of a failure.³³ Even after his death in 1861, Otis's company continued to pioneer techniques to improve the operation and safety of elevators for passenger use. While structural engineering made skyscrapers technically possible, vertical circulation allowed them to function. Elevator technology also impacted the economics of a building as upper floors—previously the least desirable when one had to climb stairs—suddenly became the most valuable and expensive.

Once the technical challenges of skyscraper construction were solved, architects were still faced with the question of how these new buildings should look. Several of the architects who trained with Jenney, including Louis Sullivan and Daniel Burnham, would become leaders in the stylistic movement known as the Chicago School. The architects associated with this style—which today is more commonly referred to as the Commercial Style—explored the aesthetics and possibilities of tall building design through multiple commissions not only in Chicago, but in other cities including St. Louis, Buffalo, and Columbus,

³⁰ Ibid., 80-88.

³¹ Ibid., 80.

³² William Aiken Starrett, *Skyscrapers and the Men Who Built Them* (New York: Charles Scribner's Sons, 1928), 1.

³³ Mark Crawford, “Elisha Graves Otis,” American Society of Mechanical Engineers, accessed on November 10, 2019, <https://www.asme.org/topics-resources/content/elisha-graves-otis>.

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Ohio. Soon, architects practicing elsewhere adapted the style for the new steel-framed buildings being erected in their own downtowns.

Common characteristics of Commercial Style buildings include: a tripartite base-shaft-capital configuration; expression of the underlying steel frame on the building's facade; a regular rhythm of structural bays; large windows within each bay; rectilinear composition and massing; flat roofs; and the use of brick and terra cotta for exterior cladding.³⁴ While ornament was used to draw attention to a part of the building (e.g., an ornate projecting cornice) or set off one component from another (e.g., the base from the shaft), it was typically restrained. Terra cotta, which could easily be mass produced in a variety of forms, was the material of choice for ornament. Most architects drew inspiration from a range of historical themes. Some, such as Daniel Burnham, favored Beaux-Arts and Renaissance Revival detailing. Others looked to Neoclassical or Gothic Revival styles for inspiration. Louis Sullivan was recognized for developing his own distinctive approach to ornament, known today as the "Sullivanese" style. The Scarritt Building (No. 4 in the Building Inventory), within the prosed East Ninth Street-Grand Boulevard Historic District, is an example of the Sullivanese style in Kansas City.

Writing in 1984, architecture critic Ada Louise Huxtable in *The Tall Building Artistically Reconsidered* described four "ages" in the evolution of skyscraper design, beginning with the early steel-framed skyscrapers built in Chicago and other cities beginning in the late-nineteenth century.³⁵ The "first age" was characterized by an emphasis on function and the early expression of skeletal framing. "The skyscraper," wrote Huxtable, "was a response to the growth of cities and business and the concentration of commercial activities housing many people on increasingly congested and expensive urban sites."³⁶ Pragmatism, engineering, and an interest in "economy, efficiency, size, and speed" controlled this first period of design.³⁷ The "second age" sought aesthetic solutions to tall building design through the application of ornament and historicist ideals.³⁸ Examples of this eclectic phase, which ended with the Great Depression, included New York's c.1913 Woolworth Building and Chicago's c.1925 Tribune Tower. Huxtable described the "third age" as the age of modernism, rooted in both the soaring Art Deco towers of the 1930s (e.g., New York's Chrysler Building) and the work of early European modernists such as Walter Gropius, Mies van der Rohe, and LeCorbusier.³⁹ By midcentury, the modern glass and steel skyscrapers of the International Style had taken hold as the preferred choice for corporations seeking to build new office towers. The architects of these new skyscrapers rejected historical references and instead emphasized technology and structure as a rational expression of building form. The "fourth age" was marked by an interest in post-modernism.⁴⁰ While Huxtable's analysis of the skyscraper is largely focused on style (which lies outside the scope of this argument), it is nevertheless useful for

³⁴ For a more extensive explanation of the Commercial Style, see John C. Poppeliers, S. Allen Chambers, and Nancy B. Schwartz, *What Style Is It?: A Guide to American Architecture* (Washington, DC: Preservation Press, 1983), 72-75 and Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge: MIT Press, 1992), 183-190.

³⁵ Ada Louise Huxtable, *The Tall Building Artistically Reconsidered: The Search for a Skyscraper Style* (New York: Pantheon, 1984), 23-64. Huxtable did not assign precise dates to the "ages" she described but did provide numerous examples to illustrate her points. Later scholars including Lynn Beedle, founder of the Council on Tall Buildings and Urban Habitat, built on Huxtable's analysis using the following approximate framework: First age, c.1875-1915; Second age, c.1916-1940; Third age, c.1950-1979; and Fourth age, c.1980-1989. See Lynn S. Beedle, *The Skyscraper and the City: Design, Technology, and Innovation* (Lewiston: Edwin Mellen Press, 2007), 69-84.

³⁶ Huxtable, *Tall Building*, 23.

³⁷ *Ibid.*, 24.

³⁸ *Ibid.*, 26-39.

³⁹ *Ibid.*, 39-62.

⁴⁰ *Ibid.*, 62-89.

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understanding the evolution of this unique building type where design, form, function, exterior expression, and technology are so intricately fused.

Most architectural historians acknowledge World War II (begun in 1939, with the United States' involvement lasting from 1941 to 1945) as a transitional moment in skyscraper construction.⁴¹ While some office towers planned in the late 1920s were completed in the 1930s, there was relatively little new private construction undertaken following the onset of the Great Depression. The economic climate in most cities remained poor through the 1930s and did not improve until after the war. When skyscraper construction resumed in the 1950s, the new towers appeared drastically different from their predecessors. They were often austere, devoid of ornament, and clad with glass and metal rather than brick and terra cotta. Advances in structural engineering, construction technology, and manufacturing—coupled with evolving architectural preferences—were rapidly changing the way skyscrapers were conceived and built at midcentury. Consequently, this nomination uses the term “early skyscraper” to refer to steel-frame buildings ten stories or greater constructed prior to World War II.⁴²

Development of Tall Buildings in Kansas City

Architects in Kansas City were aware of the new skyscrapers being built in Chicago and other cities in the late 19th century. Ideas spread with reasonable speed through national professional publications such as the *American Architect and Building News* (1876-1938) and the *Brickbuilder* (1892-1916, became *Architectural Forum* 1917-1945). Important regional publications included *Architect and Builder* (Kansas City, 1886-1907) and *Inland Architect* (Chicago, 1883-1908), which had a wide circulation among Midwestern architects.⁴³ Kansas City's Henry Van Brunt, who served on the board of the American Institute of Architects, was a frequent contributor to *Inland Architect*.

World's Fairs, such as the 1893 Columbian Exposition in Chicago and the 1904 Louisiana Purchase Exposition in St. Louis, provided other opportunities to highlight the latest building trends. Railroad connections made it relatively easy to visit these and other cities. A sketch that appeared in the *Kansas City Star* in 1910, for example, mentioned that Frank Rea of Smith, Rea, & Lovitt traveled to Chicago to study that city's skyscrapers while working on the Rialto Building (No. 6 in the Building Inventory).⁴⁴ Louis Sullivan's 1892 Wainwright Building in St. Louis, a pivotal example of Chicago School architecture, would have been easily accessible to architects in Kansas City.

Out-of-state architects awarded local commissions also contributed to this transmission of ideas. Walter Root, for example, first came to Kansas City in 1885 as a representative of his brother John Wellborn Root's Chicago firm, Burnham & Root, while working on the Board of Trade (210 West Eighth Street, completed in 1888, demolished in 1968). Walter Root eventually stayed in Kansas City, established the architectural firm of Root & Siemens, and designed several notable structures including the Scarritt Building. As noted in the 1980 Central Business District Survey, while the development of the Commercial Style “had a great impact throughout the country, the influence was felt to an even greater

⁴¹ Paul Goldberger, “The New American Skyscraper,” *New York Times*, November 8, 1981. See also Roger Shepherd, *Skyscraper: The Search for an American Style, 1891-1941* (New York: McGraw-Hill, 2003).

⁴² See Footnote 14 for a discussion of skyscraper height.

⁴³ Mary Woods, “The First American Architectural Journals: The Profession's Voice,” *Journal of the Society of Architectural Historians* 48, no. 2 (June 1989): 117.

⁴⁴ “Concrete Replaces Rusty Iron for Street Poles in Chicago,” *Kansas City Star*, April 1, 1910.

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degree in Kansas City because of the close links to Chicago established through the railroad, stockyard, and packing house businesses.”⁴⁵

Completed in 1890, the 12-story Renaissance Revival-style New York Life Building was the first building in Kansas City to reach skyscraper height. The New York Life Building’s construction also signaled a southern shift in the city’s growth in the decade to come. The New York Life Building’s H-shaped footprint included ten-story wings that flanked a twelve-story tower were made of large brick and stone materials that carried the weight of the building. Load-bearing masonry technology required thick walls to support so many stories above ground, but also included a dense network of masonry below the surface to sustain the building’s weight. Even though a building of this height was groundbreaking for Kansas City at the time, it was not economically practical to continue building such costly, heavy buildings. Lasting change would come sixteen years later when the technological and economic advances of steel-frame construction would lead the transition of Kansas City’s central business district to the east and change the city’s skyline forever.

The first building in Kansas City to employ steel framing and rise to the height of a skyscraper (generally considered at the time to be ten stories or more) was the 14-story R. A. Long Building designed by the Kansas City-based firm Howe, Hoit & Cutler and completed in 1907 (No. 11 in the Building Inventory).⁴⁶ This was soon followed by the 11-story Scarritt Building by Root & Siemens, also in 1907, and the 16-story National Bank of Commerce Building designed by Chicago-based architect Jarvis Hunt and completed in 1908 (Nos. 4 and 23 in the Building Inventory). All three of these buildings are individually listed in the National Register of Historic Places.

These first three steel-frame skyscrapers—all located within the boundaries of the proposed East Ninth Street–Grand Boulevard Historic District—were built within approximately one block of each other. Together, the Long, Scarritt, and National Bank of Commerce Buildings formed what would become colloquially known as the “skyscraper district,” situated along Grand Avenue, East Ninth Street, and East Tenth Streets. Postcards and birds-eye views of the skyscraper district featured the new buildings, which clearly stood out from their surrounding context in terms of height, character, and overall appearance. Most postcards were taken at angles situated along East Ninth Street, East Tenth Street, and Grand Avenue to incorporate the “new” skyscrapers as they developed (Figures 16-18).⁴⁷ The steel frame method of construction was so fascinating that some postcards profiled buildings in a partially finished state (Figures 13, 16).⁴⁸ In a 1907 printed itinerary for tourists that appeared in the *Kansas City Star*, a stop in the new skyscraper district was recommended (Figure 15 mentions the R.A. Long Building,

⁴⁵ *Kansas City Historic Resources Survey, Central Business District Survey* (1980), 12-13.

⁴⁶ Cydney E. Millstein, National Register of Historic Places Nomination Form, “West Ninth Street-Baltimore Avenue Historic District Boundary Increase I,” Kansas City, 2002.

⁴⁷ “In the New Skyscraper District,” *Kansas City Star*, September 11, 1907. Figure 16 includes a c. 1908 historic postcard that depicts the R.A. Long Building, Scarritt Building, and the National Bank of Commerce Building (Nos. 11, 23, and 4, in the Building Inventory respectively). Figure 17’s perspective of Grand Avenue looking south from East Eighth Street c. 1912 includes the Grand Avenue Temple Office Building, Rialto Building, Scarritt Building, and the R.A. Long Building (Nos. 5, 6, 4, and 11). Figure 18 is centered at the corner of East Tenth Street and Grand Avenue c. 1914 and includes a snapshot of the National Bank of Commerce, R.A Long Building, Rialto Building, Scarritt Building, and Grand Avenue Temple Office Building (Nos. 23, 11, 6, 4, and 5).

⁴⁸ Figure 13 shows a historic postcard of the R.A. Long Building during its construction in 1906 and Figure 16 displays a historic postcard of the National Bank of Commerce Building during construction adjacent to the completed R.A. Long Building and Scarritt Buildings.

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National Bank of Commerce Building, and the Scarritt Building, Nos. 11, 4, and 23 in the Building Inventory, respectively).⁴⁹

The progress of these soaring buildings was covered extensively in the local press, with particular attention paid to the structures' heights. Descriptors such as "biggest," "tallest," and "largest" conveyed the keen interest and pride in these record-breaking achievements. The R.A. Long Building was the city's tallest when it was completed in 1907, though it held the title only briefly, being eclipsed the following year by the National Bank of Commerce. Accompanying an illustration of the National Bank of Commerce, captioned "The Biggest of the Skyscrapers," the *Kansas City Star* wrote in October 1907:

With the practical completion of the exterior of the Commerce building at Tenth and Walnut streets the public has begun to appreciate its splendid proportions. Its soaring height, massive bulk and fine lines—all emphasized by the gleaming white of its walls—combine to make it a beautiful, magnificent structure.⁵⁰

Between 1908 and 1910, four additional skyscrapers were built in Kansas City, all within two blocks of the National Bank of Commerce Building (Figure 6).⁵¹ These included the 12-story Gloyd Building at 921 Walnut Street, the 10-story O'Rear Leslie Building at 1012 Baltimore Street, the 10-story Sharp Building at 18 Petticoat Lane (11th Street), and the 16-story Waldheim Building (1910) at 6 Petticoat Lane (11th Street). These four buildings have since been demolished.

In 1911, two new skyscrapers were completed at the intersection of East Ninth Street and Grand Boulevard: the 13-story Rialto Building and the 12-story Grand Avenue Temple Office Building (Nos. 6 and 5 in the Building Inventory, respectively). These two structures, along with the Long, Scarritt, and National Bank of Commerce Buildings, featured prominently in period photographs showcasing the city's earliest skyscrapers (Figures 16-20).⁵² Many perspective views were taken along Grand Avenue, a wide thoroughfare that offered an expansive overview of the new buildings.

As seen in Figure 6, five of the nine skyscrapers built between 1907 and 1911 are extant, and all five are located within the boundaries of the proposed East Ninth Street-Grand Boulevard Historic District. These five buildings are particularly significant for their role in introducing this new construction technique and building type to the local market between 1906-1911 (Figure 18).

While the emphasis in this section is on steel-frame skyscraper development prior to World War II, it is important to note that tenets of the Commercial Style were being applied to lower rise buildings as well. Many office buildings in the 4- to 8-story range featured facades with a clear structural expression, regularly spaced bays, large windows, a tripartite configuration, terra cotta and brick-clad exteriors, etc. Examples within the proposed East Ninth Street-Grand Avenue Historic District include the 5-story Beckham Building (1906), the 4-story Scarritt Building Arcade (1907), the 4-story 1003 Walnut Building (1914), and the 8-story Kansas City Title and Trust Building (1922) (Nos. 7, 18, 25, and 24 in the

⁴⁹ "A Handy Guide to Town," *Kansas City Star*, October 2, 1907.

⁵⁰ "The Biggest of Skyscrapers," *Kansas City Star*, October 13 1907.

⁵¹ The data represented in Figure 6 was collected from Kansas City's Central Business District Surveys (1980, 1994) and various National Register of Historic Places nominations.

⁵² Figures 19-21 are individual profiles of the Grand Avenue Temple Office Building (No. 5), the Rialto Building (No. 6), and the Scarritt Building (No. 4) taken from *Pen & Sunlight Sketches of Greater Kansas City*, 1914.

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Building Inventory). By using the same general approach and similar materials, the lower-rise buildings lend a cohesive quality to the district. Interspersed amongst the taller buildings, they also provide “breathing room” to allow the towers to truly stand out within the landscape.

As Figure 6 indicates, skyscraper construction proliferated in Kansas City in the 1910s, 1920s, and 1930s, spreading primarily south, southwest, and southeast throughout the downtown area. By the mid-1910s, Kansas City’s downtown area continued to develop further south with the opening of Union Station, a monumental Beaux Arts style railroad terminal designed by famed Chicago architect, Jarvis Hunt, on October 30, 1914 (Pershing Road and Main Street, NR listed 02/01/1972, Boundary Increase 05/06/2004). This southern development included two steel-frame skyscrapers: the Coca-Cola Western Auto Building (2101-2111 Grand Avenue, 12-stories) and the Sweeney Automobile and Tractor School (215 West Pershing Road, 10 stories).⁵³ As the general public grew accustomed to skyscrapers by 1912, the building type was gradually adapted to suit other uses, including hotels, apartments, department stores, and governmental buildings.⁵⁴ Soon, tall buildings were becoming increasingly commonplace in other locations where real estate values and demand justified their construction.

Even as the city grew, the area within the vicinity of East Ninth Street and Grand Boulevard remained attractive as a location for tall commercial office buildings. As described in the following section, many were built to serve the needs of Kansas City’s financial sector. In 1921, the Federal Reserve Bank (No. 10 in the Building Inventory) located its new 21-story headquarters on the northeast corner of East Tenth Street and Grand Avenue (Figure 23).⁵⁵ At the time, the tallest building in the city was still the National Bank of Commerce Building from 1908.⁵⁶ Upon its completion in 1921, the Federal Reserve Bank claimed the title of the city’s tallest building, a distinction it held until 1931.

By the mid-1920s, newly enacted zoning codes were impacting the overall form of skyscrapers throughout the country. Technological improvements allowed buildings to climb to even greater heights, and structures in the 20- to 40-story range were becoming increasingly common in New York, Chicago, and other cities. To prevent downtown streets from becoming dark canyons, the new regulations required a building’s mass to step back at the upper levels to allow more light to reach the street. Kansas City’s zoning ordinance, which required setbacks above a height of 180’, was enacted in 1923.⁵⁷ Such setbacks became a defining feature of the new modern skyscrapers from the mid-1920s through the 1930s. Other common characteristics included: an emphasis on verticality, often achieved through continuous pilasters and recessed spandrels; smooth exterior cladding such as limestone rather than brick; and flatter, geometric detailing. The use of ornament in general was fairly restrained; it was most often employed at a building’s base, at the level of each setback, and at the crown.

⁵³ Due to their location outside of the Downtown Loop, the Coca-Cola Western Auto Building and the Sweeney Automobile and Tractor School are not shown on the map in Figure 6.

⁵⁴ Additional steel-frame skyscrapers built during this period for uses other than commercial office space include: two retail stores (Harzfeld’s Inc., 1101 Main St., 11 total stories; Peck Building, 1044 Main St., 10 stories), two hotels (Muelebach Hotel, 200 W. Twelfth St., 12 stories; Westgate Hotel, 814 Main St., 11 stories), one private club (Kansas City Club Building, 1228 Baltimore Ave., 14 stories). For more detail, see Figure 6 and its accompanying table.

⁵⁵ Directly behind St. Peter and St. Paul’s Church, Figure 23 shows the Federal Reserve Bank under construction in Kansas City’s skyline context with the R.A. Long Building, National Bank of Commerce, and Grand Avenue Temple Office Building (Nos. 10, 11, 23, and 5).

⁵⁶ Tim Todd, *Confidence Restored: The History of the Tenth District’s Federal Reserve Bank* (Kansas City: Federal Reserve Bank of Kansas City, 2008), 82-83.

⁵⁷ Cydney E. Millstein, National Register of Historic Places Nomination Form. “Waltower Building,” Kansas City, 2001. This nomination provides an exceptionally thorough overview of Kansas City’s 1923 zoning ordinance.

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Two buildings within the proposed East Ninth Street-Grand Boulevard Historic District reflect the impact of these new regulations: the 12-story Waltower Building (1929-30) and the 35-story Fidelity National Bank and Trust Company Building (1932) (Nos. 19 and 20 in the Building Inventory, respectively).⁵⁸ The Fidelity National Bank and Trust Company Building, designed by the local architectural firm Hoyt, Price and Barnes, became the second tallest building in Kansas City when it was completed in 1932.⁵⁹ During this period, the 17-story Dierks Building (1909, 1910, 1926, and 1930, No. 12 in the Building Inventory) underwent a third and fourth addition that did not include setbacks, but incorporated a light court on its higher floors.

As shown in Figure 6, development of high-rise hotels in downtown Kansas City rapidly increased during the mid-1920s. The Downtown Hotels of Kansas City, Missouri Historic District (NR listed 08/08/1983) includes five properties over ten stories: Muelebach Hotel (200 West Twelfth St.), Continental Hotel (106 West Eleventh St.), President Hotel (1329 Baltimore Ave.), Aladdin Hotel (1215 Wyandotte St.), and Phillips Hotel (106 W. Twelfth St.).⁶⁰ Another facet of skyscraper development during the 1920s included residential living. Taller apartment buildings developed largely in two areas directly south of the downtown loop, Armour Boulevard and Ward Parkway. Of the taller complexes developed by 1930, only four were at least 10-stories tall: Belleclaire Apartments, 410 E. Armour Blvd.; Brownhardt Apartments, 801 E. Armour Blvd.; Villa Locarno, 235-239 Ward Pkwy; and Riviera/Hemingway Condominiums, 229-231 Ward Parkway.

Figure 26, a birds-eye view of Kansas City from the north taken in 1940, shows how several of the city's early, pre-World War II skyscrapers were clustered in the vicinity of East Ninth Street and Grand Boulevard.⁶¹ As was the case in most cities, construction of new private sector skyscrapers paused during the remainder of the Great Depression and through the war, though the public sector continued to fund major building projects. Kansas City was no exception. The Fidelity National Bank and Trust Company Building (No. 20 in the Building Inventory) was the last privately funded high-rise built prior to World War II.

Between 1933 and 1941, notable examples of government-funded construction included the 14-story (28-story height) Jackson County Courthouse (415 East Twelfth Street, 1934), the 30-story Kansas City Hall (414 East Twelfth Street, 1937), the Municipal Auditorium (1310 Wyandotte Street, 11-story height) and the 10-story U.S. Courthouse and Post Office (811 Grand Avenue, 1939, NR Listed 11/20/2007).⁶² When construction activity resumed in the 1950s and 1960s, the downtown core in the vicinity of East Ninth Street and Grand Boulevard remained desirable for new high-rise construction as evidenced by the 32-

⁵⁸ While the first seven floors of the Commercial Style Dierks Building were completed by 1910, the building would not attain the height of a skyscraper until 1926 when eight additional floors were added.

⁵⁹ The Kansas City Power and Light Company Building of 1931 was the tallest building in Kansas City upon its completion in 1931. It was taller than the Fidelity National Bank and Trust Company Building in terms of actual height, though it only had 31 stories. Cathy Ambler and Sally Schwenk, National Register of Historic Places Nomination Form, "Kansas City Power and Light Company Building," Kansas City, 2003.

⁶⁰ "Downtown Hotels in Kansas City, Missouri Historic District," National Register of Historic Places Nomination Form, 1983.

⁶¹ With the exception of the Dierks Building, the rest of the skyscrapers that contribute to Criterion C within the proposed district are visible in Figure 26: The Grand Avenue Temple Office Building, Federal Reserve Bank, Scarritt Building, Rialto Building, R.A. Long Building, Waltower Building, Fidelity National Bank and Trust Company Building, and the National Bank of Commerce Building (Nos. 5, 10, 4, 6, 11, 19, 20, and 23 in the Building Inventory, respectively.)

⁶² All four of the described civically-designed buildings in downtown Kansas City, Missouri are extant.

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story Commerce Tower (1964, No. 13 in the Building Inventory) and the nearby 20-story Ten Main Center complex at East Tenth and Main Streets (1965-1968). New towers from the 1970s onward are mostly clustered in the two blocks south of the proposed district along East Eleventh and East Twelfth Streets. These post-WWII skyscrapers provide a stark contrast in style and scale to the proposed district, highlighting technological advancements that allowed for taller buildings and an increase in Modern and Contemporary styles.

Architects' Biographies

Andrew B. Anderson (1866-1951)

Originally from Sweden, architect and building engineer Andrew B. Anderson came to Kansas City in 1900.⁶³ Though a resident of the city for fifty-one years, little is known of Anderson's professional career.⁶⁴ In addition to the Dierks Building (NR listed 1/29/2009), Anderson designed the Van Brunt Church of Christ at 2422 Van Brunt Boulevard, a commercial building at 2000-12 Main Street, the Home Savings Building, and eight single-family residences across the Hyde Park neighborhood in Kansas City.⁶⁵

Frederick C. Gunn (1865-1959)

Originally from Atchison, Kansas, Frederick Gunn moved to Kansas City in 1879. After graduating from Rensselaer Polytechnic Institute in Troy, New York, Gunn returned to Kansas City to begin his architectural career. In 1890, Gunn partnered with Louis S. Curtiss to establish the architectural firm of Gunn and Curtiss. In their ten-year partnership, Gunn and Curtiss designed many churches, county courthouses, and hotels in Kansas City and the surrounding area.⁶⁶ By 1900, Gunn left the partnership and practiced independently until retiring in 1952.⁶⁷ The four-story Sentinel Federal Savings Building at 1001-1003 Walnut Street is one of Gunn's smaller commercial structures.

Howe, Hoit, & Cutler

Henry Ford Hoit (1872-1951) graduated from Chicago's Manual Training School in 1892.⁶⁸ Following the 1893 Columbian Exposition, Hoit apprenticed with Chicago architect, Dwight Perkins.⁶⁹ After graduating from the Massachusetts Institute of Technology in 1897, Hoit was recruited by fellow MIT graduate William Cutler (1897-1907) to join the Missouri office of the Boston firm established by Henry Van Brunt (1832-1903) and Frank M. Howe (1849-1909). After working on the design of the Varied Industry Building for the St. Louis World's Fair, Hoit relocated to Kansas City in 1901.⁷⁰ Van Brunt retired shortly afterwards, and the firm was renamed Howe, Hoit, & Cutler by 1904. The firm designed several buildings for R.A. Long including his namesake building at 928 Grand Boulevard

⁶³ "Andrew B. Anderson, Architect and Engineer, 85, Dies at Home," *Kansas City Star*, December 25, 1951.

⁶⁴ Elizabeth Rosin, Kristen Otteson, and Rachel Nugent, National Register of Historic Places Nomination Form, "Dierks Building," Kansas City, 2009.

⁶⁵ Ibid.

⁶⁶ "Kansas City General Hospital," Historic American Building Survey, No. MO-251, 1985.

⁶⁷ Ibid.

⁶⁸ Elizabeth Rosin and Janice Lee, National Register of Historic Places Nomination Form, "R.A. Long Building," Kansas City, 2003.

⁶⁹ Ibid.

⁷⁰ Ibid.

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N/A

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(NR listed 01/08/2003), the Independence Boulevard Christian Church, Corinthian Hall, Long's mansion (NR Listed 11/14/1980), Longview Farm (NR Listed 10/24/1985), Christian Church Hospital, and Long's mausoleum.⁷¹

Hoit, Price, & Barnes

After apprenticing for architect H. I. Gottard in Fort Smith, Arkansas, Edwin Morgan Price (1884-1957) moved to Saint Louis in 1903 to find employment. In 1905, Price moved to Kansas City to work for Howe, Hoit, and Cutler. After completing a year-long architecture course at the Massachusetts Institute of Technology, returned to Kansas City in 1907 and resumed his work with the firm. Kansas City native, Alfred E. Barnes, Jr. (1892-1960), began his career with Howe, Hoit, and Cutler in 1909.⁷² Barnes was quickly promoted to chief draftsman and made partner in the firm's next phase. In 1919, Henry Hoit (see the entry for Howe, Hoit and Cutler above) established a new partnership with Price and Barnes. The new firm, called Hoit, Price and Barnes, was responsible for numerous projects throughout the city, ranging from single-family houses to large commercial structures. Hoit, Price, & Barnes was consistently ranked among the top three architectural firms in Kansas City from inception until the firm was dissolved in 1941.⁷³ Within the proposed East Ninth Street-Grand Boulevard Historic District, the firm designed the expansion to the Dierks Building (NR Listed 01/29/2009) and the Fidelity Bank and Trust Company Building (NR Listed 8/14/1997).

Keene & Simpson

Arthur Samuel Keene (1875-1966), a Massachusetts native and graduate of the Massachusetts Institute of Technology, moved to Kansas City in 1907. Leslie B. Simpson (1885-1961), originally from Calhoun, Missouri, moved to Kansas City in 1902 to begin his architectural career with the renowned firm of Howe, Hoit, and Cutler.⁷⁴ In 1909, Keene and Simpson became partners in what would become one of Kansas City's most distinguished firms. Some of the firm's most notable buildings include the Neoclassical Revival Scottish Rite Temple, St. Luke's Hospital, the Jackson County Court House (NR Listed 10/18/1972), and the Commerce Tower (NR Listed 04/11/2014).⁷⁵ In 1947, Keene & Simpson designed the parking garage for the City National Bank and Trust Company on Grand Boulevard.

John W. McKecknie (1862-1934)

John W. McKecknie was born in Clarksville, Ohio in 1862, and spent his childhood in Wilmington, Ohio. In 1888, he graduated from Princeton University and continued his architectural studies at Columbia University in New York City.⁷⁶ McKecknie came to Kansas City in 1898 and opened his own firm in 1900. In 1915, he entered into a partnership with Frank E. Trask. McKecknie was well-known for his groundbreaking work with reinforced concrete.⁷⁷ Two of his best known concrete structures are the Gumbel Building (NR Listed 01/25/1979) and the Gloyd Building (NR Listed 02/25/1985, demolished

⁷¹ Ibid.

⁷² Elizabeth Rosin, Kristen Otteson, and Rachel Nugent, National Register of Historic Places Nomination Form, "Dierks Building," Kansas City, 2009.

⁷³ Ibid.

⁷⁴ Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, "Commerce Tower," Kansas City, 2014. Ellen J. Uguccioni, National Register of Historic Places Nomination Form, "Land Bank Building," Kansas City, 1985.

⁷⁵ Ibid.

⁷⁶ Sue E. Yoakum, National Register of Historic Places Nomination Form, "Gloyd Building," Kansas City, 1985

⁷⁷ Sherry Piland, National Register of Historic Places Nomination Form, "Gumbel Building," Kansas City, 1979.

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2002).⁷⁸ McKecknie designed the Grand Avenue Temple and Grand Avenue Temple Building, constructed simultaneously between 1909-1911.

Root & Siemens

Walter Clarke Root (1859-1925) was born in Atlanta, Georgia just before the start of the Civil War.⁷⁹ At age six, his family moved to New York. Root graduated from the College of the City of New York and then enrolled in a two-year long course in architecture under nationally-acclaimed architect and art critic Russell Sturgis.⁸⁰ In 1880, Walter Root began his career working alongside his brother, famed Chicago architect, John Welborn Root (1850-1891), at the firm of Burnham & Root. In 1886, Walter moved to Kansas City to oversee the firm's work on the Kansas City Board of Trade Building, Midland Hotel Building, and the American National Bank Building.⁸¹ Following his brother's death in 1891, Root remained in Kansas City to continue practicing alone.⁸²

George M. Siemens (1864-1951) was born in Jefferson City, Missouri and moved to St. Joseph at an early age. Siemens graduated from Cornell University's architectural program and returned to Kansas City to begin his architectural career.⁸³ In 1896, Root and Siemens became partners. Throughout their twenty-nine-year partnership, Root and Siemens designed hundreds of commercial, religious, and residential buildings in the Kansas City area, including the Scarritt Building and Scarritt Arcade (NR Listed 03/09/1971).⁸⁴ They remained partners until Root's death in 1925.

Smith, Rea, & Lovitt

Charles A. Smith (1866-1948), a native of Ohio, moved to Iowa with his family in 1874. Smith began working as a draftsman with Bell & Hackney, the architectural firm responsible for designing the Iowa and Illinois State capital buildings.⁸⁵ In 1887, William F. Hackney moved his firm to Kansas City to take advantage of the construction boom. Smith remained with the firm and became partner in 1892. After Hackney's death in 1898, Smith became the official architect for the Kansas City Board of Education, a position he held for thirty-eight years. In 1902, Smith formed a partnership with established architect, Frank S. Rea (1873-1921). A few of their notable projects include the Faxon, Horton, Gallagher Drug Company Building and the Finance Building.⁸⁶ Smith & Rea designed the five-story Beckham Building located at 910 Grand Avenue in 1905. In 1910, Walter U. Lovitt, Jr. (c.1875-1920), joined Smith and Rea to form Smith, Rea, & Lovitt. The firm received numerous large commissions in and around Kansas City including the Rialto Building, the Firestone Building, and Kansas City Club. Following the deaths of Rea and Lovitt in the early 1920s, the firm dissolved after just ten years. Smith continued working on his own and served for the Board of Education until 1936.

⁷⁸ Linda F. Becker, National Register of Historic Places Nomination Form, "Grand Avenue Temple and Grand Avenue Temple Building," Kansas City, 1985.

⁷⁹ Sheila M. Hannah, National Register of Historic Places Nomination Form, "Scarritt Building and Scarritt Arcade," Kansas City, 1971.

⁸⁰ "Walter C. Root is Dead: End Unexpectedly to Architect at the Research Hospital," *Kansas City Star*, June 26, 1925.

⁸¹ Christy Davis, "Almost Famous: The 'Other' Root Brother and His Humble Design," Cultural Resources Division, Kansas State Historical Society, https://www.kshs.org/resource/ks_preservation/kpjanfeb04root.pdf.

⁸² Sheila M. Hannah, National Register of Historic Places Nomination Form, "Scarritt Building and Scarritt Arcade," Kansas City, 1971.

⁸³ "G.M. Siemens, Sr. Dies: Retired Architect Succumbs to Heart Attack at 87," *Kansas City Star*, November 7, 1951.

⁸⁴ Christy Davis, "Almost Famous."

⁸⁵ "Smith, Rea, & Lovitt," Kansas City Missouri Historic Preservation Database.

⁸⁶ Ibid.

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Ten buildings designed by Charles A. Smith are presently listed in the National Register. These include the Kansas City Club (NR Listed 11/19/2002), Kansas City Public Library (NR Listed 05/23/1977), Chambers Building (NR Listed 12/28/2001), Firestone Building (NR Listed 01/03/1986), Ivanhoe Masonic Temple (NR Listed 05/02/1985), Jenkins Music Company Building (NR Listed 03/02/1979), Western Union Telegraph Building (NR Listed 02/12/2003), Professional Building (NR Listed 07/17/1979), Attucks Building (NR Listed 09/09/1991), and the Hiland Telephone Exchange Building (NR Listed 05/06/2005).⁸⁷

Sunderland & Besecke

James C. Sunderland (c. 1862 -1934) began his architectural career in Kansas City. From 1901-1902, he worked as a draftsman for Louis S. Curtiss, a pioneer in curtain wall design.⁸⁸ In 1903, Sunderland formed his own firm with Samuel E. Edwards. Three of the firm's early works include the Maples Apartments (NR Listed 10/22/2002), the New England Apartments (NR Listed 10/22/2002), and the Kansas City Masonic Temple (NR Listed 11/14/1980).⁸⁹ Following the dissolution of his partnership with Edwards in 1914, Sunderland worked alone until forming a new firm with Walter A. Besecke in 1921⁹⁰. Besecke had begun his architectural career as a draftsman with the firm of Smith, Rea, & Lovitt in 1916. Sunderland and Besecke's partnership only lasted three years. During that time, they designed the Kansas City Title and Trust Building (NR Listed 06/25/2005) at the corner of Tenth and Walnut Streets. After 1924, Sunderland practiced alone for the rest of his career, while Besecke entered into a partnership with Victor J. DeFoe.

Albert C. Wiser

Albert C. Wiser (1882-1937), a native of New York, arrived in Kansas City c.1891. He enrolled at the University of Pennsylvania but finished his degree at Columbia University.⁹¹ Wiser joined the firm founded by Charles Shepard and Ernest Farrar as an apprentice in 1902, and was promoted to partner after nine years. Between 1910 and the early 1920s, Shepard, Farrar, & Wiser designed many warehouses, industrial buildings, churches, banks, residences, and office buildings throughout Kansas City and the surrounding states.⁹² Notable buildings including the Sophian Plaza Apartments (NR Listed 07/05/1983), the Charles S. Keith residence (NR Listed 03/31/2000), the Kansas City Paper House (NR Listed 10/25/1979) and the Lechtman Printing Company Building (NR Listed 10/25/1979). In 1927, Wiser left the firm to practice on his own. The Waltower Building at 823 Walnut Street is one of the only known Kansas City buildings designed by Wiser while he practiced independently.

⁸⁷ Missouri State Historic Preservation Office, "Jackson County National Register Listings," Missouri Department of Natural Resources, accessed on June 12, 2019, <https://dnr.mo.gov/shpo/jackson.htm>.

⁸⁸ Cydney E. Millstein, National Register of Historic Places Nomination Form, "Kansas City Title & Trust Building," Kansas City, 2005.

⁸⁹ Ibid.

⁹⁰ Elaine Ryder, National Register of Historic Places Nomination Form, "Kansas City Masonic Temple," Kansas City, 1980.

⁹¹ The biographical information for Albert C. Wiser was primarily adapted from: Cydney E. Millstein, National Register of Historic Places Nomination Form, "Waltower Building," Kansas City, 2001.

⁹² "Death of E. H. Farrar," *Kansas City Star*, November 29, 1933.

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Criterion A: Commerce (Period of Significance 1904-1970)

Development of Kansas City as a Financial Center

Originally established as a riverfront trading post in the 1830s, Kansas City had become an important hub for railroad operations, agriculture, and stockyards by the 1880s. The banking and financial sector developed in tandem with the city's primary industries. A Board of Trade was organized in 1856, and formally chartered in 1876. There was a tremendous influx of both residents and capital between 1880 and 1890, when the population more than doubled from approximately 55,000 to 133,000.⁹³ While the city's early growth centered on the area near Third and Main Streets (Old Town National Register District, listed 06/07/1978), the building boom between 1880 and 1890 took place in the vicinity of Ninth and Main Streets.⁹⁴ Financed largely by out-of-town investors, this surge in construction drastically changed the appearance of the city. Sturdy brick 2- to 4-story buildings lined the primary commercial avenues. Some companies such as the New York Life Insurance Company built grand structures like the 1890 Renaissance Revival style building at 20 West Ninth Street, designed by the New York architectural firm of McKim, Mead and White and known as the first skyscraper in Kansas City.

Banks established in Kansas City in the mid- to late-nineteenth century included:

- First National Bank: organized in 1865, corner of Delaware and Fourth Streets (demolished)⁹⁵
- National Bank of Commerce: organized in 1882 at 445 Delaware (demolished), moved in 1885 to Delaware and Sixth Streets (demolished), moved in 1908 to Tenth and Walnut (extant, No. 23 in Building Inventory)
- Traders Bank: organized in 1883, 901 Main Street (demolished), merged with Gate City National Bank in 1930 (1111 Grand Avenue), moved to post-WW II skyscraper at 1125 Grand in 1962⁹⁶
- Kansas City Stock Yards Bank: organized in 1884, State and Sixteenth Streets in West Bottoms near stockyards (demolished)⁹⁷
- First National Bank: organized in 1886 at Main and Ninth Streets (original, demolished), in 1891 moved to the Heist Building at 8th and Main (demolished), in 1906 moved to new building at Baltimore and Tenth (extant)
- Fidelity Trust Company: organized in 1899 at Grand and Ninth (original building replaced by building erected in 1932, extant, No. 20 in Building Inventory).⁹⁸

⁹³ *Kansas City Historic Resources Survey, Central Business District Survey* (1980), 7.

⁹⁴ *Ibid.*, 9. There are no extant properties at the intersection of West Ninth Street and Main Street from this era.

⁹⁵ According to Howard C. Shepherd's "Banks of Kansas City, 1856-1961," there is no connection between the First National Bank of 1865 and the First National Bank of the present in 1961.

⁹⁶ Traders Gate City National Bank officially changed its name to Traders National Bank on April 1, 1949. While both 1111 Grand (NR listed 09/02/1982) and 1125 Grand (NR listed 05/10/2016) are individually listed on the National Register of Historic Places, they are separated from the potential district by a partial-block non-contributing contemporary structure and a full-block of surface parking resulting from demolition and loss of integrity to the area.

⁹⁷ The Kansas City Stockyards were originally located on the Kansas side of the Missouri River in 1871. By 1878, the stockyards expanded from 13 to 55 acres and included the Missouri side of the river and docks on both sides of the Missouri Pacific tracks. The industry's increasing growth required its own banking institution in the late nineteenth century. The Kansas City Livestock Exchange utilized multiple banks over the twentieth century (Kansas City Stock Yards Bank, 16th & State line; Stock Yards Bank of Commerce, 1533 Genesee St.; Inter-Sate National Bank/Livestock National Bank, 1600 Genesee St (NR listed 04/05/1984); Drovers National Bank; 1607 Genesee St.) continued operation through 1991 when the Kansas City Stockyards closed. "The Story of the KC Stockyards District," Stockyards District, accessed on March 10, 2020, <http://www.kestockyardsdistrict.com/story>.

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A survey of city directories in the late nineteenth century (Figure 7a-e) shows both a growth in the financial sector and a gradual movement of banks south from the Third and Main Street commercial center towards the newly developing area near the intersection of Ninth and Main Streets before moving east toward Walnut Street and Grand Avenue.⁹⁹ In 1865, five banks were listed in the city directory, all located on Main and Delaware between Second and Fourth Streets. By 1885, fourteen banks were listed in the city directory; most on Delaware between Fourth and Sixth Streets, two at Main and Ninth, one at Grand and Fourteenth, and another near the stockyards.¹⁰⁰ By 1905, twenty-two banks were listed, the majority concentrated in the area generally bounded by Ninth Street on the north, Grand Boulevard on the east, Tenth Street on the South, and Baltimore Street on the west.¹⁰¹ Many related businesses and firms—such as title, mortgage, bond, investment, and insurance companies along with lawyers, accountants, and other professionals—also opted to locate in closer proximity to the banking institutions. Figure 7b depicts the state of Kansas City's financial center prior to the transition to the east that began in 1906 with the construction of the first three steel-frame skyscrapers. While these properties were closely networked at the turn of the twentieth century across Main Street, the areas on the eastern side quickly developed a more permanent network separate from the west.

Several of the new buildings constructed within this area were purpose-built for specific financial institutions. Prominent examples include the First National Bank (1906, extant) at 14 West Tenth Street, a 3-story building with a monumental Neoclassical façade, and the 16-story National Bank of Commerce Building (1908, No. 23 in the Building Inventory) at Walnut and Tenth Streets, which included grand banking facilities on the lower levels and leasable office space above.¹⁰² As noted in the National Register nomination for the Commerce Trust Company Historic District, “[a]s was common during this era of wild economic cycles, financial institutions that sought to project an image of stability and security constructed new buildings to reassure existing customers and attract new patrons.”¹⁰³ Additionally, some multi-tenant office buildings such as the Rialto Building at 906 Grand Boulevard (No. 6 in the Building Inventory) included ground floor banking lobbies in their original plans, even when a specific tenant might not have been identified. Additional examples of extant purpose-built facilities and speculative multi-tenant office within the proposed East Ninth Street-Grand Boulevard Historic District are described later in this section

⁹⁸ There are no longer any extant properties from this era at West Ninth Street and Main Street. Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination, “Commerce Trust Company Historic District,” Kansas City, 2015. In addition, see Carrie Westlake Whitney, *Kansas City, Missouri: Its History and Its People 1808-1908* (Chicago: S.J. Clarke Pub. Co., 1908), 235-246.

⁹⁹ *Hoye's Kansas City Directory* (Kansas City: Hoyes Directory Company), reviewed 1865, 1885, and 1905 editions. The base map used in Figure 7a-7e can be found on the “Historic Districts and Sites Map Viewer,” produced by Missouri's Department of Natural Resources. <https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=e3a6d822d215486ba20aad6b6add7174>.

¹⁰⁰ *Hoye's Kansas City Directory* (Kansas City: Hoyes Directory Company), reviewed 1885 and 1905 editions. *Polk's Kansas City, Missouri City Directory* (Kansas City: Gate City Directory Company), reviewed 1925 edition. *Gate City Directory Company's Kansas City, Missouri City Directory* (Kansas City: Gate City Directory Company), reviewed 1945 edition. *R.L. Polk & Company's Kansas City, Missouri City Directory* (Kansas City: R.L. Polk and Company), reviewed 1960 edition.

¹⁰¹ Ibid.

¹⁰² Though extant, the former First National Bank (now the Central Branch of the Kansas City Public Library) is located at the northeast corner of West Tenth Street and Baltimore Avenue. In addition to the bisected 1000 block of Main Street that includes a transportation terminal, fountain, and contemporary parking garage, Ten Main Center's modern skyscraper and parking garage serve as a large physical barrier between the proposed district and the First National Bank Building.

¹⁰³ Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, “Commerce Trust Company Historic District,” Kansas City, 2015.

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On December 23, 1913, President Woodrow Wilson signed the Federal Reserve Act, creating a new central banking system with a network of regional Federal Reserve banks. These federal banks were intended to serve member commercial banks, providing services such as lending and transferring funds, holding cash reserves, collecting and clearing checks, and providing currency. Thirty-seven cities applied to host a Federal Reserve; it was expected that between eight and twelve locations would be chosen. The selection committee spent six weeks visiting candidate cities, interviewing bankers and business leaders, and reviewing data on a wide variety of topics including: banking conditions; commercial, industrial, and agricultural activity; transportation and communication links; and population growth.¹⁰⁴ Cities such as New York, Chicago, and St. Louis were certain to get one of the Federal Reserve Banks as they already served similar functions under the National Banking Act of 1863.¹⁰⁵ Twelve cities were ultimately selected: Boston (District 1), New York (District 2), Philadelphia (District 3), Cleveland (District 4), Richmond (District 5), Atlanta (District 6), Chicago (District 7), St. Louis (District 8), Minneapolis (District 9), Kansas City (District 10), Dallas (District 11), and San Francisco (District 12).

Missouri was the only state to be awarded two locations. While St. Louis's region extended east and south, Kansas City's territory included Wyoming, Colorado, Kansas, Nebraska, and portions of Missouri, Oklahoma, and New Mexico. An April 3, 1914 article in the *Kansas City Times* described bankers in Kansas City as "jubilant" over the decision.¹⁰⁶ "The awarding of a regional bank to Kansas City demonstrates that we are the center of a great financial district... The placing of a federal reserve bank here puts Kansas City in the class with the other great financial centers of the country. It certainly is a great advertisement for the city and we all can feel justly elated" said the president of the Kansas City Clearing House Association.¹⁰⁷ It was expected that the announcement would have a positive impact on business growth in the city, and would be seen as a positive draw for factories, wholesale houses, and other large institutions.

A profile of Kansas City's banking sector, part of a larger feature on the city, appeared the following month in *The Rotarian*:

Kansas City occupies a unique position as a financial center. It ranks twentieth among the cities of the United States in population, and yet in the volume of business handled as indicated by the bank clearings it has for some time stood in the sixth place. The city has over thirty banks with deposits of about one hundred and forty million dollars. Kansas City is the financial capital of the territory extending from the Missouri River west to central Colorado and Arizona, south to the Rio Grande River, and east to the Louisiana and Arkansas state.¹⁰⁸

A 1917 article in the *Kansas City Star* described how the geographical focal point of Kansas City's banking community had shifted from West Ninth Street and Baltimore Avenue to Walnut Street between East Ninth and East Tenth Street. (Figure 22) The headline read, "New Street of Finance. Walnut, from

¹⁰⁴ "Reserve Bank Organization Committee Announces Selection of Reserve Bank Cities and District Boundaries," Federal Reserve History, https://www.federalreservehistory.org/essays/reserve_bank_organization_committee, accessed on November 12, 2019.

¹⁰⁵ Ibid.

¹⁰⁶ "Bankers are Jubilant," *Kansas City Times*, April 3, 1914.

¹⁰⁷ Ibid.

¹⁰⁸ H.P. Wright, "Kansas City, A Financial Center," *The Rotarian* 4, no. 9 (May 1914): 57.

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9th to 10th becomes the center. Ten institutions with three-fifths of the capital of the city's national and state banks within a single block."¹⁰⁹ (Note that *both* sides of the 900-block of Walnut Street are included in the proposed East Ninth Street-Grand Boulevard Historic District).¹¹⁰ Among the banks named in the article that were located within the proposed district were the Fidelity Trust Company (\$1 million in capital), National City Bank (\$1.5 million), the Commerce Trust Company (\$1 million), the Southwest National Bank of Commerce (\$4 million), and the National Reserve Bank (\$1 million). In 1900, by contrast, only two banks had been located on this block. The article noted that real estate and brokerage houses had sensed the shift and were also moving east to Walnut Street and the surrounding area. By 1925 (Figure 7c), most of downtown Kansas City's financial institutions were located between Baltimore Avenue and McGee Street between Eighth Street and Twelfth Street, with the highest concentration between the 900 and 1000 blocks of Walnut Street and Grand Avenue. Over time, many financial institutions merged with others and outgrew their 1917 locations (Fidelity Trust Company, National Reserve Bank, National City Bank). Unfortunately, a few others have been demolished in the last three decades to make way for parking spaces. The only financial institution extant in its 1917 location is the Commerce Trust Company at 922 Walnut Street (No. 23 in the Building Inventory).

The banking sector continued to grow steadily until the stock market crash of 1929 and the onset of the Great Depression, whose effects lasted well into the 1930s.¹¹¹ As had happened in previous times of economic distress, this caused an upheaval in the banking sector. Some banks, such as the Fidelity National Bank and Trust Company, which had just built a 35-story skyscraper at Ninth and Walnut Streets (No. 20 in the Building Inventory), were unable to weather the downturn and forced to close. Other smaller facilities were reorganized or absorbed by other financial institutions. In 1933, one of the city's largest mergers included the Mercantile Trust Company (1918), Home Trust Company (1919), Main Street State Bank (1924), and Sterling Bank (1930) to form the Mercantile Bank and Trust Company.¹¹² Through a time of financial uncertainty across the downtown area, the financial institutions present between Walnut Street and Grand Avenue remained the active financial center of the downtown area.

Following the end of World War II, major banks that had remained operational began to make new investments in their facilities. Post-World War II, there was an increasing trend of transitioning services to appeal to automobile drivers. For example, the Commerce Trust Company (formerly the National Bank of Commerce) built a new parking garage adjacent to its main banking facility to serve customers and employees as well as nearby office workers (Nos. 23 and 15 in the Building Inventory, respectively). City National Bank and Trust Company's 1947 move into the R.A. Long Building involved a major rehabilitation of the first-floor banking lobby and construction of an adjacent parking garage (Nos. 11 and

¹⁰⁹ "New Street of Finance," *Kansas City Star*, July 8, 1917.

¹¹⁰ Due to loss of integrity through demolition, two properties included in the "bank block" are located directly outside of the proposed district: the Commonwealth National Bank, northwest corner of the Ninth and Walnut Streets intersection and National Reserve Bank, southwest corner of the Tenth and Walnut Streets intersection.

¹¹¹ In agreement with the exponential growth of financial institutions in downtown Kansas City over the first three decades of the twentieth century, Figure 7b includes 22 financial institutions found in the City Directory compared to the 48 listed in Figure 7c. Following the effects of the Great Depression and Post-War economy, the number of financial institutions listed in the directories were 26 in 1940 and 36 in 1960.

¹¹² While the merger took place in 1933, the official name change to Mercantile Bank and Trust Company took place in 1949. The newly formed Mercantile Bank and Trust Company was located at 1117-1119 Walnut Street (demolished by 1981, current location of Oppenstein Brothers Memorial Park) until 1974 when it moved to the newly constructed 20-story contemporary skyscraper at 1101 Walnut Street. Howard C. Shepherd, "Banks of Kansas City From 1856-1961: Kansas City Banks Listed in Chronological Order," Kansas City Banks Vertical File, Missouri Valley Special Collections, Kansas City Public Library.

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8 in the Building Inventory, respectively). The garage housed a range of employee amenities and new features specifically suited to the automobile such as drive-up teller stations, valet parking, and a secure loading area. Auto-banking offered a level of service and convenience unseen before, including safe and efficient banking from the patron's car and a small lobby for walk-up service. Auto-banking revolutionized the design of banks within downtown settings. The National Bank of Commerce and City National Bank both led the auto-banking industry in Kansas City. According to a Commerce Trust Company promotional brochure, "the fastest, smoothest, most convenient drive-in service known to modern banking." While these features were removed at an unknown date, their legacy influenced the development of the financial district in Kansas City.¹¹³ In addition to enhancements in customer service and experience through auto-banking, parking garage additions also provided more efficient financial operations. In 1965, the Federal Reserve Bank constructed its own parking garage addition and vault expansion that connected to the original building. Besides the convenience of closer parking, the 4-story addition provided a higher level of security necessary for the repository of government funds.¹¹⁴

As the boundaries of the downtown area continued to develop further south during the first half of the twentieth-century, new banks began to open to meet increasing residential and commercial demands (Figure 7c-7e). By 1925, financial institutions began developing near Midtown (from 31st Street south to 43rd Street, and west from Troost Avenue to State Line Road) and the adjacent Brush Creek & Country Club (Bounded by Troost Avenue, 63rd Street, and State Line Road).¹¹⁵ Between 1925 and 1960, many smaller banking institutions maintained their locations south of the central business district, including Community State Bank (3131 Troost), Linwood State Bank (3105 Troost), Park National Bank (4632 Troost), Southeast State Bank (3040 Prospect), Southside Bank (3838 Main), and Westport Bank (Corner Westport & Broadway).

By 1960, over half of the financial institutions listed in the city directory were found outside of the downtown loop. While this growth is understood within the cultural context of suburban development across Kansas City in the decades following World War II and focused on smaller banking facilities, the major financial institutions were still concentrated near commercial activity in the central business district and remain there today. Figure 7d and 7e also accentuate that the highest remaining concentration of financial institutions in the central business district lie within the boundaries of the proposed district, east of Main Street between Walnut and Grand Avenue.

In a comparison to the number of financial institutions listed in the West Ninth Street-Baltimore Avenue Historic District, the shift in power is evident following the construction of steel-frame skyscrapers and the shift of commercial activity to the east in the first decade of the twentieth century. In 1905, the West Ninth Street-Baltimore Avenue Historic District included six financial institutions within its boundaries, compared to the proposed district's four. By 1925, the West Ninth Street-Baltimore Avenue Historic District's boundaries included five financial institutions and the proposed district now had ten. Between 1945 and 1960, the West Ninth Street-Baltimore Avenue Historic District was represented in the city directory by a lone financial institution (First National Bank, 14 W. 10th Street). In 1960, the city

¹¹³ Elizabeth Rosin, Rachel Nugent, and Lauren Riecke, National Register of Historic Places Nomination Form, "Commerce Trust Company Historic District," Kansas City, 2015.

¹¹⁴ Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination Form, "Federal Reserve Bank of Kansas City (Additional Documentation)," Kansas City, 2015.

¹¹⁵ American Institute of Architects, Richard Farnan, Tom Bean, and Bryan Gross, *The American Institute of Architects Guide to Kansas City Architecture & Public Art*, (Kansas City, MO: Richardson, Inc., 2000): 91, 115.

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directory listed six financial institutions within the proposed district, including major institutions such as the Federal Reserve Bank, Commerce Trust Company, City National Bank and Trust Company, Columbia National Bank, Missouri Bank and Trust Company, and Union National Bank.

Across the United States, another cause and effect of suburban growth consisted of the development of highways to make travel to and from downtown areas more efficient. Following a series of local and federal legislation that focused on urban renewal and allowed the use of blighted lands for future highway routes in the late 1940s and mid-1950s, construction began on what would become Kansas City's downtown loop. The four phases of the downtown loop were completed in the following order: north (1957), east (1962), south (1967), and west (1972).¹¹⁶ Although the downtown loop is about four miles in length, the series of highways encircles about 100 blocks of downtown real estate.

By the late 1960s, when Kansas City's urban core was impacted by the patterns of disinvestment, increasing segregation, and general malaise that impacted so many American cities, the city's financial district nevertheless remained an important employment center and economic driver due to commitment of large institutions to the central business district. Throughout the twentieth century, Kansas City had developed a strong financial network to uphold its economic interests and widespread commercial industry. The addition of the Federal Reserve Bank in the early twentieth century solidified the proposed district as an important financial center committed to providing employment and serving the economic needs of individuals, local companies, and national corporations.¹¹⁷ The relationship between the Federal Reserve and large member banks offered reciprocated benefits of support and safeguards that allowed the sizeable financial sector of Kansas City to withstand changes to the central business district relatively unscathed.

Aside from the Federal Reserve Bank, the two banking institutions with the largest footprint in the East Ninth Street-Grand Boulevard Historic District—the aforementioned Commerce Trust Company (now Commerce Bank) and City National Bank and Trust Company (now United Missouri Bank or UMB). Both institutions underwent rapid and exponential growth during the first half of the twentieth century and continued that trend of development in the decades after World War II. In the 1945 city directory, Commerce Trust Company advertised that it was “Kansas City's largest bank, with capital, surplus, and undivided profits exceeding \$13 million,” while City National Bank and Trust Company's advertised that it was “Kansas City's favorite bank, with resources over \$100 million, \$1 million in capital and \$3 million in surplus and undivided profits.”¹¹⁸ In 1957, a similar advertisement now read that Commerce Trust Company was “Kansas City's oldest and largest bank, holding over \$36 million in capital, surplus, and undivided profits.”¹¹⁹ By 1967, Commerce Trust Company's continued growth earned the title of the state's third-largest bank with over \$500 million in resources.

¹¹⁶ Michael Wells, “What's Your KCQ? What's the history on Kansas City's Downtown Loop? This KCQ is ready to make the rounds,” *Kansas City Star*, November 7, 2019, accessed on April 13, 2020, <https://www.kansascity.com/news/your-kcq/article237123089.html>.

¹¹⁷ Elizabeth Rosin and Kristen Ottesen, National Register of Historic Places Nomination Form, “Federal Reserve Bank of Kansas City,” Kansas City, 2007.

¹¹⁸ Gate City Directory Company, Kansas City, Missouri City Directory (Kansas City, MO: Gate City Directory Company) 1945, accessed on March 20, 2020, Ancestry.com.

¹¹⁹ R.L. Polk & Company, Kansas City, Missouri City Directory (Kansas City, MO: R.L. Polk & Company) 1957, accessed on March 19, 2020, Ancestry.com

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Both institutions not only retained their successful facilities in the financial district but have continued to significantly add to them following the end of the proposed district's period of significance. Since 1947, City National Bank and Trust Company leased commercial space in R.A. Long Building. In 1958, City National Bank and Trust Company purchased the building from International Paper to substantiate its downtown reputation and business growth.¹²⁰ By the early 1980s, plans were made to construct a modern headquarters for what was now called United Missouri Bank at 1010 Grand Blvd. Even after the completion of the new space in 1986, UMB utilized former office space in the R.A. Long Building and continued to operate the adjacent parking garage. UMB's continued growth also led to the purchase of surface parking lot space on the 1001 block of Grand Boulevard, the Beckham Building, and the former Rialto Building for additional commercial space in the past three decades. This trend of growth and development was reciprocated by the Commerce Trust Company. In 1964, Commerce Trust Company built the 32-story Commerce Tower (No. 13 in the Building Inventory) at the southeast corner of East Ninth and Main Streets. At the time, the Commerce Tower was the tallest and largest office space in Missouri.¹²¹ Though Commerce Trust Company headquarters remained in the National Bank of Commerce Building, Commerce Tower provided additional office space for its employees and other professional firms. In 1986, Commerce Tower was sold to private interests after Commerce Bank completed its new 20-story office building at 1000 Walnut Street.¹²² The continued success of both local institutions has reflected Kansas City's century-long reputation as a financial leader in the mid-west region. As of June 30, 2019, Commerce Bank and United Missouri Bank were ranked as the city's two largest banks in terms of local deposits; UMB (\$13.54 billion), Commerce Bank (\$7.11 billion).¹²³

While some banking institutions have retained a strong presence within the central business district, the landscape has been changing since the end of the district's period of significance. Several underutilized office buildings have recently been converted to other uses—primarily residential apartments and hotels—reflecting a reinvestment trend seen in other cities as well. One example is Commerce Tower (No. 13 in the Building Inventory), which has recently been redeveloped as a mixed-use apartment building and commercial space. Also, the Federal Reserve Building (No. 10 in the Building Inventory), left partially vacant after the Federal Reserve moved to its new headquarters at 1 Memorial Drive in 2008, is currently being converted into a luxury hotel. Since the 1980s, there has also been a southern shift in the financial sector that includes contemporary skyscrapers like the Commerce Bank Building (1000 Walnut St., 1986) and One Kansas City Place (1200 Main St., 1988) which houses a large Bank of America branch. Despite these changes, the proposed district has largely retained its identity as a financial center both through the continued operation of key existing banking institutions, and through the historic building signage (i.e., the names of earlier institutions etched into building facades) that serves as a visual reminder of the area's past.

¹²⁰ Elizabeth Rosin and Janice Lee, National Register of Historic Places Nomination Form, "R.A. Long Building," Kansas City, 2003.

¹²¹ Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, "Commerce Tower," Kansas City, 2014.

¹²² The Commerce Trust Company Historic District nomination explains in detail how the Commerce Trust Company expanded over the entire block bounded by East Ninth, Walnut, East Tenth, and Main Streets between 1908 and 1999. (Note that this one-block historic district is included within the boundaries of the larger proposed East Ninth Street-Grand Boulevard Historic District that is the focus of this nomination). Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, "Commerce Trust Company Historic District," 2015.

¹²³ "Banks in Kansas City," *Kansas City Business Journal*, December 13, 2019.

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Finance-Related Activities Within the East Ninth Street-Grand Boulevard Historic District

The proposed East Ninth Street-Grand Boulevard Historic District boundaries encompass the easternmost portion of the city's historic financial district.¹²⁴ The possibility of a thematic financial district nomination was addressed in the city's original Central Business District Survey from 1980. Of the nineteen eligible buildings, twelve were located within the boundaries of the East Ninth Street-Grand Boulevard Historic District. Of the twelve buildings located within the district's boundaries, eight remain extant. The 1994 Central Business District Survey did not mention the possibility of a thematic financial district.

TABLE 7: Properties Identified as Contributing to Potential Thematic Financial District (1980 Survey)

Name of Property	Address	Date of Construction
First National Bank of Kansas City Building	14 W. 10 th St.	1904-1906
Land Bank Building	15 W 10 th St.	1923-1924
New England Bank Building	21 W 10 th St.	1930
Board of Trade Building	127 W 10 th St.	1925
Finance Building	1009-1013 Baltimore Ave.	1908
Orear-Leslie Building, Gate City Bank	1012 Baltimore Ave.	1909, <i>Demo. 1992</i>
1016 Baltimore Building	1014-1016 Baltimore Ave.	1924, <i>Demo. 1992</i>
Former Rialto, Ozark National Life Building*	900-906 Grand Ave.	1910-1911
Beckham Building, Safety Federal Savings and Loan Association*	910 Grand Ave.	1905-1906
Federal Reserve Bank of Kansas City*	923-933 Grand Ave.	1919-1921
Former R.A. Long, City National Bank and Trust Co.*	928 Grand Ave.	1906-1907
Waltower Building*	823 Walnut St.	1929-1930
Fidelity National Bank and Trust Company Building*	901-913 Walnut St.	1932
Ridge Arcade*	916 Walnut St.	1915, <i>Demo. 1998</i>
First Federal Savings and Loan Association*	917-919 Walnut St.	1956-1958, <i>Demo. 2000</i>
Missouri Savings Association Bank*	920 Walnut St.	1910-1911, <i>Demo. 1998</i>
Former Gloyd, Columbia National Bank Building*	921 Walnut St.	1909, <i>Demo. 2002</i>
National Bank of Commerce Building*	922-924 Walnut St.	1906-1908
Kansas City Title and Trust Building*	935 Walnut St.	1922

***Buildings within the boundaries of the proposed East Ninth Street-Grand Boulevard Historic District**

Since the 1980 Central Business District Survey was conducted, several of the buildings identified for a potential finance-themed district have been listed in the National Register either individually or as part of a historic district. With the exception of the Land Bank Building, four of the first five buildings in the list are part of the West Ninth Street-Baltimore Avenue Historic District (NR 1976, Boundary Increases 2002, 2010). There has been a substantial amount of demolition and new construction on blocks in the immediate vicinity of Main Street, creating breaks in physical and visual character between the proposed district and the West Ninth Street-Baltimore Avenue Historic District. While there are financial properties west of Main Street that were still in-use during the period of significance of the proposed district, their physical setting was characterized by lower-rise buildings (due an earlier period of establishment) and they were quickly being displaced by a higher quantity of taller buildings in the east. The number of financial properties on the west side of Main Street peaked in the early 1920s, while the proposed district

¹²⁴ As noted in Section 7, since 2003, the properties listed on West Tenth Street and Baltimore Avenue are a part of the locally-designated Library District rather than the Financial District.

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continued to develop and sustain its financial prominence throughout the twentieth century.¹²⁵ The proposed East Ninth Street-Grand Boulevard Historic District described in this nomination represents the most intact contiguous concentration of buildings relating to the finance theme that contributed to the development of the Financial District as it stands today.

The section below is intended to highlight specific buildings that relate to the financial sector theme and contribute to the significance of the district under Criterion A. These include specially commissioned purpose-built structures as well as speculative office buildings that accommodated banks and related businesses.

Buildings Commissioned by Financial Institutions and Related Businesses

Buildings within the district specifically commissioned by banking institutions and related firms to serve as signature headquarters include: the National Bank of Commerce Building (1908) with the Commerce Garage (1941) and Commerce Tower (1964); the Federal Reserve Bank of Kansas City (1921); the Kansas City Title and Trust Building (1922); and the Fidelity National Bank and Trust Company Building (1932). These are Nos. 23, 15, 13, 10, 24 and 20 in the Building Inventory, respectively. The history and significance of each is detailed below.

The National Bank of Commerce Building, Commerce Garage, and Commerce Tower (Nos. 23, 15, and 13 in the Building Inventory): The growth and evolution of the National Bank of Commerce has been described throughout this nomination due to the bank's significance—both historically and today—as a major anchor institution with a large footprint within the district. The bank was organized in 1882 and moved to its present location in 1908. The building was commissioned specifically to suit the bank's needs, and included a large banking lobby, vault, and several floors of offices. The bank merged with the Commerce Trust Company in 1921 (both institutions had been founded by W.S. Woods but operated independently prior to that time). The bank expanded its facilities in 1941 with the construction of an adjacent parking garage. In 1964, it built the 32-story Commerce Tower on the northwest corner of the block. The bank's parking garage on the northeast corner of the block was constructed more recently in 1999.¹²⁶ It is also important to note that the National Bank of Commerce Building, Commerce Garage, Commerce Tower, and Commerce Tower Garage are all connected through entrances above and below the alley that runs vertically between the block.

The Federal Reserve Bank of Kansas City Building (No. 10 in the Building Inventory): The new Federal Reserve Bank operated out of temporary offices in the R.A. Long Building from the time of its creation in 1914 until the completion of its new headquarters across the street in 1921. The Federal Reserve's decision to locate its new signature building on the northeast corner of East Tenth Street and Grand Boulevard helped to cement the district's identity as a financial center. The Federal Reserve's presence also provided an impetus for other banks in search of new facilities to locate in the area. Throughout the twentieth century, financial institutions sought to project an image of stabilization and security to reassure

¹²⁵ For more detail on the comparison of physical characteristics of the West Ninth Street-Baltimore Avenue Historic District (Original, Boundary Increase I, and Boundary Increase II), please see Section 7, Boundary Justification.

¹²⁶ Elizabeth Rosin, Rachel Nugent, and Lauren Rieke, National Register of Historic Places Nomination Form, "Commerce Trust Company Historic District," Kansas City, 2015

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existing customers and attract newcomers.¹²⁷ When the bank's new 21-story office tower was ready for occupancy on November 16, 1921, it included a spacious first floor banking lobby, a vault, several floors of offices, a gymnasium, assembly hall, and even a small hospital and special elevators for employees. The building included all modern conveniences; it was the first in the city to have air conditioning, boasted sound absorbing walls, and included an integrated telephone system.¹²⁸

Over time, the Federal Reserve acquired additional parcels on the block in order to expand its facilities. The attached parking garage to the east, which included an underground vault expansion, was built in 1965. In 1976 (after the district's period of significance), it acquired and renovated the Benton Building at 915 Grand Boulevard (No. 9 in the Building Inventory), between which a one-story addition was constructed to connect the Benton Building to the Federal Reserve Bank.¹²⁹ The Federal Reserve moved out of the district to a new headquarters building at 1 Memorial Drive (approximately 2 miles south of its former location) in 2008.

The Kansas City Title and Trust Building (No. 24 in the Building Inventory): The Kansas City Title and Trust Company, incorporated in 1915, was formed through the merger of several local title abstract companies. According to the property's National Register nomination it was the first title insurance company to operate outside the state it was incorporated in, serving Iowa, Nebraska, Kansas, Oklahoma, Arkansas, Texas, Tennessee, and Florida in 1916. The building was also the first structure in Kansas City constructed with the direct purpose of storing real estate records and similar documents.¹³⁰ It included a 2,400 square foot basement vault that was fireproof, burglar proof, and waterproof. Walnut Street-facing ground floor units were for designated for retail tenants, while the second floor and mezzanine served as the company's primary office space. Upper floors in the 8-story building could be used by additional departments or leased as needed. The firm was acquired by the Chicago Title Insurance Company in 1961, which remained in the building until 1971. City National Bank purchased the building in 1968 with the original intention of building a new office tower on the site, though those plans never materialized.¹³¹

The Fidelity National Bank and Trust Company Building (No. 20 in the Building Inventory): The Fidelity Trust Company, chartered in 1899, moved into the former Kansas City Federal Courthouse and Post Office on the southeast corner of Grand Boulevard and Ninth Street in 1904. In 1919, the company merged with the National City Bank of Kansas City, forming the Fidelity National Bank and Trust Company. By 1930, the institution had absorbed additional banks and was in need of a new, larger building to consolidate all employees under one roof. The Fidelity National Bank and Trust Company commissioned architects Hoit, Price and Barnes to design their prestigious new headquarters building on the site. The requirements were that it incorporate a clock tower, the company's signature icon, and a

¹²⁷ Elizabeth Rosin and Kristen Ottesen, National Register of Historic Places Nomination Form, "Federal Reserve Bank of Kansas City," Kansas City, 2007 and Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination Form, "Federal Reserve Bank of Kansas City (Additional Documentation)," Kansas City, 2015.

¹²⁸ Todd, *Confidence Restored*, 104-105.

¹²⁹ Elizabeth Rosin and Kristen Ottesen, National Register of Historic Places Nomination Form, "Federal Reserve Bank of Kansas City," Kansas City, 2007 and Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination Form, "Federal Reserve Bank of Kansas City (Additional Documentation)," Kansas City, 2015.

¹³⁰ Cydney E. Millstein, National Register of Historic Places Nomination Form, "Kansas City Title & Trust Building," Kansas City, 2005.

¹³¹ "Bank Looks to a Skyscraper," *Kansas City Star*, December 26, 1967.

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classically designed banking lobby at its base.¹³² The new 35-story tower met both criteria and also included several floors of leasable office space to generate income for the bank. The building initially housed retail tenants on the first floor, a grand banking lobby on the second floor, directors' offices on the third-floor mezzanine, and bank departments on the fourth floor. The safe deposit vault was located in the basement. The property's National Register nomination describes how the new headquarters symbolized "the success of Kansas City as a banking center in the first decades of the twentieth century" and formed "the centerpiece for the city's financial district."¹³³ Unfortunately the institution, one of country's hundred largest banks in the early 1930s, was unable to weather the strain of the Depression and was liquidated in 1933. The grand banking facilities were used by other banks from 1935 until the federal government moved into the building in the 1950s. In 2005, the building was partially converted to residential use.

Multi-tenant Office Buildings Serving the Financial Sector

Multi-tenant office buildings with spaces leased to banks and related financial services firms include the Gumbel Building (1904), the Beckham Building (1906), the R.A. Long Building (1907), the Scarritt Building and Arcade (1907), the Rialto Building (1911), the Grand Avenue Temple Office Building (1911), the Sentinel Federal Savings Building (1914), the Dierks Building (1909, 1910, 1926, and 1930), and the Waltower Building (1930). These are Nos. 17, 7, 11, 4, 18, 6, 5, 25, 12 and 19 in the Building Inventory, respectively. Tenant rosters for many of these buildings included firms connected to the city's financial sector, such as insurance companies, investment and accounting firms, law practices, and the like.¹³⁴ Representative examples are described below.

The Beckham Building (No. 7 in the Building Inventory): The Beckham Building is an interesting example of a low-rise commercial building adapted to suit the needs of a particular financial institution. In 1938, the Safety Federal Savings and Loan Association moved into the 5-story Beckham Building, originally constructed in 1905-06 for a local grocer. Established in the 1890s, Safety Federal Savings and Loan marketed its services to consumers. It was known for its savings accounts, insured up to \$5,000, that paid regular dividends and allowed families to save for special occasions. A 1938 advertisement in the *Kansas City Star* announcing for the company's new home at 910 Grand Boulevard included an illustration of the updated storefront (Figure 25a).¹³⁵ The advertisement noted that the building's first floor had been "rebuilt and equipped with modern air conditioning, acoustical sound deadening interior, scientific lighting and comfortable lobby."¹³⁶ The Safety Federal Savings and Loan Association modernized its facilities again in 1968 (Figures 25b before and 25c after) and remained in the building through the 1980s.

The R.A. Long Building (No. 11 in the Building Inventory): The c. 1907 14-story R.A. Long Building (NR Listed 1/8/2003), designed to serve as headquarters for the Long-Bell Lumber Company, also included several floors of leasable office space and a grand banking lobby in its original plans. The city's first steel-framed modern skyscraper, it was intended to impress potential tenants with its modern features

¹³² Andrea Bakewell Lowery and Laura Hughes, National Register of Historic Places Nomination Form, "Fidelity National Bank and Trust Company Building," Kansas City, 1997.

¹³³ Ibid.

¹³⁴ National Register nominations, newspaper advertisements, and city directories were reviewed in order to understand the types of tenants that typically occupied these buildings.

¹³⁵ Advertisement, *Kansas City Star*, October 30, 1938.

¹³⁶ Ibid.

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and rich finishes including Italian marble, mahogany millwork, and leaded glass. An article in the *Kansas City Star* in 1907 noted that “[n]othing has been neglected or overlooked from the plunger elevators to the compressed air cleaning tube service that takes every speck of dirt out of the building every night.”¹³⁷ In 1947, the City National Bank and Trust Company moved into the R.A. Long Building. They renovated the ground floor banking lobby, used the second floor for commercial and livestock loans, and placed the directors’ room, trust and foreign departments, and the affiliated City Bond and Mortgage Company on the third floor. The mezzanine was used for telephone equipment, guards, and the credit department, while the savings, bond, personal loan office, and safety deposit room were located in the basement.¹³⁸ The move from their previous home at 18th Street and Grand Boulevard represented a substantial investment for City National, one of Kansas City’s three largest banks at the time.

Concurrently, City National acquired adjacent parcels on Grand Boulevard and erected a dedicated 6-story parking facility (No. 8 in the Building Inventory). The bank considered its new garage to be especially innovative. “The garage will offer one of the most modern banking arrangements in the country. Customers may either park their cars and walk directly into the banking lobby, or drive to a lower level, walk a few feet to a teller’s cage and transact their business in the garage proper. Two entrances to the garage will be afforded—one for customers and the other for bank trucks and for firms picking up pay roll currency.”¹³⁹ The company specifically decided against having drive-up tellers, worried that the slowest cars would hold up the line. The street level of the garage included a “sidewalk bank” intended to serve as a customer-friendly and unintimidating environment for simple transactions. The top floor of the garage featured an employee lunch rooms, with a recreational deck outfitted with umbrellas and chairs for noon-time sunning, a badminton court, and shuffleboard area. Vaults were located in the basement and the entire garage facility was air conditioned.

A full-page advertisement in 1947 announced the bank’s new home:

Our new bank-home is conveniently located at 10th and Grand, the focal point of downtown office buildings...Our new location is ideal for the more than eight hundred banks in this territory doing business with us. The Federal Reserve Bank, National Banking Department, Federal Deposit Insurance Corporation Reconstruction Finance Corporation and other government agencies having to do with banking and finance are directly across the street. Visiting bankers may conveniently park their cars in the garage with our compliments while visiting them and us.¹⁴⁰

The advertisement continued:

A 500-car garage is an integral part of City National’s new home! Nowhere else in America is banking made so easy and convenient for the customer who desires to drive his car to the bank. City National’s ‘Motor Bank’ permits you to drive right into the bank. No parking out of doors! No crossing busy streets! You park your own car so there is no waiting on attendants. In the handy “Motor Bank” you may park your

¹³⁷ “From Plowboy to Millionaire” *Kansas City Star*, April 21, 1907.

¹³⁸ “City National’s New Bank Dazzles Even the Bankers,” *Kansas City Star*, November 9, 1947.

¹³⁹ “City Bank Adds,” *Kansas City Star*, May 25, 1947.

¹⁴⁰ “City National’s New Bank Dazzles Even the Bankers,” *Kansas City Star*, November 9, 1947.

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car free in a spacious accommodation, and do your banking with your choice of tellers in the same room.”¹⁴¹

In 1973, City National Bank & Trust Company changed its name to United Missouri Bank. Even though the bank has since expanded into more modern facilities at 1010 Grand Boulevard, they still retain their existing offices in the R.A. Long Building and continue to own and manage the parking garage.

The Rialto Building (No. 6 in the Building Inventory): The Rialto Building, not previously listed in the National Register, serves as an interesting example of this type of speculative development. Completed in 1911, the 13-story Rialto Building replaced a former 5-story building by the same name that had occupied the site since 1887 but was destroyed by fire in 1909. Owner Albert Marty hired architect Charles Smith of the firm Smith, Rea and Lovitt to design an up-to-date modern office building similar to those being constructed in Chicago at the time.¹⁴² Original drawings show a skylit banking room on the first floor, along with a formal elevator lobby and additional space for retail shops. Above were stacked floors of offices to serve a variety of tenants including lawyers, accountants, and realty and insurance firms. Some of the lower floors were designed to accommodate the doctors and dentists who had rented offices in the previous Rialto Building on the site. In 1967, the property was sold and renamed for the Ozark National Life Insurance Company, the building’s largest tenant. It was subsequently acquired by United Missouri Bank (successor to the City National Bank and Trust Company) in 1992.

The Sentinel Federal Savings Building (No. 25 in the Building Inventory): The 4-story building at 1003 Walnut Street was built in 1914 for Frederick G. Bonfils, President of the National Newspaper Association. One of the original tenants was the Jameson Clothes Shop on the second floor which advertised the savings that could be had by simply taking the elevator.¹⁴³ Other early tenants including a cigar company, shoe store, and real estate office.¹⁴⁴ The Sentinel Federal Savings and Loan Association purchased and renamed the building in 1969, after renting space there for ten years. The association was originally organized in 1919 as the Baptist Building and Loan Association. Its name was changed to Sentinel Federal Savings in 1927 and it received its federal charter in 1935. Sentinel continued to lease the upper floors to a variety of tenants including an investment company, consumer finance firm, law practice, and jeweler. An article published in the *Kansas City Star* in 1969 on the occasion of the firm’s 50th anniversary noted that “[s]ince moving to Tenth and Walnut, Sentinel Federal has tripled its rate of growth, with present assets of about 60 million dollars.”¹⁴⁵

Conclusion

The East Ninth Street-Grand Boulevard Historic District retains much of the character evident in early 20th-century photographs and postcards celebrating the city’s new “skyscrapers.” These tall steel-frame buildings, with their clear structural expression and distinctive appearance, came to define the city’s financial core. This nomination addresses both the architectural and economic factors that contributed to the district’s significance. Under Criterion C in the area of Architecture, the district is notable for its

¹⁴¹ Ibid.

¹⁴² “The Rialto Architects Selected,” *Kansas City Star*, March 16, 1910. The article describes a planned trip to Chicago by the owner and architect to “inspect its most modern buildings for suggestions.”

¹⁴³ “A Second Floor Clothes Shop,” *Kansas City Times*, March 8, 1915.

¹⁴⁴ *Kansas City Historic Resources Survey, Central Business District Survey* (1980).

¹⁴⁵ “Savings Firm Buys Headquarters,” *Kansas City Star*, September 14, 1969.

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concentration of Kansas City's pre-WWII steel-frame skyscrapers, which include the city's first three steel-framed skyscrapers that introduced this new building type to the local market. Even as skyscraper construction became more widespread in the following decades, the district's financial institutions maintained a stable and secure character through their architectural integrity. Under Criterion A in the area of Commerce, the district is recognized for its importance as a financial center, where banking institutions, title and trust companies, insurance agencies, and related businesses were the impetus for most development in the area during the first half of the twentieth century.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

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East Ninth Street-Grand Boulevard Historic District

Name of Property

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N/A

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Verbal Boundary Description:

The district boundary is shown on Figure 3. The limits of the proposed cross-shaped district are defined by East Eighth Street on the north, McGee Street on the east, the alley beyond East Tenth Street on the south, and Main Street on the west. District boundaries are extended to parcel lines in order to include whole blocks where possible, per National Park Service guidance.

Boundary Justification:

District Boundaries

The limits of the proposed cross-shaped district are defined by East Eighth Street on the north, McGee Street on the east, the alley beyond East Tenth Street on the south, and Main Street on the west. These specific boundaries were selected because they either: represent clear breaks in the early twentieth-century architectural character of the district; abut contemporary structures built within the past fifty years; or abut uses (i.e., governmental, transportation-related, hotel, etc.) that differ from the commercial character of the proposed district. The district represents a dynamic period of early twentieth-century growth within downtown Kansas City when business and financial institutions eager to construct signature buildings—and developers responding to the demand for office space—sought desirable parcels near the city’s new developed commercial core. (Figures 8-11) The beginning of this period of economic growth coincided with technological advances in architecture and structural engineering that made increasingly tall buildings possible. Consequently, Kansas City’s first steel-framed skyscrapers were constructed in the vicinity of East Ninth Street and Grand Boulevard (then Grand Avenue) beginning in 1907 and the area became colloquially known as the “skyscraper district.” These early steel-framed skyscrapers shared several identifiable characteristics of the Commercial Style, including a clear exterior expression of their skeletal frames, expansive window bays, a tripartite organization, and brick and terra cotta cladding. While the majority of the district’s contributing structures were designed in the Commercial Style, a single Art Deco skyscraper reflects the increasingly popular style for design in the late 1920s; including overall symmetry, vertical emphasis in building elements, stylized ornament, and geometric forms. Even the district’s lower-rise office buildings (i.e., those under ten stories) employed similar materials, construction techniques, and architectural features, lending a cohesive and identifiable appearance to the area. District boundaries were extended to parcel boundaries in order to include whole blocks where possible, per National Park Service guidance. Specifically:

- North: The northern boundary terminates at East Eighth Street, the north end of the block that includes the following contributing buildings: the Scarritt Building, the Scarritt Arcade, the Gumbel Building, and the Waltower Building (Nos. 4, 18, 17, and 19 in the Building Inventory). The majority of the blocks beyond East Eighth Street to the northern boundary of the loop were cleared during urban renewal efforts and are now used primarily as surface parking.
- East: The eastern boundary terminates at McGee Street, the east end of the block that includes the following contributing buildings: the Grand Avenue Temple, the Grand Avenue Temple Office Building, and the Federal Reserve Bank of Kansas City (Nos. 1, 5, and 10 in the Building Inventory). The block immediately east of McGee Street, extending to Oak Street, houses the former Pickwick Plaza, a large c.1930-1955 mixed-use complex comprising the

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N/A

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Union Bus Terminal, Office Building, former Pickwick Hotel (now residential apartments), and parking (NR Listed 3/29/2005). Though it was constructed during the proposed district's period of significance, Pickwick Plaza is not included in the proposed district's boundaries due to the full-block property's unified, monumental streetscape and multi-use character (Figure 27).¹⁴⁶ Beyond Oak Street is the city's governmental center with city, county, and federal buildings, including City Hall (414 East Twelfth Street) and the Jackson County Courthouse (415 East Twelfth Street), arranged around a large two-block green space in memoriam of former Mayor Ilus W. Davis. The proposed district's boundaries do not extend east to the city's governmental center due to the multi-block distance from contributing resources and differences in function and financial character from the rest of the proposed district.

The block northeast of the proposed district (bounded by East Eighth, East Ninth, Grand, and McGee streets) is occupied by the c.1939 former U.S. Courthouse and Post Office (NR Listed 11/20/2007). The block southeast of the proposed district (bounded by East Tenth, East Eleventh, Grand, and McGee Streets) is vacant and used as surface parking. (Figures 9-11, 30)

- South: The southern boundary terminates between Walnut Street and Grand Boulevard south of East Tenth Street at the alley just beyond the Dierks Building and the adjacent Sentinel Federal Savings Building, both identified as contributing (Nos. 12 and 25 in the Building Inventory). Beyond the alley is the United Missouri Bank Headquarters (1010 Grand Boulevard), a low-rise c.1986 contemporary office/bank building that occupies the remainder of the block.
- West: The western boundary terminates at Main Street, the west end of the block that includes the following contributing buildings: The National Bank of Commerce, Commerce Garage, and Commerce Tower (Nos. 23, 15, and 13 in the Building Inventory). Directly west of the district is Ten Main Center, a multiuse complex comprised of a Modern 21-story office building and a 7-story parking garage constructed between 1965-1968 that spans the entire 900 Main Street block (NR Listed 11/01/2015). Main Street is a wide thoroughfare that bisects the central business district and its intersection with Tenth Street is distinctly steep to the east and west. (Figures 28-29) This valley-like space is accentuated by the bus terminal at the corner of Tenth and Main Streets that provides open space and further separation from the early twentieth century resources. These natural traits emphasize the physical divide and the abrupt visual shift of character between the proposed resources to the west of Main Street. Southwest of the proposed district is the c. 1986 20-story Commerce Bank Building (1000 Walnut Street) and 7-story parking garage.

The blocks to the southeast, south, and southwest of the district (from McGee Street to Main Street and East Tenth Street to East Twelfth Street) have been dramatically altered since the end of the proposed district's period of significance. Though some of the area has retained its finance-related function through additional contemporary structures, the architectural significance that could have contributed to the establishment of the proposed district has been significantly diminished. In 1986, the construction of the United Missouri Bank Headquarters (1010 Grand Boulevard) redesigned the layout of the 1000 block of Grand Boulevard, creating the horizontal alleyway that serves as the southern

¹⁴⁶ Designed by the architects later responsible for City Hall, Jackson County Courthouse, and the Municipal Auditorium, Wight and Wight, the construction of Pickwick Plaza anticipated the much later trend in large scale multi-use buildings. W. Anthony Eeds and Claudia Alexander, National Register of Historic Places Nomination Form, "Pickwick Hotel, Office Building, Parking Garage and Bus Terminal," Kansas City, 2001.

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County and State

N/A

Name of multiple listing (if applicable)

boundary of the proposed district. The construction on the two-story granite colonnade with simple detail resulted in the demolition of the historic Emery, Bird, and Thayer Building (NR listed 01/01/1972). Across Grand Boulevard to the east, what was once a block full of low- to mid-rise commercial buildings dating back to the early twentieth century, the 1001 block of Grand Boulevard underwent changes to meet the increased demand for parking in the central business district.¹⁴⁷ After a series of demolitions from 1993 to 2011, the entire block now consists of a grid of three parking lots, two of which are owned by United Missouri Bank.¹⁴⁸ (Figures 9-11) While the 16-story Professional Building (1103 Grand Blvd., NR listed 07/17/1979) and the 26-story Bryant Building (1102 Grand Blvd., NR listed 04/24/1989) are commercial steel-frame skyscrapers that were constructed during the proposed district's period of significance for Criterion C: Architecture, the loss of integrity on both sides of the 1000 block of Grand Boulevard has created a physical barrier that has isolated these two structures from the rest of the proposed district.

Between 1983 and 1986, three of Kansas City's earliest steel-frame skyscrapers along the 1000 block of Walnut Street, the 12-story National Fidelity Life Insurance Building, the 10-story Sharp/Lillis Building, and the 16-story Waldheim Building were all demolished for future construction.¹⁴⁹ Since 1986, the block has been characterized by Commerce Bank Building and Parking Garage, a 20-story contemporary skyscraper with step backs and bronze reflective glass amidst a commercial retail complex.

Since the late nineteenth- and most of the twentieth century, the area located southwest of the proposed district along East Eleventh Street between Main Street and Walnut Street was known as "Petticoat Lane," the center for retail in downtown Kansas City. Differentiating itself from the neighboring financial sector, this popular block included dry goods stores and specialty shopping for all ages that drew many to downtown Kansas City. The 11-story Harzfeld's Building (1111 Main Street, 1913, 1920) was named for the family whose store offered the finest selection of ladies' and children's clothing from 1891 to the mid-1970s. While the property was encompassed in the development of the AT&T Town Pavilion in the late 1980s, the store's architectural detail and retail use remain partially preserved.¹⁵⁰ The 11-story George B. Peck Dry Goods Company Building (1044 Main Street, 1914) operated as local favorite, "Peck's," for 77 years before leasing to another retail store, Foreman Clark in 1964.¹⁵¹ Over the past few decades, the property has transitioned its use from retail to finance. Currently, the property is owned by BOK Financial Kansas City, who merged with

¹⁴⁷ Sanborn Fire Insurance Map, Kansas City, Missouri, 1939 (revised to 1969), Volume 1, Sheet 20, Special Collections and Rare Books, University of Missouri.

¹⁴⁸ Kansas City Parcel Viewer, "Building Permits" for 1001, 1021, 1025 Grand Boulevard and 1000, 1004, 1008, and 1012 McGee Street, KCMO GIS, accessed on March 10, 2020.

¹⁴⁹ Prior to demolition, there were attempts to declare the Waldheim Building and Sharp Building as local historical landmarks that were unsuccessful. "And the Walls Come a 'Tumblin' Down," *Historic Kansas City Foundation Gazette* (Kansas City, Missouri) 11, 1, p. 1-3.

¹⁵⁰ Mildred Ray, accompanying article to "Postcard of the Harzfeld's Department Store Building," *Kansas City Times*, December 11, 1981, SC58 Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collection, Kansas City Public Library. Mrs. (Mildred) Sam Ray donated over 16,000 postcards to the Missouri Valley Special Collections (SC58) after a decades-long career as a columnist for the *Kansas City Star* and the *Kansas City Times*. Emporis, "Harzfeld's Store Building," accessed on February 15, 2020, <https://www.emporis.com/buildings/121848/harzfelds-store-building-kansas-city-mo-usa>.

¹⁵¹ Mildred Ray, accompanying article to "George B. Peck Dry Goods Company" postcard, *Kansas City Times*, September 12, 1970, SC58 Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collection, Kansas City Public Library.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

Missouri Bank and Trust Company of Kansas City in 2017.¹⁵² Iconic properties that were demolished along this two block stretch include the Emery, Bird, and Thayer Building (1016-1018 Grand Boulevard, NR listed 01/07/1972), the Waldheim Building (6 Petticoat Lane), the Sharp/Lillis Building (18 Petticoat Lane).

A series of contemporary commercial skyscrapers that are part of full-block multiuse complexes (retail/food and beverage spaces, parking garages) border the proposed district to the southwest: City Center Square (1100 Main Street, 1977), AT&T Town Pavilion (1111 Main Street, 1987), One Kansas City Place (1200 Main Street, 1988), and 1201 Walnut Building (1201 Walnut Street, 1991). The 20-story WallStreet Tower (1101 Walnut Street, 1974, formerly Mercantile Bank Building) has been adapted from commercial space into a residential living space. The addition of these contemporary structures reinforces the change in architectural character that defines the boundaries of the proposed district. Due to demolition that resulted in the loss of integrity in the blocks south of the proposed district over the past four decades, the boundaries of the East Ninth Street-Grand Boulevard Historic District enclose the highest number of contiguous resources that contribute to the district's significance and whose integrity remains intact.

Located a few blocks to the west from the proposed district, the West Ninth Street-Baltimore Avenue Historic District (Original, Boundary Increase I, and Boundary Increase II) is roughly centered along Baltimore Avenue, West Ninth Street, and West Tenth Street. The resources located between the proposed district and the West Ninth Street-Baltimore Avenue Historic District include the Ten Main Center complex at 920 Main St. (NR Listed 11/01/2015) and the bisected 1000 block of Main St. that includes an open bus terminal and fountain on one side and a parking garage on the other. Prior to its demolition in the early 1990s, the Macy's at 1034 Main Street was one of the lasting landmarks of the former retail center along Main Street and "Petticoat Lane" (East Eleventh Street between Main Street and Walnut Street). The Lank Bank Building at 15 West Tenth St. (NR listed 01/18/1985) was not included in the West Ninth Street-Baltimore Avenue Historic District Boundary Increase I.¹⁵³

The West Ninth Street-Baltimore Avenue Historic District is characterized predominantly by brick, stone, and cast-iron buildings ranging from two to ten stories (Figures 12, 24). These lower-rise structures, the majority of load-bearing construction, were typical of Kansas City's downtown commercial retail and office development in the late-nineteenth and early-twentieth centuries. Of the district's twenty contributing resources, eleven properties are between two and four stories, four properties are between five and nine stories, and five buildings are over ten stories high. Of the five buildings taller than ten stories, one was constructed with load-bearing masonry (New York Life

¹⁵² "Missouri Bank and Trust Company of Kansas City," USBankLocations.com, accessed on February 20, 2020, <https://www.usbanklocations.com/missouri-bank-and-trust-company-of-kansas-city-9387.shtml>.

¹⁵³ Though the eastern boundary line of the West Ninth Street-Baltimore Avenue Historic District currently extends to Main Street on various maps, this is no longer accurate. Published in 2002, the Boundary Increase I states: "Although the eastern boundary of the original historic district extends to the midline of Main Street (as described in the National Register nomination dated August 20, 1975), it is essential to change this eastern limit to conform to NPS standards. The corrected boundary should run to the eastern property line of the First National Bank building, then north through the eastern property line of the New York Life building and then west at the rear property line. An adjustment should also be made at this point where the district's southern boundary is the property line of the LaRue Printing Company Building." This correction clarifies that the West Ninth Street-Baltimore Avenue Historic District does not directly touch the boundaries of the proposed district. While the author notes that the "district's southern boundary is the property line of the LaRue Printing Company Building," this property line is located on the district's northern boundary. Cydney E. Millstein, National Register of Historic Places Nomination Form, "West Ninth Street-Baltimore Avenue Historic District Boundary Increase I," Kansas City, 2002.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

Building, 1890), two were made skyscrapers through later additions (Dwight Building, 1902-1903 and 1927; New England Bank Building, 1907, 1930), and two were original steel-frame skyscrapers (Third Board of Trade Building, 1923-24; Union Carbide and Carbon Building, 1930-1931). The proposed district differs from the West Ninth Street-Baltimore Avenue Historic District due to the number of steel-frame skyscrapers constructed and its overall reflection of technological advances in architecture and commerce during its period of significance. Though there are a few steel-frame skyscrapers in the West Ninth Street-Baltimore Avenue Historic District, they are not representative of the entire district as explained in the Original nomination, Boundary Increase I, and Boundary Increase II and are physically separated by properties that do not contribute to this context.

The West Ninth Street-Baltimore Avenue Historic District was listed under both Criterion A for Commerce and Criterion C for Architecture. Its period of significance was initially defined as 1880-1931; this period of significance was maintained under Boundary Increase I, but was later extended to 1960, the fifty-year cutoff, under Boundary Increase II. The original nomination included fourteen contributing properties over two full blocks and three partial blocks. Boundary Increase I included five contributing properties over two partial blocks, while Boundary Increase II included one property as part of a single block. The proposed district includes four full blocks and one partial block divided along a horizontal alleyway that was created with the construction of United Missouri Bank Headquarters (1010 Grand Boulevard) in 1986. The proposed district differs from the West Ninth Street-Baltimore Avenue Historic District as it aims to establish a unified ensemble reflective of the broader patterns of commercial and architecture development that shaped Kansas City's central business district in the early- to mid-twentieth century within a cohesive and contiguous area. The character of West Ninth Street draws heavily from late nineteenth century technology and style, whereas the few resources south of West Tenth Street transition into the early twentieth century. While there are resources between both districts that have similar areas of significance during the same period, they are currently separated by non-contributing resources and the districts' physical locations across the natural divide of a wider Main Street differentiate their character within the central business district. (Figure 28) Though Grand Boulevard is also a wider thoroughfare similar to Main Street, the properties between Eighth Street and Tenth Street on both sides of Grand Boulevard share stronger characteristics than the same span along Main Street.

Due to these overall differences in character, scale, period of development, and architectural/historical significance, it was decided not to expand the boundaries of this existing district and instead develop a new nomination tailored to the East Ninth Street-Grand Boulevard district's early steel-framed skyscrapers as well as its concentration of finance-related commercial activity that developed throughout the twentieth century.

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Name of Property

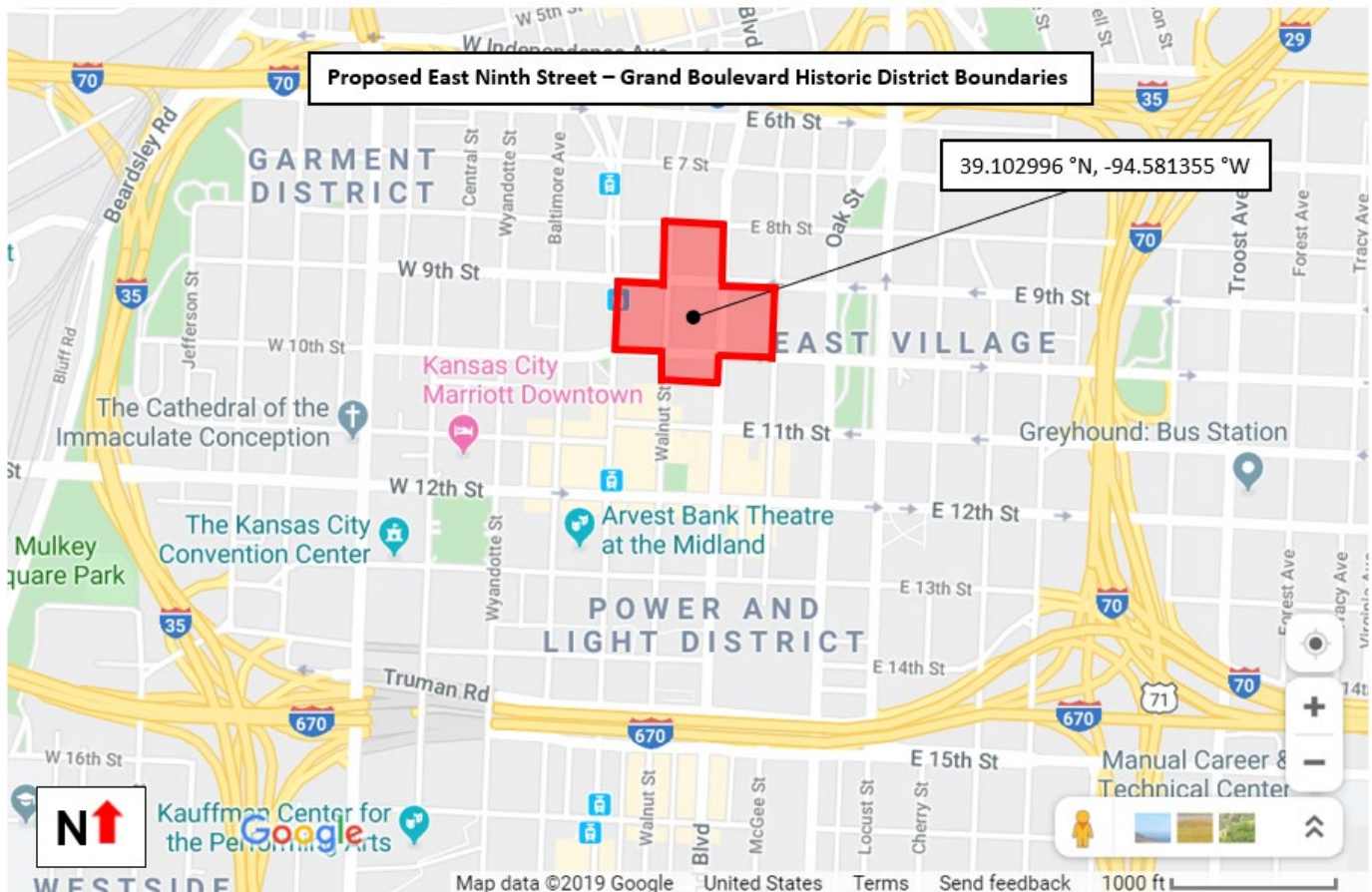
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 1: Context Map of Downtown Kansas City (*Source: Google Maps*)



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Name of Property

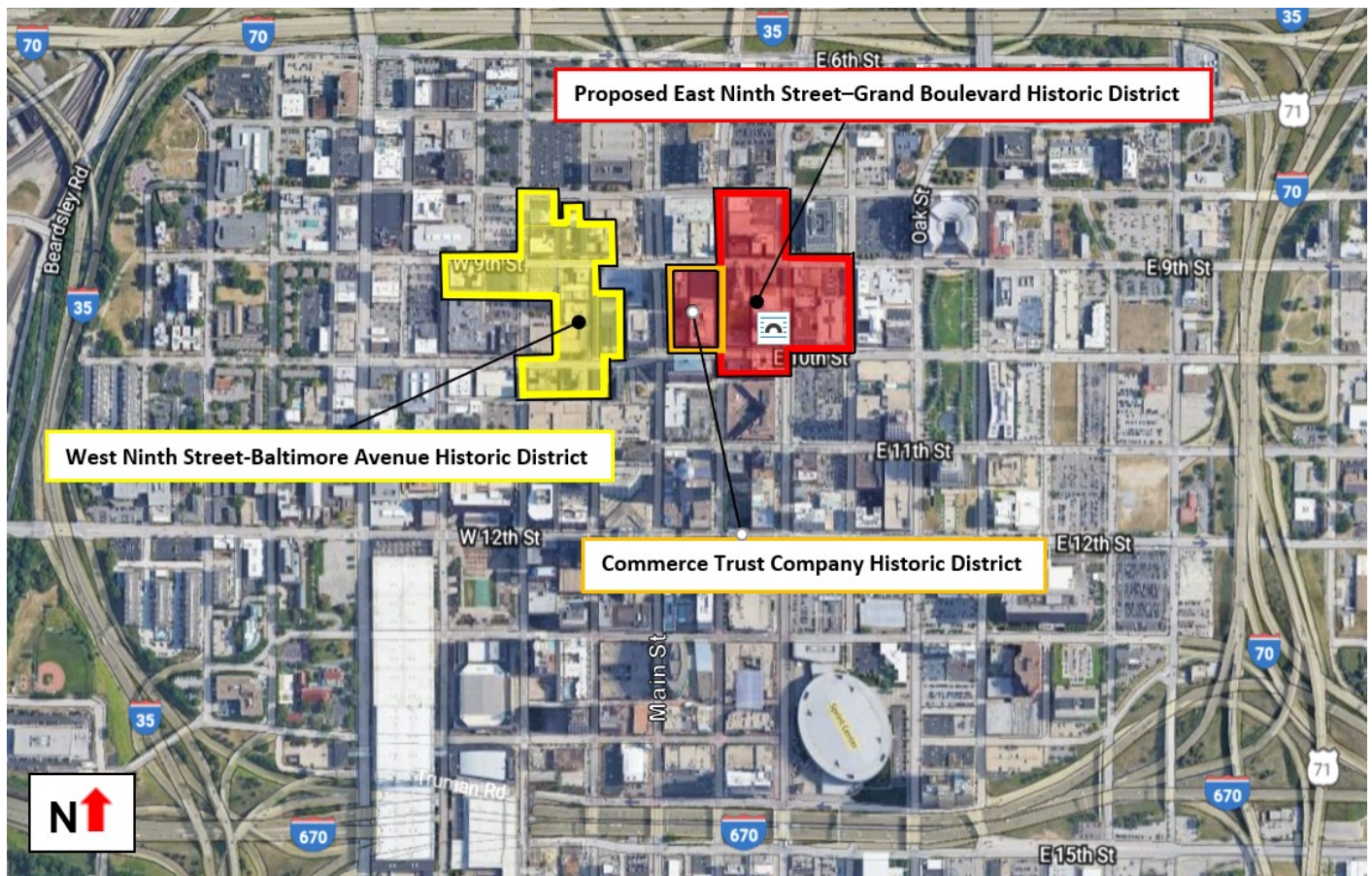
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 2: Context Map, Aerial View Within the Downtown Loop (Source: Google Earth)



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East Ninth Street-Grand Boulevard Historic District

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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 3: Context Map, Aerial of Proposed District While the proposed district's boundaries extend to the property parcel lines, the map below illustrates the boundaries beyond the parcel lines into the center of the streets to provide a better visual representation. (Source: Google Earth)



1. Latitude: 39.104498 °N, Longitude: -94.581851 °W
2. Latitude: 39.104442 °N, Longitude: -94.580677 °W
3. Latitude: 39.103501 °N, Longitude: -94.580723 °W
4. Latitude: 39.103462 °N, Longitude: -94.579580 °W
5. Latitude: 39.102263 °N, Longitude: -94.579619 °W
6. Latitude: 39.102295 °N, Longitude: -94.580789 °W

7. Latitude: 39.101827 °N, Longitude: -94.580778 °W
8. Latitude: 39.101933 °N, Longitude: -94.582046 °W
9. Latitude: 39.102335 °N, Longitude: -94.581941 °W
10. Latitude: 39.102368 °N, Longitude: -94.583103 °W
11. Latitude: 39.103613 °N, Longitude: -94.583046 °W
12. Latitude: 39.103527 °N, Longitude: -94.581957 °W

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East Ninth Street-Grand Boulevard Historic District

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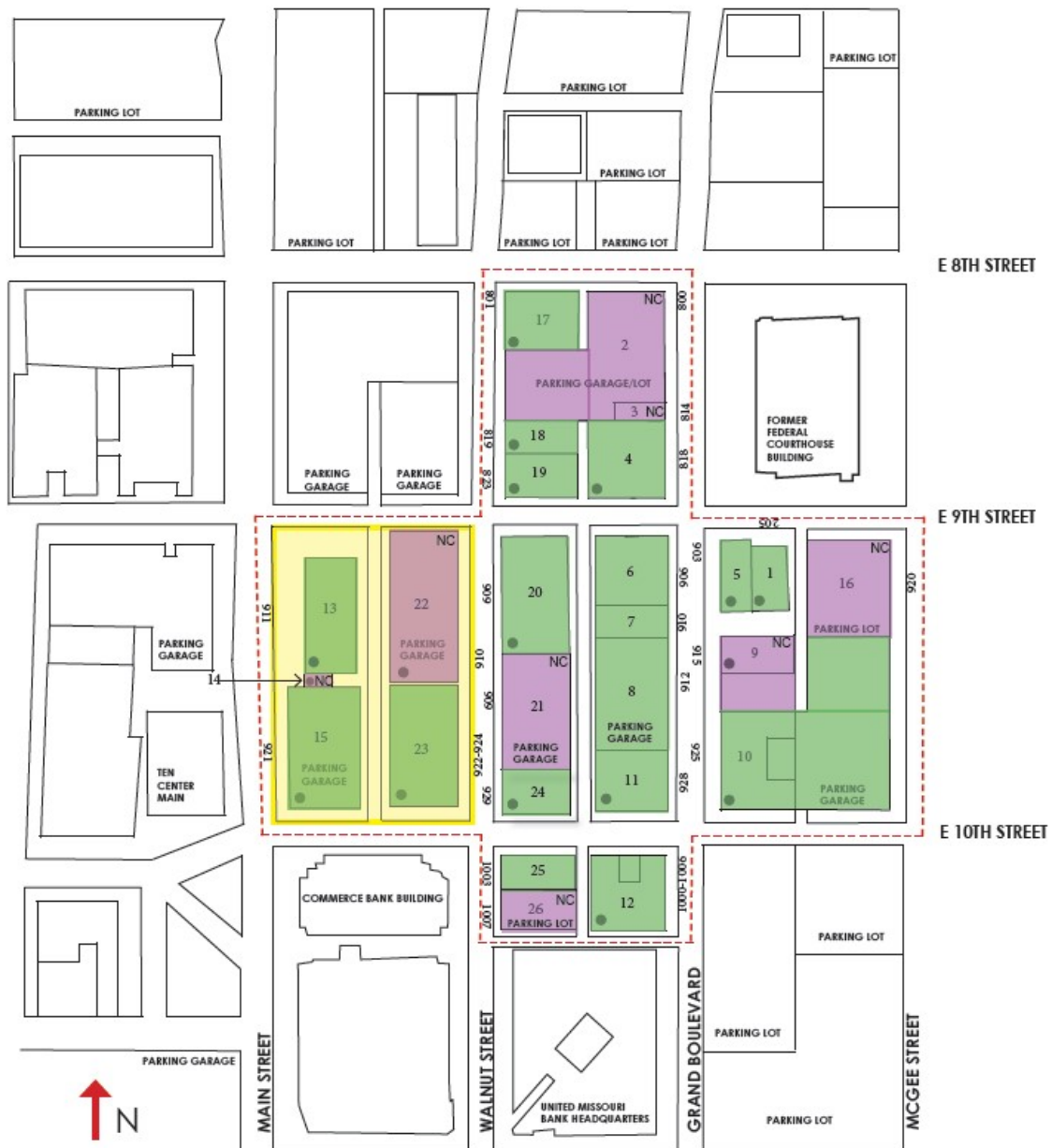
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 4: Proposed District Boundaries and Contributing/Non-Contributing Resources



Proposed East Ninth Street - Grand Boulevard Historic District, Kansas City, Missouri

Prepared by: Campo Architects/MHA
Date: July 22, 2020



Commerce Trust
Company Historic
District



Contributing



Non-contributing



Potential District Boundary



Previously Listed on NR

* Building numbers are referenced in the Physical Description and Statement of Significance

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 5: Applicable National Register Criteria Within Proposed District



Proposed East Ninth Street - Grand Boulevard Historic District, Kansas City, Missouri

Prepared by: Campo Architects/MHA
Date: July 20, 2020



Criterion A



Criterion A and C



Non-contributing



Potential District Boundary



Previously Listed on NR

* Building numbers are referenced in the Physical Description and Statement of Significance

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East Ninth Street-Grand Boulevard Historic District

Name of Property

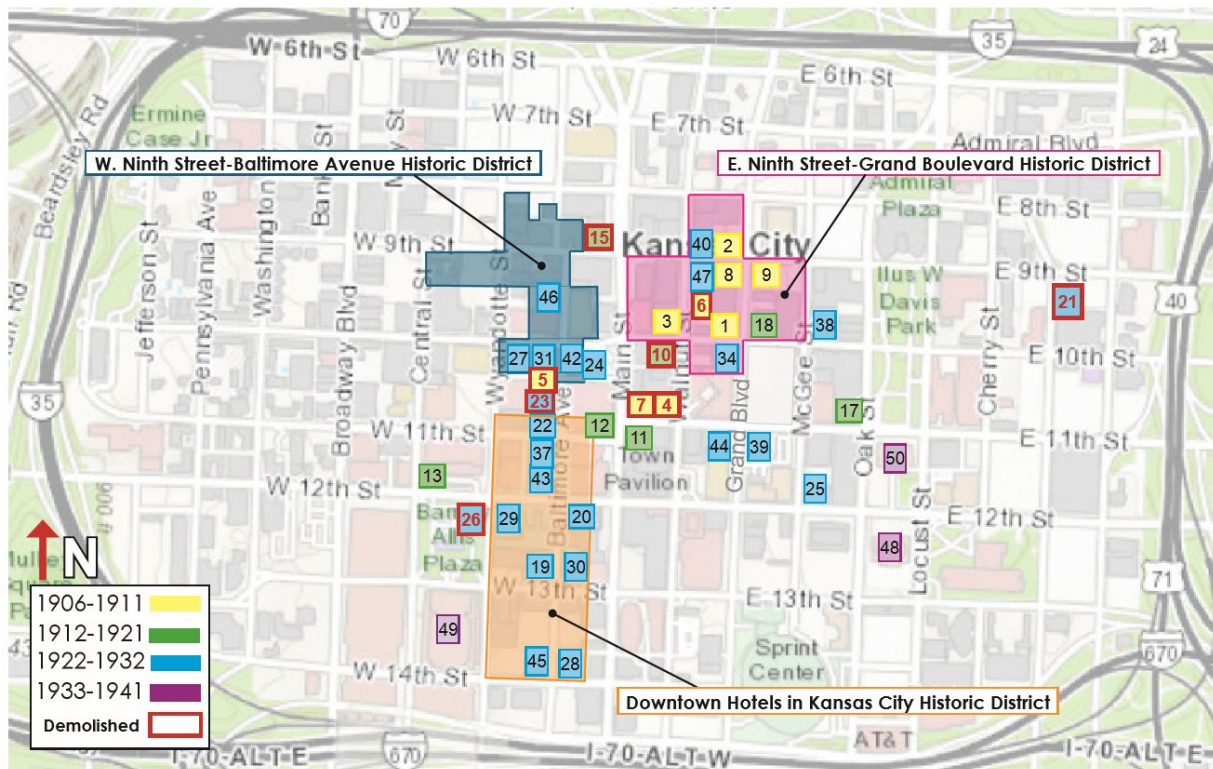
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 6: Steel-frame Skyscraper Development in Kansas City's Central Business District, 1906-1941
Figure 6 shows that the proposed district includes the extant steel-frame skyscrapers that were constructed during the earliest phase of steel-frame skyscraper construction in Kansas City. While steel-frame skyscrapers in Kansas City were originally constructed as commercial office buildings, by 1941 the design was adapted for apartments, hotels, and government buildings.



PHASE 1 (1906-1911)

No.	Property Name	Address	No. of stories	Date of Construction
1.	R. A. Long Building	928 Grand Blvd.	14	1906-1907
2.	Scarritt Building	818 Grand Blvd.	11	1906-1907
3.	National Bank of Commerce Building	922-924 Walnut St.	16	1906-1908
4.	Sharp/Lillis Building	18 Petticoat Ln.	10	1908-1909, Demo. 1986
5.	Fluor Hotel/Orear-Leslie Building	1012 Baltimore St.	10	1909, Demo. 1992
6.	Gloyd Building	921 Walnut St.	12	1909, Demo. 2002
7.	Waldheim Building	6 Petticoat Ln.	26	1910, Demo. 1986
8.	Rialto Building	906 Grand Blvd.	13	1910-1911
9.	Grand Avenue Temple Office Building	903 Grand Blvd.	12	1910-1911

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Name of Property

Jackson County, MO

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N/A

Name of multiple listing (if applicable)

PHASE 2 (1912-1921)

No.	Property Name	Address	No. of stories	Date of Construction
10.	National Fidelity Life Insurance Building	1002 Walnut St.	10-12	1912-1913, Demo. 1983
11.	Harzfield's Inc.	1101 Main St.	11 (10, 1)	1913, 1920
12.	Peck Building	1044 Main St.	11	1914
13.	Muelebach Hotel	200 W. Twelfth St.	12	1915
14.	Coca-Cola Western Auto Building*	2101-11 Grand Blvd.	12	1915
15.	Westgate Hotel	814 Main St.	11	1915-1916, Demo. 1956
16.	Sweeney Automobile and Tractor School*	215 W. Pershing St.	10	1917
17.	Southwestern Bell Telephone Building	324 E. Eleventh St.	28 (14, 14)	1917-1919, 1929-1930
18.	Federal Reserve Bank Building	925 Grand Blvd.	21	1919-1921

PHASE 3 (1922-1932)

No.	Property Name	Address	No. of stories	Date of Construction
19.	Kansas City Club Building	1228 Baltimore Ave.	14	1918-1922
20.	Chambers Building	25 E. Twelfth St.	12 (5, 7)	1915, 1922-1923
21.	Chase Hotel Apartments	911 Holmes St.	11	1923, Demo. 1980s
22.	Mark Twain Tower	106 W. Eleventh St.	20	1923
23.	1016 Baltimore Building	1016 Baltimore Ave.	10	1920-1924, Demo. 1992
24.	Land Bank Building	15 W. Tenth St.	14	1923-1924
25.	Argyle Building	306 E. Twelfth St.	10 (4, 6)	1905, 1924
26.	Stats Hotel	W. 12 th and Wyandotte Sts.	10	1924, Demo. 1973
27.	Board of Trade Building (3 rd)	127 W. Tenth St.	14	1925
28.	President Hotel	1329 Baltimore Ave.	15	1925
29.	Aladdin Hotel	1215 Wyandotte St.	16	1925
30.	Midland Office Building	1221 Baltimore Ave.	12	1926-1927
31.	Dwight Building	1004 Baltimore Ave.	10 (7, 3)	1902-1903, 1927
32.	Belleclair Apartments*	401 E. Armour Blvd.	10	1927
33.	Villa Locarno*	235-239 Ward Pkwy	10	1928
34.	Dierks Building	1000-1006 Grand Blvd.	17 (5, 2, 8, 2)	1909, 1910, 1929, 1930
35.	Brownhardt Apartments*	801 E. Armour Blvd.	10	1929
36.	Riviera/Hemingway Condominiums*	229-231 Ward Pkwy.	10	1929
37.	Brookfield Building	1100-1104 Baltimore Ave.	12	1929-1930
38.	Pickwick Hotel	901-937 McGee St.	11	1929-1930
39.	Professional Building	213 E. Eleventh St.	16	1929-1930
40.	Waltower Building	823 Walnut St.	12	1929-1930
41.	Biarritz Hotel/The Regis*	121 Ward Pkwy	10	1930
42.	New England Bank Building	21 W. Tenth St.	14 (1, 11)	1907, 1930
43.	Phillips Hotel	106 W. Twelfth St.	20	1930
44.	Bryant Building	1102 Grand Blvd.	26	1930
45.	Kansas City Power and Light Building	1330 Baltimore Ave.	34	1930-1931
46.	Union Carbon and Carbide Building	912 Baltimore Ave.	11	1931
47.	Fidelity National Bank and Trust Building	909 Walnut St.	35	1931-1932

PHASE 4 (1933-1941)

No.	Property Name	Address	No. of stories	Date of Construction
48.	Jackson County Courthouse	415 E. Twelfth St.	14 (28-story height)	1934
49.	Municipal Auditorium	1310 Wyandotte St.	11-story height	1931-1935
50.	City Hall	414 E. Twelfth St.	30	1937

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Name of Property

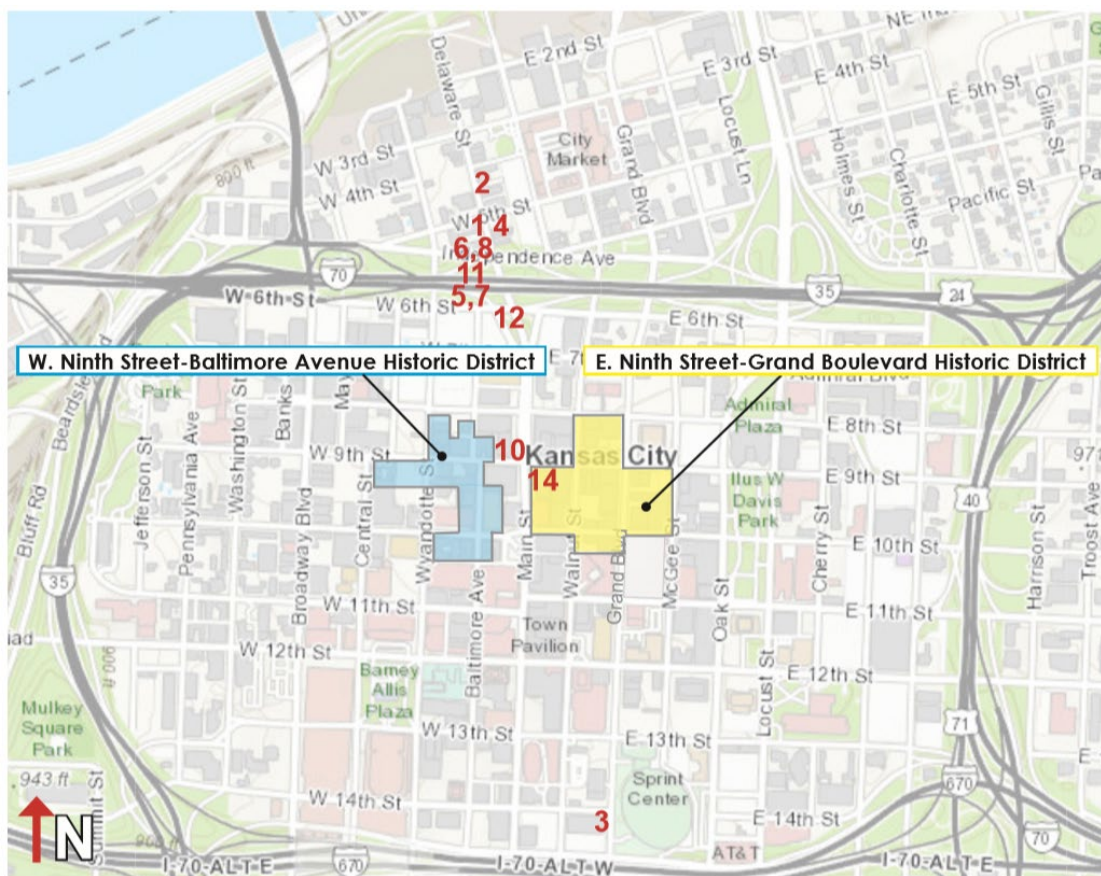
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 7a: Concentrations of Financial Institutions in Downtown Kansas City, 1885. In the late nineteenth century, Kansas City's financial institutions were congregated to the northwest of the proposed district near the Missouri River. (Source: *Hoye's Kansas City Directory* (Kansas City, MO: Hoye's Directory Company, 1885))



No.	Property Name	Address	No.	Property Name	Address
1.	Armour Bros. Banking Co.	SW corner 5 th & Delaware	8.	Kansas City Savings Bank	518 Delaware
2.	Bank of Commerce	445-447 Delaware	9.	Kansas City Stock Yards Bank*	16 th & State Line
3.	Bank of Grand Avenue	SW corner Grand & 14 th	10.	Lombard Bros. Bankers	NW corner 9 th & Main
4.	Bank of Kansas City	SE corner 5 th & Delaware	11.	Merchants National Bank	NE corner Delaware & Missouri
5.	Citizen's National Bank	NW corner 6 th & Delaware	12.	Mills H.S. & Sons	603 Delaware
6.	Cox & Copping	518 Delaware	13.	Savings Bank of Kansas City*	1900 6 th
7.	Kansas City Safe Deposit & Savings Bank	NW corner 6 th & Delaware	14.	Trader's Bank	901 Main

* These properties are located outside of the Downtown Loop and are not shown on the map.

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Name of Property

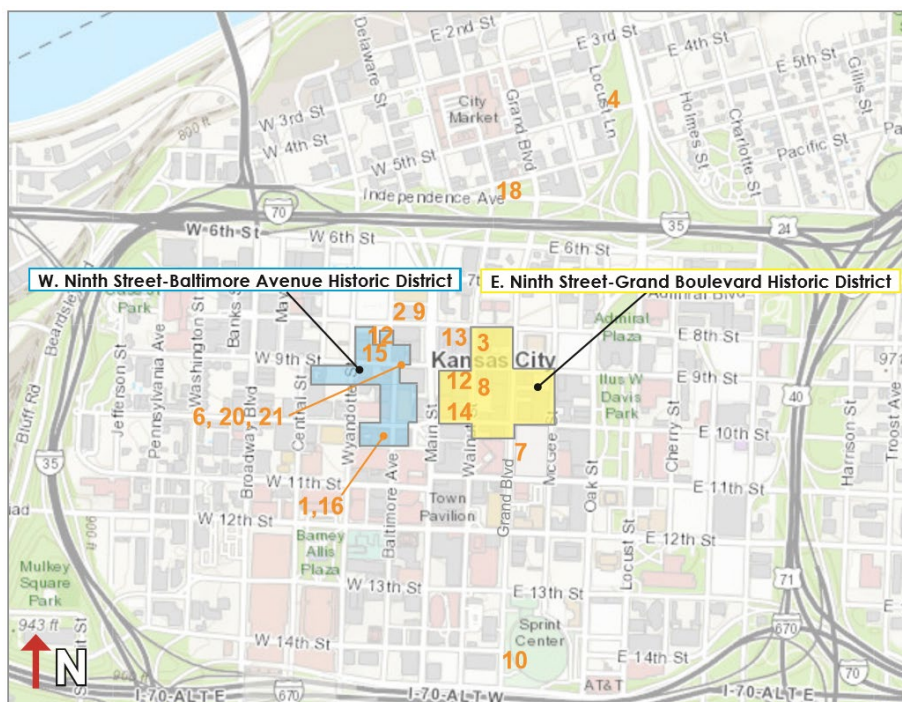
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 7b: Concentrations of Financial Institutions in Downtown Kansas City, 1905. By 1905, Kansas City's financial institutions had gradually shifted location from the riverfront to the area near West Ninth Street and Main Street. While the proposed district included several financial institutions at this time, the following year's construction of the city's first three steel-frame skyscrapers would mark the transition to the east. (Source: *Hoye's Kansas City Directory (Kansas City, MO: Hoye's Directory Company, 1905)*)



No.	Property Name	Address	No.	Property Name	Address
1.	American Guaranty Co.	Rm. 523, 1004 Baltimore	12.	Kansas City State Bank	812 Delaware
2.	American National Bank	NW corner 8 th & Delaware	13.	Missouri Savings Association Bank	820 Walnut
3.	American Savings and Loan Association	803 Walnut	14.	National Bank of Commerce	NW corner 10 th & Walnut
4.	Banca Popolare Italiana	602 E. 5 th	15.	New England National Bank	112 W. 9 th
5.	Citizen's National Bank*	504 Westport	16.	Pioneer Trust Co.	1004 Baltimore
6.	City National Bank	Rm. 100, 20 W. 9 th	17.	Stock Yards Bank of Commerce*	1533 Genessee
7.	Corn Belt Bank	1019 Grand	18.	Traders National Bank of Kansas City	SE corner Missouri & Walnut
8.	Fidelity Trust Co.	SE corner 9 th & Walnut	19.	Union Avenue Bank*	1231 Union
9.	First National Bank	726 Main	20.	Union National Bank	Rm 104, 20 W. 9 th
10.	German American Bank	1401 Grand	21.	U.S. Trust Co. of Kansas City, Missouri	20 W. 9 th
11.	Inter-State National Bank*	Kansas City Stockyard	22.	Western Exchange	900-902 Walnut

*These properties are located outside of the Downtown Loop are not shown on the map.

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Name of Property

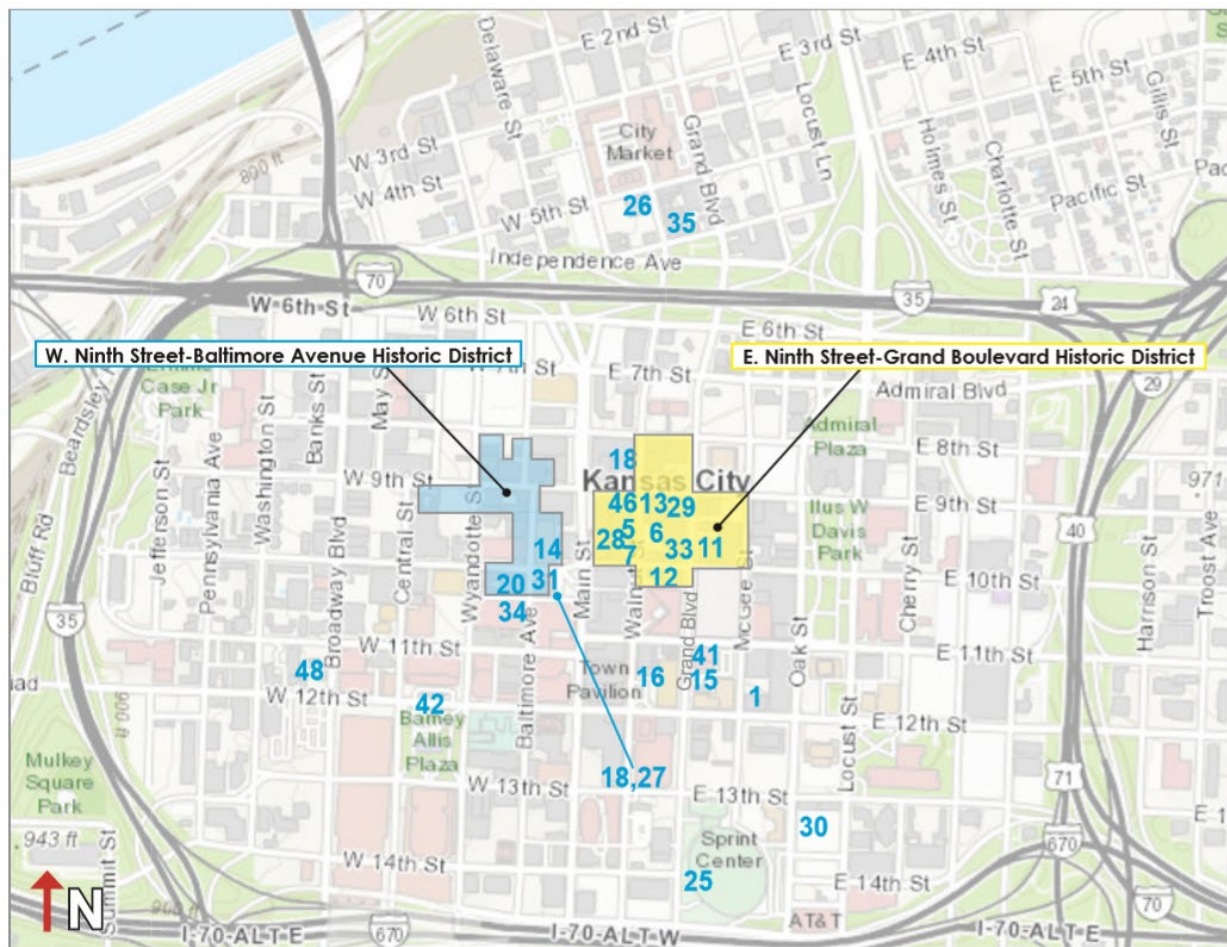
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 7c: Concentrations of Financial Institutions in Downtown Kansas City, 1925. By this time, the proposed district contained the majority of the financial institutions in Kansas City. Those financial institutions outside of the proposed district's boundaries were more geographically dispersed as the city limits expanded further south. (Source: *Polk's Kansas City Directory* (Kansas City, MO: Gate City Directory Company, 1925))



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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 7c (Continued): Concentrations of Financial Institutions in Downtown Kansas City, 1925.

No.	Property Name	Address	No.	Property Name	Address
1.	Argyle State Bank	NE corner 12 th & Argyle	25.	Mercantile Trust Co.	1401 Grand
2.	Blue Valley Bank*	6506 E. 37 th	26.	Merchants Bank of Kansas City	Corner 5 th & Walnut
3.	Broadway Bank of Kansas City*	SE corner Broadway & Southwest	27.	Metropolitan Bank	15 W. 10 th
4.	City Bank of Kansas City*	SE corner 18 th & Grand	28.	Missouri Savings Association Bank	920 Walnut
5.	Colonial National Bank	912-914 Walnut	29.	Morris Plan Co. of Kansas City	902 Grand
6.	Columbia National Bank	921 Walnut	30.	Mutual Bank of Kansas City	SE corner 13 th & Oak
7.	Commerce Trust Co.	922-924 Walnut	31.	New England National Bank	SE corner 10 th & Baltimore
8.	Community State Bank*	3131 Troost	32.	Park National Bank*	4628 Troost
9.	Corn Exchange Bank*	3401 E. 31 st	33.	People's Trust Co.	928 Grand
10.	Drovers National Bank*	1607 Genesee	34.	Pioneer Trust Co.	1016 Baltimore
11.	Federal Reserve Bank of Kansas City	925 Grand	35.	Produce Exchange Bank	SE corner Walnut & Missouri
12.	Federal Trust Co.	111 E. 10 th	36.	Southeast State Bank*	3040 Prospect
13.	Fidelity National Bank and Trust Co.	SE corner 9 th & Walnut	37.	Southside Bank*	3838 Main
14.	First National Bank	NE corner 10 th & Baltimore	38.	Sterling State Bank*	SE corner 12 th & Troost
15.	Gate City National Bank	1111 Grand	39.	Stock Yards National Bank*	1533 Genesee
16.	Home Trust Co.	1117-1119 Walnut	40.	Swope's Park State Bank*	Corner of 48 th & Prospect
17.	Inter-State National Bank*	Kansas City Stockyard	41.	Trader's National Bank	SE Corner 11 th & Grand
18.	Kansas City Joint Stock Land Bank	15 W. 10 th	42.	Twelfth Street Bank	205 W. 12 th
19.	Liberty National Bank	NW corner 9 th & Walnut	43.	Union Avenue Bank of Commerce*	1231 Union
20.	Liberty Trust Co.	1016 Baltimore	44.	Union State Bank*	SW Corner 15 th & Prospect
21.	Linwood State Bank*	3105 Troost	45.	Waldo State Bank*	NW Corner 75 th & Wornall Rd
22.	Main St. State Bank*	1822 Main	46.	Western Exchange	900 Walnut
23.	Manufacturers & Mechanics Bank*	6807 Winner Rd	47.	Westport Bank*	Corner Westport & Broadway
24.	Mechanics & Metals National Bank of New York	106 W. 11 th	48.	Westside Bank of Commerce	1122 Broadway

*These properties are located outside of the Downtown Loop are not shown on the map.

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Name of Property

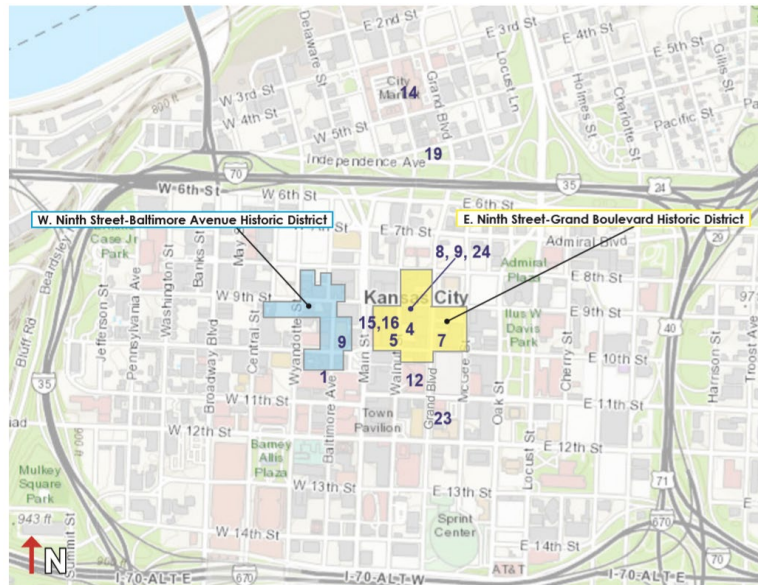
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 7d: Concentrations of Financial Institutions in Downtown Kansas City, 1945.
Following the Great Depression and World War II, the proposed district retained the majority of Kansas City's large financial institutions. Other financial institutions that developed outside of the Central Business District were geographically dispersed and smaller than that of the proposed district.
(Source: *Kansas City Directory (Kansas City, MO: Gate City Directory Company, 1945)*)



No.	Property Name	Address	No.	Property Name	Address
1.	Baltimore Bank	1014 Baltimore	14.	Merchants Bank of Kansas City	429 Walnut
2.	Bank of North Kansas City*	1801 Burlington Ave.	15.	Missouri Bank and Trust Co.	920 Walnut
3.	City National Bank and Trust Co.*	SE corner 18 th & Grand	16.	Missouri Savings Bank and Trust Co.	920 Walnut
4.	Columbia National Bank	921 Walnut	17.	Park National Bank*	4632 Troost
5.	Commerce Trust Co.	NW corner 10 th & Walnut	18.	Plaza Bank of Commerce*	414 Nicholls Rd
6.	Community State Bank*	3131 Troost	19.	Produce Exchange Co.	SE corner Walnut & Missouri
7.	Federal Reserve Bank of Kansas City	925 Grand	20.	Southeast State Bank*	3040 Prospect
8.	Fidelity National Bank and Trust Co.	911 Walnut	21.	Southside Bank*	3838 Main
9.	Fidelity Savings Trust Co.	911 Walnut	22.	Stock Yards National Bank*	1601 Genesee
10.	First National Bank	NE corner 10 th & Baltimore	23.	Traders Gate City National Bank	1111 Grand
11.	Inter-State National Bank*	1600 Genesee	24.	Union National Bank	SE corner 9 th & Walnut
12.	Linwood State Bank*	3105 Troost	25.	University Bank*	316 W. 63 rd
13.	Mercantile Home Bank and Trust Co.	1117-1119 Walnut	26.	Westport Bank*	Corner Westport & Broadway

*These properties are located outside of the Downtown Loop are not shown on the map.

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Name of Property

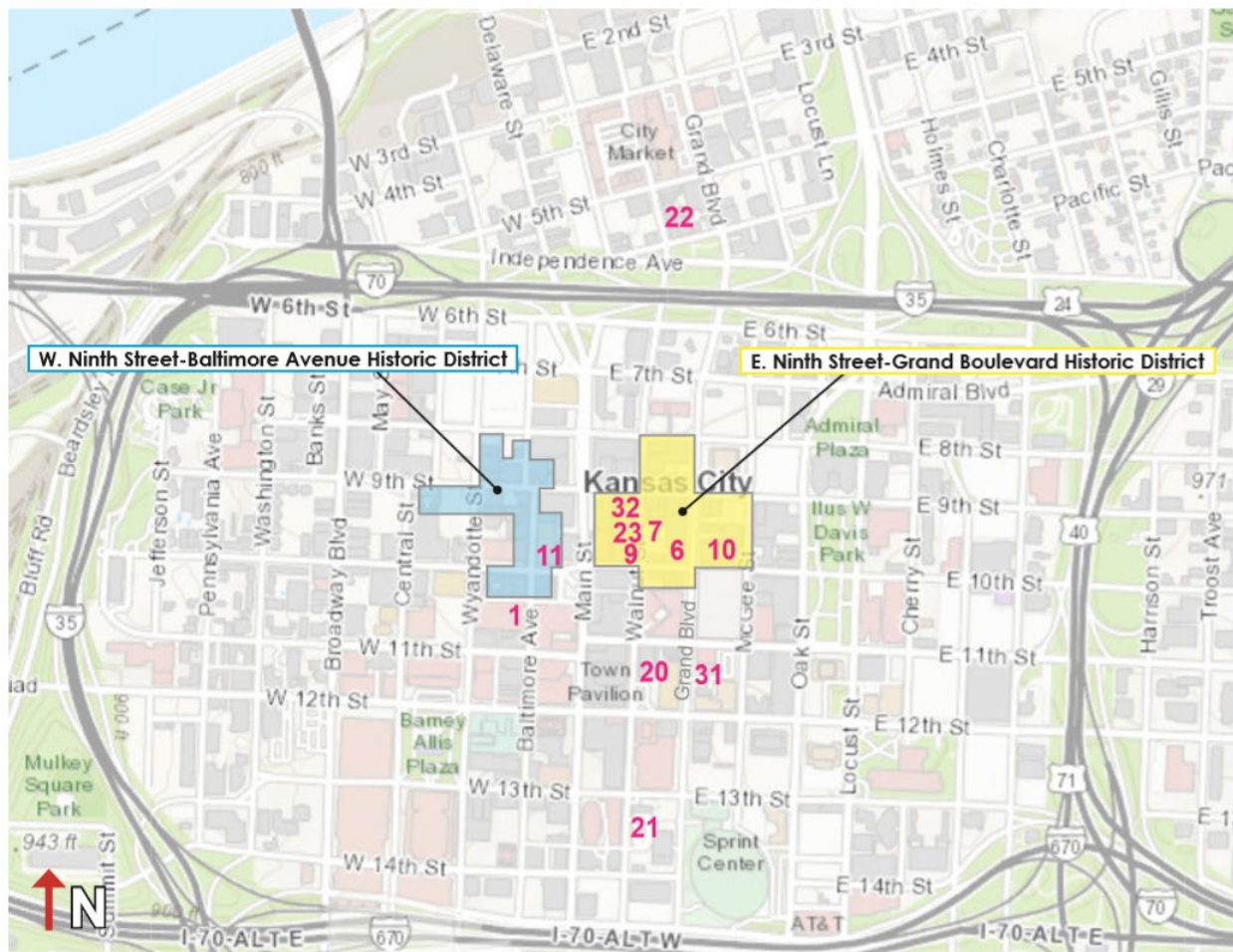
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 7e: Concentrations of Financial Institutions in Downtown Kansas City, 1960. By 1960, the proposed district continued to retain the majority of Kansas City's largest financial institutions. Outside of the downtown loop, smaller financial institutions continued to develop across suburban areas. (Source: *Kansas City, Missouri Directory* (Kansas City, MO: R.L. Polk & Company, 1960))



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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 7e (Continued): Concentrations of Financial Institutions in Downtown Kansas City, 1960.

No.	Property Name	Address	No.	Property Name	Address
1.	Baltimore Bank of Kansas City	1014 Baltimore	19.	Manufacturers & Mechanics Bank*	6400 Independence Avenue
2.	Blue Hills Bank of Commerce*	6100 Troost	20.	Mercantile Bank and Trust Co.	1117-1119 Walnut
3.	Blue Ridge Bank*	170 Blue Ridge Center	21.	Mercantile Motormatic Bank	1323 Walnut
4.	Broadway National Bank*	Corner Broadway & Valentine	22.	Merchants Produce Bank	Corner 6 th & Walnut
5.	Central Bank of Kansas City*	3030 Truman	23.	Missouri Bank and Trust Co.	920 Walnut
6.	City National Bank & Trust Co.	928 Grand	24.	North Hills Bank*	2728 Vivian
7.	Columbia National Bank	921 Walnut	25.	Park National Bank*	4632 Troost
8.	Community State Bank*	3333 Troost	26.	Plaza Bank of Commerce*	414 Nicholls
9.	Commerce Trust Co.	922 Walnut	27.	People's Bank of Kansas City*	111 W. 75th
10.	Federal Reserve Bank of Kansas City	925 Grand	28..	Southeast State Bank*	3121 Prospect
11.	First National Bank	NE corner 10 th & Baltimore	29.	Southside Bank*	3838 Main
12.	Grand Avenue Bank*	1801 Grand	30.	Suburban Bank of Kansas City*	6920 Prospect
13.	Home Savings Association*	5237 Antioch	31.	Traders National Bank	1111 Grand
14.	Jackson County State Bank*	2600 E. Meyer	32.	Union National Bank	900 Walnut
15.	Kansas City Bank and Trust Co.*	1801 Main	33.	University Bank*	115 W. 63 rd
16.	Leawood National Bank*	8520 Ward Parkway	34.	Ward Parkway Bank*	4727 Wyandotte
17.	Linwood State Bank*	3105 Troost	35.	Westport Bank*	Corner Westport & Broadway
18.	Livestock National Bank*	1600 Genesee	36.	Wornall Bank*	7901 Wornall

*These properties are located outside of the Downtown Loop are not shown on the map.

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Name of Property

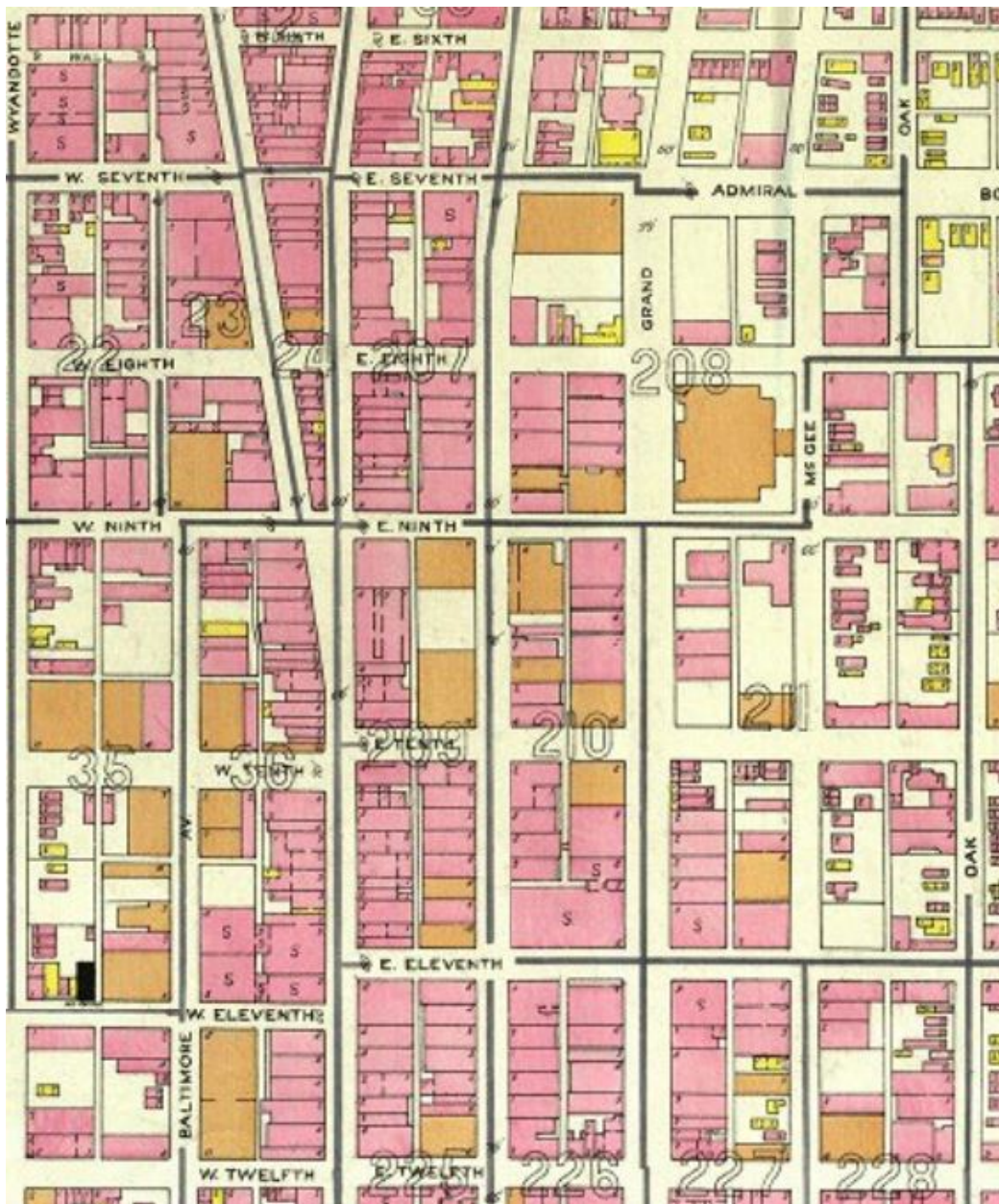
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 8: Sanborn Fire Insurance Map, “Map of Congested District Kansas City, Missouri, 1909.”
Figure 8 illustrates the property lines and growth of the Central Business District along Main Street in the proposed district during the first decade of the twentieth century. (Source: Sanborn Map Company, Digital Library, University of Missouri)



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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 9: "Kansas City, 1925." Figure 9 conveys the legal property descriptions and historic layout of the proposed district in downtown Kansas City, Missouri. (Source: Tuttle-Ayer-Woodward Company, Historic Map Works Rare Historic Map Collection)



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N/A

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Figure 10: Sanborn Fire Insurance Map, Kansas City, Missouri, 1939-1958, Volume 1, Sheets 8, 9, 17-21. (Source: Missouri Valley Special Collections, Kansas City Public Library)



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Name of Property

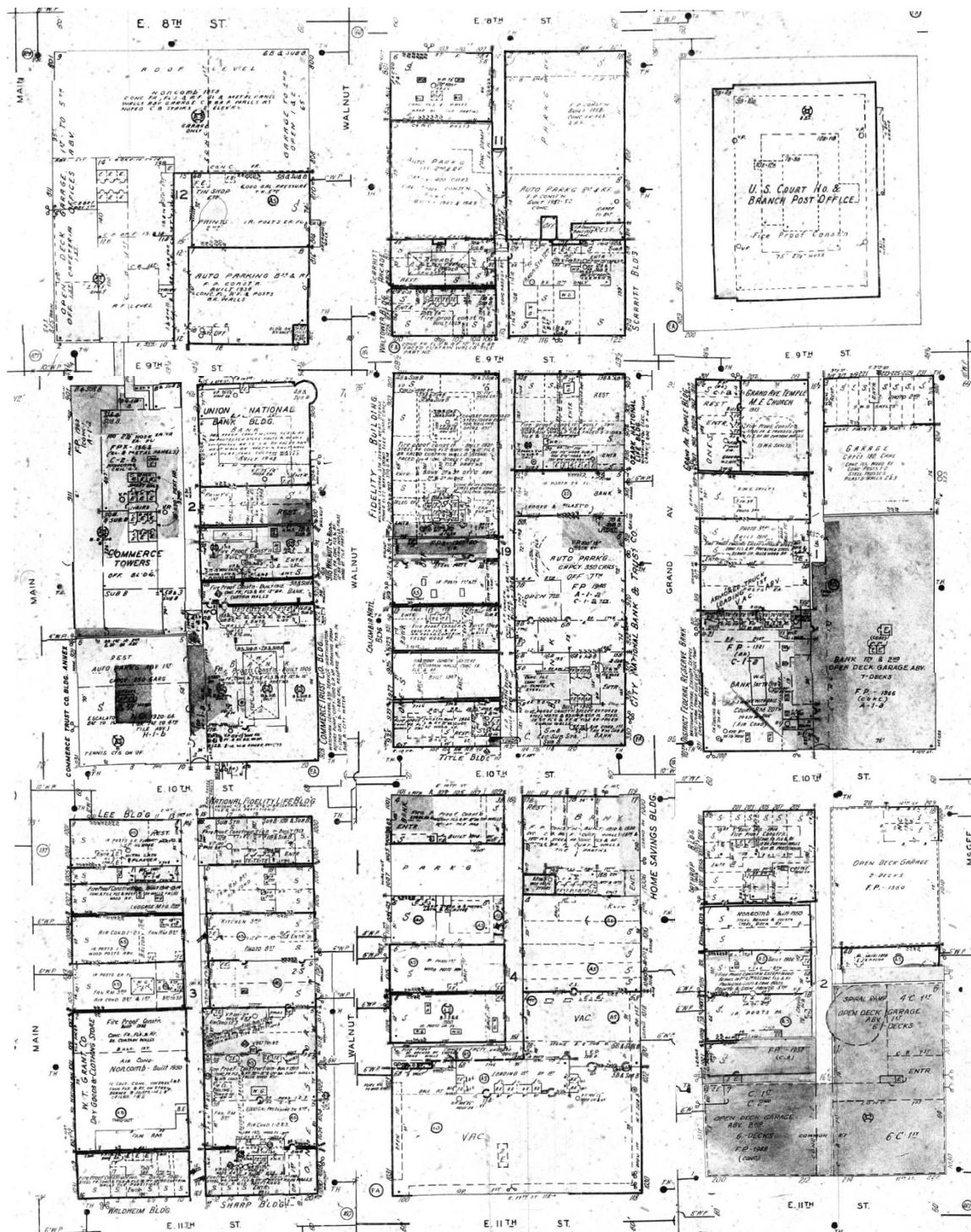
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 11: Sanborn Fire Insurance Map, Kansas City, Missouri, 1939 (revised to 1969), Volume 1, Sheets 8-10, 17-21. (Source: *Sanborn Maps of Missouri, Special Collections and Rare Books, University of Missouri*)



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Jackson County, MO

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N/A

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Figure 12: "Ninth Street East from Wyandotte, Kansas City, MO" c. 1906. The postcard below illustrates the heart of the "West Ninth Street-Baltimore Avenue Historic District," which is characterized by low- and mid-rise buildings constructed of brick. Starting at the left, visible resources include the 6-story New England Building, 3-story Dime Museum, 4-story Lyceum Building, 4-story Bunker Building, and the exceptional 12-story New York Life Building. (Source: SC58-Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collections, Kansas City Public Library)



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N/A

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Figure 13: "Showing Long Building in Course of Construction, Kansas City, MO," c. 1906.
(Source: SC58-Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collections, Kansas City
Public Library)



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East Ninth Street-Grand Boulevard Historic District

Name of Property

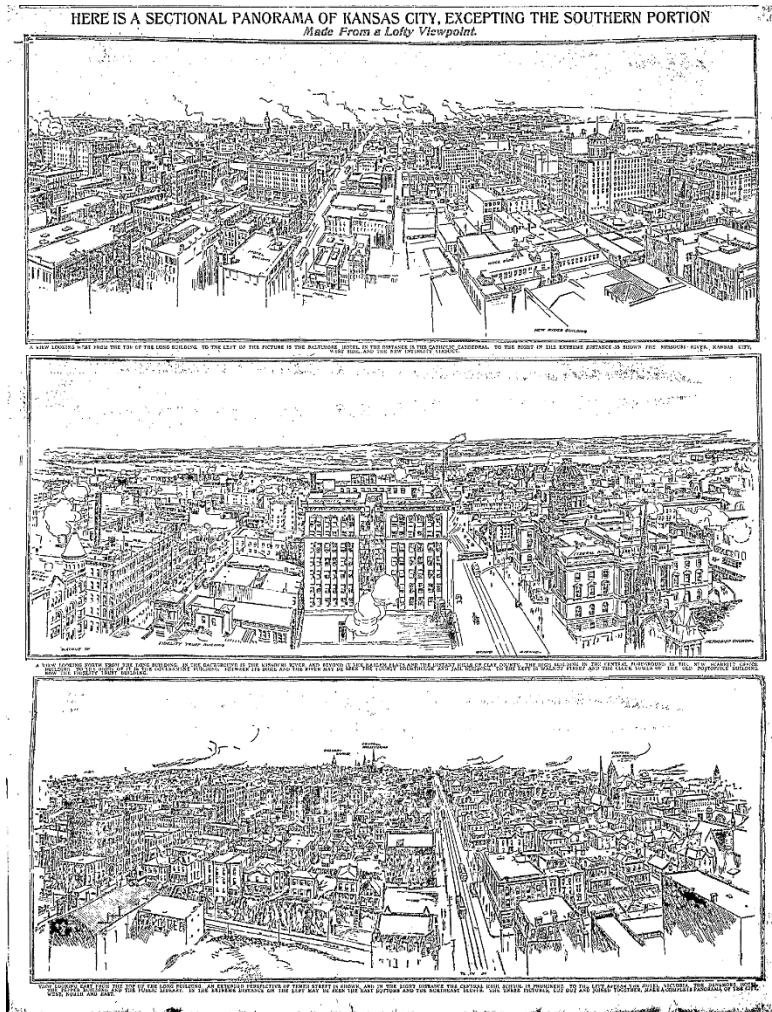
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 14: "Sectional Panorama of Kansas City," April 21, 1907.
(Source: *Kansas City Star Archives, Newsbank*)



The captions below each image read: “ (1) A view looking west from the top of Long Building. Left of the picture is the Baltimore Hotel. In the distance is the Catholic Cathedral. To the right in the extreme distance is the Missouri River, Kansas City Westside, and the new intercity viaduct. (2) A view looking north from the Long Building. In the background is the Missouri River and beyond it the Harlem Flats and the Distant Hills of Clay County. The high building in the center foreground is the new Scarritt Office Building, to the right of it is the government building. Between its dome and the river, may be seen the County Courthouse and Jail Building. To the left is Walnut Street and the clock tower of the Old Post Office Building, now the Fidelity Trust Building. (3) A view looking east from the top of the Long Building. An extended perspective of Tenth Street is shown and in the distance the Central High School is prominent. To the left appear the Hotel Victoria, the Desmore Hotel, the Pepper Building, and the Public Library. In the extreme distance on the left may be seen the East Bottoms and Northeast Bluffs. The three pictures, cut out and joined together, make a complete panorama of the city: west, north, and east.”

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Figure 15: "A Handy Guide to Town," October 2, 1907. Among other Kansas City must-sees, the article below describes the bird's-eye views visible from the up and coming "skyscraper district" located in the heart of the central business district. (Source: *Kansas City Star Archives*, Newsbank)



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N/A

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Figure 16: “Kansas City Skyscrapers, Kansas City, MO,” c. 1908. In this postcard, the National Bank of Commerce Building (left) is under construction. The R.A. Long Building (center) and the Scarritt Building (back right) were completed the previous year. (*Source: SC58-Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collections, Kansas City Public Library*)



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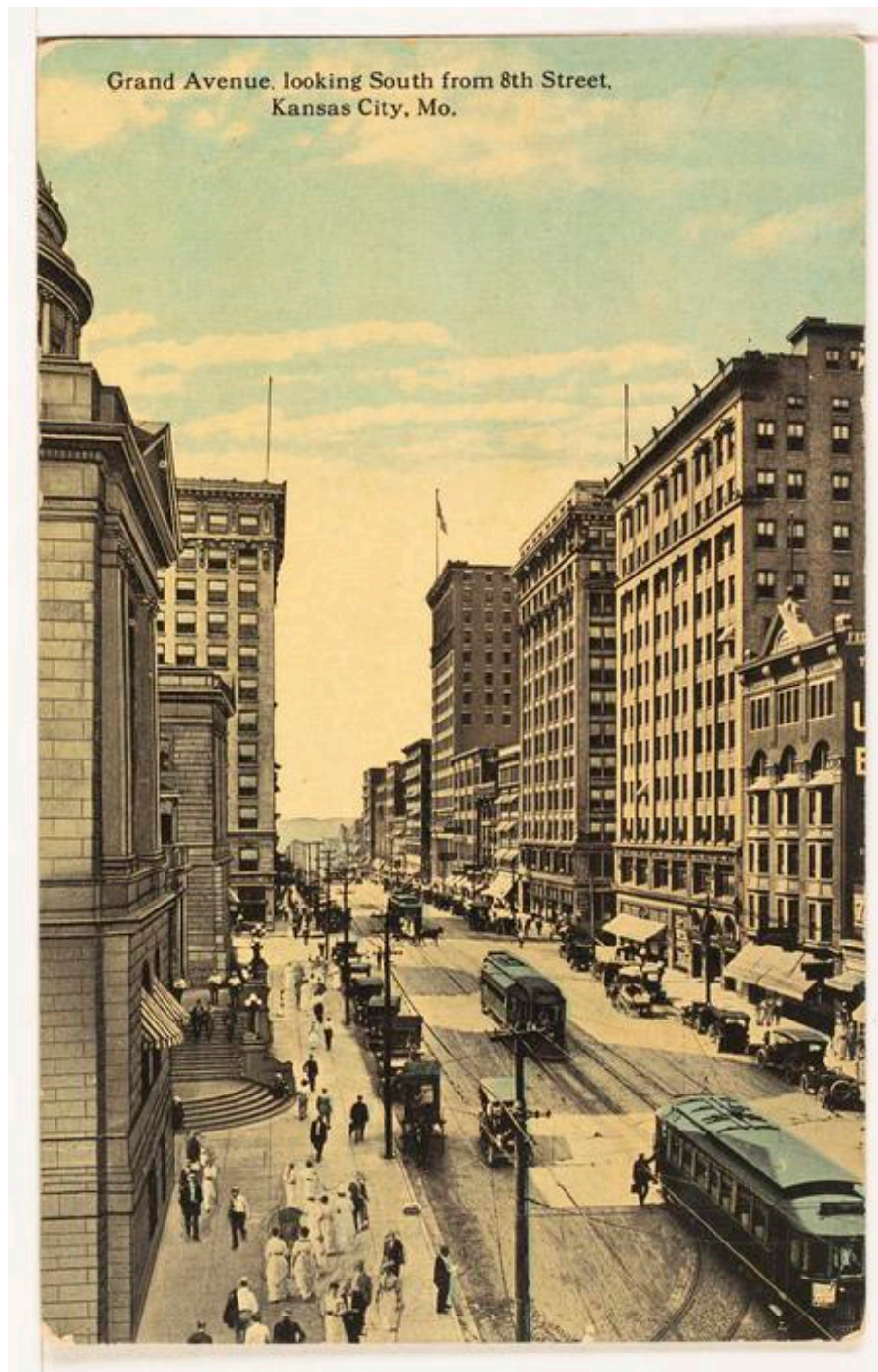
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 17: “Grand Avenue, looking South from 8th Street, Kansas City, Missouri,” c. 1912. The Grand Avenue Temple Office Building can be seen in the back left, while the Scarritt Building, Rialto Building, and R.A. Long Building line the right side of the street, respectively. (*Source: SC58-Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collections, Kansas City Public Library*)



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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 18: Downtown Kansas City's "Skyscraper District" from Grand Avenue and East Tenth Street facing northwest. This view of the "skyscraper district" shows many of Kansas City's earliest steel-frame skyscrapers, including the National Bank of Commerce Building (back left), the R.A. Long Building (center left), the Rialto Building (center right), the Scarritt Building (back right), and the Grand Avenue Temple Office Building (front right). (Source: *The Rotarian* 4, no. 9 (May 1914): 59)



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N/A

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Figure 19: “The Grand Avenue Temple,” 1914.
(Source: *Pen & Sunlight Sketches of Greater Kansas City*)



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Jackson County, MO

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N/A

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Figure 20: "The Rialto Building," 1914.
(Source: *Pen & Sunlight Sketches of Greater Kansas City*)



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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 21: "The Scarritt Building," 1914.
(Source: *Pen & Sunlight Sketches of Greater Kansas City*)



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Jackson County, MO

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N/A

Name of multiple listing (if applicable)

Figure 22: “Walnut Street, North from Tenth Street,” c. 1918. In a *Kansas City Star* article dated July 8, 1917, this segment of Walnut Street between East Ninth Street and East Tenth Street was referred to as the “New Street of Finance” in downtown Kansas City. Amidst the bustle of pedestrians and street traffic, the National Bank of Commerce Building’s historic awning can be seen in the left corner. (Source: SC58-Mrs. Sam Ray Postcard Collection, Missouri Valley Special Collections, Kansas City Public Library)



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N/A

Name of multiple listing (if applicable)

Figure 23: “St. Peter & St. Paul Catholic Church,” June 22, 1921. St. Peter & St. Paul Church, located at the southwest corner of E. Ninth Street and McGee Street, was built in c.1868 and demolished in 1923. The Grand Avenue Temple and Office Building (right), the National Bank of Commerce Building (back right), the R. A. Long Building (back center), and the in-progress Federal Reserve Bank Building (left) are also visible. Although “6-22-21” is written on the photograph, it was likely taken in 1920, as construction on the Federal Reserve Bank Building began in 1919 and was completed in November 1921.
(Source: General Collection, Missouri Valley Special Collections, Kansas City Public Library)



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N/A

Name of multiple listing (if applicable)

Figure 24: “9th Street,” February 1, 1930. This rooftop view looking northwest near W. Ninth Street and Baltimore Avenue includes many contributing resources of the West Ninth Street-Baltimore Avenue Historic District. As noted above, the architectural character of the district reflects late nineteenth-century materials, technology, and style, with fifteen of the twenty total resources having less than ten stories. From left to right, visible resources include University Club Building (916-920 Baltimore), Kansas City School of Law Building (913 Baltimore), Carbide and Carbon Building (912 Baltimore), Lane Blueprint Co. Building (906-908 Baltimore), Wood’s Building (101 W. Ninth), Wright House Hotel (109-113 W. Ninth), New England Building (112 W. Ninth), Dime Museum (110 W. Ninth), Lyceum Building (102-106 W. Ninth), Bunker Building (100 W. Ninth), and the New York Life Building (20 W. Ninth).
(Source: General Collection, Missouri Valley Special Collections, Kansas City Public Library)



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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 25a: "Safety Federal Savings and Loan Association," October 30, 1938. The article below introduces Safety Federal Savings and Loan Association's move into the Beckham Building at 910 Grand Avenue with a rendering of their new storefront. (Source: *Kansas City Star Archives, Newsbank*)

THE KANSAS CITY STAR, SUNDAY, OCTOBER 30, 1938

KANSAS CITY'S LARGEST SAVINGS INSTITUTION
DIVIDENDS PAID AND CREDITED SINCE ORGANIZATION—REMARKS

ANNOUNCING OUR NEW HOME



Monday, October 31,
we will occupy
our new home at
910 GRAND Ave.

For the expedience of business and for the comfort and convenience of those who come to our office to transact business, the Association has purchased the building at 910 GRAND AVENUE, to be known hereafter as the SAFETY FEDERAL BUILDING.

The management of SAFETY FEDERAL, unchanged since its founding thirty-five years ago, is pleased with the new premises given of this recently located building. The new home has been newly and equipped with modern air conditioning, electrical sound absorbing interior, automatic lighting and comfortable lobby. Your visit of inspection is cordially invited.

★ ★ ★ ★ HOME FINANCING

This Association loans money on homes in Kansas City, Independence, the state-city district, also including metropolitan areas in Jackson, Johnson, Clay and Platte counties.

The Safety Home Lending operations have expanded to over Ten Thousand Loans in homes in Kansas City and environs. The Safety Federal is actively in the market for best mortgage loans at lowest interest rates. All loans are made on the basis of monthly reduction plan which insures the debt is a period of time to 15 years. F.I.A. loans are also made and for a longer period if desired.

When you are ready to borrow, re-borrow or moderate your loan, let us help you. We offer state-of-the-art loan-making with a plan for every income.

**SAFETY FEDERAL SAVINGS
HAS NEVER PAID LESS THAN
3% on Savings
and Fixed Sums**

An Unbroken Dividend Record of Over 44 Years

A savings account that pays interest at any time in bank savings, from 1% to 3%—interest on all deposits and savings accounts, 1% to 3% and 4%—the rate of each account is set, based on the amount of its contribution to the total fund. The rate is set by an act of Congress and the rate is set by the act of Congress.

ROYAL GIBSON
1001 N. 10th St.
Kansas City, Mo.
Phone 1-1001

\$10,000,000.00 RESOURCES

OFFICERS AND DIRECTORS

OFFICE C. BRILL, Chairman of the Board
FRANKLIN D. STICKNEY, Vice-President
JOHN C. MORGENTHAU, Treasurer
JOHN F. HENDERSON, Secretary
W. H. WATKINS, Director
HERBERT V. JONES, Director
FRED M. JOHNSON, Director



SAFETY FEDERAL SAVINGS AND LOAN ASSOCIATION of Kansas City, Mo.

910 GRAND AVE.

National Register of Historic Places
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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 25b: "Safety Federal Savings & Loan Association," February 26, 1961. The advertisement below provides a closer look at the Safety Federal Savings & Loan Association's storefront entrance on Grand Avenue. (Source: *Kansas City Star Archives, Newsbank*)

THEir vacation begins at 910 Grand



SAFETY
FEDERAL SAVINGS & LOAN
ASSOCIATION

... to insure happier starts and returns!

Their vacation begins at 910 Grand every year because Mr. and Mrs. Vacation-Bound know that the best way to enjoy a vacation is to save for it in advance. And they know that the best place to save is Safety Federal Savings.

Why? Well, for one thing, they and Safety Federal Savings' 36,000 other customers enjoy the courteous service and genuine interest they always receive at Safety Federal Savings. And they enjoy the feeling of security

that comes from knowing that Safety Federal Savings will manage their money safely for the greatest dividends.

Start planning your vacation for next year now ... with a savings account at Safety Federal Savings. Regular savings will pay off in bigger dividends ... and your money will be available when you want it. Save conveniently ... in person at any of our three locations ... or by mail.

*or if it's more convenient, our Plaza Branch or Red Bridge Branch.

Safety Federal Savings
910 GRAND 11121 LOCUST 4558 MAIN
RED BRIDGE

Free Parking At All Three Convenient Locations

PLAZA AND RED BRIDGE BRANCHES ARE OPEN SATURDAYS AND CLOSED MONDAYS TO OFFER YOU COMPLETE SAVINGS AND LOAN SERVICES

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 25c: "New Safety Federal Façade," June 16, 1968. The article below introduces the first major renovation conducted by Safety Federal Savings & Loan Association to the façade of 910 Grand Avenue.
(Source: *Kansas City Star Archives, Newsbank*)

New Safety Federal Façade

Owner of its own Downtown property since 1931, the Safety Federal Savings and Loan association has begun the first major remodeling of the space at 910 Grand avenue.

Representing an investment of \$100,000, the project entails a new front up to the second floor level of the 5-story building, including a new 6½-foot set-back and precast concrete

panels, and extensive ground floor interior betterments.

Oliver K. Paulkner, executive vice-president and secretary, said a new self-service elevator has been installed, and a new main floor lobby serving the lift will be created.

Among interior refinements will be a new customers' lounge, a rearrangement of tellers' cages and general office revisions.

John W. Ballard, jr., is president of the 74-year-old institution. Including the staffing of three branches, the firm has a total of more than 50 employees.

The 910 Grand project is the design of Voskamp, Slezak & Jameson, architects. The Hiram Elliott Construction company is the general contractor.



PRECAST CONCRETE PANELS and a new 6½-foot setback are features of facade changes in progress at the Safety Federal Savings and Loan association's building at 910 Grand avenue. Voskamp, Slezak & Jameson are architects for the project, scheduled to be completed in about 60 days.

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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 26: Downtown Kansas City, Missouri, c. 1940. The yellow overlay shows the buildings included within the proposed East Ninth Street-Grand Boulevard Historic District. The tall buildings to the left of the proposed district include City Hall (414 E. Twelfth Street) and the Jackson County Courthouse (415 E. Twelfth Street). This photograph shows the area north of the proposed district prior to demolition that took place between Sixth Street and Independence Avenue during the first phase of construction in the late 1950s and early 1960s for what became the northern portion of the Downtown Loop. (Source: *General Collection, Missouri Valley Special Collections, Kansas City Public Library*)



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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 27: “Pickwick Hotel,” 1955. This photograph of the former Pickwick Plaza shows the western façade on McGee Street just outside of the proposed district. From left to right, the monumental multi-use complex includes: the 6-story Pickwick Office Building and 3-story parking garage (behind), 6-story open Bus Terminal, and 11-story Pickwick Hotel. The ground floors of the Office Building and Hotel were designed for retail space. City Hall is visible in the back-right corner three blocks away on East Twelfth Street. (*Source: General Collection, Missouri Valley Special Collections, Kansas City Public Library*)



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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 28: “Main Street looking south from Ninth Street,” May 7, 2020. The segment of Main Street between East Ninth and East Tenth Streets serves as the western boundary for the proposed district (left). The c. 1965-1968 Ten Main Center complex and parking garage span the entire 900-block of Main Street (right) across from the proposed district. North of Ninth Street, Main Street becomes a divided thoroughfare with two lanes going each direction going toward the downtown loop.

(Source: Campo Architects)



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East Ninth Street-Grand Boulevard Historic District

Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 29: “Main Street at West Tenth Street,” May 7, 2020. Ten Main Center (center) is a c.1965-1968 multi-use tower and parking garage located in the 900-block of Main Street across from the proposed district. Southwest of the proposed district, the 1000-block of Main Street includes an open bus terminal (left) that is located on an incline and a contemporary parking garage that bisects the block. South of the proposed district is the c. 1986 Commerce Bank Building complex and parking garage (right). These resources provide a definitive break in character and further separate the proposed district from the intermittent resources included in the West Ninth Street-Baltimore Avenue Historic District (Original, Boundary Increase I, II). (Source: *Campo Architects*)



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Name of Property

Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 30: “McGee Street at East Eleventh Street,” May 7, 2020. The 1000-block of Grand Boulevard that borders the proposed district to the southeast encompasses several paved parking lots. This full block of lost historic fabric emphasizes the character among the remaining contiguous contributing resources within the proposed district’s selected boundaries. (*Source: Campo Architects*)



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Name of Property

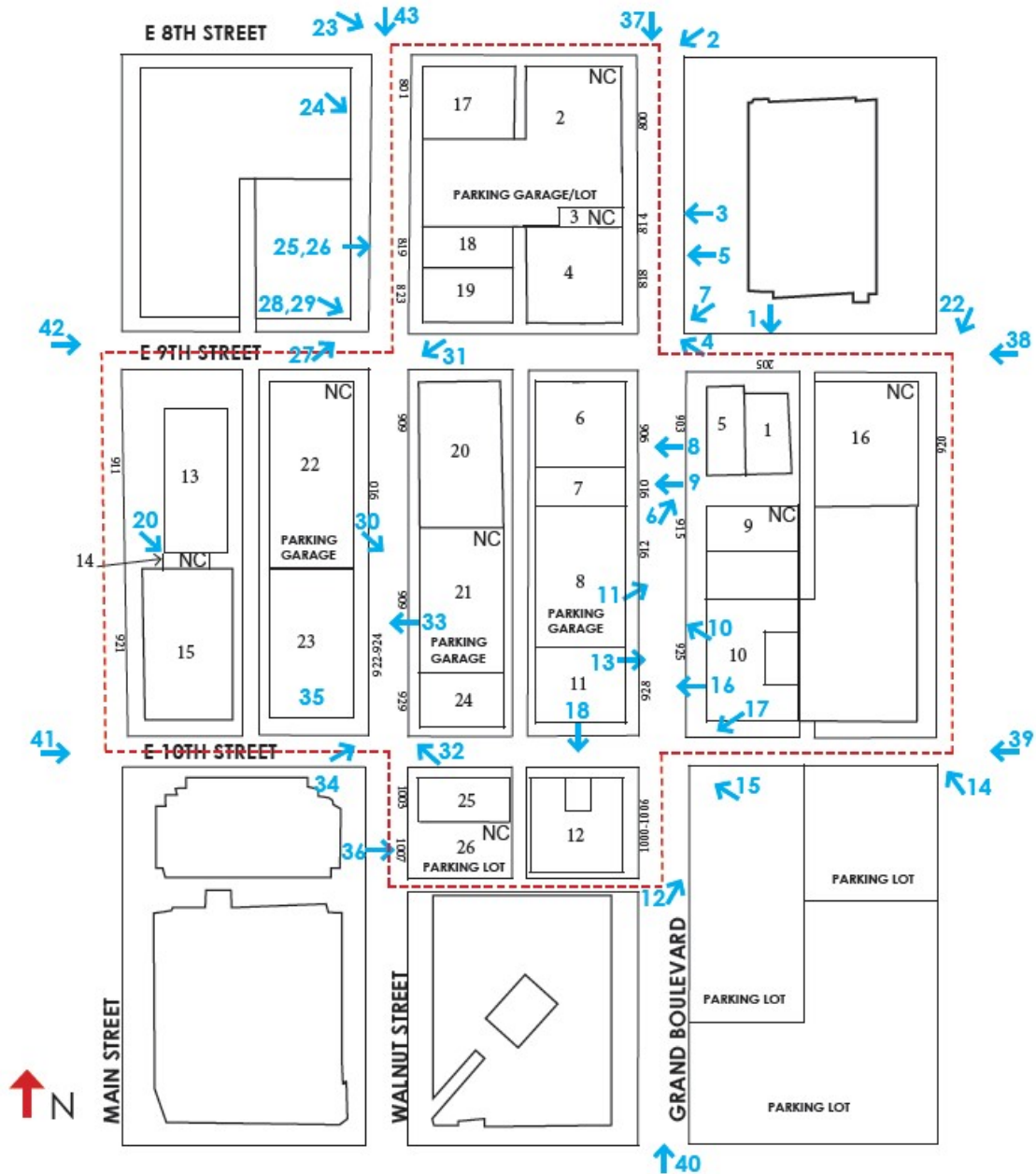
Jackson County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 31: Photo Key



Proposed East Ninth Street - Grand Boulevard Historic District, Kansas City, Missouri

Prepared by: Campo Architects/MHA
Date: July 20, 2020

NC Non-contributing

— Potential District Boundary

* Building numbers are referenced in the Physical Description and Statement of Significance



GRAND AVENUE TEMPLE
UNITED METHODIST CHURCH

LET US
PRAY FOR YOU
↓

GRAND AVENUE TEMPLE
UNITED METHODIST CHURCH

GRAND AVENUE TEMPLE
UNITED METHODIST CHURCH





TATTOO

No one
under
18

PERMANENT COSMETICS

- MICROBLADING
- MICROBLADING
- POWDER BROW
- EYELINER
- LIPSTICK
- COLOR CORRECTION
- TATTOO REMOVAL

816

OPEN

TATTOOS

- BLACK AND GREY
- COVER UPS
- TRADITIONAL
- LETTERING
- PIERCINGS

814 GRAND BLVD

PIERCING

TATTOO
WALKINS WELCOME







9th ST
GRAND

SCARRITT BUILDING





9th Street

Grand Blvd

PARTNERSHIP PLACE









TEXAS
CHIEF OF POLICE
OFFICE

928
PARKING

GARDAWORLD







FEDERAL RESERVE BANK OF KANSAS CITY









10th St

RENT

ONE THOUSAND SIX GRAND

BIKE LANE

ONE THOUSAND SIX GRAND









COMMERCE TOWER
PARKING
AVAILABLE
Starting at
\$75 / MONTH
(816) 686-8713

Main St

10th St

P

GA
N
H
S
T
E

LEFT TURN
YIELD
ON
FLASHING
ARROW

CVS pharmacy

CVS pharmacy

CVS pharmacy





ONE WAY

RAU
CONSTRUCTION
SINCE 1870

RAU
CONSTRUCTION
SINCE 1870

RAU
CONSTRUCTION
SINCE 1870

RAU
CONSTRUCTION
SINCE 1870

RAU
CONSTRUCTION
SINCE 1870

GRAN
UNIT



8th St

Hampton Inn

ONE WAY









819

SCARRITT ARCADE

NO FIREARMS OR
OTHER WEAPONS
ALLOWED ON
THIS PROPERTY

NOT AN
ENTRANCE



9th St

WALTON
LOFTS
823

WALTON
LOFTS
823
NOW LEASING
714-842-1424

WALTON
LOFTS
823
NOW LEASING
714-842-1424









909
WALNUT

ONE WAY

9th St

Walnut St





CORPORA
TRUST COMPANY

CORPORA
TRUST COMPANY



COMMERCE BUILDING

C

O

M

E

R

C

E

COMMERCE

922
TRUST

BUILDING

OFFICE ENTRANCE



AREA
909/929
WALNUT
OFFICE+RETAIL
816 895 4800
@spokesco

10th St

SPOKES

CENTER
LANE
CLOSED

SPOKES
COFFEE & CLOTHING

HAPPY HOUR
ANYTIME

SPOKES
COFFEE & CLOTHING

LUNCH
IS SERVED
3









RAU
CONSTRUCTION
SINCE 1870

GRAND AVENUE TEMPLE
UNITED METHODIST CHURCH

RideKC
28
29
535
550
571









15 Main

Main St

COMMERCE BANK COMMERCE TOWER

