

AN ORDINANCE

THIS ORDINANCE EFFECTIVE
10 DAYS AFTER PASSAGE

DESIGNATING THE QUALITY HILL WEST HISTORIC DISTRICT, KANSAS CITY, MISSOURI, AN HISTORIC LANDMARK.

WHEREAS, the Landmarks Commission held an advertised hearing on the designation of the Quality Hill West Historic District on October 7, 1985; and

WHEREAS, the Landmarks Commission determined that the district has particular architectural and historical significance; and

WHEREAS, Quality Hill West is an identifiable concentration of primarily residential properties that by the date, style and density best convey the original character of this early Kansas City neighborhood; and

WHEREAS, the District includes 44 structures which were constructed between 1856 and 1919 and which was a fashionable neighborhood developed by distinguished citizens such as Kersey Coates, who originally came to Kansas City from the east and played a major role in the early industrial, political and social life of the City; and

WHEREAS, the District is a portion of the National Register Historic District listed in the Register July 7, 1978; and

WHEREAS, the Landmarks Commission unanimously recommended that the Quality Hill West Historic District be designated an historic landmark; and

WHEREAS, the City Plan Commission held an advertised public hearing on November 19, 1985, and unanimously recommended the designation as an historic landmark; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Quality Hill West Historic District, more specifically described as:

SE 1/4 NE 1/4 SEC 6 49 33 BEG SW COR 11TH ST & PENN AVE AT PT
509.5 FT E & 300 FT N SW COR SD 1/4 1/4 TH S 50 FT TH W 122
FT TH N 50 FT TO S LI 11 TH ST TH E TO BEG

AND

SE 1/4 NE 1/4 SEC 6 49 33 BEG AT PT 509.5 FT E & 250 FT N SW
COR SD 1/4 1/4 TH S 60 FT TH W 122 FT TH N 60 FT TH E TO BEG

AND

58925

LYKINS PLACE, BLK 2, LOTS 6-18 AND BLK 3, LOTS 1-32; T.S. CASE'S ADD, BLK 3, LOTS 1-5; BROOKWOOD ADD, LOT 2; CONVENT PLACE ADD, LOTS 1-14; LOTS 8-17 AND ALL ADJ VAC ALLEYS, BLK 7, COATES ADDITION, A SUBDIVISION LOCATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

be designated an historic landmark.

Section 2. That the Council finds and declares that before taking any action on the proposed designation, all public notices and hearings required by law have been given and had.

I hereby certify that as required by Section A6.125, Administrative Code of the City of Kansas City, Missouri, the foregoing ordinance was duly advertised and public hearings were held.

Authenticated as Passed

Richard L. Berkley
RICHARD L. BERKLEY, Mayor

E. Richard Brenneisen City Clerk

By E. M. S. Sipes
Deputy City Clerk

FEB 21 1986

Richard E. Dunn
Secretary, City Plan Commission

Approved as to form and legality:

Heather A. Brown
Assistant City Attorney



Landmarks Commission

City of Kansas City, Missouri
Heart of America

26th Floor East, City Hall
Kansas City, Missouri 64106

(816) 274-2555

LANDMARKS COMMISSION

CASE NO. 0091-D

CASE # 0091-D

ADMINISTRATOR'S REPORT

EXHIBIT E

QUALITY HILL WEST HISTORIC DISTRICT

Applicant: Historic Kansas City Foundation
Dates of Construction: Multiple, see Architectural Significance
Architect(s): Multiple, see Architectural Significance
Number of Structures: 46 (44 contributing; 2 non-contributing)

STATEMENT OF SIGNIFICANCE

The Quality Hill West Historic District is a concentration of primarily residential structures that were originally part of an early prestigious Kansas City neighborhood.

Background

Quality Hill West consists of a selection of buildings that are part of the larger Quality Hill National Register Historic District. The Quality Hill National Register Historic District, consisting of eighty-one(81) buildings, was listed in the National Register of Historic Places on July 7, 1978. Since that time, thirteen (13) buildings within the historic district have been demolished.

Because of its proximity to the downtown area, considerable interest has been evidenced over the years in revitalizing the area. However, the first tangible step in this direction was the awarding of a \$6.5 million Federal Urban Development Action Grant (UDAG) in September of 1983 to the St. Louis development firm of McCormack, Baron & Associates for a \$37 million redevelopment project. This redevelopment project is now underway just to the east of Quality Hill West.

The proposed Quality Hill West Historic District consists of forty-four (44) contributing structures (two non-contributing) that by their date, style and density best convey the original residential character that typified this early Kansas City neighborhood.

Summary of Quality Hill History

Quality Hill was a fashionable neighborhood developed by distinguished owners and residents, originally from the east coast, who played a major role in the early industrial, political and social life of the city.

Kersey Coates, a Quaker from Pennsylvania, acquired before the Civil War, a large part of the area that was to become Quality Hill. In 1859 he built his large home at the corner of 10th Street and Pennsylvania Avenue (demolished).

The area proved to be an ideal location for residential development, offering magnificent views of Missouri and Kansas River valleys. While easily accessible to the business district, it developed as a quiet suburb.

Quality Hill maintained its position as a prestigious residential neighborhood for over thirty years, reaching its greatest social pre-eminence concurrently with the great real estate boom of the 1880's.

By 1906 the distinguished original Quality Hill residents had moved away to newer and more fashionable areas developing to the south. The once palatial residences were converted to sleeping rooms and boarding houses.

Justification of Boundaries

Quality Hill West is a portion of the National Register Historic District. The boundaries were selected to reflect the greatest concentration of late 19th century residential structures within the National Register Historic District.

ARCHITECTURAL SIGNIFICANCE

Chronological Distribution:

I. Prior to 1880	- 4 buildings
II. 1880-1889	- 28 buildings
III. 1890-1899	- 2 buildings
IV. 1900-1919	- 9 buildings
V. 1920-1929	- 2 buildings
VI. 1940-1949	- 1 building

I. Prior to 1880

The Italianate style was popular in Kansas City in the mid-19th century, evidenced primarily by pronounced window and door moldings, and the use of classical motifs in cornices, columns, and other details.

All four of the buildings in the district from this period probably featured those elements. The oldest building in the Quality Hill West Historic District is at 1204 Washington Avenue, originally the residence of Dr. Johnston Lykins. The residence has undergone several additions and alterations, so that only the ornate limestone window moldings indicate the original grandeur of the residence.

The buildings that best represent these early years of Quality Hill's history are located at 1025 Jefferson Street and 1228-30 Pennsylvania Avenue. The residence at 1025 Jefferson Street has recently been restored and is now a superb example of late 19th century Italianate residential architecture. Of equal architectural interest is the two-family dwelling at 1228-30 Pennsylvania Avenue which features stone segmental arched lintels and a classical entablature with a central broken pediment.

II. 1880-1889

The twenty-eight (28) buildings from this period reflect major residential construction activity in Quality Hill in the 1880's, concurrent with a general real estate boom in the city. The buildings are generally concentrated on the south end of the east side of the 1200 block of Jefferson Street, the west side of the 1100 block of Pennsylvania Avenue, and the east and west sides of the 1200 block of Pennsylvania Avenue.

The residences from 1233 to 1241 Jefferson Street are similar in design and were most likely built for speculation. They are brick, two-stories in height, and feature segmental arched window openings.

The architectural embellishment of the other buildings from this period reveal interest in the Queen Anne and Richardsonian Romanesque styles.

Multi-family buildings were also erected during this period, including the double townhouse at 1224-26 Pennsylvania Avenue, the boarding house at 1104 Pennsylvania Avenue, and the row houses at 614-22 West 13th Street.

III. 1890-1899

Kansas City's real estate and building boom collapsed in mid-1888, thus it is not surprising that only two buildings remain in Quality Hill West that are from this decade.

The three-story brick and brownstone building at 1120-22 Pennsylvania Avenue was erected as a boarding house. The structure at 1209 Pennsylvania Avenue is a two-story brick residence. Both have a minimum of architectural detail.

IV. 1900-1919

A variety of building types were erected during this time period in Quality Hill West, including several two-story, brick residences; two, 2-story brick apartment buildings (1024 Pennsylvania Avenue and 612-14 West 12th Street). In 1903 the Eleanor Apartments were constructed at 1015 Jefferson Street. The eight-story building, the tallest in the district, was the first apartment building in the city to have an electric elevator installed.

V. 1920-1929

The building at 1028 Pennsylvania was constructed in 1928 as a hotel for girls.

Because 609-13 West 11th Street has no residential functions, it is considered a non-contributing structure in the district.

VI. 1940-1949

The only building from this period is a grocery store at 601-09 West 12th Street and is also considered a non-contributing structure in the district.

ARCHITECTS

While the architects for the majority of the buildings in Quality Hill West have not been identified, there are some important works in the District by significant Kansas City architects:

Horace LaPierre - 1204 Pennsylvania Avenue

Henry E. Hill - 1224-26 Pennsylvania avenue; 1232-34
Pennsylvania Avenue

Van Brunt & Howe - 1032 Pennsylvania Avenue

Matt O'Connell - 1015 Jefferson Street

Frank Resch - 523 West 12th Street

RESIDENTS

Many of the residents of Quality Hill West played important roles in Kansas City's civic and commercial development and included:

Rev. C.J.E. Harterius - pastor of the Swedish
Evangelical Lutheran Church

Henry Van Brunt - prominent architect and past president
of the American Association of Architects

Herbert D. Cutler - President of the Cutler & Neilson
Paint and Color Company

Charles A. Brockett - Founder of the Brockett Cement
Company

Mrs. George N. Blossom - Proprietor of the Blossom
House Hotel

D. P. Bigger - a local physician

John G. Conkey - a dry goods merchant

PROPERTIES INCLUDED WITHIN THE QUALITY HILL WEST
HISTORIC DISTRICT

Pennsylvania

1020
1024
1028
1032
1100
1104
1110
1114
1118 (vacant lot)
1120-22
1207
1209
1213
1214 (vacant lot)
1216
1217
1218
1219
1220 (vacant lot)
1221
1222
1224-26
1225
1228-30
1232-34
1238
1240
1242 (vacant lot)
Vacant lot (south of 1242)

1204 Washington

609-13 W. 11th St. (non-conforming)

523 W. 12th St.
601 -05 W. 12th St. (non-conforming)
Vacant lot west of 601-05 W. 12th St
612-14 W. 12th St.
619-21 W. 12th St.

614-22 W. 13th St.

Jefferson

1015
1021
1025 1033
1207
1211
1213-15
1217
1219
1229
1233
1235
1237
1239
1241

LEGAL DESCRIPTION

SE 1/4 NE 1/4 SEC 6 49 33 BEG SW COR 11TH ST
& PENN AVE AT PT 509.5 FT E & 300 FT N SW COR
SD 1/4 1/4 TH S 50 FT TH W 122 FT TH N 50 FT
TO S LI 11TH ST TH E TO BEG

AND

SE 1/4 NE 1/4 SEC 6 49 33 BEG AT PT 509.5 FT
E & 250 FT N SW COR SD 1/4 1/4 TH S 60 FT
TH W 122 FT TH N 60 FT TH E TO BEG

AND

LYKINS PLACE, BLK 2, LOTS 6-18 AND BLK 3, LOTS
1-32; T. S. CASE'S ADD, BLK 3, LOTS 1-5; BROOKWOOD
ADD, LOT 2; CONVENT PLACE ADD, LOTS 1-14;
LOTS 8-17 AND ALL ADJ VAC ALLEYS, BLK 7, COATES
ADDITION, A SUBDIVISION LOCATED IN KANSAS CITY,
JACKSON COUNTY, MISSOURI

CASE NO.

0091-D

SE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 6 49 33 BEG SW COR 11TH ST &
PENN AVE AT PT 509.5 FT E & 300 FT N SW COR
SD $\frac{1}{4}$ $\frac{1}{4}$ TH S 50 FT TH W 122 FT TH N 50 FT
TO S LI 11 TH ST TH E TO BEG

AND

SE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 6 49 33 BEG AT PT 509.5 FT E &
250 FT N SW COR SD $\frac{1}{4}$ $\frac{1}{4}$ TH S 60 FT TH W 122
FT TH N 60 FT TH E TO BEG

AND

LYKINS PLACE, BLK 2, LOTS 6-18 AND BLK 3,
LOTS 1-32; T.S. CASE'S ADD, BLK 3, LOTS 1-5;
BROOKWOOD ADD, LOT 2; CONVENT PLACE ADD,
LOTS 1-14; LOTS 8-17 AND ALL ADJ VAC ALLEYS,
BLK 7, COATES ADDITION, A SUBDIVISION LOCATED
IN KANSAS CITY, JACKSON COUNTY, MISSOURI.



Landmarks Commission

City of Kansas City, Missouri
Heart of America

26th Floor East, City Hall
Kansas City, Missouri 64106

(816) 274-2555

CASE NO. 0091-D

REVIEW GUIDE FOR THE QUALITY HILL WEST HISTORIC DISTRICT

This review guide sets forth certain identifiable characteristics of the Quality Hill West Historic District which should be taken into account in any review of a Certificate of Appropriateness.

Each individual property which becomes the subject of a Certificate of Appropriateness hearing is evaluated in the context of its contribution to the overall character of the historic district. The Review Guide does not limit the general considerations which must be made by reference to the applicable inventory sheet prepared for each individual property. (Note: The review guide addresses currently existing conditions.)

STANDARD REVIEW CRITERIA FOR HISTORIC DISTRICTS

In making decisions regarding Certificates of Appropriateness, the Commission shall, if appropriate, consider:

- A. Construction materials, including textures and patterns, and architectural details such as lintels, cornices, porches, brick bond, and foundation materials.
- B. The original use of the property, e.g. residential, commercial or industrial, and the use proposed in the Certificate request.
- C. Roof shapes, forms, and materials.
- D. General proportions, shapes, positioning and locations, patterns, and sizes of any elements of fenestration.
- E. General form and proportions of the buildings and structures.
- F. The height of the buildings, as compared with the proposed new building (or the addition to an existing building) in relation to the average height of the nearest adjacent and opposite buildings.
- G. The setback and placement on the lot of the proposed building in relation to the setback and

placement of the nearest and adjacent opposite building (new construction).

QUALITY HILL WEST HISTORIC DISTRICT

A. Construction Materials/Textures/Patterns/Architectural Detail

Structures within the Quality Hill West Historic District are of frame, brick, and/or stone construction.

In the residential construction, combinations of materials are frequently seen, and decorative elements which individualize the structures include:

- patterned shingles
- wooden pilasters/columns
- wooden verge boards
- wooden/metal cornices

Other elements commonly associated with the district and the structures of masonry construction include:

- rusticated sills/lintels
- brick quoining
- brick laid in various courses to form bands and dentils, and often used to create distinctive cornice treatments, stone keystones and stone bandcourses

B. Uses/Types of Properties

The Quality Hill West Historic District contains a preponderance of single family dwellings, and in addition includes:

- multifamily and hotel units, and two commercial properties

C. Roof Shapes/Forms/Materials

Roof slopes for the 19th Century residences are predominately flat. Other slopes include complex, multi gable, and hipped roofs. Roofing materials include asphalt tile, and slate shingle.

D. Fenestration

Window patterns include:

- segmental arched
- rectangular
- round arches

Windows may or may not possess brick or stone lintels and/or sills.

E. General Form and Proportions of Buildings

Buildings within the Quality Hill West Historic District include plans which are assymmetrical, rectangular and irregular. Residential structures frequently possess porches.

F. Height

The structures which comprise the district range in height from one-story (601-09 West 12th Street) to eight-stories (1015 Jefferson).

G. Sitings/Relationships

Generally the structures have their primary facades oriented parallel to the street.

The relationship of individual properties are generally a uniform distance from each other. However, they must be judged in the context of the streetscape in which they appear.

BEFORE THE LANDMARKS COMMISSION
OF KANSAS CITY, MISSOURI

In The Matter Of:

Quality Hill West
Historic District

)
)

CASE NO. 0091-D

FINDINGS OF FACT

1. That an application for Historic Landmarks District Designation for Quality Hill West Historic District was submitted By Historic Kansas City Foundation. The district is legally described as:

SEE ATTACHMENT

2. That the Quality Hill West Historic District is located within the Quality Hill Historic District which was listed in the National Register of Historic Places on July 7, 1978.

3. That the Quality Hill West Historic District encompasses the largest remaining concentration of late 19th century residential structures within the larger National Register District.

4. That the Quality Hill Historic District contains forty-four (44) contributing structures and two (2) non-contributing structures.

5. That the contributing structures were built between 1859 and 1919.

6. That the contributing structures are primarily residential (either-single or multi-family).

7. That Quality Hill was a fashionable neighborhood during the last quarter of the 19th century.

8. That the neighborhood was developed by distinguished owners and residents associated with the early political, industrial and social life in Kansas City.

9. That the architectural styles within the Quality Hill West Historic District include Italianate, Queen Anne and Richardsonian Romanesque.

10. That Horace LaPierre, Henry E. Hill, Van Brunt & Howe, Matt O'Connell and Frank Resch were local architects of note who

designed buildings within the district.

11. That exhibits "A" through "I" inclusive were admitted into evidence:

- Exhibit A - Landmarks Commission Ordinance
- Exhibit B - Rules & Regulations of the Landmarks Commission
- Exhibit C - Application with Attachment
- Exhibit D - Affidavit of Publication
- Exhibit E - Administrator's Report
- Exhibit F1- Map Illustrating Local Historic District Boundaries
- Exhibit F2- Map Illustrating National Register District Boundaries
- Exhibit G - Individual Inventory Sheets, 1-46
- Exhibit H - Slides, 1-19
- Exhibit I - Memo dated October 19, 1985, Listing Property Owners

12. That the Landmarks Commission is a duly authorized Commission pursuant to Section A6.121, Administrative Code of Kansas City, Missouri.

CONCLUSIONS

1. That the Quality Hill West Historic District is composed of a concentration of residential structures that contribute to the fabric of a larger district which is listed in the National Register of Historic Places.

2. That the Quality Hill West Historic District contains forty-six structures of which forty-four contribute to the significance of the district.

3. That the Quality Hill West Historic District is identified as part of a fashionable neighborhood developed by distinguished citizens and designed by local architects.

4. That no economic detriment was shown to the Quality Hill West Historic District property owners nor to the City of Kansas City if the district were designated a landmark.

THEREFORE, by a vote of 5-0, the Landmarks Commission recommends to the City Plan Commission and the City Council that Quality Hill West Historic District, legally described as:


SEE ATTACHMENT

be designated as an Historic District pursuant to Section A6.120 through A6.128, Administrative Code of Kansas City, Missouri.

ATTESTED TO:



Walter L. Fisher,
Chairman



Jane F. Flynn,
Administrator

Dated: October 7, 1985