

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

South Side Historic District

2 LOCATION

STREET & NUMBER

CITY, TOWN

Kansas City

STATE

Missouri

VICINITY OF
CODENOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

COUNTY

Jackson

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

See attached

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Jackson County Courthouse

STREET & NUMBER

CITY, TOWN

Kansas City,

Missouri 64106
STATE**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Landmarks Commission Survey, 39th and Main

DATE

October, 1982

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Landmarks Commission

CITY, TOWN

Kansas City

STATE

Missouri 64106

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HERITAGE CONSERVATION AND RECREATION SERVICE

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SOUTH SIDE HISTORIC DISTRICT
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OWNER OF RECORD

1. 3800-02 Main Street
Mr. Art Lamb
Sanderson's Lunch Inc.
3800 Main Street
Kansas City, Missouri 64111
2. 3806-08 Main Street
Raymond E. and Erma L. Glasnapp
4049 Pennsylvania
Kansas City, Missouri 64111
3. 3814 Main Street
Mr. George Campion
New England Investment Co., Inc.
3611 Main Street
Kansas City, Missouri 64111
4. 3816 Main Street
" "
5. 3820 Main Street
Air Cargo Terminals, Inc.
Mr. Bob Christine
3163 Fairfax Trafficway
Kansas City, Kansas 66115
6. 3822 Main Street
" "
7. 3826 Main Street
Victor Patti
Preservation Inc.
3826 Main Street
Kansas City, Missouri 64111
8. 3830-32 Main Street
Mr. Herb Hickle
3832 Main Street
Kansas City, Missouri 64111
9. 3834 Main Street
Air Cargo Terminals, Inc.
Mr. Bob Christine
3163 Fairfax Trafficway
Kansas City, Kansas 66115
10. 3838 Main Street
Republic Bank
3838 Main Street
Kansas City, Missouri 64111
11. #2 West 39th Street
Foolkiller Assoc., Inc.
#2 West 39th Street
Kansas City, Missouri 64111
12. 3906 Main Street
Mobil Oil Corp.
P.O. Box 290
Dallas, Texas 75221
13. #25 West 39th Street
Keith T. Coldsnow
104 Westport Road
Kansas City, Missouri 64111
14. 3906 Baltimore
The Alcazar Dev. Corp.
3906 Baltimore
Kansas City, Missouri 64111

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- | | |
|---|---|
| 15. <u>3921 Baltimore</u>
Calvary Baptist Church
3921 Baltimore
Kansas City, Missouri 64111 | 23. <u>Major Murray Davis Park</u>
<u>Main and 40th Streets</u>
City of Kansas City
Parks Dept., 13th Floor
Kansas City, Missouri 64106 |
| 16. <u>3910 Main Street and parking</u>
<u>lot to the south</u>
Keene P. Dimick
Denny's Restaurant #808
14256 East Firestone Blvd.
La Mirada, California 90637 | 24. <u>10 East 40th Street</u>
Mr. David Jenkins
Ten-Forty Apartments
#10 East 40th Street
Kansas City, Missouri 64111 |
| 17. <u>3934-40 Main Street</u>
Mr. Marshall Dean
1001 West 64th Terrace
Kansas City, Missouri 64113 | 25. <u>3967 Main Street</u>
Mr. Harry and Shirley Lerner
4701 N.W. 82nd Terrace
Kansas City, Missouri 64151 |
| 18. <u>#10 Westport Road</u>
Calvary Baptist Church
3921 Baltimore
Kansas City, Missouri 64111 | 26. <u>3951 Main Street</u>
Ninety Minute Dry Cleaners
Mr. Charles Jefferson
3951 Main Street
Kansas City, Missouri 64111 |
| 19. <u>#12 Westport Road</u>
" " | 27. <u>3967 Main Street</u>
Mr. Ted and Soula Jovaras
The Bell Cafe
3947 Main Street
Kansas City, Missouri 64111 |
| 20. <u>#18 Westport Road</u>
" " | 28. <u>3943-45 Main Street</u>
Mr. Marshall Dean
1001 West 64th Terrace
Kansas City, Missouri 64113 |
| 21. <u>3948 Main Street</u>
Lydia S. Williams
Skaggs Companies, Inc.
P.O. Box 30658
Salt Lake City, Utah 84125 | 29. <u>3941 Main Street</u>
The Schwartz Estate
Mr. Herb Rope
1100 Main Street
Kansas City, Missouri 64106 |
| 22. <u>#2 West 40th Street</u>
Government Employees Hospital
Association Inc.
#2 West 40th Street
Kansas City, Missouri 64111 | |

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- | | |
|--|---|
| 30. <u>3933-35 Main Street</u>
Lillian M. Estes
10330 High Drive
Shawnee Mission, Kansas 66206 | 37. <u>2-10 E. 39th Street,</u>
<u>3845-57 Main Street</u>
" " |
| 31. <u>3931 Main Street</u>
Georgia Zimmerman
Parkway Towers
4545 Wornall Road, Apt. 708
Kansas City, Missouri 64111 | 38. <u>3835 Main Street</u>
" " |
| 32. <u>3927 Main Street</u>
Land: Mr. and Mrs. R. Wayne Thompson
10615 West 70th Terrace
Shawnee, Kansas 66203
Building: Wm. Rockhill Nelson
Land Trust
Dr. Wm. Barry
121 West 48th Street
Kansas City, Missouri 64125 | 39. <u>3829 Main Street</u>
Mr. Elmer Price
American White Goods
3829 Main Street
Kansas City, Missouri 64111 |
| 33. <u>3923-25 Main Street</u>
Mr. and Mrs. R. Wayne Thompson
10615 West 70th Terrace
Shawnee, Kansas 66203 | 40. <u>3827 Main Street</u>
" " |
| 34. <u>3921 Main Street</u>
Third Church of Christ Scientist
3953 Walnut
Kansas City, Missouri 64111 | 41. <u>3823 Main Street and parking</u>
<u>lot to the north</u>
Mr. John Tuccillo
3821 Main Street
Kansas City, Missouri 64111 |
| 35. <u>North part of Lot 4, Subdivision</u>
<u>of John Harris Estate</u>
Mr. John Scott
Quick Trip Corp.
6300 West 51st St.
Mission, Kansas 66202 | 42. <u>3807 Main Street and parking</u>
<u>to the south</u>
Keystone Automotive
Mr. John Buehler
111 Southwest Boulevard
Kansas City, Kansas 66103 |
| 36. <u>2-24 East 39th Street</u>
Phoenix Companies
3838 Main Street
Kansas City, Missouri 64111 | 43. <u>3803 Main Street</u>
Albert and Jane Schmidt
7200 Washington
Kansas City, Missouri 64114 |

2 DESCRIPTION

CONDITION

☒ EXCELLENT ☐ DETERIORATED
☒ GOOD ☐ RUINS
☒ FAIR ☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☐ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

South Side Historic District consists of four city blocks, 38th to 40th Street on Main Street. Although the District is centered on Main there are a few contiguous buildings on 39th Street and Baltimore (see Site Plan). This area is primarily commercial and consists of 43 buildings and sites. The majority of the district was constructed from 1920-1930, and retains a streetscape indicative of the many diverse architectural elements present during this period. The area functioned as a service center to the surrounding neighborhoods, and as such, answered not only retail and commercial needs, but religious, educational, entertainment, and residential as well. At the time the District was built these neighborhoods were lower upper class.

The District is distinguished visually by the mass of buildings still facing Main Street within these blocks. It is strategically located in Kansas City, being between the central business district and its adjacent environs to the north and the Country Club Plaza which starts at 47th Street to the south. The blocks from 40th Street south retain very little of their original character and consist uppermost of new construction, parking lots, and intrusive commercial structures. Although one may find isolated examples of significant architecture, especially at the junction of 47th Street, these areas lack mass. To the north of 38th Street the situation is the same, with some isolated buildings being significant and a grouping of interesting buildings at 34th and 31st Streets. New commercial development however, especially in the fast food industry, prohibits any overall linking of these areas on Main Street.

Several visual landmarks in the South Side Historic District contribute to the District's sense of place. The Calvary Baptist Church on Baltimore is a massive Romanesque structure with a tall bell tower rising on the western boundary of the District. The original Katz Drug Company Store (now Skaggs) features a tall clock tower with neon numbers on the clock face. This building is a strong visual landmark in the area and effectively terminates the District with its location on the northern point of a triangular piece of land at the junction of Main Street and Westport Road. The Netherlands Hotel at 3835 Main Street is the tallest building in the District with ten stories; the Alcazar next with seven, then followed by the Ten-Forty Apartments with six stories. Another important visual feature is the layout of the land at the junction of Westport and Main. Westport runs to the west on the diagonal as Main Street continues south, reaching the Skaggs' corner. At this point another street slants to the east ending at 40th Street with Ten-Forty Apartments; this building was designed to wind around the corner and presents an interesting and pleasing termination of the block. Situated to the west of this block is a small triangular piece of land owned by the City of Kansas City, Major Murray Davis Park. On the other side of this small park the eastern line of the Main Street corridor is again resumed. The unusual configuration of the streets is due to a massive street widening and straightening which took place in 1926 and eliminated a jog in the street where Skaggs is now located.

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A description of the streetscape will begin at the southwest corner of 38th and Main, the northernmost boundary of the District.

1. Sanderson's, 3800 Main: One story glass brick and steel building, 32' x 61'9". Constructed in 1957 in the International Style by Architect Clarence Kivett and Contractor Angus McCollom. Primary facade faces on 39th Street. Large plate windows that run from floor to ceiling create an interior space entirely visible to the street. A U-plan counter runs the length of the interior. Parking is on the north side of the site.
2. The Madrid Theatre, 3906-08 Main, (now vacant). Massive theatre built in 1925 in Spanish Colonial Revival style. Architects were Besecke and Defoe, owner McCarick Construction Co. Built of buff brick. A 3-bay facade is topped by a pent multi-colored tile roof. Two towers, also with tile on their hipped roofs, rise on either side of an elaborate curvilinear gable with terra cotta trim. Each tower features false round-arched door openings with cast iron balconets. These false doors are also present on the north and south facades of the towers and are interrupted by the pent roof. Three of these openings retain their original milk glass leaded windows. The second floor features three arcades in sets of three windows each. An iron rectangular balcony distinguishes the central arcade, which has a prominent central window. All of these windows are of leaded milk glass. Beneath the flanking windows are tile pent roofs. The first floor features four smooth stone bulging pilasters, reminiscent of Egyptian Revival, flanked by large plate glass windows on either side enframed in decorative polychrome terra cotta. The original massive neon sign and marquee have been removed. In 1956 the interior of the theatre was destroyed. On the exterior a sliding door has replaced the south window glass and double doors and a new storefront have replaced the original three bay entry.
3. 3814 Main: This building has had its exterior irreparably remodelled and is an intrusion.
4. 3816 Main: This building has had one-half of its front structure removed for parking and is an intrusion.
5. 3820 Main: This small one-story building is not considered significant.
6. The Belman Garage, 3822 Main: This one-story garage was fancifully designed in an eclectic style by the firm of Hoyt Price and Barnes in 1925. The stone trimmed crenelated parapet tops the front facade, just below which runs a brick diamond

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7. Preservation Inc., 3826 Main: This small one-story commercial building was also originally designed in a half-timber style but a new facade of green tile and a decorative chrome gutter was placed on it in 1951.
8. The Grand Emporium, 3830-32 Main: Two story red brick commercial building, constructed in 1912 by the firm of Shepard, Farrar and Wiser for the Martha Washington Candy Company. White stone quoins and cornice and decorative friezes with garlands of the same stone complement the Classical Revival style. Four windows comprise the second floor elevation, each with stone lintels and sills. The first floor consists of a doorway in the center leading up to the second floor, flanked on both sides by storefronts. Transoms are a gothic paned glass and entries are stepped back from the show windows. A broken pediment crowns the store entries on each side.
9. Toedman Cab, 3834 Main: A building in a Spanish Revival mode was replaced by the present structure in 1959. The present structure is not significant.
10. Republic Bank, 3838 Main: Originally South Side Bank, this two story red brick commercial building was built onto an existing apartment house. Architect Elme Boillot designed the Classical Revival facade in 1920. Ten windows separated by pilasters on the second floor feature a one over one light double hung sash. Originally the first floor featured a two-bay facade, with an entry to the bank on the south and a storefront on the north. The bank eventually took over the entire first floor. Six light single paned windows form transoms over two large plate glass windows flanking the entry. The doorway is placed between two Corinthian columns and is flanked by paned sidelights and a rectangular transom. A flat arched cornice then interrupts the paned transom that extends across the front facade.
11. Foolkiller, or Price Candy Company Building, #2 West 39th Street: This fine Art Deco building was constructed in 1929 for the Price Candy Company and designed by Architect W. R. Bovard. Two stories, the building is clad in a white and green mottled terra cotta and has floriated green terra cotta trim at the parapet level, above the windows, and atop the corner entry. The primary entry opens off of 39th Street and features a stepped opening, two double doors topped by a metal panel with a decorative volute design, and two flanking lights with frosted glass and copper framing. Large plate glass storefronts comprise the two first floor facades with 1/1 light double hung sash windows in groupings of two comprising the second floor and corner facades. There is a variegated green marble foundation.
12. Mobil Oil Station, 3906 Main: This is a new property and is an intrusion.

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13. Building, #25 West 39th Street: This building was constructed in the 50's as a dry cleaning establishment and has been severely remodelled. It can be considered an intrusion.
14. The Alcazar Apartments, 3906 Baltimore: This seven story hotel/apartment building was constructed in 1925 and designed by Architect Edgar C. Faris in a Spanish Revival Mode. A bell tower on the northeast corner has a hip tile roof. Two curvilinear gables crown the west facade. The top floor 1/1 light double hung sash windows are enframed by spiral columns of terra cotta. Round arches of polychrome terra cotta in a spiral pattern top all of the seven story windows. This terra cotta is the primary ornament framing both the north and west entries in a compound round arched portal. A decorative cornice tops the arch with two urns on either side of the entry. On the west facade the second story elevation features two large rectangular windows of stained glass over the entry, flanking a square window with round arched ornamentation. When first constructed, this building was noted for its use of rough stucco as an exterior finish, the first building to be finished in this manner in the city.
15. Calvary Baptist Church, 3921 Baltimore: This white stone Romanesque Revival Church was built in 1889. The nave runs east-west and the Baltimore facade features a semi-circular arched art glass window atop five rectangular art glass windows separated by pilasters. Flanking the gabled nave are nave arcades, also featuring a similar semi-circular art glass window atop three rectangular windows. The entry is a one-story vestibule attached to the north nave arcade, entering into a tall bell tower with a pyramidal roof on the east. A small copper cupola rests on the east hipped roof behind the nave. A white cut stone addition was added to the south in 1949. It echoes somewhat the original church design.
16. Building, 3910 Main: This is a new construction and it is vacant. The site also includes a parking lot to the south.
17. Building, 3934-40 Main: The interior of this building was constructed in 1905 in a Beaux-Arts design by the prominent Kansas City architectural firm Wilder and Wight. It was originally constructed for a confectionary business located in the front retail space, Morton's Casino. On the north facade to the rear is an elegant oval ballroom. Between 1930 and 1935 the entire facade was totally replaced with the present Art Deco facade. Of buff brick, the one story storefront consists of four retail spaces. Ornamentation is a terra cotta banding above the transom and at the parapet level. The ballroom is very ornate with round-arched windows beginning at an approximate 6' height and extending to the

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ceiling. The ceiling and walls are grandiose in composition with exuberant plaster ornamentation in a classical mode. There is a mezzanine at the west end of the ballroom.

- 18. Building, 4-10 Westport Road: This simple and functional one story red brick commercial structure originally housed four retail businesses. Two large plate glass windows flank a central bay with a doorway enhanced by impressive limestone pilasters. A limestone round arch over the doorway features a central key-stone. A simple roofline consists of an inset brick panel framed in limestone banding and a rectangular nameplate. False fronts and wood shingles have covered most of these features to date, but plans are underway to restore the original facade which is still intact.
- 19. Parking lot, #12 Westport Road.
- 20. Building #18 Westport Road: Two story buff brick commercial building with pent roof in green tile. Built in 1929, the second floor features six 5/1 light double hung sash windows with white terra cotta sills. The first floor consists of three bays; with transom glass topping large plate glass windows. A distinctive feature is the use of polychromatic tiles with various ship designs on a stringcourse just above the transom glass and between the second story windows.
- 21. Katz Drug Co., now Skaggs' Store #174, 3948 Main: A masterpiece in the Art Moderne style, this distinctive landmark was built on this site in 1934 and was designed by Kansas City Architect Clarence Kivett. The brick facade curves around Main and Westport Road with a chrome and stone banding that creates a sweep of momentum. A brick tower features a three-part copper necking leading to a flat roof. A spire piercing three graduated copper saucers completes the space-age design. The clock tower is buff brick with a large clock, the numbers outlined in neon. The design has been altered by the application of metal plates across what were originally the store windows comprising the first floor. Interior features include the original stair railings and plaster discs extending from the ceiling.
- 22. Government Employees Hospital Association, #2 West 40th Street: This three-story white limestone office building was constructed in 1930 for \$100,000. It originally housed Standard Oil Company's general office. The facade is very restrained with a central bay of 8 sets of two 1/1 light double hung sash windows enframed by reeded pilasters and separated floor by floor by an inset panel. The end bays feature a single window on floor two with an eyelid top surround which is also flanked by reeded pilasters down to the water table. A decorative florated

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square has been placed in the panels below the center window. A black granite base highlights the entry from 40th Street which is enframed in black granite. The cornice is simply articulated by a detailed strongcourse just below the roof line.

23. Major Murray Davis Park: Owned by the City Parks and Recreation Department, this small park was created by the widening and demolition of a curve on the Skaggs' site in 1926. The small triangular-shaped park has a granite monument to Major Murray Davis and offers some seating and provides green space to the streetscape.
24. Ten-Forty Apartments or the Montrose Apartment Hotel, #10 East 40th Street: Built in 1923, this six story red brick apartment/hotel building was designed by Shepard & Wiser. The Classical Revival arcade curves around the corner of Main Street and 40th, creating a distinct end to the eastern streetscape in the South Side District. Windows are 1/1 light double hung sash with stone keystones. On the second floor level round arches with keystones are above some windows and they feature a circular stone medallion placed inside the arch. The first floor is of brick with various entrances and show windows for retail spaces. A peculiar feature is the placement of stone urns at certain points along the roofline on square bases. A stone stringcourse runs the length of the facade just below the roofline, articulating the undulating curve of the structure.
25. Building, 3967 Main: A Milgram's Store for many years (since 1929), this building is now another grocery and has a totally new facade. It can be considered an intrusion to the District.
26. Ninety Minute Dry Cleaners, 3951 Main: This one story brick commercial building burned several years ago and has had a completely new facade attached.
27. The Bell Restaurant, old South Side Market, 3947 Main: One story stucco facade with a pent tile roof. Built in 1924 in Spanish Revival style. It has two retail spaces, each with its own plate glass window. A central horizontal cast iron beam still remains. Four pairs of quatrefoil cut-outs extend across the front of this interesting facade. The store windows have been altered from their original configuration.
28. Building, 3943-45 Main: This two story commercial building has had a metal false front placed over the entire facade.
29. The Southwell Building, 3941 Main: One of the most distinctive buildings on Main Street, this two story large commercial building is an Art Deco achievement designed

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in 1929 by outstanding architects McKecknie and Trask. A white terra cotta banding at the roofline is broken by funnel-shaped lights of polychrome terra cotta, throwing light down on the sidewalk. Second story windows are three-part casement and are trimmed by a plain terra cotta banding. Terra cotta in an elaborate floriated configuration in colors of blue, green, orange, and yellow comprise the background finish. Four first floor storefronts were originally surrounded by green veined marble attached to the brick.

Due to its deteriorated condition this marble was removed. Steps are underway for its replacement. The main entry to the second floor has a pointed gable transom. The original transom and first floor storefronts have been altered.

30. Building, 3933-35 Main: This two story commercial building originally had a turn-of-the-century red brick facade. In 1946 the present facade of bright blue structural mirror glass was added. Six large square windows on the second floor top a central entry and two plate glass windows, all of which are surrounded by blue structural glass. Inside, a stairway with a chrome Moderne railing leads up to the second floor. The second floor or mezzanine then overlooks the first. The view out of the large plate glass windows is on to Westport Road as it runs into Main Street. This building is a significant example of structural glass construction of this period.
31. Building, 3931 Main: This two story commercial building was originally constructed in 1914. It was remodelled in 1946 but did not receive a very sympathetic alteration. Structural glass was haphazardly attached to the facade which can be considered an intrusion.
32. Salvation Army or the old Warwick Theatre, 3927 Main: This building was an elaborately designed Spanish Revival theatre built in 1928 and designed by the Bollar Brothers. A second floor three-arched arcade was flanked by double arches resting on elaborate polychrome terra cotta columns. A gallery above the second floor features an arcade of gothic style windows just below a pent tile roof. The storefront is not original and unfortunately the entire facade of this building beneath the gothic gallery has been obscured by the addition of a false metal front of several colors and textures. Plans for the restoration of the original facade are under consideration. The interior is not intact.
33. The Meyer Building, 3923-24 Main: This fine Classic Revival two story commercial building was constructed in 1926 and designed by well-known Kansas City architect, Robert F. Gornall. The facade features a central bay with a single pane flanked on each side by 6/1 light double hung sash windows. Between the bay windows are 1/1 double hung sash windows flanked by reeded pilasters. Above these two windows

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is an urn and garlands in terra cotta. Above the end bay windows over a cornice that runs the length of the facade is a pedimented gable. Between these gables is a balustrade with the name "Meyer Building" in its center. A copper ornamentation above the bay windows has been removed. The original store windows have been replaced.

34. Third Church of Christ Scientist, 3921 Main: This small one story brick storefront has had its original 1921 marble facade removed and should be considered an intrusion.
35. Vacant lot, southeast corner, 30th and Main: This lot is available for office development that will enhance the District. It is an intrusion.
36. Walnut Street Shops, 12-14 East 39th Street: This one story Art Deco commercial building was built in 1929 for Gale Southwell, designed by McKecknie and Trask, and is a complement to the larger Southwell Building on Main Street. The south facade features seven small retail spaces with plate glass windows and inset doorways. The roof line is stepped in conjunction with the floor grades as the building extends east. A stucco wall finish is highlighted by the same decorative polychrome terra cotta as the Southwell Building in brilliant hues and a floriated pattern. On the east the building angles to the north, then angles again to go up Walnut Street north, forming a three-sided facade. The southeast facades constitute one large retail space with plate glass windows. Entry doors are set back into the stucco facade and feature pentagonal transoms with pointed gables. Hardware is bronze in a Deco pattern. Lights are identical to those in the Southwell Building.
37. The Hyde Park Building, 2-10 East 39th and 3845-57 Main: Built in 1916, the Hyde Park Building was designed by the firm of Shepard, Farrar and Wiser in a Classical Revival style. Two stories tall, the building is entirely clad in ivory terra cotta cast in a classical vocabulary. The first floor features large plate glass storefronts with inset entries. Terra cotta pilasters topped by a shell motif separate the bays. The entry to the foyer and second floor stair is off 39th Street. A low-arched canopy is supported by pairs of consoles in line with panels which separate the windows. At the corners of the building a rounded projection with the shell motif is enlarged and tops the parapet. The building is being restored, with the storefronts being replaced in their original configuration.
38. The Netherlands Hotel, 3835 Main: Built in 1927 in a Spanish Revival mode and designed by well-known architect Robert F. Gornall. The first floor features a central bay with the entry and a large plate glass window. These are flanked on

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either side by a bay containing a plate glass window very elaborately enframed in baroque terra cotta ornamentation. This enframement rises to the top of the second floor and includes a pair of 6/1 double hung sash windows. Features of this enframement include a cartouche mounted over the center of the window, a dentilled cornice topped by two fluted bowls, and a broken pediment finally crowning the windows. The first and second floor are painted brown and are separated from the other six by a terra cotta stringcourse in a leaf motif. The upper floors are of buff brick with 1/1 light double hung sash windows with terra cotta lintels and sills. The tenth floor central bay is flanked on each side by four palladian windows again enframed in a baroque terra cotta ornamentation. Two brackets supporting bases, a curvilinear arch above the palladian windows, then an arcade rising above the parapet are all topped by four urns above the roof line.

39. American White Goods or old Monarch Storage, 3829 Main: Originally built as a warehouse for the Monarch Transfer Company in 1921, this building is of brick, stone, and concrete construction, six stories tall. A central bay of red brick is flanked on either side by a set of buff brick pilasters framing 4/1 light double hung sash windows. These pilasters are topped by cut stone capitals. Another pilaster is attached to the corners of the front facade and is topped by a cut stone classical decoration. A stone stringcourse tops the columns, above which a buff brick parapet is enclosed with stepped stone coping. A circular plate is placed in this area in the center, topped by a keystone. The second floor of the building features casement windows with stone surrounds above plate glass storefronts. A metal screen and metal siding were placed over the first and second floors in 1963. The original facade is intact behind the grill. A canopy on the second floor has, however, been removed. Architect for this building was C. B. Sloan.
40. The Normandy, 3827 Main: A 2½ story brick commercial building built in 1926 and designed by Madorie & Baker. The three bay facade features a central pavilion of brick with a recessed first floor entry. The second floor entry features an architrave trim in stone and an iron balconet. The pavilion rises up through a dentilled cornice to end in a flat arch with quoins. A steeply pitched roof of slate has four flat-arched dormers. Four flat-arched window openings, two each flanking the central pavilion, feature a transom panel and two casement windows. This window treatment is an alteration from the original tripartite casement extending the entire length of the window opening. The four plate glass store windows originally housed a business on each side. A horizontal wood siding has been placed across the transom obscuring the original flat-arched lintel identical to that of the second floor.

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41. Building, 3823 Main: This building and the parking lot adjacent to it on the north are intrusions.
42. Motor Pool, old Safeway Building, 3807 Main: Army green paint and questionable graphics have obscured somewhat the merits of this Art Deco, circa 1925 building, but the basic design still remains. Originally a Safeway grocery, this one-story brick building has a primary facade with plate glass windows on Main Street, and a secondary facade slanting to the south from a corner entry. Originally buff brick, the coping is of cut stone ending in a pointed gable over the main entry. The entry is also trimmed in stone. The transom is intact but has been painted. Stone plaques run from the coping to the stringcourse atop the transom. These plaques are in an Art Deco linear decoration. An addition was placed on the south facade in 1952. The adjacent lot to the south is used for parking.
43. Boston Apartments, 3803 Main: Three story red brick apartment building, constructed circa 1915. Built in a U-plan, a three-bay facade presents four projecting pavilions from a set back wall. A central bay consists of two pavilions projecting from and flanking a central wall with a first floor entry and 1/1 light double hung sash windows with stone lintels and sills on each floor. The entry is of stone topped by a round arch and a glass transom and sidelights. The projecting central bay pavilions are open porches with one large opening for each floor. Sills are trimmed in white stone and a diamond brick pattern at the cornice level is topped by a painted gable and square posts at the parapet. A rough stone foundation features a stone water table. On either side of the central bay a wing projects with one window per floor. In the center of the pointed gable is a stone cross with a circular stone cut out. The Boston extends around the corner on 38th Street with another similar facade.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES _____ BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

The South Side Historic District is a significant example of commercial development and architecture in the period of Kansas City history between 1920 and 1935.

With the construction of Union Station on Grand Avenue in 1912, Kansas City's southern environs began to bloom and boom. The advent of the automobile was beginning to have a profound impact on the city's central financial core. Already at this time the "South Side," as it was termed, had become the posh residential section of the city. Upper class blue collar residences fanned out in all directions, and a new type of commercial center was formed: a service center that existed one-half block deep, located directly adjacent to major thoroughfares. A problem soon arose in this growth pattern: there was no road or street suitable to be a major north-south trafficway.

Main Street was the logical choice for the corridor, but Main Street had major geographical problems: The grade between 24th and 27th Streets called for a canyon to be cut, at places 76' deep. In 1912 a contract was let to build this road, a roadway 34' wide and two 13' sidewalks were completed.¹ The constant menace of rockfalls however still made the route less than satisfactory. William S. Webb, Vice-President of Missouri Savings Bank, complained during this construction:

I live on Warwick Boulevard near 36th Street. In attempting to reach the business district from this location, I have found there isn't a single north and south street with a good grade between Penn Street on the west and Forest Avenue on the east.

Think of it, in all that vast width of territory Kansas City possesses no big, broad highway that leads on an easy grade from the heart of the city to the residence district on the south. . . The South Main Street property owners ought to realize the great benefit that will come to the first street that furnishes a wide avenue and an easy grade. With the new Union Station completed it would easily be the most important thoroughfare in Kansas City. Whether this is to be Main Street or some other street east or west of it depends upon which thoroughfare first realizes the value of improvement on big lines.²

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The growth and development of Main Street can be based on the improvement and eventual construction of this thoroughfare. In 1926 the last leg of the widening and straightening took place, from Westport Road to Forty-Third Street. Trees and storefronts were lost, and the building on today's Skagg's site was totally demolished. Starting in 1920, construction between 39th and Main began a "boom period" that was not destined to slow down until 1930. Main Street became one of the city's major avenues and remains so to this day.

The South Side District is physically separated from the rest of Main Street, south to 47th Street and north to Crown Center, by its mass of buildings that are still extant. Unfortunately this cannot be said for other areas of Main Street. There are enough buildings left in these two blocks for us to envision the hasty new service center that was built in a decade and its social and psychological functions within the community.

Perhaps one of the first commercial buildings in an area dominated by apartments was Morton's Casino, built at the northwest junction of Westport Road and Main in 1905. This Beaux-Arts building was designed by Wilder and Wight, one of Kansas City's most distinguished architectural firms. Thomas Wight began his career in the illustrious offices of McKim Mead and White in New York and studied classical architecture in Italy and Greece.³ Edward T. Wilder came from Topeka, Kansas, attended Cornell University, and also worked for McKim Mead and White.⁴ Together they designed such prominent Kansas City buildings as the First National Bank, Kansas City Life Insurance Building, and the William Rockhill Nelson Gallery of Art. Wight appeared in 1922 on the "Roll of Honor"--one of 40 out of 700 graduates from the office of McKim Mead and White whose "activities and accomplishments have made them pre-eminent in their profession."⁵ The original facade of Morton's looked very much like McKim Mead and White's St. Louis World's Fair. This facade was replaced with an Art Deco one between 1930 and 1935. The ballroom however still remains.

"If the great oval room with the high domed ceiling which forms the real half of the Artistic Furniture Company at 3936 Main could speak it could tell of hundreds of gay parties, dances, and meetings of all sorts held in its spacious confines since its initial bow to Kansas City as Morton's Hall in 1905... Bacchus, god of pleasure and good times, has ruled there."⁶ In the 1920's the business sold to the Crane Catering Company and became the Jack O'Lantern, serving as a classy establishment for the "society folk" living between Armour and 48th. When the Liberty Memorial was dedicated a reception was given for Generals Foch of France, Diaz of Italy, Haig of Great Britain and Pershing of America. During the 20's a perhaps better known personality, Lucille Le Seuer, won a Charleston contest in the Jack O'Lantern that sent her to Hollywood. There she won a studio contract and

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a new name, Joan Crawford. A.A. Davis, a car hop, remembers: "We were dressed in custom made French military uniforms, decked out fit to kill. Patrons, mostly teenagers from wealthy families, drove up in Stutz Bearcats, Chandlers, and Locomobiles."⁷

Today the ballroom is undergoing a slow renovation and is still occasionally used for social events. It houses a studio production company.

Another example of the quality of buildings that were erected in this section of Main Street is the Martha Washington Candy Company, 3830-32 Main, built in 1912 and designed by Shepard, Farrar and Wiser.⁸ It was followed in 1916 by the Hyde Park Building.⁹ Shepard Farrar and Wiser was one of Kansas City's most active and well-known firms, practicing in the city for over 45 years. Charles E. Shepard came to Kansas City in 1887. His designs include both residential and commercial structures, but he is well known for his residential mansions such as the G.A. Gurley residence, 3714 Belleview, 1908; the Georgian Courts, 400 East Armour, 1917; and commercial buildings such as the Missouri Bank and Trust Company, 920 Walnut, 1911, and the Central Presbyterian Church, 1921-24, at Armour and Campbell.¹⁰

These two well designed buildings were the forefront of a boom of construction that would begin in 1920. In some cases the transition came so suddenly that a commercial front was merely placed on an apartment building as was the case with the South Side Bank, now Republic Bank. Having started in the Hyde Park Building in 1918, the bank then moved across the street and commissioned Elmer Boillot of Boillot and Lauck to design the Colonial facade. Boillot originally came from Bonnot's Mill, Missouri and ran a successful firm with Jesse F. Lauck for 40 years.¹¹ Their best known achievements include the Hotel Phillips, the Walnut Apartments, and the poet-group apartments on the west edge of the Plaza (Lowell, Longfellow, Carlyle, Field, and Browning.)¹²

On the southwest corner of 39th and Main the Harvey Crude Oil Company built a stucco and frame filling station in 1920. Unfortunately this does not survive, but the site is still a filling station, attesting to the strategic placement of the original business. In 1921 what was termed an "early pioneer" of the area, the Monarch Storage Company, was erected at 3829 Main.¹³ Its President, D.P. Bray, was one of the leading members of the Uptown Business and Improvement Association. The architect, Clifton B. Sloan, came to Kansas City in 1889 and worked at a large variety of trades before opening an architectural office in 1902. He had a profitable business; two of his memorable residential designs include the Dr. Flavel Tiffany Residence with its crenellated towers at 100 Garfield, and the Dr. Arthur J. Henderson Residence, 2127 Benton.¹⁴

In 1923 after a devastating fire that destroyed the old Coliseum Building at

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the southeast corner of 39th and Main, David and Jacob Werby built a massive two story shopping complex in a Spanish Revival style that set the note for further architectural modes and established the intersection as one of great sophistication and metropolitan flavor. This building was destroyed in the late 1970's after a protracted battle to preserve it. At that time there was not a preservation movement underway in the area and its owners were not sympathetic to its effect on the streetscape.

After the Werby Building the area grew quickly: the Montrose Apartment Hotel in 1923 (Shepard and Wiser); the South Side Market, 1924; the Madrid Theatre, 1925 (Besecke and Defoe); the Belman Garage, 1925 (Hoit Price and Barnes); the Alcazar, 1925; and the original Safeway, c. 1925. The Montrose and the Alcazar began taking advantage of the influx of transient salesmen and visitors into the area. Both of these apartment/hotels retain much of their original character. Edgar C. Faris, the architect of the Alcazar, was "a favorite with a group of flat builders whose social gatherings were as lively as the speed with which they put up apartment buildings in Kansas City."¹⁵ Faris was one of Developer Guy H. McCanles' chosen architects. Another important example of his work is the Ponce de Leon Apartment Hotel at 4555 Main, a Spanish Revival building with a distinctive penthouse that resembles a turretted castle. The penthouse was so popular that offers of up to \$400 per month (in the 1920's!) were tendered but the owner decided to live in it himself. Faris became better known outside Kansas City as a landscape artist.

The Belman Garage is significant as the work of one of Kansas City's truly premier firms, Hoit Price and Barnes. This firm designed some of Kansas City's tallest structures, including the Southwestern Bell Telephone Company at 11th and Oak (at that time Missouri's tallest building), and Kansas City's first skyscraper, the R.A. Long Building. Henry F. Hoit came from Chicago and worked in the Kansas City office of Van Brunt and Howe.¹⁶ Edwin M. Price, his partner, was also responsible for these attributions.¹⁷ Their firm was dissolved in 1941. However, for the architects of Southwestern Bell to condescend to build a one-story Norman garage on Main Street is truly amazing.

The Madrid Theatre is also a wonderful example of a Moorish movie palace of the period where residents could see Gene Autry in "Shooting High," the motion picture showing at the time the enclosed photograph was taken in 1939. The building is a fantasy very suited for the times.

The last five years of the decade included The Normandy, 1926, Madorie and Baker; the Meyer Building, 1926, Robert F. Gornall; the Netherlands Hotel, 1927, Robert F. Gornall; the Warwick Theatre, 1928, the Boller Brothers; the Southwell Building, McKecknie and Trask, 1929; the Walnut Street Shops,

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built at the same time by the same architect; the commercial building at 14-16 Westport Road, 1929; and the original Price Candy Company, designed by W.R. Bovard, also in 1929.

The Meyer Building and Netherlands Hotel were typical classic designs of Architect Robert F. Gornall. Gornall was a prominent Midtown architect of this period whose works include the Congress Building and the Uptown Theatre, in the 3700 and 3600 blocks of Broadway. Gornall was proficient in the Spanish Revival/Moorish mode and the Uptown Theatre (listed on the National Register) and the Netherlands are two fine illustrations of his work in this style. The Netherlands was yet another speculative venture of Guy H. McCanles that might have ended in his downfall: for unknown reasons the building was sold before its completion to the Netherlands-American Mortgage Company. The Meyer Building was constructed for Mrs. Louis Meyer and originally housed a Woolworths.

The Warwick Theatre is an example of a very early cinema built in 1914.¹⁸ In 1928 the entire building was demolished except for the two side walls and rebuilt. Undoubtedly this was due to the great technical advances in the last decade in the movie industry and to the Madrid Theatre just up the block. The architects of the Warwick were to prove that Main Street had truly arrived. The Boller Brothers were nationally recognized theatre designers that had followed the industry's development from vaudeville to motion pictures. They were natives of St. Joseph, Missouri, and began specializing as early as 1902. At least three of the Boller Brothers' designs are on the National Register: the Landers Theatre in Springfield, Missouri; the Missouri Theatre in St. Joseph; and the Kimo Theatre in Albuquerque, New Mexico.¹⁹ It is one of the District's great misfortunes that the interior of the Warwick has been lost and the exterior is covered up. There is no question however that there will be plans in the future to restore the front facade, now under a false metal front.

McKecknie and Trask was yet another well known architectural firm in Kansas City. The design of the Southwell Building and the Walnut Street Shops in an Art Deco mode is one of the best examples of this style in the city. McKecknie was proficient in a Craftsman style as well and designed many of Kansas City's finest Craftsman homes. Because of its size and original condition the Price Candy Company Building should also be mentioned as a landmark in the Art Deco style.

In 1930 the Standard Oil Company constructed its building at 40th and Main. In 1926 Standard had already lost its service station when Main Street was widened. This was the last building to be constructed in the area until post-World War II--almost the last. In 1934 a building arose at the corner of Westport and Main that would embody the end of the era--the Katz Drug Store.

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Almost everything is significant about the Katz Drug Company Store. The site had only been obtained after condemnation of the land and a drastic remodelling of the commercial building ----which had only been built four years earlier. This was in 1926 during the street widening. The land was soundly lost by the developer, Elmer Williams, even before this date, in a divorce settlement to his wife Lydia. The land remains in her estate to this day.

Another interesting story is that of the Katz Brothers, a true Kansas City success tale. Ike and M.H. Katz started business with a news and fruit stand on Union Avenue. In 1914, they took over a drug store at 12th and McGee that was to become the foundation for one of the most successful drug companies in the country. In 1931 a new store was opened at 12th and Walnut Streets in the south half of the Boley Building. The Katz Drug Store at Westport and Main, announced in September of 1934, was the first to be established outside the central business district. By 1941 announcements were being made for the company's new Waldo store, its second largest store and its twentieth in number. The Katz Company soon had their drug store chain expanded to other states, across the country. Each year Ike and M. H. Katz held parties around December in which they provided entertainment and dancing for customers as part of a "million dollar sale."²⁰ At the 1940 party it was enthusiastically reported: "Last night was the biggest of these recurring Katz parties. There can be no bigger one. There was no vacant seat in those blue tiers that seemed almost to touch the ceiling."²¹ However hard to top, at the 1941 party a new Cadillac was given away to a medical student, his working wife, and their little baby Judy Kay.²²

The Katz Brothers hired an unknown as their architect--young Clarence Kivett who had just started his own office in 1931. Before this he had worked in three of the offices that had designed Main Street structures--Robert F. Gornall, Madorie and Bihr, and Hoyt Price and Barnes. Kivett got the commission in part because the Katz's were his uncles.²³ However, there is no question that the Westport and Main store, with its 23,000 square feet of selling space, 8,000 square feet of basement storage, balconied parking, neon clock, and space age spire added significantly to the Main Street streetscape and business directory as well as to the short list of good Art Moderne structures in Kansas City.

The 1940's began an era that spelled an easy decline for Main Street. Urban decay strangled the area and very little of Main Street survived unscathed. Pornography stores, strip-tease joints, sleazy bars, and flea bag hotels took over where once the Jack O'Lantern's gay music could be heard. Several buildings were lost and more were disfigured when more "modern" storefronts were required. Despite the tenants, the majority of the buildings in the South Side District

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survived. And now there is a steady and active movement to restore the four blocks to some of their original buzzing nature. The City of Kansas City has supported funding for landscaping and sidewalk improvement, and Kansas City Power and Light is considering the burial of the utilities in the area. The entire District is being included in an urban renewal plan that would acquire certain parcels for parking and compatible development. New property owners are coming into the District with the finances and the interest to restore the many architecturally significant buildings. In just the past year the Netherlands Hotel, Hyde Park Building, Walnut Street Shops, Republic Bank, and the Grand Emporium have been restored or renovated by Department of Interior standards.

The South Side Historic District is a reminder of an easier life in south Kansas City in the 1920's. The combination of structures--residential, commercial, religious, recreational--all contribute to form an impression of a thriving new neighborhood of this time. The exotic and numerous architectural styles all create a District with a true identity and history--a District that has been lost in all the other parts of Main Street Kansas City.

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FOOTNOTES

1. Kansas City Times, 1 August 1912.
2. Kansas City Star, 23 July 1912.
- *3. American Historical Society, Inc., Chicago, 1930.
- *4. Katherine Baxter, Notable Kansas Citians of 1915-18 (Kansas City, Missouri: Kellogg-Baxter Printing Company, 1925.)
5. American Historical Society, Inc., Chicago, 1930.
6. Kansas City Community Herald, 2 September 1939.
7. M.S. Rosenblath, "Still Intact," City (November 1979.)
8. Original blueprints, Western Historical Manuscript Collection, University of Missouri, Kansas City.
9. Ibid.
10. Sherry Piland, "Early Kansas City Architect: Charles E. Shepard," Historic Kansas City Foundation News (December 1980-January 1981.)
- *11. Kansas City Times, 8 November 1957.
- *12. Kansas City Times, 29 September 1969.
13. Junior Post, 2 November 1929.
14. Sherry Piland, "A Kansas City Architect: Clifton B. Sloan," Historic Kansas City Foundation News (March/April 1982.)
- *15. Kansas City Star, 6 July 1945.
- *16. Kansas City Star, 30 May 1951.
- *17. Kansas City Star, 11 January 1957.
18. Kansas City Star, 9 September 1928.
19. Sherry Piland, "A Kansas City Architect: the Boller Brothers," Historic Kansas City Foundation News (June, 1982.)

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20. Kansas City Star, 9 November 1941.
21. Kansas City Star, 8 December 1960.
22. Kansas City Star, 30 November 1941.
23. Kansas City Star, 18 October 1982.

*Denotes Landmarks Commission Files.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Katz Drug Company Announces New Store." Kansas City Star, 23 September 1934.

Reference File of the Kansas City Landmarks Commission.

Rosenblath, M.S. "Still Intact." City (November 1979.)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 14.7

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A

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ZONE EASTING NORTHING

B

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ZONE EASTING NORTHING

C

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D

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G

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VERBAL BOUNDARY DESCRIPTION

Beginning at the southwest corner of Main and 38th Streets: the east 2/3 of Lot 1, Block 50; all of Lots 1,2,3,and 4, Block 39; all of Lots 1,2,3,4,5, 6,7,and 8, Block 44, all in Hyde Park Addition. Beginning at the southwest

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Mary J. Matthews

ORGANIZATION

Phoenix Companies

DATE

December 30, 1982

STREET & NUMBER

3838 Main Street

TELEPHONE

816-531-5106

CITY OR TOWN

Kansas City

STATE

Missouri 64111

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ____

STATE ____

LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

FHR-8-540A
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"Westport Civic Improvement." Junior Post, 2 November 1929.

"Widening of Main Street." Kansas City Star, 9 February 1926.

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corner of 39th and Main Streets: all of Lots 1,2,3,4,5,6,7,8,9, and 10, Block 45; east 1/2 of Lots 1,2, and 3 and 1/2 of the north portion of the east 1/2 of lot 4, Block 46, both in Hyde Park Addition. Lots 1,2,3, and 4, Block 1, Mendel's Murray Hill Addition. Also Lot 1, Whittier Place Addition, Lot 1, and Lot 4, Kearney Heights Addition. Western portion of Lot 1, Kearney Heights Addition is location of Major Murray Davis Park. Starting at the northeast corner of 40th and Main Streets: Lots 1,2,3,4,5,6,13, and 14, Klein Place Addition. Western portion of part of lot 4, Subdivision of John Harris Estate. Warwick Theatre's eastern 1/3 is on western 1/2 of lot 5, Hyde Park Estate. Lot 4 of John Harris Estate has not been further divided. Beginning at northwest corner, 39th and Main Streets: lots 5,6,7,8,9,10,11,12, Block 52, Hyde Park Addition. Lots 7,8,9,10,11, and 12, Block 35, Hyde Park Addition.



SOUTH SIDE HISTORIC DISTRICT
Kansas City, Jackson County, Missouri

USGS 7.5' 1964
"Kansas City, MO." (Photorevised 1970 & 1975)
Scale: 1:24,000

UTM Reference:

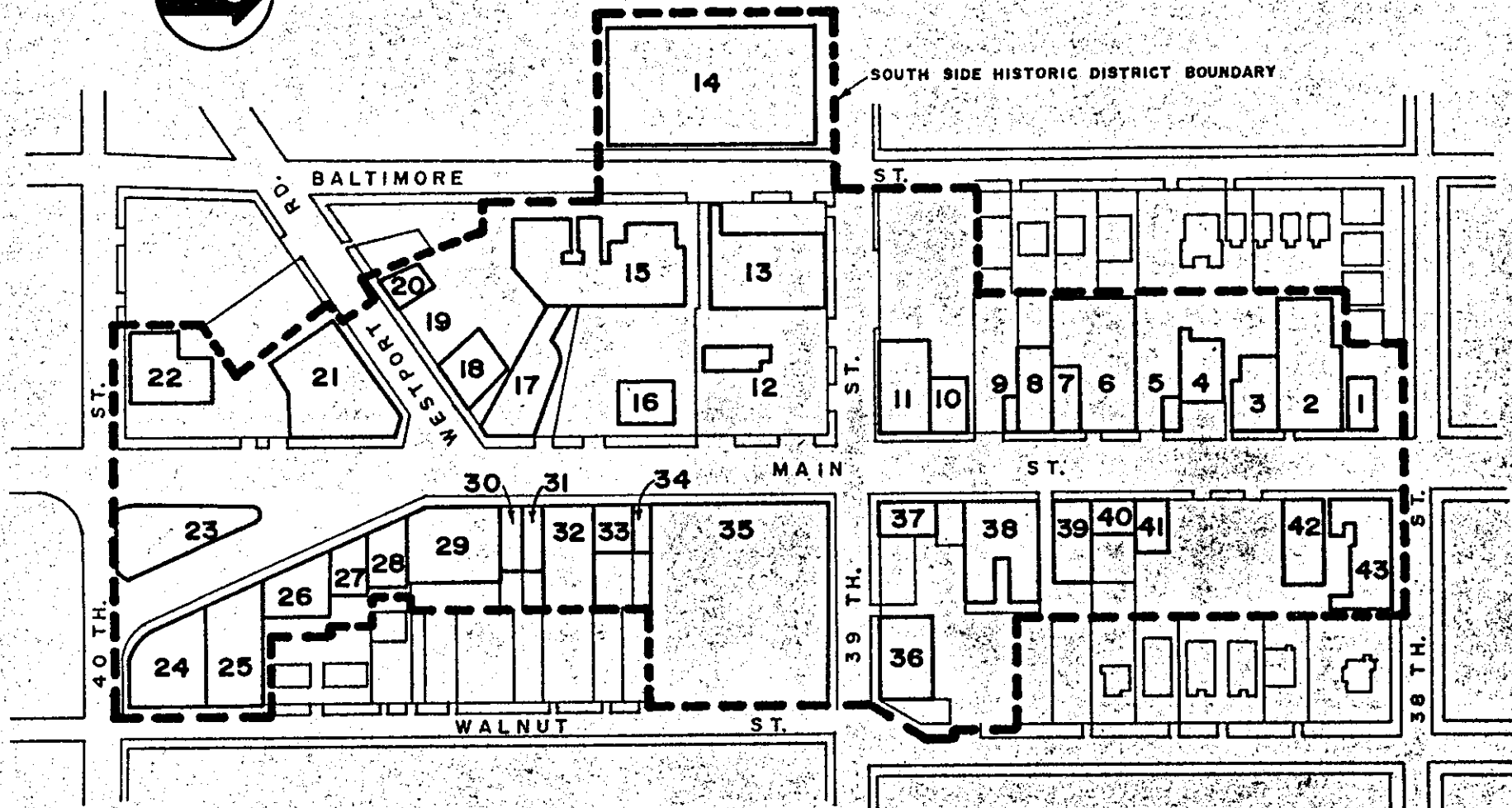
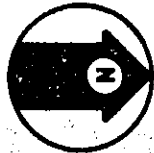
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- C. 16/362600/4323785
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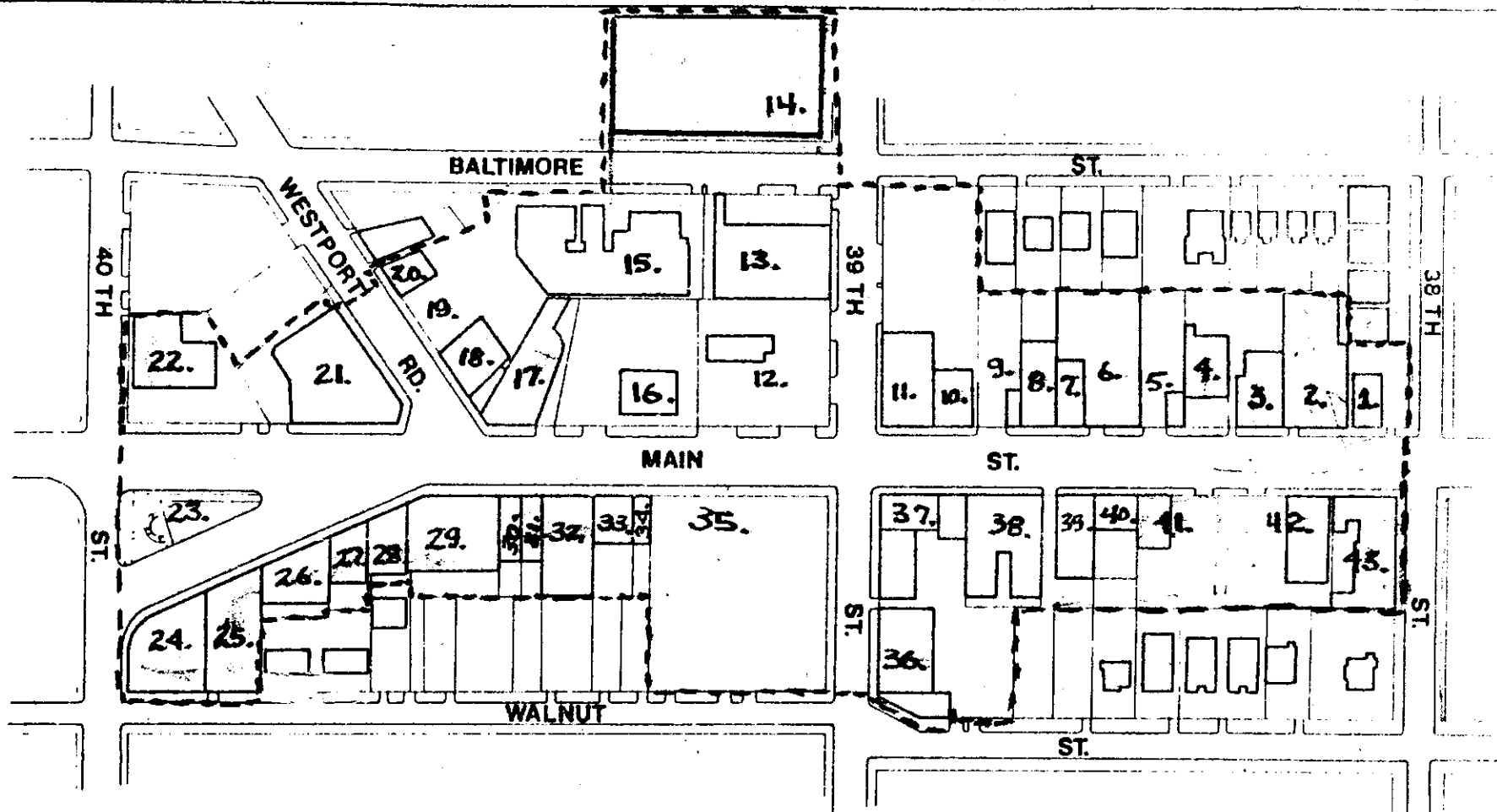
SITE PLAN MAP

39 TH. & MAIN COMMERCIAL REVITALIZATION

CITY DEVELOPMENT DEPARTMENT / KANSAS CITY, MISSOURI / JANUARY 1981

SCALE IN FEET 0 50 100 150





BOUNDARIES, SOUTH SIDE HISTORIC DISTRICT---



39th & Main Commercial Revitalization

CITY DEVELOPMENT DEPARTMENT / KANSAS CITY, MISSOURI / JANUARY 1981

SCALE IN FEET 0 50 100 150

Photo Log:

Name of Property: **South Side Historic District**
City or Vicinity: **Kansas City**
County: **Jackson County** State: **MO**
Photographer: **Mary J. Matthews**
Date
Photographed: **Dec. 1982**

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

- 1 of 39. 7200 Washington St., primary W façade.
- 2 of 39. 111 Southwest Blvd., S and W facades.
- 3 of 39. 111 Southwest Blvd., view in 1939.
- 4 of 39. 3829 Main St., primary W façade.
- 5 of 39. 3829 Main St., primary W façade.
- 6 of 39. 3838 Main St., primary W façade.
- 7 of 39. 3838 Main St., S façade on 39th St.
- 8 of 39. 3838 Main St., view dated 1939.
- 9 of 39. 3838 Main St., view from the SE corner showing 39th St and Walnut St. façade.
- 10 of 39. 10615 W 70th Terr., primary W façade.
- 11 of 39. 10615 W 70th Terr., Archival view, 1939.
- 12 of 39. 121 W 48th St., primary W façade.
- 13 of 39. 121 W 48th St., archival photo of Theatre, 1939.
- 14 of 39. 4545 Wornall Rd., Apt. 708, primary W façade.
- 15 of 39. 1100 Main, primary W façade looking S.
- 16 of 39. 1100 Main, W façade looking N in 1939.
- 17 of 39. 3947 Main St., primary W façade looking N, 1939. The only change has been a first floor store window remodeling.
- 18 of 39. 10 E 40th St., the old Montrose Apartments, view from SW corner. Main St. runs N to the left of the picture.
- 19 of 39. 10 E 40th St., view on 40th St. of SW corner, 1939.
- 20 of 39. 2 W 40th St., view from the SE corner. E primary façade faces Main St., S façade faces 40th St.
- 21 of 39. 3948 Main St., E façade looking N on Main St. Entrance is on the NE corner.
- 22 of 39. #18 Westport Rd., S primary façade, view in 1939. There has been very little change to date.
- 23 of 39. 3921 Baltimore, W primary façade of church facing onto Baltimore.
- 24 of 39. 3906 Baltimore, view from the NE corner, Baltimore and 39th St.
- 25 of 39. 1001 W 64th Terr., primary E façade.
- 26 of 39. 1001 W 64th Terr., view from SE corner, looking N on Main St., 1929.
- 27 of 39. 3936 Main St., Interior view, looking W.
- 28 of 39. 2 W 39th St., view from SE corner, Main St. façade to the right. Primary S façade to the left.
- 29 of 39. 2 W 39th St., view in 1939.
- 30 of 39. 3838 Main St., primary E façade.
- 31 of 39. 3838 Main St., view in 1939.
- 32 of 39. 3830-32 Main St., primary E façade.
- 33 of 39. 3163 Fairfax Trafficway, primary E façade.
- 34 of 39. 3163 Fairfax Trafficway, view in 1939.
- 35 of 39. 4049 Pennsylvania, primary E façade looking N.
- 36 of 39. 4049 Pennsylvania, view in 1939, looking S.

37 of 39. View from the E side of Main St. looking N from 39th St. intersection. Netherlands Hotel in foreground.

38 of 39. View of the W side of Main St. looking N from 39th St. intersection.

39 of 39. Looking S on Main St. from Meyer Building, 3923-25 on left. Note old Katz Building's curved façade down Westport Rd.





★ AUTO ★ PARTS ★

TIRE Sale

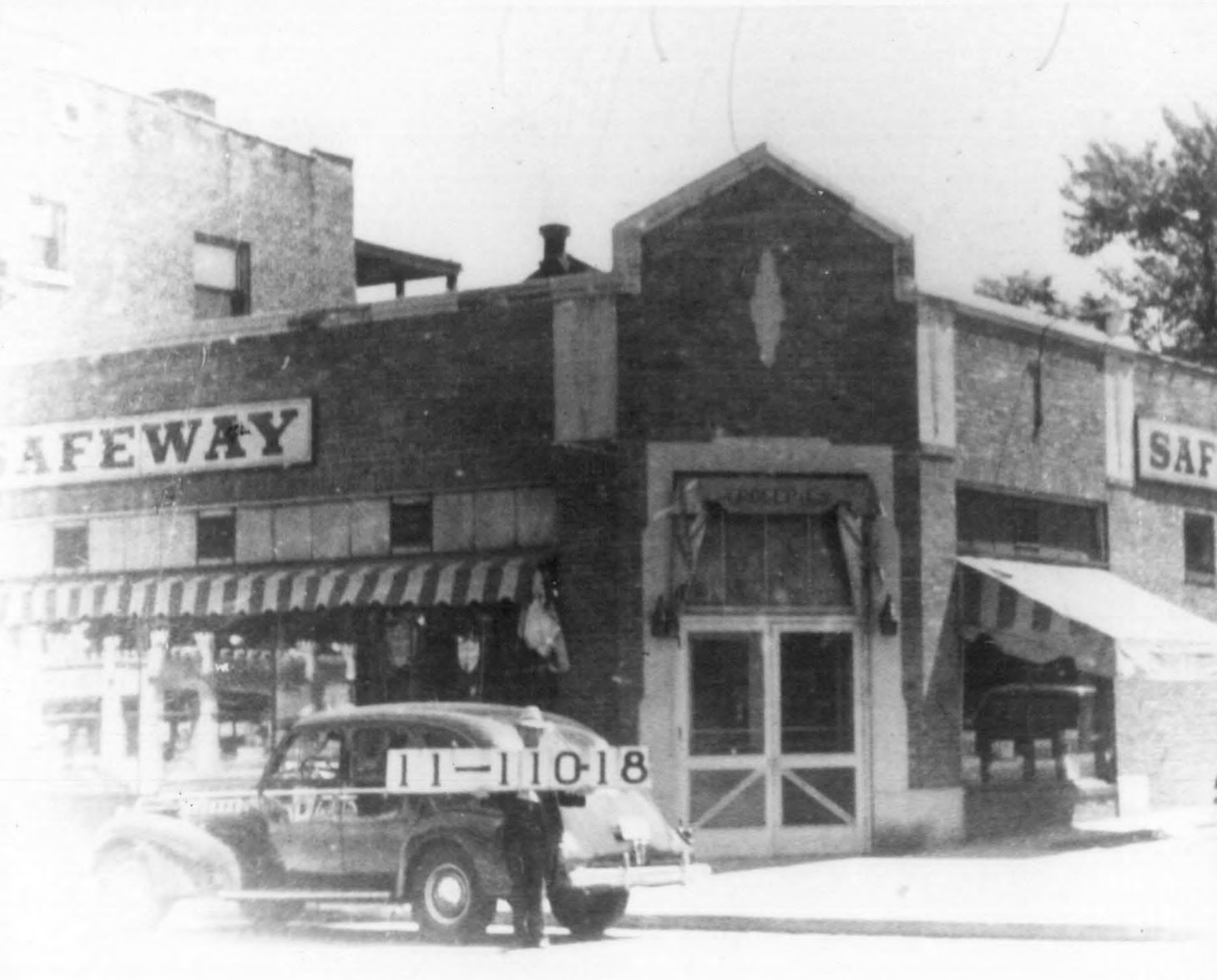
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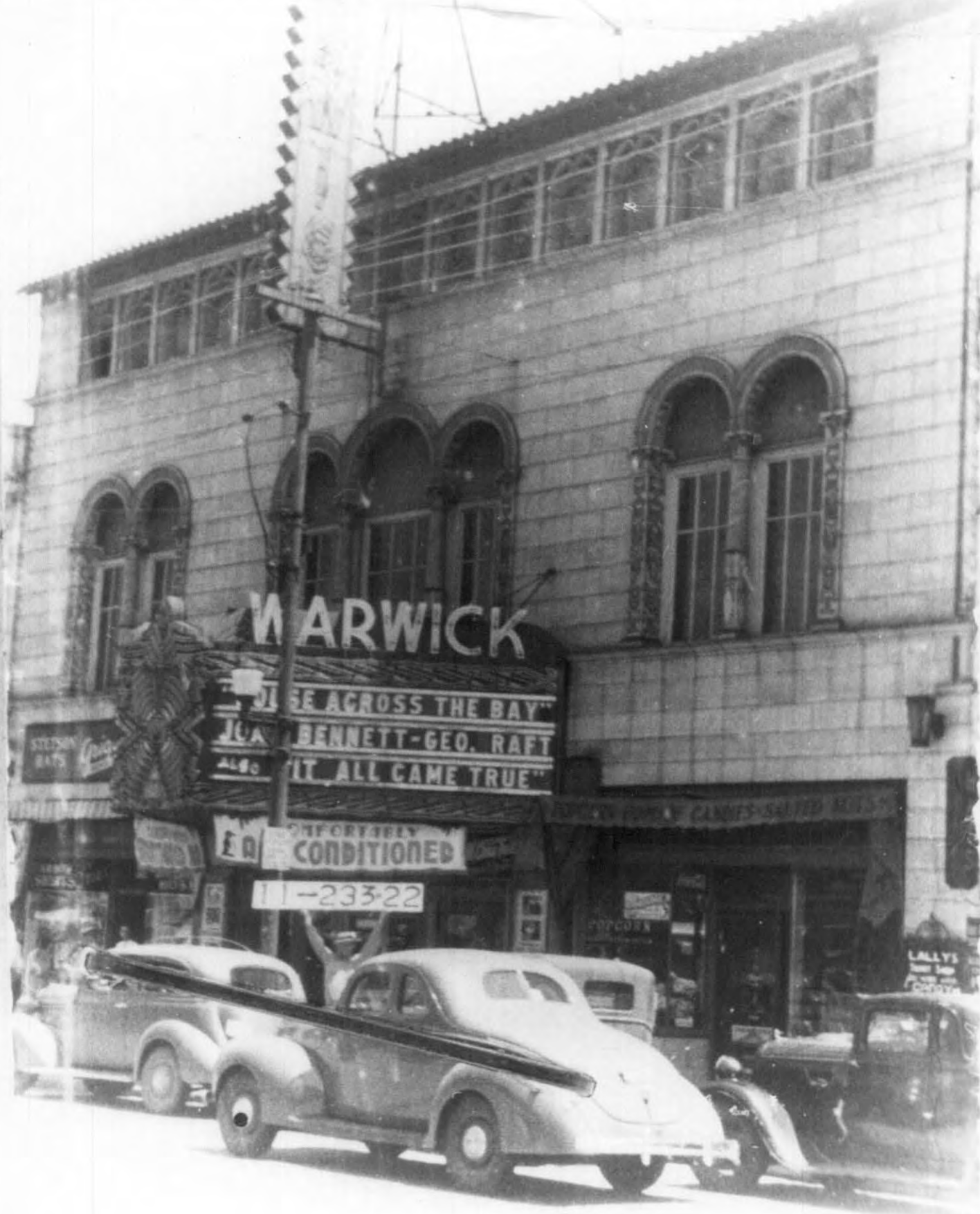
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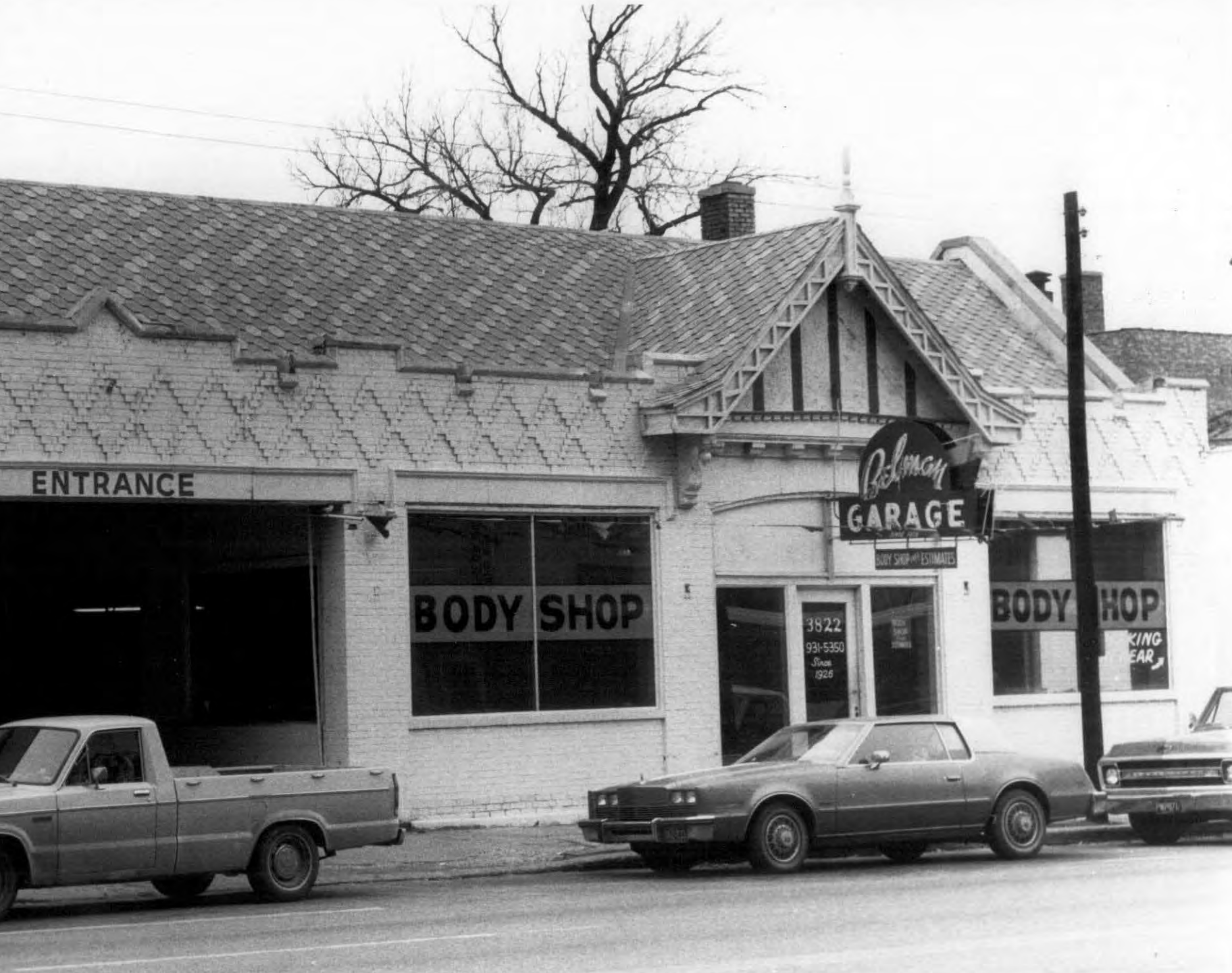
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