



Landmarks Commission

LANDMARKS
COMMISSION
CASE # 0050-D
EXHIBIT E

City of Kansas City, Missouri
Heart of America

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

(816) 274-2555

CASE NO. 0050-D

ADMINISTRATOR'S REPORT

39th and Main Historic District

Applicant/Owner: Hawthorne Plaza Associates

Netherlands Hotel

3835 Main Street

Date of Construction: 1927

Architect: Robert Gornall

Construction Materials: Brick, Reinforced concrete, terra cotta

-developed for the McCanles Building Company. The McCanles Company was responsible for extensive hotel construction in Kansas City in the 1920's. Their contributions to the cityscape include the Bainbridge and Kenwood Apartments on Armour Boulevard, and the Alcazar Apartments at 3906 Baltimore.

-built at a cost of \$300,000.

-The hotel was originally named the Tocama.

-The building was originally conceived as two distinct units with separate elevator and heating systems. The first and second stories of the 10-story hotel were to have been sheathed in terra cotta and three towers would have terminated the main facade.

-When a Dutch interest, the Netherlands American Mortgage Company, bought the buildings prior to their completion, the buildings were finished as a single unit by joining the lobbies.

-The hotel is equipped with 234 rooms and/or suites. One of the features of the suites, as described when the hotel was under construction, was its "disappearing beds."

-Robert Gornall, a distinguished Kansas City architect, also designed the Uptown Theater, 3700 Broadway, (with John Eberson, N.Y.C.) and the residence at 5930 Ward Parkway.

Hyde Park Building

3841-51 Main (2-10 East 39th Street)

Date of Construction: 1916

Architects: Shepard, Farrar and Wiser

Construction Materials: Brick, Reinforced concrete, terra cotta

Administrator's Report

Case No. 0050-D

Page 2

-built for the Metropolitan Building Company.

-General Contractor: George Bliss Construction Company

-The 2-story building was erected with store fronts on the first floor, and office space on the second story. Previous occupants of the building have included medical professionals, and small commercial enterprises. (e.g. dressmaker, beauty shop, and shoe store.)

-The firm of Shepard, Farrar, & Wiser were responsible for the design of numerous other Kansas City buildings which included a substantial number of residences. A number of the houses in Janssen Place were designed by the firm.

39th and Walnut Building

12-24 East 39th Street (3850 Walnut)

Date of Construction: 1929

Architects: McKecknie and Trask

Construction Materials: Brick, terra cotta

-constructed for Gail Southwell. (The Southwell Building at 3941 Main was built concurrently with the 39th and Walnut Building. McKecknie and Trask were also employed as the architects.)

-built at a cost of \$20,000.

-Previous occupants of the one-story building have included a cleaners, clothing store, beauty shop, and cafeteria.

-McKecknie and Trask were one of Kansas City's most prestigious architectural firms. They are responsible for the design of the Montgomery Ward Building at 6200 St. John (1913/14) and the Grand Avenue Temple at 205 E. 9th Street (1909/12).

The following information is provided for context, as it relates to the construction activity in the immediate vicinity of the northeast corner of 39th and Main Streets. Buildings are listed in chronological order:

3932-40 Main	Mortons Roof Garden and Casino	Wilder & Wight	1905
3901-19 Main	Werby Building (destroyed) Remodeling	A.E. Madorie, builder Greenbaum, Hardy & Schumacher	1907 1925
3841-51 Main	Hyde Park Building	Shepard, Farrar & Wiser	1916

Administrator's Report

Case No. 0050-D

Page 3

3838-40 Main	Southside Bank	Elmer Boillot	1920/21
3927 Main	Warwick Theater	Boller Brothers	1925
3923-25 Main	Meyer Building	Robert Gornall	1926
3808-10 Main	Madrid Theater	Victor DeFoe	1926
3835 Main	Netherlands Hotel	Robert Gornall	1927
39th & Walnut (NW corner)		McKecknie & Trask	1929
2 W. 39th St.	Price Candy Co. (Foolkiller)	W. R. Bovard	1929
3835-41 Main	Southwell Building	McKecknie & Trask	1929
3948 Main	Katz Drug Store (Skaggs)	Clarence Kivett	1934

Legal Description:

3835 Main (Netherlands Hotel)
LOT 9 S 38 FT LOT 10 BLK 52 HYDE PARK

2 E. 39th St. (Hyde Park Building)
LOTS 7 & 8 BLK 52 HYDE PARK

12-24 E. 39th & 3850 Walnut (39th & Walnut Building)
HYDE PARK S 10 FT LOT 3 & LOTS 4 THROUGH 6 EXC PRT TAKEN FOR
STREET BLK 52

Zoned: C2

BEFORE THE LANDMARKS COMMISSION
OF KANSAS CITY, MISSOURI

In The Matter Of:

39TH AND MAIN HISTORIC DISTRICT

Case No. 0050-D

FINDINGS OF FACT

1. That the subject property is generally located at the northeast corner of 39th and Main Street, legally described as:

Lots 3 through 10, Block 52, HYDE PARK,
a subdivision in Kansas City, Jackson
County, Missouri.

2. That the area is comprised of the Netherlands Hotel, the Hyde Park Building, and the 39th and Walnut Building.

3. That the application for Historic District designation was submitted by Hawthorne Plaza Associates, a Missouri limited partnership.

4. That the current owner of the property is Ram Enterprises, Inc.

5. That Hawthorne Plaza Associates has an option to purchase said property due January, 1982.

6. That the use of the property is mixed apartment-hotel and commercial-office.

7. That the buildings exhibit an extensive use of terra cotta and are representative of different styles of architecture.

8. That, historically, the buildings were operated as a unit.

9. That the district is a contiguous configuration of land, limited in size to an area reasonably necessary for the proper identification and maintenance of the district.

10. That Exhibits "A" through "I" were offered and received into evidence.

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

CONCLUSIONS

1. That the district has particular architectural significance in that the group represented a collection of types and design solutions that were characteristic of that area, and that the difference in the age of the buildings represents the principal construction periods during which the 39th and Main area developed. The architects associated with the design of the three buildings: Robert Gornall; Shepard, Farrar and Wiser; and McKecknie & Trask, are all recognized as notable architects.

2. That the district represents a significant and distinguishable entity, greater than any distinction attributable to any individual structure.

3. That the structures within the district embody the extensive use of terra cotta as a major decorative feature which was characteristic of a larger area.

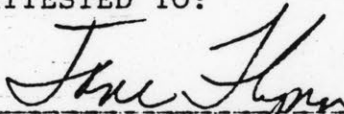
Therefore, by a vote of 6-0, the Landmarks Commission recommends to the City Plan Commission and the City Council that the 39th and Main Historic District legally described as:

Lots 3 through 10, Block 52, HYDE PARK,
a subdivision in Kansas City, Jackson
County, Missouri.

be designated a Historic District pursuant to Sections A6.120 through A6.128, Administrative Code of Kansas City, Missouri.


Walter L. Fisher, Chairman

ATTESTED TO:


Jane Flynn, Administrator

Dated: September 23, 1981.